

# Local Development Plan

Adopted August 2022



# Our People, Our Place, Our Future



Cllr Bob Pollock

## Foreword and Vision Statement by Bob Pollock, Portfolio Holder for Economy Development

As Portfolio holder for Economic Development, I welcome you to South Ayrshire Council's second Local Development Plan – LDP2. This document is the culmination of the consultation with, and engagement of many individuals, groups, organisation and businesses and I would like to take this opportunity to thank all who have participated and contributed to its preparation.

The Plan we now present to you was adopted by South Ayrshire Council in August 2022. It sets out how we expect South Ayrshire to be developed over the next ten years from the Plan's adoption, and gives a broad idea of how we expect the development of South Ayrshire to take place over a further ten-year period.

In taking on board the comments made during the preparation of the Plan, we have always sought to recognise that it is our people and our places that make south Ayrshire a great place to live, work and visit. In this regard, the Council and its partners have a clear vision of what we want to achieve.

Together, we want to:

- Ensure that environmentally sustainable economic growth is supported in our towns, villages and surrounding countryside.
- Provide the right conditions to help regenerate our town centres;
- Ensure appropriate sites are available for Housebuilding, businesses and industry;
- Help develop of Glasgow Prestwick Airport and support the Ayrshire Growth Deal projects;
- Promote tourism whilst protecting the coastline and other assets that tourism depends; and
- Encourage renewable energy developments without damaging the landscape and countryside

The Council's vision for South Ayrshire is to make it the best place it can be, and for all people and places to have the opportunity to reach their full potential. We expect this Local Development Plan to support this vision, by aiming to 'make the most of sustainable economic growth that is supported by sound social and environmental objectives.'

The development proposals set out in this Plan, and the ongoing protection and improvement of our valued environment and community resources will take place with the continued partnership working of the community, key Government agencies and prospective investors. Delivery of the provisions of this Plan is a priority for the Council, and I therefore now invite you to join us to ensure that our valued environment is nurtured and our economic prosperity enhanced by it.

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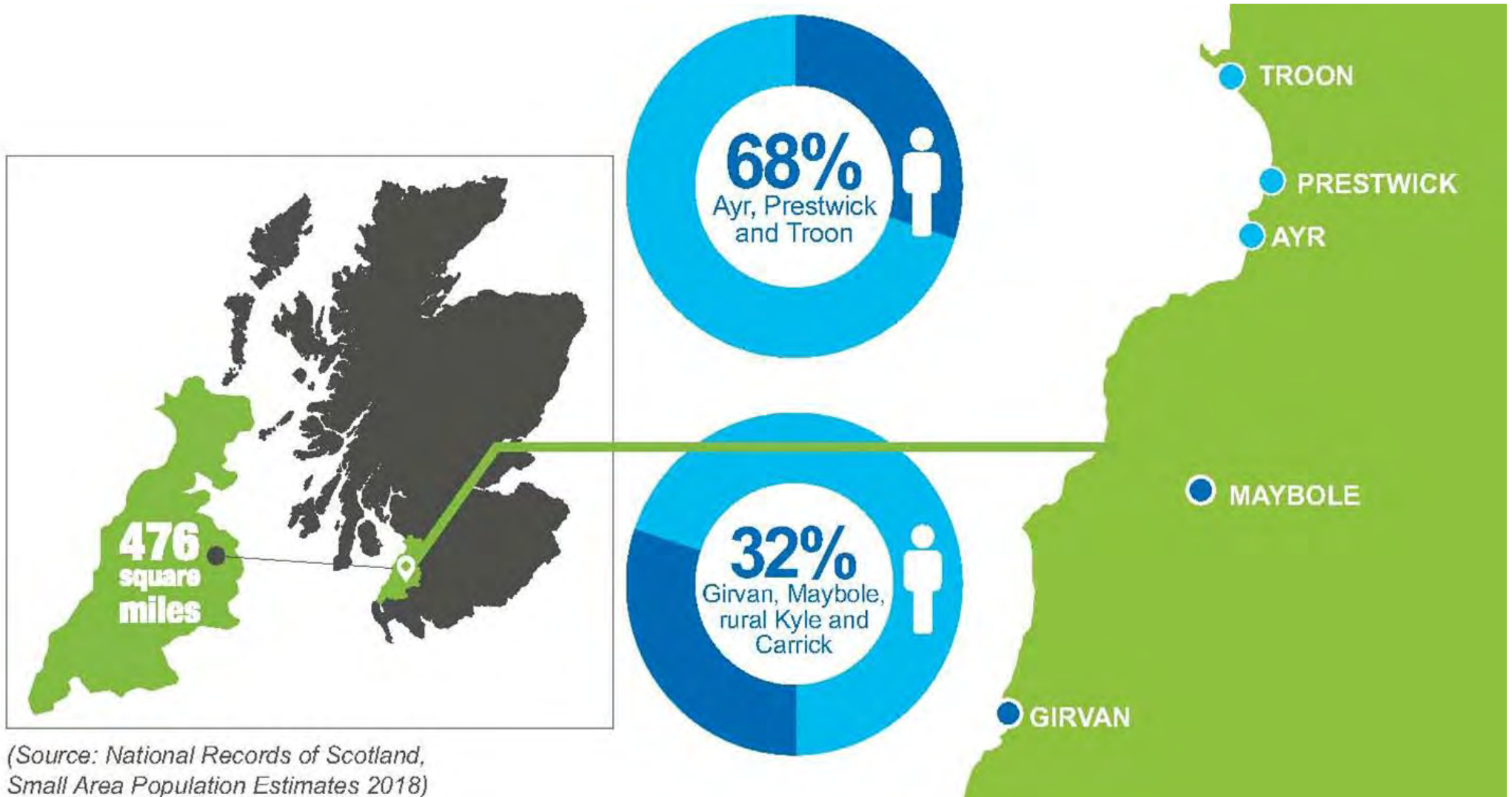
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# South Ayrshire



