

County Buildings
Wellington Square
AYR KA7 1DR
Tel. No. 01292 612169

3 March 2022

Dear Councillor

SOUTH AYRSHIRE COUNCIL (SPECIAL)

You are requested to participate in a remote special meeting of South Ayrshire Council to be held in **on Thursday 10 March 2022 at 2.00 p.m.** for the purpose of considering the undernoted business.

This meeting will be held remotely in accordance with the provisions of the Local Government (Scotland) Act 2003. The meeting will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Yours sincerely

CATRIONA CAVES
Head of Legal, HR and Regulatory Services

B U S I N E S S

1. Provost.
2. Sederunt and Declarations of Interest.
3. Draft National Planning Framework 4 Consultation – Submit report by the Director – Place (copy herewith).
4. Proposed South Ayrshire Local Development Plan 2 Modification and Adoption – Submit report by the Director – Place (copy herewith).
5. Supplementary Guidance: Maintaining an Effective Housing Land Supply and Housing Site Design Briefs – Submit report by the Director – Place (copy herewith).
6. Future Operating Model – Submit report by the Assistant Director – People (copy herewith)
7. Notice of Motion

Proposed by Councillor Dettbarn and seconded by Councillor Cullen – Recruit with Conviction

'Changes to the disclosure system made under the Management of Offenders (Scotland) Act 2019 came into force in November 2020. The reforms reduce the length of time that many minor convictions, including those which occurred before the age of 12, need to be disclosed for most job applicants.

By reducing these barriers, we strike a better balance between allowing people to move on from their previous offending behaviour and to contribute to society, whilst still protecting public safety. We know that the types of minor offending behaviours these reforms are aimed at are often rooted in poverty and deprivation. When the social determinants of adversity in a person's life are no longer present, through employment, then that person has no reason to commit crime any more than any other person.

We propose that South Ayrshire Council agrees to become a Recruit with Conviction Ambassador; to support and promote safe and sustainable employment for people with convictions within our workplace, and to be an example to our partner organisations and other workplaces within South Ayrshire.

8. Formal Questions.

For more information on any of the items on this agenda, please telephone Janice McClure,
Committee Services on at 01292 612169, at Wellington Square, Ayr or
e-mail: committee.services@south-ayrshire.gov.uk
www.south-ayrshire.gov.uk

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South Ayrshire Council

**Report by Director - Place
to South Ayrshire Council (Special)
of 10 March 2022**

Subject: Draft National Planning Framework 4 Consultation

1. Purpose

- 1.1 The purpose of this report is to seek approval for the proposed responses to the draft National Planning Framework 4 to be submitted to the Scottish Government as the Council's Response

2. Recommendation

- 2.1 **It is recommended that the Council approves the proposed responses contained in Appendix A for submission to the Scottish Government.**

3. Background

- 3.1 The Town and Country Planning (Scotland) Act 1997 (as amended) elevated the status of the National Planning Framework and specified that it would constitute part of the Development Plan for each Local Authority alongside the Local Development Plan and be used in the determination of every planning application.
- 3.2 The preparation of the fourth National Planning Framework for Scotland (hereafter referred to as NPF 4) started in January 2020 with a series of early engagement events, a call for ideas stage, and the publication of the position statement in November 2020. On 10 November 2021, the draft NPF 4 was laid in the Scottish Parliament for a consideration period of up to 120 days. Within this period, the Scottish Government are consulting widely on the draft document with a closing date of 31 March 2022. As part of this consultation process the Council has already provided written comments to the Scottish Parliament's Local Government, Housing and Planning Committee and the Service Lead for Planning & Building Standards has appeared before this Committee to provide a South Ayrshire perspective on the draft document.
- 3.3 It is important to note that the draft NPF 4 contains 35 national planning policies that planning applications will require to be assessed against. On receiving Royal Assent, NPF 4 would outweigh the Council's soon to be adopted Local Development Plan 2 and legislation states that where the policies of NPF 4 and the Local Development Plan are in conflict, then the newer plan is to prevail.
- 3.4 The draft NPF 4 is divided into 5 sections covering ; the National Spatial Strategy for Scotland to 2045; National Developments; National Planning Policies; Delivery of the Spatial Strategy; and Annex's including the minimum all tenure housing land

requirement. A summary of the main issues contained in Appendix A are detailed below.

- 3.5 In relation to the National Spatial Strategy for Scotland, many of the aims for Scotland to 2045 are to be supported, but there are areas which need further clarification on how they will be achieved and delivered, for instance, how the implementation of the 20-minute neighbourhood concept would work in rural areas.
- 3.6 Within the spatial strategy there are a series of actions areas. South Ayrshire has been located within both the Central Transformation Area (essentially the Central belt) and the Southern Sustainability Area (Southern Scotland).
- 3.7 However, these are broad brush designations and it is not possible to identify precisely how the boundary of these areas relate to our towns and villages. This would obviously present challenges when assessing applications in those areas. In addition, these action areas aim to identify areas with common challenges. The Central Transformation Area includes Edinburgh, Motherwell and Girvan and it is difficult to understand how the proposed group of strategies can address the challenges of these very different areas.
- 3.8 A point of concern within the document is its treatment of the Ayrshire Growth Deal and the Spaceport development within the Central Transformation Action Area of the National Spatial Strategy (contained in pages 31-39 of NPF 4, specifically the second bullet point on page 37 with regard to the airport). Their only appearance is how they relate to Glasgow not our own regional priorities of this area, such as how our coastline, harbours and ports could contribute to sustainable tourism. It also fails to mention or address the major infrastructure issues that South Ayrshire faces and fails to mention or recognise the Galloway and Southern Ayrshire UNESCO Biosphere and how that can contribute to the aims and actions for the section.
- 3.9 Prestwick Airport is a national development within the current NPF 3; however, it has been removed from the national developments within NPF 4 without explanation. It is considered that the downgrading of the status of the airport and the location of the spaceport within the airport could have implications for South Ayrshire. This downgrading in status could have economic impacts for the Council; however, these are not quantified at this stage.
- 3.10 As detailed in paragraph 3.3 above, the draft NPF 4 contains a series of national development policies. While the sentiment of the policies is welcomed, it is considered that further amendments are required to ensure the policies are clear, precise, and in a format suitable to be utilised in the assessment of planning applications. Within the detailed response to Part 3 of NPF4, contained in Appendix A to this report, we have highlighted where there are issues with the policy wording, terminology and the implementation of the policy.
- 3.11 Many of the new policies introduce new tests or requirements into the application assessment process that the Council does not have the resources or skill set to deal with and therefore, the policies in the draft NPF 4 will result in further unfunded duties on top of those already required to fully implement the Planning (Scotland) Act 2019.
- 3.12 For the first time in Scotland, a National Planning Framework will set the minimum all tenure housing land requirement that the Council must provide housing land to meet within its new Local Development Plan. The draft NPF 4 sets a figure for South

Ayrshire of 2,000 houses over a ten-year period. This figure was informed by information submitted by the Council and based on the draft Housing Need and Demands Assessment 2021 and this figure was agreed by the Service Leads for Housing and Planning and Building Standards.

- 3.13 In addition to this consultation on the Draft National Planning Framework 4 the Scottish Government are also consulting on the following matters - *Draft Local Development Plan Regulations, Draft Local Development Plan Guidance, Draft Consultation on Open Space Strategies and Play Sufficiency Assessment Regulations*. These consultations relate more to the process and procedures around the Local Development Plan process and open space strategy and a response has been prepared and submitted by the Service Lead - Planning and Building Services as authorised by the Director - Place under his delegated powers.

4. Proposals

- 4.1 As detailed above, there are significant issues with the draft NPF 4 and the response contained within Appendix A of this report provides further detail on the summary of the issues detailed above. Considering these issues, and the concerns about the wording and content of the policies, it is recommended that Council agrees that the Service Lead - Planning and Building Services submits the responses contained within Appendix A to the Scottish Government as the Council's response to the draft NPF 4.

5. Legal and Procurement Implications

- 5.1 There are no legal implications arising from the contents of this report. However, there are, in the officers' views, issues with the current wording of national development policies, which if not rectified, could result in appeals or legal challenges against decisions made by the Planning Authority.
- 5.2 There are no procurement issues arising from the content of this report.

6. Financial Implications

- 6.1 There are no financial implications arising from this Report. However, as noted above the content of the national development planning policies and the additional requirements within them will have financial implications for the Council going forward. These cannot be quantified at this time.

7. Human Resources Implications

- 7.1 There are no human resource implications arising from this report. Any staffing implications once policies are finalised will be the subject of further reports to the Leadership Panel.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There are no risks associated with adopting the recommendations.

8.2/

8.2 **Risk Implications of Rejecting the Recommendations**

- 8.2.1 The risks associated with rejecting the recommendations would result in the Council's issues and concerns relating to the draft NPF 4 not being submitted to the Scottish Government, hence the document may be implemented without these concerns being addressed.

9. **Equalities**

- 9.1 There are no equalities implications arising from the content of this report. The Scottish Government have carried out an equality impacts assessment of the draft NPF 4.

10. **Sustainable Development Implications**

- 10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy. Furthermore, the Scottish Government have carried out a Strategic Environmental Assessment of the draft NPF 4.

11. **Options Appraisal**

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. **Link to Council Plan**

- 12.1 The matters referred to in this report contribute to Commitments 4 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the Local Economy; and A Better Place to Live/ Enhanced environment through social, cultural, and economic activities.

13. **Results of Consultation**

- 13.1 There has been no public consultation on the contents of this report.
- 13.2 Consultation has taken place with Councillor Ian Cochrane, Portfolio Holder for Environment, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has taken place with Members of the Planning Liaison Group and the contents of this report reflect any feedback provided.
- 13.4 Consultation has also been taken with relevant service within the Council and incorporate their views on the draft NPF 4 with the responses given in Appendix A.

14. **Next Steps for Decision Tracking Purposes**

- 14.1 If the recommendations above are approved by Members, the Director - Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Submission of Response to Scottish Government	31 March 2022	Service Lead - Planning and Building Standards

Background Papers **Draft National Planning Framework for Scotland 4**

Response of 10 January 2022 to the Scottish Parliament's Local Government, Housing and Planning Committee

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Date: 3 March 2022

Appendix A: Consultation Response on the draft National Planning Framework 4

Paragraph/Question Number	Council's Response
	Part 1: A National Spatial Strategy for Scotland to 2045
<p>Question 1</p>	<p>Do you agree that this approach will deliver our future net zero places which will be more resilient to the impacts of climate change and support recovery of our natural environment?</p> <p>The Council is supportive in principle of this approach and welcomes that people and place are positioned/prioritised above travel, and the aim to reduce unsustainable travel and the use/reliance on the private car. Particularly, the Council supports the move to embedding green infrastructure first and this approach will help to ensure that sustainability and the natural environment is considered from the outset.</p> <p>The emphasis on the circular economy and equitable use of assets is also welcomed by the Council. However, we would question the term 'sustainable development' and are of the view that the definition needs to be improved as it can be open to interpretation and abuse. The word 'encouraged' also we would suggest needs changed to strengthen the strategy further.</p> <p>However, the Council is generally concerned that this section "lacks teeth" to enable developers to deliver and implement this approach and for Council's to have the necessary weight to make them do so. Its success will rely heavily on culture change within the development world and across the board with greater partnership working and clarity on how it will be implemented and achieved. Fundamentally, it will require a rethink on how we develop places, and it will require a significant change in the design approaches by developers to be successful. There are numerous good quality places that have been developed; however, as the draft NPF4 is seeking to be bolder, the policy wording to achieve this needs to be forceful and clear to ensure that this ambition is deliverable. It will also need to be robust enough to ensure that poorly designed and thought-out places are also rejected on appeal. Without this, then the approach within this section may not become a reality.</p> <p>Therefore, to truly deliver net-zero will need a fundamental rethink of how places are designed and how they link to nature and so on. This clearly needs to be embedded within national policies to ensure that the aims of this section are achieved and implemented by all as detailed above.</p>

Paragraph/Question Number	Council's Response
Question 2	<p data-bbox="618 237 2103 301">Do you agree that this approach will deliver our future places, homes and neighbourhoods which will be better, healthier and more vibrant places to live?</p> <p data-bbox="618 344 2103 587">The Council is supportive in principle to the approach advocated in this section. Delivering liveable places requires a deep understanding of local context and we feel that the draft NPF 4 should be more explicit in stating that Local Development Plan's will be the key to delivery. How do we define "high quality" and "great places"? To address the significant inequalities in health that our community's experiences will take generations in some instances and a major societal shift that is outwith the remit of planning. There is no explanation of how the draft NPF 4 will achieve or influence these real-life issues, which will require the shifting of resources to support vulnerable communities through this evolution to a nature and social based economy.</p> <p data-bbox="618 630 2103 873">There is a need to better define the 20-minute principle with regard to the linking of place-making and design led approaches. 20 Minute neighbourhoods are a very urban concept, and the Council is of the view that implementation of this within rural communities and villages may not be achievable as they do not have the critical mass of people to ever be '20-minute' communities. Therefore, the Council is of the view that this concept needs be reframed around supporting walkability or sustainable movement and self- sufficiency. The concept and approach as currently described in the draft NPF 4 on 20-minute neighbourhoods is therefore too loosely worded and how it is to be implemented has not been addressed properly. Clear and precise language is therefore required as is a roadmap of how this concept is to be implemented in all areas and communities.</p> <p data-bbox="618 916 2103 1158">It is not just a spatial concept and it must be recognised that there needs to be a focus on making places more walkable, wheelable, and accessible, it is not just the distribution of uses, the movement network, and green infrastructure that are important, but the visual and social interest and diversity on the journey. Urban fabric is largely missing from the 20 min neighbourhood discussion i.e. it needs to extend beyond creating adequate pedestrian facilities to consider how environments support walkable or wheelable towns/places. Walking through a car dependent low-density suburb, or along hundreds of metres of blank façade in a commercial district, or even greenspace can be dull, so people are more likely to opt to drive. If it's easier to drive people will do it.</p> <p data-bbox="618 1201 2103 1343">Therefore, critical to the implementation of a 20 min principle is the need to address the experience of walking and wheeling, and support that, if we are to achieve what is understood to be the aims of the 20-minute neighbourhood. In the Council's experience, trying to get residential developers in particular to fully adopt the hierarchy of travel modes as a starting point in development design remains a big challenge. Unfortunately, at this point the car remains dominant in the design of most new</p>

Paragraph/Question Number	Council's Response
	<p>developments, with walking, cycling and public transport often an after-thought. Therefore, a fundamental rethink needs to be imposed on private developers through national and local development planning policies.</p> <p>The references to the impacts of COVID-19 are supported by the Council but these need to be expanded to set out how this will impact on the liveability of spaces, and what changes will be needed. e.g., work from home spaces, dwelling sizes etc.</p>
<p>Question 3</p>	<p>Do you agree that this approach will deliver our future places which will attract new investment, build business confidence, stimulate entrepreneurship and facilitate future ways of working – improving economic, social and environmental wellbeing?</p> <p>The Council supports the strategy in general, especially the emphasis on the wellbeing economy. However, as this section tries to bridge a dichotomy between economic growth and both zero carbon and green recovery objectives, it must be recognised that this principle will not be able to achieve all of these admirable aspirations at the same time and zero carbon and green recovery objectives cannot avoid being compromised to achieve business and economic growth. The Council is of the view that the critical part of this is the move to green recovery and being zero carbon by 2045 and therefore further clarity is required on how we can achieve this. It may be that it is impossible to do both and therefore, NPF 4 needs to be clear on what the overriding aim is in this context.</p> <p>Some of the terminology in this section is considered to be out of date, such as business and employment, as this is a term which does not cover the vitality and significance of emerging employment solutions. The Council would like to point out that Digital Infrastructure and Innovation are not mentioned here but it is set out In Policy 23. This is an important shift now with more people working from home and business operating digitally and will continue to become more important especially given the knock-on effects of COVID -19. This section therefore needs to address this more fully.</p>
<p>Question 4</p>	<p>Do you agree that this approach will deliver our future places which will be distinctive, safe and pleasant, easy to move around, welcoming, nature-positive and resource efficient?</p> <p>The Council is of the view that the title of this section may be misleading as Scotland already has many distinctive places, which should be celebrated; however, this is not a new concept which will start happening as a result of the draft NPF 4. Consideration should be given to slightly tweaking the title to something along the lines of Future Distinctive Places.</p>

Paragraph/Question Number	Council's Response
	<p>The Council also notes that many of the policies do not reflect the real-world situation relative to developer expectations and aspirations for low carbon/net zero outcome and in many instances have been written with (apparently) specific developments or locations in mind at the expense of creating a genuinely useful policy framework that is applicable to South Ayrshire (and elsewhere).</p> <p>The Council, however, does have serious concerns about the linking of place-making and 'design-led approaches' focused on 'quality'. Whilst acknowledging the (well meaning) intent it is too subjective and open to abuse. As written, the strategy is meaningless. Instead of focusing on quality as a primary outcome, the Council is of the view that shifting the outcomes to creating places for people and a green infrastructure first approach, would be better design mechanisms. Design-led does not equate to better places, nor does it lead to improved quality of life, economic wellbeing, sustainable development.</p> <p>Moreover, the 'strong' environmental policies in this section are undermined by caveats which are seemingly designed to provide loopholes to permit development on an ad-hock basis if in a 'favoured' industry. This runs contrary to the other sections of the draft NPF 4 and results in a dichotomy of competing policy aspirations which there is no clear direction of what, if any, aspirations take precedence. Furthermore, there is a noted reduction in the protections for some heritage resources, which could have an impact on South Ayrshire's rich built and natural heritage.</p>
<p>Question 5</p>	<p>Do you agree that the spatial strategy will deliver future places that overall are sustainable, liveable, productive and distinctive?</p> <p>The Council welcomes, and is supportive, of many of the aspects within the spatial strategy, subject to what has been said in response to Questions 1-4. However, the Council does question how the Scottish Government expect the Council to be resourced to deliver and implement many of the requirements of NPF 4. Increases in planning fees alone will not address the significant resourcing pressures that the Council's Planning Service will be under to deliver and implement NPF 4 and the other aspects of the new Planning System. The Scottish Government, if they are truly serious about implementing and delivering the spatial strategy in NPF 4 and the other requirements within it, need to properly fund Council's to do so.</p>
<p>Question 6</p>	<p>Do you agree that these spatial principles will enable the right choices to be made about where development should be located?</p> <p>On balance, the spatial principles are supported by the Council, but further clarity and explanation is required to ensure that the right development is in the right place and not where developers want to go. Also, there is a need for the draft NPF 4 to</p>

Paragraph/Question Number	Council's Response
	<p>state what the decision-making weight of these principles actually is and how they should be consider when assessing planning applications.</p> <p>More clarity is also required on definitions, for example, what does rural and urban synergy mean? and what is “a Just Transition” and “Balanced Development”?, and how can planning contribute to that? Other queries have been raised about “local living” and “compact growth” and further guidance is required. Again, clear and precise terminology is important to achieve the draft NPF4 intentions.</p> <p>In general terms these principles are not new, but it needs a strong policy framework to be in place to deliver the spatial principles and the Council is of the view that every policy and principle will make a contribution to the delivery of sustainable, liveable, productive and distinctive places rather than the reference to “no single policy”.</p> <p>Further specific comments to each principal are contained below:</p> <p>Compact growth – limiting urban expansion in terms of reuse of land and buildings is welcomed but the term ‘limit’ needs to be clarified as this could lead to issues when refusing development on unsustainable greenfield sites as an example.</p> <p>Local living – this principal is supported but how 20-minute neighbourhoods will work in practice needs to be clarified and explained more, especially in already established towns and settlements. Also how it works for our rural communities needs to be considered as detailed in response to the Liveable Places question.</p> <p>Balanced development – this principal is also supported, but it has to be made clear that it has to be the right development in the right place and not a free for all or development anywhere at any cost.</p> <p>Conserving and recycling assets – again, this principal is supported and will be critical in green recovery, addressing climate change and moving towards zero carbon.</p> <p>Urban and rural synergy – this principal is also supported. It is considered that a green infrastructure approach to placemaking and design should be taken forward which should be widened out to whole life cycle approach including stewardship and maintenance of the asset over the longer term.</p> <p>Just transition – this principal is supported but more explanation of how this will be achieved in practice is required.</p>

Paragraph/Question Number	Council's Response
	<p>Given the geographical spread of settlements, and large rural makeup of much of South Ayrshire, there are likely to be limited opportunities for many viable 20-minute neighbourhoods, let alone a network of them. This would appear to be an aspiration better fitted to Scotland's larger cities such as Glasgow and Edinburgh. A solution for our rural communities is likely to be far more relevant to Ayrshire - the principles as set out don't really show how rural communities will be adapted to help people live and remain in rural areas.</p>
<p>Question 7</p>	<p>Do you agree that these spatial strategy action areas provide a strong basis to take forward regional priority actions?</p> <p>Although the Council can see the merit in having actions areas to help address issues being faced in each region, the actual way it is presented is quite confusing and simplistic. Also taking a regional approach but then marrying these to national policies also seems to be a stretch. Consideration should be given to specific regional policies to address these issues.</p> <p>The geographical size of the areas will make it difficult for each region to take forward these priority actions and in many sections, it seems like a one size to fit all approach, which ignores the regional priorities of areas and some areas are overlapping, which just adds to the confusion. A consideration would be to break these larger areas down to Regional Spatial Strategy (RSS) areas. Further commentary will be provided in relation to the Central Urban Transformation Area, which includes Ayrshire and South Ayrshire, in response to Questions 14 and 15 below, and also on the Southern Sustainability Area in Questions 16 and 17 below, which includes parts of South Ayrshire, but fails to mention them.</p> <p>Furthermore, the titling of each grouping - Innovation, Transformation, Transition, Revitalisation and Sustainability – is artificial. In reality, these “branding” terms apply to all of Scotland. The introduction of RSSs further complicates the picture and the status of these area designations for development management decision making is unclear. The Council is therefore of the view that it might be clearer if the RSSs were used as the spatial expression of policy approaches.</p> <p>As a result, the Council is of the view that this section seems to be contrived and is not considered to add to what the draft NPF 4 can deliver. There needs to be more clarity on the role of RSSs and also how LDP's are to reflect these ambitions in their strategies and policies. Furthermore, the linkages between RSS areas need to be made clearer. There is also no information on how the actions are to be delivered and this links back to the point made above on the lack of a delivery plan to be consulted on alongside this draft NPF 4.</p>

Paragraph/Question Number	Council's Response
Questions 8-13	<p>The Council has no comments on the questions relating to the North and West Coastal Innovation; Northern Revitalisation, and North East Transition action areas. The Council is of the view that the Local Authorities within these areas are best placed to respond to these questions.</p>
Question 14 and Question 15	<p>Do you agree with this summary of challenges and opportunities for this action area? What are your views on these strategic actions for this action area?</p> <p>South Ayrshire is within the Central Urban Transformation area and the Council is of the view that this section does not adequately cover the challenges and opportunities for South Ayrshire and Ayrshire as a whole. For instance, the substantial and costly infrastructure issues surrounding Ayr, Prestwick and Troon are not referenced and this is significantly affecting the ability of new development to be brought forward, especially due to capacity issues on the A77. This is affecting the deliverability of the Ayrshire Growth Deal and will require Scottish Government intervention and funding. Therefore, this section of the draft NPF 4 needs to recognise and address this issue, otherwise it will result in South Ayrshire and Ayrshire as a region being significantly disadvantaged from the rest of the Council areas in this section of the draft NPF 4.</p> <p>The Council's views on the strategic actions for this area are set aside each action point as follows:</p> <p><u>Pioneer low-carbon, resilient urban living</u> – the move to zero carbon, well designed places for people and green infrastructure first is to be supported and is the concept of 20-minute neighbourhoods, subject to adaptation to suit rural areas, as this will support the move to green recovery, more integrated, sustainable and people orientated places, and sustainable economic development. However, how this is to be achieved is lacking direction, clarity and coherence. What concerted effort and how this is to be achieved also needs further definition and explanation.</p> <p>The move to active travel and accessibility is to be welcomed. However, how this is to be prioritised and followed through needs to be clarified and adhered to. This approach has been in planning policy for several years and yet car dominated developments are still being built. Therefore, a fundamental re-think is required to move away from this. Also, issues outwith planning, such as public transport costs and journey times needs to be also looked at and improved upon, as without cheap mass transit, the fundamental transformation shift will not happen and will create further inequality and disadvantages to our more vulnerable communities.</p> <p>Moving to places which are focused on providing design to encourage health and wellbeing is supported; as is a move to focusing on green infrastructure and people first developments, whilst connecting these to existing communities. This is the fundamental change that is required. We need to move away from developments, particularly housing developments, which</p>

Paragraph/Question Number	Council's Response
	<p>are all about roads and cramming as many houses into a plot for profit as possible. The pandemic has taught us that we need to focus more on open spaces, bigger and more adaptable plot sizes and sites located closer to facilities and open space than is currently being allowed through the planning system.</p> <p>Furthermore, the Council believes the proposal to extend a moratorium on out-of-centre developments promoted within the New Future for Scotland's Town document should be adopted.</p> <p>The rest of the actions raised in this section are supported and will assist in the delivery of this action.</p> <p><u>Reinvent and future proof city centres</u> - This action should be widened out to larger towns and as not all areas within this geographic region have cities but do have larger towns. Therefore, sections on areas such as Ayr will be required to also reinvent and future proof our larger towns. Otherwise, there will be a disproportionate approach to cities and larger towns, which is at odds with the spatial principal in a just recovery and reducing inequality and disadvantages.</p> <p><u>Accelerate urban greening</u> – this action is wholly supported, and the Council has no further comments to make at this time.</p> <p><u>Rediscover urban coasts and waterfronts</u> – this action completely ignores or misses the urban coast, harbours and ports throughout Ayrshire and particularly South Ayrshire and the contribution that the rediscovery of these assets could make. The South Ayrshire coast is an important tourist asset and contributor to outdoor tourism and access. Furthermore, it is an important economic generator for the area. To have this completely missing from this section is very concerning and is disadvantaging South Ayrshire from the other coastal towns in this geographic area and other geographic regions were towns smaller than Girvan in size and other villages are specifically mentioned. The South Ayrshire coastline is therefore needed referenced and treated the same as other areas. Development of harbours/ports within South Ayrshire could also help to stimulate different activities on them and South Ayrshire has a proud tradition of boat making throughout its coastline, of which many, have now sadly disappeared. Reusing, these ports, jetties etc would make a difference to the tourism offer and economic situation of many of our towns and rural coastal communities. Therefore, the Council is of the view this section should contain a reference to the coast of South Ayrshire and Ayrshire overall and the harbours/ports contained within them.</p> <p><u>Re-use land and buildings</u> - this action is supported but it is written in such a way that only vacant and derelict land is within city regions and therefore it could be assumed that this part only relates to cities. Other areas also have large amounts of vacant and derelict land within them, and this section should be re-written to acknowledge that. Also, it is not clear how the Council is meant to de-risk sites or where the funding is coming from. The draft NPF 4 should not put the onus on Council's to</p>

Paragraph/Question Number	Council's Response
	<p>de-risk sites as this is a multi-agency responsibility and will require substantial external funding to achieve. This also needs to be recognised in this section.</p> <p><u>Invest in net zero housing solutions</u> – this section is supported but requires to be strengthened to ensure that all new developments offset their own carbon emissions. Sustainability credentials for new housing should be considered within the context of good urban design and it is important to ensure that ‘green homes’ are located within the right locations.</p> <p><u>Grow a wellbeing economy</u> – the Ayrshire Growth Deal and Community Wealth Building is, as written in this section, relegated to being a subsidiary of Clyde Mission and not supported by NPF 4 in its own right. This section therefore needs to be written to reflect that the Ayrshire Growth Deal is supported through the draft NPF 4 on its own and then a new paragraph needs to be written on how both the Growth Deal and Clyde Mission can work together and support each other. Currently, the draft NPF 4 has Ayrshire as a subsidiary of the City Region and that is to the detriment to Ayrshire and South Ayrshire especially. Community Wealth Building is also not fully fleshed out and is hardly mentioned with regards to South Ayrshire and Ayrshire as whole. It also does not reference the work that North Ayrshire Council have been doing and leading the way on Community Wealth Building.</p> <p>The Council is also of the view that retrofitting historically inappropriate development (out-of-centres retail or business parks) may not be right if the facilities are not there to support a community, they are not walkable, linked to public transport, etc. This approach needs to be carefully considered.</p> <p><u>Reimagine development on the urban fringe</u> – This section is supported; however, it misses referring to the UNESCO Biosphere which straddles South Ayrshire, East Ayrshire and Dumfries and Galloway Council's and is an important biodiversity asset of international recognition on its own. It is really disappointing that the Scottish Government have missed this out as the UNESCO Biosphere will encourage eco-tourism and will help to strengthen the region's sense of place. Also, the 20-minute neighbourhood concept will need to be redefined for settlements within the countryside and urban fringes as detailed in the response to Question 7 above.</p> <p><u>Improve urban accessibility</u> – This section is supported; however, Ayrshire has been missed out again and there is no clarity on how South Ayrshire will benefit from moving to sustainable transport and any incentives to encourage this. No information is given how the rail network in South Ayrshire could also be strengthened in relation to high-speed rail, which would offer a reduction in journey times and therefore expanding the attraction of South Ayrshire for a range of purposes and investment.</p>

Paragraph/Question Number	Council's Response
	<p>Also, the ports in South Ayrshire are completely missed out in this section and they could also contribute to moving freight off road. The comments on 20-minute neighbourhoods, detailed in Question 7 above, are also equally applicable here.</p> <p>In conclusion, the Council is significantly concerned that South Ayrshire, and Ayrshire as a whole, has been largely ignored in this section and this is potentially down to the fact that the geography of the areas is too large to really focus on the issues for each region as expressed in the Indicative RSS's.</p>
<p>Questions 16 and 17</p>	<p>Do you agree with this summary of challenges and opportunities for this action area? What are your views on these strategic actions for this action area?</p> <p>The Council is of the view that South Ayrshire also falls within the Southern Sustainability Action Area and is disappointed to note that South Ayrshire is not referenced within this section. There is also a failure to promote a joined-up approach to the sustainable, low carbon and tourism development of the coast stretching from Stranraer into South Ayrshire and then into North Ayrshire. Furthermore, this section seems to indicate that South Ayrshire is a strategic through route instead of a destination on its own, and the Council is concerned of the message this sends about South Ayrshire contribution for this action area.</p>
<p>Question 18</p>	<p>What are your overall views on this proposed national spatial strategy?</p> <p>Generally, the Council is supportive of the majority of what is proposed but has noted where it doesn't support the spatial strategy or where it has concerns. The Council is, however, severely disappointed and concerned that there is little or no mention of South Ayrshire and how strategic actions would respond to the needs of the area and its people. There is also a lack of substance with respect to how action can and will be achieved at this juncture.</p>
<p>Part 2: National Developments</p>	
<p>Question 19</p>	<p>Do you think that any of the classes of development described in the Statements of Need should be changed or additional classes added in order to deliver the national development described?</p> <p>The Council has no specific view on the classes of development described in the Statements of Need.</p>
<p>Question 20</p>	<p>Is the level of information in the Statements of Need enough for communities, applicants and planning authorities to clearly decide when a proposal should be handled as a national development?</p>

Paragraph/Question Number	Council's Response
	<p>The Council has no specific views in this regard.</p>
<p>Question 21</p>	<p>Do you think there are other developments, not already considered in supporting documents, that should be considered for national development status?</p> <p>The Council is concerned that Prestwick Airport and the future spaceport are not seen as a National Development and are not referenced as such within the draft NPF 4. These two assets will have real and significant economic impacts for South Ayrshire and form part of the Ayrshire Growth Deal.</p> <p>Glasgow Prestwick Airport (GPA) was identified in NPF3 as a strategic airport with adjoining land identified for mixed industrial and business use.</p> <p>Since 2014, the Ayrshire Growth Deal (AGD) has secured £80m of funding from the UK and Scottish governments to develop horizontal space launch capability, commercial build and innovation support for advanced manufacturing in the immediate area of the airport to promote growth of the existing aerospace and space cluster. The Prestwick cluster is an established centre of excellence for aerospace Manufacturing Repair and Overhaul (MRO), Aero structures - design engineering and aviation services, which draw on 80 years of expertise. Over 3,000 skilled employees are based there, more than 50% of the Scottish aerospace workforce.</p> <p>The AGD will enable industry investment to start-up and grow the new lifecycle of the local aerospace sector as well as consolidating and facilitating the growth of the commercial space sector providing growth in GVA and the creation and safeguarding of high value jobs. The aim of these projects is to support and encourage innovation, raise skills and productivity and to provide modern, flexible commercial spaces so that the Prestwick cluster can respond to global competition, technology change and exploit new market opportunities.</p> <p>It is disappointing to see that these are no longer considered as National Developments as they currently are within NPF 3. This could disadvantage South Ayrshire and therefore the Council is of the view that these should be added to the list of National Developments and its position maintained in the draft NPF 4.</p>

Paragraph/Question Number	Council's Response
	Part 3 – National Planning Policies
General Comments	<p>The Council has real concerns about the wording of the policies. The current wording is too loose and imprecise and will not stand up to rigorous and forensic legal challenges; weakening the opportunity to drive change through the policy intentions. It needs to be more clear, precise and unambiguous. The policies in NPF 4 require to be clearly understandable and deliverable. There are too many 'could's' and 'should's' rather than 'require'; 'shall'; or 'must do'. Also, the continual used of bold typeface throughout this section is confusing and is often taken out of place. It could be construed as that part of the policy in bold is the most important part. The bold parts should therefore be removed in order to avoid any confusion.</p> <p>Most of the national development policies start off with what an LDP should do or needs to contain. These should not be included as criteria within a development management policy as they have nothing to do with the assessment of a planning application. By including them in a development management policy will lead to confusion and potential challenge.</p> <p>Many of the new policies introduce tests/requirements that Planning Authorities do not have the resources to deal with and therefore, the polices in draft NPF 4 result in further unfunded duties on top of those already required to fully implement the Planning (Scotland) Act 2019. Indeed, many of these new policy tests are beyond the current skill sets of planning professionals to assess. This may be also true of Reporters and how these cases would be treated on appeal with regard to failing to comply with these new policy tests/requirements.</p> <p>Furthermore, and in the light of the constant legal challenges to the Scottish Planning system that have played out in the past years, should this not be addressed to the satisfaction of the Council; then this may lead to our LDP 3 having to contain policies to address these issues and ensure that the Council is not adversely affected or open to legal challenge on planning decisions made on the policies within NPF 4.</p> <p>Therefore, the Council considers that the successful implementation of the ambitions set out in the draft NPF 4 fundamentally depend on clear, defensible and practical policies which all stakeholders can understand.</p> <p>This overarching response applies to each of the policies below. The Council also provides more specific responses to each of the policies also detailed below.</p>
Question 22	Do you agree that addressing climate change and nature recovery should be the primary guiding principles for all our plans and planning decisions?

Paragraph/Question Number	Council's Response
	<p>Although the Council welcomes the intentions of this policy, it has concerns about the legal robustness of this guiding principle and how it is to be assessed in the consideration of planning applications. Placing this as the primary guiding principles for plans and planning decisions may lead to other critical aspects being overlooked or side-lined.</p>
<p>Question 23</p>	<p>Policy 1: Plan-led approach to sustainable development. Do you agree with this policy approach?</p> <p>The Council is supportive of sustainable development and the right development in the right place. However, the Council is of the view that the intention of this policy seems to be that it only applies to the creation of development plans and not decision making on individual applications and therefore, it is not considered to a development management policy. This appears contradictory to the statement at page 61 of the NPF4 that "The following Universal Policies should apply to all planning decisions."</p>
<p>Question 24</p>	<p>Policy 2: Climate emergency. Do you agree that this policy will ensure the planning system takes account of the need to address the climate emergency?</p> <p>The Council strongly supports the need to address the climate emergency and the need for a strong policy framework to achieve this. However, as currently written, the Council is of the view that this policy is unworkable from a development management perspective and needs to be rethought and reworked. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) What is meant by "significant weight"? Do the Council need to include a statement in all reports of handling to demonstrate that the Climate emergency has been considered in the assessment of a development proposal? Clarification is required on this. b) Is this equally applicable to all development proposals? How should this be demonstrated to Planning Authorities? When considering emissions, does this apply to car journeys? Clarification is required on this. c) What is meant by the term "significant emissions? How is this to be assessed? The Council have little or no in-house expertise to understand and agree with or dispute the evidence provided by a developer that the level of emissions is the minimum that can be achieved for a development to be viable? This is another unfunded duty placed on the Council. How would we assess emissions off-setting measures without experts internally? We also suggest that this policy is too long and would benefit from being separated out to a series of smaller policies or more concise as its

Paragraph/Question Number	Council's Response
	<p>difficult to understand what the policy is asking to be assessed. It shouldn't be a wish list. Clarification on terms is also required.</p> <p>d) The Council would like clarification from the Scottish Government that we can refuse applications where we deem a proposal to not be adaptable to the future impacts of climate change and this will be upheld at the DPEA. Also what is meant by adaptable? Clarification is required.</p> <p>Furthermore, the Council is concerned about how this policy works in terms of deliverability. Measures, in particular for alterations to existing infrastructure, require to be commensurate to help ensure that associated costs are not significantly affected, as this may have implications for deliverability of vital works. How is the Council to assess that in the context of this policy?</p> <p>The Council strongly requires this policy to be reworded and completely thought out on how it would be assessed as part of a planning application.</p>
<p>Question 25</p>	<p>Policy 3: Nature crisis. Do you agree that this policy will ensure that the planning system takes account of the need to address the nature crisis?</p> <p>Again, the Council is strongly supportive of a tight policy framework which address nature crisis. However, as the policy is currently worded, the Council is of the view that it is unworkable from a development management perspective. The aims and emphasis of the policy are noble, but the policy itself is ineffective. Specifically, Criterion (a) is not a development management criterion.</p> <p>Furthermore, the Council would like evidence and clarity that we can refuse any application where biodiversity enhancement is not proposed and how this would be evidenced and defended at appeal. There needs to be a criterion within this policy that specifies what level of development or types of development this policy applies to. Also what is considered to be a 'biodiversity enhancement' needs to be clarified.</p> <p>Clarity is also sought on what is meant by a degraded habitat; how is this to be assessed; what level of information is required and so on? This will add additional costs to developers unless the types of application this applies to is specified.</p> <p>The Council is also of the view that this policy should be broken down into separate policies as it relates to different assessment requirements and it is unwieldy in its current format.</p>

Paragraph/Question Number	Council's Response
<p>Question 26</p>	<p>Policy 4: Human rights and equality. Do you agree that this policy effectively addresses the need for planning to respect, protect and fulfil human rights, seek to eliminate discrimination and promote equality?</p> <p>Although all these rights and policy directions are supported by the Council, it is of the view that this is not a development management policy and more of a statement. It would be unenforceable and difficult to assess a planning application against. It should therefore be deleted as other legislation and regulations cover these areas.</p>
<p>Question 27</p>	<p>Policy 5: Community wealth building. Do you agree that planning policy should support community wealth building, and does this policy deliver this?</p> <p>The Council is strongly supportive of the concept of Community Wealth Building and it is part of the Ayrshire Growth Deal. However, the Council do not consider this is a development management policy and have real concerns that community wealth building is being imposed on Council's that have not embraced this. This is more applicable for a Local Development Plan and the Council would like an explanation from the Scottish Government of how this is to be assessed in practice? What is the information that is required to demonstrate that planning application complies with all of the five pillars of Community Wealth Building? Or does it only need to comply with one or two and so on. This policy therefore should be deleted from NPF 4 and should be for a Local Development Plan to integrate within it.</p> <p>However, the one positive from this policy is that it specifies the types and level of developments that this applies to. This should be applied within other policies.</p>
<p>Question 28</p>	<p>Policy 6: Design, quality and place. Do you agree that this policy will enable the planning system to promote design, quality and place?</p> <p>The Council is strongly supportive of creating places that work for people and that we create places that function. However, the Council is of the view that this policy lacks teeth, clarity, robustness and certainty. It is subjective and will be difficult to accurately assess. The Council is also of the view that the documents mentioned in this policy have contributed to the continual poorly designed places that have been constructed throughout Scotland and nothing has changed to fundamentally alter 'the anywhere design' that the majority of schemes are that come in front of the Council. Therefore, the Council suggest that instead of being design led, focused on quality etc the policy should be re-orientated to focus on places for people and green infrastructure first and be more outcome focused.</p>

Paragraph/Question Number	Council's Response
	<p>The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> b) This criterion appears to elevate guidance documents to statutory policy consideration and has the potential to extend the processing times of applications. Also, clarity is sought on how inclusive and design led approach is to be demonstrated and assessed by the Council that a developer has done this, and actually what is meant by these terms. What are the criteria? Also how is 'relevant' and 'appropriate' to be assessed? Who determines this and what is the criteria? c) How is this to be demonstrated? Will a statement showing how a development incorporates the six qualities of successful places be required in support of applications? This again requires additional design resources and is yet another unfunded duty. e) How will privacy be defined and measured? What about noise? Air quality? For example, the level of residential amenity that can reasonably be expected will differ depending on location (residential properties in town centres will not enjoy the same level of amenity as properties within residential areas). <p>The Council strongly suggests the Scottish Government reword and rethink this policy as its not considered to be robust or implementable.</p>
<p>Question 29</p>	<p>Policy 7: Local living. Do you agree that this policy sufficiently addresses the need to support local living?</p> <p>The Council agrees with the principle of local living and our communities moving towards self-sufficiency where appropriate. However, the Council is strongly of the view that this policy, as currently written, is unworkable from a development management perspective. Reference to 20-minute neighbourhoods should be removed as this is impossible within larger Local Authority areas with scattered rural settlements. This policy also appears to place a lot of additional unfunded duties on Planning Authorities, especially those with larger geographical areas and scattered rural settlements.</p> <p>The Council also would point out that Criterion a) is not a development management criterion and is of the view that criterion B is unrealistic. The Council would like the Scottish Government to provide it with evidence of how you can apply this to more rural locations and how would you assess applications in this regard.</p> <p>The Council is of the view that this policy should be reworked and rethought about as you cannot assess planning applications against it.</p>

Paragraph/Question Number	Council's Response
<p>Question 30</p>	<p>Policy 8: Infrastructure First. Do you agree that this policy ensures that we make best use of existing infrastructure and take an infrastructure-first approach to planning?</p> <p>The Council considers that this policy lacks clarity as it does not clearly set out how the various component parts work together or what the mechanism for delivering infrastructure will be.</p> <p>The Council also consider that it is important for the policy to describe the continued role of Section 75 Agreements in infrastructure delivery and possibly to set out the Scottish Government's position on the possible introduction of the Infrastructure Levy. The Council is strongly of the view that Section 75 Agreements and other types of agreements have their own policy. Given the potential for infrastructure to span across more than one planning authority, it would seem appropriate for reference to be made in this policy to the use of Regional Spatial Strategies.</p> <p>The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. Notwithstanding this, there are issues arising from this criterion, in particular that the plans and strategies referred to in bullet 1 will have different review cycles to LDP (leading to potential alignment issues), and investment / finance issues for new infrastructure (bullet 3) on the basis that some sites are not being developed. b) Is an application required to provide a statement that demonstrates how account has been taken of the Scottish Government Investment Hierarchy? Who has the expertise to interrogate this? Again this is another unfunded duty placed on the Council to address in order to comply with the assessment of these policies. d) The Council agree with the principles of this, but there will no doubt be examples of development that will have unmitigated infrastructure impacts that should nonetheless be supported on the basis that the developments are in the public interest. This criterion does not appear to allow flexibility to accommodate such circumstances.
<p>Question 31</p>	<p>Policy 9: Quality homes. Do you agree that this policy meets the aims of supporting the delivery of high quality, sustainable homes that meet the needs of people throughout their lives?</p>

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	<p>The Council is of the view that this policy requires to be separated out as these are fairly major bits of policy and for clarity and consistency should be separate policies. It is too long. The Council also questions if NPF 4 has complied with the Town and Country Planning (Scotland) Act 1997 (as amended) as there is no statement in NPF 4 which states how they have considered that development will meet the outcomes listed in section 3A(3A) including the housing needs of older people and disabled people.</p> <p>The Council is therefore of the view that Policy 9 should clearly set out the needs in terms of housing, both in terms of quality and quantity, and how these needs should be met at local level. As it stands, the Council does not consider that the contents of NPF4 meet the specific requirements of the Act on these matters. This also gives rise to concerns as how NPF4 and in turn, development, will contribute to the outcomes of improving health and wellbeing and improving equality.</p> <p>The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a-c) These are not development management criterion. d) This criterion should make it clear that this is expected of housing irrespective of tenure, please see comments to Policy 6 with regard to the design elements of the policy. e) Will proposals be considered unacceptable in the absence of a statement of community benefit? Who will interrogate the statement of community benefit? If a development does not, for example, improve the residential amenity of the surrounding area (itself a vague statement), would the proposed development be refused? Again, this is another unfunded requirement placed on the Council to address. A definition of community benefit is also required and also what is a reasonable community development? What is the criterion for this? Who decides? f) Does this criterion imply that development proposals that improve affordability and choice should be approved regardless of other applicable policies? How is an equalities-led assessment to be undertaken? Again, this is another unfunded duty and resource burden placed on the Council. What is the benchmark for improvement? How is this to be assessed? This policy is more applicable to what an LDP needs to do. g) Bullet 3 is open to interpretation. This needs to be more criterion based or needs to have a better-defined understanding of what an unacceptable impact on the character, appearance or amenity of an area is. h) It is considered that this policy is unwieldy and not precise. What are we meant to be assessing? Need to reiterate that the development, regardless of tenure, is expected to be high quality. How would this apply to small sites of less than 10 units? How are viability issues meant to be taken account of; where is the flexibility to not provide affordable housing and take a commuted sum instead? The policy also needs to avoid piecemeal development of larger sites by developers to avoid providing affordable housing. The policy needs to take account of this to ensure that the total

Paragraph/Question Number	Council's Response
	<p>amount of affordable housing for a larger site is provided, irrespective of what applications come in for smaller areas of land.</p> <p>i) Developers could stall delivery on allocated sites to develop out unallocated sites. As a result, the policy raises potential enforceability issues, for instance, what happens if a proposal comes forward with an agreed timescale for build-out that then can't be met? The Council does not have the legislative power to force someone to build? Also, who will determine whether build-out time proposed by developer is realistic / achievable? Unallocated housing sites within Affordable Housing plans undermines the LDP, unless a shortfall identified. How is this to be addressed?</p> <p>j) Bullet 3 hints that adaptations to dwellings on health grounds will always be acceptable. This is not robust and there may be instances when they are not acceptable in light of other policies. How is this to be addressed?</p>
<p>Question 32</p>	<p>Policy 10: Sustainable transport. Do you agree that this policy will reduce the need to travel unsustainably, decarbonise our transport system and promote active travel choices?</p> <p>The Council is extremely supportive of sustainable transport and active travel. However, the Council is of the view that this policy, as currently worded, is unworkable from a development management perspective. The Policy is too long and should be separated out to series of policies or be made more concise.</p> <p>Furthermore, the Council feels that stronger requirements are needed to ensure that good levels of public transport provision are both in place from the first occupations within a development to help foster positive travel habits, and that services are supported over sufficient time (and with sufficient incentivisation) to give them every chance to succeed. This may require a greater funding commitment from developers with respect to public transport, or possibly in some way underwritten by government.</p> <p>There is admirable effort being put into t promoting sustainable modes of travel, however, there may be needs to be a greater consideration of how we penalise car travel, especially for developments in close proximity to public transport.</p> <p>The Council also provides specific comments on the criteria within the policy below:</p> <p>a & b) are not development management criterion.</p> <p>d) This criterion appears to place an unfunded duty on Planning Authorities in an area of expertise best suited to a Road Authority i.e. monitoring the travel patterns resulting from a development.</p> <p>g) This criterion is significantly ambiguous and reads more as a statement than something against which a proposal could be assessed.</p>

Paragraph/Question Number	Council's Response
	<ul style="list-style-type: none"> i) Bullet 4 is not worded particularly well and does not go far enough. This needs to be re-worded and include a requirement for contributions to the provision of charging points in the locale of a development where it is not possible to provide them within a development. This should also be accompanied by a justification as to why charging points cannot be accommodated within a development. j) If not delivered at the beginning of a development, this is potentially meaningless, as behavioural habits, once established, are difficult to break i.e. reliability on unsustainable modes of transport. k) How is this to be assessed in practice? What are the abilities of different users? How is this defined and what does it mean? For instance, if the infrastructure is for a specific business and industrial use, does it really have to consider all users? This would be unworkable. What happens if the developer hasn't done this, will we be able to refuse an application on it? Additional specialist resources would also be required to ensure that the abilities of everyone have been considered. This policy really needs to be more precise and specify what it actually applies to and what types of development it needs to be considered as part of this. l) This criterion appears to be toothless, as it suggests that developers 'should' consider cycle parking. Surely, cycle parking should be a requirement of development unless otherwise justified. By including the words 'where possible', developers have an optout thereby undermining the criterion and the intended aims of the policy. m) Reads as a statement rather than the criterion to a policy.
<p>Question 33</p>	<p>Policy 11: Heat and cooling. Do you agree that this policy will help us achieve zero emissions from heating and cooling our buildings and adapt to changing temperatures?</p> <p>The Council is extremely supportive of a strong policy framework that assist with the transition to zero carbon by 2045. However, the Council is also of the opinion that this policy, as currently written, is unworkable from a development management perspective and seems to be a bit of a wish list for the planning system to regularise, which will have significant impacts on all users to achieve. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) is not a development management criterion. b) Clarification of what a heat network zone is required and what happens if the heat network zone has not been designed properly and new developments can't connect to it? c) The Council has no or minimal expertise to ensure that a development is designed to allow for a cost-effective connection to a heat network is available at a later date? Technology changes all the time. This is yet another unfunded burden on resources the planning department and will be difficult for developers to achieve.

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	<p>d) The Council has no expertise within planning to be able to assess what is an acceptable low or zero emissions heating system. Is there going to be guidance given on what is acceptable technology? This policy places yet another unfunded requirement on the Council.</p> <p>e) This policy fails to consider the acceptability of compatible uses. You wouldn't put a housing estate within or next to a waste generating use just because it is closely located with a use requiring a high rate of heat demand. Health and safety issues need to be considered as does amenity issues. The burden on a developer in this case will be excessive and will be well in excess of a proposal to the Council? What is the economic impact to an expanding business?</p> <p>g) How will the Council know if a networked system is available? Flues can be installed under permitted development rights, but is domestic biomass is itself permitted development. There are no smoke control zones in South Ayrshire, so is there really a requirement for all biomass systems to meet this requirement? Clarification is sought on this matters.</p> <p>h) Are all proposals for the repurposing of fossil fuel infrastructure for production and handling of low-carbon energy automatically acceptable? What is the threshold. The Policy needs to clarify this.</p> <p>i) The Council has no or minimal expertise to assess sustainable temperature management? What does it mean? What is acceptable? This is more relevant to Building Standards and yet is another unfunded duty placed on the Council to address as we will need to start considering, as planners, how buildings are internally heated.</p>
<p>Question 34</p>	<p>Policy 12: Blue and green infrastructure, play and sport. Do you agree that this policy will help to make our places greener, healthier, and more resilient to climate change by supporting and enhancing blue and green infrastructure and providing good quality local opportunities for play and sport?</p> <p>The Council is supportive of many parts of this new policy but would have liked the policy to firmly embedding a green infrastructure first approach to development as this would truly ensure that the spirit of the policy and its contribution to climate resilience was achieved. The Council also provides specific comments on the criteria within the policy below:</p> <p>a) This is not a development management criterion;</p> <p>b) This is not a development management criterion;</p> <p>c) The policy should remove the word 'net' and be clear that any loss of blue or green infrastructure is not supported and so on;</p> <p>f) Who's responsibility is it for determining that there is no on-going or future demand for the play provision? This needs to be clarified;</p>

Paragraph/Question Number	Council's Response
	<ul style="list-style-type: none"> g) Suggest that additional text is required at the end of this criterion to ensure that there is no impact on residential amenity; h) Restricting green infrastructure to the six quality of successful places may not go in tandem. It should simply say that a green infrastructure first approach to development should be followed and then into the characteristics of this; i) Clarification of what is considered to be 'well-designed' and 'good quality provision' is required. Who determines this? j) new streets and public realm should ideally be founded on the principles of Designing Streets and inclusive design as opposed to only incorporating these principles; k) Clarification on all the terms used in this criterion is required i.e. how would you defined and assess what a stimulating environment actually is? What does inclusivity look like in the consideration of this policy? l) SUDS within developments should ideally be incorporated as features within developments, and seen as an opportunity to enhance biodiversity and wildlife within new developments. Roads design should also, where practicable, seek to incorporate bioretention features, rain gardens, etc.
<p>Question 35</p>	<p>Policy 13: Sustainable flood risk and water management. Do you agree that this policy will help to ensure places are resilient to future flood risk and make efficient and sustainable use of water resources?</p> <p>The Council supports the provision of a more definitive flood risk framework to guide development, which sets out categories of annual probabilities of coastal and watercourse flood risk and guidance on surface water flood risk. In terms of surface water flood risk more emphasis needs to be made in terms of the current Scottish Water default position that surface water connections into surface water sewers will not be accepted. Therefore, developers need to be encouraged to work together to resolve surface water outfall issues through master planning and shared infrastructure.</p> <p>The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. b) What is the Future Functional Floodplain? Where is this defined? The first occupied / utilised floor needs to be above the future flood level with an allowance for freeboard – therefore a table within the policy to show what the future flood level may be for any given area is required. Are we really going to tell a developer that they cannot use certain floors of a development because of the potential of flooding as by doing so could result in dead frontages which cannot be considered to contribute to vitality or viability of town centres? How much allowance is there to be for freeboard? Clarity is also required on these points.

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	<ul style="list-style-type: none"> c) This is considered to be a statement and not a policy. d) What is meant by 'additional requirements'? Clarification is required on this and also who would determine what they are? e) With regard to bullet 1 – is the onus on the developer to demonstrate that flood risk can be successfully mitigated? No mention is made of this within this bullet. In relation to bullet 2 – what expertise does the Planning Authority have in respect of understanding whether a proposed surface water drainage system or a ground water drainage system increases discharge to the public sewer network? Is the onus on the developer to provide this information as part of an application? This is also considered to be another unfunded duty placed on the Council to address. f) This policy potentially has significant cost implications (including viability) for a developer if permeable surfaces are going to effectively be insisted upon. Clarity on this is required of how viability will be taken into account. g) This presents issues in rural areas where connections to the public water network are either unavailable or prohibitively expensive. What are the exceptional circumstances and how defines these? What is the criteria for assessment of these? Clarification is required on these points.
<p>Question 36</p>	<p>Policies 14 and 15: Health, wellbeing and safety. Do you agree that this policy will ensure places support health, wellbeing and safety, and strengthen the resilience of communities?</p> <p>In relation to Policy 14, the Council is supportive of health and wellbeing considerations being part of the assessment of a planning application, but the policy as currently worded is considered to be unworkable and should be deleted as a health impact assessment would cover the same issues and would assess the proposed development in terms of impacts on health and wellbeing. Essentially this policy is duplicating the health impact assessment requirements. The rest of the policy in relation to air quality and noise should be separate policies. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> b) What does a health impact assessment entail? What constitutes a significant adverse health impact? Is this really for Planning Authorities to consider? This is considered to be duplications with the role and remit of Environmental Health and respective legislation. c) Should there be a requirement for an air quality assessment, similar to the noise impact assessment required by criterion d)? d) What is unacceptable noise? This will differ from location to location. Clarity is therefore sought on this matter.

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	<p>e) Does this elevate the acceptability of proposals which include space for allotments for example over other development which may not do so. This is also considered to be more of a statement that an acceptable policy in which to consider a development against.</p> <p>The Council supports Policy 15 but suggests that it is made more concise as its poorly written.</p>
<p>Question 37</p>	<p>Policy 16: Land and premises for business and employment. Do you agree that this policy ensures places support new and expanded businesses and investment, stimulate entrepreneurship and promote alternative ways of working in order to achieve a green recovery and build a wellbeing economy?</p> <p>The Council is generally satisfied with this policy; however, a policy on home working should be included as this has been a mainstay for office work in the last 18 months and there is a need for greater direction for this method of working beyond the Covid-19 pandemic. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. b) How is the net economic benefit assessed / measured? Will a site appraisal be required as part of an application? Clarification is sought on this. e) What are appropriate instances in the context of this policy? Surely, site restoration is something we will always want. This criterion does not give a Planning Authority the necessary tools to achieve a satisfactory restoration and therefore needs to be reworded. f) Should there not be a requirement for a sequential test? Should agent of change principles be applied? Clarification is sought on these matters. g) Why does the assessment of a business and industrial use need to include the requirements of bullet 2? How would you assess population, health and wellbeing and so on in this context? What are we assessing here? This should be removed from the policy as its irrelevant from the consideration of a development proposal.
<p>Question 38</p>	<p>Policy 17: Sustainable tourism. Do you agree that this policy will help to inspire people to visit scotland, and support sustainable tourism which benefits local people and is consistent with our net-zero and nature commitments?</p> <p>The Council is generally supportive of this policy but considers that it should set out what the time limit for short-term letting is and how this is to be considered. Due to the current and ongoing uncertainty on when the use of residential properties for short-term letting (outwith short-term let control areas) becomes a material change of use, the Council considers that it is</p>

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	<p>essential that the NPF4 deals with this issue and provides a policy direction in this section on short-term lets. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. b) Not all extensions to tourist facilities will be acceptable for other reasons (natural environment impact etc.). What about infrastructure? Is this sufficient to serve the existing development? What is the benchmark for assessing viability, sustainability, and diversity in this context? What is the threshold for refusal? Clarification is sought on these matters. e) What is an unacceptable impact when considering short-term letting? Clarification is sought on this and what the threshold for assessment of an unacceptable impact is in this regard. f) How will the viability or otherwise of a tourism related facility be evidenced when a change of use application for an alternative use is submitted? Clarification is sought as is a definition of what a tourism-related facility is. g) What about infrastructure and impacts on natural, built or historic environment? Surely these need to be considered as well? Definition of what hinders the provision of homes or services is also needed as this is ambiguous and subjective.
<p>Question 39</p>	<p>Policy 18: Culture and creativity. Do you agree that this policy supports our places to reflect and facilitate enjoyment of, and investment in, our collective culture and creativity?</p> <p>The Council is supportive of the retention of our creative and cultural facilities and industries; therefore, the spirit of the policy is welcomed. However, The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) is not a development management criterion. b) Clarification is sought if the Council is to refuse applications that don't make provision for public art within new public open spaces? c) The policy would benefit for including the phrase 'not having a significant adverse impact on amenity'. d) What is the justification for 12 months? It is unclear why this length of time has been chosen, and it could be argued that a 12-month period does not adequately respond to changing circumstances within town centres. What level of evidence will be required to demonstrate that there is no longer a demand for the venue? What is definition of cultural venue and significant cultural value? What is the definition of sustainable demand and how is that to be assessed? Clarification is sought on these matters.

Paragraph/Question Number	Council's Response
Question 40	<p data-bbox="618 233 2103 304">Policy 19: Green energy. Do you agree that this policy will ensure our places support continued expansion of low-carbon and net zero energy technologies as a key contributor to net zero emissions by 2045?</p> <p data-bbox="618 344 2103 448">Although the spirit of the policy is supported by the Policy and will assist with green recovery and the move towards zero carbon, the Council is nonetheless of the view that the policy, as currently written, is unworkable from a development management perspective. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> <li data-bbox="680 488 2103 624">a) This is not a development management criterion. Notwithstanding this, this criterion hints at windfarm extensions always being acceptable, with no caveats. Wind turbines are getting larger/more powerful, and more visually intrusive. Impacts on natural environment, wildlife and heritage assets are missing from this criterion and there is no reference to Regional Spatial Strategies. <li data-bbox="680 632 2103 807">b) This criterion effectively creates a blanket acceptance of the principle and does not consider location. Renewable energy proposals, dependent on what they are and the scale of the development, will not be acceptable in all areas. What happened to the right development in the right place and the consideration of sustainable development? Clarification is sought on these matters, as this criterion gives a blanket approach for these types of development anywhere. <li data-bbox="680 815 2103 911">d) There is no reference to landscape capacity studies and how they have to be taken into account. This is an important element in determining the acceptability of wind farm within the landscape and its impact on local communities and individual properties. <li data-bbox="680 919 2103 983">e) There is no reference to cross boundary developments and how the impacts are to be assessed on a neighbouring Local Authority. <li data-bbox="680 991 2103 1126">f) This policy allows for developments anywhere; without having to comply with other relevant policies. Some of these developments may have unacceptable impacts on a host of receptors and must be assessed against a set of criteria. Also, no consideration given as to how small-scale renewable energy developments will impact on the historic environment. <li data-bbox="680 1134 2103 1310">g) Something that is appropriate now may not be appropriate in future, which is a dangerous statement to make. There are countless examples of perpetual developments which we cannot undo; therefore, caution must be exercised with terminology like this. It also should not be automatic for windfarms already granted consent to simply extend their consented period and the impacts of them need to be re-assessed when the consented period ends should they wish to continue for longer. <li data-bbox="680 1318 2103 1378">h) This is another unfunded duty as the Council has little of no expertise in house to deal with decarbonisation strategy. Clarity is sought on those matters should be dealt with.

Paragraph/Question Number	Council's Response
	<ul style="list-style-type: none"> i) What are negative emissions technologies? Clarification is sought on this matter; however, if this were made clear then this policy could make sense and could be potentially supported by the Council. j) The Council questions if the airport operators or the MOD been consulted on this? It would be prudent for a map showing flight paths to be provided, as this could inform potentially acceptable locations for solar arrays. There is no consideration of the impact of these on natural environment designations? Also, is it for the Planning Authority to advise a developer of the type of foundations they must use in their development? Clarification is sought on this but the Council has no expertise in-house to provide this advice or assess it and therefore is another unfunded requirement for the Council to address. k) The definition of net economic benefit is required, as is what associated business and supply chain opportunities are. Clarification is sought on these matters.
<p>Question 41</p>	<p>Policy 20: Zero waste. Do you agree that this policy will help our places to be more resource efficient, and to be supported by services and facilities that help to achieve a circular economy?</p> <p>The Council is supportive of being more resource efficient, however, is of the view that the requirements for compliance with this policy are unclear. The policy is significantly ambiguous and appears very flexible and would not appear to point towards achieving “zero waste” if that is the intended policy. It would be helpful if the policy contained proposals setting out how compliance is to be demonstrated. However, the policy, as currently written, is considered to be unworkable from a development management perspective.</p> <p>The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. b) This is a noble objective, but the Council cannot refuse an application because a developer has not used materials with the lowest form of embodied emissions. Also, we do not have any expertise in these areas and yet again is another unfunded requirement placed on the Council to address. What is an embodied emission? Clarification is sought on this. It is also highly unlikely that the Council is best positioned to determine what construction or demolition methods will minimise emissions. This is a matter for SEPA to deal with and address and should be removed from this criterion.