(Source: National Records of Scotland, Small Area Population Estimates 2018)

# Introduction

Development Plans are spatial land use documents which guide the future use of land in our cities, towns and rural areas. They consider and address land use issues arising from the implications of economic, social and environmental change. In doing so, they provide an overall, joined up approach to managing development that can set out ambitious but realistic long term visions for the area they cover. They indicate where development should and should not happen and provide the policy framework against which all planning applications must be assessed, thereby providing confidence for investors and communities alike. This document, 'LDP2' is our second Local Development Plan.

Our first Local Development Plan (LDP1) was adopted in 2014. A subject specific '**Town Centre and Retail Development Plan**', which sought to address growing concerns about retail trends and the resultant impacts on our town centres, was adopted in 2017.

A '**Monitoring Report**', published in October 2017, suggested LDP1 was achieving its broad aims, and given its relatively recent history, remained in line with Scottish Government Planning Policy. Notwithstanding that fact, Development Plans must be regularly reviewed to ensure they continue to provide appropriate guidance. Engagement with businesses and communities highlighted a number of issues of concern which we needed to address in LDP2.

We must also consider the needs and provision of services for a changing population. LDP2 aims to address these difficult issues. When adopted, it will replace LDP1 and the 'Town Centre and Retail Development Plan'.

LDP2 aims to provide a more supportive, flexible and forward looking approach to sustainable development, re-affirm commitment to major growth areas, help communities achieve their aspirations, support resurgent town centres, provide a vision for new leisure and employment opportunities, and contain a fresh approach to rural diversification.

## How to use this Plan

### LDP2 Part 1 - THE STRATEGY

The Strategy Section sets out the general approach of the Council to Development Planning matters. It sets the scene for the type of South Ayrshire we want to help create in the future and defines 'Core Principles' that form the foundation of the plan, which we will follow when making decisions on Planning Applications.

The Strategy also contains 2 general '**Strategic Policies**' we will expect all development proposals to conform to, and be justified against.

### LDP2 Part 2: THE DETAIL

Part 2 contains the **Proposals Map(s)** which shows preferred/existing land uses as well as land identified for new development. It also provides detailed subject specific **policies** that we will apply when making decisions on planning applications.

We've divided Part 2 into subsections that cover:

	Economic Development
	Community Development
	Environmental and Climate Change
	Transportation

**When considering planning applications, one or two policies may, sometimes, provide sufficient guidance, but we will often need to look at many different policies to properly understand the potential positive and negative impacts of proposed developments.**

### LDP2 Part 3: THE APPENDICES AND ACTION PROGRAMME\*

(\*to be finalised within 3 months of the adoption of the Plan)

The Action Programme will contain information about specific projects, who will be responsible for implementing them, and the timescale within which they should be done. Part 3 also contains:

- Schedule of Council Owned Land
- Coastal Development Guidance
- Glossary (to help explain the technical terms and phrases we use in the Plan)
- Proposed Housing Release Sites
- Development Opportunity Sites



# LDP2 Part 1 - The Strategy





# SETTING THE SCENE

**?** “Why do we need a strategy and what do we want it to do?” **?**

LDP2 should have a sense of direction, an idea of what we want to achieve through the planning system. It must conform to legislation, follow Government planning guidance, provide a local framework on which decisions on development proposals can be based, reflect the Council's priorities and consider what is in the best interest of our communities.

LDP2 also intends to be supportive of the projects and ideas that come from 'Local Place Plans' being prepared by communities.

## Scottish Planning Overview

The Scottish Government's 'National Planning Framework' (NPF3) is the spatial expression of the Government Economic Strategy, its plans for development and locations for long term investment in infrastructure. It highlights the particular importance of a number of assets within South Ayrshire, including:

- Prestwick International Airport Enterprise Area
- The ports of Ayr and Troon
- The Central Scotland Green Network
- National cycling and walking networks
- The A77 Trunk Road

The Scottish Government's 'Scottish Planning Policy' (SPP) sets out national planning policies which reflect the Scottish Ministers' priorities for the planning system and the development and use of land. It promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility for Local Development Plans to reflect local circumstances.

SPP presumes in favour of development that contributes to sustainable development, stating: “The planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost.” The SPP has 4 intended 'outcomes'.