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	<ul style="list-style-type: none"> c) How is the circular economy measured? Clarification is sought on this. It also important to bear in mind the arguments advanced by developers regarding demolition and new-build versus re-use and adaptation and the policy requires to address this and close off this loophole. Also, should the aims of this criterion not also apply to local developments? e) Impacts on the natural environment should be addressed within this policy. g) The Council would question if we should be supporting new land-fill sites at all with the zero-carbon agenda taking precedence. h) Will the capture, distribution or use of gases captured from landfill sites or wastewater treatment plant always be acceptable? Should there not be some sort of caveats to this? What is the threshold for acceptability in this case? Clarification is sought on what is a demonstrable community benefit and what is the threshold for the assessment of this?
<p>Question 42</p>	<p>Policy 21: Aquaculture. Do you agree that this policy will support investment in aquaculture and minimise its potential impacts on the environment?</p> <p>The Council is generally content with this policy but would state that criterion (a) is not a development management criterion and would seek clarification of why only the north and east coasts of Scotland should be safeguarded for migratory fish species? Surely all routes for migratory fish should be protected.</p>
<p>Question 43</p>	<p>Policy 22: Minerals. Do you agree that this policy will support the sustainable management of resources and minimise the impacts of extraction of minerals on communities and the environment?</p> <p>The Council is generally content with the vast majority of this policy, but again thinks the policy is too long and needs to be more concise or broken down into separate policies. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. Notwithstanding this, is a 10 year landbank a minimum requirement? Who defines what the relevant market area is? Clarification is sought on these matters. b) The Council would question if this criterion is consistent with climate change targets? c) This is a statement and not a criterion for a policy. It should be reworded or removed. d) There are a number of considerations missing from this policy, such as developer contributions, community benefits, site restoration concerns and monitoring. These need to be addressed. Also, clarification is sought on what is meant

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	<p>by the term sustainable extraction of aggregates. Aggregates cannot be replaced once extracted; so how can it be considered to be sustainable?</p> <p>e) The Council is of the view that there should be a maximum timescale for borrow pits specified in policy, to ensure that a review of the necessity of the borrow pit is undertaken. However, the Council would support the use of on-site borrow pits wherever practicable to reduce the potential impacts that imported stone loads would have on local roads, particularly in more rural areas where roads construction is less formal and carriageway widths constrained.</p>
<p>Question 44</p>	<p>Policy 23: Digital infrastructure. Do you agree that this policy ensures all of our places will be digitally connected?</p> <p>The Council is supportive of the provision of digital infrastructure within new developments, especially within our rural communities where it is acceptable. However, as currently worded, the Council is of the view that the policy is unworkable from a development management perspective. The Council also provides specific comments on the criteria within the policy below:</p> <p>a) This is not a development management criterion. Notwithstanding this, this is only likely to work with new developments and not existing developments.</p> <p>b) Will a Planning Authority be supported at appeal if it refuses a development because it does not make provision for digital infrastructure?</p> <p>c) Why should Planning Authorities not question need for the development, especially if it has unacceptable impacts? The Council states that a minimum speed should be specified, otherwise there will be inequality in the provision of broadband speeds; however, we would question how we can enforce such a speed should the Government decided to specify a speed.</p> <p>d) This policy does not consider impacts on the historic and natural environment, which could result in unacceptable impacts upon them.</p> <p>e) Clarification is sought of how the Council is to assess whether a development proposal will have an adverse impact on existing digital infrastructure, especially when we have no expertise on this matter. Again, this is another unfunded requirement that the Council will have to address.</p>
<p>Question 45</p>	<p>Policies 24 to 27: Distinctive places. Do you agree that these policies will ensure Scotland's places will support low-carbon urban living?</p>

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	<p>The Council supports a strong framework for the creations distinctive places and low carbon living. In relation to Policy 24, the Council provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) his is not a development management criterion. b) The principle of this criterion is noble, but this could lead to certain types of development not presently considered acceptable within town centres for example (hot food takeaways) being considered acceptable. Potential for over-provision or concentration of uses similar to that previously noted with bookmakers and charity shops. What constitutes a concentration of undesirable uses? Clarification is sought on this matter. However, if implemented correctly, and appropriate town centre uses are defined, the Council may support this policy. At present, however, the policy is considered to be too vague and open. <p>In relation to Policy 25. the Council is surprised to see support for new petrol station developments in rural areas, given the 2030 date for the cessation of manufacture of new petrol/ diesel vehicles in the UK and the commitments given at COP 26. The Council also suggests the policy needs to account for cumulative impacts within retail impact assessments as often a single store will not show an impact. Moreover, online shopping and the needs for storage and distribution should also be considered in this policy and planning's role in this made clear. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) The stronger emphasis on town centres is supported. However, there will be circumstances where a premise in a town centre will not be appropriate for certain types of retail (bulky goods for example). The Council is therefore of the view that a requirement for a sequential test is needed in such instances? b) What is the status of the health check? Clarification is sought on this matter. Also, would a Planning Authority be able to refuse an application for a betting office or hot food takeaway in close proximity to other similar businesses where it results in the re-use of a long-term vacant premises that may otherwise continue to sit vacant? Reuse of vacant buildings is a priority of NPF 4; therefore, an inherent conflict exists between this policy and that aim. Consideration also needs to be made regarding the impact of such proposals on the historic environment, considering the continued visual impact of a property if left vacant. <p>In relation to Policy 26, the Council is supportive of the policy, but consideration should be given to moratorium on all out-of-centre retail development to comply with the 20-minute neighbourhood concept. In relation to criterion (b), the Council is of the view that this will be resource intensive in terms of required information. The Council has no expertise on supply chains</p>

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	<p>and how we are meant to assess these, as well as, assessing the environmental impact of the transportation of goods, staff and visitors. Again, these are other unfunded requirements for the Council to address.</p> <p>Turning to Policy 27 next, the Council supports town centre living and the re-use of vacant buildings within town centres. However, this policy has severe issues in its clarity and applicability. As a result, this policy needs to be extensively reworded and rethought out. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is a vague commitment. Clarification is sought on what proportion of the housing land requirements should a Planning Authority be providing within town centres? The Council is of the view that without this, subject to local variation, the criterion is meaningless. There is also no mechanism to ensure that the proportion of housing in town centres can be met. No information has been provided to demonstrate there is a market demand for this. Have HNDA's and Local Housing Strategies to specifically look at a housing figures for town centre living now? Clarification is sought on these matters. b) Where a proposal for housing reuses a vacant town centre building, how is the non-viability of the former use to be demonstrated? Would this be through proof of marketing for a set period of time with little-to-no interest for former use? The Council is of the view this criterion needs to be tightened up and to specific what the evidence base would be for decisions to be made on the existing use being considered no longer viable. d) What is meant by the phrase undesirable concentration of uses where it relates to residential properties? What constitutes a concentration of uses in respect of housing? Clarification is sought on these matters.
Question 46	<p>Policy 28: Historic assets and places. Do you agree that this policy will protect and enhance our historic environment, and support the reuse of redundant or neglected historic buildings?</p> <p>The Council is content with the vast majority of this policy, however, there are issues with its current composition and he Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. c) This criterion does not include reference to selling the property to a potential restoring party as part of demonstrating that all efforts to retain, reuse and adapt a building have been made. Evidence should be required that the property has been marketed for a set period of time at the current market value (based on condition of the building). Most neglect of historic buildings is wilful; therefore, the owner should also be made to demonstrate that appropriate steps to maintain the building have been taken. The criterion should be reworded to address these matters.

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	<p>h) What are the exceptional circumstances where the loss of a scheduled monument is acceptable? Clarification is sought on this matter.</p> <p>m) The Council is of the view that it isn't appropriate to assess proposals for listed buildings/unlisted buildings in Conservation Areas differently because they appear on the Buildings at Risk Register, as these buildings are no more important than the listed buildings/unlisted buildings within Conservation Areas that do not appear on the register. The aims of this criterion are welcomed in principle, but the Buildings at Risk Register is effectively a brochure and really has no status in the consideration of a planning application in this regard.</p> <p>n) The Council are concerned that this criterion seeks the approval of enabling development for historic buildings at any cost and could result in unacceptably poor development proposals being considered acceptable because they save one or two buildings of merit. The Council recognises that not every historic building can be capable of being saved. Clarification is sought on these matters.</p>
<p>Question 47</p>	<p>Policy 29: Urban edges and the green belt. Do you agree that this policy will increase the density of our settlements, restore nature and promote local living by limiting urban expansion and using the land around our towns and cities wisely?</p> <p>The Council is supportive of limiting urban expansion and encroachment into the greenbelt, as well as, reusing brownfield land and buildings first. The principle of urban edge development is sound as long as efforts are made within the design and implementation of developments to promote active travel and facilitate sustainable modes of travel for everyday trips including public transport.</p> <p>That being said, the Council is of the view that the policy as currently drafted is unworkable from a development management perspective. The Council also provides specific comments on the criteria within the policy below:</p> <p>a) This is not a development management criterion. Clarification is required on peri-urban.</p> <p>b) The Council would advise that you does not normally condition the use of residential accommodation for agricultural or forestry workers or retirees, as this contradicts Chief Planner's letter of November 2011. The Council would have no control over future sales and this criterion would therefore be unenforceable. There is also a lack of definition regarding recreation, leisure and tourism uses. What justification will a developer be required to provide regarding the likes of telecoms infrastructure or cemetery provision within a green belt area? Clarification is sought on these matters.</p>

Paragraph/Question Number	Council's Response
	<p>c) This criterion appears to require the submission of a statement to justify why a green belt location is essential, and why the development could not be located elsewhere. The Council question how it can assess and consider unspecified alternatives? Clarification is sought on these matters.</p>
<p>Question 48</p>	<p>Policy 30: Vacant and derelict land. Do you agree that this policy will help to proactively enable the reuse of vacant and derelict land and buildings?</p> <p>The Council is content with the majority of this policy but provides specific comments on the criteria within the policy below:</p> <p>a) is not a development management criterion.</p> <p>c) Is the criterion suggesting that a sequential approach is required for greenfield development even where the land is allocated in a development plan? Does this mean that there is a requirement for a sequential approach for residential development that must be brownfield before greenfield? Clarification is sought on this matter as it would be unenforceable where there is a shortfall of housing land and a site not allocated in the Plan in a greenfield location is considered to be sustainable. Also, this directly contravenes the LDP guidance in terms of a pipeline of housing sites where brownfield sites can be deallocated for a range of reasons and that new sites will be required to fill the void and meet the housing land requirement. The LDP guidance does not specify that these are to be brownfield sites.</p>
<p>Question 49</p>	<p>Policy 31: Rural places. Do you agree that this policy will ensure that rural places can be vibrant and sustainable?</p> <p>The delivery of 20-minute neighbourhoods in rural locations will be a significant challenge, however, it is agreed that through careful development and land use mixes it may be possible to help reduce trips and make local communities more self-reliant. That being said, the Council is of the view that the policy as currently written is unworkable from a development management perspective. The Council also provides specific comments on the criteria within the policy below:</p> <p>a) This is not a development management criterion.</p> <p>b) This criterion will result in the use of historic maps and valuation rolls to state that now naturalised sites are suitable for housing on the basis that there were houses on site in the distant past. This will set a dangerous precedent that could lead to significant increases in the number of dwellinghouses in the countryside and create ribbon development and a rural housing free-for-all, which would be unsustainable. The Council question how this can be consistent with climate change targets? What about infrastructure to serve these developments? What happens if there is no</p>

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	<p>infrastructure and how will this be assessed in terms of environmental impact and so on? Clarification is sought on these matters.</p> <p>c) In relation to bullet 1, development pressures are also considered to be development in the countryside itself and that a planning application is also a pressure for development. This bullet point is unworkable from a development management perspective and needs clarified and re-written.</p> <p>e) The Council is of the view that it should be demonstrated first that there is no suitable accommodation for a retiring farmer within a settlement before considering a new dwellinghouse in the countryside? The Council would also point out that occupancy restrictions are not regularly conditioned, as clarified in the Chief Planners letter of November 2011. Does the reference to reinstating a former dwelling relate to a building that is largely intact and capable of being reused subject to appropriate repair and extension works and perhaps re-roofing, or does it allow for the erection of a dwelling on the basis that the foundations of a former dwelling are still evident on site? Clarification is required on this matter.</p>
<p>Question 50</p>	<p>Policy 32: Natural places. Do you agree that this policy will protect and restore natural places?</p> <p>The Council is supportive of the majority of this policy; but provides specific comments on the criteria within the policy below:</p> <p>a) This is not a development management criterion.</p> <p>b) What is an unacceptable impact on the natural environment? Clarification is sought on this matter.</p> <p>g) the Council questions if this criterion renders local designations ineffectual? Clarification is sought on this matter.</p> <p>i) This criterion undermines the strong protection provided by the other criterion of the policy and appears to have been drafted in a manner that will enable renewable energy development in Wild Land areas. This needs to be addressed and rectified to protect wild land from renewable energy developments.</p>
<p>Question 51</p>	<p>Policy 33: Peat and carbon rich soils. Do you agree that this policy protects carbon rich soils and supports the preservation and restoration of peatlands?</p> <p>Although the Council is supportive in principle of this policy, it is of the view that the policy as currently written is unworkable from a development management perspective. The Council provides further comments on the specific criterion within the policy as detailed below:</p>

Paragraph/Question Number	Council's Response
	<ul style="list-style-type: none"> a) This is not a development management criterion. b) The Council questions how can a proposal be designed to minimise soil disturbance? How can a Planning Authority interrogate whether the soil disturbance required for a proposed development is the minimum necessary? The Council has no expertise to do this and again this will require an additional resource to assess which is not funded. Also this is completely unenforceable in the Council's view. c) Who will assess the likely effects of disturbing the soil on CO2 emissions? What is appropriate mitigation? Who will assess the peatland management plan? The Council has no expertise in house to do this; therefore, this will result in more unfunded duties . d) How can peatland be restored to its original condition if the peat has been extracted? Clarification is sought on this matter.
<p>Question 52</p>	<p>Policy 34: Trees, woodland and forestry. Do you agree that this policy will expand woodland cover and protect existing woodland?</p> <p>The Council is of the view that this policy is poorly written as on the one hand, it seeks to protect trees/woodland, but then advocates compensatory planting as mitigation for the loss of the trees/woodland the policy is intended to protect. Therefore, the Council is of the view that the policy as currently written is unworkable from a development management perspective. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion. e) The Council has no in house expertise to assess carbon sequestration? This is another unfunded duty placed on the Council.
<p>Question 53</p>	<p>Policy 35: Coasts. Do you agree that this policy will help our coastal areas adapt to climate change and support the sustainable development of coastal communities?</p> <p>The Council is supportive in principle of this policy and welcomes the role of area specific Shoreline Management Plans and that they should be considered as part of the coastal development planning process. The Council also provides specific comments on the criteria within the policy below:</p> <ul style="list-style-type: none"> a) This is not a development management criterion.

Paragraph/Question Number	Council's Response
	<p>b) The Council is of the view that there should be a requirement for developers to demonstrate that a coastal location is required? Also, evidence requires to be provided that there is no need for further coastal protection measures. The criterion needs to be reworded to address these issues.</p> <p>c) Further to b) above, there should be a requirement for a developer to justify why the development is required in an undeveloped coastal area.</p>
Part 4 – Delivering Our Spatial Strategy	
<p>Question 54 Question 55</p>	<p>Do you agree with our proposed priorities for the delivery of the spatial strategy? Do you have any other comments on the delivery of the spatial strategy?</p> <p>The Council is concerned that Part 4 – Delivering the Spatial Strategy is the shortest section in the draft NPF4 and its omission at this stage in the process is serious and even if budgets are not finalised an estimate of costs and funding would have been helpful.</p> <p>This is a crucial aspect of how a radical and ambitious strategy can be effectively delivered by the practitioners tasked with that management and delivery. It is not just about “planners” but all the essential internal and external inputs from other professionals, including, for example other Council services, Key Agencies, investors and developers and central government departments who provide infrastructure and built development.</p> <p>Alignment of resources is key, and it must include alignment of other plans and strategies and also their respective timescales. The Draft NPF4 needs to set out a clear Capital and Revenue Investment Programme, the Monitoring processes involved, and what additional resources are to be invested in planning services throughout Scotland who are already taking on the burden from the work generated by the Planning Act which imposed 49 new, unfunded duties, and the further unfunded duties that the national polices impose on the Council to address.</p> <p>Any capital investment must be aligned with the associated revenue expenditure, particularly at a time when the Council’s budget is particularly challenging, there is diminishing investment in planning resources, and there is a nationwide shortage of planners.</p>

Paragraph/Question Number	Council's Response
	<p>The draft NPF4 introduces areas requiring particular specialist skills and areas of expertise which will require additional funding for re- skilling and up-skilling, but even then, there is likely to be a strong need for external expertise for a range of assessments set out in the draft national policies.</p> <p>Further clarity is also required on the respective roles and funding streams available from central and local government, multi-agency, private sector, and partnership arrangements.</p> <p>Finally, the Council considers that the Draft NPF4 must align with the Programme for Government and there also has to be alignment of different legislative frameworks.</p>
Part 5 – Annexes	
Question 56	<p>Do you agree that the development measures identified will contribute to each of the outcomes identified in Section 3A(3)(c) of the Town and Country Planning (Scotland) Act 1997?</p> <p>Annex A details the NPF Outcomes Statement which sets out the 6 outcomes identified in the planning legislation. The Council has no specific comments to make on the connections and policy interactions identified but we would like to continue to stress the need for clearer policy wording which needs to be “fit for purpose” in planning decision making and needs to be fully supported by Scottish Government and DPEA in their decision- making processes to back up the decisions made by local Councils.</p> <p>Policies on their own cannot guarantee delivery of development but they can be used to shape the approach to be taken to individual development proposals to assist in clarity and guidance in advance to the development sector.</p> <p>The Council is not the sole custodian of some of the high-level commitments on climate change and zero carbon, for example, and the different roles and responsibilities may need to be made clearer. In many cases the Council’s planning service will only be able to contribute in a minor and supportive way and it will require the collective efforts of all relevant stakeholders to ensure that the objectives of the Spatial Strategy and the policy aspirations set out in the draft NPF4 are achieved.</p>
Question 57	Do you agree with the Minimum All-Tenure Housing Land Requirement (MATHLR) numbers identified above?

Paragraph/Question Number	Council's Response
	As the draft NPF 4 reflect the Council's submission on the Minimum All-Tenure Housing Land Requirement and hasn't deviated from that number, the Council is in agreement with the figure for South Ayrshire.
Question 58	Do you agree with the definitions set out above? Are there any other terms it would be useful to include in the glossary? Please refer to the Council's responses above in relation to terms and definitions that need to be clarified in the glossary.

South Ayrshire Council

**Report by Director - Place
to South Ayrshire Council (Special)
of 10 March 2022**

**Subject: Proposed South Ayrshire Local Development Plan 2
Modification and Adoption**

1. Purpose

- 1.1 The purpose of this report is to seek approval to modify the Proposed South Ayrshire Local Development Plan 2 in line with Scottish Ministers' recommendations arising from the examination of Local Development Plan 2. The report also seeks approval to publish the modified plan and submit it to Scottish Ministers as the Local Development Plan that the Council intends to adopt.

2. Recommendation

2.1 It is recommended that the Council:

- 2.1.1 approves the modified proposed Local Development Plan 2 for publication and submission to Scottish Ministers as the Council's intended adopted local development plan;**
- 2.1.2 agrees that the Service Lead – Planning and Building Standards will facilitate submission of the HRA and SEA to Scottish Ministers;**
- 2.1.3 agrees that the Service Lead – Planning and Building Standards may make any further non notifiable modification/ corrections to text/ grammar/ illustrative material prior to submission to Scottish Ministers; and**
- 2.1.4 agrees to consider Local Development Plan 2's associated Action programme at a future meeting of the Leadership Panel.**

3. Background

- 3.1 On 1 July 2020, the [Council version of the] Modified Proposed Local Development Plan 2 was published for public consultation, together with the Environmental Report Addendum and a suite of other, associated documents, and the Public encouraged to submit comments before the close of the consultation period on 14 August 2020.
- 3.2 Comments and representations made in relation to the above stated consultation were subsequently considered by the Council at its meeting of 1 September 2020, whereby it was decided that no further modifications would be made to the proposed

Local Development Plan 2 (hereafter referred to as LDP2) as a result of those comments and representations.

3.3 In light of the above decision, all unresolved comments and representations [colloquially referred to as 'objections to the Proposed Plan'] were required to be considered by the Scottish Ministers. The Plan (as modified at the meeting of 1 July 2020) was therefore submitted to the Scottish Ministers, together with those representations, and the Councils considered opinion on each of those representations. The requisite Examination process commenced in April 2021, with all matters subsequently considered by means of written representation.

3.4 The Examination was completed in December 2021 and the Report of Examination was submitted to South Ayrshire Council in January 2022. The Report confirms that LDP 2's spatial strategy 'reflects the aspirations of the Council Plan and is consistent with Scottish Government Guidance'. In considering the representations, the Reporter makes several pertinent comments relative to the Plan contents. Significant comments include, inter-alia: -alia:

- That the Spatial Strategy 'supports sustainable growth, consistent with Scottish Planning Policy';
- That the plan's approach to Rural Housing is consistent with Scottish Planning policy;
- That the Strategic Policies 'provide suitable opportunities to consider unallocated development proposals that may come forward that could contribute to the economic growth or regeneration of South Ayrshire, or which are important in terms of the local community';
- That LDP 2's approach to the 'town centre first' approach to retail and leisure development is in accordance with Scottish Government policy;
- That the targeted approach to the development of certain villages is a sensible policy response;
- That LDP 2 makes provision for a surplus of the all tenure housing land supply within the plan period, and that no additional housing sites are required to be allocated within LDP 2;
- That the affordable housing policy is an appropriate policy mechanism to address the shortfall in affordable housing land during the plan period;
- That sites allocated for affordable housing are confirmed as acceptable, subject to appropriate provision for compensatory community facility; and
- That the control of phasing, and use of Supplementary Guidance to manage the Development of South East Ayr is appropriate.

3.5 In addition to the above, and of particular note, the Reporter states that the Council should conclude and publish the outstanding Transport Assessment as soon as possible and carry out necessary consultation on both the Transport Assessment and Supplementary Guidance 'Developer Contributions and Affordable Housing'.

3.6 Notwithstanding, the Reporter has made recommended modifications to LDP 2 as submitted. The recommended modifications are relatively minor in nature and predominantly concern matters of clarity. Modifications recommended by the Reporter are included in Appendix 1 to this report, and the full report can be viewed [here](#).

4. Proposals

- 4.1 In line with Town and Country Planning (Scotland) Act 1997 (as amended) and the Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, the modifications in the Reporter's examination report are binding, except for circumstances where those modifications:
- a) would make it inconsistent with the National Planning Framework,
 - b) would make it incompatible with the Conservation (Natural Habitats etc.) Regulations,
 - c) would make it unacceptable in terms of an environmental assessment, or
 - d) where modifications are based on conclusions that could not have been reached, based on the evidence presented at examination.
- 4.2 Having considered the proposed modifications, none of the above listed circumstances are applicable in this instance. The consideration and implications of those Proposed Modifications is contained in Appendix 2 of this Report.
- 4.3 In light of the above, it is recommended that the Council accepts the modifications to the proposed LDP 2 and approves the modified Plan for submission to Scottish Ministers as the Council's intended adopted Local Development Plan. Once LDP 2 is adopted, it will replace the existing South Ayrshire Local Development Plan and the Town Centres and Retailing Local Development Plan.
- 4.4 It is a necessary requirement that a modified Strategic Environmental Assessment and Habitat Regulations Appraisal (HRA) is submitted to Scottish Ministers alongside the proposed LDP 2. However, due to the timeframes for preparing of the documents for adoption of LDP 2, in relation to entering pre-election period and the availability of a Council meeting, the SEA and HRA are yet to be completed. The SEA and HRA of LDP 2 have previously been approved by Council and only the modifications recommended by the Reporter need to be assessed. As these are technical documents, it is not envisaged that there will be any issues with the assessments, given the fact that modifications are made by Scottish Government and it will be Naturescot and the Scottish Government that will determine if the assessments of the Reporter's modifications are appropriate. It is therefore recommended that the Council agrees delegated powers to the Service Lead-Planning and Building Standards for the completion of the SEA and HRA [on the plan, as recommended to be modified by the Scottish Ministers], and its subsequent submission to the Scottish Ministers alongside LDP 2 as proposed to be modified
- 4.5 Subject to the Council's approval of the modified plan, The Town and Country Planning (Development Planning) (Scotland) Regulations 2008 require that it be published for public inspection, and that copies be placed in all South Ayrshire Public Libraries, Council Offices and on-line. An advert must also be placed in local newspapers. Following on from a 28-day period, the proposed LDP 2 could then be formally adopted, unless Ministers issue the Council with a Direction indicating otherwise. It is understood that this would likely only be relevant if the Council were to reject modifications arising from the Examination Report. Due to the current workload of Scottish Ministers, they are taking longer than the 28-day period, and in some instances are taking up to 56 days, to consider adoption of LDP's; therefore, adoption of the LDP2 is anticipated to be in May 2022 based on current trends.

- 4.6 In adopting LDP 2, the Council must, within 3 months of that adoption, submit an action programme to manage the delivery of the Plan. A draft of the Action Programme (2019) was submitted for Council consideration at 27 June 2019 Council meeting, but a finalised version which reflects and incorporates the recommended LDP 2 modifications will be submitted to the Leadership Panel for consideration within the requisite 3-month timescale.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements..
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 The costs of advertising the intention to adopt the South Ayrshire LDP 2 will be met from existing budgets.

7. Human Resources Implications

- 7.1 None arising directly from this report.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 The risks associated with rejecting the recommendations are a failure to comply with Scottish Government regulations on development plans, and in particular of the associated implications for the Council's consideration of Planning Applications.

9. Equalities

- 9.1 An Equalities Impact Assessment (EQIA) was carried out in respect of the original proposed LDP 2, which identified potential positive and negative equality impacts and any required mitigating actions
- 9.2 The modifications proposed to LDP2 in this Report have been examined through the EQIA Scoping process. The Modifications produce no significant change to the potential positive or negative EQIA impacts identified from the original proposed LDP2 and, therefore, a full EQIA is not required. The EQIA Scoping Assessment is referenced as a background paper, together with the impacts and consideration of each Modification on a policy-by-policy basis.

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - The Scottish Government SEA Gateway has been contacted regarding this plan, and it has been determined that the implications for the environment will continue to be monitored because implications of this decision are likely to be felt for 20 or more years.

11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report. Because alternative policy options and development proposals were considered as part of the plan preparation process.

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Commitments 4 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the Local Economy; and A Better Place to Live/ Enhanced environment through social, cultural, and economic activities.

13. Results of Consultation

- 13.1 There has been public consultation on the contents of this report as required by Regulations and as set out in the Council's Development Plan Scheme (DPS). The LDP 2 Examination Report concluded that the consultation was appropriate relative to the level anticipated in the DPS consultation strategy and [Covid] regulations applicable at the time of consultation.
- 13.2 Consultation has taken place with Councillor Ian Cochrane, Portfolio Holder for Environment, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has taken place with Members of the Planning Liaison Group and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Director - Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Adoption of LDP	May 2022	Service Lead - Planning and Building Standards

- Background Papers**
- (i) Environmental Assessment (Scotland) Act [here](#)
 - (ii) Planning etc. (Scotland) Act 2006 [here](#)
 - (iii) The Town and Country Planning (Development Planning)(Scotland) Regulations 2008 [here](#)
 - (iv) Scottish Government Circular 6/2013 [here](#)
 - (v) Report to South Ayrshire Council of 27 June 2019 [here](#)
 - (vi) South Ayrshire Local Development Plan [here](#)

- (vii) Report to South Ayrshire Council of 24 March 2020
'Proposed Replacement South Ayrshire local
Development Plan [here](#)
- (viii) Report to South Ayrshire Council of 1 September 2020
'Modified proposed Replacement South Ayrshire Local
Development Plan [here](#)
- (ix) Equalities Scoping Assessment [here](#)
- (x) South Ayrshire Local Development Plan 2 as proposed
modified [here](#)

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Date: 3 March 2022

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

Appendix 1

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
001 PLDP2 Spatial Strategy	Modify the local development plan by: <ol style="list-style-type: none"> 1. On page 4, amending the land area shown on the map and indicated as '272 square miles' to read '472 square miles'. 2. Amending the first sentence of Core Principle B8 by adding a comma so that it reads: "We will support the development of rural housing, business development and diversification in appropriate locations". 3. Removing the final sentence of Core Principle C1 which reads as follows: "We will not support development which is not compliant with Strategic Policy 1 'Sustainable Development'." 	33
002 PLDP2 Spatial Strategy - Strategic Policy 1	No modifications.	37
003 PLDP2 Spatial Strategy - Strategic Policy 2	Modify the local development plan by: <ol style="list-style-type: none"> 1. Removing the final sentence (in bold) of Strategic Policy 2: Development Management which reads as follows: "We will not support proposals which do not meet the above (relevant) criteria." 2. Amending the Glossary definition of Kyle Investment Area by removing the term 'LDP policy'. 3. Amending the first sentence of Core Principle B7 to read as follows: "We will support flexible growth within the Carrick Investment Areas and the Kyle Investment Areas". 4. Removing the thirteenth bullet point of Strategic Policy 2: Development Management which commences with: "Comply with the Council's adopted Supplementary Guidance... " 	50
004 LDP2 Proposals Map - General	No modifications.	52
005 PLDP2 Proposals Map - Ayr	Modify the local development plan by: <ol style="list-style-type: none"> 1. Removing site 'DO25 Former Stampworks, West Sanquhar Road' from Appendix E. 	64
006 PLDP2 Proposals Map - Ayr Site AH1	Modify the local development plan by: <ol style="list-style-type: none"> 1. Adding a new column for Dunlop Terrace after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text: "The existing play area should be relocated to an alternative location accessible to the local community, and suitable play equipment and landscaping provided. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the re-provision of open space." 	67

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
007 PLDP2 Proposals Map - Prestwick	No modification.	70
008 PLDP2 Housing Release Site PRES AH01	No modification.	71
009 PLDP2 Proposals Map - Prestwick Housing Site Release	No modification.	72
010 PLDP2 Proposals Map - Troon	No modifications.	87
011 PLDP2 Proposals Map - Troon Housing Release Site	Modify the local development plan by: 1. Adding a new column for Aldersyde Avenue after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text: "Affordable housing development will be restricted to the northern part of the site. The remaining open space to the south will be improved including additional landscaping within the site and along its boundaries. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space."	98
012 PLDP2 Proposals Map - Troon Housing Release Site TRO AH02	Modify the local development plan by: 1. Adding a new column for Buchan Road after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text: "Affordable housing development will be well spaced throughout the site. The remaining open space and the surrounding area will be improved, including the relocation of the existing play area and additional landscaping. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site, and the improvement of the remaining open space."	106
014 PLDP2 Proposals Map - Loans	No modifications.	110
015 PLDP2 Proposals Map - Girvan	No modification.	113
017 PLDP2 Proposals Map - Turnberry	No modification.	117
018 PLDP2 Proposals Map - Maidens	No modification.	121
019 PLDP2 Proposals Map	No modifications.	125

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
- Coylton (Joppa)		
020 PLDP2 Proposals Map - Tarbolton	Modify the local development plan by: 1. Amending the text for the following site in the development opportunity table in Appendix E as follows: "DO41; Ayr Road; Tarbolton; light industry and/or residential use." 2. Deleting the general industrial designation of the site at Ayr Road from the proposals map for Tarbolton, and including the site within the predominantly residential area.	139
021 PLDP2 Proposals Map - Symington	No modifications.	158
022 PLDP2 Proposals Map - Monkton	No modifications.	171
023 PLDP2 Proposals Map Dundonald	No modifications.	179
024 PLDP2 LDP Policy - Tourism	Modify the local development plan by: 1. Replacing the first occurrence of the word "facilities" with the word "infrastructure" in the first paragraph of LDP policy: tourism. 2. Deleting the text of the third paragraph of LDP policy: tourism (excluding criteria a. and b.) and, in its place, adding the following new text: "We will encourage proposals that would improve the standards and appearance of tourist accommodation and we will allow new sites and accommodation to be developed (or existing sites to be expanded) provided that:".	187
025 PLDP2 Policy - Business and Industry	No modifications.	190
026 PLDP2 Policy – Ports	Modify the local development plan by: 1. Deleting the second sentence of the first paragraph of LDP policy: ports and, in its place, adding the following replacement text: "Any development must: a. preserve or enhance any relevant cultural heritage asset; b. conserve biodiversity; c. conserve and, where possible, improve habitats, and d. protect and, where necessary, improve marine water quality."	192
027 PLDP2 Policy - Glasgow Prestwick Airport	No modifications.	196

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
& National Aerospace and Space Centre		
028 PLDP2 Policy - Newton-on-Ayr	Modify the local development plan by: 1. Deleting the words "or as may be altered by the preparation of the Newton masterplan" from paragraph (b) of LDP policy: Newton-on-Ayr.	199
029 PLDP2 LDP Policy - Heathfield	No modifications.	202
030 PLDP2 Proposals Map - Heathfield Strategy Inset Map	No modifications.	208
031 PLDP2 Policy - Development Opportunities	No modifications.	211
032 PLDP2 Policy - Town Centre First Principle	No modifications.	213
033 PLDP2 Town Centre (Guiding Land Use)	No modifications.	215
034 PLDP2 Commercial Centre (Heathfield)	No modifications.	218
035 PLDP2 Small Town Centres and Local Neighbourhood Centres	Modify the local development plan by: 1. Amending the fourth paragraph of LDP policy: small town centres and local neighbourhood centres as follows: "The council will prepare Supplementary Guidance, including a site design brief, which identifies land for a local neighbourhood centre and community facilities within phase 1 of the South East Ayr development (Corton), to serve the local catchment, together with provision for active, public and private modes of transport."	221
036 PLDP2 Leisure Development	Modify the local development plan by: 1. Adding the following paragraph to the end of LDP policy: general retail - Sequential approach: "We will be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations." 2. Amending the preamble to LDP policy: leisure development to read as follows: "Scottish Government policy directs future leisure development that is likely to attract significant numbers of people, to town centres, or at the edge of town centres, rather than outside them."	224

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																				
	3. Amending the first sentence of LDP policy: leisure development so that it reads as follows: "We will use the 'sequential approach' when choosing locations for all leisure uses likely to generate significant footfall and where this would direct development to the most appropriate location."																																					
037 PLDP2 Maintaining and Protecting Land for Housing	<p>Modify the local development plan by:</p> <p>1. Amending the text of the first two sentences in the fourth paragraph on page 62 to read as follows: "In calculating the requirement for the plan period (2021 to 2032) we have added a lead-in allowance of 5 years from the date of the HNDA, giving an all tenure housing supply target of 4320 new homes. We have increased this target by a margin of 20% to establish a housing land requirement of 5184 units."</p> <p>2. Adding the following text to the end of the last paragraph on page 62: "The council acknowledges the predicted shortfall in affordable housing over the period of the plan but expects that to be reduced by implementing LDP policy: affordable housing, and by increasing the supply of affordable housing generally."</p> <p>3. Replacing the table on page 62 with the following:</p> <p>Housing Land Requirement 2016 to 2032</p> <table border="1" data-bbox="548 826 1675 1412"> <thead> <tr> <th></th> <th>Private</th> <th>Affordable</th> <th>All Tenure</th> </tr> </thead> <tbody> <tr> <td>Housing Supply Target (270pa) – 135pa private and 135pa affordable</td> <td>2160</td> <td>2160</td> <td>4320</td> </tr> <tr> <td>Housing Land Requirement (including 20% generosity)</td> <td>2592</td> <td>2592</td> <td>5184</td> </tr> <tr> <td>Completions 2016 to 2020</td> <td>822</td> <td>320</td> <td>1142</td> </tr> <tr> <td>Demolitions 2016 to 2020</td> <td>9</td> <td>51</td> <td>60</td> </tr> <tr> <td>Residual Housing Land Requirement 2020 to 2032</td> <td>1779</td> <td>2323</td> <td>4102</td> </tr> <tr> <td>Remaining capacity effective supply + 2 yrs affordable completions @ 69pa</td> <td>4000</td> <td>873</td> <td>4873</td> </tr> <tr> <td>Remaining capacity effective supply + 2 yrs completions @ 228pa (69pa affordable, 159pa private)</td> <td>318</td> <td>138</td> <td>456</td> </tr> <tr> <td>Planned demolitions</td> <td>0</td> <td>234</td> <td>234</td> </tr> </tbody> </table>		Private	Affordable	All Tenure	Housing Supply Target (270pa) – 135pa private and 135pa affordable	2160	2160	4320	Housing Land Requirement (including 20% generosity)	2592	2592	5184	Completions 2016 to 2020	822	320	1142	Demolitions 2016 to 2020	9	51	60	Residual Housing Land Requirement 2020 to 2032	1779	2323	4102	Remaining capacity effective supply + 2 yrs affordable completions @ 69pa	4000	873	4873	Remaining capacity effective supply + 2 yrs completions @ 228pa (69pa affordable, 159pa private)	318	138	456	Planned demolitions	0	234	234	272
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**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS				REPORT PAGE NO																																																						
	Future windfall 2020 to 2032	288	288	576																																																							
	Additional MPLDP2 Release Sites	45	110	155																																																							
	Total housing land supply	4651	1175	5826																																																							
	Surplus/Shortfall	+2872	-1148	+1724																																																							
	<p>4. Amending the text in the first sentence in the fourth paragraph of LDP policy: maintaining and protecting land for housing to read as follows: "Appendix D sets out the indicative number of houses to be built on each of the Existing Housing Allocation Sites and Proposed Housing Release Sites including guidance on what could limit the release of any particular site."</p> <p>5. Amending the text in the second sentence in the final paragraph of LDP policy: maintaining and protecting land for housing to read as follows: "In the period 2032 to 2042 around 2700 new homes may be required."</p> <p>6. Replacing all the Proposals Maps on pages 22 to 36 with those provided in the council's response to further information request FIR23.</p> <p>7. Adding a table of the Existing Housing Allocation Sites to Appendix D as follows:</p>																																																										
	<table border="1"> <thead> <tr> <th colspan="5">Local Development Plan 2 Existing Housing Allocation Sites</th> </tr> <tr> <th>Settlement</th> <th>Site Name/Address</th> <th>Settlement Reference</th> <th>Map</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Annbank</td> <td></td> <td>ANN1</td> <td></td> <td>45</td> </tr> <tr> <td rowspan="3">Ayr</td> <td>Mainholm</td> <td>AYR1</td> <td></td> <td>160</td> </tr> <tr> <td>Holmston House</td> <td>AYR2</td> <td></td> <td>33</td> </tr> <tr> <td>South East Ayr</td> <td>AYR4</td> <td></td> <td>2700</td> </tr> <tr> <td rowspan="5">Coylton</td> <td>Hole Road West</td> <td>COY1</td> <td></td> <td>125</td> </tr> <tr> <td>Hole Road East</td> <td>COY2</td> <td></td> <td>12</td> </tr> <tr> <td>Rear of Primary School</td> <td>COY3</td> <td></td> <td>54</td> </tr> <tr> <td>Gallowhill</td> <td>COY4</td> <td></td> <td>120</td> </tr> <tr> <td>Manse Road</td> <td>COY5</td> <td></td> <td>53</td> </tr> <tr> <td>Crosshill</td> <td></td> <td>CRO1</td> <td></td> <td>35</td> </tr> </tbody> </table>				Local Development Plan 2 Existing Housing Allocation Sites					Settlement	Site Name/Address	Settlement Reference	Map	Indicative capacity	Annbank		ANN1		45	Ayr	Mainholm	AYR1		160	Holmston House	AYR2		33	South East Ayr	AYR4		2700	Coylton	Hole Road West	COY1		125	Hole Road East	COY2		12	Rear of Primary School	COY3		54	Gallowhill	COY4		120	Manse Road	COY5		53	Crosshill		CRO1		35	
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ISSUES	REPORTER'S RECOMMENDATIONS				REPORT PAGE NO
	Dailly		DAI1	12	
	Dundonald		DUN1	25	
			DUN2	180	
			DUN3	45	
	Fisherton		FISH1	7	
	Girvan		GIR1	48	
			GIR2	25	
			GIR3	17	
	Kirkmichael		KIKM1	35	
	Kirkoswald		KIRK1	7	
	Maybole		MAYB1	105	
			MAYB2	100	
		Tunnoch Farm	MAYB3	124	
			MAYB4	40	
	Minishant		MIN1	90	
			MIN2	7	
	Monkton		MON1	278	
	Straiton		STR1	12	
	Symington		SYM1	137	
	Tarbolton		TAR1	90	
038 PLDP2 Residential Policy Within Settlements, Release Sites & Windfall Sites	No modifications.				278
039 PLDP2 Policy Sustainable Village Growth (Residential Development)	No modifications.				280
040 PLDP2 Rural Housing	No modification.				282
041 PLDP2 Gypsy and Traveller Accommodation	No modifications.				284
042 PLDP2 Telecommunications	Modify the proposed local development plan by: 1. Adding to the following new text after the first paragraph of LDP policy: telecommunications:				287

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“All proposals for telecommunications and other digital infrastructure development should ensure that the following options are considered when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> • mast or site sharing; • installation on buildings or other existing structures; • installing the smallest suitable equipment, commensurate with technological requirements; • concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and • installation of ground-based masts. <p>The information included within such applications must include:</p> <ul style="list-style-type: none"> • an explanation of how the proposed equipment fits into the wider network; • a description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution; • details of the design, including height, materials and all components of the proposal; • details of any proposed landscaping and screen planting, where appropriate; • an assessment of the cumulative effects of the proposed development in combination with existing equipment in the area; • a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation; and • an assessment of visual impact, where relevant, and in all cases where development is proposed within the Galloway and Southern Ayrshire Biosphere and the Galloway Forest Dark Sky Park.” 	
043 PLDP2 Craigie Estate	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Appending a note to the text of LDP policy: Craigie Estate as follows: “Note: there is ancient woodland within the Craigie Estate, and therefore development proposals would need to comply with LDP policy: natural heritage and LDP policy: woodland and forestry, in addition to complying with this policy.” 	290
044 PLDP2 Open Space	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text: “, unless we decide otherwise” from criterion c. of LDP policy: open space. 	297
045 PLDP2 Policy - The Green Belt	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing the final bullet point within LDP policy: green belt and the text “and” at the end of the fifth bullet point and inserting the following text as a separate paragraph: “Development in the green belt should protect, promote and help to develop green networks and opportunities for access to the countryside, consistent with LDP policy: green networks and LDP policy: 	307

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	outdoor public access and core paths.”	
046 PLDP2 Policy - Galloway and Southern Ayrshire Biosphere	Modify the local development plan by: 1. Replacing the word “aims” with the word “goals” in the text of LDP policy: Galloway and Southern Ayrshire Biosphere.	310
047 PLDP2 Policy - Dark Skies	No modifications.	312
048 PLDP2 Policy - Landscape Quality	Modify the local development plan by: 1. Removing the following text: “and the extent of any economic benefit” from the last sentence of LDP policy: landscape quality.	317
049 PLDP2 Policy - The Coast	No modifications.	320
050 PLDP2 Policy - Woodland and Forestry	Modify the proposed local development plan by: 1. Adding the following new paragraphs after criterion b. of LDP policy: woodland and forestry: “Relevant advice contained within The Scottish Government’s Policy on Control of Woodland Removal will be taken into account when determining planning applications. This will include: c. a presumption in favour of protecting all woodlands of high nature conservation or landscape value; d. requiring compensatory planting where woodland would be removed, and e. encouraging the creation of new areas of woodland comprising native species. In particular, we will seek to protect and enhance ancient semi-natural woodland as an important and irreplaceable natural resource. Where development would be located close to ancient semi-natural woodland, or other woodlands of high nature conservation value, proposals should: f. make provision for an appropriate buffer zone, and g. where possible, prevent or manage public access to these woodlands.”	324
051 PLDP2 Policy - Preserving Trees	Modify the proposed local development plan by: 1. Deleting the second sentence of the first paragraph of LDP policy: preserving trees and, in its place, adding the following new sentence: “Ancient and veteran trees of high nature conservation and landscape value will be protected. The planning authority will work with developers to agree a defined root protection area for all retained trees likely to be adversely affected by development. All such root protection areas will be safeguarded by condition throughout the course of development.” 2. Deleting the phrase: “replace them with new appropriate compensatory planting” in the second paragraph of LDP policy: preserving trees and, in its place, adding the following new phrase: “provide	328

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	compensatory planting using native species".	
052 PLDP2 Policy - Green Networks and the Central Scotland Green Network (CSGN)	No modifications.	332
053 PLDP2 Policy - Flooding and Development	Modify the local development plan by: 1. Deleting the text: "Where possible," from the third sentence of the third paragraph (entitled "SUDS") of LDP policy: flood and development.	336
054 PLDP2 Policy - Agricultural Land	No modifications.	339
055 PLDP2 Policy - Air, Noise and Light Pollution	Modify the local development plan by: 1. Deleting "significant numbers of" from the first paragraph of LDP policy: air, noise and light pollution.	344
056 PLDP2 Policy - Minerals & Aggregates (formerly Minerals, Aggregates and Coal)	No modifications.	347
057 PLDP2 - Low and Zero-Carbon Buildings	Modify the local development plan by: 1. Replacing "and" with "or" after the semicolon in criterion a. of LDP policy: low- and zero-carbon buildings.	351
058 PLDP2 Policy - Renewable Energy	No modifications.	355
059 PLDP2 Wind Energy	Modify the local development plan by: 1. Replacing "The Climate Change (Emissions and Target) (Scotland) Act 2019 sets out the Scottish Government vision to be net zero emissions by 2045" from the second sentence of the first paragraph of the supporting text for LDP policy: wind energy with the following new text: "Sections 1A and 2 of the Climate Change (Scotland) Act 2009 (as amended) requires the Scottish Government to progress towards reaching a specified net-zero emissions target within a specified time period". 2. Adding "that can contribute to the net-zero target." to the end of the second sentence of the first paragraph of the supporting text for LDP policy: wind energy. 3. Adding the following new paragraphs immediately below the last criterion of LDP policy: wind energy (refer to Issue 103 for other modifications):	364

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>"In applying criteria a. to i. above, the South Ayrshire Landscape Wind Capacity Study 2018 (or any subsequent update thereof) and the South Ayrshire Local Landscape Area Review 2018 will be treated as important material considerations.</p> <p>All proposals for onshore wind development will be assessed against the criteria set out in paragraph 169 of Scottish Planning Policy and should take account of any relevant Local Landscape Area management recommendations contained within the South Ayrshire Local Landscape Area Review 2018.</p> <p>All applications for onshore wind development should be accompanied by a site specific landscape and visual impact assessment that is proportionate to the scale of the proposed development.</p> <p>Proposals to repower existing wind farms which are already in suitable sites where environmental and other impacts have been shown to be capable of mitigation can help to maintain or enhance installed capacity, underpinning renewable energy generation targets. The current use of the site as a wind farm will be a material consideration in any such proposals."</p>	
060 PLDP2 Policy - Heat Networks	No modifications.	368
061 PLDP2 Policy - Historic Environment	<p>Modify the proposed local development plan by:</p> <p>1. Replacing the first sentence of the paragraph under the subheading "Scheduled Monuments" on page 86 with the following new wording: "Development proposals that would adversely affect the integrity of the setting of a scheduled monument will not be permitted unless justified by exceptional circumstances."</p>	371
062 PLDP2 Policy - Natural Heritage	<p>Modify the local development plan by:</p> <p>1. Deleting the text of criterion a. and criterion b. in the first section (International Designations) of LDP policy: natural heritage and substituting therefor the following new criteria: "a. there would be no adverse effect upon the integrity of the site; or b. there are no alternative solutions; and c. there are imperative reasons of overriding public interest, including those of a social or economic nature; and d. suitable compensatory measures have been identified and agreed."</p> <p>2. Deleting the text of criterion a. and criterion b. in the second section (National Designations) of LDP policy: natural heritage and substituting therefor the following new criteria: "a. the objectives of designation and the overall integrity of the area will not be compromised; or b. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance."</p>	375

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
063 PLDP2 Policy - Waste Management	Modify the local development plan by: 1. Deleting "effect on the landscape of the area and how the area looks" from criterion g. of LDP policy: waste management and substituting therewith the following new text: "impact upon visual amenity". 2. Replacing the word "smell" with the word "odour" in criterion h. of LDP policy: waste management.	377
064 PLDP2 Policy - Land Use and Transport	Modify the local development plan by: 1. Adding the following sentence to the end of the first paragraph of the supporting text under the heading of land use and transport on page 90: "The aim is to promote development which maximises the extent to which travel demands are met first through walking and wheeling, then cycling, then public transport and finally through the use of private cars". 2. Adding the following sentence to the end of paragraph (c) of LDP policy: land use and transport: "Where the proposed development would be for significant travel-generating uses, access to local facilities via public transport networks should not involve walking more than 400m".	380
065 PLDP2 Policy - Rail Investment	Modify the local development plan by: 1. Amending the term "rail halt" to "rail station" within the second paragraph of the supporting text under the heading of rail investment on page 91. 2. Amending the text of the final paragraph of LDP policy: rail investment as follows: "The council will support proposals for, and consider the implications of a new rail station at South East Ayr/Ayr Hospital, which is currently being considered within the second Strategic Transport Projects Review. The council will also be supportive of the provision of potential rail freight facilities at East Sanquhar, within the National Aerospace and Space Centre strategy area."	385
066 PLDP2 Policy - Public Transport	No modifications.	387
067 PLDP2 Policy - Town Centre Traffic Management	No modifications.	389
068 PLDP2 Policy - Outdoor Public Access and Core Paths	Modify the local development plan by: 1. Adding " (e.g. The Culzean Way)" between "...disused railway lines" and ", riverside walkways..." in the first paragraph of LDP policy: outdoor public access and core paths.	395
069 MPLDP2 Spatial Strategy	No modifications.	408
070 MPLDP2 Strategic	Modify the local development plan by:	413

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Policy 1	1. Moving the text in green under Strategic Policy 1 which states: "When considering development proposals, due weight will be given to the consideration of net economic benefit" so that it appears as a final bullet point in the policy. 2. Amending the second bullet point in Strategic Policy 1 so that it reads: "Protects and safeguards the integrity of designated sites".	
071 MPLDP2 Spatial Strategy Strategic Policy 2 - Development Management	No modifications.	414
072 MPLDP2 Proposals Map - Ayr	No modifications.	421
073 MPLDP2 Proposals Map - Ayr - Site AH01	No modifications.	424
074 MPLDP2 Proposals Map - Ayr - Site AH02	Modify the local development plan by: 1. Adding a new column for Westwood Avenue after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text: "The remaining open space and the surrounding area will be improved, including the relocation of the existing play area with upgraded facilities, and the provision of a community garden to provide growing space for the local community. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space."	429
075 MPLDP2 Proposals Map - Prestwick	Modify the local development plan by: 1. Amending the Prestwick Proposals Map so that the property 33 Sherwood Road is removed from 'General Industry' and identified within the 'Predominantly Residential Area'.	431
076 MPLDP2 Proposals Map - Prestwick - Site AH1	Modify the local development plan by: 1. Adding a new column for Afton Avenue and Afton Park after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text: "The adjacent open space to the south will be improved as part of this development. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of open space."	434
077 MPLDP2 Proposals Map - Prestwick - Site PRES2	No modification.	437
078 MPLDP2 Proposals	No modifications.	441

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Map - Troon		
079 MPLDP2 Proposals Map - Troon - Site TRO AH01	No modifications.	443
080 MPLDP2 Proposals Map - Troon - Site TRO AH01	No modifications.	446
081 MPLDP2 Proposals Map - Mossblown	No modifications.	449
082 MPLDP2 Proposals Map - Tarbolton	No modifications.	451
083 MPLDP2 Proposals Map - Symington	Modify the local development plan by: 1. Adding the following site to the development opportunity table in Appendix E as follows: "DO_; land at Symington Road North; Symington; commercial or other compatible use."	457
084 MPLDP2 Proposals Map - Monkton	No modifications.	459
085 MPLDP2 Policy - Tourism	No modifications.	461
086 MPLDP2 Policy - Business and Industry	Modify the local development plan by: 1. Deleting criterion e. of LDP policy: business and industry and, in its place, adding the following new criterion: "e. it accords fully with LDP policy: sustainable village growth (residential development).". 2. Deleting the fourth paragraph (commencing "Additional...") and sixth paragraph (commencing "There...") of LDP policy: business and industry. 3. Adding the following new sentences after the final sentence of the supporting text for LDP policy: business and industry: "Additional guidance for rural business development will be provided in the Council's 'Rural Business Procedure Note'. There is specific guidance relating to industrial areas in the settlement maps, and the strategy maps for National Aerospace & Space Centre and the Heathfield and Newton areas. We will support proposals for industrial uses within industrial areas in line with the guidance in the local development plan map."	465
087 MPLDP2 Development	Modify the local development plan by:	469

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																																								
Opportunity Schedule	Removing site 'DO38 Heathfield Road, Prestwick' from Appendix E.																																																									
088 MPLDP2 Infrastructure Provision	<p>Modify the local development plan by:</p> <p>1. On pages 12 and 90 of the plan, replacing the statements: "The LDP Action Programme will be prepared and regularly updated to reflect any mitigation required (and responsibilities) to support these proposals and how they will be funded and delivered. The need for any developer contributions will be identified within the LDP and detailed within the Action Programme." with the following: "The need for any developer contributions will be identified in line with LDP policy: delivering infrastructure and set out within Supplementary Guidance and further reflected within the Action Programme."</p> <p>2. Replacing the second paragraph of the preamble to LDP policy: delivering infrastructure with the following: "The following table provides information on the types of development and the developer contributions the Council may seek to address identified local or cumulative impacts on infrastructure by the proposed development. Further detail and guidance on the specific types of development and developer contributions and what they relate to, as detailed in the table, will be provided within the Developer Contributions and Affordable Housing Supplementary Guidance.</p> <p>3. Inserting the following table after the paragraph above:</p> <p>Table 1: Contributions by type of development</p> <table border="1" data-bbox="539 995 1928 1410"> <thead> <tr> <th>Type of development</th> <th>Off-site (transportation) infrastructure</th> <th>Recreational facilities</th> <th>Community Facilities</th> <th>Open space and green networks</th> <th>Educational facilities</th> <th>Affordable housing</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>√</td> <td>√</td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Non-commercial</td> <td>√</td> <td>√</td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Residential</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>Wind farms</td> <td>√</td> <td>√</td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Renewable Energy</td> <td>√</td> <td></td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Minerals</td> <td>√</td> <td></td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Anticipated</td> <td>Related to</td> <td>Settlement</td> <td>Settlement</td> <td>Settlement /</td> <td>Primary</td> <td>Housing</td> </tr> </tbody> </table>	Type of development	Off-site (transportation) infrastructure	Recreational facilities	Community Facilities	Open space and green networks	Educational facilities	Affordable housing	Commercial	√	√		√			Non-commercial	√	√		√			Residential	√	√	√	√	√	√	Wind farms	√	√		√			Renewable Energy	√			√			Minerals	√			√			Anticipated	Related to	Settlement	Settlement	Settlement /	Primary	Housing	477
Type of development	Off-site (transportation) infrastructure	Recreational facilities	Community Facilities	Open space and green networks	Educational facilities	Affordable housing																																																				
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ISSUES	REPORTER'S RECOMMENDATIONS							REPORT PAGE NO
	location of infrastructure improvement	location of development. South East Ayr – New Active travel routes over A77.	level. New recreational and associated facilities at South East Ayr.	level. New community facilities at South East Ayr.	Related to location of development.	school catchment and Secondary school catchment where able and there are no school estate constraints. New primary school at South East Ayr.	Market Area.	
	Potential Areas for Developer Contributions							
	Off-site (transportation) infrastructure	<p>Strategic Road: Doonholm Road Junction of A77 to Dutchhouse roundabout, through to Monktonhead roundabout.</p> <p>Strategic Rail: To support and safeguard land for provision of a South East Ayr rail station, road access and associated facilities including park and ride. To safeguard land for rail spur at East Sanquhar A site to facilitate rail to airfreight link for the National Aerospace and Space Centre land.</p> <p>Local transportation: To support the hierarchy of travel informed by Transport Assessments, Travel Plans, Local Transport Strategy and Active Travel Strategy.</p> <p>Active Travel: Where routes or infrastructure is needed to promote sustainable transport options.</p> <p>Bus Transportation: To secure access to promote sustainable transport options.</p> <p>Local Road Network: To secure improvements to mitigate the impacts of development and ensure safety of road users.</p>						

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ISSUES	REPORTER'S RECOMMENDATIONS		REPORT PAGE NO
		<p>Other off-site provisions: Issues that are identified through planning application process that are required to mitigate the impacts of development, such as, but not limited to, water and flood infrastructure.</p>	
	Recreational facilities	<p>Where the existing facilities do not have the capacity to accommodate new residents or where recreational space is lost because of development and replacement facilities are required. South East Ayr's site brief highlights the requirement for new facilities to directly service new development. This is to ensure facilities are accessible for residents by primarily by active travel.</p>	
	Community facilities	<p>Where there are deficiencies (physical capacity), including healthcare, due to the demand generated by the development (or cumulatively) or where the proposals lead to a loss of community space. South East Ayr strategic development requires new facilities to directly to service new development in accordance with this site's design brief in SG: Housing Site Designs briefs.</p>	
	Open space and green networks	<p>Where contributions are required to enhance open space provision off-site to support development. To improve and extend our green and blue networks both on-site and off-site through protection/ compensation and enhancements of habitats and access: through providing missing connections, where appropriate and in line with SG: Green networks and the Council's Biodiversity strategy. New development will be expected to pay proportionately towards new green network improvements, which benefit their developments.</p>	
	Educational facilities	<p>Applies to all new private residential units with 2 bedrooms or more where there is insufficient capacity within catchment nursery/schools to accommodate children from proposed development. This will include any schools where several proposed developments (cumulative) impact their capacity causing the capacity to rise above 90% of total pupil capacity, taking into account consented development. To ensure the school estate can accommodate pupils generated from new development. South East Ayr will require new primary school within development site to service the new development in line with SG: Housing Site Design Briefs requirement for this strategic development.</p>	
	Affordable	<p>In accordance with policy: affordable housing. The Council will seek a target</p>	

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS		REPORT PAGE NO
	housing	contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units.	
	<p>4. Amending LDP policy: delivering infrastructure so that it reads as follows: “We will expect all new development proposals to include: a. All on site infrastructure which is directly related to the proposed use and is required to allow the effective operation of the proposed use; and b. Measures to ensure the provision of any off-site infrastructure which is necessary to accommodate the development and therefore make the development acceptable in planning terms, without placing an extra burden on the existing community. Table 1 sets out the items and circumstances where developer contributions may be sought. The Council will prepare Supplementary Guidance 'Developer Contributions' setting out further detail and guidance on the specific types of development and developer contributions and what they relate to, and the methods of calculating the contributions and the projects to which the contributions would be made. All requirements will be related to the scale, nature and kind to the development and calculated on a case by case basis, and any planning obligations should be in accordance with Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Where there are several developments causing a cumulative impact on infrastructure, we will seek contributions proportionate to the scale of each of the proposed developments to ensure contributions are fair and reasonable. If a developer has to provide infrastructure as part of the development proposal we will apply appropriately worded conditions or use other suitable methods to achieve this. In exceptional circumstances, where a development would bring significant economic, social or environmental benefits, but would not be viable due to the costs of off-site infrastructure, we may agree to waive or reduce contributions. However developers will need to demonstrate that such circumstances apply and that there are alternative measures to address the infrastructure deficiencies caused by the development.”</p> <p>5. Adding the following item and definition to the Glossary: “Community Facility: Facility providing an important public resource for a community and which, in the case of proposed facilities are of a scale and location appropriate to the community to be served. Such facilities are primarily those currently within Classes 10 and 11 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as well and conventional healthcare uses.”</p>		

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
089 MPLDP2 Network of Centres	No modifications.	483
090 MPLDP2 General Retail	No modifications.	486
091 MPLDP2 Small Town Centres and Local Neighbourhood Centres	No modifications.	488
092 MPLDP2 Maintaining and Protecting Land for Housing	No modifications.	505
093 MPLDP2 Residential Policy within Settlements, Release Sites and Windfall Sites	No modifications.	507
094 MPLDP2 Rural Housing	No modifications.	509
095 MPLDP2 Affordable Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding a second sentence into the preamble to LDP policy: affordable housing as follows: "Scottish Planning Policy also expects the local development plan to make provision for specialist housing where a need has been identified." 2. Amending the last sentence of the preamble to LDP policy: affordable housing so that it reads as follows: "Sites have been allocated specifically for the provision of affordable housing, but the Council expects that all residential development sites of a certain size should have an integrated contribution for the provision of affordable housing, including specialist housing." 3. Amending the title and text of LDP policy: affordable housing so that it reads as follows: "LDP policy: affordable (including specialist) housing We will aim to provide affordable (including specialist) housing as follows: <ol style="list-style-type: none"> a. In all areas apart from Maybole and Girvan, we will ask for a target contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units. 	512

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>b. We expect affordable (including specialist) housing to be provided on-site where possible, and in the first instance, through social rented housing. Where this is not practical, or the Council considers it inappropriate, or it would not meet local needs, a range of other housing tenures and mechanisms to provide affordable housing may be considered acceptable.</p> <p>In all areas where the prospective developer can demonstrate, to the Council's satisfaction, that affordable housing would have a critical effect on the economic viability of the proposal, we will take this into account in considering the range of affordable tenure types and delivery mechanisms that would be appropriate in the circumstances.</p> <p>We will develop supplementary guidance to provide further detail on the implementation of this policy and on a site by site basis, we will use the HNDA and housing waiting lists to determine the suitability of sites for a range of affordable and specialist housing."</p>	
096 MPLDP2 Open Space	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text of criterion d. of LDP policy: open space and, in its place adding the following new text: "the proposed development is ancillary to the principal use of the site as an outdoor sports facility;" 2. Altering the referencing of criterion e. and criterion f. of LDP policy: open space to read criterion f. and criterion g. respectively. 3. Adding a new criterion e. after the modified criterion d. of LDP policy: open space, to read: "e. the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;" 	514
097 MPLDP2 Policy - Greenbelt	No modifications.	515
098 MPLDP2 Policy - Galloway and Southern Ayrshire Biosphere	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding the following new paragraph after the text of LDP policy: Galloway and Southern Ayrshire Biosphere: "Development must be appropriate to the role of the different zones within the Biosphere." 	517
099 MPLDP2 Policy - Flooding and Development	No modifications.	519
100 MPLDP2 Policy - Agricultural Land	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending LDP policy: agricultural land to read as follows: "We will protect prime agricultural land from irreversible development, unless developers can show that the development is essential and: 	521

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>a. in conformity with the LDP Strategy; b. necessary to meet an established need; or c. of a small scale which is directly related to rural business. Where it is essential for prime agricultural land to be used for the generation of energy from a renewable source, all development proposals must make secure provision for restoration to return the land to its former status once generation has ceased.”</p>	
101 MPLDP2 Policy - Air, Noise and Light Pollution	No modifications.	523
102 MPLDP2 Policy - Renewable Energy	<p>Modify the local development plan by: 1. Deleting the last paragraph of LDP policy: renewable energy. 2. Deleting the second and third sentences of the entry for ‘Statutory adaptation programme’ in Appendix C: Glossary and, in their place, adding the following new text: “The second 5-yearly plan, Climate Ready Scotland: Scotland’s Climate Change Adaptation Programme, was published in September 2019 and sets out policies, proposals and research to increase the capacity of Scotland’s communities, businesses and natural environment to adapt to a changing climate.” 3. Deleting the first sentence of the supporting text for LDP policy: renewable energy and substituting therefor the following new text: “Sections 1A and 2 of the Climate Change (Scotland) Act 2009 (as amended) requires the Scottish Government to progress towards reaching a specified net-zero emissions target within a specified time period.”.</p>	529
103 MPLDP2 Policy - Wind Energy	<p>Modify the local development plan by: 1. Deleting the final 3 paragraphs of LDP policy: wind energy. 2. Rewording LDP policy: wind energy so that it reads as follows (refer to Issue 59 for other modifications): “LDP policy: wind energy We will support proposals for wind energy development (including repowering or extensions) comprising one or more wind turbine greater than 15 metres to blade tip. Proposals for wind farms on sites that are not within Group 1 or Group 2 areas, as described in Scottish Planning Policy Table 1, are likely to be acceptable subject to detailed consideration against the criteria set out below. All proposals will be assessed against the following criteria. a. They consider and respect the main landscape features and character through careful site selection, layout and overall design. Potential impacts will be mitigated appropriately to ensure that significant</p>	538

**Proposed South Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>effects on the landscape and the wider area are minimised;</p> <p>b. They do not have an unacceptably detrimental visual impact, taking into account views experienced from surrounding residential properties and settlements, public roads and paths, significant public viewpoints, and important recreational assets and tourist attractions;</p> <p>c. The extent to which they would have a positive net economic impact, including local and community socio-economic benefits such as employment, business and supply chain opportunities;</p> <p>d. The extent to which they would contribute to renewable energy generation targets and to the Scottish Government's net-zero target;</p> <p>e. They would have no other unacceptably detrimental effect upon the amenity of nearby residents, including from noise and shadow flicker;</p> <p>f. Taking into account the criteria in LDP policy: natural heritage, they would not have an unacceptably detrimental effect upon natural heritage, including wild land, birds and carbon rich soils;</p> <p>g. Taking into account the criteria in LDP policy: historic environment and LDP policy: archaeology, they would not have an unacceptably detrimental effect upon the historic environment;</p> <p>h. They would not adversely affect aviation safety or defence interests, as well as telecommunications and broadcasting installations, ensuring in particular that transmission links are not compromised; and</p> <p>i. Their cumulative impact in combination with other existing and approved wind energy developments, and those for which applications for approval have already been submitted, is acceptable."</p>	
104 MPLDP2 Policy - Natural Heritage	No modifications.	541
105 MPLDP2 Policy - Waste Management	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Inserting "and" between "...Policy," and " Scottish..." in criterion a. of LDP policy: waste management. 2. Deleting ", SEPA's on-line guidance for low carbon place /zero waste/ waste advice" from criterion a. of LDP policy: waste management. 3. Replacing the words "and agreed types of waste" in criterion f. of LDP policy: waste management with the following: "types of waste and secondary material as agreed through environmental regulation/permit or licence for that site". 	544
106 MPLDP2 Policy - Land Use and Transport	No modifications.	546
107 MPLDP2 Policy - Rail Investment	No modifications.	548

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
108 MPLDP2 Policy - Developing Roads	No modifications.	549
109 MPLDP2 Policy - Public Transport	No modifications.	550
110 LDP Policy - Outdoor Public Access and Core Paths	Modify the local development plan by: 1. Deleting the last paragraph of LDP policy: outdoor public access and core paths.	553

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Appendix 2

ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
001 PLDP2 Spatial Strategy	Modify the local development plan by: 1. On page 4, amending the land area shown on the map and indicated as '272 square miles' to read '472 square miles'. 2. Amending the first sentence of Core Principle B8 by adding a comma so that it reads: "We will support the development of rural housing, business development and diversification in appropriate locations". 3. Removing the final sentence of Core Principle C1 which reads as follows: "We will not support development which is not compliant with Strategic Policy 1 'Sustainable Development'."	33	<p>Agree to Modification: agree to the correction of a typographical error, which should be 476 square miles</p> <p>Agree to Modification: correction of typographical error</p> <p>Agree to Modification: wording is superfluous to rest of Principle and its associated context with Strategic Policy 2. No consequential change to substance of Principle C1.</p>
002 PLDP2 Spatial Strategy – Strategic Policy 1	No modifications.	37	N/A
003 PLDP2 Spatial Strategy - Strategic Policy 2	Modify the local development plan by: 1. Removing the final sentence (in bold) of Strategic Policy 2: Development Management which reads as follows: "We will not support proposals which do not meet the above (relevant) criteria." 2. Amending the Glossary definition of Kyle Investment Area by removing the term 'LDP policy'. 3. Amending the first sentence of Core Principle B7 to read as follows: "We will support flexible growth within the Carrick Investment Areas and the Kyle Investment Areas". 4. Removing the thirteenth bullet point of Strategic Policy 2: Development	50	<p>Agree to Modification: Sentence should have already been removed prior to submission to Examination, (consequential of already agreed Council Modifications).</p> <p>Agree to Modification: Wording is superfluous. No consequential change to substance of definition.</p> <p>Agree to Modification: Suggested wording provides clarity to intent of Principle B7 relative to Strategic Policy 2. No consequential change to substance of Principle or Policy.</p> <p>Agree to Modification: Wording is unnecessary as an SG forms an integral part of the Development Plan. No</p>

**Proposed South Ayrshire Local Development Plan Examination
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	Management which commences with: “Comply with the Council’s adopted Supplementary Guidance...”		consequential change to substance of Policy.
004 LDP2 Proposals Map -General	No modifications.	52	N/A
005 PLDP2 Proposals Map - Ayr	Modify the local development plan by: 1. Removing site ‘DO25 Former Stampworks, West Sanquhar Road’ from Appendix E.	64	Agree to Modification: there is sufficient confidence that the site should be recognised as forming part of the established Housing Land Supply. No consequential change to preferred use of site for residential purposes.
006 PLDP2 Proposals Map - Ayr Site AH1	Modify the local development plan by: 1. Adding a new column for Dunlop Terrace after “indicative capacity” headed “developer requirements” to the table in Appendix D, containing the following text: “The existing play area should be relocated to an alternative location accessible to the local community, and suitable play equipment and landscaping provided. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the re-provision of open space.”	67	Agree to Modification: recommended additional text strengthens the policy and clarifies the requirement for improved and/ or appropriately relocated open space / play equipment provision. No consequential change to intent of Policy or associated Appendix.