## SPP: Higher Quality Places-the four intended outcomes

A successful sustainable place	A natural resilient place
A low carbon place	A connected place



## South Ayrshire Today

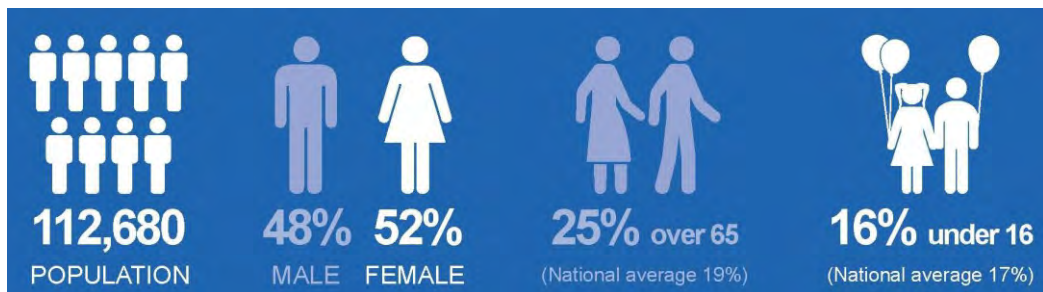
**? “What is South Ayrshire like Today? What sort of background information helps to define issues and opportunities?” ?**

South Ayrshire covers a large geographical area of 476 square miles (1,222 square kilometres) in the South-west of Scotland. Its population of 112,799 (2011 Census) is based mostly in the settlements of Ayr, Prestwick, Troon, Girvan and Maybole. It contains a rich built and cultural heritage, scenic countryside and coast, a distinctive tourism and leisure offer and a diverse economy. These positive characteristics, together with the nationally significant transport infrastructure at Glasgow Prestwick Airport, the ports of Troon and Ayr, and the trunk road network (which provides links to the port of Cairnryan and the Scottish Central belt), contribute to forming a resilient base for the future.

However, research indicates South Ayrshire is falling behind other local authority areas in job creation and employment levels, and its built environment is showing signs of lack of maintenance and investment. Evidence also suggests inequalities between, and within, some of our communities are significant, especially in parts of southern Carrick, Ayr North and the former coalfield villages of Annbank, Mossblown and Tarbolton.

The decline of traditional retailing in town centres is also a cause of concern; the continuing restructuring of traditional employment industries results in underused and derelict land; and the pressure for development in some locations does not always make the most efficient use of infrastructure and facilities, creating capacity issues.

These concerns are set within a wider context of global environmental issues, the solutions for which need to be local. Consequently, we are giving the principles of sustainability greater prominence in LDP2.



(Source: National Records of Scotland, 2017 Mid-Year Population Estimates)

## South Ayrshire Tomorrow

**? “What do we WANT South Ayrshire to be like in 10 or 20 years' time?” ?**

LDP2 considers what we expect to happen, what we want to happen, and what we should be doing to achieve it, within the context of the opportunities afforded by the Ayrshire Growth Deal.

In the longer term, we consider locations such as South East Ayr will be the focus of residential and community growth, land around Monkton and the Airport will be the focus for major business investment, and our town centres will need to be much more than just a place to shop if they're to thrive.

The Council Plan contains a vision which aims to make South Ayrshire “the best place it can be and for all people and places to have the opportunity to reach their full potential”. To fulfil this vision, it states the Council will try to achieve:

- The best use of our assets
- Strong and vibrant communities
- A skilled workforce and employment opportunities
- Distinctive and reinvigorated towns
- Reduced inequalities
- Efficient and sustainable transportation
- Pride in cultural and environmental heritage
- Homes that meet the requirements of a changing population demographic, and
- Confidence in a sustainable economy, our environment and our communities.

Whilst the above objectives are important, comments received through the consultation and engagement process undertaken in preparing LDP2 remind us the Plan should have an emphasis on environmental, as well as economic, sustainability. The aim of LDP2 is therefore to...

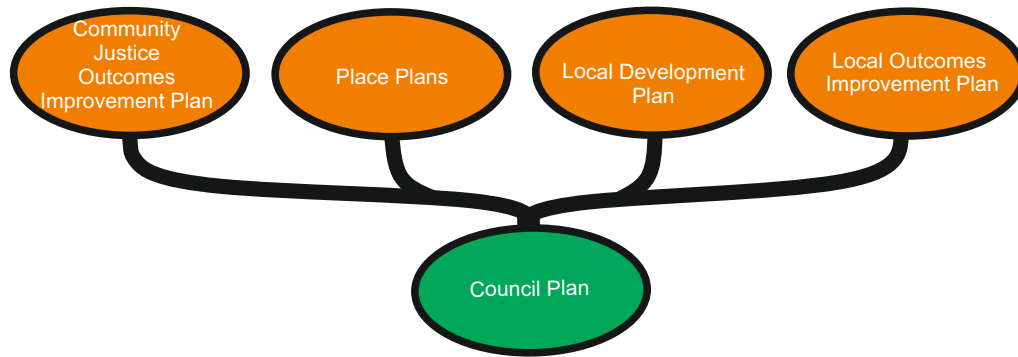
**“make the most of sustainable economic growth that is supported by sound social and environmental objectives.”**

**“How do we translate the Scottish Government's 4 'desired planning outcomes', the Council's priorities and the aspirations of our communities into a Local Development Plan?”**