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
007 PLDP2 Proposals Map - Prestwick	No modification.	70	N/A
008 PLDP2 Housing Release Site PRES AH01	No modification.	71	N/A
009 PLDP2 Proposals Map - Prestwick Housing Site Release	No modification.	72	N/A
010 PLDP2 Proposals Map - Troon	No modifications.	87	N/A
011 PLDP2 Proposals Map - Troon Housing ReleaseSite	<p>Modify the local development plan by:</p> <p>1. Adding a new column for Aldersyde Avenue after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text:</p> <p>"Affordable housing development will be restricted to the northern part of the site. The remaining openspace to the south will be improved including additional landscaping within the site and along its boundaries. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space."</p>	98	<p>Agree to Modification: recommended additional text strengthens the policy and clarifies the requirement for improved and/ or appropriately relocated open space / play equipment provision. No consequential change to intent of Policy or associated Appendix.</p>

**Proposed South Ayrshire Local Development Plan Examination
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012 PLDP2 Proposals Map - Troon Housing ReleaseSite TRO AH02	Modify the local development plan by: 1. Adding a new column for Buchan Road after “indicative capacity” headed “developer requirements” to the table in Appendix D, containing the following text: “Affordable housing development will be well spaced throughout the site. The remaining open space and the surrounding area will be improved, including the relocation of the existing play area and additional landscaping. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site, and the improvement of the remaining open space.”	106	Agree to Modification: recommended additional text strengthens the policy and clarifies the requirement for improved and/ or appropriately relocated open space / play equipment provision. No consequential change to intent of Policy or associated Appendix.
014 PLDP2 Proposals Map - Loans	No modifications.	110	N/A
015 PLDP2 Proposals Map - Girvan	No modification.	113	N/A
017 PLDP2 Proposals Map - Turnberry	No modification.	117	N/A
018 PLDP2 Proposals Map - Maidens	No modification.	121	N/A
019 PLDP2 Proposals Map	No modifications.	125	N/A

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
- Coylton (Joppa)			
020 PLDP2 Proposals Map - Tarbolton	Modify the local development plan by: 1. Amending the text for the following site in the development opportunity table in Appendix E as follows: "DO41; Ayr Road; Tarbolton; light industry and/or residential use." 2. Deleting the general industrial designation of the site at Ayr Road from the proposals map for Tarbolton, and including the site within the predominantly residential area.	139	Agree to Modification 1 and 2: Site remains suitable for light industrial uses, but there may be other benefits arising from redevelopment for residential use. Recommended Modification does not remove the potential for the site to provide employment uses, but its loss to residential redevelopment would not be material to overall plan provision of opportunities for industrial/business development.
021 PLDP2 Proposals Map - Symington	No modifications.	158	N/A
022 PLDP2 Proposals Map - Monkton	No modifications.	171	N/A
023 PLDP2 Proposals Map Dundonald	No modifications.	179	N/A
024 PLDP2 LDP Policy - Tourism	Modify the local development plan by: 1. Replacing the first occurrence of the word "facilities" with the word "infrastructure" in the first paragraph of LDP policy: tourism. 2. Deleting the text of the third paragraph of LDP policy: tourism (excluding criteria a. and b.) and, in its place, adding the following new text: "We will encourage proposals that would improve the standards and appearance of tourist accommodation and we will allow new sites and accommodation to be developed (or existing sites to be expanded) provided that:".	187	Agree to Modification: wording accepted as better encompassing all envisaged circumstances applicable for the policy. No consequential change to intent of Policy. Agree to Modification: simplifies and clarifies wording. No consequential change to intent of policy.

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025 PLDP2 Policy - Business and Industry	No modifications.	190	N/A
026 PLDP2 Policy – Ports	Modify the local development plan by: 1. Deleting the second sentence of the first paragraph of LDP policy: ports and, in its place, adding the following replacement text: “Any development must: a. preserve or enhance any relevant cultural heritage asset; b. conserve biodiversity; c. conserve and, where possible, improve habitats, and d. protect and, where necessary, improve marine water quality.”	192	Agree to Modification: recommended wording strengthens stated desirability that proposals should seek to enhance nature / biodiversity of habitats and water quality. No consequential change to intent of Policy.
027 PLDP2 Policy – Glasgow Prestwick Airport	No modifications.	196	N/A

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	
& National Aerospace and Space Centre			
028 PLDP2 Policy - Newton-on- Ayr	Modify the local development plan by: 1. Deleting the words "or as may be altered by the preparation of the Newton masterplan" from paragraph (b) of LDP policy: Newton-on-Ayr.	199	Agree to Modification: The Masterplan will be prepared under provision of the policy (criterion a), but it is agreed that the Development Plan itself would not be altered as a result. No consequential change to intent of Policy.
029 PLDP2 LDP Policy - Heathfield	No modifications.	202	N/A
030 PLDP2 Proposals Map - Heathfield Strategy InsetMap	No modifications.	208	N/A
031 PLDP2 Policy - Development Opportunities	No modifications.	211	N/A
032 PLDP2 Policy - TownCentre First Principle	No modifications.	213	N/A
033 PLDP2 Town Centre (Guiding Land Use)	No modifications.	215	N/A
034 PLDP2 Commercial Centre (Heathfield)	No modifications.	218	N/A

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<p>035 PLDP2 Small Town Centres and Local Neighbourhood Centres</p>	<p>Modify the local development plan by: 1. Amending the fourth paragraph of LDP policy: small town centres and local neighbourhood centres as follows: “The council will prepare Supplementary Guidance, including a site design brief, which identifies land for a local neighbourhood centre and community facilities within phase 1 of the South East Ayr development (Corton), to serve the local catchment, together with provision for active, public and private modes of transport.”</p>	<p>221</p>	<p>Agree to Modification: Recommended wording clarifies intent for phase 1 / Corton Phase of SEA urban expansion as the location for the Local neighbourhood Centre. No change to intent of policy.</p>
<p>036 PLDP2 Leisure Development</p>	<p>Modify the local development plan by: 1. Adding the following paragraph to the end of LDP policy: general retail – Sequential approach: “We will be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations.” 2. Amending the preamble to LDP policy: leisure development to read as follows: “Scottish Government policy directs future leisure development that is likely to attract significant numbers of people, to town centres, or at the edge of town centres, rather than outside them.” 3. Amending the first sentence of LDP policy: leisure development so that it reads as follows: “We will use the ‘sequential approach’ when choosing locations for all leisure uses likely to generate significant footfall and where this would direct development to the most appropriate location.”</p>	<p>224</p>	<p>Agree to Modification: Recommended wording provides policy context relative to Scottish Planning Policy (SPP) intent. No change to intent of (LDP) policy</p> <p>Agree to Modification: Recommended wording clarifies that small(er) scale leisure development may be appropriate outwith town centre locations. No change to intent of Policy.</p> <p>Agree to Modification: Recommended wording provides policy context relative to Scottish Planning Policy (SPP) intent. No change to intent of (LDP) policy</p>

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ISSUES	REPORTER’S RECOMMENDATIONS	Rpt. PAGE NO																																				
037 PLDP2 Maintaining and Protecting Land for Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the text of the first two sentences in the fourth paragraph on page 62 to read as follows: “In calculating the requirement for the plan period (2021 to 2032) we have added a lead-in allowance of 5 years from the date of the HNDA, giving an all tenure housing supply target of 4320 new homes. We have increased this target by a margin of 20% to establish a housing land requirement of 5184 units.” 2. Adding the following text to the end of the last paragraph on page 62: “The council acknowledges the predicted shortfall in affordable housing over the period of the plan but expects that to be reduced by implementing LDP policy: affordable housing, and by increasing the supply of affordable housing generally.” 3. Replacing the table on page 62 with the following: <p>Housing Land Requirement 2016 to 2032</p> <table border="1" data-bbox="548 836 1675 1417"> <thead> <tr> <th></th> <th>Private</th> <th>Affordable</th> <th>All Tenure</th> </tr> </thead> <tbody> <tr> <td>Housing Supply Target (270pa) – 135pa private and 135pa affordable</td> <td>2160</td> <td>2160</td> <td>4320</td> </tr> <tr> <td>Housing Land Requirement (including 20% generosity)</td> <td>2592</td> <td>2592</td> <td>5184</td> </tr> <tr> <td>Completions 2016 to 2020</td> <td>822</td> <td>320</td> <td>1142</td> </tr> <tr> <td>Demolitions 2016 to 2020</td> <td>9</td> <td>51</td> <td>60</td> </tr> <tr> <td>Residual Housing Land Requirement 2020 to 2032</td> <td>1779</td> <td>2323</td> <td>4102</td> </tr> <tr> <td>Remaining capacity effective supply + 2 yrs affordable completions @ 69pa</td> <td>4000</td> <td>873</td> <td>4873</td> </tr> <tr> <td>Remaining capacity effective supply + 2 yrs completions @ 228pa (69pa affordable, 159pa private)</td> <td>318</td> <td>138</td> <td>456</td> </tr> <tr> <td>Planned demolitions</td> <td>0</td> <td>234</td> <td>234</td> </tr> </tbody> </table>		Private	Affordable	All Tenure	Housing Supply Target (270pa) – 135pa private and 135pa affordable	2160	2160	4320	Housing Land Requirement (including 20% generosity)	2592	2592	5184	Completions 2016 to 2020	822	320	1142	Demolitions 2016 to 2020	9	51	60	Residual Housing Land Requirement 2020 to 2032	1779	2323	4102	Remaining capacity effective supply + 2 yrs affordable completions @ 69pa	4000	873	4873	Remaining capacity effective supply + 2 yrs completions @ 228pa (69pa affordable, 159pa private)	318	138	456	Planned demolitions	0	234	234	272
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ISSUES	REPORTER'S RECOMMENDATIONS				Rpt. PAGE NO																																																						
	Future windfall 2020 to 2032	288	288	576																																																							
	Additional MPLDP2 Release Sites	45	110	155																																																							
	Total housing land supply	4651	1175	5826																																																							
	Surplus/Shortfall	+2872	-1148	+1724																																																							
	<p>4. Amending the text in the first sentence in the fourth paragraph of LDP policy: maintaining and protecting land for housing to read as follows: “Appendix D sets out the indicative number of houses to be built on each of the Existing Housing Allocation Sites and Proposed Housing Release Sites including guidance on what could limit the release of any particular site.”</p> <p>5. Amending the text in the second sentence in the final paragraph of LDP policy: maintaining and protecting land for housing to read as follows: “In the period 2032 to 2042 around 2700 new homes may be required.”</p> <p>6. Replacing all the Proposals Maps on pages 22 to 36 with those provided in the council’s response to further information request FIR23.</p> <p>7. Adding a table of the Existing Housing Allocation Sites to Appendix D as follows:</p>																																																										
	<table border="1"> <thead> <tr> <th colspan="5">Local Development Plan 2 Existing Housing Allocation Sites</th> </tr> <tr> <th>Settlement</th> <th>Site Name/Address</th> <th>Settlement Reference</th> <th>Map</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Annbank</td> <td></td> <td>ANN1</td> <td></td> <td>45</td> </tr> <tr> <td rowspan="3">Ayr</td> <td>Mainholm</td> <td>AYR1</td> <td></td> <td>160</td> </tr> <tr> <td>Holmston House</td> <td>AYR2</td> <td></td> <td>33</td> </tr> <tr> <td>South East Ayr</td> <td>AYR4</td> <td></td> <td>2700</td> </tr> <tr> <td rowspan="5">Coylton</td> <td>Hole Road West</td> <td>COY1</td> <td></td> <td>125</td> </tr> <tr> <td>Hole Road East</td> <td>COY2</td> <td></td> <td>12</td> </tr> <tr> <td>Rear of Primary School</td> <td>COY3</td> <td></td> <td>54</td> </tr> <tr> <td>Gallowhill</td> <td>COY4</td> <td></td> <td>120</td> </tr> <tr> <td>Manse Road</td> <td>COY5</td> <td></td> <td>53</td> </tr> <tr> <td>Crosshill</td> <td></td> <td>CRO1</td> <td></td> <td>35</td> </tr> </tbody> </table>				Local Development Plan 2 Existing Housing Allocation Sites					Settlement	Site Name/Address	Settlement Reference	Map	Indicative capacity	Annbank		ANN1		45	Ayr	Mainholm	AYR1		160	Holmston House	AYR2		33	South East Ayr	AYR4		2700	Coylton	Hole Road West	COY1		125	Hole Road East	COY2		12	Rear of Primary School	COY3		54	Gallowhill	COY4		120	Manse Road	COY5		53	Crosshill		CRO1		35	
Local Development Plan 2 Existing Housing Allocation Sites																																																											
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ISSUES	REPORTER'S RECOMMENDATIONS				Rpt. PAGE NO
	Daily		DAI1	12	
	Dundonald		DUN1	25	
			DUN2	180	
			DUN3	45	
	Fisherton		FISH1	7	
	Girvan		GIR1	48	
			GIR2	25	
			GIR3	17	
	Kirkmichael		KIKM1	35	
	Kirkoswald		KIRK1	7	
	Maybole		MAYB1	105	
			MAYB2	100	
		Tunnoch Farm	MAYB3	124	
			MAYB4	40	
	Minishant		MIN1	90	
			MIN2	7	
	Monkton		MON1	278	
	Straiton		STR1	12	
	Symington		SYM1	137	
	Tarbolton		TAR1	90	

[ISSUE 037] Recommendation Number	Council Consideration
1	Agree to Modification: Wording reflects anticipated adoption date of LDP and associated Plan period.
2	Agree to Modification: Wording reflects agreed acceptance of numerical shortfall of affordable housing provision but clarifies provision anticipated through operation of LDP Affordable Housing policy.
3	Agree to Modification: Recommended Table clarifies methodology for Housing land

**Proposed South Ayrshire Local Development Plan Examination
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	<p>Requirement, making appropriate provision for consideration of demolition of existing housing stock, and anticipated 'windfall' site contributions, but removal of small site contribution estimate. Land supply calculation amendments continue to ensure sufficient land allocated to meet all tenure requirements to the year 2032 (LDP plan period).</p> <p>4 Agree to Modification: Recommended text highlights benefits of incorporating reference to all existing housing sites rather than only referring to the LDP (new) allocations. No change to intent of Policy.</p> <p>5 Agree to Modification: Wording reflects anticipated adoption date of LDP and associated Plan period.</p> <p>6 Agree to Modification: Recommended text highlights benefits of incorporating reference to all existing housing sites rather than only referring to the LDP (new) allocations.</p> <p>7 Agree to Modification: Recommended Table highlights benefits of incorporating reference to all existing housing sites rather than only referring to the LDP (new) allocations.</p>
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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
038 PLDP2 Residential Policy Within Settlements, Release Sites & Windfall Sites	No modifications	278	N/A
039 PLDP2 Policy Sustainable Village Growth (Residential Development)	No modifications	280	N/A
040 PLDP2 Rural Housing	No modifications.	282	N/A
041 PLDP2 Gypsy and Traveller Accommodation	No modifications.	284	N/A

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
	<p>Modify the proposed local development plan by 1. Adding the following new text after the first paragraph of LDP policy: telecommunications.</p> <p>“All proposals for telecommunications and other digital infrastructure development should ensure that the following options are considered when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> • mast or site sharing; • installation on buildings or other existing structures; • installing the smallest suitable equipment, commensurate with technological requirements; • concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and • installation of ground-based masts. <p>The information included within such applications must include:</p> <ul style="list-style-type: none"> • an explanation of how the proposed equipment fits into the wider network; • a description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution; • details of the design, including height, materials and all components of the proposal; • details of any proposed landscaping and 	287	<p>Agree to modification: Recommended wording provides comprehensive and extensive criteria for the consideration of telecommunications proposals, repeating (and therefore emphasising) Scottish Planning Policy (SPP). No change to intent of (LDP) policy</p>

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	<p>screen planting, where appropriate;</p> <ul style="list-style-type: none"> • an assessment of the cumulative effects of the proposed development in combination with existing equipment in the area; • a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation; and • an assessment of visual impact, where relevant, and in all cases where development is proposed within the Galloway and Southern Ayrshire Biosphere and the Galloway Forest Dark Sky Park.” 		
043 PLDP2 Craigie Estate	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Appending a note to the text of LDP policy: Craigie Estate as follows: “Note: there is ancient woodland within the Craigie Estate, and therefore development proposals would need to comply with LDP policy: natural heritage and LDP policy: woodland and forestry, in addition to complying with this policy.” 	290	Agree to Modification: Recommended text highlights existence, and associated importance of ancient woodland area. Policy strengthened but no change to intent.
044 PLDP2 Open Space	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text: “, unless we decide otherwise” from criterion c. of LDP policy: open space. 	297	Agree to modification: Recommended wording provides greater certainty and reassurance for local communities in circumstances where proposals may affect existing open space provision.
045 PLDP2 Policy - The Green Belt	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing the final bullet point within LDP policy: green belt and the text “and” at the end of the fifth bullet point and inserting the following text as a separate paragraph: “Development in the green belt should protect, promote and help to develop green networks and opportunities for access to the countryside, consistent with LDP policy: green networks and LDP 	307	Agree to modification: Recommended wording simplifies text and reflects wording of Scottish Planning Policy (SPP). No change to intent of (LDP) policy.

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	policy:outdoor public access and core paths.'		
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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
046 PLDP2 Policy - Galloway and Southern Ayrshire Biosphere	Modify the local development plan by: 1. Replacing the word "aims" with the word "goals" in the text of LDP policy: Galloway and Southern Ayrshire Biosphere.	310	Agree to modification: Recommended text reflects the wording used by the Galloway and Southern Ayrshire Biosphere Strategic Plan. No change to intent of policy.
047 PLDP2 Policy – DarkSkies	No modifications.	312	N/A
048 PLDP2 Policy - Landscape Quality	Modify the local development plan by: 1. Removing the following text: "and the extent of any economic benefit" from the last sentence of LDP policy: landscape quality.	317	Agree to modification: text is superfluous as consideration is already integral within/ as a criterion of Strategic Policy 1. No change to intent of policy
049 PLDP2 Policy – The Coast	No modifications.	320	N/A
050 PLDP2 Policy - Woodland and Forestry	Modify the proposed local development plan by: 1. Adding the following new paragraphs after criterion b. of LDP policy: woodland and forestry: "Relevant advice contained within The Scottish Government's Policy on Control of Woodland Removal will be taken into account when determining planning applications. This will include: c. a presumption in favour of protecting all woodlands of high nature conservation or landscape value; d. requiring compensatory planting where woodland would be removed, and e. encouraging the creation of new areas of woodland comprising native species. In particular, we will seek to protect and enhance ancient semi-natural woodland as an important and irreplaceable natural resource. Where development would be located close to ancient semi-natural	324	Agree to Modification: Recommended text provides more detail and greater clarity that reflects wording contained within Scottish Planning Policy (SPP). No change to intent of (LDP) policy.

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	<p>woodland, or other woodlands of high nature conservation value, proposals should:</p> <ul style="list-style-type: none"> f. make provision for an appropriate buffer zone, and g. where possible, prevent or manage public access to these woodlands.” 		
<p>051 PLDP2 Policy - Preserving Trees</p>	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the second sentence of the first paragraph of LDP policy: preserving trees and, in its place, adding the following new sentence: “Ancient and veteran trees of high nature conservation and landscape value will be protected. The planning authority will work with developers to agree a defined root protection area for all retained trees likely to be adversely affected by development. All such root protection areas will be safeguarded by condition throughout the course of development.” 2. Deleting the phrase: “replace them with new appropriate compensatory planting” in the second paragraph of LDP policy: preserving trees and, in its place, adding the following new phrase: “provide compensatory planting using native species”. 	<p>328</p>	<p>Agree to Modification: Recommended text provides more detail and greater clarity that reflects wording contained within Scottish Planning Policy (SPP). No change to intent of (LDP) policy, but provides greater clarity of LDP intent to recognise importance of, and therefore protection of, trees.</p> <p>Agree to Modification: Recommended text provides greater clarity. No change to intent of policy.</p>

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
052 PLDP2 Policy - GreenNetworks and the Central Scotland Green Network (CSGN)	No modifications.	332	N/A
053 PLDP2 Policy - Flooding and Development	Modify the local development plan by: 1. Deleting the text: "Where possible," from the third sentence of the third paragraph (entitled "SUDS") of LDP policy: flood and development.	336	Agree to Modification: Recommended wording better reflects SuDS manual and provides stronger commitment to maximise biodiversity value of SuDS schemes.
054 PLDP2 Policy - Agricultural Land	No modifications.	339	N/A
055 PLDP2 Policy - Air, Noise and Light Pollution	Modify the local development plan by: 1. Deleting "significant numbers of" from the first paragraph of LDP policy: air, noise and light pollution.	344	Agree to Modification: Recommended wording provides appropriate and stronger safeguards irrespective of the number of individuals effected by a proposal.
056 PLDP2 Policy – Minerals & Aggregates (formerly Minerals, Aggregates and Coal)	No modifications.	347	N/A
057 PLDP2 - Low and Zero-Carbon Buildings	Modify the local development plan by: 1. Replacing "and" with "or" after the semicolon in criterion a. of LDP policy: low- and zero-carbon buildings.	351	Agree to Modification: Recommended wording corrects drafting error.
058 PLDP2 Policy -	No modifications.	355	N/A

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Renewable Energy			
059 PLDP2 Wind Energy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing “The Climate Change (Emissions and Target) (Scotland) Act 2019 sets out the Scottish Government vision to be net zero emissions by 2045” from the second sentence of the first paragraph of the supporting text for LDP policy: wind energy with the following new text: “Sections 1A and 2 of the Climate Change (Scotland) Act 2009 (as amended) requires the Scottish Government to progress towards reaching a specified net-zero emissions target within a specified timeperiod”. 2. Adding “that can contribute to the net-zero target.” to the end of the second sentence of the first paragraph of the supporting text for LDP policy: wind energy. 3. Adding the following new paragraphs immediately below the last criterion of LDP policy: wind energy (refer to Issue 103 for other modifications): 	364	<p>Agree to Modification: Recommended wording more appropriately references the originating Act rather than the enabling provisions of the 2019 Act. No change to intent of policy.</p> <p>Agree to Modification: Recommended wording makes stronger link to contribution of wind energy towards net zero targets.</p> <p>Agree to Modification: Recommended wording clarifies the importance of site by site (specific) landscape and visual impact assessment and more closely reflects – and incorporates text of Scottish Planning Policy (SPP). No change to intent of (LDP) policy.</p>

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
	<p>“In applying criteria a. to i. above, the South Ayrshire Landscape Wind Capacity Study 2018 (or any subsequent update thereof) and the South Ayrshire Local Landscape Area Review 2018 will be treated as important material considerations. All proposals for onshore wind development will be assessed against the criteria set out in paragraph 169 of Scottish Planning Policy and should take account of any relevant Local Landscape Area management recommendations contained within the South Ayrshire Local Landscape Area Review 2018.</p> <p>All applications for onshore wind development should be accompanied by a site specific landscape and visual impact assessment that is proportionate to the scale of the proposed development.</p> <p>Proposals to repower existing wind farms which are already in suitable sites where environmental and other impacts have been shown to be capable of mitigation can help to maintain or enhance installed capacity, underpinning renewable energy generation targets. The current use of the site as a wind farm will be a material consideration in any such proposals.”</p>		
060 PLDP2 Policy - Heat Networks	No modifications.	368	N/A
061 PLDP2 Policy - Historic Environment	<p>Modify the proposed local development plan by:</p> <p>1. Replacing the first sentence of the paragraph under the subheading “Scheduled Monuments” on page 86 with the following new wording: “Development proposals that would adversely affect the integrity of the setting of a scheduled</p>	371	Agree to Modification: Recommended text deletes superfluous wording. No change to intent of policy

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	monument will not be permitted unless justified by exceptional circumstances.”		
062 PLDP2 Policy - Natural Heritage	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text of criterion a. and criterion b. in the first section (International Designations) of LDP policy: natural heritage and substituting therefor the following new criteria: <ol style="list-style-type: none"> “a. there would be no adverse effect upon the integrity of the site; or b. there are no alternative solutions; and c. there are imperative reasons of overriding public interest, including those of a social or economic nature; and d. suitable compensatory measures have been identified and agreed.” 2. Deleting the text of criterion a. and criterion b. in the second section (National Designations) of LDP policy: natural heritage and substituting therefor the following new criteria: <ol style="list-style-type: none"> “a. the objectives of designation and the overall integrity of the area will not be compromised; or b. any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.” 	375	<p>Agree to Modification: Recommended text provides more detail and greater clarity that reflects wording contained within Scottish Planning Policy (SPP). Policy strengthened but no change to intent.</p> <p>Agree to Modification: Recommended text closely reflects wording contained within Scottish Planning Policy (SPP).</p>

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
063 PLDP2 Policy - WasteManagement	Modify the local development plan by: 1. Deleting "effect on the landscape of the area and how the area looks" from criterion g. of LDP policy:waste management and substituting therewith the following new text: "impact upon visual amenity". 2. Replacing the word "smell" with the word "odour" in criterion h. of LDP policy: waste management.	377	<p>Agree to Modification: Recommended wording simplifies and clarifies text. No change to intent of policy.</p> <p>Agree to Modification: Grammatical error. No change to intent of policy</p>
064 PLDP2 Policy - LandUse and Transport	Modify the local development plan by: 1. Adding the following sentence to the end of the first paragraph of the supporting text under the heading of land use and transport on page 90: "The aim is to promote development which maximises the extent to which travel demands are met first through walking and wheeling, then cycling, then public transport and finally through the use of privatecars". 2. Adding the following sentence to the end of paragraph (c) of LDP policy: land use and transport: "Where the proposed development would be for significant travel-generating uses, access to local facilities via public transport networks should not involve walking more than 400m".	380	<p>Agree to Modification: Recommended wording clarifies purpose and aims of Policy, and reflects Scottish Planning Policy intent. No change to intent of (LDP) policy.</p> <p>Agree to Modification: Recommended wording provides additional criterion consideration to strengthen commitment to facilitating access by sustainable transport options. Policy strengthened but no change to intent.</p>
065 PLDP2 Policy - Rail Investment	Modify the local development plan by: 1. Amending the term "rail halt" to "rail station" within the second paragraph of the supporting text underthe heading of rail investment on page 91. 2. Amending the text of the final paragraph of LDP policy: rail investment as follows: "The council will support proposals for, and	385	<p>Agree to Modification: Recommended wording corrects error in drafting.</p> <p>Agree to Modification: Recommended wording better reflects aspirational status of rail infrastructure improvements. No change to intent of policy</p>

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	consider the implications of a new rail station at South EastAyr/Ayr Hospital, which is currently being considered within the second Strategic Transport Projects Review. The council will also be supportive of the provision of potential rail freight facilities at East Sanquhar, within the National Aerospace and Space Centre strategy area.”		
066 PLDP2 Policy - PublicTransport	No modifications.	387	N/A
067 PLDP2 Policy - Town Centre Traffic Management	No modifications.	389	N/A
068 PLDP2 Policy - Outdoor Public Access andCore Paths	Modify the local development plan by: 1. Adding “ (e.g. The Culzean Way)” between “...disused railway lines” and “, riverside walkways...” inthe first paragraph of LDP policy: outdoor public access and core paths.	395	Agree to Modification: reference is useful for illustrative purposes only, and does not commit the Council to the project as a development plan proposal. No change to intent of policy
069 MPLDP2 Spatial Strategy	No modifications.	408	N/A
070 MPLDP2 Strategic	Modify the local development plan by:	413	

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
Policy 1	<p>1. Moving the text in green under Strategic Policy 1 which states: "When considering development proposals, due weight will be given to the consideration of net economicbenefit" so that it appears as a final bullet point in the policy.</p> <p>2. Amending the second bullet point of Strategic Policy 1 so that it reads: 'Protects and safeguards the integrity of designated sites.'</p>		<p>Agree to Modification: Recommended wording more closely relates to Scottish Planning Policy, where net economic benefit is referred to as one of a number of criteria for consideration. No change to intent of Policy.</p> <p>Agree to Modification: Recommended wording strengthens commitment to protect all designated sites of nature conservation importance.</p>
071 MPLDP2 Spatial Strategy Strategic Policy 2 - Development Management	No modifications.	414	N/A
072 MPLDP2 ProposalsMap - Ayr	No modifications.	421	N/A
073 MPLDP2 ProposalsMap - Ayr - Site AH01	No modifications.	424	N/A
074 MPLDP2 ProposalsMap - Ayr - Site AH02	<p>Modify the local development plan by:</p> <p>1. Adding a new column for Westwood Avenue after "indicative capacity" headed "developer requirements" to the table in Appendix D, containing the following text: "The remaining open space and the surrounding area will be improved, including the relocation of the existing play area with upgraded facilities, and the provision of a community garden to provide growing space for the local community. Supplementary Guidance will be prepared, including a site brief to informthe layout and design of the development on</p>	429	<p>Agree to Modification: recommended additional text strengthens the policy and clarifies the requirement for improved and/ or appropriately relocated open space / play equipment provision. No consequential change to intent of Policy or associated Appendix.</p>

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	the site and the improvement of the open space.”		
075 MPLDP2 ProposalsMap - Prestwick	Modify the local development plan by: 1. Amending the Prestwick Proposals Map so that the property 33 Sherwood Road is removed from ‘General Industry’ and identified within the ‘Predominantly Residential Area’.	431	Agree to Modification: Proposed change simplifies inset map and recognises established use. No material change to relevant policy context.
076 MPLDP2 Proposals Map - Prestwick - Site AH1	Modify the local development plan by: 1. Adding a new column for Afton Avenue and Afton Park after “indicative capacity” headed “developerrequirements” to the table in Appendix D, containing the following text: “The adjacent open space to the south will be improved as part of this development. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of open space.”	434	Agree to Modification: recommended additional text strengthens the policy and clarifies the requirement for improved and/ or appropriately relocated open space / play equipment provision. No consequential change to intent of Policy or associated Appendix.
077 MPLDP2 ProposalsMap - Prestwick - Site PRES2	No modification.	437	N/A
078 MPLDP2 Proposals	No modifications.	441	N/A

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ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
Map - Troon			
079 MPLDP2 ProposalsMap - Troon - Site TRO AH01	No modifications.	443	N/A
080 MPLDP2 Proposals Map - Troon - Site TRO AH01	No modifications.	446	N/A
081 MPLDP2 Proposals Map - Mossblown	No modifications.	449	N/A
082 MPLDP2 ProposalsMap - Tarbolton	No modifications.	451	N/A
083 MPLDP2 ProposalsMap - Symington	Modify the local development plan by: 1. Adding the following site to the development opportunity table in Appendix E as follows: "DO_; land at Symington Road North; Symington; commercial or other compatible use."	457	Agree to Modification: identification of the site (within appendix E) as a development opportunity adjacent to the settlement is consistent with the wider principles of the plan. No change to the intent of any policy.
084 MPLDP2 ProposalsMap - Monkton	No modifications.	459	N/A
085 MPLDP2 Policy - Tourism	No modifications.	461	N/A

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<p>086 MPLDP2 Policy - Business and Industry</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting criterion e. of LDP policy: business and industry and, in its place, adding the following new criterion: “e. it accords fully with LDP policy: sustainable village growth (residential development).”. 2. Deleting the fourth paragraph (commencing “Additional...”) and sixth paragraph (commencing “There...”) of LDP policy: business and industry. 3. Adding the following new sentences after the final sentence of the supporting text for LDP policy: business and industry: “Additional guidance for rural business development will be provided in the Council's 'Rural Business Procedure Note'. There is specific guidance relating to industrial areas in the settlement maps, and the strategy maps for National Aerospace & Space Centre and the Heathfield and Newton areas. We will support proposals for industrial uses within industrial areas in line with the guidance in the local development plan map.”. 	<p style="text-align: center;">465</p>	<p>Agree to Modification: recommended wording simplifies and removes superfluous text. No change to intent of Policy.</p> <p>Agree to Modification: Recommended deletion of text is necessary to recognise specific status of Policy. (see also point 3, below). No change to intent of policy.</p> <p>Agree to Modification: Recommended text referring to subsequent provision of guidance, and reference to other LDP considerations is more appropriately contained within the supporting text rather than Policy. No change to intent of Policy.</p>
<p>087 MPLDP2 Development Opportunity Schedule</p>	<p>Modify the local development plan by: Removing site 'DO38 Heathfield Road, Prestwick from Appendix E</p>	<p style="text-align: center;">469</p>	<p>Agree to Modification: site has a specific intended land use as defined on the proposals Map. No change to policy intent.</p>

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																																								
088 MPLDP2 Infrastructure Provision	<p>Modify the local development plan by:</p> <p>1. On pages 12 and 90 of the plan, replacing the statements: "The LDP Action Programme will be prepared and regularly updated to reflect any mitigation required (and responsibilities) to support these proposals and how they will be funded and delivered. The need for any developer contributions will be identified within the LDP and detailed within the Action Programme." with the following: "The need for any developer contributions will be identified in line with LDP policy: delivering infrastructure and set out within Supplementary Guidance and further reflected within the Action Programme."</p> <p>2. Replacing the second paragraph of the preamble to LDP policy: delivering infrastructure with the following: "The following table provides information on the types of development and the developer contributions the Council may seek to address identified local or cumulative impacts on infrastructure by the proposed development. Further detail and guidance on the specific types of development and developer contributions and what they relate to, as detailed in the table, will be provided within the Developer Contributions and Affordable Housing Supplementary Guidance.</p> <p>3. Inserting the following table after the paragraph above:</p> <p>Table 1: Contributions by type of development</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Type of development</th> <th style="text-align: center;">Off-site (transportation) infrastructure</th> <th style="text-align: center;">Recreational facilities</th> <th style="text-align: center;">Community Facilities</th> <th style="text-align: center;">Open space and green networks</th> <th style="text-align: center;">Educational facilities</th> <th style="text-align: center;">Affordable housing</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td></td> <td style="text-align: center;">√</td> <td></td> <td></td> </tr> <tr> <td>Non-commercial</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td></td> <td style="text-align: center;">√</td> <td></td> <td></td> </tr> <tr> <td>Residential</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> </tr> <tr> <td>Wind farms</td> <td style="text-align: center;">√</td> <td style="text-align: center;">√</td> <td></td> <td style="text-align: center;">√</td> <td></td> <td></td> </tr> <tr> <td>Renewable Energy</td> <td style="text-align: center;">√</td> <td></td> <td></td> <td style="text-align: center;">√</td> <td></td> <td></td> </tr> <tr> <td>Minerals</td> <td style="text-align: center;">√</td> <td></td> <td></td> <td style="text-align: center;">√</td> <td></td> <td></td> </tr> <tr> <td>Anticipated</td> <td style="text-align: center;">Related to</td> <td style="text-align: center;">Settlement</td> <td style="text-align: center;">Settlement</td> <td style="text-align: center;">Settlement /</td> <td style="text-align: center;">Primary</td> <td style="text-align: center;">Housing</td> </tr> </tbody> </table>	Type of development	Off-site (transportation) infrastructure	Recreational facilities	Community Facilities	Open space and green networks	Educational facilities	Affordable housing	Commercial	√	√		√			Non-commercial	√	√		√			Residential	√	√	√	√	√	√	Wind farms	√	√		√			Renewable Energy	√			√			Minerals	√			√			Anticipated	Related to	Settlement	Settlement	Settlement /	Primary	Housing	477
Type of development	Off-site (transportation) infrastructure	Recreational facilities	Community Facilities	Open space and green networks	Educational facilities	Affordable housing																																																				
Commercial	√	√		√																																																						
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	location of infrastructure improvement	location of development. South East Ayr – New Active travel routes over A77.	level. New recreational and associated facilities at South East Ayr.	level. New community facilities at South East Ayr.	Related to location of development.	school catchment and Secondary school catchment where able and there are no school estate constraints. New primary school at South East Ayr.	Market Area.	
	Potential Areas for Developer Contributions							
	Off-site (transportation) infrastructure	<p>Strategic Road: Doonholm Road Junction of A77 to Dutchhouse roundabout, through to Monktonhead roundabout.</p> <p>Strategic Rail: To support and safeguard land for provision of a South East Ayr rail station, road access and associated facilities including park and ride. To safeguard land for rail spur at East Sanquhar A site to facilitate rail to airfreight link for the National Aerospace and Space Centre land.</p> <p>Local transportation: To support the hierarchy of travel informed by Transport Assessments, Travel Plans, Local Transport Strategy and Active Travel Strategy.</p> <p>Active Travel: Where routes or infrastructure is needed to promote sustainable transport options.</p> <p>Bus Transportation: To secure access to promote sustainable transport options.</p> <p>Local Road Network: To secure improvements to mitigate the impacts of development and ensure safety of road users.</p>						

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ISSUES	REPORTER'S RECOMMENDATIONS		REPORT PAGE NO
		<p>Other off-site provisions: Issues that are identified through planning application process that are required to mitigate the impacts of development, such as, but not limited to, water and flood infrastructure.</p>	
	Recreational facilities	<p>Where the existing facilities do not have the capacity to accommodate new residents or where recreational space is lost because of development and replacement facilities are required. South East Ayr's site brief highlights the requirement for new facilities to directly service new development. This is to ensure facilities are accessible for residents by primarily by active travel.</p>	
	Community facilities	<p>Where there are deficiencies (physical capacity), including healthcare, due to the demand generated by the development (or cumulatively) or where the proposals lead to a loss of community space. South East Ayr strategic development requires new facilities to directly to service new development in accordance with this site's design brief in SG: Housing Site Designs briefs.</p>	
	Open space and green networks	<p>Where contributions are required to enhance open space provision off-site to support development. To improve and extend our green and blue networks both on-site and off-site through protection/ compensation and enhancements of habitats and access: through providing missing connections, where appropriate and in line with SG: Green networks and the Council's Biodiversity strategy. New development will be expected to pay proportionately towards new green network improvements, which benefit their developments.</p>	
	Educational facilities	<p>Applies to all new private residential units with 2 bedrooms or more where there is insufficient capacity within catchment nursery/schools to accommodate children from proposed development. This will include any schools where several proposed developments (cumulative) impact their capacity causing the capacity to rise above 90% of total pupil capacity, taking into account consented development. To ensure the school estate can accommodate pupils generated from new development. South East Ayr will require new primary school within development site to service the new development in line with SG: Housing Site Design Briefs requirement for this strategic development.</p>	
	Affordable	<p>In accordance with policy: affordable housing. The Council will seek a target</p>	

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS		REPORT PAGE NO
	housing	contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units.	
	<p>4. Amending LDP policy: delivering infrastructure so that it reads as follows: “We will expect all new development proposals to include: a. All on site infrastructure which is directly related to the proposed use and is required to allow the effective operation of the proposed use; and b. Measures to ensure the provision of any off-site infrastructure which is necessary to accommodate the development and therefore make the development acceptable in planning terms, without placing an extra burden on the existing community. Table 1 sets out the items and circumstances where developer contributions may be sought. The Council will prepare Supplementary Guidance 'Developer Contributions' setting out further detail and guidance on the specific types of development and developer contributions and what they relate to, and the methods of calculating the contributions and the projects to which the contributions would be made. All requirements will be related to the scale, nature and kind to the development and calculated on a case by case basis, and any planning obligations should be in accordance with Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Where there are several developments causing a cumulative impact on infrastructure, we will seek contributions proportionate to the scale of each of the proposed developments to ensure contributions are fair and reasonable. If a developer has to provide infrastructure as part of the development proposal we will apply appropriately worded conditions or use other suitable methods to achieve this. In exceptional circumstances, where a development would bring significant economic, social or environmental benefits, but would not be viable due to the costs of off-site infrastructure, we may agree to waive or reduce contributions. However developers will need to demonstrate that such circumstances apply and that there are alternative measures to address the infrastructure deficiencies caused by the development.”</p> <p>5. Adding the following item and definition to the Glossary: “Community Facility: Facility providing an important public resource for a community and which, in the case of proposed facilities are of a scale and location appropriate to the community to be served. Such facilities are primarily those currently within Classes 10 and 11 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as well and conventional healthcare uses.”</p>		

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

[ISSUE 88] Recommendation Number	Council Consideration
1	<p>Agree to Modification: Recommended wording reflects status of Supplementary Guidance relative to the Action Programme and more appropriately references requirement for detailed information to be contained within Supplementary Guidance, and thereby forming part of the Development Plan itself. \the modification is specific to ‘Rationale’ supporting text to core principles section ‘A: Our location’, and pre-amble text to LDP Policy Land Use and Transport rather than the specifics of LDP Policy Delivering Infrastructure.</p>
2	<p>Agree to Modification: Replacement paragraph reflects recommended insertion of new table which details expectations for developer contributions by type of development proposed (see point 3, below).</p>
3	<p>Agree to Modification: Insertion of table would accurately reflect the Council’s expectation relative to circumstances and development type, where developer contributions would be sought. No change to intent of policy, but modification provides an appropriate level of information to give greater clarity and certainty over the Council’s expectations.</p>
4	<p>Agree to Modification: Recommended change to policy reflects, and would be necessary as a consequence of modification 2, and 3 above. The revised policy, together with (especially) the table recommended in point 3 will provide greater clarity and certainty over the Council’s expectations towards developer contributions.</p>
5	<p>Agree to Modification: Recommended additional term in the glossary provides useful context and understanding relative to the Council’s expectations relative to developer contribution requirements.</p>

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	Rpt.T PAGE NO	Council Consideration
089 MPLDP2 Network of Centres	No modifications.	483	N/A
090 MPLDP2 GeneralRetail	No modifications.	486	N/A
091 MPLDP2 Small Town Centres and Local Neighbourhood Centres	No modifications.	488	N/A
092 MPLDP2 Maintainingand Protecting Land for Housing	No modifications.	505	N/A
093 MPLDP2 Residential Policy within Settlements, Release Sites and WindfallSites	No modifications.	507	N/A
094 MPLDP2 Rural Housing	No modifications.	509	N/A

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

<p>095 MPLDP2 Affordable Housing</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding a second sentence into the preamble to LDP policy: affordable housing as follows: “Scottish Planning Policy also expects the local development plan to make provision for specialist housing where a need has been identified.” 2. Amending the last sentence of the preamble to LDP policy: affordable housing so that it reads as follows: “Sites have been allocated specifically for the provision of affordable housing, but the Council expects that all residential development sites of a certain size should have an integrated contribution for the provision of affordable housing, including specialist housing.” 3. Amending the title and text of LDP policy: affordable housing so that it reads as follows: “LDP policy: affordable (including specialist) housing We will aim to provide affordable (including specialist) housing as follows: <ol style="list-style-type: none"> a. In all areas apart from Maybole and Girvan, we will ask for a target contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units. 	<p>512</p>	<p>Agree to Modification: Recommended wording more accurately reflects the operation of the Council’s approach to the provision of affordable and specialist housing and provides appropriate national context within Scottish Planning Policy. No change to intent of policy.</p> <p>Agree to Modification: recommended additional text ‘specialist housing’ more accurately reflects the operation of the Council’s approach to the provision of affordable and specialist housing. No change to intent of policy.</p> <p>Agree to Modifications: Recommended change to Policy title, and additional text to policy relative to the provision of Specialist Housing, more accurately reflects the operation of the Council’s approach to the provision of affordable and specialist housing. Changes to policy strengthens and clarifies intent and Council’s approach to the provision of (particularly) specialist housing.</p>
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**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
	<p>b. We expect affordable (including specialist) housing to be provided on-site where possible, and in the first instance, through social rented housing. Where this is not practical, or the Council considers it inappropriate, or it would not meet local needs, a range of other housing tenures and mechanisms to provide affordable housing may be considered acceptable. In all areas where the prospective developer can demonstrate, to the Council's satisfaction, that affordable housing would have a critical effect on the economic viability of the proposal, we will take this into account in considering the range of affordable tenure types and delivery mechanisms that would be appropriate in the circumstances. We will develop supplementary guidance to provide further detail on the implementation of this policy and on a site by site basis, we will use the HNDA and housing waiting lists to determine the suitability of sites for a range of affordable and specialist housing."</p>		
096 MPLDP2 Open Space	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text of criterion d. of LDP policy: open space and, in its place adding the following new text: "the proposed development is ancillary to the principal use of the site as an outdoor sports facility;" 2. Altering the referencing of criterion e. and criterion f. of LDP policy: open space to read criterion f. and criterion g. respectively. 3. Adding a new criterion e. after the modified criterion d. of LDP policy: open space, to read: "e. the proposed development involves only 	514	<p>Agree to Modifications 1,2, and 3: Recommended text changes within the policy (all interlinked) clarify its' intent and more closely reflects the wording of Scottish Planning Policy (SPP). No change to intent of (LDP) policy, but provides greater clarity and strength relative to the meaning and circumstances of applicability relative to ancillary uses, and the subdivision / separation of land and land uses (for example, for facilitating / cross funding purposes).</p>

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

	a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;"		
097 MPLDP2 Policy - Greenbelt	No modifications.	515	N/A
098 MPLDP2 Policy - Galloway and Southern Ayrshire Biosphere	Modify the local development plan by: 1. Adding the following new paragraph after the text of LDP policy: Galloway and Southern Ayrshire Biosphere: "Development must be appropriate to the role of the different zones within the Biosphere."	517	Agree to Modification: Recommended text does not introduce any new controls over development, but highlights the particular contributions each zone makes to the overall Biosphere. No change to Policy intent.
099 MPLDP2 Policy - Flooding and Development	No modifications.	519	N/A
100 MPLDP2 Policy - Agricultural Land	Modify the local development plan by: 1. Amending LDP policy: agricultural land to read as follows: "We will protect prime agricultural land from irreversible development, unless developers can show that the development is essential and:	521	Agree to Modification: recommended changes to policy reflect the wording within Scottish Planning Policy. Policy is strengthened relative to renewable energy projects by the recommended text but its overall intent is not changed.

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. PAGE NO	Council Consideration
	<p>a. in conformity with the LDP Strategy; b. necessary to meet an established need; or c. of a small scale which is directly related to rural business.</p> <p>Where it is essential for prime agricultural land to be used for the generation of energy from a renewable source, all development proposals must make secure provision for restoration to return the land to its former status once generation has ceased.”</p>		
101 MPLDP2 Policy - Air, Noise and Light Pollution	No modifications.	523	N/A
102 MPLDP2 Policy - Renewable Energy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the last paragraph of LDP policy: renewable energy. 2. Deleting the second and third sentences of the entry for 'Statutory adaptation programme' in Appendix C: Glossary and, in their place, adding the following new text: “The second 5-yearly plan, Climate Ready Scotland: Scotland's Climate Change Adaptation Programme, was published in September 2019 and sets out policies, proposals and research to increase the capacity of Scotland's communities, businesses and natural environment to adapt to a changing climate.” 3. Deleting the first sentence of the supporting text for LDP policy: renewable energy and substituting therefor the following new text: “Sections 1A and 2 of the Climate Change (Scotland) Act 2009 (as amended) requires the Scottish Government to progress towards reaching a specified net-zero emissions target 	529	<p>Agree to Modification: Text is superfluous. No change to intent of policy.</p> <p>Agree to Modification: Recommended text reflects most recent clarification [update] of term in the 'Scotland Climate Change Adaptation Programme 2019 (SCCAP).</p> <p>Agree to Modification: Recommended wording more appropriately references the originating Act rather than the enabling provisions of the 2019 Act. No change to intent of policy.</p>

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

	within a specified timeperiod.”.		
103 MPLDP2 Policy - WindEnergy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the final 3 paragraphs of LDP policy: wind energy. 2. Rewording LDP policy: wind energy so that it reads as follows (refer to Issue 59 for other modifications): “LDP policy: wind energy We will support proposals for wind energy development (including repowering or extensions) comprising one or more wind turbine greater than 15 metres to blade tip. Proposals for wind farms on sites that are not within Group 1 or Group 2 areas, as described in Scottish Planning Policy Table 1, are likely to be acceptable subject to detailed consideration against the criteria set out below. All proposals will be assessed against the following criteria. <ol style="list-style-type: none"> a. They consider and respect the main landscape features and character through careful site selection, layout and overall design. Potential impacts will be mitigated appropriately to ensure that significant 	538	<p>Agree to Modification: Recommended deletion relates to text [Reporter] recommended under Issue 59 [above]. Reporter Recommendation now specifically relates to representations made to the Modified Local Development Plan. Paragraphs below amended policy text commencing “Supplementary Guidance..2., and Reporter paragraph commencing 2In applying criteria...” are agreed as Modification. Recommended Modifications clarify policy intent and more closely refer to Scottish Planning policy (SPP).</p> <p>Agree to Modification: Recommended wording reflects consideration as per issue 059 [see above], clarifies text and more closely reflects the wording of Scottish Planning Policy (SPP). No change to intent of (LDP) policy</p>

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. Page No	Council Consideration
	<p>effects on the landscape and the wider area are minimised;</p> <p>b. They do not have an unacceptably detrimental visual impact, taking into account views experienced from surrounding residential properties and settlements, public roads and paths, significant public viewpoints, and important recreational assets and tourist attractions;</p> <p>c. The extent to which they would have a positive net economic impact, including local and community socio-economic benefits such as employment, business and supply chain opportunities;</p> <p>d. The extent to which they would contribute to renewable energy generation targets and to the Scottish Government's net-zero target;</p> <p>e. They would have no other unacceptably detrimental effect upon the amenity of nearby residents, including from noise and shadow flicker;</p> <p>f. Taking into account the criteria in LDP policy: natural heritage, they would not have an unacceptably detrimental effect upon natural heritage, including wild land, birds and carbon rich soils;</p> <p>g. Taking into account the criteria in LDP policy: historic environment and LDP policy: archaeology, they would not have an unacceptably detrimental effect upon the historic environment;</p> <p>h. They would not adversely affect aviation safety or defence interests, as well as telecommunications and broadcasting</p>		

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

	installations, ensuring in particular that transmission links are not compromised; and i. Their cumulative impact in combination with other existing and approved wind energy developments, and those for which applications for approval have already been submitted, is acceptable.”		
104 MPLDP2 Policy -Natural Heritage	No modifications.	541	N/A
105 MPLDP2 Policy -Waste Management	Modify the local development plan by: 1. Inserting “and” between “...Policy,” and “Scottish...” in criterion a. of LDP policy: waste management. 2. Deleting “, SEPA’s on-line guidance for low carbon place /zero waste/ waste advice” from criterion a.of LDP policy: waste management. 3. Replacing the words “and agreed types of waste” in criterion f. of LDP policy: waste management withthe following: “types of waste and secondary material as agreed through environmental regulation/permit or licence forthat site”.	544	Agree to Modifications 1, 2 and 3: Recommended text corrects drafting, grammatical errors and clarifies policy intent. No change to intent of policy
106 MPLDP2 Policy - LandUse and Transport	No modifications.	546	N/A
107 MPLDP2 Policy - Rail Investment	No modifications.	548	N/A

**Proposed South Ayrshire Local Development Plan Examination
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	Rpt. Page No	Council Consideration
108 MPLDP2 Policy - Developing Roads	No modifications.	549	N/A
109 MPLDP2 Policy -Public Transport	No modifications.	550	N/A
110 LDP policy outdoor Public Access and Core Paths	Modify the local development plan by: 1. Deleting the last paragraph of LDP policy: outdoor public access and core paths.	553	Agree to Modification: Text is superfluous. No change to intent of policy.

South Ayrshire Council

**Report by Director - Place
to South Ayrshire Council (Special)
of 10 March 2022**

**Subject: Supplementary Guidance: Maintaining an Effective
Housing Land Supply and Housing Site Design Briefs**

1. Purpose

- 1.1 The purpose of this report is to seek Council's approval for the South Ayrshire Local Development Plan 2's Supplementary Guidance in respect of Maintaining an Effective Housing Land Supply and Housing Site Design Briefs and to submit these to the Scottish Government for adoption.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 approves the Supplementary Guidance: Maintaining an Effective Housing Land Supply (Appendix 1) and the Supplementary Guidance: Housing Site Design Briefs (Appendix 2) for submission to Scottish Ministers for adoption; and

2.1.2 agrees that the Service Lead – Planning and Building Standards may make any further non notifiable modification/ corrections to text/ grammar/ illustrative material prior to submission to Scottish Ministers.

3. Background

- 3.1 The proposed Local Development Plan 2 (LDP2), as detailed in the corresponding report to 10 March 2022 Council, is recommended for adoption. Once LDP 2 is adopted it will replace the existing South Ayrshire Local Development Plan and the Town Centres and Retailing Local Development Plan. Any Supplementary Guidance associated with the previous LDPs fall on adoption of LDP 2.

- 3.2 LDP 2 specifies a series of Supplementary Guidance (SG) that require to be prepared and adopted to ensure the full implementation of the Plan. Scottish Government Circular 6/2013: Development Planning states that SG adopted and issued in connection with LDP 2 will form part of the development plan, and so will have equivalent status in determining planning applications. As a result, LDP 2 and its associated SG provide the policy framework against which all planning applications/

applications are required to be assessed against. The two pieces of SG in this report are considered crucial for the full implementation of LDP 2. Further SG will be submitted to Council for consideration, as soon as possible, after adoption of LDP 2.

4. Proposals

- 4.1 The Maintaining an Effective Housing Land Supply SG provides further detailed guidance on the policy framework should a shortfall emerge in effective 5-year housing land supply identified through the Annual Housing Land Audit and highlights how the Council will consider residential development proposals in this context. It sets out a two-stage process on how this assessment is to be undertaken. The SG also details what the applicant is required to provide to demonstrate that their proposed site is in accordance with, and does not jeopardise, the spatial strategy of LDP 2, where a shortfall in the five-year effective land supply has been conclusively demonstrated. For the information of members, there is no overall housing land shortfall within LDP 2.
- 4.2 The Housing Site Design Briefs SG provides additional detail to ensure allocated housing sites within LDP 2 are developed to the highest standard and create integrated and successful places. The SG also highlights where developer contributions will be required. As part of this SG, the strategic expansion of South East Ayr is also included and provides the Council's expectations of how the site is to be developed and what it requires to provide (in terms of design and infrastructure) to ensure that it creates and delivers a liveable, healthy and thriving community, which is integrated into the existing settlement of Ayr.
- 4.3 For the Maintaining an Effective Housing Land Supply SG, the most significant change from the draft document has been the removal of the 49 housing units or less requirement. This change is to ensure the SG is in line with Scottish Planning Policy. In relation to Housing Site Design Briefs SG there are minor changes made to the following housing development site briefs: Dunlop Terrace, Westwood Avenue, Afton Avenue, Aldersyde Avenue and Buchan Road. Appendices 3 and 4 provide a summary of the representations made during the consultation period and highlight where the representation has led to a modification in the final document.
- 4.4 The LDP2 Examination Report made changes to the Maintaining and Protecting Housing Land Supply policy, which is required to be reflected in the Maintaining an Effective Housing Land Supply SG to ensure that they mirror the Reporter's recommended changes. Furthermore, the Reporter's changes to Appendix D of LDP2 resulted in changes to text and plans for the following housing site design briefs: Dunlop Terrace, Westwood Avenue, Afton Avenue, Alderside Avenue and Buchan Road. The Reporter's recommended changes also sought to provide greater clarity in terms of the "developer requirements" for open space improvements associated with each of the sites.
- 4.5 The South East Ayr housing site design brief has been altered to reflect the Reporter's comments to ensure that there is a structured and comprehensive approach to the development of the site through a Masterplanning process. The Reporter also highlighted the extensive infrastructure investment required to deliver the site (tied to the Transport Appraisal) and the need to look at alternative options for its delivery and a structured way of distributing the costs of this infrastructure.

4.6 The Council is asked to approve the Maintaining an Effective Housing Land Supply and Housing Site Design Briefs SG and agree to submit the two Supplementary Guidance documents (Appendices 1 and 2) to the Scottish Ministers, as required under Town and Country Planning (Scotland) Act 1997, (as Amended) and the Development Planning (Scotland) Regulations 2008, for adoption. Following a 28-day period, unless extended by Scottish Ministers, the Council can formally adopt the SG. Due to the current workload of Scottish Ministers, they are taking longer than the 28-day period, and in some instances are taking up to 72 days, to consider adoption of LDP's and SG; therefore, adoption of the SG is anticipated to be in June 2022 based on current trends.

4.7 These pieces of SG, on formal adoption, will ensure that there is further guidance for potential applicants to assist them in creating inclusive sustainable residential developments that are well connected, distinctive, contribute towards our climate change targets, and help encourage healthier lifestyles.

5. Legal and Procurement Implications

5.1 The recommendations in this report are consistent with legal requirements.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 The costs associated with the publication of the SG will be met from existing budgets

7. Human Resources Implications

7.1 There are no human resource implications arising directly from the recommendations of this report.

8. Risk

Risk Implications of Adopting the Recommendations

8.1.1 There are no risk associated with adopting the recommendations of this report.

Risk Implications of Rejecting the Recommendations

8.2.1 In contrast, rejecting the recommendations of this report would delay adoption for the SG and create a policy void, which could lead to less well-planned development, loss of development contributions, appeals, and more development on unallocated sites.

9. Equalities

9.1 An Equalities Impact Assessment (EQIA) has been carried out on LDP2, which identifies potential positive and negative equality impacts and any required mitigating actions, which include the policy that these two SG are providing further detail on.

9.2 The SG have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 5.

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** – LDP 2 has been subject to, influenced by, the parallel SEA and HRA processes, which looked at the impact of the Plan’s policies and proposals on the environment generally and Natura 2000 sites in particular, and how they could be altered to reduce that impact, where appropriate.

10.2 The SG have been assessed through the SEA scoping process and a full SEA is not required. Following the SEA screening of these two SG documents the Council published the Screening Determination notices on [5 August 2019](#) online highlighting the reasons SEA’s were not required (These are contained in Appendices 6 and 7).

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitments 4 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the Local Economy; and A Better Place to Live/ Enhanced environment through social, cultural, and economic activities.

13. Results of Consultation

13.1 Public consultation has taken place on both SG between 25 September and 15 November 2019. Seven representations were received for each of these draft SG documents. The representations received have been considered and where appropriate alterations have been made to the SG documents contained in Appendices 3 and 4.

13.2 Consultation has taken place with Councillor Ian Cochrane, Portfolio Holder for Environment, and the contents of this report reflect any feedback provided.

13.3 Consultation has taken place with Members of the Planning Liaison Group and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

14.1 If the above recommendations are approved by Members, the Director - Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the ‘Council and Leadership Panel Decision Log’ at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Adoption of both Supplementary Guidance documents	June 2022	Service Lead - Planning and Building Standards

Background Papers **Local Development Plan 2 document prior to adoption**

Supplementary Guidance: Housing Site Development Briefs

Supplementary Guidance: Maintaining an effective housing land supply

[Circular 6/13: Development Planning](#)

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Date: 3 March 2022

Supplementary Guidance: Maintaining an Effective Housing Land Supply

Appendix 1



Contents

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Introduction

What is Supplementary Guidance?

Supplementary Guidance (SG) intention is to supplement the provisions of the Local Development Plan 2 (LDP2), by providing additional detail on certain LDP2 policies and proposals and how they will be implemented. Scottish Government Circular 6/2013 "Development Planning" states that Supplementary Guidance adopted and issued in connection with the LDP will form part of the development plan, and so will have equivalent status in determining planning applications.

What is the Purpose of this SG?

Housing is a major use of land. Finding enough land to build enough houses to meet demand is an important part of the local development plan. To protect undeveloped countryside, and to meet national guidance (including NPF4), housing development should, wherever possible be directed to allocated housing sites, existing gap sites, existing vacant buildings or brownfield sites within settlements. Encouraging brownfield housing development on suitable sites will help improve and bring life into areas/ buildings, which may have fallen into disuse.

We will regularly review the housing land requirements through undertaking an annual housing land audit. If there is not enough land available, we may have to find additional suitable sites, which meet the terms of national planning policy guidance. The purpose of this SG is to set out the criteria against which future applications for planning permission will be determined in the event of there being a shortfall in the 5-year effective housing land supply. This SG is directly related to South Ayrshire LDP2 Policy "Maintaining and Protecting Land for Housing", which is attached to this SG as Appendix 1.

In relation to the provision and maintenance of an effective supply of housing land, the South Ayrshire LDP2 will:




- Guides housing development to allocated housing sites, which provide a range of small, medium and large scale housing sites located in our the towns and villages.
- Encourages housing development within appropriate sites and buildings within settlements, particularly to vacant/ under utilised buildings and brownfield sites, in preference to greenfield sites.
- Seeks to minimise the infrastructure impact of housing development, through geographically spreading housing allocations around settlements in South Ayrshire, and encouraging development within settlements particularly on suitable brownfield land.
- Selects the most environmentally suitable sites for housing.
- Provides a generous supply of housing land by allocating land to provide an additional 20% of the total land supply, to provide flexibility.
- May initiate an early review of the LDP 2 if it is identified that there is an insufficient overall housing land supply.

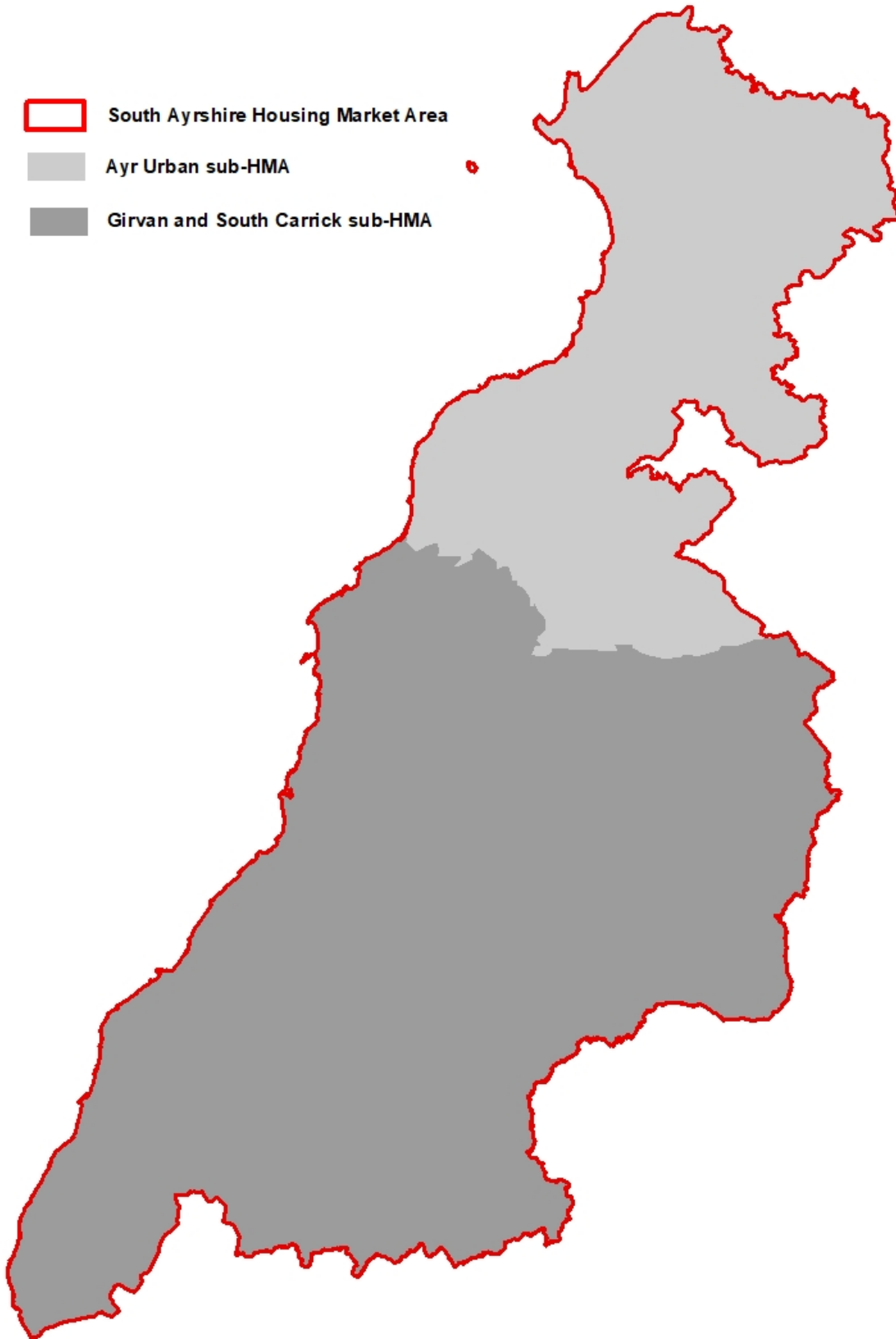
Overall, LDP2 identifies a range of site scale and locations in compliance with Scottish Planning Policy, and allocates additional sites for the provision of affordable housing to support the aims of the Local Housing Strategy. Specifically, LDP 2 Policy: Maintaining and Protecting Land for Housing sets out how the LDP2 provides a supply of land for housing that meets identified housing needs as well as providing guidance on how we will determine the acceptability of applications for housing on allocated housing land, including the impact of development on infrastructure. The policy also establishes the mechanism for permitting housing development on land not allocated for housing in the LDP2, where there is a shortfall in the effective housing land supply. This supplementary guidance assists by providing an additional level of detailed guidance on the application of the policy.

LDP 2 aligns with Scottish Planning Policy (2014), which seeks to: -

- identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5-year supply of effective housing land at all times;
- enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and

- has a sharp focus on the delivery of allocated sites embedded in the action programme, informed by strong engagement with stakeholders.

-  South Ayrshire Housing Market Area
-  Ayr Urban sub-HMA
-  Girvan and South Carrick sub-HMA



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Policy

Policy: Maintaining an Effective Housing Land Supply

Proposals for housing development on sites not allocated in the development plan or that cannot be justified against other development plan policies (i.e. windfall sites, rural housing proposals or Carrick/Coalfield Communities village expansions), will be determined in accordance with the process outlined below. Any such application for housing on unallocated land that does not meet Stage 1, below, will be contrary to the development plan.

In determining the most suitable sites for residential development, the Council will give priority to development opportunity sites identified in LDP2 Appendix E and suitable urban brownfield sites, where the terms and policies of this SG and the local development plan are met.

The Council will prepare and maintain an Urban Capacity Study to highlight particular urban brownfield sites it considers to have significant potential for residential development.

STAGE 1: Establish shortfall in the 5-year effective housing land supply

- Agreed deficit in annual housing land audit, indicating there is not sufficient allocated land to maintain a 5-year supply of effective housing land (1)
- Quantify deficit (i.e. number of units; whether affordable or private or combination)

STAGE 2: Principle of edge of settlement/ greenfield sites (not greenbelt) acceptable if -

- South Ayrshire Council agrees Stage 1
- The proposal aligns with the LDP2 spatial strategy; that the developer can prove that any infrastructure interventions are deliverable within the 4-year period, including development lead in times to ensure delivery of housing units within 5-year effective housing land supply.
- the applicant proves effectiveness of the site being promoted and that housing delivery will commence within the effective 5 year period (there will be a preference for sites being promoted by, or in conjunction with, an established house builder) (2)
- the site will contribute to reducing the deficit in the land supply at point of determination of a planning application
- the site will not jeopardise the LDP2 spatial strategy by utilising infrastructure capacity planned to deliver allocated LDP2 priorities.
- the site can meet infrastructure requirements (as per LDP2 Policy: delivering infrastructure) without undermining the viability of the development proposal
- the development of the site would be otherwise compliant with LDP2 Strategic Policy 1 and Strategic Policy 2.

NOTE: Where several competing applications propose a number of units that will exceed the shortfall identified in Stage 1, those applications will be assessed on a first-come, first-serve basis and based on site effectiveness (particularly contribution to meeting qualitative deficiencies in the land supply) and environmental and infrastructure impact.

-
1. *The most recent housing land audit will inform the Council's decision as to whether there is a shortfall in the 5-year effective housing land supply. Applicants are discouraged from submitting planning applications under the terms of this Supplementary Guidance without discussing the proposal with the Council to establish whether the Council considers there to be a non-effective housing land supply.*
 2. *Effectiveness of housing land is defined in the Scottish Government's Planning Advice Note [PAN] 2/2010 "Affordable Housing and Housing Land Audits", paragraph 55, which explains the circumstances when housing land can be considered effective. Marketability of land, which PAN 2/2010 explains relates to whether the site (or part thereof) can be developed within 5 years, will not be the sole determining factor in whether a site is considered effective, but we will take account of wider market conditions (for example, past housing completions) in determining the effectiveness of sites.*

The 5-year effective housing land supply will be calculated, as follows: -

$$\begin{array}{l} \text{5-year} \\ \text{effective housing} \\ \text{land supply (years)} \end{array} = \frac{\begin{array}{l} \text{5-year effective housing land supply within} \\ \text{Audit year} \\ \text{(units)} \end{array}}{\begin{array}{l} \text{5-year housing supply target} \\ \text{(units)} \end{array}} \times 5$$

STAGE 3: Planning permission subject to –

Time limited permission for set period between 1 to 3 years (which may not be renewed, if not commenced) to ensure delivery of housing units that is immediately able to meet an identified deficit in the housing land supply and that sites permitted through this mechanism are not land banked.

Glossary

Brownfield site - A site, normally within an urban area, which has previously been developed or used for some purpose which has ended.

Development opportunity sites - sites identified within the Development Opportunities Guidance. These sites are normally brownfield and suitable for a wide range of uses. In general, the development of these sites will assist in improving the environmental quality of the surrounding area.

Effective housing land supply - land which is free, or expected to be free, of development constraints in the period of the plan and will therefore be available for housing.

Gap site - An undeveloped site, normally within a built-up area.

Greenfield site - a site that has never previously been developed or used for an urban use and which is often located outwith a built-up area or town.

Housing need and demand assessment [HNDA] - the HNDA indicates the amount of market and affordable housing needed, where the need is located, who needs it and in what timescales. The HNDA is the primary source of information on housing needs within the LDP area, and is used to inform the housing land allocated in the LDP.

Land banking - where landowners withhold land that would otherwise be suitable (or allocated in a development plan) for housing development in order to sell or develop the land at a later date for a higher value and profit.

Local development - All development other than national or major development. It may cover minor developments, which have permitted development rights and do not need a formal planning application.

Local Development Plan [LDP] - sets out the strategic spatial priorities and policies for land use in South Ayrshire (see 'spatial strategy') and will secure land allocations for specific uses (for example, housing and industry) to provide increased certainty for development.

LDP spatial strategy - sets out what the local development plan wants to achieve and provides guidance for where new development should and should not be located.

Ribbon development - Progression of development in a linear form, usually along a road.

Urban capacity study - An audit and assessment of available land within towns and urban areas that could be suitable for housing development

Appendix 1 - LDP Policy

LDP policy: maintaining and protecting land for housing

We will ensure the maintenance of an effective five-year supply of land for housing to meet demand. Where the supply is not maintained we may seek an early review of the local development plan, and will assess any housing proposals on unallocated sites against relevant development plan policies and the criteria set out in supplementary guidance 'Maintaining an Effective Land Supply'. We will encourage housing development on appropriate brownfield sites, rather than greenfield sites.

To meet current housing need and demand, residential development on sites identified in the local development plan settlement maps will be acceptable. Development on any allocated housing site identified on the Proposals Map (referenced as 'Proposed LDP2 Housing Release Site', or 'Existing Housing Allocation Site') must meet the Council's supplementary guidance: Housing Site Design Briefs for all Local Development Plan housing sites.

Proposals for development other than housing on land identified in the housing land supply or identified for housing development in the settlement maps will have to show they will have environmental, economic or social benefits or encourage regeneration. The proposal must also have an acceptable effect on the amenity of surrounding uses, especially residential uses, in line with LDP policy: residential policy within settlements, release sites and windfall sites.

Appendix D sets out the indicative number of houses to be built on each of the existing housing allocation sites and proposed housing release sites including guidance on what could limit the release of any particular site. If a development proposes more houses than are planned for the site, the developer will have to show the proposal can provide any further infrastructure needed and will have to show there is no negative effect on the environment and complies with other local development plan policies.

Future housing growth, and the scale of growth, will be subject to future priorities, our vision and spatial strategy, and changing housing need and demand. In the period 2032-2042 around 2700 new homes may be required. Housing is likely to be focused on the completion of the strategic expansion site in South East Ayr and distributed in and around the settlements of Ayr, Prestwick, Maybole and Girvan, with limited expansion in other settlements.

This information can be made available, on request, in braille, large print or audio formats and can be translated into a range of languages. Contact details are provided below.

درخواست کرنے پر یہ معلومات نابینا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں مہیا کی جاسکتی ہے اور اسکا مختلف زبانوں میں ترجمہ بھی کیا جاسکتا ہے۔ رابطہ کی تفصیلات نیچے فراہم کی گئی ہیں۔

本信息可应要求提供盲文，大字印刷或音频格式，以及可翻译成多种语言。以下是详细联系方式。

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ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕੇ ਬੋਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਅਤੇ ਸਣਨ ਵਾਲੇ ਰਪ ਵਿਚ ਵੀ ਲਈ ਜਾ ਸਕਦੀ ਹੈ, ਅਤੇ ਇਹਦਾ ਤਰਜਮਾ ਹੋਰ ਬੋਲੀਆਂ ਵਿਚ ਵੀ ਕਰਵਾਇਆ ਜਾ ਸਕਦਾ ਹੈ। ਸੰਪਰਕ ਕਰਨ ਲਈ ਜਾਣਕਾਰੀ ਹੇਠਾਂ ਦਿੱਤੀ ਗਈ ਹੈ।

Niniejsze informacje mogą zostać udostępnione na życzenie, w alfabecie Braille'a, w druku powiększonym lub w formacie audio oraz mogą zostać przetłumaczone na wiele języków obcych. Dane kontaktowe znajdują się poniżej.

Faodar am fiosrachadh seo fhaighinn, le iarrtas, ann am braille, clò mòr no clàr fuaim agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.



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Supplementary Guidance: Housing Site Design Briefs



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Introduction

What is supplementary guidance?

Supplementary Guidance (SG) intention is to supplement the provisions of the LDP, by providing additional detail on certain LDP policies and proposals and how they will be implemented. Scottish Government Circular 6/2013 “Development Planning” states that Supplementary Guidance adopted and issued in connection with the LDP will form part of the development plan, and so will have equivalent status in determining planning applications. This Supplementary Guidance is linked to the South Ayrshire Local Development Plan 2, Policy LDP: maintaining and protecting land for housing, as set out below.

LDP policy: maintaining and protecting land for housing

We will ensure the maintenance of an effective five-year supply of land for housing to meet demand. Where the supply is not maintained we may seek an early review of the local development plan, and will assess any housing proposals on unallocated sites against relevant development plan policies and the criteria set out in supplementary guidance 'Maintaining an Effective Land Supply'. We will encourage housing development on appropriate brownfield sites, rather than greenfield sites.

To meet current housing need and demand, residential development on sites identified in the local development plan settlement maps will be acceptable. Development on any allocated housing site identified on the Proposals Map (referenced as 'Proposed LDP2 Housing Release Site', or 'Existing Housing Allocation Site') must meet the Council's supplementary guidance: Housing Site Design Briefs for all Local Development Plan housing sites.

Proposals for development other than housing on land identified in the housing land supply or identified for housing development in the settlement maps will have to show they will have environmental, economic or social benefits or encourage regeneration. The proposal must also have an acceptable effect on the amenity of surrounding uses, especially residential uses, in line with LDP policy: residential policy within settlements, release sites and windfall sites.

Appendix D sets out the indicative number of houses to be built on each of the existing housing allocation sites and proposed housing release sites including guidance on what could limit the release of any particular site. If a development proposes more houses than are planned for the site, the developer will have to show the proposal can provide any further infrastructure needed and will have to show there is no negative effect on the environment and complies with other local development plan policies.

Future housing growth, and the scale of growth, will be subject to future priorities, our vision and spatial strategy, and changing housing need and demand. In the period 2032-2042 around 2700 new homes may be required. Housing is likely to be focused on the completion of the strategic expansion site in South East Ayr and distributed in and around the settlements of Ayr, Prestwick, Maybole and Girvan, with limited expansion in other settlements.

Purpose of Supplementary Guidance

This supplementary guidance has been produced to support the development of allocated housing sites within the South Ayrshire Local Development Plan 2 (including sites allocated in South Ayrshire Local Development Plan 1 (LDP1)) by establishing design priorities for developers, communities and development management, thereby ensuring the allocated housing sites can become successful places, which integrate well with existing settlements. Local Development Plan 2 clarifies that planning applications submitted for the development of housing allocations will be expected to meet the terms of this guidance. As such, this guidance provides a framework for each allocated site, which seeks to ensure that issues like accessibility, site layout, building design, open space, landscaping and boundaries are all integral to the design process for the site. This means that road layout and standardised building types do not dominate design solutions, and therefore that the design of housing developments recognises the locality of the site, and seeks to complement the features that characterise settlements. The design guidance is not prescriptive, and, therefore, does not preclude either traditional or innovative design solutions: it aims to set design parameters for each site.

The guidance also highlights where infrastructure contributions are likely to be expected from any development, particularly relating to education and transportation, although other contributions may only be identified at planning application stage, as the potential impacts of the proposal are assessed. The guidance has been informed by the outcomes of the strategic environmental assessment of LDP2, which identified known development constraints, and the principles of Scottish Government policies “Designing Streets” and “Creating Places”. This adopted version of the guidance has been informed by representations received on the draft guidance and Reporter's Examination Report of the Modified Proposed Local Development Plan 2 (MPLDP2) due to the recommendations within the report.

Design guidance for existing housing allocation sites brought forward from LDP1 is included within this SG, with some minor amendments to reflect LDP2 policies and the Reporter's recommendations in the Examination Report of the Modified Proposed Local Development Plan 2 (MPLDP2) published on 12 January 2022. This will ensure those previously allocated sites in LDP1 are developed in accordance with design briefs.

Housing Release Sites (LDP2)

Ayr

Dunlop Terrace AYR AH1	
Building Design & Site Layout	<ul style="list-style-type: none"> The affordable housing units should be in keeping with the existing residential properties in the area, in terms of height, scale, massing and type and colour of finishing materials. The affordable housing units should be designed to have their front elevations on to Dunlop Terrace or Hayhill. The existing building lines should be retained. Vehicular access should be taken directly off Dunlop Terrace or Hayhill into driveways or parking bays/ parking areas. A feature dual frontage unit should be provided on the corner of Dunlop Crescent/ Hayhill, which overlooks the open space. Car parking associated with the development should not dominate the streetscape. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. All units should be designed to be barrier free and adaptable over time to the changing needs of the resident.
Landscaping and Boundaries	<ul style="list-style-type: none"> 1.8m timber, close boarded, screen fencing should be provided around the rear gardens. Front gardens should be preferably defined by hedges to reflect existing property boundaries within the locality and encourage biodiversity; the overall boundary scheme is required to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment, which enhances the overall streetscape.
Open Space	<ul style="list-style-type: none"> Garden ground/open space should be provided in accordance with the Council's adopted Guidance on Open Space and Designing New Residential Developments or any succeeding guidance. <p>The following open space improvements should be provided in association with the development:</p> <ul style="list-style-type: none"> The existing playground on the site should be relocated to an alternative site accessible to the existing local community (see insert map). Suitable replacement play equipment and landscaping provided to ensure the same or enhanced play area for local children. Seating (and bin) either in the play area or adjacent to it for supervision. Wheel/cycle parking provision to be provided beside to encourage active travel. The new play area should be open prior to commencement for development to ensure continuity of play facilities within the locality.
Transportation and Access	<ul style="list-style-type: none"> The existing footways on Dunlop Terrace and Hayhill should be retained. Parking should be provided within the site in accordance with Ayrshire Roads Alliance specifications. Transport Statement is required, which may highlight additional transportation requirements necessary due to the development.
Education Impact	<ul style="list-style-type: none"> Affordable Housing units are exempted from payment of Educational contributions.

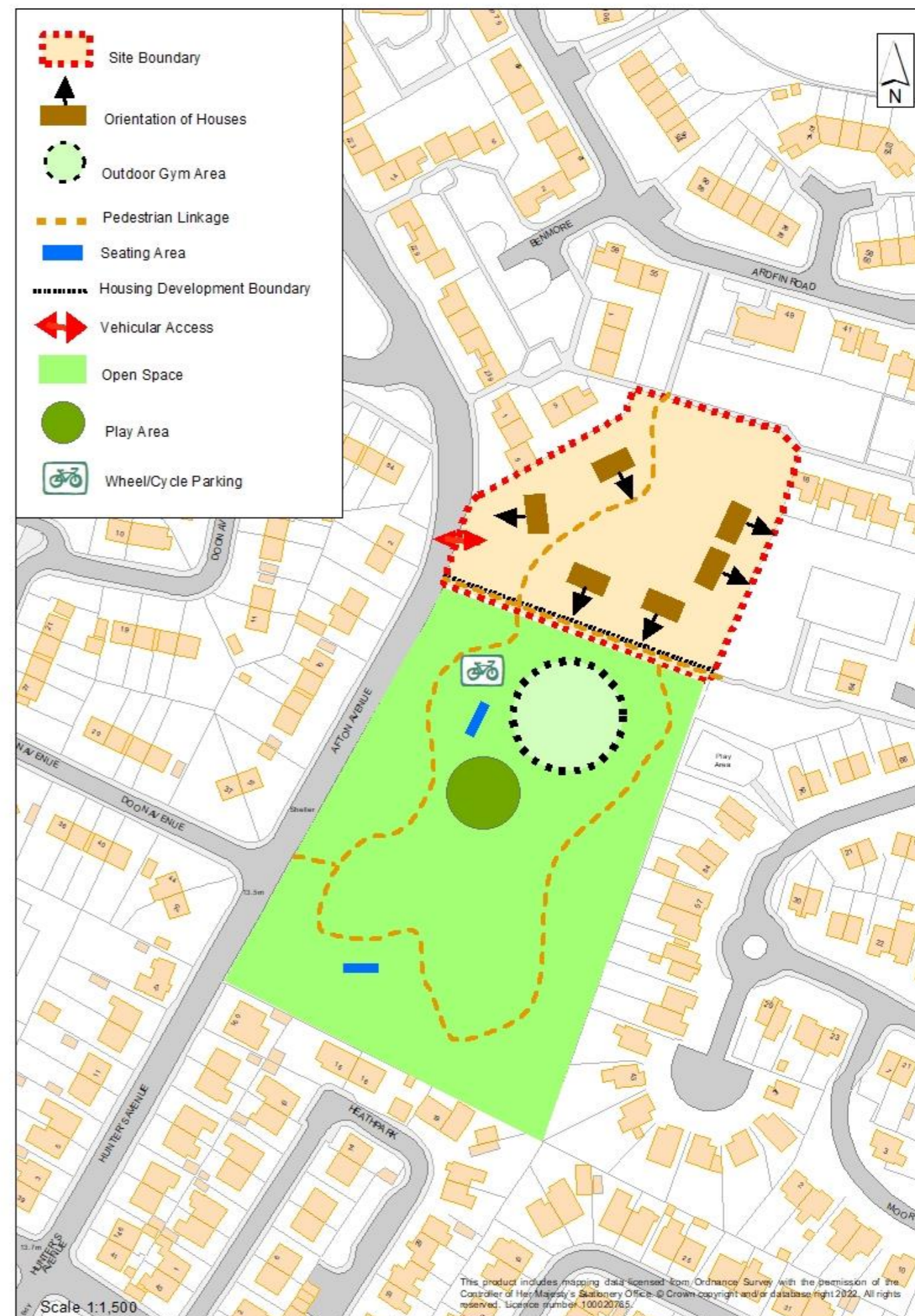


Westwood Avenue Housing - AYR AH2	
<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> The affordable units' height, scale, massing and finishing materials should reflect the existing residential buildings in the locality. The units' main elevations should front on to Westwood Avenue, Harthall or Dalmilling Drive. One of the housing units adjacent to the path to Dalmilling Primary School should have a dual frontage: one on to the path and the another on to Westwood Avenue, to provide passive surveillance. There should be feature units at key visual locations within the site. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. All units should be designed to be barrier free, dementia friendly and adaptable over time to meet resident's needs. Any specialised units should be designed to meet the needs of the residents.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> 1.8m timber, close boarded, screen fencing should be provided around the rear gardens. Front gardens should be defined by fences, walls or hedge or other landscape features, a maximum of 1.2 in height from the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment. Along the frontage with Westwood Avenue small trees should be planted at regular intervals to provide a soft edge to the street and enhance the overall streetscape in the locality. The trees should be native species.
<p>Open Space</p>	<ul style="list-style-type: none"> Gardens/open space should be provided in accordance with the Council's adopted Guidance "Open Space and Designing New Residential Developments" or any succeeding guidance. Soft and hard landscaping within gardens should be designed to meet the needs of residents. If any specialised units, a communal garden may be acceptable providing it is of a reasonable size, barrier free, dementia friendly and centrally located and well connected to all associated units. <p>The following open space improvements should be provided in association with the development:</p> <ul style="list-style-type: none"> The existing play areas will be relocated to the triangular area of open space, enclosed by Dalmilling Grove/Dalmilling Drive/Westwood Avenue, with similar or enhanced equipment, seating area and bins. The play area should be fenced for safety. There should be provision for wheel and cycle parking provision beside both the play area. And community garden. As an Open Space improvement for the wider, a community garden should be created at Overmills Community Centre to provide a growing space for the local community (see plan for location). The replacement play area should be completed prior to commencement of development and the community garden should be completed prior to the first units being occupied on the site.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> If any specialised units there should be sufficient car parking spaces within the development to accommodate longer and wider disability vehicles which have rear and/or side ramp access. Any specialised units should have car parking provided near to property entrances where required for mobility reasons. Any specialised units should have car parking provided for carers, where appropriate Internal paths surfaces should be designed to meet the requirements of residents and linked to the existing footways to encourage active travel. A path link should be provided through the site to Dalmilling Primary School from Westwood Avenue, if feasible and can be accessible to all. Transport Statement is required, which may highlight additional transportation requirements necessary due to the development.
<p>Education Impact</p>	<ul style="list-style-type: none"> Affordable Housing units are exempted from payment of Educational contributions.



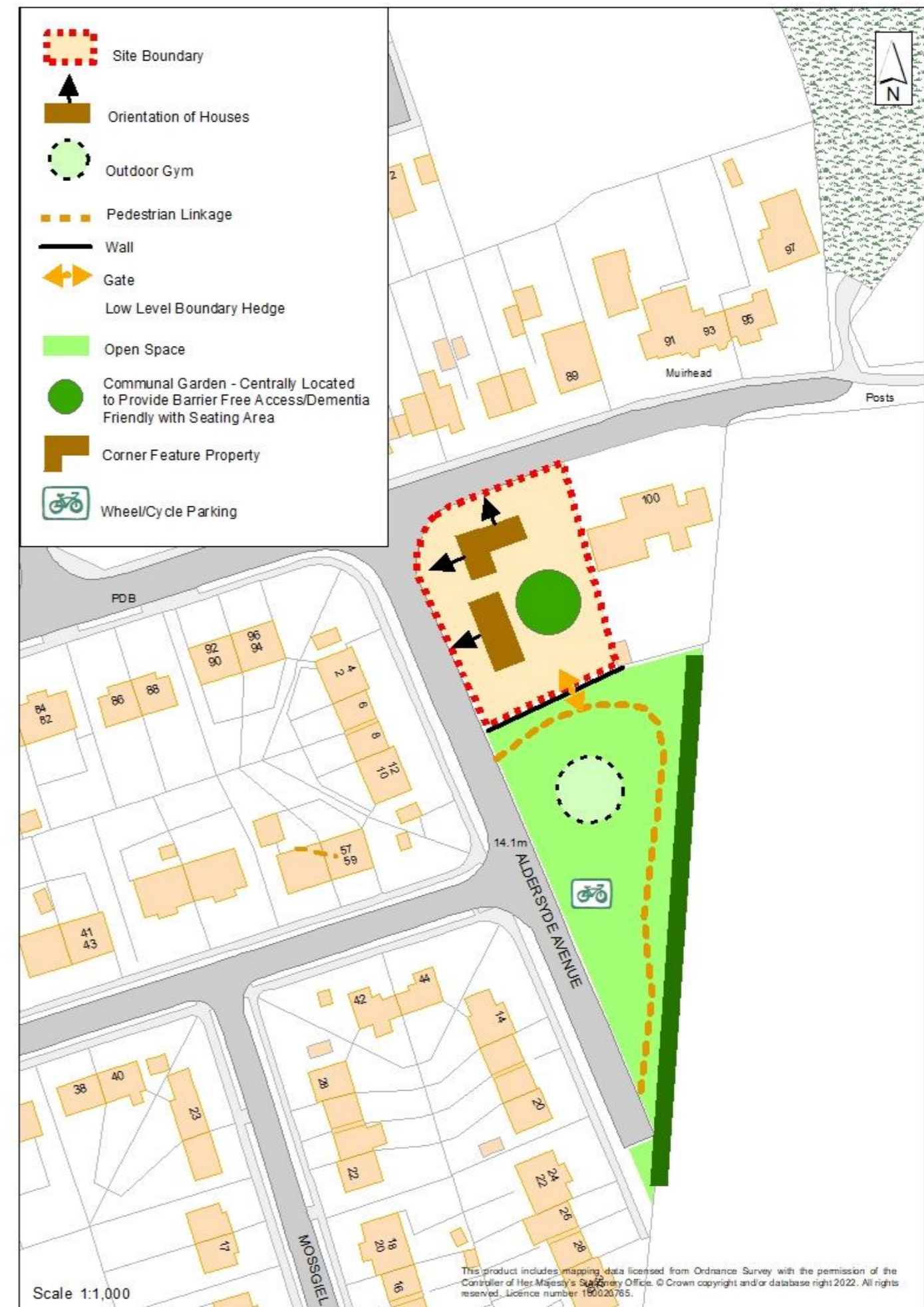
Prestwick

Afton Avenue Site and Afton Park, Prestwick - PRES AH1	
Building Design & Site Layout	<ul style="list-style-type: none"> The affordable units should be designed for older people. Vehicular access to the new units will be taken from Afton Avenue. The new units should be oriented in such a manner as to protect the privacy of the rear gardens of adjoining residential properties. The scale, massing, height and finishing materials of the new units should reflect existing residential properties in the locality. The units should have their front elevations onto adjacent paths, open spaces and the new road to provide casual surveillance. Some dual frontage units will be required in some locations to provide surveillance. There should be feature units at key visual locations within the site. Car parking should not be the over dominant feature and be at the side of units or in rear parking courts with dedicated space(s) for each unit. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. All units should be designed to be barrier free, dementia friendly and adaptable over time to the changing needs of residents.
Landscaping and Boundaries	<ul style="list-style-type: none"> Front gardens should be defined by fences, walls or hedges or other landscape features, a maximum height of 1.2m to the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment. 1.8m timber, close boarded, screen fencing should be provided around the rear gardens. Any feature delimiting the boundary of the new housing site with the adjacent open space should be a maximum height of 1m to enable casual surveillance.
Open Space	<ul style="list-style-type: none"> Gardens and amenity open space should be provided in accordance with the Council's adopted Guidance "Open space and Designing New Residential Developments" or any succeeding guidance. However, any play area requirement will be accommodated on the adjacent open space to the south. A communal garden may be acceptable providing it is of a reasonable size, barrier free, and dementia friendly and centrally located and well connected to all units. If a communal garden is provided then each unit should have a small outdoor area with a drying area for individual use only. <p>The following open space improvements should be provided in association with the development:</p> <ul style="list-style-type: none"> The adjacent open space to the south will be upgraded as part of this development, in the form of re-contouring, earth moulding, new planting (tree and spring bulbs), provision of a new adult outdoor gym and children's play area and associated equipment, new circular path, seating areas with bins. These new facilities should be designed to be fully inclusive (barrier free and dementia friendly). This should create an outdoor community hub for local residents. There should be provision for wheel and cycle parking beside the play/ gym area to promote active travel.
Transportation and Access	<ul style="list-style-type: none"> The existing connecting path from Afton Avenue to Moorpark Crescent should be relocated immediately adjacent to the south of the site and new links created to the north and south through the site. The internal road layout should be designed in accordance with the principles of designing streets. The development should have sufficient adequate number of car parking spaces specifically able to accommodate longer and wider disability vehicles which have rear and/or side ramp access and these spaces should be accessible to and from all units. Any specialised units should have car parking provided near to property entrances where required, for mobility reasons. Transport Statement is required which may highlight additional transportation requirements necessary due to the development.
Education Impact	<ul style="list-style-type: none"> Affordable Housing units are exempted from payment of Educational contributions.

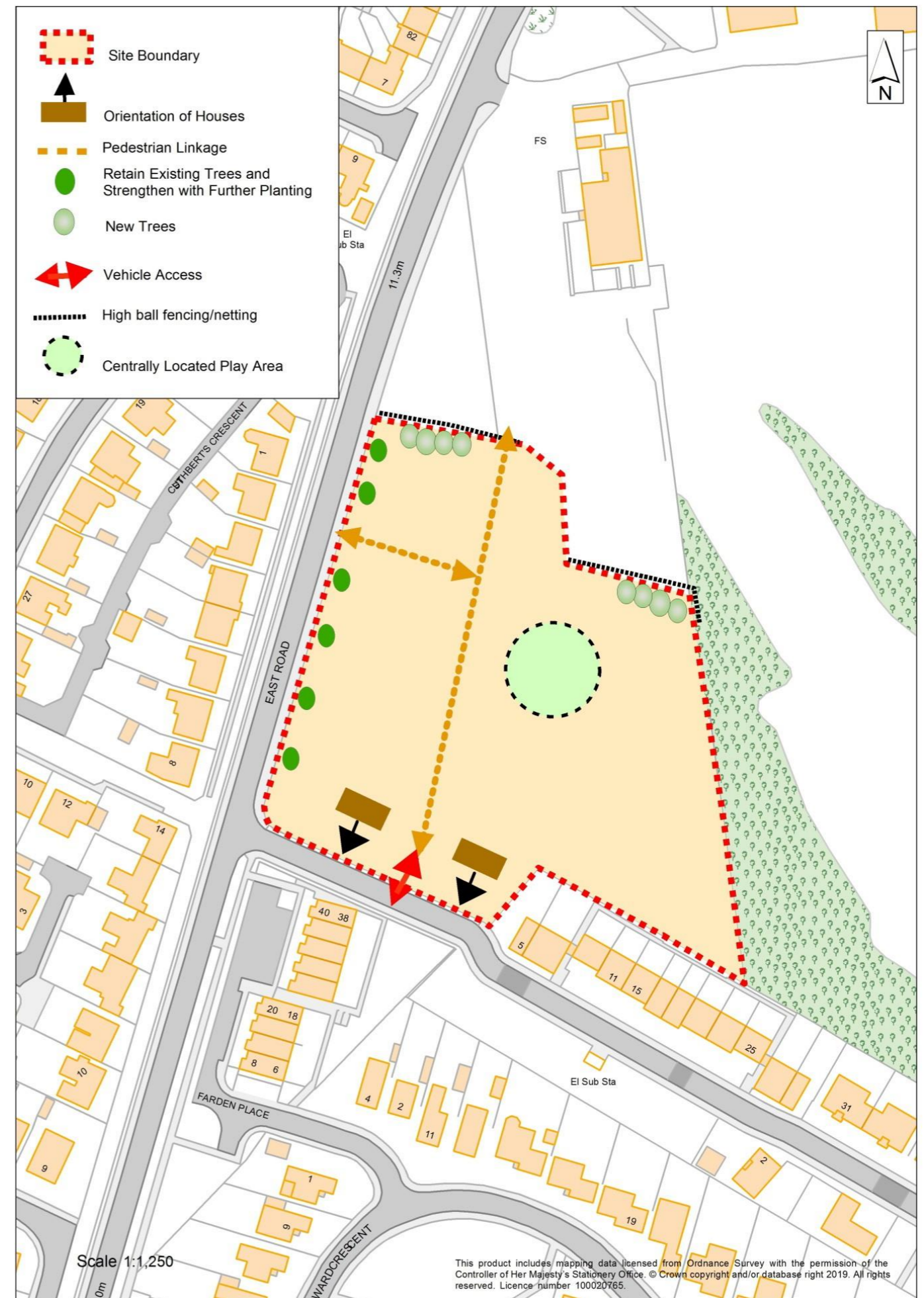


Prestwick

St. Cuthbert Golf Club - PRES2	
Building Design & Site Layout	<ul style="list-style-type: none"> The development layout should take cognisance of the existing street pattern, with the new units preferably being accessed from Fairway View, subject to the appropriate road design criteria being met. The new road layout should be based on the principles of Designing Streets. The amenity of the existing properties should be protected through the orientation of the new units and site access. New units should reflect the existing properties within the locality, in terms of scale, massing, height and finishing materials. Where affordable housing provision is required on site, the development should be fully integrated into the design layout physically and visually. There should be feature units at key visual locations within the site. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. On site affordable units should be designed to be barrier free and adaptable over time to the changing needs of residents.
Landscaping and Boundaries	<ul style="list-style-type: none"> Gardens and amenity open space should be provided in accordance with the Council's adopted Guidance "Open space and Designing New Residential Developments" or any succeeding guidance. Front gardens should be defined by fences, walls or hedges or other landscape features, a maximum height of 1.2m from the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment. 1.8m timber, close boarded, screen fencing should be provided around the rear gardens. The existing trees along East Road boundary of the site should be retained and strengthened by further planting. New tree planting should be provided along the boundary with the Golf Club practice area and on the eastern boundary of the site, to protect new residents from stray golf balls. If necessary, specialised protective ball netting should be erected on these boundaries until the trees have had an opportunity to mature to offer adequate protection. All new trees should be native and where possible provide a range of colour through the year.
Open Space	<ul style="list-style-type: none"> Gardens and amenity open space should be in accordance with the Council's adopted Guidance "Open Space and Designing New Residential Developments", to ensure a high quality residential amenity. Seating and a bin should be provided within any amenity open space.
Transportation and Access	<ul style="list-style-type: none"> Vehicular access shall be preferably taken from Fairway View. Although not shown in the plan, access from East Road may be acceptable providing it can be demonstrated that the existing trees are protected, as this would assist in dispersing traffic movements and maximise permeability. New paths should be provided within the site to link with East Road and St. Cuthbert Golf Club, to help integrate the site with the surrounding area. Roads should be designed to Ayrshire Road Alliance specifications. Transport Statement/ Transport Appraisal is required which may highlight additional transportation requirements necessary in the locality due to the development.(dependent on scale of development).
Education Impact	<ul style="list-style-type: none"> It is anticipated that the site will require to contribute towards meeting the impact of the development on local secondary education facilities through developer contributions. Affordable Housing units within the site would be exempt from Education contributions.
Flooding	<ul style="list-style-type: none"> A Flood Risk Assessment will be required to support any proposals.



Aldersyde Avenue, Troon - TRO AH1	
<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> The residential development will be restricted to the northern part of the site, identified in orange on the plan. The units are for older people, so should be designed to be barrier free, dementia friendly and adaptable over time. The units should reflect the scale, massing, height and finishing materials of the existing properties within the area. Units should be a maximum of 1.5 storeys in height immediately adjacent to the adjoining house at 100 North Drive, to ensure the new development does not dominate the house. Maximum of 2.5 storeys at other parts of the site. The units should have their main elevations on to North Drive or Aldersyde Avenue and the same building line should be retained on North Drive. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access. A corner focal feature unit is desired to add to the character of the area. Car parking should be provided near to units' entrances for mobility reasons but should not be an over dominant feature of the streetscape. Each unit should have a small outdoor area with a drying area for individual use only, but the main garden ground should be communal.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> The front gardens should be open with some hedge planting defining boundaries rather than a hard boundary to complement the existing housing. The boundary with the remaining open space to the south should be marked by a brick wall, to enclose the communal garden and provide continuity of boundary treatment with the adjacent property, at 100 North Drive. Ideally, there should be a gated access from the communal garden to the improved open space behind to encourage healthier lifestyles. All new trees should be native and provide a range of colour through the year.
<p>Open Space</p>	<ul style="list-style-type: none"> A communal garden should be provided to the rear of the units and be accessible by rear doors. This communal garden should be fenced off for privacy for residents, with gate access to Aldersyde Avenue for maintenance purposes. It should be barrier free and dementia friendly, to enable residents of different mobility to utilise it. It should be provided in accordance with the Council's adopted Guidance "Open space and Designing New Residential Developments" or any succeeding guidance. Seating, a social space and an outbuilding for outdoor equipment storage should be provided within the communal garden. <p>The following open space improvements should be provided in association with the development:</p> <ul style="list-style-type: none"> A strong defensible and soft landscape boundary should be provided along the eastern boundary with the agricultural land. The open space to the south should be upgraded by the provision of an adult, outdoor gym area, seating and a wheel dust path for use by the wider community. Trees and shrubs should be introduced within the open space, to provide shade for people, habitats for wildlife and increase the visual attractiveness of the area. Seating and a bin should be provided within the amenity open space. The remaining area should encourage informal play. There should be provision for wheel and cycle parking beside the gym area. A barrier to vehicular access should be formed along the Aldersyde Avenue frontage of the open space, to prevent cars parking or driving on it, whether with soft landscaping or natural bund with some landscaping. This should be permeable by people and wildlife. Some limited visitor parking should be provided along Aldersyde Avenue adjacent to park.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Vehicular access to the site should be taken directly off North Drive or Aldersyde Avenue. There should be sufficient longer and wider disability vehicles car park spaces, which serve all units, to accommodate rear and/or side ramp access. All units should have car parking provided near to property, for mobility reasons. Footways should be formed along the Aldersyde Avenue and North Drive frontages of the residential part and to the new path network within the open space. Transport Statement is required which may highlight additional requirements necessary due to the development.



Education Impact	<ul style="list-style-type: none">• As the site is to be developed for specialised affordable housing units for older people, there will be no requirement to contribute to education.
Flooding	<ul style="list-style-type: none">• A Flood Risk Assessment will be required to support any proposals.

Troon

Buchan Road - TRO AH2	
Building Design & Site Layout	<ul style="list-style-type: none"> The affordable housing units will be well spaced out and be designed to be reflect the scale, massing, height and finishing materials of the existing residential properties within the locality. Maximum height 2.5 storeys. All units should be designed to be barrier free and some specialised units should be designed to be flexible to enable adaptation over time. Corner plots units at the Scott Crescent/ Buchan Road and Burns Road/ Buchan road should be designed to provide visual features. At least one of the units adjacent to the paths/ play area to Muirhead Primary School should have dual frontage to provide passive surveillance of the path and relocated play area. Bin storage areas should be designed into the layout, ideally in the rear gardens to ensure they are not visually intrusive, but easy for residents to access.
Landscaping and Boundaries	<ul style="list-style-type: none"> 1.8m timber, close boarded, screen fencing should be provided around the rear gardens. Front gardens should be defined by fences, walls or hedge or other landscape features, a maximum height of 1.2m from the road channel level. There must be an overall boundary scheme to ensure uniformity and definition of semi-private space to create a distinctive and pleasant residential environment. There should be native small trees planted within some plots where they will not affect the residential units but add character and provide habitats.
Open Space	<ul style="list-style-type: none"> Open space should be provided in accordance with the Council's adopted Guidance "Open Space and Designing New Residential Developments" or any succeeding guidance, ensuring that the site provides a desirable place to live. Garden space should be provided in accordance with the above Guidance; however, consideration may be given to a communal garden to service specialised units, providing it is of a reasonable size, barrier free, dementia friendly and centrally located and well connected to units it is associated with. If a communal garden is provided then each unit, excluding flats should have a small outdoor area with a drying area for individual use only <p>The following open space improvements should be provided in association with the development:</p> <ul style="list-style-type: none"> The children's play park area should be relocated to the location identified of the plan next to the path to the school at Buchan Road, which includes space for informal play adjacent to the play equipment. Seating, cycle/wheel parking and a bin should be provided within the play area. A communal garden will be created within the open space around the Burns Road / Scott Crescent flats, retaining the accessible path network between flat blocks. The design and layout of the communal garden will be determined through consultation with residents undertaken by Neighbourhood Services. The area should incorporate native and fruit trees to create more visual interest, produce food and increase biodiversity.
Transportation and Access	<ul style="list-style-type: none"> Footways should be created along Buchan Road and Burns Road frontages of the site. Any specialised units, where required should have parking spaces large enough to accommodate disabled vehicles with side and rear access ramps access. Retain path to the Muirhead Primary School from Buchan Road. If feasible provide a path from Burns Road to Muirhead Primary School. Transport Statement is required, and this should consider displacement of existing car parking area within site.
Education Impact	<ul style="list-style-type: none"> Affordable Housing is exempt from education contributions.
Flooding	<ul style="list-style-type: none"> A Flood Risk Assessment will be required to support any proposals.

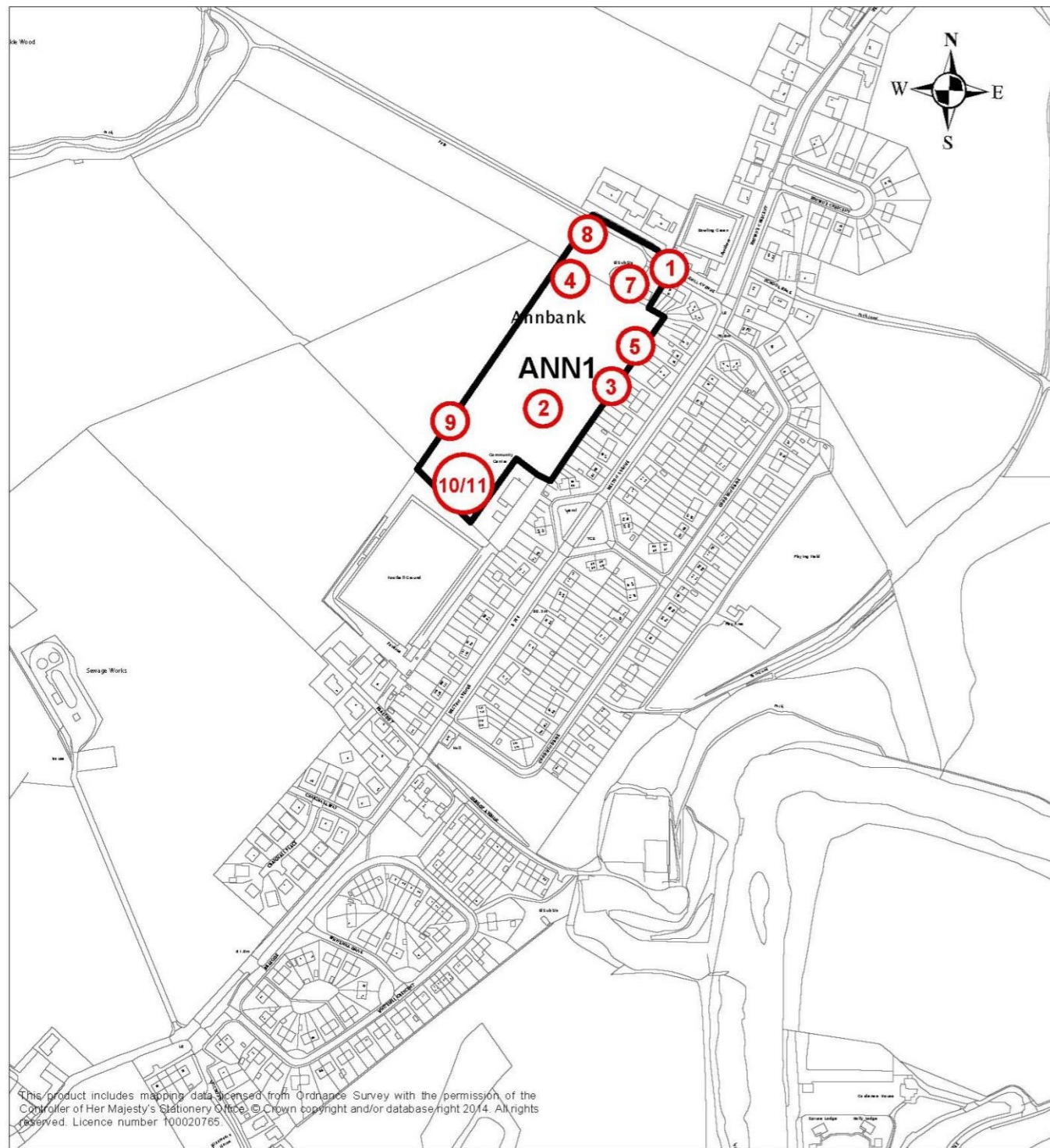


Existing Housing Sites Allocations (LDP1)

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Building Design & Site Layout	<ul style="list-style-type: none"> • Building height should be restricted to single storey within the south western portion of the site in order to minimise impact upon the landscape setting of the village. • Buildings should face west at the western edge of the site. • Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
Landscaping and Boundaries	<ul style="list-style-type: none"> • The western boundary of the site should provide the settlement with a boundary incorporating landscaping, pedestrian linkage and dwellings fronted onto adjacent agricultural land. • In developing the site, it will be important to retain as much woodland as possible along the northern boundary. This area of woodland forms part of the Auchincruive Estate which is contained within the Inventory of Gardens and Designed Landscapes. • The eastern boundary of the site should be carefully considered where the rear gardens of new houses is likely to back on to the rear gardens of existing properties on Weston Avenue.
Open Space	<ul style="list-style-type: none"> • Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. • Open space should be sited adjacent to the western boundary to integrate into pedestrian linkage, and integrate with adjacent agricultural land - houses should front onto open space to provide natural surveillance. • The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ul style="list-style-type: none"> • Vehicular access to the site should be taken via Brocklehill Avenue. • This site has a core path (SA14) which runs along the north edge of the site. This core path then links into several others, within Auchincruive estate and also to the River Ayr Way. This core path route is also a claimed right of way, recorded on the Council's file and also the Scotways file (as SCROWS ref. SKC25). It is essential to protect this route, and also to link any routes within the site with this core path. • The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. • A pedestrian and cycle linkage should be provided at the south eastern corner of the site in order to provide a physical link with the existing settlement. The development should be appropriately orientated to provide the pedestrian linkage with natural surveillance.
Education Impact	<ul style="list-style-type: none"> • It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

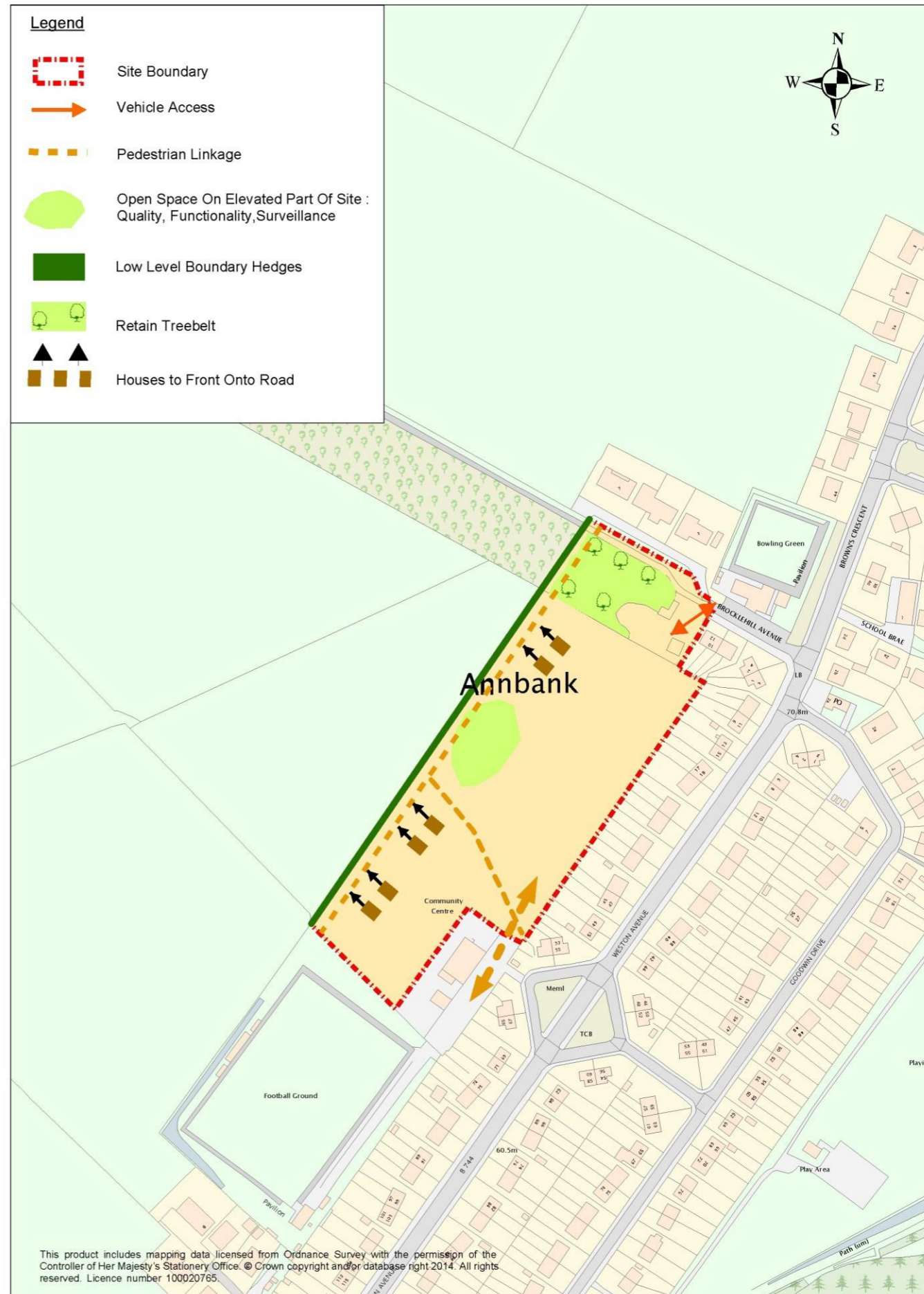
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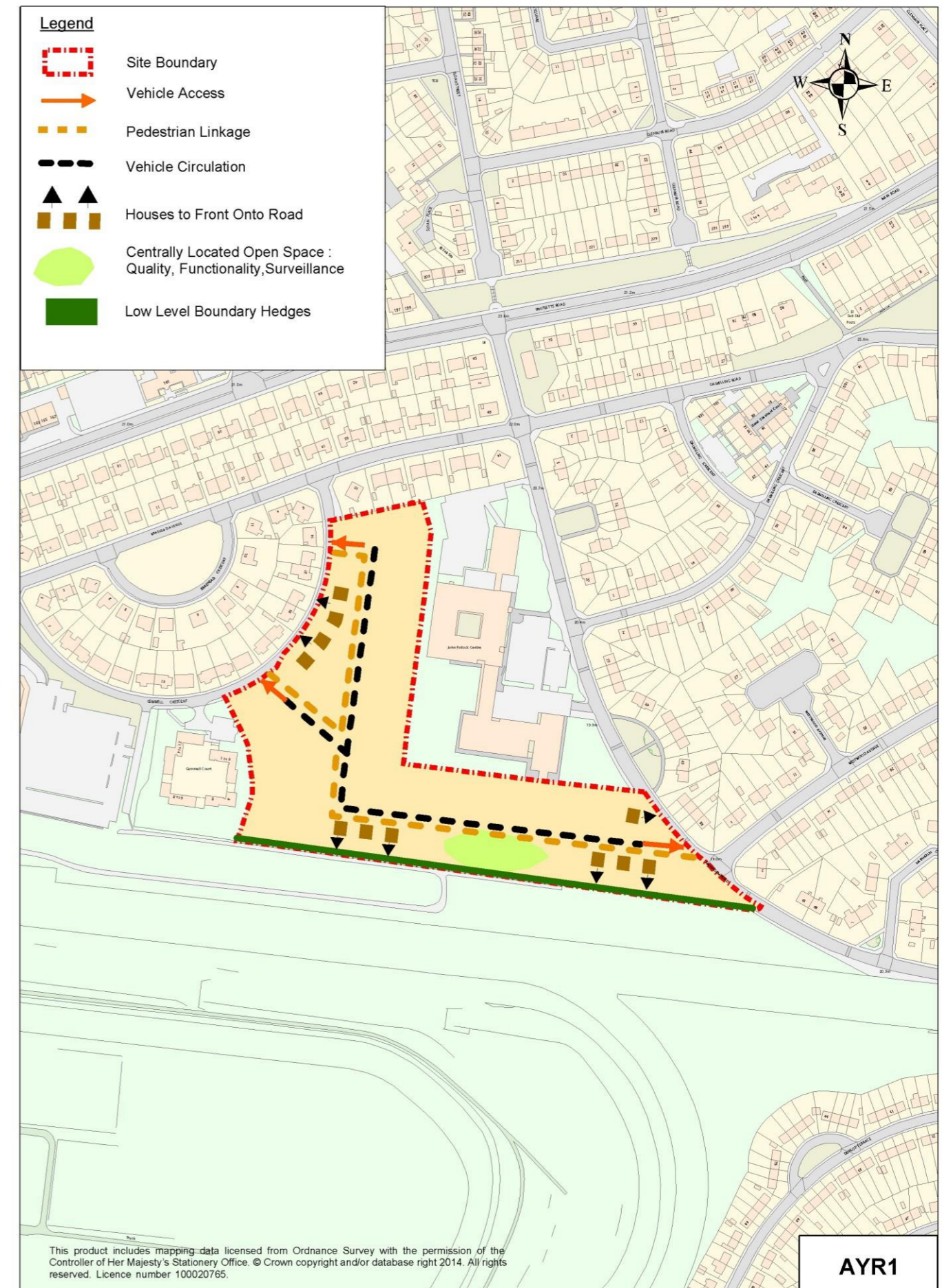
- ① Site access and ownership may be problematic
- ② Retain existing views – limit height of buildings
- ③ Limit proximity of new houses to existing ones
- ④ Create open space at highest part of site
- ⑤ Avoid paths behind gardens
- ⑥ Existing nursery is on the proposed site access point- relocate it within village
- ⑦ Drainage issues
- ⑧ Retain woodland on site
- ⑨ Landscaped edge to provide improved village boundary
- ⑩ New affordable housing urgently needed
- ⑪ Integrate affordable housing with private



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Ayr

<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> New houses should front onto Mainholm Road at the access to AYR1; as well as onto Gemmell Crescent, by completing the established streetscape at Gemmell Crescent. New houses on Gemmell Crescent should be single or storey-and-a-half to replicate the built form in the locality. Houses should also front onto the racecourse. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses. Any development proposals relating to AYR1 should seek to retain the existing sports pitches on the site. Where this is not feasible, provision should be made for the inclusion of facilities of an equal or higher standard within the site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area. At AYR2, the primary objective of any development is to secure the re-use of Holmston House. Any alterations to the building or enabling element of the development of this site must not compromise the character or setting of this listed building. Pre-application discussions with the Council are strongly encouraged for any proposed development - particularly relating to new development within the curtilage.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> AYR1 should incorporate a low level natural boundary along the southern boundary with the racecourse. AYR2 should retain existing boundary walls that are part of the listing. The Council will not support proposals that involve the loss of listed features, such as boundary enclosures. These should be incorporated into the design. Any development within the curtilage should be mindful of the prominence of the site from Station Road. The Council will not support suburban fences for rear gardens along this boundary.
<p>Open Space</p>	<ul style="list-style-type: none"> Within site AYR1, open space and play areas should be provided along the southern boundary with the racecourse, with pedestrian links throughout the site, and natural surveillance. Sites AYR2 should provide sufficient private open space to serve the proposed number of units on site. The Council's Open Space supplementary Guidance provides details on expected levels of provision. This site may not be sufficient to accommodate functional public open space within the development, however, and it may therefore be more appropriate for development to pay a commuted sum to contribute to the enhancement of a local play facility. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> AYR1 should take vehicle access onto Gemmell Crescent and Mainholm Road. It would be important to provide easily accessible links from a new development to core paths (SA1, SA2, and SA3). SA1 (the National Cycle Route7) SA2 (the Ayrshire Coastal Path) and SA3 (the River Ayr Way) are important recreational and tourist routes. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. AYR2 should provide easily accessible links from a new development to core paths (SA1, SA2, and SA3). SA1 (the National Cycle Route7) SA2 (the Ayrshire Coastal Path) and SA3 (the River Ayr Way) are important recreational and tourist routes.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.