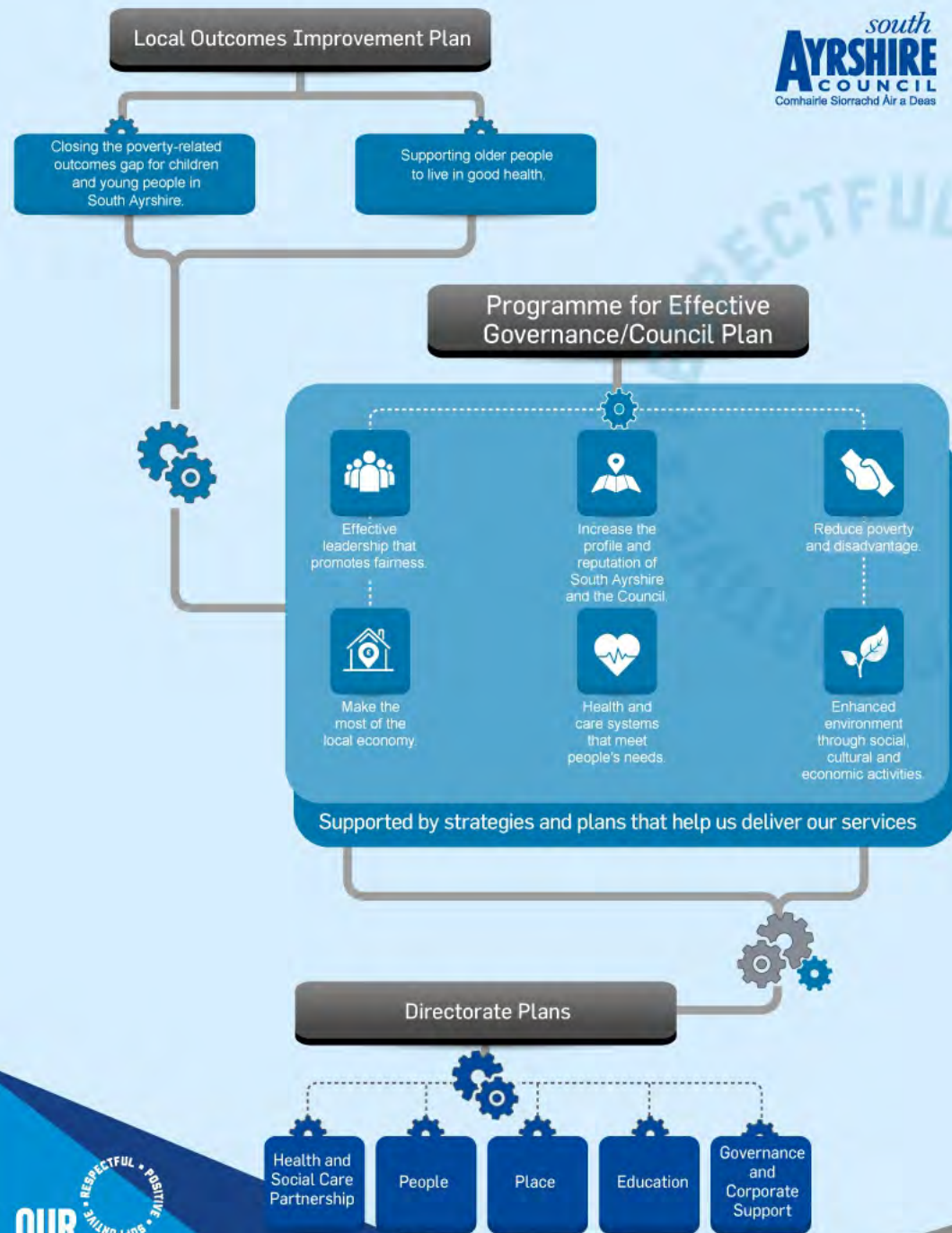
The South Ayrshire Council Plan (2018-2022) defines certain strategic objectives, including:

- Effective leadership that promotes fairness.
- Reduce poverty and disadvantage.
- Healthcare system that meets people's needs
- Make the most of the local economy
- Increase the profile and reputation of South Ayrshire and the Council.

The Council Plan also sets the framework for 4 'second tier' plans, each with its own, but interconnected purpose. The Local Development Plan is one of these second tier documents.



Whilst conforming to Scottish Planning Policy, LDP2 must be tailored to specific local circumstances, integrate with the Council's other core plans and set out what we want South Ayrshire to be like in the future.



OUR PEOPLE  
OUR PLACE  
Our Future

# THE PRIORITIES FOR LDP2



“How can we decide on priorities to achieve the aims of LDP2, when there are potentially so many that we could focus on?”



LDP2 needs to be able to translate the principles of Scottish Planning Policy into something that helps deliver the Council's vision for South Ayrshire. It needs to consider the economic, social and physical differences between areas and places *within* South Ayrshire. For example, towns and villages within the former 'Kyle' area of South Ayrshire, which are well served by good transport networks and with ready access to employment opportunities, have been the location of most recent new development.

The pressure for new development in 'Kyle' is likely to continue, with the notable exceptions of the former mining villages of Annbank, Tarbolton and Mossblown, which show similar economic characteristics to much of the 'Carrick' area. Historically, Carrick has experienced less development pressure due to its relatively longer distance from major service and employment locations. It is therefore important to create opportunities for sustainable economic development throughout South Ayrshire.

LDP2 must also capitalise on opportunities arising from outwith South Ayrshire, resulting from the area's local, national and international connections and specialist skills and the fact Ayr, Prestwick and Troon are only 35 miles away from Scotland's largest conurbation.

Many of the key themes of LDP1, such as seeking to ensure an adequate supply of good quality housing, protecting the natural and built environment, and supporting business and employment opportunities, remain relevant to LDP2.