Ayr



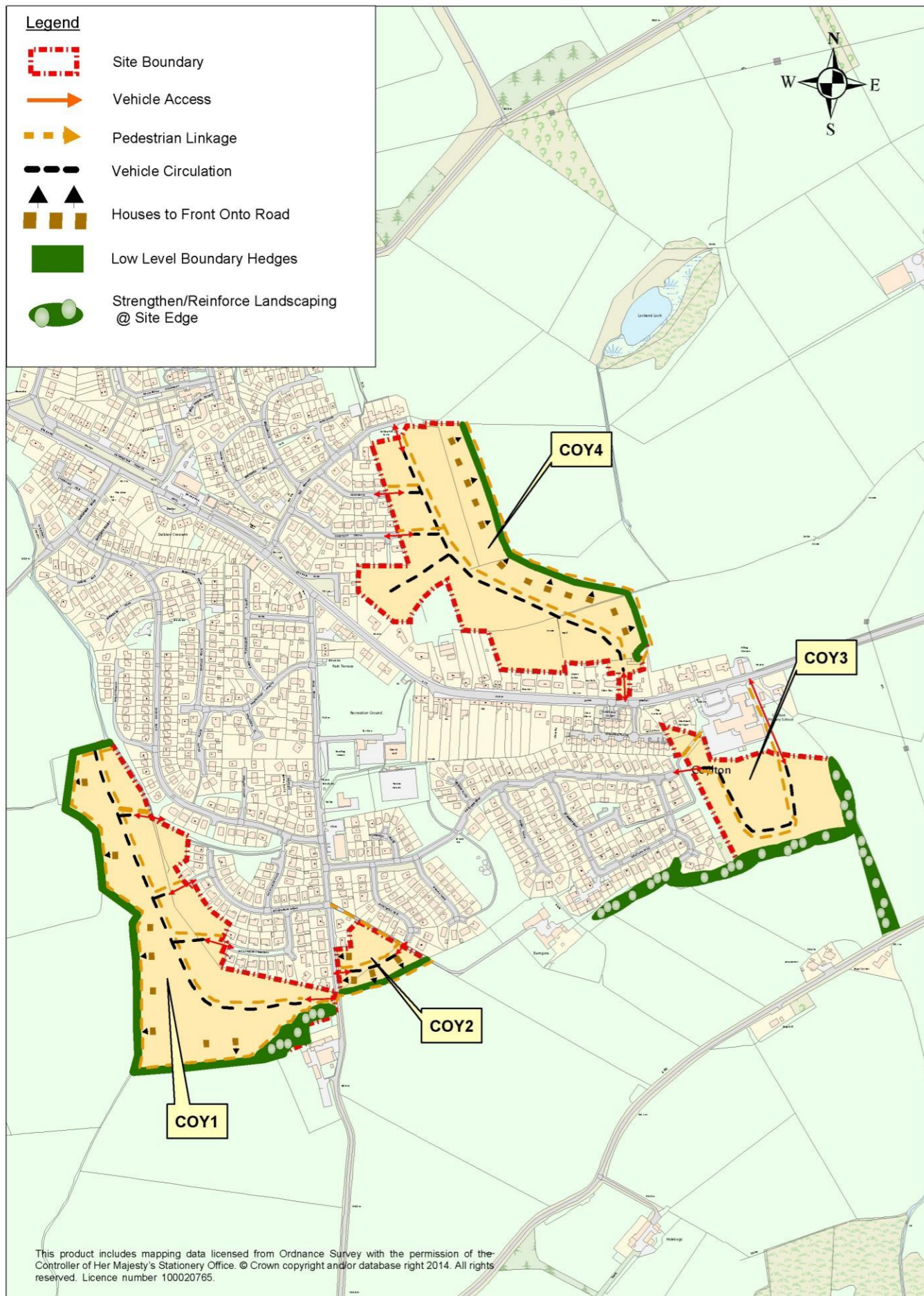
AYR 3 – This site is currently being development under planning permission 17/01214/APP

Coylton

Building Design & Site Layout	<ul style="list-style-type: none"> For the allocation sites in Coylton, where the site links into existing street patterns, the Council will encourage design solutions that maximise accessibility and linkage throughout the sites, and with the adjacent areas, so that the development integrates with the settlement, and continues existing street patterns. Development patterns should take cognisance of Designing Streets. Where new development accesses onto existing roads, there should be new dwellings fronting onto that road to continue established streetscape patterns. Where affordable housing is required on site, the development should physically and visually integrate with private housing, so that it is not functionally or visually disconnected with the remainder of the development. Sites COY1, COY2 and COY4 should provide houses fronting onto neighbouring agricultural land, connected into peripheral footpaths around the sites, so development does not present suburban rear boundaries onto rural landscapes.
Landscaping and Boundaries	<ul style="list-style-type: none"> COY1 should be defined, along the southern and western edge of the site, by low level vegetation. The surrounding landscape is rolling agricultural land, which is delineated, in boundary terms, by hedgerows, interspersed with occasional trees. The boundary to COY1 should replicate this boundary treatment to blend with the landscape of the surrounding area. The southern boundary of the site at Hole Road contains a small grouping of mature trees. This should be incorporated into the boundary treatment at this location, with the tree planting being retained and strengthened. COY2 should be defined, along the southern edge of the site, by low level vegetation. The surrounding landscape is rolling agricultural land, which is delineated, in boundary terms, by hedgerows, interspersed with occasional trees. The boundary to COY2 should replicate this boundary treatment to blend with the landscape of the surrounding area. COY3 should retain and strengthen any planting along its south and east boundaries to continue the strip of trees that runs to the south of Highpark Road and the strip that runs from the B742 to the southeast corner of the site. The north boundary should not enclose the school in suburban rear garden fences. Planting should mark this boundary – though should not prohibit any existing pedestrian access. COY4 should be defined, along the eastern edge of the site, by low level vegetation. The surrounding landscape is rolling agricultural land, which is delineated, in boundary terms, by hedgerows, interspersed with occasional trees. The boundary to COY4 should replicate this boundary treatment to blend with the landscape of the surrounding area. COY5 should maintain its existing boundaries to the east and south, which are defined by mature woodland.
Open Space	<ul style="list-style-type: none"> Site COY1, COY3, COY4, COY5 are all large enough to accommodate large, functional areas of open space within the development. Open space should be provided, including play areas, centrally within the site, to maximise accessibility. Open space should benefit from natural surveillance, through the design process, by being overlooked by dwellings fronting onto any open space. Private amenity ground should be provided in accordance with the Council's established guidelines for private garden ground. COY5 should provide open space to the southwest, adjacent to the cemetery to link existing and new public spaces. COY2 should provide appropriate private amenity ground for any new houses. Given the scale of the site, it is unlikely that on-site open space provision and play equipment will be favoured (if required). As such, any such requirement will be best dealt with by way of play equipment commuted sum, to contribute to a nearby facility. The Council will favour proposals that include allotments that are well designed and integrated into developments.

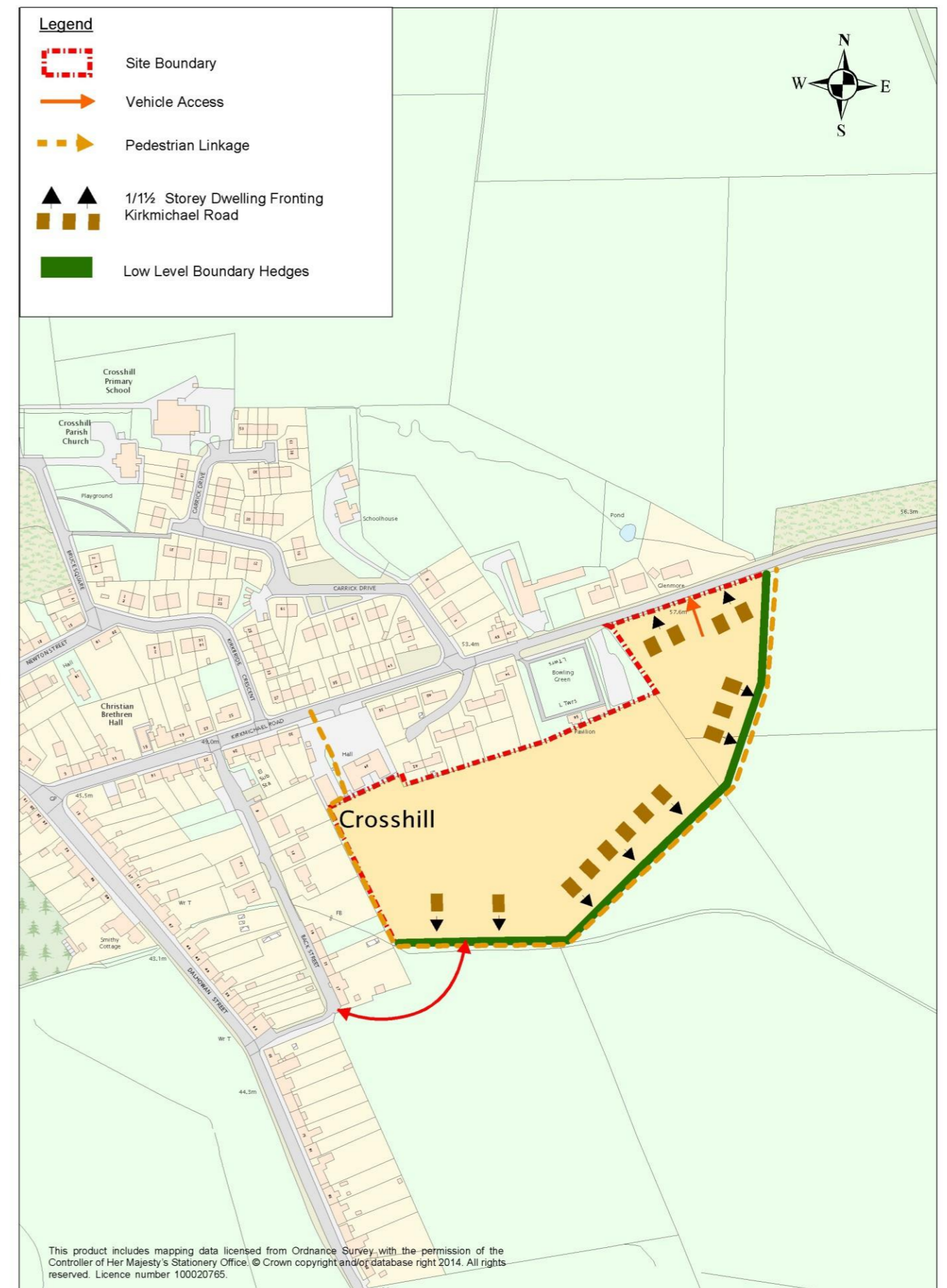
Transportation and Access	<ul style="list-style-type: none"> Release dependent on the outcome of an assessment of impact (including cumulative impact) of housing releases within Coylton on the trunk road network. The assessment should be carried out in consultation with Transport Scotland. Where possible, the assessment should be coordinated and conducted by the developers of each of the Coylton allocations, with any required mitigation being related to the impact of development (as directed by the council). The development is expected to contribute to the costs of mitigating any localised impact on the trunk road network. COY1 should take vehicle access into the site from Hole Road, Garvine Road, Lochfergus Drive and Lochfergus Crescent. These accesses should also provide pedestrian accessibility. This connectivity and access for vehicles and pedestrians will increase circulation around the site and allow it to integrate with the settlement. Pedestrian links should also be provided to play area and open spaces within the site. COY2 should take vehicle access into the site from Hole Road. The developer should also explore the possibility of creating a second vehicle access to the site from Dalrymple View. COY3 should take vehicle access to the site from Highpark Road, and should also explore the possibility of a second vehicle access from the A70. Existing pedestrian links to the school and A70 should be retained, within additional linkage provided, where possible. COY4 should take vehicle access to the site from the A70 at the location of the current 'gap' site at approximately opposite Glenhead Court. Vehicle access should also be taken from the north at Gallowhill, and from the west from Ashgrove and Chestnut Grove. Pedestrian access should also be taken from all these vehicle access points. Pedestrian access should allow safe, quick access from all parts of the site to amenities and public services within Coylton, generally located along the A70. Pedestrian access should also be safe and convenient to open spaces within the site. COY5 should take vehicle access from Manse Road. It would be preferable for the site to achieve dual vehicle access from Manse Road to maximise safe and convenient vehicle and pedestrian access opportunities. For all sites it is important to create easily accessible walking and cycling routes from within the site, to link to routes in the wider core path network.
Education Impact	<ul style="list-style-type: none"> It is anticipated that the sites will require to contribute towards meeting the impact of the development of local primary and secondary education through developer contributions. Details of contributions will be set out in supplementary guidance for education impact of housing development.

Coylton



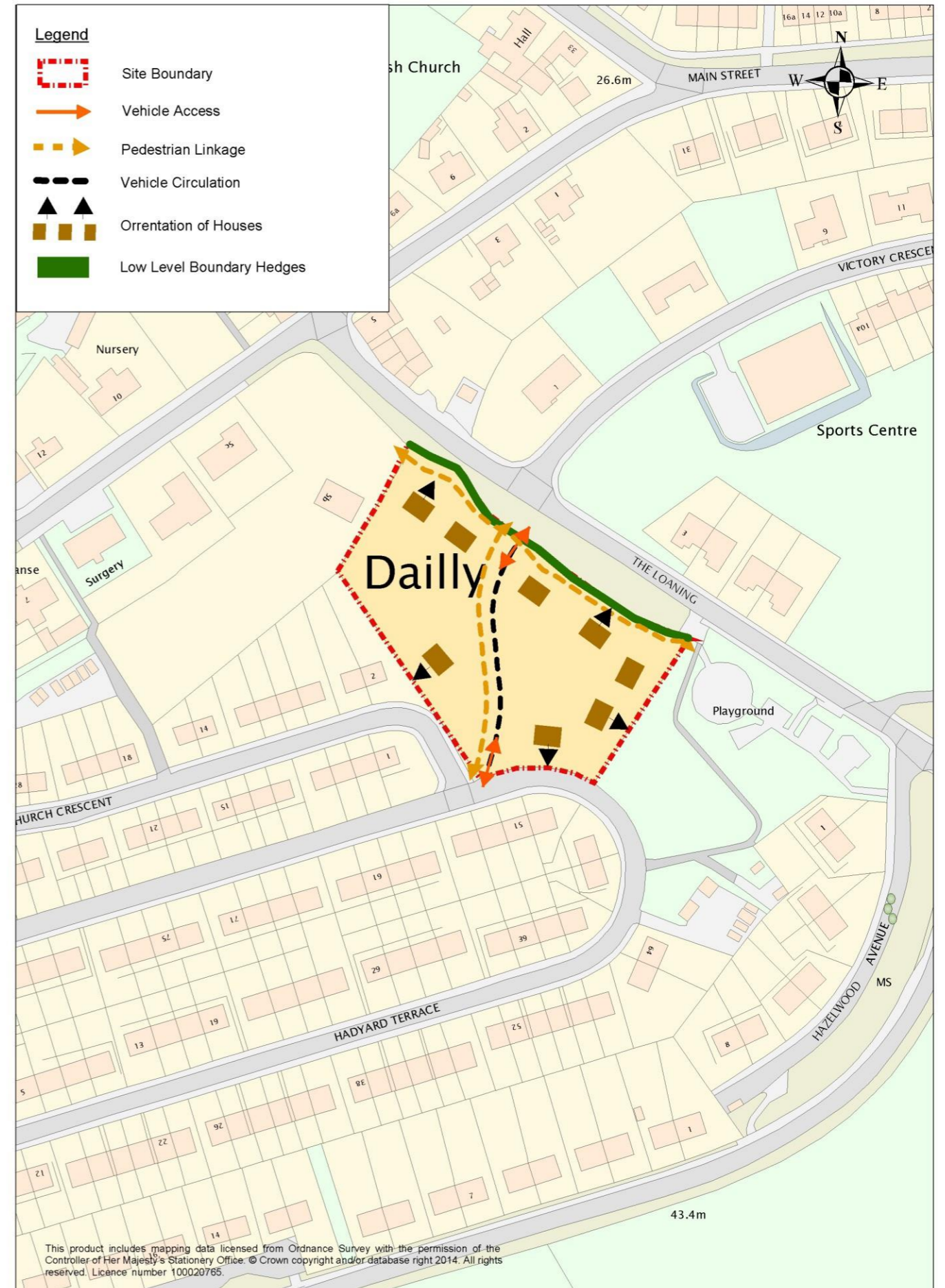
Crosshill

<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> Given that portions of the site are higher than the existing settlement and the scale of the majority of the buildings within the surrounding area, building height should be restricted to one and one and a half storey in order to provide for integration and to ensure that it does not dominate the existing settlement. SEPA has indicated that a small watercourse/drain or culverted watercourse is present on the northern boundary of the site. Subject to detailed investigations, this may require the imposition of a no build zone within the relevant part of the site. Houses should front on to Kirkmichael Road (subject to detailed investigations relating to the presence of a culverted watercourse) and should be restricted to single storey in order to reflect existing residential units on Kirkmichael Road. Housing should also front onto the agricultural land to the south and east, connecting into a peripheral pedestrian footpath around the site, to provide a welcoming and accessible settlement edge. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> A strong defensible, low-level, landscaped boundary should be provided along the southern and eastern boundary of the site in order to protect the landscape setting of the village and to soften the transition from urban to rural. This will also help to better define the edge of the settlement at this location. The northern boundary of the site, where it meets Kirkmichael Road should contain outward facing buildings, ensuring that the development respects and integrates with the existing settlement. Along the northern and western boundary, the development should be mindful of impacts upon the residential amenity of existing properties and should avoid visual segregation.
<p>Open Space</p>	<ul style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. Open space should be sited in order to benefit from natural surveillance. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Vehicular access to the site should be taken via Kirkmichael Road. The site should also seek to achieve a vehicle link from the south-west corner to Back Street. Pedestrian linkages should also be provided to connect with Kirkmichael Road, linking with the existing village. A peripheral footpath should be provided around the southern edge of the site. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. There are 2 core paths (SA1 and SA39) close to the site. These core paths connect Crosshill's Main Street to the wider path network. SA1 is also the National Cycle Route no.7, and SA39 links to local routes in Straiton, Kirkmichael and beyond. It is important to link any walking/ cycling routes from the site to these core paths.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.



Dailly

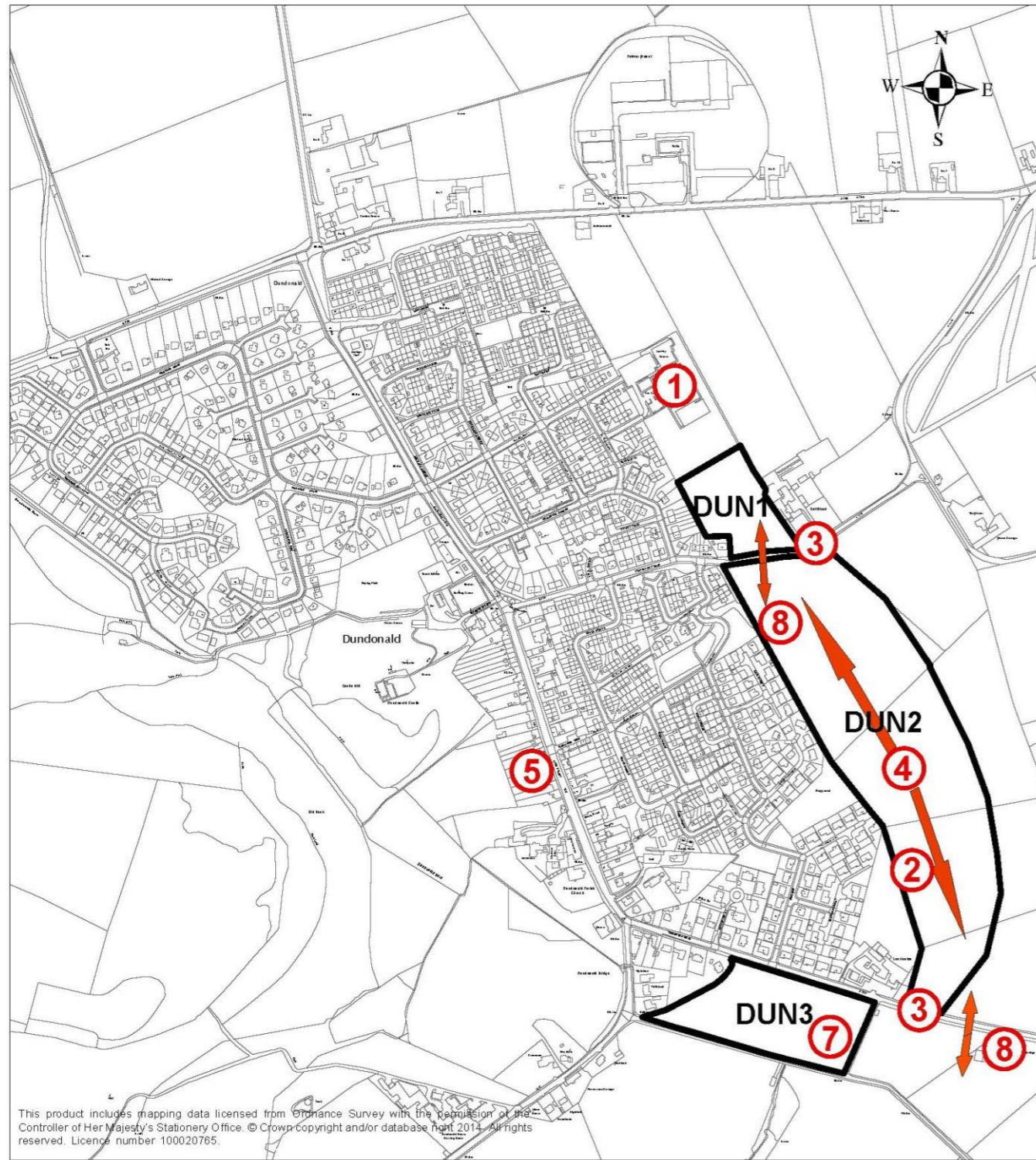
<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> Houses should front onto Hadyard Terrace to integrate with the existing street. Houses should also face the open space to the south. The site should have frontages facing The Loaning in order to create visual integration. The design solution should attempt to reflect the existing linear urban form where the site is most prominent. Achieving this will minimise the impact of the development on the village, particularly when viewed from the north western corner and beyond. The existing vegetation along the northern boundary of the site should be retained and strengthened, where possible in order to minimise impacts upon the landscape setting of the village. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> The existing trees and vegetation along the northern boundary of the site should be retained in order to protect the impact upon the landscape setting of the village. No rear gardens should face on to Hadyard Terrace or Church Crescent along the southern boundary.
<p>Open Space</p>	<ul style="list-style-type: none"> The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Pedestrian linkages should be provided in order to link the development with Hadyard Terrace to the south, The Loaning to the north and the existing play area to the east of the site. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. There are 3 core paths which link into Dailly (SA42, SA43 and SA44). Core path SA42 is adjacent to the site. These routes then connect to the wider path network. There are also several recreational Local Trails around the village, which are very popular with residents and tourists. It is to link any walking/cycling routes from the site to these core paths and Local Trails.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is not anticipated that the site will require to contribute towards meetings its impact on local schools.



Dundonald

Building Design & Site Layout	<ul style="list-style-type: none"> • The pattern of development along Main Street, Dundonald is well established with houses fronting onto Main Street. This is continued into Tarbolton Road and Kilmarnock Road. Development along Kilmarnock Road and Tarbolton Road, as well as any development along the U99 should front onto those roads, to continue the established built form of Dundonald. Houses fronting onto Tarbolton Road and within site DUN3 should be predominantly single storey or 1 ½ storey. • Development should face onto the agricultural land to the east, incorporating a peripheral footpath along this boundary, to provide a welcoming and accessible settlement edge. • Affordable housing should be provided onsite in line with the Local Development Plan and supplementary guidance. Any affordable housing at the site should be designed to integrate with the wider development so that it does not appear to be visually separate from private housing. • The Council would encourage a masterplan approach to design for DUN1, DUN2 and DUN3.
Landscaping and Boundaries	<ul style="list-style-type: none"> • The eastern boundary along sites DUN1, DUN2 and DUN3 should incorporate a low level landscape buffer and footpath to create a defensible edge to the settlement. Given the topography of the site; and that it is generally rolling agricultural land, it is important to define the edge of the settlement in an appropriate manner. Exposed suburban fences along the eastern edge of the sites will not be favoured. • Front gardens of properties fronting onto Tarbolton Road and U99 should be open, and not be contained within walls, fences or hedges. This should assist development at these locations match the urban character of Dundonald – particularly within the locality – and provide a suitable entrance to the settlement when approaching from the east.
Open Space	<ul style="list-style-type: none"> • New houses should be sited in spacious plots, with good separation distances from existing and other proposed new houses. • Amenity open space should be provided centrally within the site, with natural surveillance – with particular reference to site DUN2, existing open space areas to the west should be linked to open space provision as part of the development of DUN2, to provide functional and usable open space. The open space should also be used to provide pedestrian linkage to the west, with houses facing onto open space areas. • The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ul style="list-style-type: none"> • It is likely that site DUN1 will have a single vehicle access to the site from the B750. The site should, however provide pedestrian access to the school, located immediately to the north of the site. This will improve pedestrian access from the site as well as from DUN2. • Site DUN2 should have dual vehicle access, with principal entrance points from B750 and Tarbolton Road. The site should also provide vehicle access to the site from the existing residential areas to the west of the site, where possible. Pedestrian access to the west should also be provided – particularly through the existing open space areas – to provide safe and convenient access for future residents to village amenities. • Vehicle access to DUN3 should be taken from Tarbolton Road, however, subject to technical assessment, access should also be taken onto U99, with this road being widened appropriately to accommodate the development. The allocations push the settlement boundary eastwards. Traffic calming should be incorporated into the design solution to slow traffic entering Dundonald on Tarbolton Road and Kilmarnock Road from the east. Speed restrictions should be adjusted to reflect the new developments and settlement boundary. • Core path SA37 runs through Dundonald, and along Kilmarnock Road, adjacent to the site. This core path links to Symington, and to Troon (via the Smugglers Trail – which is a very popular walking/ cycling route for locals and visitors). It would be important to link any walking/ cycling routes from the site to this core path and the wider network of routes.
Education Impact	<ul style="list-style-type: none"> • It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

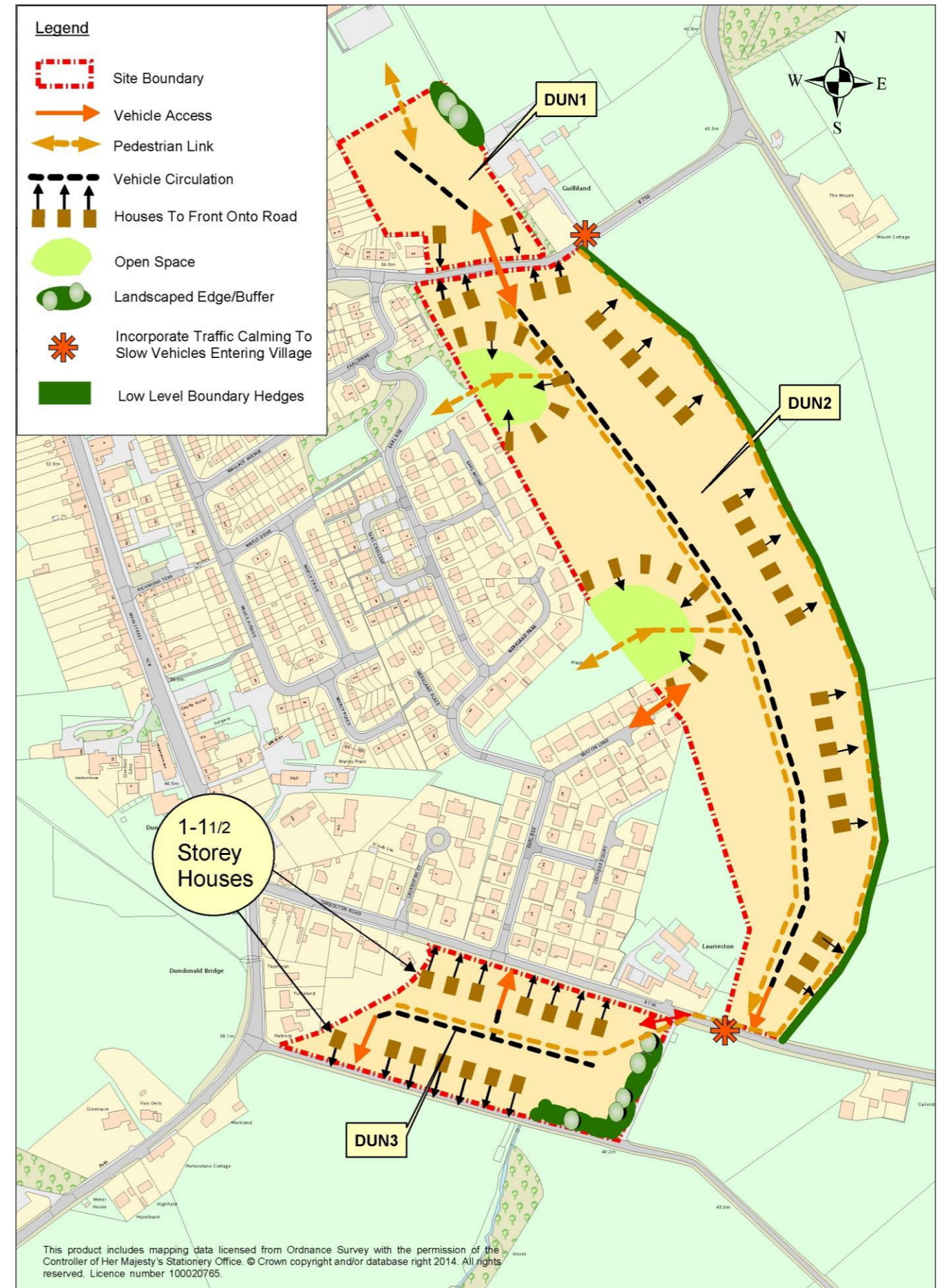
Dundonald



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Dundonald

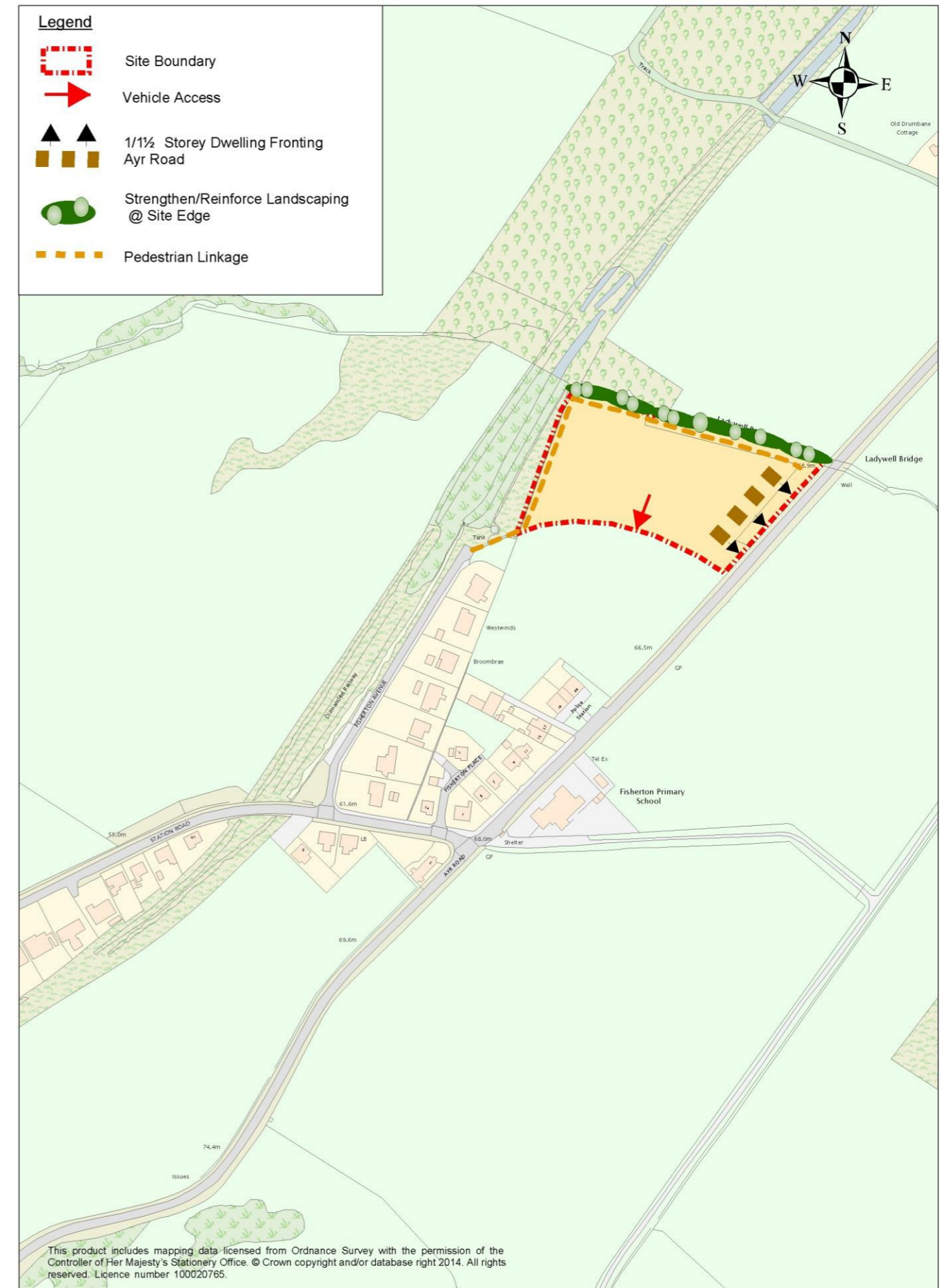
- ① Issues with nursery and school provision
- ② Drainage issues
- ③ Extend speed limit beyond new sites/Traffic calming
- ④ Distributor road should run north-south through site
- ⑤ Contribution towards local service – post office
- ⑥ Improved bus service to village- buses too expensive, not everyone has car access
- ⑦ Style and layout of houses to fit with those on Tarbolton Road
- ⑧ Sites of less than 50 houses normally only require 1 access road, but should seek dual access routes into sites.



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Fisherton

<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> Houses should front the A719 to reflect the urban form of the existing settlement and to maintain the visual relationship that the settlement has established with the A719. The site should be designed to integrate visually and physically with the adjacent residential area to the immediate south of the site, capitalising upon opportunities for vehicular and pedestrian linkages. A collaborative approach to the development of this site will be required in conjunction with the adjacent site. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> Existing trees along the boundary of the site should be retained in order to minimise impacts upon the landscape setting of the village. Landscaping works along the northern boundary of the site should be designed to provide the settlement with a strong defensible boundary whilst limiting views into the site when approaching along the A719 from the north.
<p>Open Space</p>	<ul style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. Open space should be sited in order to benefit from natural surveillance. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Vehicular access to the site should be provided through the existing residential area to the south. There should be pedestrian linkages with the existing residential area to the south and beyond. The developer should explore the possibility of providing a pedestrian link from Fisherton Avenue to the north east corner of the site. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is not anticipated that the site will require to contribute towards meetings its impact on local schools.



Girvan

Building Design & Site Layout	<ul style="list-style-type: none"> • New houses within GIR1 should front onto Coalpots Road to continue to the streetscape pattern characterised within the existing settlement. • Affordable housing may be required within GIR1 in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses. • Site GIR2, which is the former Davidson Hospital, is a listed building. The purpose of this allocation is to assist the re-use of the building. As such, the site is predicated on the retention of the building. Any proposed redevelopment of this site must include the conversion of the existing building. The Council will not support the demolition of the site, or alterations to the building or any new development in the curtilage that unacceptably harms the setting of the listed building. • Site GIR3 should have dual building frontage onto both Wilson Street, to the rear, and Henrietta Street, to the front. Buildings on this site should be single storey or 1.5 storey high terrace properties to reflect the built form of the surrounding area.
Landscaping and Boundaries	<ul style="list-style-type: none"> • The eastern and southern boundaries of site GIR1 are already defined by vegetation, including trees and scrub. These boundaries should be strengthened and retained to reinforce the natural edge to the settlement at this location. • Boundaries at GIR2 will form part of the listing for the former Davidson Hospital, and must be retained as part of any design solution for the re-use of the site. • Site GIR3 is currently within a traditional stone wall boundary enclosure. This should be retained, particularly along Henrietta Street, as part of any design solution for the site.
Open Space	<ul style="list-style-type: none"> • Site GIR1 should provide suitable open space within the site. The entrance to the site from Torcy Way and the play area at this location offer an opportunity to enhance this open space, providing a larger, better equipped play area. Other open spaces within the site should be collected and located centrally to increase accessibility and amenity value, with pedestrian linkage to the open space. Dwellings should be fronted onto open space to secure natural surveillance. • The redevelopment of the former Davidson Hospital at GIR2 and site GIR3 should incorporate sufficient private amenity ground for any new dwellings. The Council will be sensitive to viability implications in seeking the re-use of this listed building at GIR2 and potential costs of redevelopment of the brownfield site GIR3. Notwithstanding any viability issues, and subject to any requirement for a contribution for play equipment, the Council will likely favour a commuted sum for the enhancement of nearby play equipment, rather than providing public open space on either of these sites. • The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ul style="list-style-type: none"> • Site GIR1 should incorporate dual vehicle access to the site from Coalpots Road and Torcy Way to allow vehicle and pedestrian movements around the site. Where possible vehicle and/or pedestrian access should link the site to Assel Place. • Site GIR2 should retain the existing vehicle arrangements to the site. Any parking requirements to accommodate the residential re-use of the building should be sensitive to the character and setting of the listed building. • Site GIR1 may be able to accommodate a mix of vehicle access options. New residential properties at this site may, subject to technical considerations, be able to take vehicle access directly onto local roads. The design solution, equally, may suit a site access from Firth Terrace, to the rear of the properties, with parking provision provided in rear gardens. The design solution should not be determined principally by the requirement to accommodate vehicles; the siting and location of buildings should be given equal consideration, in order to achieve a development that respects the character of the surrounding built environment. Existing pedestrian access to the north of the site should be retained, and the development may wish to provide additional pedestrian linkage through.

Transportation and Access	<ul style="list-style-type: none"> • There are 3 core paths which link into Girvan (SA2, SA50 and SA51). SA2 (the Ayrshire Coastal path, a popular tourist attraction) runs very close to the site. These routes then connect to the wider path network. There are also several recreational Local Trails around Girvan, which are very popular with residents and tourists. It would be important to link any walking/ cycling routes from the site to these core paths and Local Trails.
Education Impact	<ul style="list-style-type: none"> • It is not anticipated that the site will require to contribute towards meeting its impact on local schools.

Girvan



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Girvan

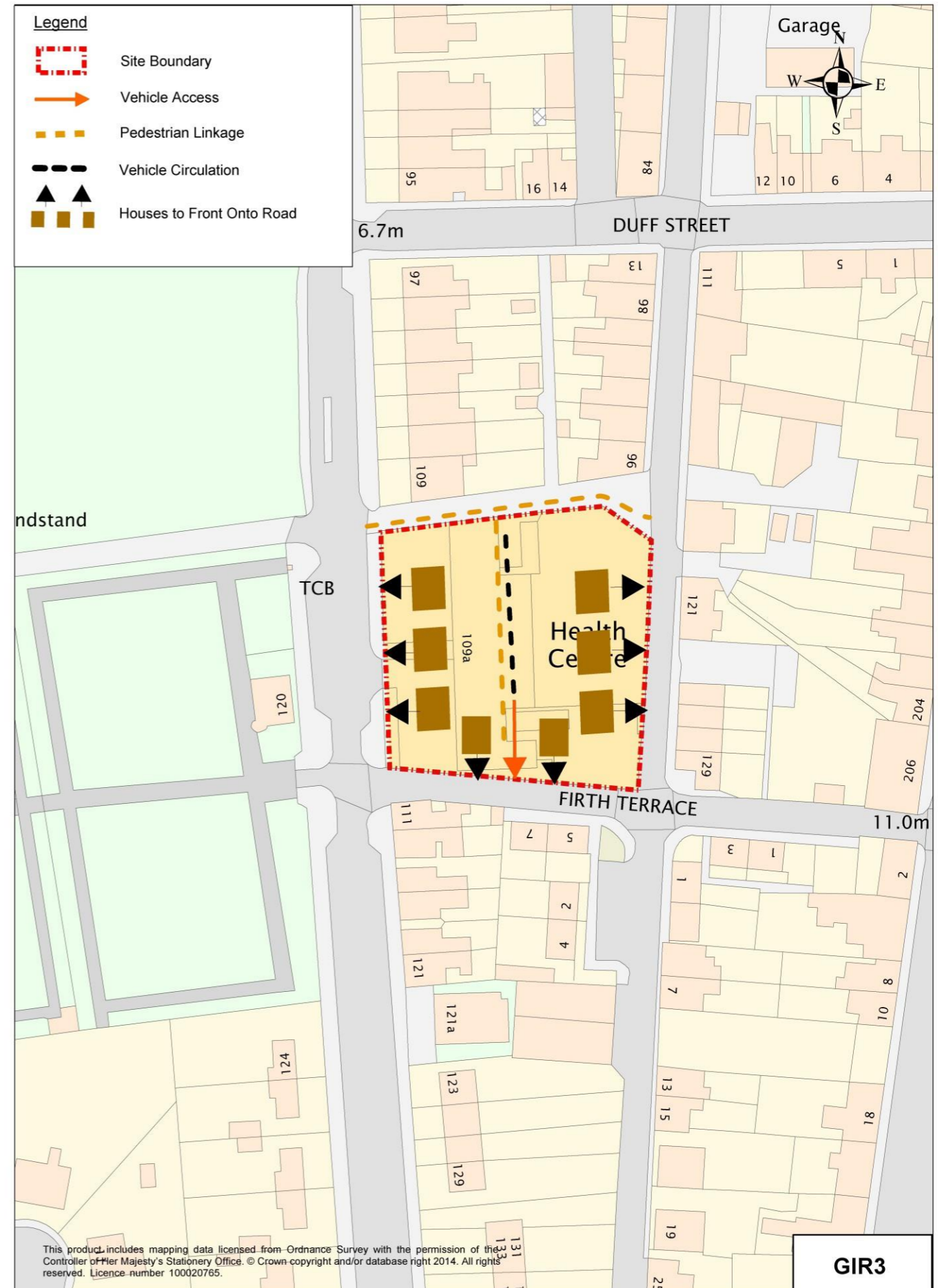
- ① Retain Davidson Hospital listed building
- ② Avoid making flooding problems in Victory Park worse from more run-off
- ③ Play area at corner of site access from Torcy Drive to site GIR1
- ④ Height of land at south of GIR1 site would raise houses above existing houses –boundary treatment to mitigate?
- ⑤ Include affordable housing suitable for first time buyers and retirement/ down-sizers



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GIR1

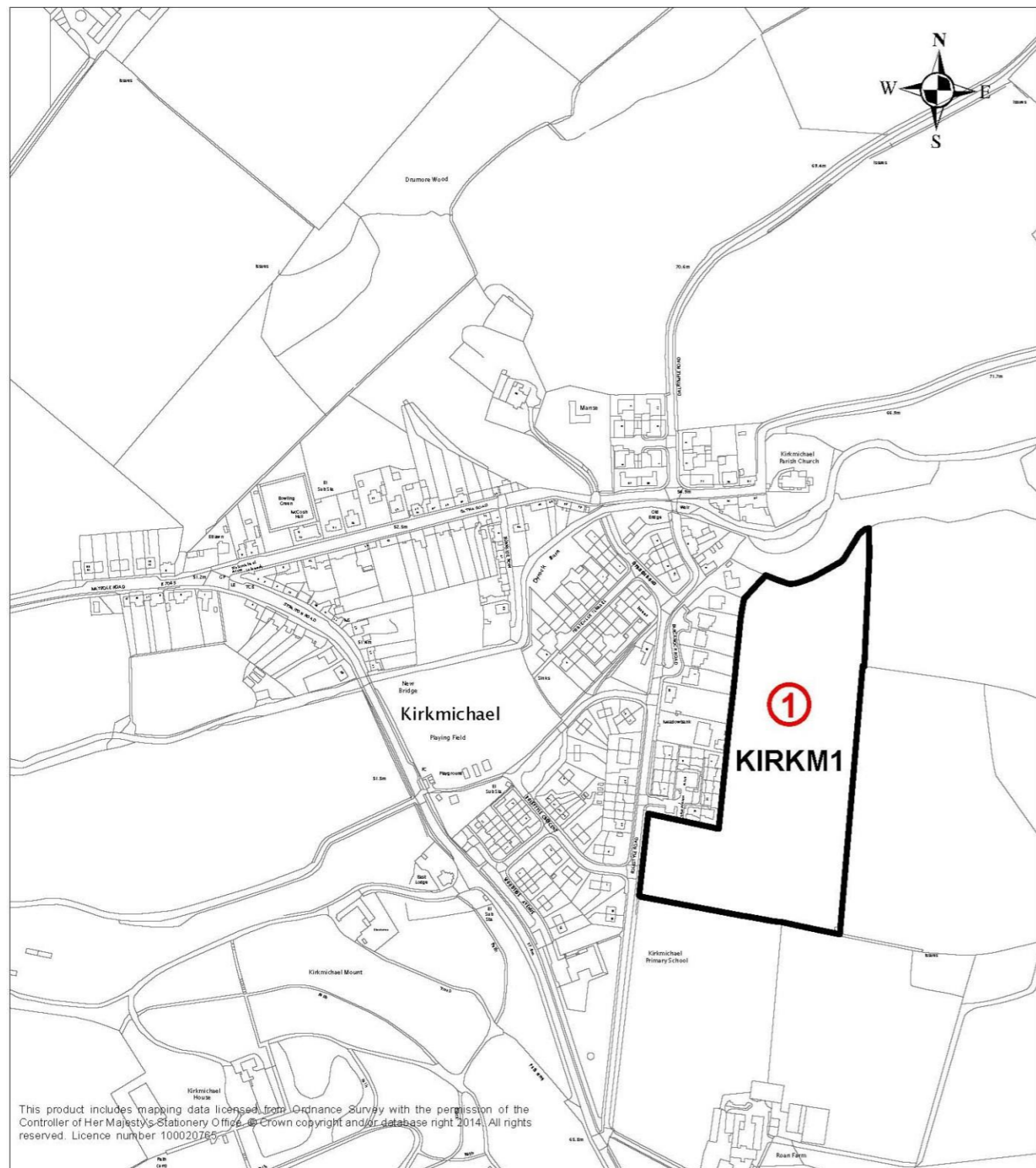
Girvan



Kirkmichael

Building Design & Site Layout	<ul style="list-style-type: none"> • Building height should be restricted to single storey along the eastern part of the site in order to minimise impacts upon the character and setting of the village. Development should not breach the ridge line to the east. • The development to the east of the site should be east-facing, incorporating a pedestrian footpath to provide a welcoming and accessible settlement edge. Similarly, houses should face south at the southern edge, and those at the front should face onto Bolestyle Road. • 2-storey dwellings are unlikely to be acceptable within the site as a result of its prominent location. • Houses should front on to Bolestyle Road, ensuring that the site is visually and physically integrated with the existing settlement. • SEPA has indicated that there may be a culverted watercourse on part of the site. Subject to detailed investigations, this may require the imposition of a no build zone within the relevant area. • Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
Landscaping and Boundaries	<ul style="list-style-type: none"> • Landscaping works will be required along the eastern boundary of the site in order to establish a strong defensible settlement edge. The southern edge should be defined by a low level, natural boundary. • Landscaping works should provide screening for the development when viewed from the north. This will be particularly important in protecting the setting of the B-listed Kirkmichael Parish Church.
Open Space	<ul style="list-style-type: none"> • Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. • Open space should be sited in order to benefit from natural surveillance. • The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ul style="list-style-type: none"> • Vehicular access should be taken via Bolestyle Road, at the south western corner of the site. • The site should provide a pedestrian linkage to Bolestyle Road in order to integrate with the existing settlement. • The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. • Core path SA40 links Kirkmichael to Straiton, Crosshill and the wider path network. There are also recreational local walks through the Kirkmichael House estate. It would be important to create links from walking/ cycling routes in the site to these core paths and local walks.
Education Impact	<ul style="list-style-type: none"> • It is not anticipated that the site will require to contribute towards meeting the impact of the development on local education facilities through developer contributions.

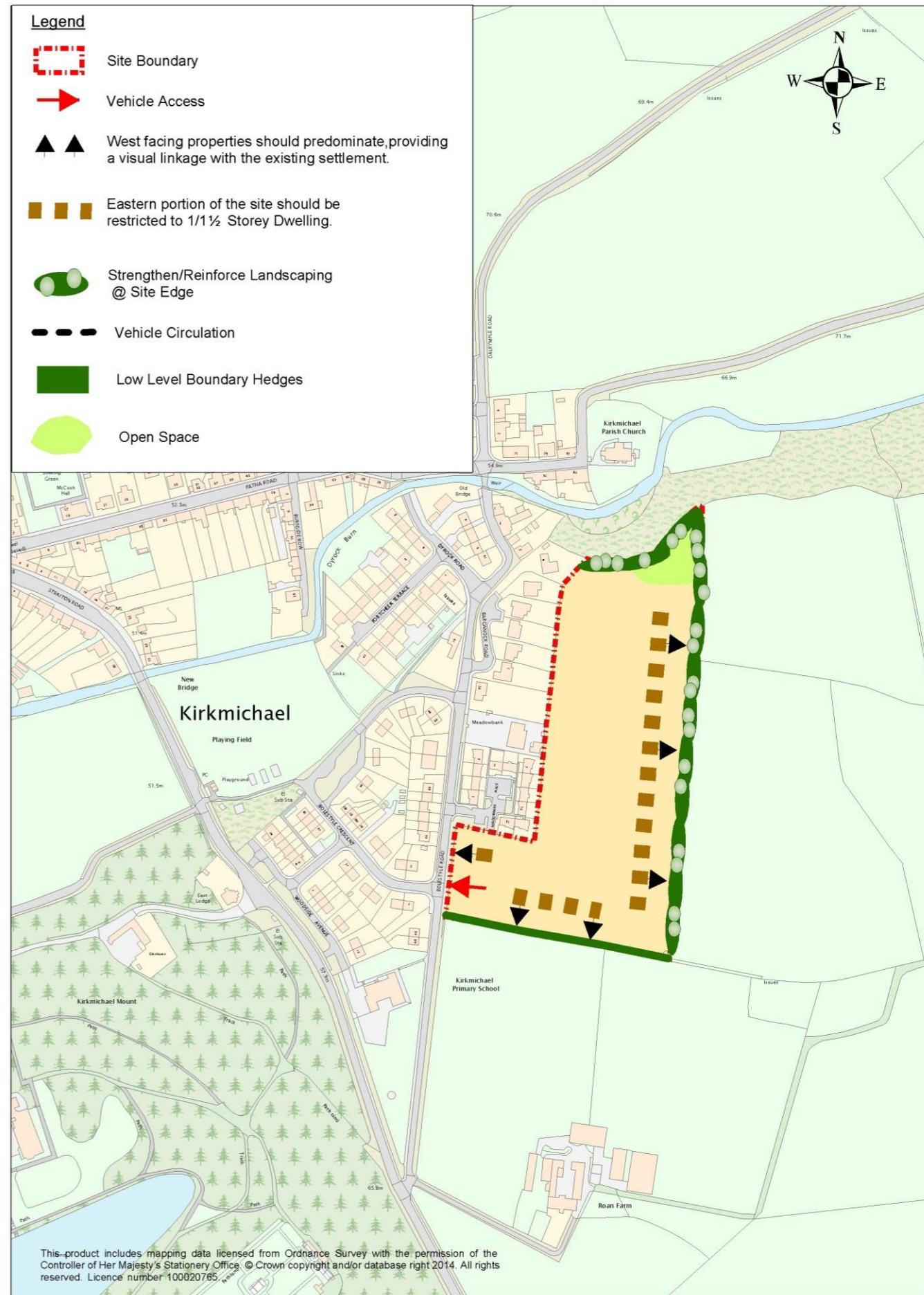
Kirkmichael



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Kirkmichael

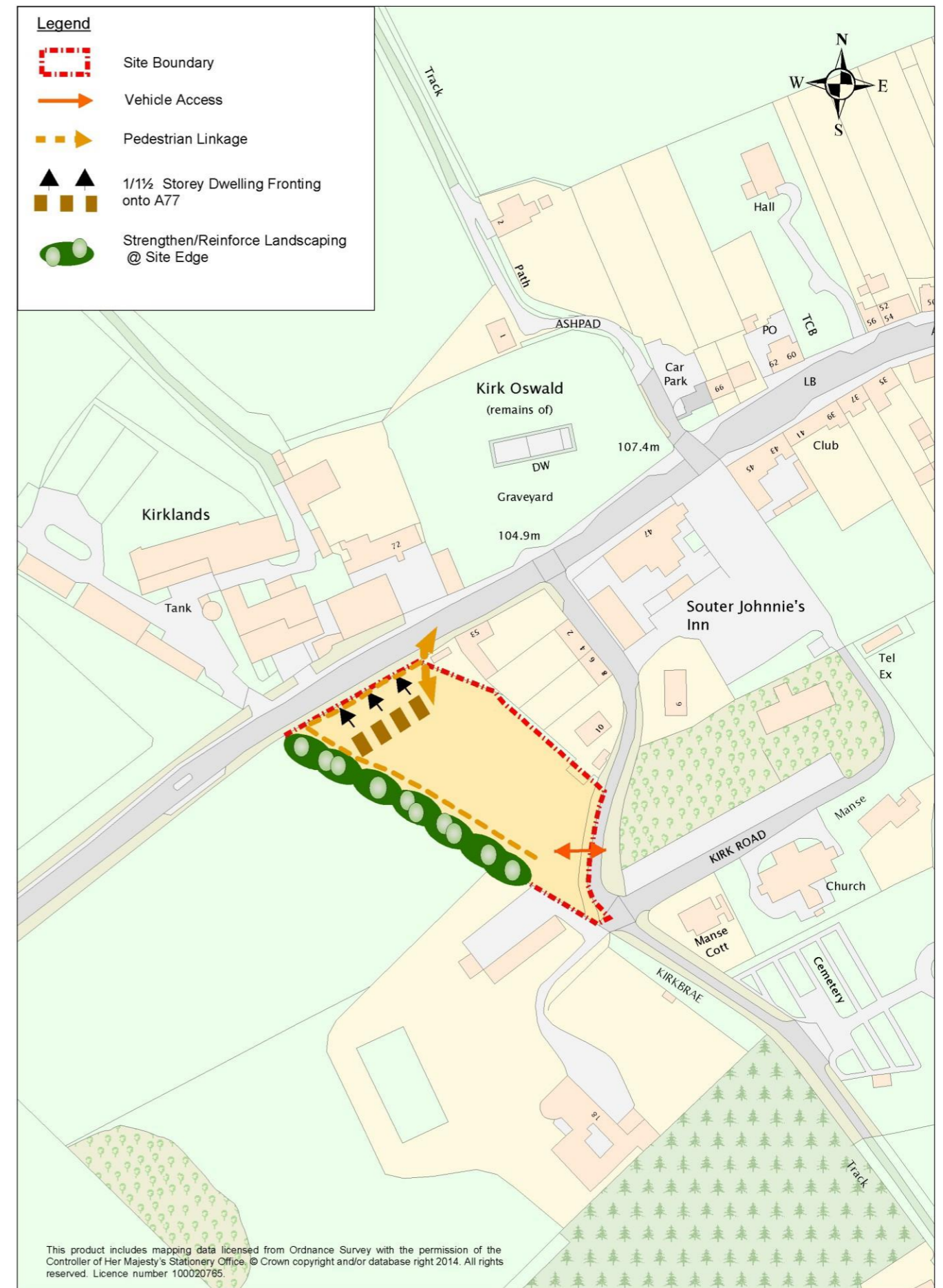
① Drainage/run-off from site is an issue. It is a sloping site.



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Kirkoswald

<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> Development should be set back from the south eastern boundary of the site in order to respect the setting of nearby listed buildings and the character and appearance of the conservation area. However, it is important to ensure that the site forms part of the settlement and seeks to integrate both visually and physically with the village. The site should be restricted to 1 and 1 ½ storey dwellings in order to respect its prominence and the character of the existing village. Houses should front on to the A77 in order to achieve visual integration with the settlement and to be reflective of buildings located along Main Street, however direct vehicle access may be limited onto the A77. The materials used within the site will require to respect the character and appearance of the conservation area, in general, and the buildings located within it. A unique design solution for this site will be required which avoids the use of suburban, standard house types. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> The south eastern boundary of the site requires to be sensitively treated as a result of the proximity to the A-listed Kirkoswald Parish Church. Development should be set back from this boundary in order to allow for the continuation of views to the open countryside at this location. Landscaping works will be required to provide the western edge of the settlement with a strong defensible boundary.
<p>Open Space</p>	<ul style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. Given the requirement to set the development back from the south eastern boundary, this presents a logical location to meet the open space requirements for the site. This would also help to minimise impacts upon the landscape setting of the village, given that this is the most prominent part of the site. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Vehicular access to the site should be taken via Kirk Brae. A pedestrian linkage should connect the northern corner of the site with the A77, which will link the site with the village, and connect to Kirk Road/Kirk Brae. The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority. Core path 34 runs through Kirkoswald, linking the village to Culzean Country Park and to the Ayrshire Coastal Path. Part of this route (to the north) is a claimed right of way, and part of it (to the south) is also the Carrick Way. The core path runs adjacent to the site. It would be important to link any walking/ cycling routes in the site to these core paths and long distance routes in the wider path network.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is not anticipated that the site will require to contribute towards meeting the impact of the development on local education facilities through developer contributions.



Maybole

Building Design & Site Layout	<ul style="list-style-type: none"> New houses within the allocation sites should provide frontages onto, and form part of the streetscape along Drumellan Road and Cairnfield Avenue. The allocation sites provide for a substantial amount of housing units to be provided at Maybole. The Council will be supportive of development proposals that provide a variety of houses styles and sizes within the development site. This can cater for different housing demands and provide the opportunity to provide a visually distinctive development. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
Landscaping and Boundaries	<ul style="list-style-type: none"> Maybole is located on rising land, and the location of the allocation sites is at the lower end of the town. At the current edge of settlement, views of the site are relatively localised due to the topography. The landscape at the settlement edge comprises of rolling agricultural land, with little in the way of tree belts/stands (except around St. John's Cottage and along Kirkmichael Road). Generally, boundaries along roads and fields are defined by low level, natural boundary treatment, such as hedge rows, with occasional trees. This should be replicated around the majority of the rear (eastern) boundary of the site. Houses along the south east boundary should face south east and be connected into a pedestrian footpath around the perimeter of the site to provide a welcoming and accessible settlement edge. The edge of the site along Kirkmichael Road is currently defined by mature tree planting. This should be retained and strengthened as part of the development of the site, and along the boundary of the site near St John's Cottage. The site frontage along Glebe Park should contain dwellings fronted onto the open space to replicate the urban form on the western side of the park.
Open Space	<ul style="list-style-type: none"> The large open space at Glebe Road is a significant, valuable and functional area of open space that provides community-wide amenities. The design solution for the allocations should incorporate the open space as a central part of the design solution for the site by fronting dwellings onto the open space to replicate the built form of the local area, where dwellings along Glebe crescent face onto the open space. Similarly, the football ground and skate park to the southwest of the allocations are community-wide recreational amenities. While vehicle linkage direct to these assets may be limited, pedestrian linkages should be provided to these open space assets. While there will be additional open space within the development site, the masterplan process should engage with the Council's planning and grounds sections to understand how best to provide additional open space and open space facilities. It may, for example, be appropriate for some of the open space play equipment that would normally be required for a development of this scale can be provided through upgraded, central facilities that exist at existing areas of open space, rather than fragmenting the play equipment provision. Amenity open space should be provided centrally within the site, with natural surveillance. There will be opportunities to link path networks through the site given the linear form of the site and various opportunities to link into existing paths. The Council will favour proposals that include allotments that are well designed and integrated into developments.