In creating the strategy for LDP2, we focussed on the Council Plan's themes of caring for people and places and considered the opinions and advice offered through consultation and engagement. We used this information to base the Strategy around the following themes:

## Our Location

**A** How we will be more connected within and beyond South Ayrshire and how we can work more closely with our neighbouring local authorities to make the most of our combined strengths

## Our Communities

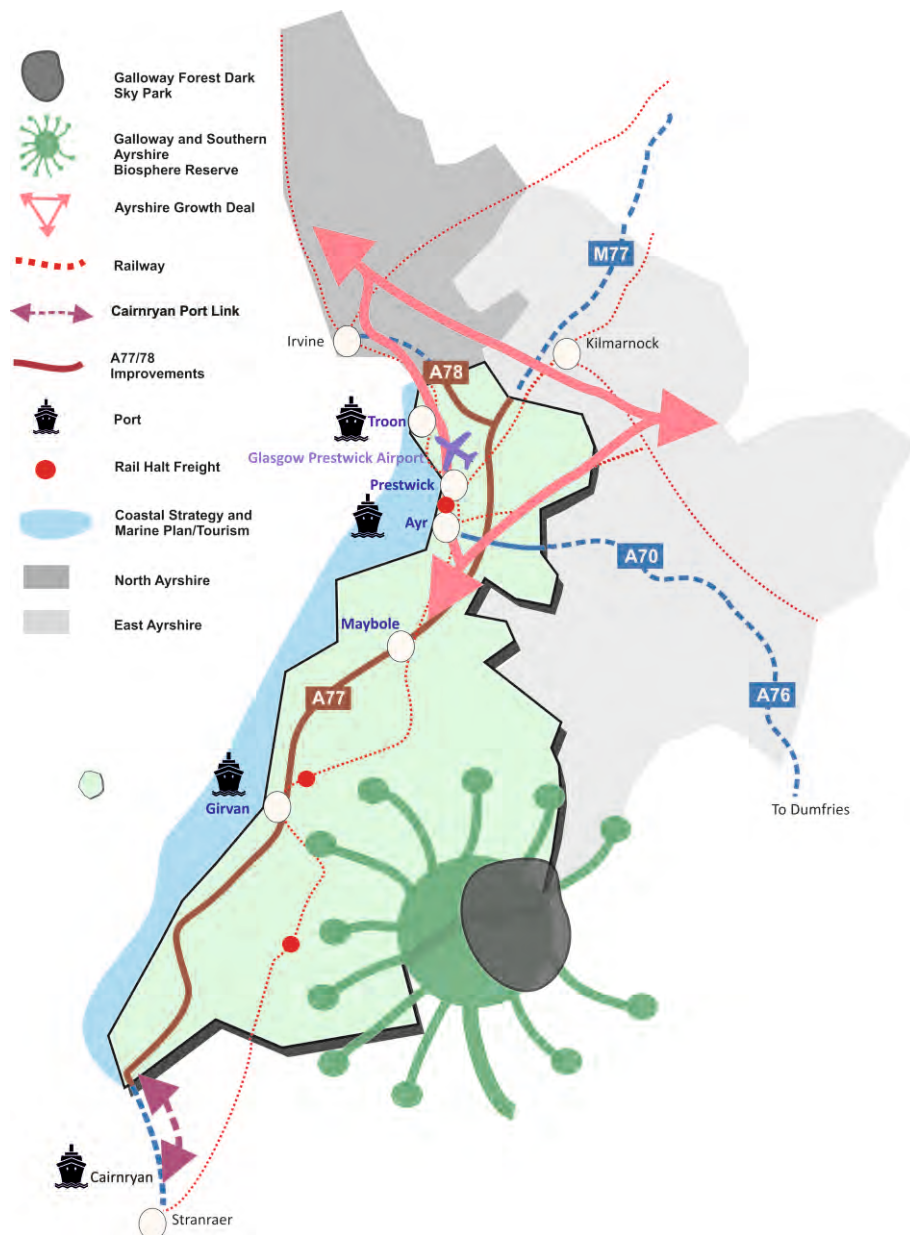
**B** How we will reflect and promote the aspirations and requirements of South Ayrshire's communities.

## Our Environmental Responsibilities

**C** How we will be mindful of our responsibilities for the protection of our natural, built and cultural heritage resources.

By focussing on these three main themes, we have established a framework that sets the priorities for LDP2 .

# A Our location



The Strategy seeks to highlight where cross border working and linkages - not just with our neighbours, but across Scotland and further afield - are of particular significance, and to strengthen such linkages. These should also tap into, and create opportunities for, connections, within South Ayrshire.

## Rationale

Consultation with communities, individuals, interest groups, agents and businesses identified a range of concerns, including:

- infrastructure has reached capacity in many locations,
- new employment opportunities are needed,
- decline of rural (especially Carrick) population levels and services,
- many services and facilities are under apparent threat of closure,
- there are missed opportunities for new types of tourism and leisure, and
- there should be more co-ordination to avoid duplication and create efficiency.

South Ayrshire has some significant advantages: it is close to Scotland's largest conurbation, has established local, regional and international transport links, and has many exceptional natural and man-made resources. However, connections beyond South Ayrshire would be de-valued without meaningful links within it.

Projects which help to connect South Ayrshire to wider markets are vitally important, so LDP2 advocates improvements to the road and rail networks, and recognises the importance and potential of rail and sea freight facilities. Long distance paths, cycleways and marine tourism are also acknowledged as having a potentially greater economic benefit if they are properly connected within, through and beyond South Ayrshire.