Transportation and Access	<ul style="list-style-type: none"> There should be a masterplan approach to development of the Maybole allocation sites, which should include a comprehensive transport assessment and design solution. Release dependent on the outcome of an assessment of impact (including cumulative impact) of housing releases within Maybole on the trunk road network. The assessment should be carried out in consultation with Transport Scotland. Where possible, the assessment should be coordinated and conducted by the developers of each of the Maybole allocations, with any required mitigation being related to the impact of development (as directed by the council). The development is expected to contribute to the costs of mitigating any localised impact on the trunk road network. The design solution for the site should incorporate multiple vehicle accesses to the site. A main vehicle route should be incorporated into the development to provide continuous linkage between Kirkmichael Road to Crosshill Road. Vehicle access should also be taken onto Drumellan Street, Cairnfield Avenue and Loaning. Pedestrian links should also be enhanced, where existing, and created as part of all vehicle routes. A pedestrian link to the cemetery should be provided. Pedestrian linkages should be incorporated into and permeate existing and proposed open space areas, and focus on providing connectivity with the town centre and other amenities within the town. Maybole is well connected to the Core Paths Network. Core paths SA1, SA32 and SA33 run through Maybole. SA1 is also the National Cycle Route7. It would be important to link walking/ cycling routes from the site to these core paths and the wider network of routes. In addition, there is an established, but not vindicated, right of way, to the north-west edge of site MAYB2, at the Boag Steps. This route must be protected.
Education Impact	<ul style="list-style-type: none"> It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

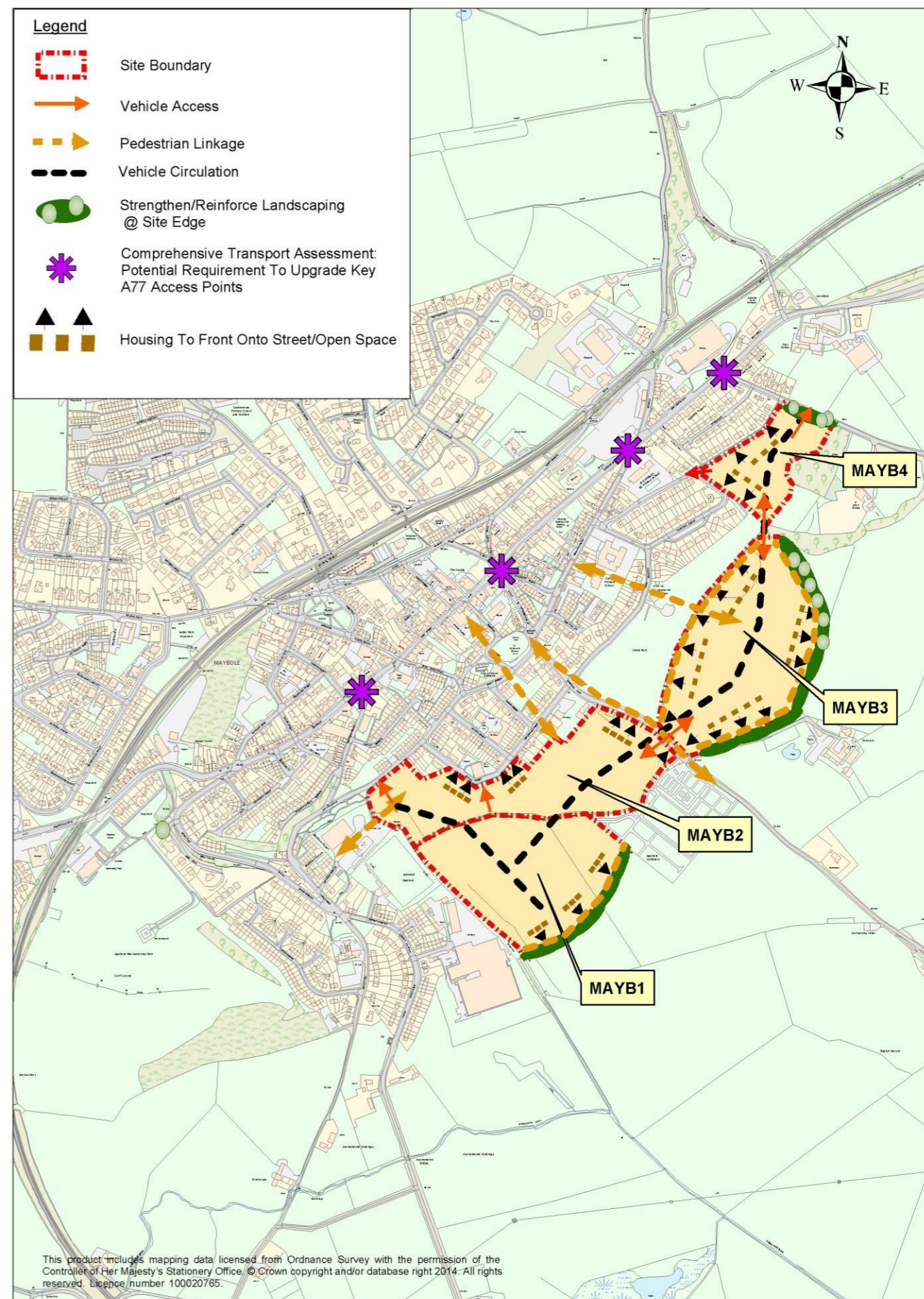
Maybole



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Maybole

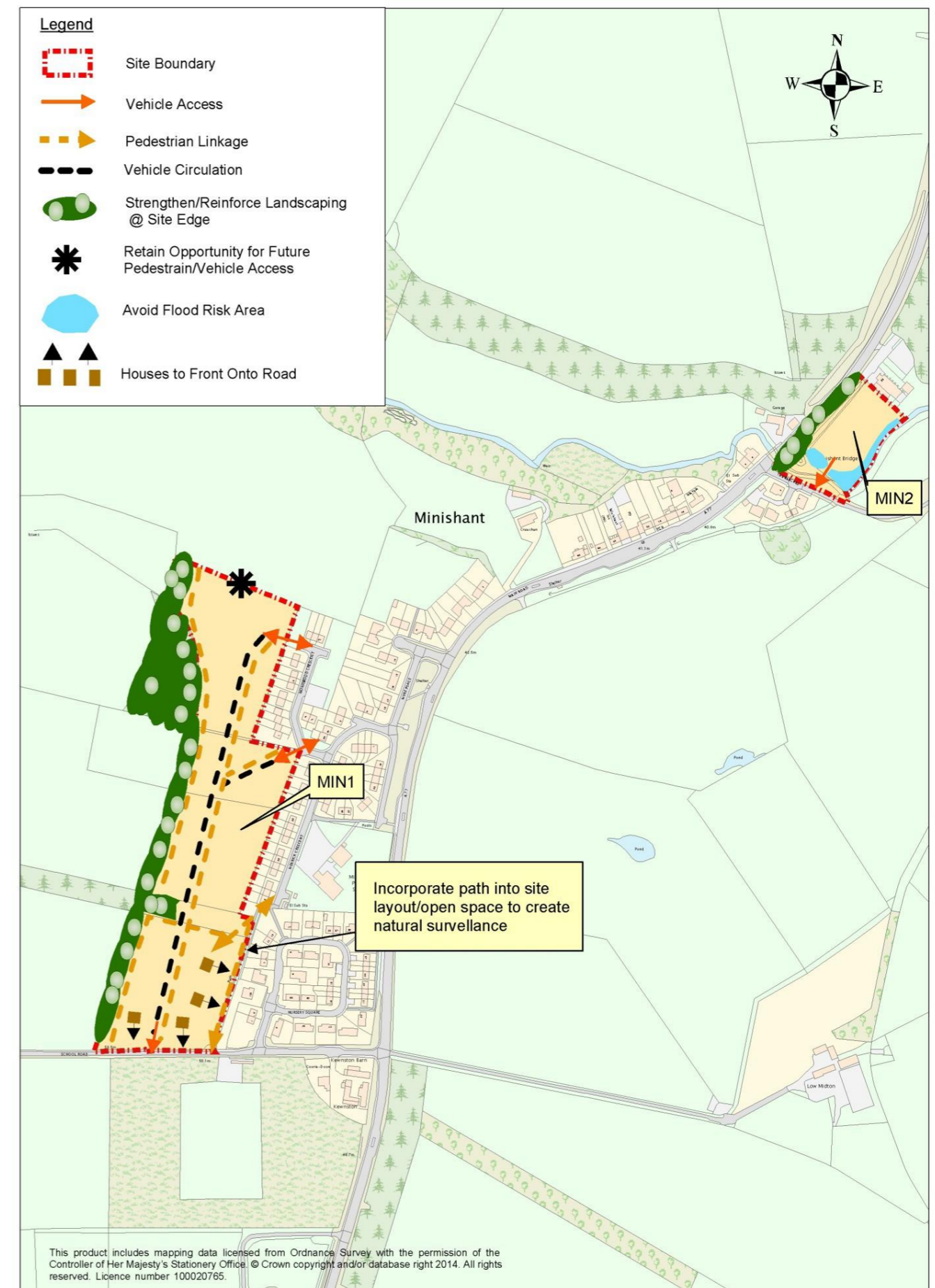
- ① Drainage issues on the sites – e.g. MAYB4 site opposite Loaning road
- ② Walking links to High Street and rest of town, also to west and NE; Steep access up to town centre is an issue- well designed routes can help mitigate
- ③ New/improved bus links through new sites to rest of town
- ④ High quality green, open space and landscaping needed –and good maintenance
- ⑤ Height of buildings to be sympathetic to surrounding properties to ensure integration
- ⑥ Include new community facilities, allotments and retirement opportunities
- ⑦ Strategic approach needed- link with town centre regeneration and plans for consolidation of school estate
- ⑧ Better crossings needed on A77 to integrate two halves of town
- ⑨ Improved parking in town centre- some people will be unable to walk in from new sites
- ⑩ Provision of housing for all age groups



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Minishant

MIN1 & MIN2	
Building Design & Site Layout	<ul style="list-style-type: none"> New houses in MIN1 should front onto School Road. New houses within site MIN1 - particularly those located on the eastern edge of the site - should minimise their impact on the amenity of neighbouring properties along Merrick Crescent and Monkwood Crescent. Separation distance, building height and boundary treatment should all be carefully planned to ensure minimal loss in amenity to neighbouring properties by way of loss of outlook and privacy. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
Landscaping and Boundaries	<ul style="list-style-type: none"> The western boundary of site MIN1 has intermittent landscaping and tree strips. The western boundary of the site should incorporate a landscape buffer to provide a continuous and strong natural boundary to the site. This landscape buffer should incorporate the existing tree and strips along Townend Road should reflect the character of the immediate locality, by being defined by a combination of natural stone walls and hedge planting of a native species. The western boundary of MIN2 is the main characteristic of the site and defines the edge of the site and the A77. This should be retained and strengthened.
Open Space	<ul style="list-style-type: none"> Amenity open space should be provided centrally within the site, with natural surveillance. There will be opportunities to link path networks through the site given the linear form of the site and various opportunities to link into existing paths. The development at MIN1 should explore opportunities to utilise the existing footpath at School Road and the adjacent open space can form part of the open space for MIN1, creating a larger, improved open space. Development on MIN2 should avoid areas of the site that are within flood risk areas. Any undeveloped land may provide opportunities for amenity open space. The Council will favour proposals that include allotments that are well designed and integrated into developments.
Transportation and Access	<ul style="list-style-type: none"> The principal vehicle access to site MIN1 should be taken via School Road. Vehicle access should also be taken onto Monkwood Crescent, where possible. Subject to any required transport assessment for MIN1, access to School Road, from the A77 should be improved to accommodate additional vehicles. Site MIN1 offers significant opportunities to create and enhance pedestrian linkage between the site and existing residential areas in Minishant. Pedestrian access should be taken from School Road, Monkwood Crescent and Merrick Crescent. The existing pedestrian link from Merrick Crescent to School Road should be incorporated into the design of the site (for example, by incorporating the path into open space or the road access to the site. This existing path should not back onto residential rear gardens and suburban fences, which will reduce natural surveillance. The developer should retain space at the north of MIN1 to create vehicle access to the land to the north. Vehicle access to site MIN2 should, where possible, not access directly onto the A77. In assessing any planning application for this site, a transport assessment and the views of Transport Scotland will be critical to determining the most appropriate vehicle access to the site. Where possible, the developments should maximise opportunities for pedestrian linkage and linking to core paths.
Education Impact	<ul style="list-style-type: none"> It is anticipated that the sites will require to contribute towards meeting the impact of the development on local primary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

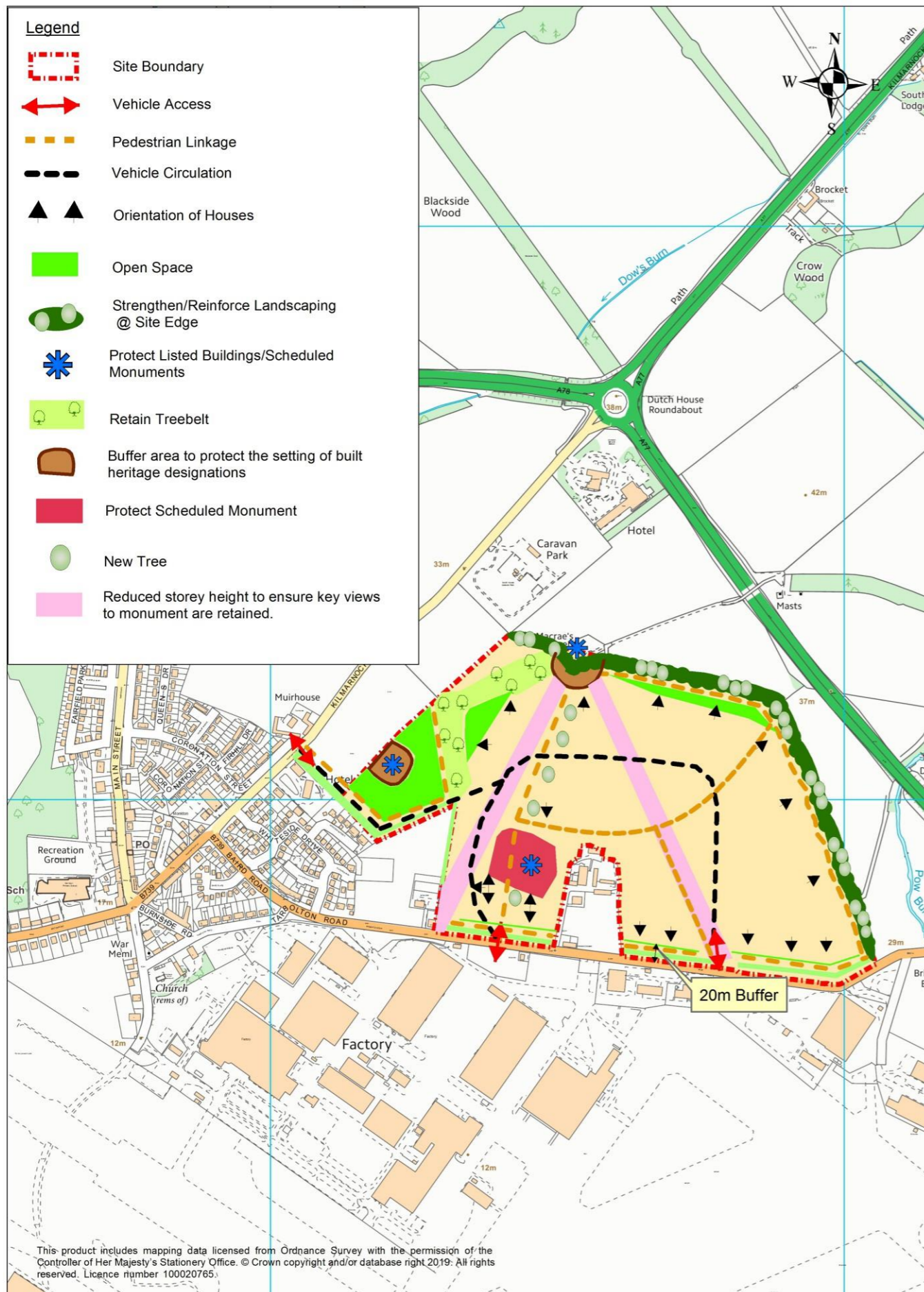


Monkton

MON1	
Building Design & Site Layout	<ul style="list-style-type: none"> • There should be a 20m buffer between Tarbolton Road and the new housing to provide a landscape buffer between the industrial area to the south of Tarbolton Road and the new residential development. This area should have a hedge boundary with the road and be landscape with small trees and include a path which runs parallel to the road and links with the village and wider development. • New houses should front onto this 20m buffer at Tarbolton Road. • New houses to be of similar scale and massing of the existing houses within the locality and to ensure that views of the monument and windmill are maintained no buildings should be developed within the view lines highlighted on the Plan. • Affordable housing should be provided in line with the LDP policy: affordable housing. The design layout, materials and boundary treatments of the affordable homes should be similar to that of the private housing to ensure tender blindness. • Any development should be set back from the Windmill and Macrae's monument in order to protect the setting of these built heritage designations. In terms of Macrae's Monument, it is evident that this monument is located in a prominent site in order for it to be highly visible and for it to have a visual relationship with the surrounding landscape and seascape. Any development will be required to retain the relationship that this monument has with the surrounding area by ensuring that the design solution does not adversely affect its setting. Any development will be expected to ensure the protection of the Whiteside scheduled monument. Consultation with Historic Environment Scotland should be undertaken to ensure that the importance of this feature is understood and that appropriate measures are in place for its protection. The masterplan approach to this development should demonstrate a clear understanding of these features and their settings. Consultation with Historic Scotland should be undertaken in the development of the masterplan. Furthermore the development should help raise awareness within Monkton through the provision of path linkages to these historic sites, as well as annotation information for each historic asset. • Any development proposals relating to MON1 should seek to retain the same sports pitches/courts or provide the same or higher provision within the site boundary. The sports facilities should be properly drained and provide a level surface for ball games. The sports facilities should be overlooked by housing units to create casual surveillance. • Houses should be orientated to ensure main elevations are fronting onto roads and paths.
Landscaping and Boundaries	<ul style="list-style-type: none"> • The boundary of the site that stretches from the western edge of the site, along the northern boundary and meets Tarbolton Road to the east of the site is already defined by a band of trees. Parts of this boundary are more sparsely planted than others; however the existing tree belt provides a good opportunity to strengthen this natural boundary with additional planting to integrate this prominent site into the landscape more successfully, whilst retaining existing landscape features. • Care should be taken in designing the landscape proposals for the site where they relate to McRae's Monument (A-listed) and the Windmill (scheduled monument). It will be particularly important for and new planting on the site edges near these historic features to follow established vegetation patterns, rather than establishing new tree belts that may alter the landscape character at this location by prohibiting views, and the setting of these features. In any case, the masterplan approach to this development should be carried out in consultation with Historic Scotland, which will assist to guide the design process.
Open Space	<ul style="list-style-type: none"> • The masterplan for the site should consider the area designated as open space located immediately to the west of the housing development off Tarbolton Road. This area was allocated as being open space within the settlement boundary as part of the South Ayrshire Local Plan, but, functionally, remains as agricultural land. Part of the rationale for the release of the site, was that it would allow the regeneration of the brownfield HMS Gannett residential complex in a manner that fully integrated with Monkton, rather than being an isolated pod. In line with this, the development of the site should incorporate that open space area, providing pedestrian linkage through the area.

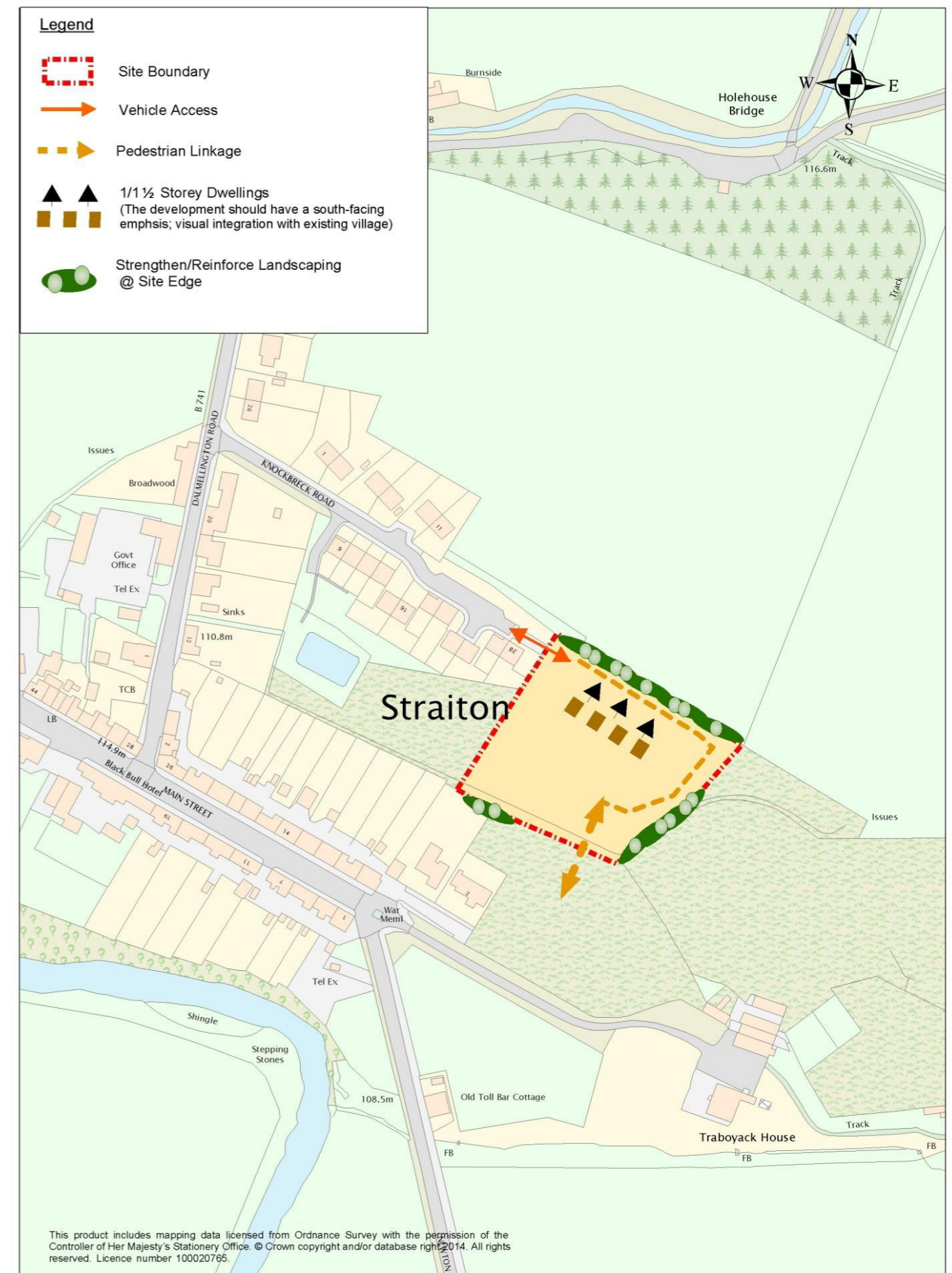
Open Space	<ul style="list-style-type: none"> • The listed buildings and scheduled monument within the site must be carefully managed through the masterplan. These features should remain visually prominent from outwith the site, as they currently are, and the development should maximise access to these heritage features and explore the possibility of incorporating open space areas around the structures. • The Council will favour proposals that include community growing space and allotments that are well designed and integrated into developments.
Transportation and Access	<ul style="list-style-type: none"> • A masterplan will be required to support a planning application for this site. In agreement with Transport Scotland, the masterplan should incorporate a detailed roads scheme, based on a comprehensive transport assessment, which takes cognisance of the impact of the development on local road networks and the A77. Any identified impact on local and strategic road networks should be fully mitigated by the development. • The internal layout should be designed in accordance with the principles of designing streets, but should cater for pedestrian movement as a priority – particularly in providing pedestrian linkage from the village, adjacent to Tarbolton Road to the site; and providing access to historic environmental assets within the site, via a paths around the perimeter of the site with path linkages at reasonable intervals to the housing. • The site should provide two vehicle accesses to the site from Tarbolton Road. The masterplan process should also explore the possibility of creating a third vehicle access to and from the site, directly to Kilmarnock Road, to alleviate the impact of the development on the road network within the village. The Council recognises this is subject to technical considerations and impact on listed buildings. • Core path SA8, on Kilmarnock Road, links Monkton to Symington, and this would be important opportunity to create easily accessible walking and cycling routes from within the site, to link to the current settlement in Monkton, and to routes in the wider core path network.
Education Impact	<ul style="list-style-type: none"> • It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.

Monkton



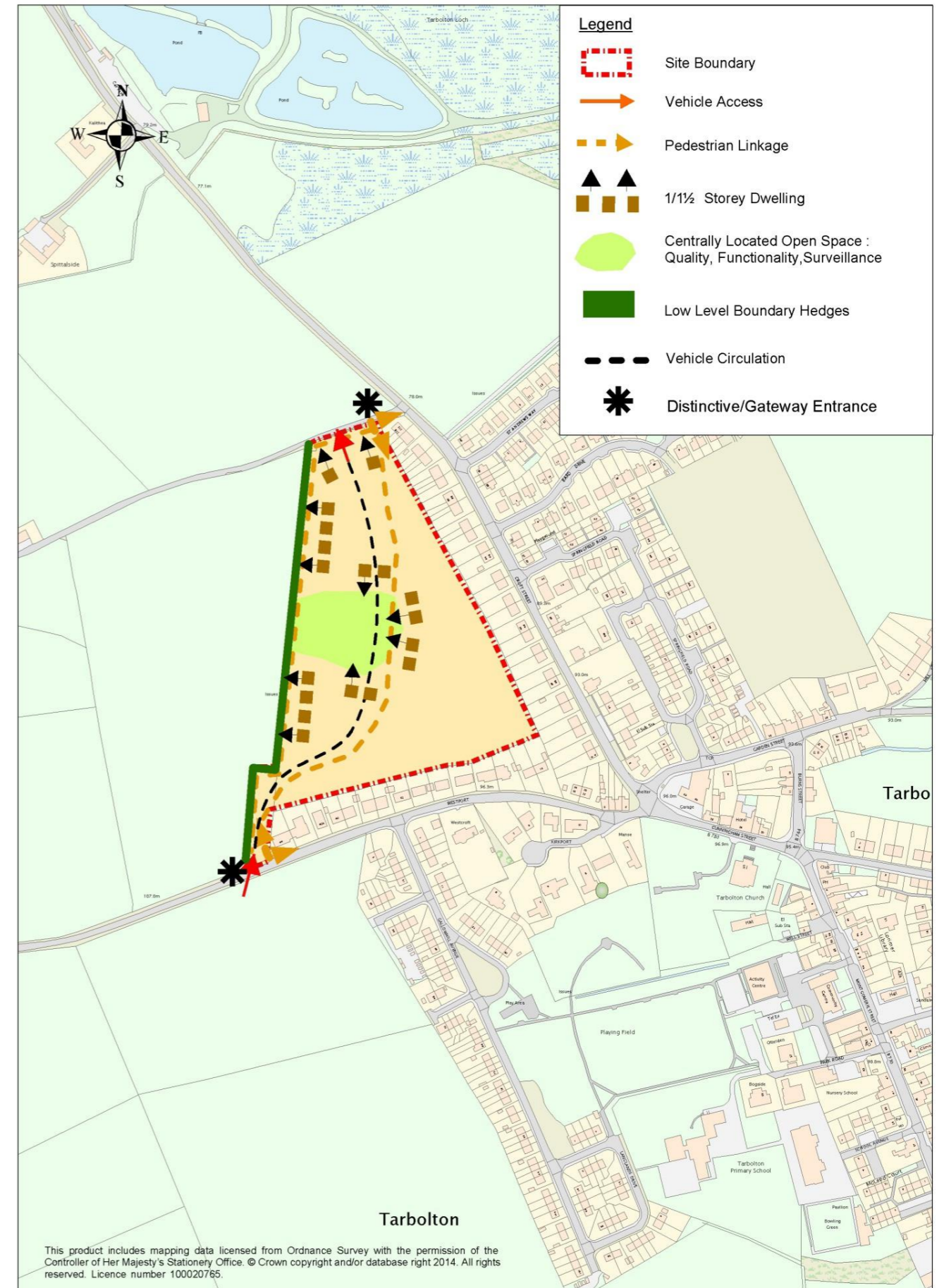
Straiton

<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> Houses should be restricted to 1 ½ storeys in order to reflect the character of the existing village. The site should be designed to be open and welcoming. It should be sensitively designed in order to continue the street scape along Knockbreck Road to establish a visual relationship with the existing settlement. The materials used within the site will require to respect the character and appearance of the conservation area, in general, and the buildings located within it. A unique design solution for this site will be required which avoids the use of suburban, standard house types. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> Landscaping works along the northern boundary should provide this part of the settlement with a strong defensible boundary which enhances the backdrop of the village. Existing trees and hedgerows around the site should be retained in order to minimise impacts upon the landscape setting of the village.
<p>Open Space</p>	<ul style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. Open space should be sited in order to benefit from natural surveillance. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Vehicular access to the site should be taken via Knockbreck Road. A pedestrian linkage which connects the southern part of the site with the eastern part of the existing village is desirable. The internal layout should be designed in accordance with the principles of Designing Streets, but should cater for pedestrian movement as a priority. There are 3 core paths which link into Straiton (SA39, SA47 and SA48). These routes then connect to the wider path network. There are also several recreational Local Trails around the village, which are very popular with residents and tourists. It would be important to link any walking/ cycling routes from the site to these core paths and Local Trails.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is not anticipated that the site will require to contribute towards meeting the impact of the development on local education facilities through developer contributions.



Tarbolton

<p>Building Design & Site Layout</p>	<ul style="list-style-type: none"> Houses should face outward along the northern boundary in order to establish a visual relationship with the existing settlement. This would also help to make the development appear welcoming and part of the settlement on the approach from the north. Houses should be restricted to 1 ½ storeys in the most prominent part of the site (western and south western areas) in order to reduce the visual impact of the development on the existing surrounding area and to minimise the impact upon the landscape setting of the village. A pedestrian link should be provided along the western boundary, connecting into open space along this edge. New houses should face westwards at this boundary and onto open space. Affordable housing may be required at this site in line with the Local Development Plan. Any affordable housing at the site should be designed to integrate with the wider development. The Council will not favour a design solution that emphasises differences between the affordable and private houses.
<p>Landscaping and Boundaries</p>	<ul style="list-style-type: none"> Existing trees and hedges along the western boundary should be retained and additional planting should strengthen this edge. This will provide for a strong defensible boundary which defines the settlement edge. The northern boundary of the site should have north-facing frontages which will help to integrate the development with the existing settlement.
<p>Open Space</p>	<ul style="list-style-type: none"> Open space should be provided in accordance with the Council's open space standards, ensuring that the site provides a desirable place to live with a pleasant residential amenity. The Council will favour proposals that include allotments that are well designed and integrated into developments.
<p>Transportation and Access</p>	<ul style="list-style-type: none"> Vehicular access to the site should be taken via Croft Street to the north and Westport to the south. Pedestrian linkage should be provided to connect into existing footpaths along the northern and southern boundaries of the site. The internal layout should be designed in accordance with the principles of Designing Streets, but should cater for pedestrian movement as a priority. Core path SA24 links Tarbolton to the wider path network and directly to the River Ayr Way in Failford. It is important to create easily accessible walking and cycling routes from within the site, to link to the current settlement in Tarbolton, and to routes in the wider core path network.
<p>Education Impact</p>	<ul style="list-style-type: none"> It is anticipated that the site will require to contribute towards meeting the impact of the development on local primary and secondary education facilities through developer contributions. Details of contributions will be set out in education supplementary guidance.



South East Ayr

The purpose of this design brief is to ensure that South East Ayr, an urban extension of Ayr, is developed to ensure it an organic extension, which provides a high quality living, working and recreational environment for multi-generational community in harmony with nature. The development proposals need to be designed to ensure that collectively (through physical and visual connections) and individually they positively contribute to the character and sense of place with the inclusion of all the elements listed below to ensure this new area creates a sustainable community. The development must be in line with the local development plan and the National Planning Framework 4 (NPF4), when adopted.

Therefore, the following will be required from any development proposal within South East Ayr before any development commences, which does not have planning permission in January 2022, this includes any new planning applications for parts of the site with existing consent.

Therefore, the following will be required from any development proposal within South East Ayr before any development commences, which does not have planning permission in January 2022, this includes any new planning applications for sites with existing consent.

Overall **Strategic Development Framework for SEA** (masterplan, and Infrastructure Delivery Plan) for Wider SEA.

The Masterplan must demonstrate to the Council that the six qualities of successful places have been incorporated. It is critical that proposals physically integrate with Ayr from the start with new transportation infrastructure implemented prior to the occupation of any development. This will ensure that residents and workers have access to services and facilities in Ayr until the community's own facilities are completed. Following the completion of each phase and later after the complete of the wider strategic site, residents should have their majority of daily needs met within a reasonable walk, wheel or cycle of their home within the site.

The design of the masterplan should be landscape and ecological led to ensure high quality place for people to live, work, play and relax. The design should take into account emerging guidance from Nature Scot on developing with nature. Discussions are needed with NHS Ayrshire and Arran to ensure integration with hospital site and connections across it, between phases for overall health and well-being of the community, without impacting on the operational services of the hospital. It is critical that the masterplan identifies all the climate opportunities across the wider site to reduce carbon emissions, strengthen climate change resilience (opportunity to help reduce flood risk downstream from Slaphouse burn), enhance biodiversity and conserve natural resources whilst promoting healthier, more active, and equal communities. These opportunities should be integrated into the strategic framework through landscape and environmental plans, water management plans, heat plans, waste management plans, lighting strategy and access and accessibility strategy.

The development of this site should ensure organic growth outwards from the existing settlement of Ayr. This will require the either Corton or Alton to be developed first, as no development should be physically isolated from the settlement of Ayr. The necessary transportation linkages created and upgraded to ensure direct link to Ayr. Regardless of whether Corton or Alton is developed first, the key elements and infrastructure (transportation, community, educational and recreational) required to support the development must be secured before development commences. This includes the provision of the serviced primary school site with associated vehicular and active travel rights of access to enable its' development. No development can commence until these facilities are proven implementable prior to any agreed thresholds/ timescales associated with their delivery and associated financial contributions secured.

It is critical transport connections (active travel and vehicular) between phases are secured prior to development of the actual phase commencing. The current active travel route through Corton/ Alton to the Hospital campus should be maintained in perpetuity for public use throughout development however, an alternative route of the same or improved specifications will be considered, but must be agreed by the Council. This route needs to remain open during the construction phases of the site to ensure people can continue to use this for commuting or leisure.

The community hub of South East Ayr should be located within the site to ensure it is accessible by active travel routes, (not only by road) from all phases so that the majority of residents in the wider site, can have their daily needs met within 20 minutes from their front doors by means of active travel. The development of the remaining phases will be dependent on their ability to link by firstly active travel to the community hub, including school and Ayr. It is important that these active travel links be established across all phases and through the hospital site where agreement can be reached with NHS Ayrshire and Arran, to ensure integration of development.

Infrastructure Delivery

The strategic development framework should indicate the infrastructure on and off site that will be delivered at each stage to ensure new residents and businesses staff have easily access the nursery/ primary educational, community, commercial and recreational facilities within the site and beyond (in the context of the wider LDP2 priorities).

The necessary on-site transportation infrastructure should be integrated and developed outwards from Ayr, as development progresses, to ensure integration of active travel routes and public transport across the wider development from the start to the completion. This is to ensure all the facilities, services, amenities necessary for people's daily modern living requirements are within 20 minutes distance by active travel and people have sustainable travel choices for onward journeys.

Design code: Takes full account of the Scottish Government's Creating Places: A policy Statement on Architecture and Place for Scotland or subsequent guidance, SEA masterplan and any approved design code for any other part of SEA to ensure SEA has its own local distinctive character.

Design and Access Statement set out the design principles that determine the design and layout of the development proposal and ensure the site is accessible to all. This should include a movement strategy for pedestrian, wheelers and cyclists through site that provides a network of formal and recreational footpaths and cycleways across site and linking to core green infrastructure of burns, habitat corridors and the line of the Ayr/ Stranraer railway line.

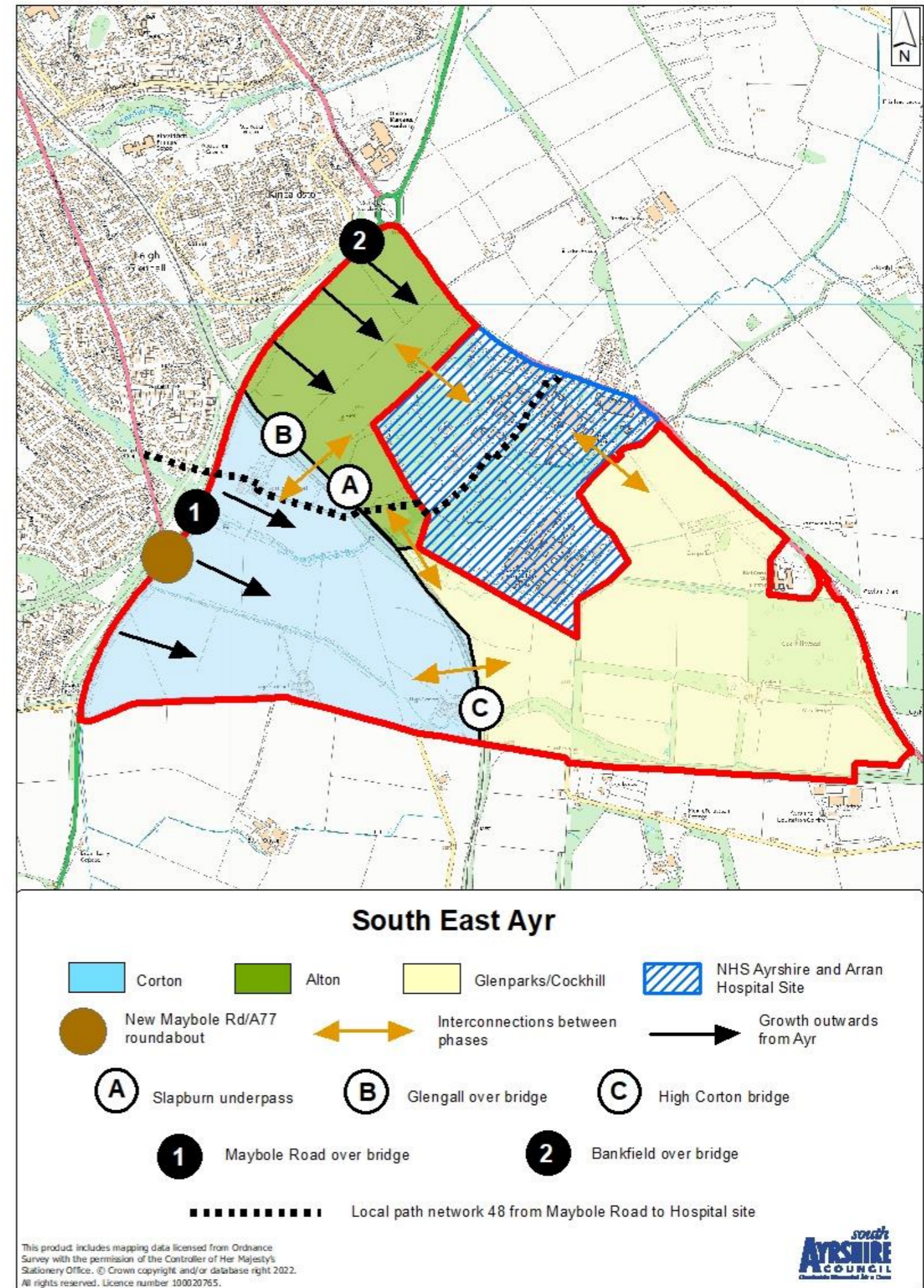
Key elements to be included in the development:

- Up to 2700 new homes of which 25% will be affordable housing in accordance with LDP2 policy: affordable housing. This will provide housing for approximately 5,700 people.
- Neighbourhood shopping centre: small supermarket other acceptable uses include restaurant, hotel and local shops to serve local catchment only.
- Small shops within other phases may be appropriate providing they meet adhere to retail policies within the local development plan.
- Serviced business land (30 hectares) adjacent to A77 corridor and easily accessible by all modes of transport. The business area require to be linked to the community hub, mobility hub and neighbourhood centre through active, public and vehicular means. The amount of business land will be subject to review in accordance with NPF4 and the Council's development plan policies.
- Land for Community facilities and contributions (in kind or financial) associated with provision of indoor community hall with space for community surgeries, meetings and activities hall and outside event space.
- Land for community food growing spaces in each phase. (covered by landscape maintenance schedules).
- Recreational Facilities formal community sports pitches, separate from the school but located close to the school and community hub. These should be approximately 12.2 hectares excluding school provision. (2.15hectares per 1000 people in Fields in Trust's Guidance).
- Linked green spaces throughout the development phases and across the site linked through green and blue landscape corridors.
- Leisure peripheral active travel path with outward links to existing networks.
- Open areas within each development phase, creation of green corridors between phases and to community hub.
- Creation of Community Park including an area for allotments (approximately 2ha), located to be accessible by all phases to provide health and recreation to people living and working nearby, including the adjacent hospitals. This should be linked by active travel routes and together with the other open space and green and blue corridors help create a high quality setting for the development.
- The public spaces, habitat corridors, riparian corridors, water features associated with SUDs, retained woodland areas and across NHS hospital area need to promote connectivity across wider area for people and wildlife.
- Sustainable urban drainage system for total site taking into consideration areas of flood storage and removing any culverts to ensure nature based water management solutions and integration of green infrastructure features used to help surface water management, improve water quality and reduce flood risk within the development, adjacent hospital site and downstream. The creation of cascading ponds, permeable paving, swales and ephemeral ponds where each feature is helping to treat the water quality through SUDS will be encouraged to assist creation of an environment people and wildlife to thrive.
- Protection and enhancement of existing landscape features to safeguard the natural environment and build in resilience through enhancing networks.
- Open space opportunities within each phase of the development, which must comply with the Council's relevant open space planning guidance, at time of each application.
- Serviced land for a 4- stream primary school including nursery provision, associated playground space, playing fields (including a floodlit multi-use games area and a full-size grass football pitch), outdoor classroom, changing facilities, active travel and vehicular access and car/ cycle/ wheel parking. The Council must approve the location, layout and

access of the primary school prior to any development commencing with the exception of infrastructure provision off-site.

- Provide proportionate educational contributions towards the provision of new combined nursery and primary school within the site, associated facilities and costs associated with school site purchase.
- Active travel routes – All phases but key link connections to community hub, A77 overbridges and railway overbridges and rail underpass within site must of a suitable gradient for all abilities, be separated from vehicular and have the appropriate lighting. The primary emphasis should be on creating high quality active travel connections across the site that have primacy over other modes of transport and link to the existing settlement of Ayr, NHS Ayr and Alisa hospital campus and wider countryside to promote transportation behavioural shift for climate change, health and wellbeing benefits.
- Active travel users' facilities across the site to accommodate commuting and leisure users.
- Two active travel bridge linkages to Ayr and associated connections at either side:
 - a) Near Maybole road – Equestrian and active travel bridge- Prior to occupation of any development at Corton.
 - b) Near Bankfield Roundabout – active travel only – Prior to occupation of any residential or other units at Alton or Glenparks/ Cockhill.
- Land with vehicular access for potential rail halt and associated parking facilities (car/ cycle/wheel) within Corton and Alton phases.
- Serviced land of 1 hectare for Travel/ mobility hub to enable users to switch easily between active travel, public transport and private vehicle modes, suitable secure storage/parking facilities for wheeler/cycle, parking bays for buses with waiting shelters, car parking for 178 vehicles and electric charging point for all types of vehicles. This should be easily accessible from rail halt area and the community hub to encourage onward travel by rail as well as bus.
- Electric points for e-bikes and electric vehicles within all phases for visitors.
- Active travel links and where possible vehicular links between different phases of development are required. The current existing railway overbridges and underpass require to be secured in agreement with Network Rail.
 - a) Slapburn underpass- Prior to development commencing on any phase.
 - b) High Glengall Overbridge – Prior to any residential unit occupation in Corton or Alton.
 - c) High Corton Bridge – Prior to any residential unit occupation in Glenparks/ Cockhill.
- Design all phases to actively increase biodiversity taking into consideration NPF4 and local biodiversity Action Plans.
- Provide proportionate contributions for the strategic road upgrades required to accommodate the development:
 - a) Modification of Bankfield Roundabout junction.
 - b) Modification of Whitletts Roundabout junction.
 - c) Modification of Holmston Roundabout junction.
 - d) Modification to Sandyford Roundabout.
 - e) Modification to Dutch House roundabout .
 - f) Creation of Maybole Road Roundabout.
 - g) A77 Dualling between Whitletts to Holmston roundabouts, as required upgrade by Transport Scotland.
 - h) Any other strategic road improvements required under Transportation Appraisal of LDP2, site-specific planning permission conditions or through further planning applications assessments.
- Regular and frequent public transport service to all phases of development to ensure all homes are within 250m of a bus stop.
- Phasing plan for the provision of all infrastructure and landscaping (transportation, SUDS, school, community, travel hub, landscaping and open space) to ensure residents have access to the necessary facilities at the earliest appropriate stage of development.
- Development standoff from high gas pipeline.
- All required services including water (foul and surface water).
- High speed digital connections to service all homes and businesses.
- Community heat network.
- Recycling facilities within each phase for the development, which can be accessed by refuse vehicles.
- Equestrian connections within site and to Maybole Road/ A77 new overbridge.
- Any regrading proposals of any land to accommodate development should mirror natural topography of the local area.
- Lighting strategy for masterplan which minimises impact on wildlife and encourages active travel.
- Landscape plans and associated schedules should include species types that support and encourage wildlife and are appropriate to the conditions on site as well as provide year round interest.
- Management and maintenance schedules for communal green spaces.

The costs for the strategic infrastructure, including land (on-site and off-site) are extensive and will need to be proportionately divided between all phases based on land uses to ensure fairness and prevent any one developer bearing an inequitable financial burden. All financial developer contributions will be indexed linked.



Scottish Water Note

Information Note: Water and Wastewater Infrastructure Funding and Delivery

As per Planning Advice Note 79 - Water and Drainage: The water and drainage infrastructure relating to development can be split into four parts:

Part 1 Assets: connections from individual properties to a main or sewer;

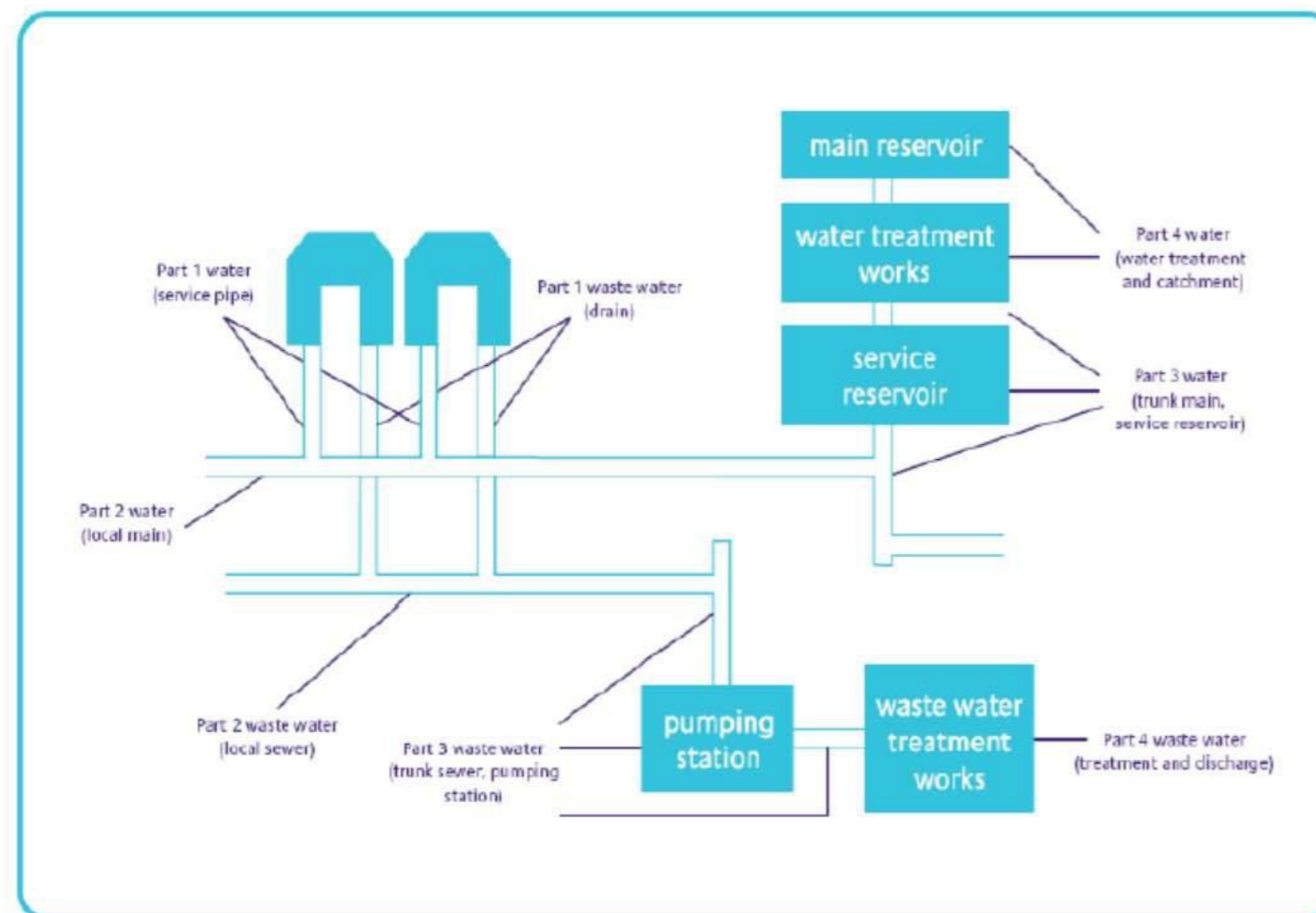
Part 2 Assets: water mains and sewers that connect developments to trunk mains and trunk sewers, and some sustainable drainage systems (SuDS);

Part 3 Assets: local bulk infrastructure, such as trunk mains and trunk sewers, water service reservoirs, waste water pumping stations and some SuDS;

Part 4 Assets: strategic assets such as raw water intakes, raw water impounding reservoirs and aqueducts, water treatment works and waste water treatment works.

The developer is solely responsible for funding Part 1 Assets, the developer also funds Part 2 and Part 3 Assets, with a Cost Contribution from Scottish Water. Under our funding rules, customers are obliged to meet the cost of providing additional local capacity and Scottish Water meet the cost of the Part 4 Strategic Capacity.

Please refer to the diagram below for a simplified schematic of the Part 1 to Part 4 Assets.



Scottish Water is funded to provide additional capacity at Part 4 Assets, if the developer can meet the following criteria:

1. The development is supported by the Local Plan and has full planning permission. If the capacity in the Scottish Water system is the only reason preventing a development gaining full planning then outline planning would be accepted.
2. The developer can confirm land ownership or control through a solicitor's letter.
3. The developer can confirm plans are in place to mitigate any network constraints that will be created by the development through a Minute of Agreement with us or alternatively a letter showing commitment to mitigate network impact through Part 3 investment.
4. The developer confirms any time remaining on current planning permissions with the local council.
5. The developer can demonstrate reasonable proposals in terms of the development's annual build rate. On receipt of these criteria, Scottish Water will instigate a growth project to provide additional Part 4 capacity for development. Scottish Water will also work with SEPA, the Developer and the Local Authority to enable development to proceed.

Scottish Water encourages developers to contact us as early as possible during the planning process in order to discuss the requirements of a development. In certain circumstances Scottish Water is able to provide additional funding to assist with the upsizing of the network, beyond the immediate demands of developers in order to meet potential future growth and these funds are allocated on a case by case basis.

Wastewater Drainage

To clarify Scottish Water's responsibilities, Scottish Water is responsible delivering investment in our wastewater network and grants connections to the network. It is important to note that where more than 10 homes or greater is proposed, the Developer will be required to submit a Drainage Impact Assessment, (DIA). The information supplied on the DIA form is used to assess our assets capability in servicing sites. Also, as per Planning Advice Note 79 – Water and Drainage, where a development is proposed in an area already served by the Scottish Water network, connection to that network is the preferred option. Private schemes can be later adopted by Scottish Water as part of our network, but only if the private schemes are built to an adoptable standard and contact should be made with Scottish Water to determine the standards that are required to ensure adoption of new infrastructure. Developers are also advised to contact Scottish Water early on to determine the capacity of the wastewater system, and to determine if any upgrades to the public system are required.

Pre-Development Enquiry Form

Scottish Water operates a service whereby applicants can fill out a 'Pre-Development Enquiry Form' to enable an assessment of whether Scottish Water is able to provide planned development with water and/or drainage services. Scottish Water encourages the submission of the PDEF at an early stage in the process to ensure that applicants are fully aware of the infrastructure requirements of their site. The form can be found on Scottish Water's website.

This information can be made available, on request, in braille, large print or audio formats and can be translated into a range of languages. Contact details are provided below.

درخواست کرنے پر یہ معلومات نابینا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں مہیا کی جاسکتی ہے اور اسکا مختلف زبانوں میں ترجمہ بھی کیا جاسکتا ہے۔ رابطہ کی تفصیلات نیچے فراہم کی گئی ہیں۔

本信息可应要求提供盲文，大字印刷或音频格式，以及可翻译成多种语言。以下是详细联系方式。

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ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕੇ ਬੋਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਅਤੇ ਸਣਨ ਵਾਲੇ ਰਪ ਵਿਚ ਵੀ ਲਈ ਜਾ ਸਕਦੀ ਹੈ, ਅਤੇ ਇਹਦਾ ਤਰਜਮਾ ਹੋਰ ਬੋਲੀਆਂ ਵਿਚ ਵੀ ਕਰਵਾਇਆ ਜਾ ਸਕਦਾ ਹੈ। ਸੰਪਰਕ ਕਰਨ ਲਈ ਜਾਣਕਾਰੀ ਹੇਠਾਂ ਦਿੱਤੀ ਗਈ ਹੈ।

Niniejsze informacje mogą zostać udostępnione na życzenie, w alfabecie Braille'a, w druku powiększonym lub w formacie audio oraz mogą zostać przetłumaczone na wiele języków obcych. Dane kontaktowe znajdują się poniżej.

Faodar am fiosrachadh seo fhaighinn, le iarrtas, ann am braille, clò mòr no clàr fuaim agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.