With the agreement of Transport Scotland, the national transport agency for Scotland, South Ayrshire Council has committed to undertake a 'Proportionate Transport Appraisal'. The purpose of the appraisal is to gain a better understanding of potential impacts on the strategic transport network that might arise as a consequence of retaining previously identified sites (from LDP1), including South East Ayr, together with the new development sites identified in LDP2.

The outcome from the Proportionate Transport Appraisal detailed above, will be used to inform where mitigation to the Strategic Transport Network will be necessary to deliver development. 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.

The **Ayrshire Growth Deal** will provide funding to initiate a number of significant new development and infrastructure projects. Many cross border projects will focus on Ayrshire Growth Deal and NPF3 projects. Projects such as the Galloway and Southern Ayrshire Biosphere and Dark Sky Park also have the potential to change perceptions about sustainable development, and how previously undervalued resources can be promoted.

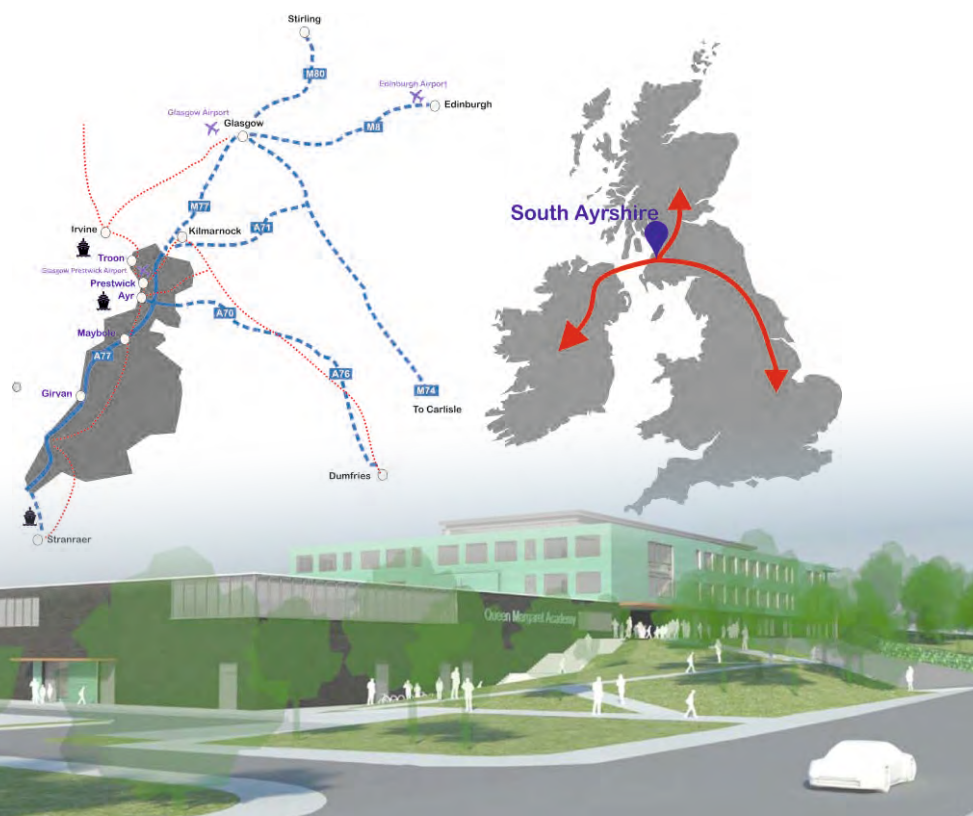
The Ayrshire Growth Deal Partners have also committed to undertake further regional transport appraisal within the Ayrshire Growth Deal Heads of Terms Agreement which will include investigating off site impacts including those relating to the trunk road. The LDP Action programme will be prepared and regularly updated to reflect any mitigation required (and responsibilities) to support these proposals and how they will be funded and delivered.



“What does all this mean in practical terms?”



We need a set of core principles to guide investment decisions that will help strengthen connections and enable us to work more effectively with our neighbours, maximising our combined strengths.



## Core Principle A1

### We will support the aims of the Ayrshire Growth Deal

This means we will establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities,) and will support:

- projects included in the Airport/Spaceport Masterplan,
- the establishment of the Ayrshire Manufacturing Investment Corridor,
- the delivery of infrastructure to develop the marine tourism sector, and
- advocate for improvements to the A77 Ayr bypass and the construction of the Maybole bypass

**We will not support proposals which may jeopardise the long term success of the Ayrshire Growth Deal and associated projects.**

## Core Principle A2

### We will promote projects and connections with neighbouring authorities

This means we will establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities,) and will:

- advocate for the A77/A78 Trunk Road Improvements,
- advocate for improvements to the A70 – M74 road link,
- seek road, rail and port infrastructure improvements,
- support long distance cycle and footpath improvements and marine tourism, and
- support the Biosphere, Dark Sky Park, and the potential establishment of a National Park.