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Email: planning.development@south-ayrshire.gov.uk

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Appendix 3

Draft SG: Maintaining An Effective Land Supply – Representations received during public consultation process		
Name	Comment	SAC Proposed Changes
Kevin Murphy, Persimmon Homes	<p>When shortfall in effective housing land should include business and industrial sites, particularly when it is acknowledge in PLDP that such sites are increasingly becoming underused and derelict. This also ties in with SPP advocating the development of brownfield land over greenfield land, which is reflective in Core Principle B1.</p> <p>Planning applications to seek to address potential shortfalls should not be restricted on unit numbers as current SG restricts to 49 units and below. The development could be less viable if restricted to minor scale if infrastructure constraints have to be addressed.</p> <p>Issue with Methodology as no consideration of previous shortfalls in housing completions within a given year, which needs to be addressed</p>	<p>The first paragraph under heading “Policy” highlights the stages apply to site not allocated in the development plan or that cannot be justified against other development plan policies will be determined in accordance with the process outline below. Clearly, land allocated for business development can be considered for residential use providing the site meet the conditions outlined in LDP2 policy: business and industry.</p> <p>Removed this restriction on number of units to align with SPP.</p> <p>The Reporter’s Examination report on the Modified Proposed Local Development Plan 2 (MPLDP2) issued on 12 January 2022 confirms the Council’s methodology is appropriate and the proposed Table- Housing Land Requirement 2016 to 2032 as associated with Policy: Maintaining and protecting housing land supply takes account of shortfalls between 2016-20.</p>
Nikki Dunn, SEPA	<p>Legacy of Sites</p> <p>SEPA concern regarding lack of opportunity to comment on sites in Appendix D in the PLDP also applies to this SG - Strategic approach to Flooding and Sewerage.</p> <p>Only develop sites in line with other LDP policies and SPP. Right to comment on any proposed developments that are brought forward.</p>	<p>SAC consulted with SEPA on proposed housing sites and they highlighted the need for flood risk assessments (FRA) to be undertaken sites. The Supplementary Guidance: Housing site design brief will mention in the individual site brief where SEPA have requested FRA.</p> <p>Any sites coming forward through this process would require to submit a planning application and SEPA would be consulted as a statutory consultee.</p>

	<p>- Welcome the way SAC selected sites in terms of most suitable environmentally.</p>	
<p>Chris Wright, Gladman Development s</p>	<p>Endorse Homes for Scotland comments on this Draft SG.</p> <p>The Council should allocate more land than is required in HNDA which was undertaking in a time of depopulation within South Ayrshire. Support a target of between 6053 and 7,951 units to meet AGD aspirations.</p> <p>Gladman wish to reserve the right to make further comments should the matter remain unresolved once submitted for Examination.</p>	<p>The LDP2 set the Housing Land Requirements not this SG and therefore the points regarding allocating more land for housing were subject of the recent Modified Proposed Local Development Plan 2 (MPLDP2) DPEA Examination. The Reporter considered any unresolved representations made to the LDP2 process.</p> <p>The Reporter in the LDP2 Examination report highlighted there is sufficient overall housing land supply, and that the Council has taken any shortfall between 2016-2020 into consideration in Table: Housing Land Requirement 2016 to 2032 as associated with LDP2 policy: maintaining and protecting housing land.</p> <p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>The Reporter goes on to state in paragraph 92, “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Council believes this SG will help guide housing development to suitable locations if a shortfall in the five-year effective housing land supply emerges and will ensure these sites are deliverable within the effective housing period.</p>
<p>Angela Adams</p>	<p>SG should be in line with Planning et..., (Scotland) Act 2006.</p>	<p>The SG is in line with Planning etc..., (Scotland) Act 2006 and Scottish Planning Policies and its aim is to ensure a five-year effective land supply when a shortfall arises.</p>
<p>Amy Townsend / Barton Willmore</p>	<p>Sites should not be dismissed if they do not meet Stage 1, as contrary if there is a</p>	<p>The Council will only consider additional sites when there is an identified shortage in housing land supply highlighted in annual housing land audit as</p>

<p>for Banks Property Development Limited</p>	<p>shortage in Effective HLS but assessed on individual merits. Supportive of regular review but they need to take account in changes in land supply position and delivery position between audits. Delete second sentence footnote (1)- discouraging submission of planning applications without discussing proposal with Council to establish if there is a non-effective housing land supply.</p> <p>The Council need to give fair consideration to deliverable and sustainable housing developments and not dismiss them even if the Council is able to demonstrate a 5 year Housing Land Supply. Housing development in South Ayrshire should not be restricted to minimum requirements, which will significantly limit growth in the region. Reference to Barton Wilmore (BW) note about SAC housing supply target.</p> <p>There should be no limit to the sites capacity, which the draft SG proposes to be 49 or less units. Developer must be able to demonstrate site can be developed within set timescales. The limit is at odds with Scottish Ministers intentions in respect of maintaining an effective land supply. Sites which are most sustainable and suitable locations should be proposed to maintain delivery rates.</p> <p>Withdraw text which gives preference for sites being promoted by or in conjunction with established house builders as this is unfair on development companies which could address</p>	<p>highlighted by LDP2 policy: Maintaining and protecting land for housing. If there is no shortfall, there is no requirement for additional sites.</p> <p>The Annual Housing Land Audit is subject to targeted consultation. Homes for Scotland have highlights where there are potential issues with any sites identified within the audit in terms of site effectiveness and programming. Any disputed sites are highlighted in published audit.</p> <p>Plan led system- where there is no shortfall in effective housing land supply there is no requirement for additional housing sites.</p> <p>Removed the limited of 49 units or less units.</p> <p>The document states it is preferable to have a house builder on board but does not exclude developers or landowners bringing sites forward. The reason for including is wording is because house builder tend to implement detailed planning permissions they apply for as they include their own house types and that do not require to apply for matters specified in condition applications which can elongate the time taken from permissions being granted thus increasing the timescales for delivery of units on site. Permissions are time limited to prevent land banking of sites, which were only consented to fulfil a shortfall in the effective housing land supply.</p> <p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant</p>
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	<p>planning issues and provide open ready sites to open market.</p> <p>Planning permissions should not be temporary only planning conditions or legal agreements should limit timescales for development to commence. The timescales should be greater than one year as developments are often subject to unexpected delays and a shortened timescale could delay delivery of sustainable housing sites. The timescales should allow for 3 year period to commence development of housing sites.</p> <p>BW Technical Note: Housing Land Review of South Ayrshire PLDP. Withdraw SG as has not purpose as SPP should take president if shortage in effective housing land supply or as a result of the Proposed LDP2 Examination if there is an agreed deficit in annual HLA, indicating there is not a sufficient allocated land to maintain a 5 year supply of effective housing land and where this is agreed with the Council.</p> <p>BW dispute the way the Council tests the robustness of their HLA as there were significant disputes with Homes for Scotland in 2018 which the Council did not consider or address. There is no need for SG as SPPP clearly highlights what to do within shortfall in effective 5 year supply under paragraph 125. The LDP policy would be out of sate thus so would the SG as it is linked to policy.</p>	<p>material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>The Reporter goes on to state in paragraph 92, “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Council believe this SG will help guide housing development to suitable locations if there is a shortfall in the five-year effective housing land supply and ensure these sites are deliverable within the effective housing period.</p>
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<p>Gary Mappin</p>	<p>No need for SG as SPP paragraph 32-33 and 125 include specific measures for how a 5 year land supply should be addressed. The guidance should be withdrawn, as unnecessary.</p> <p>If Council pursues SG</p> <ol style="list-style-type: none"> 1. The Council strategy to not include any greenfield land is unlikely to ensure enough new housing is built in area to meet demand, which is contrary to SPP 2. Stage 1 relates to the shortfall in the 5 year effective land supply. The robustness of HLA is questionable as HLA 2018 not supported by Homes for Scotland and cannot be taken as robust as only Council's view not housebuilding industry. SG needs to incorporate the provision for consideration of new sites for housing where there is evidence that the annual housing target is not being met and the allocated sites are not delivering. 3. Stage 2- Restricts unit numbers to below 49 for acceptable proposals which is restrictive in assisting delivery of new housing development, which is contrary to SPP and national planning advice. 	<p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>In the Examination Report, Issue 37, Paragraph 92, the Reporter states “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Reporter concluded in the Examination report that the Council had sufficient housing land supply and the shortfall between 2016 and 2020 is accounted for (Issue 37, Paragraph 28).</p> <p>The HLA 2020 was agreed with Homes for Scotland with only two disputes unresolved and the HLA document highlights where the unresolved. The Reporter in the Report of Examination, Issue 37 paragraph 35 highlighted that the HLA 2020 established housing land supply that is effective or anticipated to become effective within the plan period, which is considered consistent with Scottish Planning Policy.</p> <p>The Reporter concludes in the Report of Examination, Issue 37, paragraph 63 there is no shortfall in the All Tenure housing land supply and that no additional sites over and above that allocated within the plan are necessary. In paragraph 66, the Reporter acknowledges that the LDP2 has a shortfall in Affordable housing land but recognises in paragraph 68 that the Affordable Housing policy will help to address this shortfall.</p> <p>Removed the limit of 49 or less units for sites from SG.</p>
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<p>Joe Lerner, Homes for Scotland</p>	<p>Unnecessary guidance as conflicts with SPP as the LDP would be out of date therefore making the SG out of date. Conflicts with SPP paragraph 125.</p> <p>Paragraph 33 titled in favour of granting permission where sustainable development unless adverse impacts which could significantly and demonstrably outweigh the benefits.</p> <p>Gladman Developments v Scottish Ministers (2019) (CSIH 34) titled balance in favour of granting planning permission.</p> <p>Stages 1 and 2 poorly drafted at times and no one decision maker should be able to come to a decision. The shortfall needs to be robust and evidence based to demonstrate to decision maker that it exists. The decision maker needs to be satisfied at the housing land supply.</p> <p>Housing audits need to be more open and inclusive of other organisations to ensure that they are representative of true position. They need to be reviewed and monitored to ensure effective. Not just housebuilders but infrastructure providers.</p> <p>Marketability is a constraint and needs to be treated as such. If a site is not marketable it is not effective.</p> <p>Future programming requires to be considered as often this is to optimistic.</p>	<p>The Reporter in the Examination report Issue 37, paragraphs 91 highlights that the council “where a shortfall emerges, the presumption in favour of development that contributes to sustainable development will be a significant material consideration. This consideration remains in place regardless of whether the council has in place supplementary guidance or not.”</p> <p>In the Examination Report, Issue 37, Paragraph 92, the Reporter states “ While I am not endorsing the content of the current draft guidance, I am not aware of any restrictions that would prevent the council from using guidance to set out the circumstances in which sites will be considered if there is a shortfall in the five-year effective land supply. Consequently, I find no justification to remove the policy intent to rely on supplementary guidance to assist this process.”</p> <p>The Council believe this SG will help guide housing development to suitable locations if there is a shortfall in the five-year effective housing land supply and ensure these sites are deliverable within the effective housing period.</p> <p>The Reporter concluded in the Examination report that the Council had sufficient housing land supply and the shortfall between 2016 and 2020 is accounted for (Issue 37, Paragraph 28.)</p> <p>The HLA 2020 was agreed with Homes for Scotland with only two disputes unresolved and the HLA document highlights where the unresolved. The Reporter in the Report of Examination, Issue 37 paragraph 35 highlighted that the HLA 2020 established housing land supply that is effective or anticipated to become effective within the plan period, which is considered consistent with Scottish Planning Policy.</p>
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Appendix 4

SG: Housing Site Design Briefs: Consultation comments and changes

Site	Number of Comments	Name on representation	Comments	Reporter's recommendations for individual sites from Examination Report	Change
General Comments	1	Angela Adams	Comment applies to the SG as a whole. Comment – The authority should satisfy itself that the supplementary guidance has an appropriate connection with the Local Development Plan.	Additional detail required in Housing site design briefs for: <ol style="list-style-type: none"> 1. AYR AH1- Dunlop Terrace 2. AYR AH2- Westwood Avenue 3. PRES AH1 – Afton Crescent 4. TRO AH1- Adersyde Avenue 5. TRO AH2- Buchan Road 6. South Eat Ayr 	Changes have been made to this SG to reflect Reporter's recommendations in the Examination Report in relation to LDP2 policy: maintaining and protecting land for housing.
Dunlop Terrace	0		None	The existing play area should be relocated to an alternative location accessible to the local community, and suitable play equipment and landscaping provided. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the re-provision of open space.	Additional information on location of relocated play area added.
Westwood Avenue	0		None	The remaining open space and the surrounding area	Additional information on location of Community garden

				will be improved, including the relocation of the existing play area with upgraded facilities and the provision of a community garden to provide growing space for the local community. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space.	at Overmills Community Centre add to brief
Afton Avenue and Afton Park	0		None	Issue 11- Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of open space.	
St Cuthbert Golf Club, East Road	0		None	No changes	No changes
Aldersyde Avenue	2	SEPA	SEPA requested that this site needs a Flood Risk Assessment. It is adjacent to the 1 in 200 flood outline and as it is to be developed as 'special housing units for older people' the 1 in 1000 flood outline should be taken into consideration.	Affordable housing development will be restricted to the northern part of the site. The remaining open space to the south will be improved including additional landscaping within the site and along its boundaries. Supplementary Guidance	Add requirement for Flood Risk assessment for the site to be added within site brief.

				will be prepared, including a site brief to inform the layout and design of the development on the site and the improvement of the open space.	
		Gillian Ballie	<p>Ground should be retained for open space, as used by young children for informal play and overlooked by properties on North Drive and Aldersyde Avenue.</p> <p>The scale of the proposed development will amount to overdevelopment of the site.</p>		<p>Within the remaining open space area there room available for informal play, which is overlooked by existing properties on Aldersyde Avenue. No change.</p> <p>The development can be two storey but only 1.5 storeys adjacent to the existing property on North Drive as stated in brief.</p> <p>The included capacity within Appendix D is a notional capacity only and the overall number of units will be dependent on the size and configuration of the units proposed for older people. They will need to have sufficient amenity space associated with the development within the curtilage of the housing area.</p> <p>No change required.</p>
Buchan Road	1	Gillian Baillie	The shape and location of the site is unsuitable for housing development. It would be negative to the setting of the local area and detrimental to the amenity of the school.	Affordable housing development will be well spaced throughout the site. The remaining open space and the surrounding area will be improved, including	The layout has been designed to enhance visual routes into the school with the play area moved to a visual location on the park to give clear views into

			<p>The school would feel enclosed by rear fences.</p>	<p>the relocation of the existing play area and additional landscaping. Supplementary Guidance will be prepared, including a site brief to inform the layout and design of the development on the site, and the improvement of the remaining open space</p>	<p>and out of the school onto Buchan Road.</p> <p>The school lies immediately east of golf course with open views over it to the west and north. The proposed development would only enclose the school to the east and south and as mentioned above the play area relocation to the east of the school ensure that it does not feel enclosed. The Reporter has recommended that an additional column is included in Appendix D of LDP2 to require the SG to inform the layout and design of the site, and the improvement of the remaining open space.</p>
<p>Findhorn Place, Darley Golf Course</p>	<p>3</p>	<p>Chris Stobbs</p>	<p>Increase in volume of traffic on Findhorn Place as main road into new development, which would be detrimental on amenity of existing housing.</p> <p>Concerns over construction traffic accessing site via Findhorn Place due to large volume of cars parked on narrow street.</p> <p>Findhorn Place is a fire engine access point for the golf course when whins set alight.</p>	<p>No comments as this site was removed and was not in MPLDP2.</p>	<p>Removed from LDP2.</p>

		<p>Unnamed burn runs along an existing culvert under pathway and any change in pathway would need to take this into consideration.</p> <p>Concerned over removal of existing trees along footpath and making a road adjacent to footpath for existing housing to have traffic at their front and rear.</p> <p>Removal of path would run contrary to active travel aims of the Council.</p> <p>Part of site is part of Darley golf course which is listed as being "significant leisure/ recreation/ tourism". This land is currently a wildlife haven and acts as buffer between houses and golf course.</p> <p>New housing will require high fences to safeguard against damage and injury from golf balls which could make it like a prison.</p> <p>In sufficient community facilities within locality to support development.</p>		
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			Insufficient school places to accommodate additional children.		
		Vivienne Gray, SNH	<p>Loss of the trees along the existing path which is proposed to be the access, as they contribute to the green network in the area and provide a sense of place for path users and neighbouring properties. Include requirement of replacement trees within brief.</p> <p>Brief should encourage retention and integration of trees and shrubs into pedestrian linkages across the site to assist in creation of place and maintain biodiversity networks.</p> <p>Encourage the continuation of pedestrian linkages through and beyond western boundary to maintain the existing informal routes. Fencing should have gaps to encourage onward active travel.</p>		

		Gillian Baillie	<p>Loss of part of the golf course is unwelcome precedent.</p> <p>Road safety and traffic impact from the proposed accesses for 60 units is a concern on to an existing busy road.</p> <p>Concerns with secondary access from Deveron Road.</p> <ol style="list-style-type: none"> 1. Existing footpath is well used and integral to the path network within Muirhead. 2. It is a safe traffic free way to school for pupils. 3. The amenity of the route would be impacted by the development 4. The footpath is tree lined and is natural feature of this route 5. The secondary route may not meet junction requirements. 6. Impact of residential amenity in the proximity of the secondary access to existing properties. 7. Loss of trees to facility secondary access. 		<p>Add within Landscape and Boundaries section "Existing trees within the site should be retained where possible.</p> <p>As part of the landscape strategy for the site a buffer should be created between the rear gardens of existing properties on Findhorn Place and the proposed transport link from Deveron Road through site.</p> <p>The site brief seeks to enhance active travel routes and highlights that this route requires to be retained. The active travel network would be integrated into the layout to ensure walking and cycling is encouraged and is has primacy over other transport modes, as the Council wants to promote active travel.</p> <p>A transport assessment will be required as part of the proposals to ensure road safety and any required mitigation due to the number of units. The need for this assessment will be added to the brief.</p>
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**South Ayrshire Council
 Equality Impact Assessment
 Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Supplementary Guidance: Maintaining an effective housing land supply
Lead Officer (Name/Position/Email)	shirley.curran@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	√
Disability	-	√
Gender Reassignment (Trans/Transgender Identity)	-	√
Marriage or Civil Partnership	-	√
Pregnancy and Maternity	-	√
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	√
Religion or Belief (including lack of belief)	-	√
Sex – gender identity (issues specific to women & men or girls & boys)	-	√
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	√
Thematic Groups: Health, Human Rights & Children's Rights	-	√

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	√
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	√
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	√
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	√
Socio-economic Background – social class i.e. parent's education, employment and income	-	√

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required?	YES
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(A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	NO ✓
Rationale for decision:	
This report advises the Panel of 10 March 2022. Members' decision on this has no specific equality implications.	
Signed :Craig Iles Service Lead	
Date:10 February 2022.....	

1. Policy details

Policy Title	Supplementary Guidance: Housing Site Design Briefs
Lead Officer (Name/Position/Email)	shirley.curran@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	✓
Disability	-	✓
Gender Reassignment (Trans/Transgender Identity)	-	✓
Marriage or Civil Partnership	-	✓
Pregnancy and Maternity	-	✓
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	✓
Religion or Belief (including lack of belief)	-	✓
Sex – gender identity (issues specific to women & men or girls & boys)	-	✓
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	✓
Thematic Groups: Health, Human Rights & Children's Rights	-	✓

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
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Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	√
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	√
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	√
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	√
Socio-economic Background – social class i.e. parent's education, employment and income	-	√

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
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Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO √
Rationale for decision: This report advises the Panel of 10 March 2022. Members' decision on this has no specific equality implications.	

Signed :Craig Iles**Service Lead**

Date:10 February 2022.....

ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005

Screening Determination of South Ayrshire Council
under section 8(1) of the Act re:

Supplementary Guidance: Maintaining an Effective Housing Land Supply

(Prepared for Proposed South Ayrshire Local Development Plan 2)

In accordance with the above-quoted legislation and having had cognisance of the Consultation Authorities' concurring views, this statement forms the screening determination of South Ayrshire Council; finding that the qualifying 'plan or programme' as named above is not likely to have significant environmental effects and as such that no environmental assessment is required.

The form overleaf comprises the statement of reasons for this determination, as required by section 8(2)(b) of the Act and as having applied the criteria specified in schedule 2 of the Act, such as they relate to the subject document.

STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

South Ayrshire Council

Title of the plan:

Supplementary Guidance: Maintaining an Effective Housing Land Supply

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

Statutory review of the adopted South Ayrshire Local Development Plan

Plan subject:

(e.g. transport)

Town and country planning (statutory)

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

Contact details:

Ben Horwill, Planner (Development Planning & Customers)
South Ayrshire Council
Burns House, Burns Statue Square, AYR, South Ayrshire, KA7 1UT

Date:

05.08.2019

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

As formal statutory Supplementary Guidance (SG), this PPS will supplement parent *LDP policy: maintaining and protecting land for housing*, as contained in South Ayrshire Proposed Local Development Plan 2 (PLDP2). Its preparation is precipitated by a commitment in that policy to provide the guidance. Once adopted, the SG becomes part of the development plan and so in the plan hierarchy will thus enjoy PLDP2's weight as the prime material consideration in decision-making. The SG supports the development of PLDP2-allocated housing sites as successful places by establishing design priorities for each site.

Description of the Plan:

Focus and direction: this PPS neither quantifies nor spatially allocates for LDP2's Housing Land Requirement; that matter is predetermined by PLDP2 and its full SEA. The SG's particular focus is where an identified shortfall in five-years' effective supply arises, its 'powers' are thus confined to forming a material consideration as the mechanism against which Development Management may assess windfall application-stage proposals, and only then whilst a shortfall scenario is current. Its spatial scope is by definition undefined, as the SG sets out a passive mechanism for assessing proposals prompted by industry; ie. it does not trigger or set terms for an authority-led land call. Temporally it pertains for the duration of the plan period 2019-29, but only actively during a shortfall scenario arising within that time. Its focus and remit is in facilitating an industry-led recovery of a five-year effective land supply, in early course.

What are the key components of the plan?

The SG singular subject matter lends a basic structure. Its introduction quotes the parent policy and states the SG's purpose. It proceeds directly to a single SG Policy, consisting of a 3-stage mechanism for establishing and facilitating via industry-led windfall a proportionate recovery of a housing land shortfall, if and as so established. Each stage is sequential and sets criteria to be met in order to establish compliance with the SG mechanism.

Have any of the components of the plan been considered in previous SEA work?

The core PPS 'component' dealt with is the housing land supply provided via PLDP2 itself, whose outcomes (ie quantity of Housing Land Requirement, and allocations made to ensure the supply meets it) have had full SEA via Final ER: the housing strategy via a series of policy assessment matrices, and individual allocations via a Land Assessment Framework methodology respectively. Further, the provisions of PLDP2 and the SEA conclusions thereupon are highly current, dated June 2019. It is argued it is the land use allocated on a given site that bears fundamental prospects of significant environmental effects; that matter is pre-determined by PLDP2. By contrast, this SG remit is purely on a mechanism to facilitate small-scale sites coming forward under a hypothetical and likely time-limited circumstance, and strictly proportionate to the shortfall.

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

As above, singular structure means that excepting introductory text, the SG's sole component is the 3-stage policy. Accordingly and to provide appropriate interrogation of the potential effects of the provisions articulated within those stages, the screening assessment is divided to sub-components comprising each policy stage, as tabulated in the briefs, viz. establishing the shortfall, principle of site acceptability, 5-year effective supply formula, and temporary permission.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components (Stages as itemised within the SG Policy)	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Stage 1: Establishing a shortfall in 5-year effective housing land supply	x	x	x	x	x	x	x	x	x	x	This is a technical matter which introduces the basis for the Council to determine whether or not it agrees / acknowledges that a supply shortfall exists to indeed trigger the SG, and confirm agreed shortfall is prerequisite for any further consideration.	The direct environmental effect of this stage is minimal in the context of the unknowable spatial dimension. It does invite a locational analysis of any deficit, but again this future detail is unknown.
Stage 2: Principle of edge-of-settlement / greenfield (not green belt) acceptability	✓	x	x	x	x	x	x	x	✓	x	This stage sets criteria to be met to secure a site's principle acceptability; focused on securing 'Local' scale development, immediate delivery, and infrastructural feasibility. Confined scale makes significant effects unlikely.	The direct environmental effect of these criteria is minimal; in the context of the unknowable spatial dimension, coupled with the confinement of acceptable sites to Local development (<= 49 units), and required coherence to strategic policy.
Formula for calculation of 5-year effective housing land supply	x	x	x	x	x	x	x	x	x	x	This is a non-applicable matter as a basic mathematical expression providing clarity over how the council will calculate the 5-year effective housing land supply, and so identify any shortfall thereto.	If anything, the fact the SG definitively sets the LDP's method of determining 5-year effective supply the likelihood of significant effects should be reduced consequent to clarity secured on when the SG might come to be invoked.
Stage 3: Conditionality of resultant planning permission (temporary)	x	✓	x	x	x	x	✓	x	x	x	Again this is a technical provision of which the most noteworthy components are that a consequential consent would be temporary and non-renewable to prevent land-banking.	The direct environmental effect of this stage is minimal in the context of the unknowable spatial dimension. The safeguards should prevent population and infrastructural disbenefits which may be engendered by a land-banking misuse of the SG's provisions.

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The screening process provides the following key findings on the interactions of the subject PPS with the environment:

Specifically, that the starting point for the SG is a Housing Land Supply (as contributed to by LDP2-borne release sites) sufficient to fulfil the Housing Land Requirement that PLDP2 itself provides and quantifies respectively; and further noting PLDP2 precipitates the SG which will become a part of PLDP2 upon adoption. The SG itself is not prescriptive or proactive but sets a staged policy process material to the passive consideration of proposals submitted, in the potential. The PLDP2, including its housing land supply as sole focus of the SG, was fully and recently SEA'd to include strategic, policy and site-specific provisions.

It is argued that it is the housing land supply itself; allocation of sites to it; and setting the HLR the supply must provide for, that bear fundamental prospects of significant environmental effects, and note these matters are the ones pre-determined by PLDP2 and SEA'd as such. By contrast the SG's subsidiary and non-prescriptive focus on managing and establishing acceptability of proposals to meet an effective housing land supply shortfall – and only if/when agreed by the planning authority to exist – is likely to bear minimal environmental effects.

This hypothesis is consolidated and reinforced by the findings of the subsequent screening exercise of the various design principle topics (which underpin the briefs) which finds,

- (a) The principles consistently and cumulatively affect few SEA environmental topics
- (b) The environmental topics affected are noted to exhibit consistently minor and beneficial effects
- (c) Passive provision awaits industry-led submissions which present a context of unknowable spatial dimension to effects. This, coupled with the confinement of acceptable sites to Local development (<= 49 units), and a mitigating requirement to be otherwise consistent with strategic policy, suggests directly-attributable effects arising from specific proposals acceptable via the SG will be minimal

The resulting conclusion is that the provisions and implementation of this SG is not likely to have significant effects on the environment and that on this basis an SEA is not required.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

ENVIRONMENTAL ASSESSMENT (SCOTLAND) ACT 2005

Screening Determination of South Ayrshire Council
under section 8(1) of the Act re:

Supplementary Guidance: Housing Site Design Briefs

(Prepared for Proposed South Ayrshire Local Development Plan 2)

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STEP 1 – DETAILS OF THE PLAN

Responsible Authority:

South Ayrshire Council

Title of the plan:

Supplementary Guidance: Housing Site Design Briefs

What prompted the plan:

(e.g. a legislative, regulatory or administrative provision)

[Statutory review of the adopted South Ayrshire Local Development Plan](#)

Plan subject:

(e.g. transport)

[Town and country planning \(statutory\)](#)

Screening is required by the Environmental Assessment (Scotland) Act 2005.

Based on Boxes 3 and 4, our view is that:

An SEA is required, as the environmental effects are likely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

Section 5(3)

Section 5(4)

An SEA is not required, as the environmental effects are unlikely to be significant: Please indicate below what Section of the 2005 Act this plan falls within

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Section 5(4)

Contact details:

Ben Horwill, Planner (Development Planning & Customers)
South Ayrshire Council
Burns House, Burns Statue Square, AYR, South Ayrshire, KA7 1UT

Date:

05.08.2019

STEP 2 – CONTEXT AND DESCRIPTION OF THE PLAN

Context of the Plan:

As formal statutory Supplementary Guidance (SG), this PPS will supplement parent *LDP policy: maintaining and protecting land for housing*, as contained in South Ayrshire Proposed Local Development Plan 2 (PLDP2). Its preparation is precipitated by a commitment in that policy to provide the guidance. Once adopted, the SG becomes part of the development plan and so in the plan hierarchy will thus enjoy its weight as the prime material consideration in decision-making. The SG supports the development of PLDP2-allocated housing sites as successful places by establishing design priorities for each site.

Description of the Plan:

Focus and direction: this PPS does not itself select nor formally allocate housing release sites; that matter is predetermined by PLDP2 and its full SEA. As the SG's design guidance is not overtly prescriptive but sets broad parameters, its 'powers' are thus confined to forming a material consideration as a yardstick / benchmark against which Development Management may assess matters of detail in future application-stage proposals. Its spatial/temporal scope is confined purely to the suite of PLDP2 allocated housing sites, for the duration of the plan period 2019-29. Its focus and remit is in seeking to ensure design issues like accessibility, site layout, building design, open space, landscaping and boundaries are all integral to the design process for the site and therefore that the design of housing developments recognise the locality of the site, and complement the features that characterise adjacent settlements.

What are the key components of the plan?

The SG singular subject matter lends a basic structure. Its introduction quotes the parent policy and states the SG's purpose. It proceeds directly to a schedule of consecutive site briefs, for each allocated housing site. Each brief comprises a site plan spatially illustrating layout, access and movement principles, alongside a tabulated framework of site design criteria; itemising principles under design topics including built design, site layout, landscaping, open space, access etc.

Have any of the components of the plan been considered in previous SEA work?

The core PPS 'component' dealt with are the housing site allocations made via PLDP2 itself, whose outcomes (ie tenets of the housing strategy, and allocations made via it) have had full SEA via Final ER: the housing strategy via a series of policy assessment matrices, and individual allocations via a Land Assessment Framework methodology respectively. Further, the provisions of PLDP2 and the SEA conclusions thereupon are highly current, dated June 2019. It is argued it is the land use allocated on a given site that bears fundamental prospects of significant environmental effects; that matter is pre-determined by PLDP2. By contrast, this SG remit is purely on design parameters to encourage high-quality outcomes on those sites (within the context of a land use already determined).

In terms of your response to Boxes 7 and 8 above, set out those components of the plan that are likely to require screening:

As above, singular structure means that excepting introductory text, the SG's sole component is the schedule of site briefs. Accordingly and to provide appropriate interrogation of the potential effects of the provisions articulated within those briefs, the screening assessment is divided to sub-components comprising the various topic areas of the design principles, as tabulated in the briefs, viz. design/layout, landscape/boundaries, open space, transportation/access and (anticipated liability for) education contributions.

**STEP 3 – IDENTIFYING INTERACTIONS OF THE PLAN WITH THE ENVIRONMENT AND
CONSIDERING THE LIKELY SIGNIFICANCE OF ANY INTERACTIONS (Error! Reference source not found.)**

Plan Components (Topics as tabulated within the framework of each brief)	Environmental Topic Areas										Explanation of Potential Environmental Effects	Explanation of Significance
	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air	Climatic factors	Material assets	Cultural heritage	Landscape	Inter-relationship issues		
Design / layout	x	x	x	x	x	x	x	x	✓	x	Effects mostly aesthetic rather than environmental. Thoughtful design and layout may slightly help sites to sit better in host landscape.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Landscape/boundaries	✓	x	x	x	x	x	x	x	✓	x	Thoughtful landscaping and boundaries may have minor effects in helping sites sit better in host landscape; 'soft'/green treatments may have some biodiversity value.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Open Space	✓	✓	x	x	x	x	x	x	x	x	OS as a recreational resource benefits human health. OS planting may have some minor biodiversity benefit.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Transportation /access	x	✓	x	x	x	x	✓	x	x	x	Basic matters of site access and accessibility were considered at prior allocation stage (ie. SEA'd). SG principles encourage, at basic level, active travel and site permeability.	The direct environmental effect of these principles is minimal once isolated from the overarching context of the sites' allocation for residential use, and the intrinsic effects of same.
Education obligations	x	x	x	x	x	x	x	x	x	x	This is an exempt matter as contributions towards educational infrastructure is purely financial	N/A

STEP 4 – STATEMENT OF THE FINDINGS OF THE SCREENING

Summary of interactions with the environment and statement of the findings of the Screening:

(Including an outline of the likely significance of any interactions, positive or negative, and explanation of conclusion of the screening exercise.)

The screening process provides the following key findings on the interactions of the subject PPS with the environment:

Specifically, that the starting point for the SG is the prior allocation of a range of housing release sites as made by the PLDP2 itself; noting the PLDP2 precipitates the SG which will become a part of PLDP2 upon adoption. The SG itself is not prescriptive but sets broad parameters forming a material consideration as a yardstick for DM assessment of detail. The PLDP2, including the housing site allocations as sole focus of the SG, was fully and recently SEA'd to include strategic, policy and site-specific provisions.

It is argued that it is the actual allocation of sites, and the land use allocated on a given site, that bears fundamental prospects of significant environmental effects, and thus, this matter being the one pre-determined by PLDP2, by contrast the SG's subsidiary and non-prescriptive focus on advancing design parameters promoting successful site development is likely to bear minimal environmental effects.

This hypothesis is consolidated and reinforced by the findings of the subsequent screening exercise of the various design principle topics (which underpin the briefs) which finds,

- (a) The principles consistently and cumulatively affect few SEA environmental topics
- (b) The environmental topics affected are noted to exhibit consistently minor and beneficial effects
- (c) Isolating effects that are actually directly attributable to the design principles, as distinct from the overarching context of the effects intrinsic to the allocation of the sites for residential use, is difficult (ie. SEA of the act of residential site allocation assumes and considers consequent aspects, eg. open space provision); doing so to the extent feasible suggests direct effects are minimal

The resulting conclusion is that the provisions and implementation of this SG is not likely to have significant effects on the environment and that on this basis an SEA is not required.

When completed send to: SEA.gateway@scotland.gsi.gov.uk or to the SEA Gateway, Scottish Government, Area 2H (South), Victoria Quay, Edinburgh, EH6 6QQ.

South Ayrshire Council

**Report by Assistant Director - People
to South Ayrshire Council (Special)
of 10 March 2022**

Subject: Future Operating Model

1. Purpose

- 1.1 The purpose of this report is to update the Leadership Panel on progress to develop proposals for our Future Operating Model and to seek approval to implement new workstyles; implement supporting employee policies and procedures; and to continue to pilot the reintroduction of face to face customer services by appointment.

2. Recommendation

- 2.1 **It is recommended that the Panel considers and approves the proposals outlined at para 4.2 below.**

3. Background

- 3.1 The Future Operating Model Steering Group was established in March 2021 to develop a longer term, sustainable model of working post Covid, including proposals for working from home. The project aims to reduce the amount of buildings we occupy, present opportunities for savings and reduce our carbon footprint. Fundamental to the project is establishing fair, flexible and supportive working arrangements to ensure staff have a good work life balance and remain healthy, engaged and productive.
- 3.2 The work needed to identify and support the development of proposals was significant and, as such, six workstreams were established. Trades Unions participated in each workstream.

4. Proposals

- 4.1 Updates and proposals relating to each workstream are detailed in Annex 1.
- 4.2 Members are asked to:
- 4.2.1 note resources and guidance to support staff working from home and new workstyles;
 - 4.2.2 agree the workstyle proposals outlined in Appendix 2 of Annex 1 (taking into consideration the proposals from other workstreams);

- 4.2.3 approve the Remote Working Policy (Appendix 3 of Annex 1), with the exception of Section 14 - Mileage Claims - which is still under discussion with HMRC;
- 4.2.4 approve the Homeworking Health and Safety Guidance for Managers and Employees (Appendix 4 of Annex 1);
- 4.2.5 note principles, proposals and plans for the office estate to meet the needs of new ways of working (Appendix 5 of Annex 1); and
- 4.2.6 agree to the reintroduction of face to face customer services by triaged appointment, using a co-located Thriving Communities model, from The Wallace Tower and locations in Troon, Prestwick, Girvan and Maybole for a 12 month period, during which time further evaluation and public consultation will take place, with a detailed report and proposals provided to Leadership Panel by June 2023.

5. Legal and Procurement Implications

- 5.1 There are no legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 £5,000 will be drawn from the Efficiency and Improvement Fund to purchase the preferred desk booking management system pilot with the inclusion of sensors).
- 6.2 The financial implications arising from any gaps in ICT equipment will be identified as we work through the specific ICT implications for each role. If these cannot be accommodated within the existing ICT investment programme, a further report seeking additional funding for ICT or other required equipment will be brought forward to the Leadership Panel for consideration. The financial implications resulting from the future operating model will be monitored during the implementation phase and further details will be brought to Leadership Panel in June 2023 outlining any impact.

7. Human Resources Implications

- 7.1 Variations to contracts of employment will require to be issued to employees adopting homeworking, agile or hybrid workstyles.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 Any risks associated with adopting the recommendations for the Future Operating Model will be managed in line with current risk management and health and safety protocols

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 Rejecting the recommendations may impact negatively on our ability to reduce the corporate estate and to modernise service delivery.

- 8.2.2 Rejecting the recommendations may impact on the Councils ability to safely return staff to office accommodation following the lifting of COVID-19 related restrictions.

9. Equalities

9.1 Equalities scoping and impact assessments have been included as follows:

- **Annex 2** - Workstream 1 and 2 – combined Equality Impact Assessment;
- **Annex 3** - Workstream 3 and 4 – combined EQIA Scoping;
- **Annex 4** - Workstream 5 – EQIA Scoping; and
- **Annex 5** - Workstream 6 – Equality Impact Assessment.

10. Sustainable Development Implications

10.1 **Considering Strategic Environmental Assessment (SEA)** – It is anticipated that proposals will reduce our carbon footprint and data is being gathered to analyse this.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitment 1 of the Council Plan: Fair and Effective Leadership/ Leadership that promotes fairness.

13. Results of Consultation

13.1 There has been public consultation on reintroducing face to face customer services and further consultation will take place in 2022.

13.2 Each Service Lead was asked to consult with the relevant Portfolio Holder before submitting workstyle proposals.

13.3 Consultation has taken place with Councillor Peter Henderson, Portfolio Holder for Corporate, and Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and this report reflects any feedback provided.

13.4 Trade Union colleagues were involved in every workstream and were also represented on the Steering Group. Formal consultation with Trade Unions commenced in January through fortnightly meetings. It should be noted that Trade Unions are advocating for payment of an allowance to staff whose workstyles are changing and they remain dissatisfied with the approach being recommended for the payment of mileage.

14. Next Steps for Decision Tracking Purposes

14.1 If the recommendations above are approved by Members, the Assistant Director – People, the Assistant Director – Place and the Head of Legal, HR and Regulatory Services will ensure that all necessary steps are taken to ensure full implementation

of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Implement the new Remote Working Policy and issue new contracts of employment to relevant staff	30 May 2022	Service Lead – HR and Payroll
Implement the preferred desk booking management system	1 May 2022	Service Lead – Asset Management and Community Asset Transfer/ Service Lead – ICT Operations
Implement a phased return to offices for hybrid, agile and office workers upon approval to be completed by	1 July 2022	Assistant Director – Place
Provide a detailed report on the effectiveness of the Thriving Communities shared model of delivery and the public consultation exercise	June 2023	Assistant Director - People

Background Papers **Report to Leadership Panel of 25 May 2021 – [Covid-19 Recovery Planning](#)**

Person to Contact **Jane Bradley, Assistant Director - People**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612234
E-mail jane.bradley@south-ayrshire.gov.uk

Date: 3 March 2022

1. Workstream 1 - Workforce Analysis

- 1.1 Workstream 1 co-ordinated proposals for ways of working which would best suit each role (other than school-based roles which are outwith the scope of the project) and 5 possible workstyles were identified – frontline; office-based; homeworking; hybrid and agile. Details on each workstyle can be found at **Appendix 1**. Service Leads were asked to engage with staff at team and individual level to agree workstyle proposals by role which would best meet the needs of the service going forward, taking into account any changes to workstyles or ways of working which have proved effective during the pandemic period.
- 1.2 The data gathered by Workstream 1 also includes Service Leads' understanding of ICT requirements by role. This will assist in identifying future licence costs and help establish ways in which every employee can access digital communications, especially those frontline workers who can't currently communicate digitally at work. Further information and proposals will be presented to Leadership Panel following completion of a range of early adopter pilots.
- 1.3 Service Leads submitted data relating to 3,837 postholders (including those in casual roles). It should be noted that individual circumstances, as well as service needs, have and will continue to be taken into consideration where employees cannot reasonably work to the workstyle proposed for their role.
- 1.4 Service Leads' workstyle proposals indicate that, if approved, the majority of the total workforce (74%) will return to pre-Covid ways of working. It is proposed that the remaining employees continue to adopt an element of homeworking, resulting in a significant reduction in people returning to work 100% of their contracted hours from an office. The proposals show that many roles which were formerly office-based would move to homeworker; agile or hybrid workstyles.
- 1.5 It is proposed that, taking into consideration the proposals from other workstreams, the Leadership Panel agrees the workstyle proposals outlined at **Appendix 2**.

2. Workstream 2 – Health, Safety and Wellbeing

- 2.1 Workstream 2 co-ordinated the development of the Remote Working Policy contained in **Appendix 3** and the Homeworking Health and Safety Guidance for Managers and Employees contained in **Appendix 4**. The workstream assessed a range of themes that would impact the different workstyles identified:
 - Potential costs for employees (for example, additional utility costs and home office set up);
 - Impact on existing employee benefits;
 - Health and Safety;
 - Mental health and wellbeing; and
 - Impact on existing policies/ terms and conditions.

- 2.2 The policy promotes the importance of helping employees balance their work and home lives by offering flexible working arrangements. The policy aims to set out the ways in which remote working will be managed: to increase the rate of retention of staff; to reduce absence levels; to attract new talent; and promote work-life balance. In doing so, this will improve service provision and reputation as an employer of choice.
- 2.3 There are no proposed changes to core working hours (7am to 8pm – Monday to Sunday) or to existing employee benefits. However, it is proposed that minimal changes to our existing policies and procedures will be required which are linked to the implementation of the Remote Working policy, specifically around Recruitment, and Health and Safety.
- 2.4 As a result of changes to workstyles, contracts of employment will be amended to reflect the revised arrangements. Contracts for any new employee will reflect the appropriate workstyle for the role.
- 2.5 There are no proposals to pay an allowance to cover potential additional costs which may be incurred by employees, for example, additional costs associated with an increase in utility costs or initial home office set up. Officers carried out research across both the public and private sector which evidenced that the majority of employers are not making any additional payments to staff. The Council will provide equipment depending on the designated workstyle – ie ICT and where required desk and/or chairs.
- 2.6 Whilst it is recognised that energy costs may increase for employees working fully or partly from home, other costs associated with working in an office would be removed, such as travel and transport costs. This approach is consistent with our neighbouring authorities.
- 2.7 For the purposes of claiming business mileage, there are well established practices and procedures covered by the Travel and Subsistence policy. We are currently engaging with HMRC to consider the most appropriate options for the proposed workstyles and will bring a future update to Panel once this work has been completed.
- 2.8 Health and Safety Guidance has been prepared for those working remotely (agile, hybrid and home workers). The guidance considers typical hazards associated with working at home including - ergonomically safe workstations; electrical safety; fire safety; working environment; mental wellbeing; lone working and dealing with aggression. It notes the continued statutory requirement for line managers to risk assess remote working arrangements and self-assessment procedures for remote working.
- 2.9 It is proposed that Leadership Panel approves the Remote Working Policy (**Appendix 3**) and notes the availability of the Homeworking Health and Safety Guidance for Managers and Employees.

3. Workstream 3 – Support for Homeworkers (Digital and Equipment)

- 3.1 The Support for Homeworkers workstream looked to address the unique challenges for staff who are working at home or on an agile or hybrid basis to ensure they are not disadvantaged through a lack of suitable equipment. Included within this scope

was how we could overcome the lack of access to paper-based filing and printing services. It was also recognised that many workers may lack the knowledge and skills to properly set up a work from home (WFH) office space and looked at how best to support this group of staff to ensure that that continue to work effectively.

3.2 The workstream developed materials covering: Display Screen Equipment and how to assess/setup your workspace; development of a standard ICT equipment list for homeworkers; guidance on how to setup your ICT equipment; updated guidance on staying safe and secure while working from home; electronic document management (eDRMS); and digital skills, training and support for homeworkers. The work on eDRMS resources will now be considered as part of the Microsoft 365 transformation project.

3.3 It is proposed that Leadership Panel notes the availability of these resources.

4. Workstream 4 – Support for Homeworking (Employee and Manager Resources)

4.1 Workstream 4 used feedback from employee and manager surveys to develop online resources which will support new ways of working. These include new welcome pages for corporate induction and a range of resources to help managers support employees to work effectively in agile, hybrid or homeworking roles.

4.2 It is proposed that Leadership Panel notes the availability of these resources.

5. Workstream 5 – Office Accommodation

5.1 The Office Accommodation workstream considered the impact of new workstyles on current office accommodation arrangements and spatial requirements for those returning to work in Council offices and those working in agile or hybrid roles.

5.2 Ten design principles were agreed with assumptions for the model shown at **Appendix 5**.

5.3 In terms of modelling spatial requirements, outputs from the work-style questionnaires were analysed and confirmed and requirements calculated based on proposed level of usage, with Office based staff requiring a desk space 5 days per week and hybrid and agile approximately 2 days per week (with differing work patterns). Front-line and home-based workers have no fixed office desk space requirements. Hot-desking arrangements are proposed for those requiring to access a desk space infrequently, or on an ad-hoc basis.

5.4 Office accommodation proposals to support office, hybrid or agile work styles are based on a 'Village' space with each service allocated an area calculated on desk space requirements and frequency of use. Bookable hot-desking areas are also identified. Detailed CAD designs for every Council service are being developed in consultation with Service Leads and a timetable for the phased return to offices for staff is being completed. Responsibility for the management of the Village will be the responsibility of the Service Lead for that service.

5.5 Opportunities to further review office spatial requirements and to reduce the office estate will be undertaken as part of the larger change programme Transforming the

Estate, currently underway, with governance via the SAW Strategic Change Programme.

- 5.6 Usage of space will be monitored and managed to ensure the proposals continue to meet the needs of staff and services. A desk booking system will be piloted which will enable colleagues to book desks, in specified hot desk locations across the estate. Six pilot options were explored and the preferred option has a cost of £5,000, which includes the use of sensors across pilot service areas (to be confirmed) to monitor uptake in space and identify further efficiencies.
- 5.7 It is proposed that Leadership Panel notes the principles, proposals and plans for the office estate to meet the needs of new ways of working

6. Workstream 6 – Reintroduction of Face to Face Services

- 6.1 A small number of workstyle proposals are dependent on suggested changes to the way we deliver face to face ‘customer’ services, primarily in services like Benefits, Customer Services and elements of Housing where ‘drop-in’ face to face services were available pre-Covid.
- 6.2 The pandemic has significantly shifted customer trends, as Covid restrictions required customers to carry out enquiries by phone or online. During the pandemic, services have introduced new ways for customers to access them, such as video calls, the SAC My Bins App and an increase in online provision. However, it is recognised that there are some customers who need in person support and it is important that face to face services are reintroduced to meet that need.
- 6.3 Workstream 6 carried out a survey of services which formerly (pre-Covid) offered a face to face drop-in service for customers. Responses indicated that services such as Benefits, Customer Services and Housing, having considered service efficiency, best value and customer trends and feedback, propose reintroducing face to face services using a triaged appointment-based system.
- 6.4 In 2021, two surveys were carried out to obtain feedback from the public on their preferred ways of contacting the Council. The majority of respondents to each survey stated a preference for contacting the Council by phone or online. More detailed feedback on the most recent survey can be found at **Appendix 6**.
- 6.5 The Thriving Communities team propose to have a public-facing centre in the principal towns, providing an ‘open door’ in each location. In September 2021, the Thriving Communities team began delivering employability and literacy services by appointment from The Wallace Tower, Ayr, in line with Covid restrictions. Recognising that some residents, having previously used The Wallace Tower as a customer service centre, might drop in for generic enquiries, members of the Customer Services team co-located with the Thriving Communities team to provide support and signposting for any ad hoc customer queries.
- 6.6 Taking into account feedback from staff, customers, services and information from the recent co-location approach in The Wallace Tower, it is proposed that customers be encouraged to carry out their enquiries by phone or online, but that a triaged, face to face appointment system be introduced for customers who have barriers to using phone or digital options. Face to face appointments would be

available from Thriving Communities centres in each of the 5 main towns. Customers would also be able to make an enquiry at their local library or leisure centre and a customer services team member would contact them to arrange a suitable way of dealing with their enquiry e.g. a phone or face to face appointment.

- 6.7 It is proposed that Leadership Panel agrees to the reintroduction of face to face customer services by triaged appointment, using a co-located Thriving Communities model, from The Wallace Tower and locations in Troon, Prestwick, Girvan and Maybole for a 12 month period, during which time further evaluation and public consultation will take place, with a detailed report and proposals provided to Leadership Panel by June 2023.

Appendix 1 - Workstyles by Directorate & Definition

Workstyle &	Chief Executive's	People	Place	HSCP	Whole Council Employees*
Frontline Worker Frontline workers are employees whose job role determines its location e.g. waste management operatives, cleaners, leisure attendants, librarians.	26	527	1,285	504	2,342
Office Worker Office workers are employees whose job can only be done from an office of the corporate estate e.g. because they need access to particular systems.	15	12	40	27	94
Homeworker Homeworkers will be fully based at home, however, there is an expectation that managers will meet face to face with homeworkers and homeworking teams at least once a month.	152	73	33	18	276
Agile Worker Agile workers will be based from home but will travel from home to meet regularly with customers/clients in a range of Council Buildings or locations.	50	87	122	202	431
Hybrid Worker Hybrid workers will work part of the week from home and part of the week from an office or building of the council estate in line with the requirements of their role. Appendix 2 lists the roles by Service and Directorate which have been identified by Service Leads as hybrid roles.	157	213	205	119	694
TOTAL	400	912	1,685	870	3,837

**(except school-based education staff)*

Roles Identified As Homeworkers
Chief Executive
Corporate Accounting
Corporate Finance Team Co-ordinator
Finance Assistant
Finance Officer
Senior Accountant
Senior Accountant (Corporate)
Senior Finance Assistant
Senior Finance Officer
Service Finance Team Co-ordinator
Service Lead - Corporate Accounting
Democratic Governance
Clerical Assistant
Clerical Assistant (IG)
Information & Data Compliance Officer
Support Officer (Complaints and Information)
Employee Services
Employee Services Administrator
Employee Services Supervisor
Employee Services
Employee Services Administrator
HR Policy and Operations
Administrator
ICT Enterprise Architecture
Co-ordinator (Digital Services)
GIS Analyst
ICT Project Manager
ICT Security Officer
ICT Solution Analyst
Programme Support Officer
Project Management Officer
Senior ICT Security Analyst
Service Lead - ICT Enterprise Architecture
Web and Social Media Analyst
ICT Operations
Co-ordinator (Business Systems)
Co-ordinator (ICT Applications)
Co-ordinator (ICT Infrastructure)
Database Administrator
DBA
DevOps Analyst
DevOps Engineer
DevOps Officer
DevOps Technician
Senior DBA
Senior DevOps Analyst - Enterprise Applications
Senior DevOps Analyst - Service Apps

Senior DevOps Engineer (Data Centre)
Senior DevOps Engineer (Desktop)
Senior DevOps Engineer (Devices)
Systems Analyst
Systems Assistant
Systems Officer
Legal & Licensing
Paralegal Officer (conveyancing)
Solicitor (Property & Contracts team)
Revenues and Benefits
Administrative Assistant
Administrative Assistant (LV8)
Assistant Benefits Officer
Benefits Officer
Revenues Co-ordinator
Revenues Team Supervisor
Senior Revenues Advisor
Service Lead Revenues & Benefits
Team Supervisor
Risk & Safety
Civil Contingencies Co-ordinator
Risk & Safety Co-ordinator
Service Lead – Risk & Safety
HSCP
Planning and Admin
Carers officer
Commissioning Co-ordinator
Commissioning Officer (Children and Families)
Contract and Commissioning Officer
Co-ordinator (Unscheduled Care)
Information Systems Administrator
Information Systems Finance Project Officer
Information Systems Officer
Information Systems Support
Information Systems Trainer
Performance Data Assistant
Planning and Performance Co-ordinator
Planning and Performance Officer
Planning and Performance Officer (Communications)
Registered Services
Service Manager (Intermediate Care and Reablement)
People
Community Engagement
Supply Support Worker (Employment and Training)
Education Support Services
Administrative Assistant
Administrative Officer
Clerical Assistant

Education Support Officer
Team Leader (Administration and School Estate)
Events & Tourism
Admin Assistant
Co-ordinator (Destination, Promotion, and Inclusive Participation)
Tourism, Events and Culture Officer
Internal Audit & Corporate Fraud
Auditor
Chief Internal Auditor
Investigation Officer
Senior Auditor
Senior Investigations Officer
OD & Customer Services
Adviser (Covid 19 Response)
Communications Officer
Coordinator - Change and Improvement
Coordinator - Communications
Design and Marketing Officer
Graduate Intern
Organisational Development Administrator
Organisational Development Advisor
Organisational Development Assistant
Planner (Covid 19 Response)
Team Leader (Covid 19 Response)
Policy, Performance & Community Planning
Administrative Assistant
Analyst (Education & Corporate) - Gordon
Clerical Assistant
Co-ordinator (Housing Policy and Strategy)
Co-ordinator (Strategic Planning) Jane
Corporate Policy Officer (Research and Intelligence) Peter
Equalities Officer
Lead Officer
Policy and Performance Assistant (Performance Management) - Bev
Policy Officer
Private Sector and Landlord Registration Officer
Service Lead - Performance, Policy and Community Planning
Place
Asset Management
Administrative Officer
Clerical Assistant
Senior Officer (Assets)
Change Programme Office
Project Implementation Coordinator
Project Implementation Officer
Neighbourhood Services
Co-ordinator (Sustainability and Fleet)
Procurement

Procurement Information Assistant
Procurement Officer
Procurement Officer (X2 Vacancies)
Procurement Project Co-ordinator
Procurement Support Assistant (Vacant)
Service Lead - Procurement
Team Leader (Procurement)
Professional Design Services
Administration Assistant
Capital Planning Co-ordinator
Clerical Assistant
Property Maintenance
Estimator / Quantity Surveyor
Housing Officer
Systems Technician
Work Scheduling Planner

Roles Identified As Agile
Chief Executive
Democratic Governance
Clerical Assistant (Messenger)
Supply Driver/Caretaker
Supply Marriage Celebrant
HR Policy and Operations
Employee Services Supervisor
HR Officer
HR Policy and Operations Advisor
HR Policy and Operations Co-ordinator
HR Policy and Operations Senior Advisor
Service Lead - HR and Payroll
ICT Operations
AV Technician
Co-ordinator (Delivery Manager)
Co-ordinator (Voice and Data Comms)
DevOps Engineer
DevOps Technician
ICT Service Adviser
Senior DevOps Engineer (Network)
Support Engineer
Technical Support & Helpdesk Supervisor
Risk & Safety
Civil Contingencies Officer
Civil Contingency Officer
Risk and Resilience Officer
Service Lead - Risk & Safety
Trading Standards & Environmental Health
Advisor
HSCP
Service Hubs TPMG
Community Care Assistant
Service Manager (Troon/P'wick/Maybole/Girvan)
Social Worker (Community Care)
Team Leader (Community Care)
HSCP
Children and Families
Casual Family Aid Worker
Casual Family Care Worker
Children & Families Assistant
Corporate Parenting Lead Officer
Family Aid Worker
Family Care Worker
Family Care Worker (Nurture)
Intensive Family Support Worker
Outreach Worker
Participation Assistant

Quality Assurance Review Officer
Resource Worker
Senior Manager (Children's Services)
Senior Outreach Worker
Senior Practitioner (Belmont Family First)
Senior Social Work Practitioner
Service Manager (Children's Services)
Social Worker
Social Worker (Children and Families)
Supply Intensive Family Support Worker
Supply Participation Assistant
Supply Project Worker
Supply Social Worker
Supply Support Worker (Children & Families)
Supply Support Worker (Special Needs)
Support Worker (Children & Families)
Team Leader (C&F Intensive Family Support Service)
Team Leader (Children and Families)
Young Persons Drugs and Alcohol Worker
Justice Service
Justice Service Assistant
Service Manager (Justice Service)
Social Worker (Justice Service)
Supply Social Worker
Team Leader (Justice Service)
Planning and Admin
Partnership Engagement Officers
Registered Services
Service Manager (Maintenance Care)
Registered Services (CAH)
Assistant Supervisor (CAH)
Supervisor (CAH)
Supply Assistant Supervisor (CAH)
Supply Supervisor (CAH)
Team Leader (Care at Home)
People
Community Engagement
Community Engagement Officer
Community Planning Lead Officer
Community Planning Officer
Community Safety Officer (Problem Solving)
Co-ordinator (Community Engagement)
Development Officer
External Funding Officer
Team Leader (Community Safety)
Education Support Services
Co-ordinator (Education Administration and School Estate)
Co-ordinator (Education Projects and ICT)

Co-ordinator (Education Resource Planning)
Digital Learning Development Officer
Service Lead - Education Support Services
Events & Tourism
Assistant in Charge (ex bookshop)
Clerical Assistant (exbookshop)
Facility Operations Officer
Libraries & Museums ICT Support & Design Officer
Team Leader (Libraries, Museums and Galleries)
Tourism, Events and Culture Town Centre Officer (on hold)
Golf and Health & Wellbeing
Active Schools Co-ordinator
Administrative Assistant
Assistant Development Officer
Business Development Officer
Community Sports Hub Officer
Co-ordinator (Golf and Community Facilities)
Co-ordinator (Health and Wellbeing)
Duke of Edinburgh's Award Development Assistant
Events Support Officer (Golf)
Health and Wellbeing Officer (Outdoor Activities and DoE)
Health Development Officer
Sports Development Officer
Team Leader Golf
Team Leader Sports Development
OD & Customer Services
Coordinator - OD and Customer Services
Information and Advice Advisor
Information and Advice Supervisor
Senior Information and Advice Advisor
Service Lead - OD and Customer Services
Policy, Performance & Community Planning
Accommodation Assistant (Social Letting Service)
Policy Officer
Private Sector Enforcement Officer
Project Officer
Sport & Leisure
Assistant Development Officer
Business Development Officer
Co-ordinator (Sports and Leisure)
Customer Admin Officer
Facility Operations Officer
Health Development Officer
Sports Development Assistant
Sports Development Officer (Aquatics)
Team Leader Quality Facilities
Team Leader Sports Development
Place

Asset Management
Asset Officer (Data)
Asset Officer (Operational)
Asset Systems Manager
Co-ordinator (Property and CRA)
Energy Officer
Estates Co-ordinator
Estates Officer
Project Officer
Property Officer
Senior Officer (Energy)
Senior Officer (Estates)
Senior Officer (Property Management)
Service Lead - Asset Management and Community Asset Transfer
Team Leader (Community Asset Transfer)
Economy & Regeneration
Accounts Payable Assistant
Clerical Assistant (ERDF)
Co-ordinator (Ayrshire Growth Deal)
Co-ordinator (Economic Development)
Co-ordinator (Economy & Regeneration - Local Places)
CWB officer
Development Officer (Policy and Research)
Economy and Promotions Officer
Growth and Skills Advisor
Lead Officer (Place Making & Regeneration)
Lead Officer (Projects - Commercial Build)
Lead Officer (Projects - Digital & Space)
Lead Officer (Projects)
Leadership Support Officer
Procurement Assistant
Procurement Information Assistant
Promotions Officer (Invest South Ayrshire)
Service Lead - Economy and Regeneration
Team Leader (Procurement)
Neighbourhood Services
Climate Change Officer
Development Officer (Design & Advice)
Development Officer (Parks and Open Spaces)
Grounds Information Officer
Planning & Building Standards
Planner
Access Officer
Assistant Building Standards Surveyor
Assistant Engineer (Structures and Systems)
Building Standards Surveyor
Building Standards Technician
Civil Engineer

Compliance Supervisor
Coordinator (Building Standards)
Coordinator (Business Development)
Co-ordinator (Place Planning)
Enforcement Officer
Information Assistant
Lead Conservation Planner
Lead Development Plan Officer
Lead Surveyor
Planner (temp to 2023)
Planning Assistant
Service Lead - Planning and Building Standards
Supervisory Planner
Supervisory Planner (Planning Strategy)
Technician
Procurement
Procurement Assistant
Procurement Officer (Contract and Supplier Management)
Professional Design Services
Architect
Architectural Technician
Clerk of Works
Co-ordinator (Housing Capital)
Co-ordinator (Professional Design Services)
Quantity Surveyor
Service Lead - Professional Design Services
Sustainable Design Officer
Team Leader (Early Years Expansion)
Special Property Projects
Project Co-ordinator (Housing New Build)
Project Co-ordinator (New Leisure Centre)
Project Co-ordinator (Special Projects)
Service Lead - Special Property Projects

Roles Identified As Hybrid
Chief Executive
Chief Officer Admin Support
Administrative Assistant
Clerical Assistant
Office Manager
Personal Assistant
Corporate Accounting
Clerical Assistant
Senior Accountant (Capital/Treasury)
Democratic Governance
Assistant Members' Services Officer
Clerical Assistant
Committee Services Lead Officer
Committee Services Assist
Committee Services Officer
Co-ordinator (Registration, Records, and Information)
Co-ordinator Democratic Services
Members' Services Officer
Personal Assistant
Records and Data Officer
Service Lead - Democratic Governance
Team Leader (Information and Governance)
ELT & HoS
Chief Executive
Head of Finance and ICT
Head of Legal HR and Regulatory Services
Employee Services
Employee Services Co-ordinator
Employee Services
Employee Services Advisor
Employee Services Officer
Employee Services Senior Advisor
ICT Operations
Asset and Compliance Officer
ICT Asset and Compliance Assistant
Service Lead - ICT Operations
Legal & Licensing
Civic Licensing Standards Officer
Clerical Assistant (Licensing)
Co-ordinator (Legal Services Litigation)
Co-ordinator (Legal Services Property and Contracts)
Licensing Standards Officer
Paralegal (conjoined court)
Paralegal (debt recovery)
Service Lead - Legal and Licensing
Solicitor (Litigation team)
Team Leader (Licensing)

Revenues and Benefits
Administrative Assistant
Administrative Assistant
Assistant Systems Administrator
Benefits Advisor (new LIPP posts)
Clerical Assistant
Revenues Assistant
Senior Administrative Assistant
Senior Social Care Support Officer
Social Care Support Officer (Non-Residential; ATF; Corp Appointees)
Social Care Support Officer (Residential)
Social Care Support Officer (SDS)
Systems Administrator
Team Supervisor
Risk & Safety
Occupational Health & Safety Officer
Risk and Safety Officer
Trainee Risk and Safety Officer
Trading Standards & Environmental Health
Administrative Assistant
Administrative Officer
Animal Health & Welfare Officer
Authorised Officer
Clerical Assistant
Compliance Officer
Co-ordinator (Trading Standards and Environmental Health)
Enforcement Officer
Environmental Health Officer
Service Lead - Trading Standards and Environmental Health
Trading Standards Officer
HSCP
Children and Families
Administration Assistant
Clerical Assistant
Head of Children's Health, Care and Justice Service
Lead Officer (Child Protection)
Team Leader (Practice Development)
ELT & HoS
Director of Health & Social Care (SA Partnership)
Health & Social Care
Chief Finance Officer
Chief Social Work Officer
Head of Community Health and Care Services
Senior Manager (Planning and Performance)
Learning Disability and Sensory Impairment
Adult Protection Lead Officer
Clerical Assistant
Community Care Assistant

Policy & Implementation Officer
Practice Development Officer (Public Protection)
Rehab officer
Social Worker (Community Care)
Supervisor
Planning and Admin
Admin Assistant
Admin Assistants
Admin Officer
Admin Officer
Administration Assistant
Administrative Assistant
Administrative Assistant (L7s)
Administrative Assistants (L5)
Clerical Assistant
Clerical Assistants (L4, L3, L2)
PA to Director
Planning and Performance Modern Apprentice (starts August 2021)
Secretary
Senior Manager (Planning & Performance)
Team Leader (Administration)
Registered Services
Community Occupational Therapist (RE)
Professional Lead - Reablement
Registered Services (CAH)
Assistant Supervisor (CAH)
Senior Supervisor Systems Implementation
Supervisor (CAH)
System Implementation Officer
Service Hub (Ayr)
Community Care Assistant
Community Occupational Therapist
Occupational Therapy Assistant
Service Manager (Ayr)
People
Early Years
CPD/Child Protection Officer
Depute Principal Psychologist
Early Years Development Officer
Early Years Staff Tutor
Educational Psychologist
Principal Psychologist
Principal Teacher
Psychology Assistant
Quality Improvement Manager
Quality Improvement Manager - Early Years
Quality Improvement Officer
Research Assistant

Senior Educational Psychologist
Team Leader (School Counselling)
Trainee Educational Psychologist
Education Support Services
Administrative Officer
Clerical Assistant
ELT & HoS
Depute Chief Executive and Director
Assistant Directors
Events & Tourism
Librarian (1 on hold)
Museums/Galleries Officer
Project Development Officer
Senior Centre Assistant (1 on hold) former CC
Golf and Health & Wellbeing
Business Development & Administration Assistant
Clerical Assistant
Coach (Health)
Health & Fitness Instructor
Instructor
System Development Assistant
OD & Customer Services
Administration Assistant
Customer Services Advisor
Customer Services Officer
Customer Services Supervisor
Policy, Performance & Community Planning
Adaptations Grants Officer
Information Researcher/Analyst - Anna
Tenant Participation Assistant
Tenant Participation Officer
Primary, Secondary and Special
Assessment and Moderation Workstream Officer
Co-ordinator (Inclusion)
Data Analyst
Early Years Workstream Officer
Engagement Officer
Head Teacher (Peripatetic School)
Primary Science Development Officer
Principal Teacher
Principal Teacher - Inclusion (Learning & Teaching)
Principal Teacher (Language and Communication) Peripatetic School
Quality Improvement Manager - ASN
Quality Improvement Manager - Secondary
Quality Improvement Manager (SWEIC)
Quality Improvement Officer
SWEIC Leadership Workstream Officer
Transcription Assistant

Sport & Leisure
Business Development & Administration Assistant
Clerical Assistant
Coach (Health)
Engineer
Health & Fitness Instructor
Maintenance/Event Technician
System Development Assistant
Thriving Communities
Assistant (Organisational Development)
Clerical Assistant (ESF)
Communities Assistant
Communities Officer
Compliance Officer
Employability & Skills Officer
Employability & Skills Officer (ESF)
Employability and Skills Administrator (ESF)
Employability and Skills Programme Lead
Employability and Skills Programme Officer
ESF Programme Administrator
ESF Programme Lead
ESF Programme Officer
Literacies Development Worker
Outdoor Education Instructor
Parental Employment Support Fund Programme Officer
Programme Officer
Project Assistant - Inspire Disability
Project Assistant (Active Schools)
Senior Communities Officer (CLD)
Senior Literacies Development Worker
Service Lead - Thriving Communities
Skills Instructor
Team Leader - Ayr Central/North/South
Team Leader - Carrick/Girvan/Maybole/Rural Area
Team Leader - Prestwick/Troon/Rural area
Place
Asset Management
Property Systems Officer
Economy & Regeneration
Accounts Payable Officer
Economy and Regeneration Support Officer
Programme Officer - Aerospace and Space Supply Chain Project
Software Programmer - Aerospace Digital Visualisation Suite
ELT & HoS
Director (Place)
Assistant Directors
Facilities Management
Administrative Assistant

Administrative Officer
Clerical Assistant
Co-ordinator (Facilities Management)
Food Hygiene and Nutrition Officer
Service Lead - Facilities Management
Team Leader (Catering Services)
Team Leader (Janitorial Services)
Housing Services
Administrative Assistant
Administrative Officer
Anti-Social Behaviour Officer
Clerical Assistant
Co-ordinator (Housing Services)
Housing Asset Management Co-ordinator
Housing Asset Management Officer
Housing Asset Technical Officer
Housing Assistant
Housing Liaison Officer (Offender Management)
Housing Management Assistant
Housing Management Officer
Housing Officer
Housing Options Officer
Housing Service Support Officer
Housing Systems and Project Assistant
Housing Transformation and Systems Support Officer
Liaison Officer - Minority Groups
Occupational Therapist
Service Lead - Housing Services
Sheltered Housing Support Officer
Team Leader (Housing)
Team Leader (Sheltered Housing)
Neighbourhood Services
Administrative Assistant
Administrative Officer
Clerical Assistant
Enforcement Officer
Environmental Strategy Officer
Neighbourhood Services Development Officer
Parks Liaison Officer
Project Assistant
Systems Administrator
Team Leader (Grounds)
Waste Management Strategy Team Leader
Planning & Building Standards
Administration Assistant
Administrative Assistant
Administrative Officer
Clerical Assistant

Procurement
Accounts Payable Assistant
Accounts Payable Officer
Senior Accounts Payable Assistant
Property Maintenance
Administration Officer
Clerical Assistants
Maintenance Officer
Operational Team Leader
Service Co-ordinator
Service Lead
Stores Supervisor
Systems Officer
Technical Officer

Remote Working Policy

January 2022



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Version Control

Version Number	Effective Date	Details of Revision	Responsible Person	Review Date
1		New Policy Template	N. Cecconi	Jan 2023

1. Introduction

South Ayrshire Council recognises the need to create a modern and digital future for the workplace promoting remote working to support service delivery.

The Council believes that its employees are its most valuable asset and is committed to attracting and retaining the very best talent. It also appreciates that the UK workforce is becoming increasingly diverse and includes a high percentage of parents and individuals with caring responsibilities, as well as those whose interests and aspirations impact on their time.

The Council recognises the importance of helping its employees balance their work and home lives by offering flexible working arrangements. One such flexible working arrangement is remote working.

2. Aims and Scope

This policy aims to set out the ways in which remote working will be managed in the Council. Our continued aim is to increase the rate of retention of staff, reduce absence, attract new talent, and promote work-life balance. In doing so, this will improve the Council's service provision and reputation as an employer of choice.






This policy provides a consistent framework to enable employees to adopt a remote style of working which can encompass a mix of working at home effectively and safely, meeting or visiting customers or clients on site and working in a council office environment. Where, when and how council employees work will depend on their job role.

3. Definition

This guidance covers those employees who ordinarily spend the majority (60-100%) of their contracted hours either working at home or visiting sites or meeting with clients or customers. Their home is their contracted work location which is included in their contract of employment. Employees who are classed as agile, hybrid or office workers will be allocated an admin base which is a designated Council location/office.

4. Work styles

South Ayrshire Council has identified, five different Workstyles. Each post in the council can be attributed to one of these styles.

Office Workers	Hybrid Workers	Agile Workers	Home Workers	Front Line Workers
				
Employees who do their job from an office because they need access to office-based systems or equipment which they can't access from home.	Employees who can carry out their role from home part of the week but need to access an office part of the week to use specific systems or equipment.	Employees who are based at home but travel to meet regularly with Customers/Clients in a range of locations and may require some access to office systems.	Employees who are based at home but may go to offices for team meetings.	Employees whose job can only be carried out in certain locations and who cannot carry out their role working remotely

Should the employee wish to be considered for an alternative workstyle to the one allocated to their post, they should complete the [Workstyle Request form](#) and submit it to their Line Manager.

Should the employee wish to permanently change their work pattern or working hours, please refer to the [Flexible Working policy](#).

5. Benefits of Remote Working?

It is accepted that remote working will not generate the same benefits for everyone and those employees with concerns should seek support from their manager. There are several organisational and employee benefits that will be delivered through this policy. These include:

Employees

- **Work-Life Balance:** it creates an environment which allows employees to achieve an improved work-life balance by e.g., reducing time pressure of commuting.
- **Improved Productivity:** provides an opportunity to manage the working day more effectively e.g., through increased concentration and avoiding unnecessary interruptions within the office environment.
- **Job Satisfaction** through offering a range of flexible workstyles.
- **Financial Benefits:** e.g., savings on the cost of commuting.

Managers

- **Increased Productivity:** e.g., reduced unproductive interruptions that can be part of the office environment.
- **Operating Cost Savings:** e.g., reduction in overhead costs.
- **Supporting Environmental Objectives:** e.g., lower carbon footprint, through reduced emissions from a decrease in work travel, supports our [Climate Change Strategy](#).
- **Employee Retention and Attraction:** e.g., help to retain and attract skilled and experienced talent by offering a range of flexible workstyles.

6. Roles and Responsibilities

Trust between an employee and their manager is an essential component of effective remote working. Regular conversations will continue to build relationships, provide support, and keep individuals feeling valued, motivated and engaged.

In agreeing arrangements for contracted remote working, both employee and manager have individual responsibilities:

Employee Responsibilities	Managers Responsibilities
<ul style="list-style-type: none"> • To maintain effective communication with line managers, colleagues and customers, maximising the use of online meetings to communicate effectively and regularly. • Employees may be asked to attend council buildings for team meetings, training and development or other events as required by their line manager. • Employees must keep their line manager informed of their whereabouts if not working from home. E.g. appointments/meetings or emergency situations. • Where an employee has an emergency situation, they should refer to the Special Leave Policy. • Employees should ensure they take adequate rest and meal breaks, and that their work does not exceed the agreed hours. • Whilst working from home, employees should continue to adhere to the values of South Ayrshire Council and the 'Code of Conduct for Employees'. 	<ul style="list-style-type: none"> • To ensure that employees are working effectively from home and they continue to feel supported and part of a wider team, it will be necessary for managers to use a more flexible approach to communication using technology such as online meetings. • Managers should meet face to face with team members as and when required whilst maintaining regular weekly contact via online meetings to monitor and provide feedback on work undertaken. • Direct and regular contact with remote workers will assist managers in recognising any early signs of distress or mental health concerns by noticing changes to output or changes to normal patterns of behaviour. • Managers should ensure that adequate rest and meal breaks are taken, and that work does not exceed the agreed hours. • To ensure the employee is aware of the sickness absence reporting arrangements and how the Council's Framework for Maximising Attendance will apply in these circumstances. • To review remote working arrangements on a regular basis and to help to resolve difficulties encountered by the employee and colleagues who remain in the office environment.

These roles and responsibilities are further explored in the following sections.

7. Employee Wellbeing

A remote style of working can boost wellbeing, however, there are some points to consider:

- It can be easy to lose track of time and work more hours than usual. It is important to remember to take regular rest breaks; at least 20 consecutive minutes if working for 6 hours or more and make time to switch off. It is also important that the time period between stopping work one day and beginning the next is not less than 11 hours. Working remotely should not significantly change the number of hours usually worked.

- Remote working should not be used as a way of carrying on working if an employee is sick. If an employee is ill, then they would need to take time off until they have recovered and follow the '[Framework for Maximising Attendance](#)'.
- Remote working should also not be used as an alternative to childcare or caring arrangements. It is important that employees maintain work-life balance and therefore, should make the relevant arrangements so that there are no childcare or caring responsibilities during their working hours at home. In the event of a family emergency leave situation, please refer to the [Special Leave policy](#).
- If employees begin to feel isolated or under increased pressure due to workload, in the first instance they should speak to their line manager. Further support is available through Occupational Health.

8. Management and Supervision

Allocated Workstyles must not affect the provision of services and therefore, managers must ensure that they have systems in place to maintain suitable office presence, if required. Generally, staff will be expected to manage their own diaries in line with service requirements, however there may be occasions where an employee's manager may request that they return to the office to work instead of working from another location.

It is important that employees and managers agree a process for keeping each other up to date with work location and work undertaken out with the employee's normal workplace.

Employees may be required to attend council buildings as requested by their manager for team meetings, training and development or other such event as instructed.

Local arrangements must be put in place to monitor work output and performance, including effective workplace communication and support. If there are concerns about an individual's work performance, then this may lead to a review of that individual's Workstyle.

Both parties must recognise that the success of any arrangement will depend on this collaborative constructive relationship being in place and requires a different approach to managing the team.

All employees are responsible for and required to record hours worked via timesheets, Etarmis, electronic diaries and other formal means as instructed by their line manager.

All employees participating in the Flexi scheme will have their records scrutinised by their line managers on a regular basis to ensure that discrepancies and anomalies are rectified within the appropriate timescales.

9. Health and Safety Implications

Employees have a responsibility on a day-to-day basis for their own and others health and safety while they are carrying out work activities regardless of the work location. Any work should always be carried out in accordance with the Council's [Health & Safety policy](#) and the '[Home Working Health and Safety Guidance for Managers and Employees](#)'.

In order to consider and mitigate the range of risks associated with home working employees will be required to complete the 'Home Working Self-Assessment' and complete the home working module on COAST. The Home Working Self-Assessment' includes requirements in terms of the minimum standards for all Display Screen Equipment workstations.

Line Managers will be required to undertake home-working risk assessments with their teams to identify any potential health and safety risks and to implement appropriate control measures.

Where a Workstyle involves the use of Council or privately owned motor vehicles used on official Council business, then please refer to the [‘Fleet, Travel and Transport policy’](#).

In the event of any work- related incidents of an injury, illness or near miss, then Council employees have a duty to report these in accordance with the Council’s [Health & Safety policy](#) using the Incident Report Form – AR1 - which they should forward to both their line manager and the Corporate Safety Mailbox.

Employees who have any concerns relating to any health and safety aspect of their work they must raise this without delay with their line manager.

10. IT and Equipment


All ICT equipment is standardised and issued depending on the designated workstyle. If, for whatever reason, this equipment is unsuitable, there is an exemption process that can be followed. More information on this process is available [on the Core](#).





Any issues with hardware or connectivity, should in the first instance be raised with the ICT Service Desk. Where the issue is ongoing, the line manager should give consideration to the employee attending the workplace.

11. Data Security

Protecting data is incredibly important for everyone. Employees have a legal responsibility to follow the procedures that the employer puts in place when working from home to ensure compliance with the Data Protection Act 2018, UK General Data Protection Regulation (UK GDPR) and other relevant legislation or procedures.

For the avoidance of doubt and in line with the Information Security Framework, employees must:

	<p>You should exercise caution when:</p> <p>Making or Receiving Telephone calls – you must ensure that you cannot be overheard when making or receiving calls.</p> <p>Working on your Device – you must ensure that you are in a position that doesn’t allow shoulder surfing (I.e., someone looking over your shoulder and watching what you type). This is also true if using voice recognition software or any other verbal communication that is covered by Data Protection legislation.</p> <p>Please be mindful that under the current Data Protection legislation in the UK, you can be held personally accountable for any data breach and pursued in a court of law.</p>
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	<p>Devices must always be locked when left unattended. This can be done by simultaneously pressing the Ctrl-Alt-Del keys and selecting Lock from the menu options.</p>
	<p>You must not allow your family or any third parties to access or use the Council's equipment or view information for any reason at any time.</p>
	<p>ICT are unable to support printing at home for all employees. If you need to print for any business reason, you must attend a Council site to print. In exceptional circumstances, ICT will support the ability to print from home.</p>
	<p>All confidential waste must be dropped off to any of the confidential waste bins available at Council locations.</p> <p>Personal information should be disposed of safely and securely in accordance with agreed procedures.</p>
<p>PSN</p>	<p>Access to Public Services Network (PSN) is not available from home or any remote location. If required, employees must arrange access to Council premises and access PSN specific devices. This includes but is not limited to: Registrars and Criminal Justice.</p> <p>If you are in any doubt, please contact ICT Service Desk.</p>

All employees must complete the online [Data Protection/GDPR and IT Security modules](#) on COAST.

12. Providing equipment

Through the Home working risk assessment, the manager will identify any equipment or adjustments needed for the employee to work from home. If the employee does not have suitable furniture, then the equipment required to enable an employee to work effectively at home will be provided by the Council. Regardless of whether the Council or the employee provides them, the items of furniture used by the remote worker must be adequate and meet health and safety requirements as outlined in the 'Home working Health & Safety Guide for Managers and Employees'.

If provided by the Council, the equipment will remain property of South Ayrshire Council and as such, will be responsible for the maintenance, replacement and repair of any such equipment. Managers will be required to establish any technology requirements which will be dependent on

the designated workstyle. Any exemption to this will have to be requested via the formal process and authorised by ICT. If any additional ICT equipment is required for whatever reason, the costs must be borne from existing service budgets. Access to Council ICT services including email and business applications is delivered via secure remote access. This relies on a wired or wireless connection. If working from home and with existing internet broadband, the employee will be expected to utilise this. It should be noted that this connection will need to be appropriately secured with at least WP2 security. If an employee does not have a home internet connection, this should be discussed with the manager.

Employees are responsible for keeping all equipment in good condition (reasonable wear and tear excepted) and for reporting any damage or malfunction through their manager. ICT issues should be reported through the Core in the usual manner.

If any of the following circumstances apply, employees must return all equipment to the Council without delay. If they fail to do so, a salary deduction will be taken based on the current value of the equipment provided:

- They resign the employment of the Council or retire.
- They move to a role which cannot be carried out remotely.
- They are subject to disciplinary or capability procedures which require the employee to cease contracted remote working; and/or
- Neglect to take proper care of or damage the equipment provided.

If employees require stationery items, they should discuss this with their line manager.

13. Insurance, Mortgage and Tenancy Agreements

Working remotely should not in itself give rise to any specific issues from a risk management or insurance point of view. The ethos of the Council is that good practice should reduce or eliminate the possibility of injury or loss to employees, the Council or others. Insurance by itself does not prevent injury or loss, good risk management practice must be in place. It is therefore vital that employees and managers adhere to this remote working guidance and associated guidelines, in order to maintain the efficacy and validity of this insurance provision.

Liability insurance protects the Council and its employees for accidental death, injury and loss of property where the Council has been negligent. This insurance will operate in respect of employees who are working remotely with the knowledge and consent of their manager, subject to the appropriate risk, health and safety assessments and training and support being in place. Please note that those employees using their own device will not have those devices covered by Council's Insurance.

Property insurance cover is provided by the Council. This will only apply to all items provided for use by the employee working at home with the knowledge and consent of their manager. The employee has a duty and responsibility to look after the Council's property.

Employees' own insurance policies are unlikely to be affected by working remotely. However, employees are advised to inform their insurers or inform others such as their landlord, mortgage company or loan company of any working from home arrangements, within the terms of any agreements. If in doubt the employee should let their insurance company know, as nondisclosure may sometimes invalidate a policy in the event of a claim.

Any employee using their own vehicle for business purposes should have 'business insurance cover' noted on their own personal motor insurance policies.

Can we include some information on how this applies when on site/ at a client address as part of this section.

14. Mileage Claims

Still under discussion with HMRC.

15. Tax Relief

The Council appreciates that gas and electricity bills may have increased due to home working; however, other costs (such as petrol, car insurance, public transports, etc...) may have reduced as a result of home working. Therefore, the Council will not pay an additional allowance to those working remotely.

Employees may be able to claim tax relief from HMRC for bills, like gas and electricity, which may have been affected due to working from home. Employees should check these guidelines and ensure they claim tax relief where this is relevant to their situation. More information can be found on the following link: [Claim tax relief for your job expenses: Working from home - GOV.UK \(www.gov.uk\)](https://www.gov.uk/claim-tax-relief-for-your-job-expenses-working-from-home).

16. Working hours

Employees are responsible for ensuring they complete their working hours as defined in their contracts of employment whilst working from home.

Should an employee wish to permanently change their work pattern or working hours, please refer to the [Flexible Working policy](#).

17. Working from council premises

Employees should ensure that they respect any premises where they are a visitor and are considerate of other users.

Some Workstyles may incorporate the concept of hot desking. Services where workers are designated as agile, hybrid or office worker will have a dedicated zone of desks for their use called 'villages'. Whenever you use a desk, whether through hot desking or within an allocated 'village', it is important that clear desk principles are followed.

Adopting clear desk principles will ensure that council employees feel more comfortable working from a desk that has not been personalised. Therefore, there is a clear expectation that when an employee vacates a desk that may be used by another member of staff, it will be left clear, with no materials left other than the standard desk equipment provided by the Council and that they have cleaned the desk to ensure it is hygienically safe to use.

18. Working from different locations (within or outside the UK)

In exceptional circumstances, if employees have a requirement to work from a location which is not their home (whether within the UK or outside the UK), they must explain the reasons for the requirement to their line manager and these requests must be agreed by an Assistant Director/Head of Service.

Changes to work locations must be agreed in advance. If employees have changed location prior to agreement from the Assistant Director/Head of Service, they may be liable to a fact-finding investigation and subsequent disciplinary proceedings.

These requests can only be considered for agile and home workers. Due to the nature of the other workstyles, front-line, hybrid and office workers cannot change their arrangements unless there is a fundamental change in their role which requires a shift to either the agile or home workstyles.

Employees will be expected to carry out their full range of duties from the agreed location. Line Managers will complete a Change of Location Checklist to ensure that all IT Security and Health & Safety criteria are met prior to agreement.

In the event that an employee is unable to perform their duties from the alternative location due to IT/technological issues, advice should be sought from Human Resources.

19. Unplanned disruptions

Unplanned disruptions can occur from time to time. These can be issues such as power cuts, loss of network, loss of wi-fi connection, no access to mailboxes or Council systems, work on your machine and upgrades carried out by ICT.

If you are affected by unplanned issues which don't allow you to carry out your work from home, you should try to resolve these as soon as possible. Some issues such as power cuts will be out of your control; however, for issues related to connectivity, network, access to mailboxes and system, you should contact ICT straight away. If time is required during your working hours to resolve these issues, you won't be required to use flexi.

Home Working

Appendix 4

Health and Safety Guidance for Managers and Employees

Risk and Safety
October 2021



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Appendices

APPENDIX 1 – Sample – Home Working Risk Assessment (Managers)

APPENDIX 2 – DSE Workstation Setup

Version Control

Version Number	Effective Date	Details of Revision	Responsible Person	Review Date
1	<insert date>	Home Working – Health and Safety Guidance for Managers and Employees	Carol Boyd	<insert review date>

Home Working Guidance

1. Introduction

For the purposes of this guidance, a Home Worker is classed as an employee who uses their home as a work base to carry out all or part of their duties. Hybrid or Agile workers fall into this category and should therefore follow this guidance.

Like office-based work, working at home is generally low risk, however there are some known hazards associated with home working and therefore a risk assessment is required. **Service Leads, Coordinators and Line Managers** are responsible for ensuring these are undertaken for their teams.

A sample Risk Assessment template for Home Working can be found at Appendix 1.

All employees working from home should undertake a simple '[home working self-assessment](#)' in order to identify and mitigate any potential risks which may be specific to their individual environment. This should be carried out by each individual employee for their intended home working location.

The direct link to the 'home working self-assessment' pro forma can be found [here](#).

This following guidance is intended to assist in identifying some of the generic risks associated with home working and provides information on how these risks may be mitigated.

As an approved Council Health and Safety Guidance 'Standard' it forms part of the arrangements section within the South Ayrshire Council Corporate Health and Safety Policy and should be implemented across all Service areas where there are Council employees working from home for all or part of the time. As outlined above, this will include those classed as Agile or Hybrid workers.

2. Relevant Legislation

Under the [Health and Safety at Work etc. Act 1974](#) employers are required to take all reasonable steps to protect the health, safety and welfare of employees whilst they are at work. This includes those employees who work from home.

This guidance explains the arrangements in place to reduce the risks associated with home working, in compliance with the [Management of Health and Safety at Work Regulations 1999](#) and [Health and Safety \(Display Screen Equipment\) Regulations 1992 \(as amended in 2002\)](#).

3. Organisational Responsibilities

3.1 The Chief Executive is responsible, so far as is reasonably practicable, for ensuring the health, safety and welfare of SAC employees and others who may be affected by Council activities. The Chief Executive is committed to:

- Allocating appropriate resources to enable the implementation of the Corporate Health and Safety Policy and associated Standard Guidance in order to protect the workforce and maintain compliance with legislation.

- Ensuring that Directors, Assistant Directors, Heads of Service and Service Leads are aware of the arrangements that should be in place within Services and that actions arising from any Home Working Risk Assessments are carried out in a timely manner.

3.2 Service Leads are responsible for ensuring that risk assessments are undertaken for their teams. They are committed to communicating the content of the risk assessments and making available adequate resources for the implementation of mitigating measures agreed.

They will aim to ensure that relevant employees are given the appropriate information, training and equipment to carry out their role safely and without risks to their health, so far as is reasonably practicable.

3.3 Home Working Employees are requested to co-operate with the Council by undertaking a ['Home Working Self-Assessment'](#) and by complying with any measures identified by their manager in the wider Home Working risk assessment process. Home working employees are those defined as Homeworkers, Hybrid Workers or Agile Workers.

Such measures will include (but are not restricted to), a number of general requirements, as follows;

- Follow guidance issued and adhere to the mitigations agreed within Home Working Risk Assessments compiled by the Service Lead or Line Manager;
- Report all incidents that may affect the health and safety of themselves or others;
- Commit to participating in relevant training, as considered appropriate for their role;
- Be aware of the responsibility to highlight any hazards, or other health and safety concerns associated with their work activity to their Service Lead or Line Manager;
- Ensure that their Home Buildings and Contents Insurers are informed that they are working from home to allow the insurers to confirm that adequate and appropriate cover is in place.
- Undertake a homeworking self-assessment as outlined above.

4. Home Working Hazards

Prior to undertaking Risk Assessments, it is important for Managers to be aware of the hazards which may be anticipated through Employees' work activities as they relate to home working.

In this guidance the following six hazard groupings have been identified and lists of potential mitigations suggested against each grouping.

- Display Screen Equipment
- Electrical Safety
- Fire
- Work Environment
- Mental Wellbeing / Lone Working

- Aggression

The information is not intended to be exhaustive but rather provide pointers for those working from home or undertaking the risk assessment process.

4.1 Display Screen Equipment

A Display Screen Equipment (DSE) workstation must be suitable when working from home. There are specific legal requirements in terms of the provision of DSE equipment and peripherals.

All South Ayrshire Council employees working from home will be provided with a laptop, monitor, keyboard, mouse and standard DSE adjustable chair. Desks can be provided on request however it is accepted that many homeworkers may prefer to use existing desk / or suitable table / work surface within their home. The use of a standard office desk is therefore not mandatory if homeworkers have an adequate alternative.

There is an obligation on the part of the employee to assess the workstation, to ensure that safe working can be maintained. If a DSE set-up is unsuitable, employees may be more likely to experience upper limb disorders, back / neck pain, visual fatigue or headaches. It is therefore imperative that employees identify a suitable area within their home to set up their workstation, taking into account a range of potential mitigations. Should employees require the use of glasses specifically for DSE work, the Council will refund the employee up to £50 upon production of the [DSE Eyecare Certificate](#) and optometrist receipt.

If it is not possible to achieve a safe working environment within the Home, employees should speak with their Line Manager or Service Lead in the first instance. Support and advice will also be available from the Risk and Safety Team. In the event that minimum requirements cannot be established within an employee's home location, further consideration will be given to a return to an office base.

An example of an ideal DSE Workstation setup is detailed at [Appendix 2](#).

Potential Mitigations

- Ensure workstation is set up in line with diagram at Appendix 2.
- Aim to achieve enough room around the desk/home working area to change position and vary movements regularly.
- Ensure chair is comfortable for carrying out work, supporting the back and allowing feet to rest flat on the floor. The chair should be one that is easily adjustable in terms of height, back position and tilt.
- The display screen should be free from glare and reflections. Characters should be clear and readable.
- The monitor should be positioned at the correct height (see appendix 2).
- Position of laptop/keyboard allows for comfortable typing.
- Software provided is suitable for the work tasks required.

- Change focus from time to time to avoid eye fatigue, stay active / stand up / move around and do stretching exercises regularly.
- Discuss any concerns with line manager.

4.2 Electrical Safety

Electrical equipment supplied for home working will be tested, inspected and maintained in accordance with the SAC Portable Appliance Testing schedule and Electricity at Work Standard. This means you will be required to take your equipment to Council premises for testing from time to time.

Notwithstanding this, it is very important to be vigilant to any damage or defect when using any electrical equipment. Most faults can be clearly seen, and regular **visual checks** can help prevent electrical problems and any associated risk.

In severe circumstances electricity can cause injury or fire and it is therefore essential that all those working from home take a range of simple preventative precautions to manage this risk.

Potential Mitigations

- Employees should undertake regular visual checks for any obvious defects of equipment, leads and plugs. Cables should be fixed securely with no loose wiring or casings. If any defects are noted, equipment should not be used and the issue reported to your line manager immediately.
- Electrical sockets must not be overloaded and the use of power extensions should be in line with the specific loading requirements and should never be plugged into another extension.
- Avoid leaving portable items unattended while charging.
- Equipment should be switched off/unplugged when not in use.
- All electrical cables should be positioned so that they do not pose a risk from tripping.

4.4 Fire

The increase in the use of electronic devices within the home working environment can pose a fire hazard. It is important that home workers take the appropriate precautions to prevent fires from happening and that they have suitable means to detect a fire should one occur.

Although not linked specifically to home working, it is helpful for employees to note that from February 2022, all homes in Scotland will actually be required by law to have interlinked smoke and heat alarms, meaning if one alarm goes off, they all go off. The Scottish Fire and Rescue Service are stipulating that each home should have one smoke alarm in the living room (or room used most); one smoke alarm in every hallway

or landing and one heat alarm in the kitchen. All of these alarms should be interlinked. Where a carbon-fuelled appliance is present (like a boiler, fire, flue, etc) then a carbon monoxide detector should also be fitted in that room although this does not have to be interlinked. Further information can be found from the [Scottish Fire and Rescue Service](#).

More generally Fire Safety in the home is an important factor for both living and working. It makes sense to avoid attempting to 'multi-task' when home working as this can increase fire risk.

It may seem obvious, but undertaking any activity involving ignition sources – such as cooking, where appliances are being left unattended for periods of time – are best avoided. It is easy to become caught up in meetings, calls or concentrated pieces of work and forget a domestic task you are attempting to juggle. Working from home provides some flexibility but fire safety measures need consideration.

Potential mitigations

- Cardboard, paper and any other combustible materials are placed away from any sources of ignition.
- Escape to safety is quick and without obstruction.
- Smoke/heat detectors are fitted throughout the property, are in working order and are tested regularly.
- Laptops are placed on a hard surface to prevent overheating.
- Computers and laptops are turned off when not in use.
- Use of electrical or cooking appliances or other sources of ignition should be managed safely at all times.

4.5 Work Environment

Every home is different and as such not all employees will be able to replicate the traditional type of work space or work station set up that they might have had within the office.

It is important to consider available space carefully and seek to create a working environment that will minimise the risk of any discomfort or longer term postural or upper limb disorders. Undertaking the [Home Working Self Assessment](#) process will assist in ensuring that good standards can be achieved. Equipment necessary to work safely will be / has been provided to all Homeworkers.

Workspace, lighting, heating and ventilation should be adequate but minimum requirements are not specifically prescribed in a home environment. Homeworkers have scope to be flexible on what best suits their working / living conditions but should be mindful of everyday hazards such as trailing cables and uneven floor surfaces.

Employees working from home have a responsibility to ensure that they have a suitable and safe working environment. Completing the Coast course on Home Working and completing a Home Working Self-Assessment will assist this process.

Potential mitigations

- Employees will be provided with the equipment necessary to carry out their job safely from home (i.e. laptop, chair, monitor, keyboard, mouse, desk, etc)
- Aim to achieve sufficient space in and around the desk/home working area to allow work to be carried out comfortably
- Light levels should allow work to be seen clearly without causing eye strain throughout the working day.
- Temperature and ventilation of the home working area should allow for comfort.
- Ensure work area is free of trailing cables and/or any other trip hazards.

4.5 Mental Wellbeing / Lone Working

Home working may present many benefits for employees, such as greater work life balance and savings both in time and money as a result of less travel. However, it may also cause feelings of isolation if employees are less connected to colleagues. Home workers may also tend to work longer hours or feel less able to remove themselves from work tasks, especially when faced with demanding workloads and important deadlines. Work-life and Home-life lines can become blurred in such circumstances and this can have a negative impact on mental health.

In addition to this, due to the nature of homeworking, many employees will, by default, also become lone workers. Lone Workers are individuals who are required to work on their own, without close or direct supervision, whether in a fixed location or by moving from place to place. As employees, lone workers are more vulnerable in health and safety terms for several reasons, and it is important that managers consider this when assessing risks for their teams. There may be no direct and immediate support available when dealing with a challenging situation, for example, or an abusive customer. Home based lone workers will also require systems to be in place to ensure their safety when undertaking peripatetic work or site visits directly from their homes. These factors should all be considered within the risk assessment and useful information on lone working is available on the [Council Lone Working Standard Guidance](#).

Potential Mitigations

Mental Wellbeing –

- Colleagues and managers should regularly keep in touch with each other via email, skype for business, MS Teams or phone calls and arrange face to face meetings within agreed timeframes. A minimum requirement of once per month has been set by the FOM steering group for face to face contact.
- Working hours should be agreed between the employee and line manager subject to Service needs.
- As with office based workloads, the demands of the job should be achievable in relation to the resources available and hours of work.

- Employees should report any concerns they have in relation to their health or wellbeing to their line manager at the earliest opportunity and should not let issues or problems build up.
- A referral to Occupational Health may be made by HR on behalf of employees. They can arrange access to Counselling Services for those having difficulty coping.
- Employees and managers can access a new support scheme – [Access to Work](#). It provides support, advice and guidance to those who are living with mental health difficulties. Information on the service and how to apply can be found on the Core: <https://thecore.south-ayrshire.gov.uk/article/36316/Access-to-work>
- Employees and Managers can access a vast range of resources available on the Core and through the Council's Healthy Working Lives page to support mental health and wellbeing. Useful links are also provided on page 10.

Lone Working –

- Safe systems of work should be in place for Lone workers. If an employee needs to leave their home for any work-related purpose then details of this should be recorded by most appropriate means, with their line manager, perhaps via shared electronic diaries or other shared electronic resource. Arrangements should be in place to monitor expected return time via a call, text or email.
- Should any lone working employee feel seriously unwell during the course of the working day, they should inform their line manager or a colleague and arrangements should be made to make contact at a pre-determined time to check on their wellbeing.
- Employees and Managers should be aware of the Council's [Lone Working Standard](#) guidance and follow the principles outlined within this.
- A Lone Working risk assessment should be completed by Line Managers and communicated to employees for specific activities that employees may be required to undertake, eg. visiting a tenanted property or construction site. A sample Lone Working risk assessment is available on [The Core](#).
- Where deemed appropriate, managers should consider within their lone working risk assessment whether employees would benefit from an emergency 'fob' alert device which is available from the Council's mobile technology provider Vodafone and can be accessed via ICT.

4.6 Aggression

Although working from home, a number of employees will still have interaction with members of the public via telephone calls or emails which can mean that they may be at risk from verbal abuse or threats. It should be noted that although the greatest risk of aggression is from members of the public, there can also be instances where colleagues may be aggressive towards each other.

Whilst SAC welcomes comments and complaints from employees and members of the public, all violent and aggressive behaviour towards employees is considered unacceptable, whatever form it takes and whatever reasons may be given for it.

Potential Mitigations

- Employees should remain calm and not respond in kind when presented with aggression. De-escalation techniques can be employed, such as maintaining a calm tone of voice; listening carefully; displaying empathy and understanding; using the person's name regularly and trying to avoid interrupting callers in order to diffuse a challenging situation.
- Calls should be terminated or passed to a line manager if at any time a threat is made to the employees' personal safety or the individual refuses to calm down and communicate in an acceptable manner.
- Employees should follow the Council's [Code of Conduct for Employees](#) and [The South Ayrshire Way](#) to create a positive, supportive and respectful working environment.
- The Violence and Aggression Standard is available on [The Core](#) and should be considered by both employees and managers. Legal Services have also developed a Zero Tolerance Policy for Council interactions.
- Where appropriate, managers should arrange for their teams to undertake MAPA training which covers de-escalation techniques and can be organised via Book'n'Go.

5. Reporting Incidents

5.1 Council Reporting

Employees are encouraged to report any work related accidents or incidents of Violence and Aggression that occur while home working. This can be done using the [Accident reporting form \(AR1\)](#) or the [Violence and Aggression Reporting Form](#) which are both readily available on the Health and Safety pages of the Core.

These forms ensure that Line Managers are aware of incidents and have documented what action they are taking to prevent recurrence. The Risk and Safety Team gather statistics and analyse trends relating to all incidents and accidents on a quarterly basis. This helps provide a 'snapshot' of the current position and allows for further actions to be recommended if required and elevated to Service Leads via Pentana.

6. Further Information and General Guidance

External Information / Guidance -

- [Protect Home Workers](#) – HSE Toolbox
 - [SAMH – Staying Mentally Healthy when Working from Home](#)
- South Ayrshire Council Information / Guidance
- [Health and Safety Policies / Standards / Guidance / Documents](#)
 - [Health Working Lives](#)

7. Summary

Home working can be undertaken safely if risks are managed in a reasonable manner.

Fundamentally, a key component in consideration of home working is personal responsibility. It is incumbent upon all employees to be mindful of the varying circumstances which might alter the dynamic of their situation. It is crucial that any measures provided for employees are used in the manner intended and that employees participate in training which might equip them with the skills necessary to carry out their role safely.

Advice and support can be sought from a range of services both within and out with South Ayrshire Council.

For further information and sign posting please contact the Risk and Safety Team at corporate.safety@south-ayrshire.gov.uk

DRAFT

Appendix 1

Sample – Home Working Risk Assessment for Service Leads / Line Managers

Description of Task/Activity	Sample - Home working	Directorate	All	Assessor(s)	Name:
		Service	All		
		Reference No		Last Review Date	15/10/2021

Persons Identified at Risk – Homeworking Employees
Consider those especially vulnerable (young/inexperienced workers, those with special needs, disabilities etc)

Severity	1. Minor: Near miss incident or minor injury	Likelihood	1. Unlikely
	2. Moderate: Injury / Ill health		2. Possible
	3. Major: Serious injury or ill-health		3. Likely
	4. Critical: Significant injuries and cases of ill-health		4. Very Likely
	5. Catastrophic: Single or multiple fatality		5. Almost Certain

Hazards Identified	Person(s) at Risk	Types of Loss/ Injury/Ill Health	Current Control Measures
<p>Managers should ensure that their teams have completed the home working self assessment form and are satisfied that the following hazards have been considered and mitigated where appropriate</p>			
1 Display Screen Equipment	Employee	Strains Muscoskeletal injuries Eye/Sight problems	<p>Through home working self assessment the team has achieved the following;</p> <p>Workstations set up in line with diagram at appendix 2 in Home Working Standard</p> <p>Where possible employees have ensured that there is enough room around the desk/home working area to change position and vary movements regularly.</p> <p>Chairs used by staff are comfortable for carrying out work, supporting the back and allowing feet to rest flat on the floor. The chairs are easily adjustable in terms of height, back position and tilt.</p>

				<p>The display screen is free from glare and reflections. Characters are clear and readable.</p> <p>The monitors are positioned at the correct height.</p> <p>Position of laptop/keyboard allows for comfortable typing.</p> <p>Software provided is suitable for the work tasks required</p> <p>Teams are aware to change focus from time to time to avoid eye fatigue, stay active and / or do stretching exercises regularly.</p> <p>The team are aware that they should discuss any concerns with their line manager – xxxxxx (name)</p>
2	Electrical Safety	Employee Others within employee's home	Fatalities, major injuries, electrocution, burns, damage to property.	<p>Efforts are made to ensure that –</p> <p>Employees undertake regular visual checks for any obvious defects of equipment, leads and plugs. Cables should be fixed securely with no loose wiring or casings. Staff are aware that if any defects are noted, equipment should not be used and the issue reported to their line manager immediately.</p> <p>Electrical sockets are not overloaded and the use of power extensions is in line with the specific loading requirements and are never plugged into another extension</p> <p>Leaving portable items unattended while charging is avoided</p> <p>Equipment is switched off/unplugged when not in use</p> <p>All electrical cables are positioned so that they do not pose a risk from tripping</p>
3	Fire	Employee Others within employee's home	Fatalities, major injuries, electrocution, burns, smoke inhalation, damage to property	<p>Teams are aware that efforts must be made to ensure that –</p> <p>Cardboard, paper and any other combustible materials are placed away from any sources of ignition</p>

				<p>Escape to safety is quick and without obstruction</p> <p>Smoke detectors are fitted throughout the property, are in working order and are tested regularly</p> <p>Laptops are placed on a hard surface to prevent overheating</p> <p>Computers and laptops are turned off once employees have finished using them</p> <p>Use of electrical or cooking appliances or other sources of ignition is managed safely.</p>
4	Work environment	Employee/ Others within employee's home	Minor to major injuries Strains Fractures Bruising Eye/sight problems Ill Health	<p>Employees are provided with the equipment necessary to carry out their job safely from home (i.e. laptop, chair, monitor, keyboard, mouse, desk, etc)</p> <p>Efforts are made to ensure that;</p> <p>There is sufficient space in and around the desk/home working area to allow work to be carried out comfortably</p> <p>Light levels allow work to be seen clearly without causing eye strain</p> <p>The temperature and ventilation of the home work area is comfortable for the employee</p> <p>Work area is free of trailing cables and/or any other trip hazards</p>
5	Mental Wellbeing/Lone working	Employee	Feelings of isolation Anxiety Ill Health	<p>Efforts are made to ensure that –</p> <p>Mental Wellbeing – Colleagues and managers regularly keep in touch with each other via email, skype for business, MS Teams or phone calls and hold face to face meetings within agreed timeframes.</p> <p>Working hours are agreed between the employee and line manager.</p>

				<p>As with office based workloads, the demands of the job are achievable in relation to the resources available and hours of work.</p> <p>Employees are aware to report any concerns they have in relation to their health or wellbeing to their line manager at the earliest opportunity and will not let issues or problems build up.</p> <p>A referral to Occupational Health may be made by HR on behalf of employees for access to Counselling Services if they are having difficulty coping.</p> <p>Employees and Managers can access a vast range of resources available on the Core and through the Council's Healthy Working Lives page to support mental health and wellbeing.</p> <p>Lone Working - Safe systems of work are in place for Lone Workers. If an employee needs to leave their home for any work related purpose then details of this are recorded by most appropriate means, perhaps via shared electronic diaries or other shared electronic resource. Arrangements are in place to monitor expected return time via a call, text or email.</p> <p>Should any lone working employee feel seriously unwell during the course of the working day, they are aware that they should inform their line manager or a colleague and arrangements will be made to make contact at a pre-determined time to check on their wellbeing.</p> <p>Employees and Managers are aware of the Council's <u>Lone Working Standard</u> and follow the principles outlined in this.</p> <p>A Lone Working risk assessment has been completed by Line Managers and communicated to employees for specific activities employees may be required to undertake, i.e. visiting</p>
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				<p>a tenanted property or construction site. (<i>A sample Lone Working risk assessment is available on The Core.</i>)</p> <p>Where deemed appropriate, managers consider within their lone working risk assessment whether employees would benefit from an emergency 'fob' alert device which is available from the Council's mobile technology provider Vodafone and can be accessed via ICT.</p>
6	Aggression (via telephone calls)	Employee	Psychological harm	<p>Efforts are made to ensure that -</p> <p>Employees remain calm and do not respond in kind when presented with aggression. De-escalation techniques are employed, such as using a calm tone of voice; listening carefully; displaying empathy and understanding; using the person's name regularly and trying to avoid interrupting callers in order to diffuse a challenging situation.</p> <p>Calls are terminated or passed to a line manager if at any time a threat is made to the employees' personal safety or the individual refuses to calm down and communicate in an acceptable manner.</p> <p>Employees follow the Council's Code of Conduct for Employees and The South Ayrshire Way to create a positive, supportive and respectful working environment.</p> <p>The Violence and Aggression Standard is available on The Core and is considered by both employees and managers. Legal Services have also developed a Zero Tolerance Policy for Council interactions.</p> <p>Where appropriate, managers arrange for their teams to undertake MAPA training which covers de-escalation techniques and can be organised via Book'n'Go.</p>

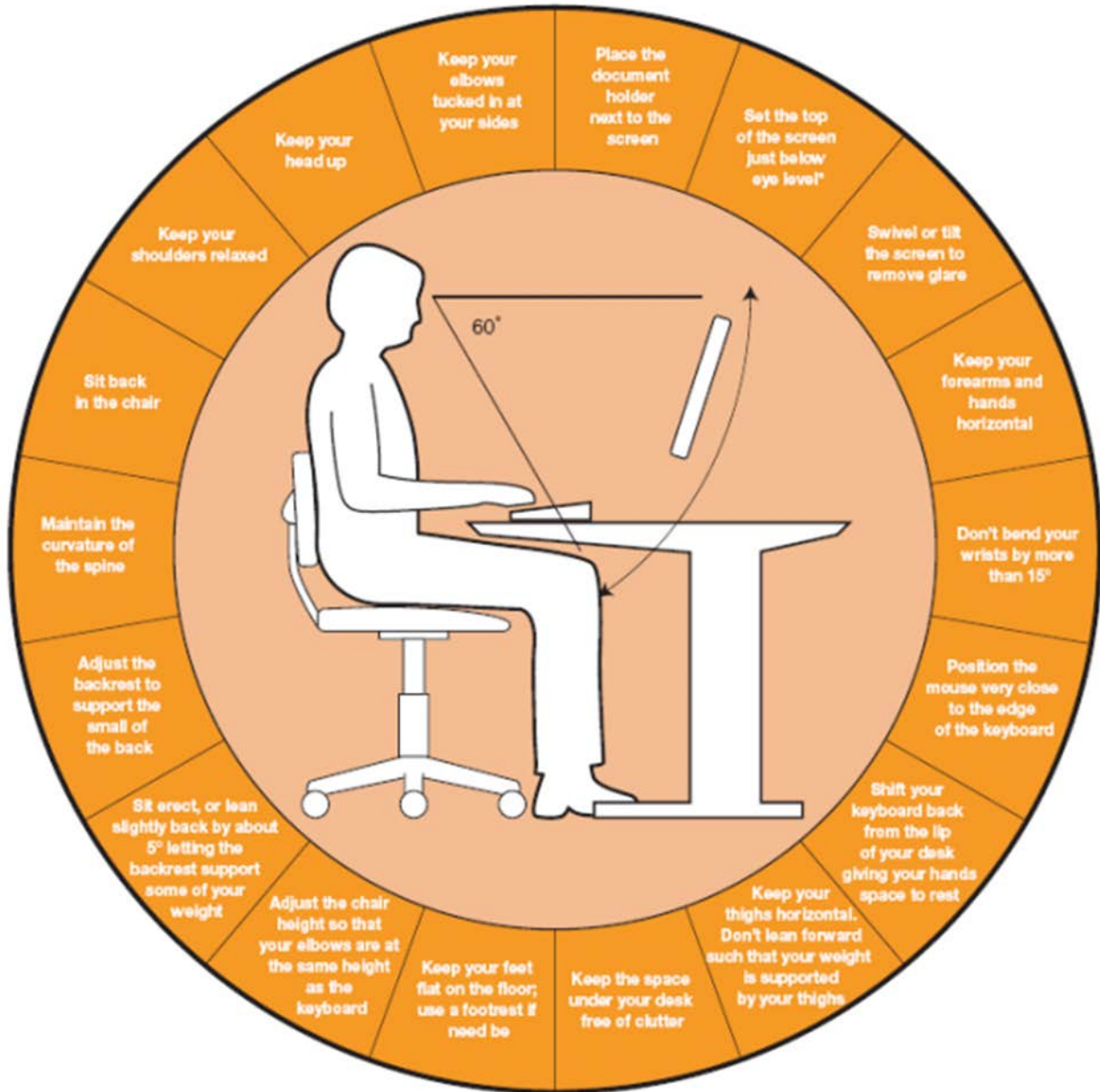
Appendix 1

Homeworking Risk Assessment Template

Risk Rating Number (RRN) with existing Control Measures:	<input style="width: 30px; height: 20px;" type="text" value="2"/>	x	<input style="width: 30px; height: 20px;" type="text" value="1"/>	=		<input style="width: 30px; height: 20px;" type="text" value="2"/>
	Severity		Likelihood			Risk Rating
HIGH: <input type="checkbox"/> High = 12 to 25	MEDIUM: <input type="checkbox"/> Med = 4 to 10		LOW: <input checked="" type="checkbox"/> Low = 1 to 3			

	Additional Recommended Control Measures	Action By	Planned Completion Date	Date Implemented
1	ALL employees working from home should complete the Home Working Self Assessment			
2	We will continue to involve employee groups and consult with Trade Unions Representatives as appropriate, in the ongoing development of the risk assessment process and any new mitigations required.			
3	Monitor compliance with the risk assessment control measures and take appropriate action to resolve any issues.			
4	It is vitally important that you share the results of your risk assessment with your teams/ TU reps. It is essential that all employees are fully aware of the risk mitigations in place to manage their health and safety and are able to implement all control measures effectively.			

Risk Rating Number (RRN) after implementation of additional Control Measures:	<input style="width: 30px; height: 20px;" type="text" value="2"/>	x	<input style="width: 30px; height: 20px;" type="text" value="1"/>	=		<input style="width: 30px; height: 20px;" type="text" value="2"/>
	Severity		Likelihood			Risk Rating
HIGH: <input type="checkbox"/> High = 12 to 25	MEDIUM: <input type="checkbox"/> Med = 4 to 10		LOW: <input checked="" type="checkbox"/> Low = 1 to 3			
Name of Assessor(s) <small>(PRINT)</small>	Assessment Date					
Assessor(s) Signature(s)	Review Date					
Designation	Assessment Reviewed by					
Name of Manager /Person Responsible for ensuring above is implemented	Comments:					
Signature						
Designation						



Appendix 5 - Design principles for the Office Accommodation Model

1. Enables efficient and effective delivery of Council services
2. Innovative in both design and technology
3. Provides a smooth and uninterrupted service to customers of the Council
4. Accessible for all users
5. Supports our health and wellbeing and empowers employees to work flexibly
6. Enables the Council to meet its duty of care towards employees
7. Scalable and anticipates changing service demands and requirements
8. Office configurations are standardised across the estate to an agreed specification
9. Technological solutions are accessible to users of varying levels of digital skills
10. Responsive to environmental change and supports the Council's sustainability agenda

Appendix 6 - Customer Survey Findings

The survey was designed to get feedback from residents, including those who previously used the face to face drop in service from the Customer Service Centres. The survey asked respondents about their previous ways of interacting with the council and their preferences going forward. The survey ran from 1 November to 31 December 2021. Residents could complete the survey online, by calling our Customer Services Team or by asking at their local library or leisure centre. The survey was advertised on our social media channels; on local radio; in paper copies of South Ayrshire Council Live and by our Customer Services and other frontline, customer-focussed teams such as Benefits and Thriving Communities.

429 responses were received.

Respondents who visited the Customer Service Centres

70% of respondents stated that they had used the drop in, face to face service in our customer service centres pre- Covid. Of these,

- 40% stated they used the face to face service as it was their preference
- 33% stated that they used the face to face service to hand in forms
- 15% could not resolve their enquiry online at that point
- 7% stated that they were unable to call
- 4% stated that there was no other option available
- 1% stated they were unaware of a phone option.

Of the respondents who previously visited the Customer Service Centres –

- 51% used the centres rarely
- 18% used the centres once a quarter
- 18% used the centres once a month
- 9% used the centres fortnightly
- 4% used the centres weekly

Of the respondents who previously visited the Customer Service Centres –

- 53% stated they would now prefer to carry out enquiries by phone
- 11% stated they would prefer to carry out enquiries digitally.
- 36% stated they would prefer to carry out enquiries face to face. Of these, 2 respondents stated that they did not have a phone and 3 stated that they had a disability and would therefore prefer a face to face enquiry. The remaining respondents had no particular need for face to face or barrier to accessing services by phone or online, but simply preferred a face to face method.

All Respondents

Taking into account all respondents, their preference for accessing services going forward are as follows:

- 50% stated a preference to carry out enquiries by phone
- 32% stated a preference to carry out enquiries face to face
- 18% stated a preference to carry out enquiries digitally

We have published more detailed information and feedback from the survey on our website.

South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Future Operating Model – Workstreams 1 and 2 – Service Lead proposals for workstyles by role post Covid and Remote Working Policy.
Lead Officer (Name/Position)	Wendy Wesson (Service Lead – HR & Payroll) Gillian Farrell, Service Lead, OD and Customer Services
Support Team (Names/Positions) including Critical Friend	Noemi Cecconi (HR Policies and Operations Coordinator)

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main aims of the policy?	<ul style="list-style-type: none"> • To establish a longer term, sustainable model of working, which will include working from home; • To establish fair, flexible and supportive working arrangements to ensure staff have a good work life balance and remain healthy, engaged and productive.
What are the intended outcomes of the policy?	<ul style="list-style-type: none"> • Increase the rate of retention of staff. • Reduce absence. • Attract new talent. • Promote work-life balance – to ensure that staff have a good work-life balance and remain healthy, engaged and productive. • In doing so, we will also improve the Council's service provision and reputation as an employer of choice. • Workstyles best meet the needs of the service and take into account any changes to workstyles or ways of working which have proved effective during the pandemic period. • Fair, flexible and supportive policies and working arrangements are in place • Employees who cannot work to the workstyle agreed for their role will be able to request an alternative workstyle depending on their individual circumstances.

Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	Employees whose roles have been identified as homemaker, hybrid or agile
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts							
Age: Issues relating to different age groups e.g. older people or children and young people	Under 21		21-30	31-40	41-50	51-60	61-70	Over 71
	Home	3%	18%	17%	23%	29%	10%	1%
	Agile	0%	22%	32%	46%	0%	0%	0%
	Hybrid	0%	31%	28%	40%	0%	0%	0%
Disability: Issues relating to disabled people	No Disability		Disability	unknown				
	Home	69%		7%	24%			
	Agile	68%		4%	28%			
	Hybrid	69%		7%	24%			
Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	No anticipated impact							
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	No anticipated impact							

We held a Disability Forum on 15/02/22. During the discussion two employees who have a disability indicated home-working has had a positive impact on their life and improved ability to cope with their disability.

Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	No anticipated impact																
Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	<table border="1"> <thead> <tr> <th></th> <th>BME</th> <th>White</th> <th>Unknown</th> </tr> </thead> <tbody> <tr> <td>Home</td> <td>1%</td> <td>92%</td> <td>7%</td> </tr> <tr> <td>Agile</td> <td>2%</td> <td>92%</td> <td>7%</td> </tr> <tr> <td>Hybrid</td> <td>1%</td> <td>92%</td> <td>7%</td> </tr> </tbody> </table>		BME	White	Unknown	Home	1%	92%	7%	Agile	2%	92%	7%	Hybrid	1%	92%	7%
	BME	White	Unknown														
Home	1%	92%	7%														
Agile	2%	92%	7%														
Hybrid	1%	92%	7%														
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	No anticipated impact																
Sex: Gender identity: Issues specific to women and men/or girls and boys	<table border="1"> <thead> <tr> <th></th> <th>Female</th> <th>Male</th> </tr> </thead> <tbody> <tr> <td>Home</td> <td>88%</td> <td>12%</td> </tr> <tr> <td>Agile</td> <td>71%</td> <td>29%</td> </tr> <tr> <td>Hybrid</td> <td>90%</td> <td>10%</td> </tr> </tbody> </table>		Female	Male	Home	88%	12%	Agile	71%	29%	Hybrid	90%	10%				
	Female	Male															
Home	88%	12%															
Agile	71%	29%															
Hybrid	90%	10%															
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	No anticipated impact																

Equality and Diversity Themes Relevant to South Ayrshire Council

Health Issues and impacts affecting people's health	Employees can fit into different workstyles depending on the nature of their role and therefore ensuring work-life balance (for example, reducing time pressure of commuting).
Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.	No anticipated impact

Socio-Economic Disadvantage

<p>Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	<p>Costs associated with the rising energy bills will potentially negate the savings to employees from their commute to work (where applicable).</p> <p>*Employees who cannot work to the workstyle agreed for their role because of low wealth will be able to request an alternative workstyle depending on their individual circumstances.</p>
<p>Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future</p>	<p>*See above.</p>
<p>Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies</p>	<p>No anticipated impact</p>
<p>Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>Where possible, employees who have an agile, hybrid or homeworking workstyle and who need access to a Council building will be able to access the most appropriate closest premises depending on the exigencies of their role.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>1344 employees took part in our corporate Covid survey in December 20- Jan 21 telling us about their experience of working from home. Information from this, including benefits and challenges detailed in employees' responses, were taken into account in developing workstyle proposals and policies to support them.</p> <p>Service Leads were asked to engage with staff at team and individual level to agree workstyle proposals by role which would best meet the needs of the service going forward, and taking into account any changes to workstyles or ways of working which have proved effective during the pandemic period.</p> <p>In addition, pages were created on the Core to enable employees to submit questions. https://thecore.south-ayrshire.gov.uk/article/27928/Future-Operating-Model</p> <p>Regular communications were issued advising employees on how to ask a question or get involved. A video https://thecore.south-ayrshire.gov.uk/article/27929/1-Workforce-Analysis was created to help explain workstyles and all service Leads were asked to share with staff.</p> <p>Trades Unions representatives were involved in both Workstreams 1 and 2.</p> <p>Disability Forum to be arranged TBC</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>Research carried out in respect to Remote Working across both private and public sector. Sought guidance from ACAS and CIPD to support the development of the policy. Data on protected characteristics of employees where a change to their pre-Covid workstyle is proposed was gathered from Oracle (HR system).</p>
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p>	<p>N/A</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>There could be future gaps or uncertainties related to any new employees joining the organisation; however, as part of the recruitment process and existing policies and procedures, these would be considered at the appropriate time.</p>

	PC data will change as employees change roles and, in some instances, the same job title (e.g., admin assistant) has been allocated different workstyles depending on the needs of services. Data submitted by Service Leads was anonymised and by role rather than by individual employee. This means there may be some anomalies in the overarching data.
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Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and
- b) to mitigate negative impacts

No.	Action	Responsible Officer(s)	Timescale
1	Continuously monitor recruitment practices to ensure that any new requirements are considered appropriately, and we have included this in the workplan for policy monitoring and review.	Service Lead – HR Payroll HR Policies and Operations Coordinator	Annually
2	If approved, Oracle to be updated with revised employee workstyles i.e., hybrid, homeworker or agile roles. This will allow data by PC to be accurately analysed as data will reflect any staffing changes or changes in circumstances.	Service Lead – HR Payroll HR Policies and Operations Coordinator	Once approved by LP

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	Once approved by Leadership Panel
When will the policy be reviewed?	Annually or update as and when changes are required.
Which Panel will have oversight of the policy?	Leadership Panel

Section 6

South Ayrshire Council

Appendix

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Remote Working Policy

This policy will assist or inhibit the Council's ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination</p> <p>No impact</p>
<p>Advance equality of opportunity</p> <p>The policy will meet the needs of different groups of staff by ensuring that staff have a good work-life balance and remain healthy, engaged and productive.</p>
<p>Foster good relations</p> <p>No impact</p>
<p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</p> <p>We have recognised that if employees cannot work to the workstyle agreed for their role (because this will put them in financial hardship), they will be able to request an alternative workstyle.</p>

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale
Continuously monitor recruitment practices to ensure that any new requirements are considered appropriately, and we have included this in the workplan for policy monitoring and review.	

Signed: Wendy Wesson (Service Lead)

Date: 15 February 2022

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. FSD Guidance for Public Bodies in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Future Operating Model Workstreams 3 and 4 – Support for Homeworking
Lead Officer (Name/Position/Email)	Gillian Farrell, Service Lead OD and Customer Services Stewart McCall – Service Lead – ICT Enterprise Architecture

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	N/A	N/A
Disability	N/A	N/A
Gender Reassignment (Trans/Transgender Identity)	N/A	N/A
Marriage or Civil Partnership	N/A	N/A
Pregnancy and Maternity	N/A	N/A
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	N/A	N/A
Religion or Belief (including lack of belief)	N/A	N/A
Sex – gender identity (issues specific to women & men or girls & boys)	N/A	N/A

Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	N/A	N/A
Thematic Groups: Health, Human Rights & Children's Rights	N/A	N/A

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	N/A	N/A
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	N/A	N/A
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	N/A	N/A
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	N/A	N/A
Socio-economic Background – social class i.e. parent's education, employment and income	N/A	N/A

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	N/A
Advance equality of opportunity between people who share a protected characteristic and those who do not	N/A
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	N/A

Increase participation of particular communities or groups in public life	N/A
Improve the health and wellbeing of particular communities or groups	N/A
Promote the human rights of particular communities or groups	N/A
Tackle deprivation faced by particular communities or groups	N/A

5. Summary Assessment

<p>Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)</p>	<input type="checkbox"/> NO <input type="checkbox"/>
<p>Rationale for decision: WS 3 and 4 developed employee and manager resources to support new workstyles. These present information in an engaging way and can be made available in a range of formats as required. As no new policies or procedures were developed by these workstreams, no EIA is required. Any policies referred to or signposted in the resources have already been equality impact assessed.</p>	
<p>Signed : Gillian Farrell/ Stewart McCall</p> <p>Date: 26 January 2022</p>	

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: [Equality Impact Assessment including Fairer Scotland Duty](#)

Further guidance is available here: [Assessing impact and the Public Sector Equality Duty: a guide for public authorities \(Scotland\)](#)

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Future Operating Model – Office Accommodation workstream
Lead Officer (Name/Position/Email)	Louise Reid/Assistant Director/ Louise.Reid@south-ayrshire.gov.uk
Scope of the EQIA	<p>The Office Accommodation workstream is one of six Workstreams as part of Future Operating Model. The scope of this workstream is to</p> <ul style="list-style-type: none"> • Develop detailed office accommodation plans based on the proposed workstyles and data returns from services • Utilising CAD, develop layouts for all Council services that show locations of workspaces including service 'Villages', fixed and hot desking locations to be implemented as part of the FOM • Identify how uptake of space will be monitored and managed to ensure proposals meet needs of staff, services and customers. • Identify any spatial efficiencies as a result of this work • Reflect any plans or proposals from other workstreams that impact on workplace accommodation.

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Sex – gender identity (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children's Rights	No	No

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	No	No
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	No	No
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent's education, employment and income	No	No

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	No adverse impact identified Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	No adverse impact identified Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	No adverse impact identified Low
Increase participation of particular communities or groups in public life	No adverse impact identified Low
Improve the health and wellbeing of particular communities or groups	No adverse impact identified Low
Promote the human rights of particular communities or groups	No adverse impact identified Low
Tackle deprivation faced by particular communities or groups	No adverse impact identified Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO
Rationale for decision: This workstream will not require a full Equality Impact Assessment as the output of the workstream will not have negative or adverse impacts on any group identified above. There are, however, areas that the workstream will need to make provision for if its proposals are approved: <ul style="list-style-type: none">• Communication – continue to ensure that effective communication is in place when workspace plans are approved and ready for implementation• Technology – any technology procured for booking office space should be accessible for all	
Signed : Louise Reid, Assistant Director - Place Date: 28 th January 2022	

South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Future Operating Model – Workstream 6 – Pilot reintroduction of face to face customer services by appointment, using a Thriving Communities colocation model, from The Wallace Tower and locations in Troon, Prestwick, Girvan and Maybole for a 12 month period, during which time further evaluation and public consultation will take place.
Lead Officer (Name/Position)	Jane Bradley, Assistant Director - People
Support Team (Names/Positions) including Critical Friend	Gillian Farrell, Service Lead, OD and Customer Services Tracy Ferguson, Coordinator, OD and Customer Services

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main aims of the policy?	<ul style="list-style-type: none"> • To reintroduce face to face customer services by appointment for customers who cannot engage with the council by phone or digitally. • To encourage customers who can carry out enquiries online and by phone to do so • To support the most vulnerable members of our community • To support people who have a 'barrier' to accessing services other than face to face including those who are digitally excluded, financially unable to use other methods of contact or who have a disability or other factor which makes face to face contact the most appropriate means of interacting with the council. • To ensure that there is an 'open door' in each of the 5 towns from where customers can arrange an appointment by phone or face to face. • To pilot this approach and evaluate it by June 2023 having carried out more extensive evaluation, consultation and engagement.
What are the intended outcomes of the policy?	<p>Customers who would benefit from a face to face customer enquiry because they have barriers or challenges in handling enquiries digitally or by phone will be able to access face to face customer services by appointment.</p> <p>Customers who do not have barriers or circumstances which mean they need a face to face appointment are encouraged to use alternative, more efficient means,</p>

	such as digital, phone, phone appointments, apps and virtual appointments.
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Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	Residents who access customer facing services, principally the Customer Service Centres (contact centre or face to face)
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
Age: Issues relating to different age groups e.g. older people or children and young people	Anticipated positive impact. We do not hold data on the protected characteristics of people who pre-Covid, used the Customer Service Centres drop in service, however the demographic of South Ayrshire indicates a higher and increasing % of older people compared with the national average. The Customer Service team have been operating as a contact centre since the beginning of the pandemic in March 2020. Some older people may have barriers (e.g. barriers to digital or phone access) which mean that a face to face service by appointment would better suit their needs. It is proposed that people will be able to make appointments by phone, online or from any frontline council office, Thriving Communities Centre, library or leisure centre. Where a customer is vulnerable or has an urgent / critical need, measures will be put in place to deal with their enquiry as quickly as possible.
Disability: Issues relating to disabled people	Anticipated positive impact. We do not hold data on the protected characteristics of people who pre-Covid, used the Customer Service Centres. The Customer Service team have been operating as a contact centre since the beginning of the pandemic in March 2020. Some people with disabilities may have barriers which mean that a face to face service by appointment would better suit their needs. It is proposed that people will be able to make appointments by phone, online or at any frontline council office, Thriving Communities Centre, library or leisure centre. Reasonable adjustment will be made for customers with disabilities.

Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.
Race: Issues relating to people from different racial groups, (BME) ethnic minorities, including Gypsy/Travellers	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.
Sex: Gender identity: Issues specific to women and men/or girls and boys	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	No anticipated impact. Where people have barriers which impact on them being able to access services online or by phone because of a protected characteristic, they will be offered a face to face appointment from a location which best meets their needs.

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	No anticipated impact
Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.	No anticipated impact

Socio-Economic Disadvantage	Positive and/or Negative Impacts
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<p>Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	<p>Positive Impact - It is proposed that people will be able to make face to face or phone appointments by phone, online or at any frontline council office, Thriving Communities Centre, library or leisure centre. This expands access to provision across South Ayrshire for residents who have financial barriers to using other methods of contact e.g. phone or digital.</p>
<p>Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future</p>	<p>Positive Impact - It is proposed that people will be able to make face to face or phone appointments by phone, online or at any frontline council office, Thriving Communities Centre, library or leisure centre. This expands access to provision across South Ayrshire for residents who have financial barriers to using other methods of contact e.g. phone or digital</p>
<p>Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies</p>	<p>Positive Impact - It is proposed that people will be able to make face to face or phone appointments by phone, online or at any frontline council office, Thriving Communities Centre, library or leisure centre. This expands access to provision across South Ayrshire for residents who have financial barriers to using other methods of contact e.g. phone or digital</p>
<p>Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>Positive Impact - It is proposed that people will be able to make face to face or phone appointments by phone, online or at any frontline council office, Thriving Communities Centre, library or leisure centre. This expands access to provision across South Ayrshire.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>Staff engagement within Customer Services team and 2 x customer surveys, as detailed in the Leadership Panel report, helped to inform this proposal. It should be noted that the proposed approach will be piloted, tested and evaluated over a 12 month period to allow for further consultation and engagement with the public and staff. The proposal was developed as part of the FOM Workstream 6 project which included representation from a range of services and TU members.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>Data on ad hoc customer enquiries received during the period the Thriving Communities team delivered literacy services from the Wallace Tower. Comparative data on customer trends as outlined in the LP report, analysing customer trends in 2018 compared with 2020. This data was taken from the Netcall, email and Q-Tastic systems.</p>
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners?</p>	

Please specify partners	
Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?	895 people took part in customer surveys during 2021. We therefore intend to carry out further engagement and consultation during the pilot period.

Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and
- b) to mitigate negative impacts

No.	Action	Responsible Officer(s)	Timescale
1	Further consultation and engagement with customers and residents.	Gillian Farrell Nicola Gemmell Michael Alexander	By April 2023
2	Evaluation and analysis of customer trends	Gillian Farrell Nicola Gemmell Michael Alexander	By April 2023

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	From April 2022, Covid restrictions permitting.
When will the policy be reviewed?	April 2023
Which Panel will have oversight of the policy?	A further report will be presented to Leadership Panel by June 2023

Section 6

South Ayrshire Council

Appendix

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Pilot reintroduction of face to face customer services by appointment, using a Thriving Communities colocation model, from The Wallace Tower and locations in Troon, Prestwick, Girvan and Maybole

This policy will assist or inhibit the Council's ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination</p> <p>Reintroduce a face to face means of contact through a triaged appointment model to ensure people with protected characteristics or barriers which make it difficult for them to access services online or by phone are provided with a face to face service.</p>
<p>Advance equality of opportunity</p> <p>Reintroduce face to face services by appointment to ensure most vulnerable customers and those with barriers to accessing services by phone or digitally, can arrange a face to face appointment for their enquiry.</p>
<p>Foster good relations</p>
<p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</p> <p>It is proposed that people will be able to make face to face or phone appointments by phone, online or at any frontline council office, Thriving Communities Centre, library or leisure centre. This expands access to provision across South Ayrshire. People who have socio-economic barriers to digital or phone access will be provided with a face to face service.</p>

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale

Signed: .Gillian FarrellService Lead

Date: 14 Jan 2022