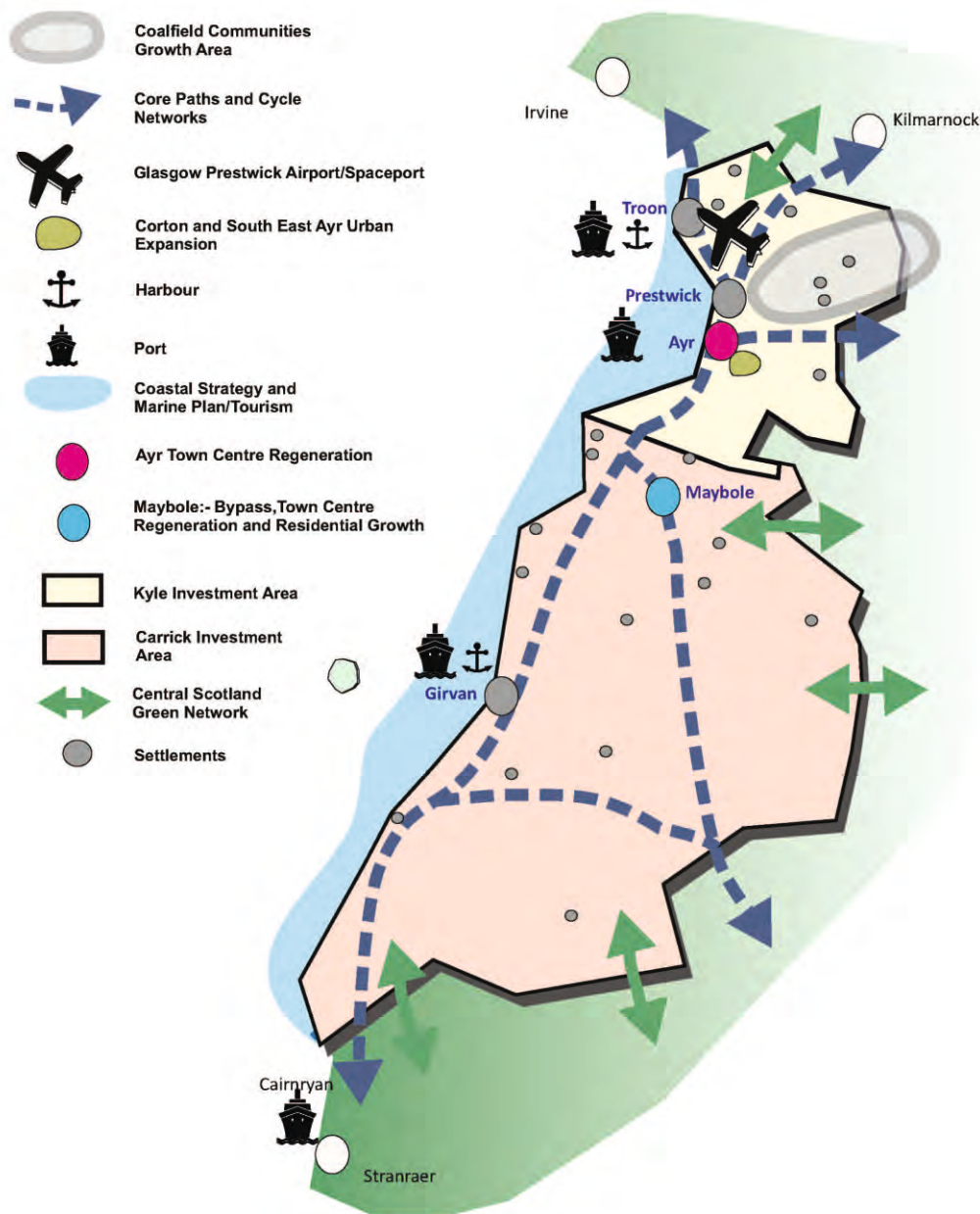
## Core Principle A3

### We will facilitate improvements to infrastructure and community facilities

This means we will establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities,) and will support:

- ensure development contributes to an efficient use of public services, facilities and infrastructure,
- seek appropriate levels of developer contribution for the provision of infrastructure and facilities/services where necessary and justified,
- advocate improvements to the rail network and facilities for freight handling, and
- facilitate the development of interconnected active travel routes, and.
- detail the likely infrastructure / community facility requirements associated with development plan allocations in the Action Programme (AP) and update the AP biannually.

## B Our communities



The Strategy recognises that different parts of South Ayrshire have different needs. Different communities also have different aspirations and ideas about what they want their own part of South Ayrshire to be like in the future.

Whilst LDP2 has to balance local and individual aspirations and pressures with those which might be in the best interests of the wider population or environment, it will aim to support communities and help them to bring forward their priorities for development.

### Rationale

Consultation with communities, individuals, interest groups, agents and businesses identified a range of concerns, including the:

- apparent physical and economic decline of Town centres,
- perception that the expansion of some villages has had a negative effect on their character, services and infrastructure,
- decline of rural population levels and services,
- availability of affordable housing,
- relative viability of development sites,
- persistent levels of derelict land and buildings,
- restrictions on small scale development proposals in the countryside, and
- perceived lack of employment opportunities and relative strength of the economy.

LDP2 aims to play a key role in facilitating sustainable economic growth, and creating new jobs, supporting existing employment locations, strengthening economic capacity and building resilience within communities.

In the interests of sustainable development and the efficient use of existing infrastructure and services, the established strategy of directing development to towns and villages and brownfield/redevelopment sites rather than greenfield sites remains appropriate for LDP2, especially for housing. We also remain committed to the retention of the established greenbelt at Ayr, Prestwick and Troon.

LDP2 identifies towns and villages where development opportunities exist, villages where we think the allocation of new development sites would not be appropriate at this time, and villages where we think a more flexible approach would help support local communities i.e. the **“Right development in the right place, at the right time.”**

Some communities in Carrick, and the former coal mining communities of Annbank, Mossblown and Tarbolton have expressed a desire to see new development to help retain population levels and support village services. Large allocated sites are not easy to develop slowly or in an incremental way, as and when need arises, so LDP2 takes a new approach that will allow small scale residential or business development on appropriate sites on the edges of these villages, provided it has no significant adverse environmental impact and satisfies other LDP2 policies.

LDP2 recognises that the countryside can also provide locations for more small scale

business start-ups and self-build house plots alongside and within existing groups of houses. Therefore LDP2 provides more supportive policies for entrepreneurial business development in the countryside. Supplementary Guidance will be prepared to provide advice to prospective developers on the circumstances in which development may be appropriate.

Public opinion expressed during the engagement process highlighted that some towns and villages in Kyle have grown “too much” or “too quickly” and residents do not want to see any further greenfield development around them at the present time. It is considered there is sufficient suitable land already available to meet housing needs during the Plan period, so it is not proposed to allocate any new greenfield sites for residential development in LDP2. There is however clear evidence to suggest there is a requirement to increase the provision of affordable housing, especially within Ayr, Prestwick and Troon.

We retain our commitment to South East Ayr as an allocation of land for longer term urban growth; the regeneration of Maybole through existing housing land allocations to the south and a townscape heritage initiative, in recognition of the imminent construction of the Maybole (A77) Bypass; and existing housing land allocations throughout South Ayrshire, which provide an appropriate range and scale of opportunities for house building. The commitment to the current greenbelt is also retained.

In addition to housing, sport, leisure, education and other community facilities must continue to be integral parts of our communities, and the Council is committed to the creation of community facility hubs. To help ensure facilities remain viable for future use, LDP2 is supportive of more intensive use of existing facilities, and the Council has made funding available to improve and provide new centralised facilities.

LDP2 also retains a commitment to the established “**town centre first**” approach to retail, leisure, commercial and office development, and promotes opportunities for town centre living. The Council acknowledges the issues facing our town centres, and has committed funding to support new initiatives and encourage a more diverse range of uses. Supplementary Guidance will be prepared for specific Town Centre Strategies.



“What does all this mean in practical terms?”



We need a set of core principles to guide investment decisions that will help reflect and support the requirements and aspirations of South Ayrshire's communities.

Those Core Principles are:

## Core Principle B1

### We will support the principles of sustainable economic development

This means we will:

- Prioritise sustainable travel and development,
- Recognise the importance of existing business and industrial locations (within and outside towns),
- Support the principles of the Biosphere,
- Support the further development of the Ports of Ayr, Troon and Girvan,
- Prioritise development of brownfield land over greenfield land, and
- Direct development to settlements in preference to countryside areas, unless an alternative location can be justified through LDP2 policy, economic benefit or site specific need.

## Core Principle B2

### We will support for community focussed development

This means we will:

- Support community based projects emerging from Local Place Plans and Locality Planning projects, including the asset transfer of community facilities, provided they have no significant adverse environmental impact,
- Facilitate the development of sports and leisure facilities, and
- Safeguard existing community facilities wherever practicable.

## Core Principle B3

### We will maintain a 5 year effective housing land supply.

This means we will:

- Retain LDP1 Maybole housing release sites to support regeneration,
- Retain South East Ayr, as the long term direction for the sustainable urban growth of Ayr
- Prioritise development of existing residential development sites, and
- Use Supplementary Guidance 'Maintaining an Effective Land Supply' to address any agreed shortfalls in supply.



## Core Principle B4

### We will Prioritise the regeneration of Town Centres

This means we will:

- Apply a sequential approach for retail, commercial and leisure development,
- promote town centre living and regeneration with a more flexible approach to the use of buildings and land; and
- Recognise and promote the different functions of the 5 town centres
  - Regeneration of Ayr as the county town and heart of South Ayrshire.
  - Promote Maybole's heritage and role as a local service centre.
  - Promote Girvan's potential for tourism and as a key rural service centre.
  - Recognise Prestwick's strong community focus and its function as a local service centre.
  - Recognise Troon's potential for tourism and as an artisan and local service centre.

**We will not support proposals which may have an adverse impact on a town centre's vitality or viability, or conflict with the Town Centre Supplementary Guidance.**

## Core Principle B5

### We will promote the Craigie Estate as a centre of sporting excellence and recreation

This means we will facilitate:

- The development of new sports facilities and paths along the River Ayr, and
- Stronger links to the town centre, Craigie, Dalmling and the countryside beyond.

## Core Principle B6

### We will prioritise the development of affordable housing.

This means we will:

- Facilitate achievement of the Council's targets for affordable housing provision, recognising the priorities within the Council's Strategic Housing Investment Plan.
- Seek to address areas of greatest need for affordable housing provision (Ayr, Prestwick and Troon) and local needs elsewhere.
- Support the development of mixed tenure housing for a diverse range of needs, and
- Follow the advice of South Ayrshire Council's Housing Services when specifying the type of provision required.

## Core Principle B7

### We will support flexible growth within the Carrick Investment Areas and the Kyle Investment Areas

This means we will:

- Allow small scale residential and business development on unallocated sites at the edges of the Carrick villages and the former mining communities of Annbank, Tarbolton and Mossblown, provided it has no significant adverse environmental impact and satisfies other LDP2 policies.

**We will not support proposals to build on unallocated sites on the edges of other towns, or villages within 'Kyle', unless justified through LDP2 policy, or a site specific need.**

## Core Principle B8

### We will support the development of rural housing, business development and diversification in appropriate locations

This means we will:

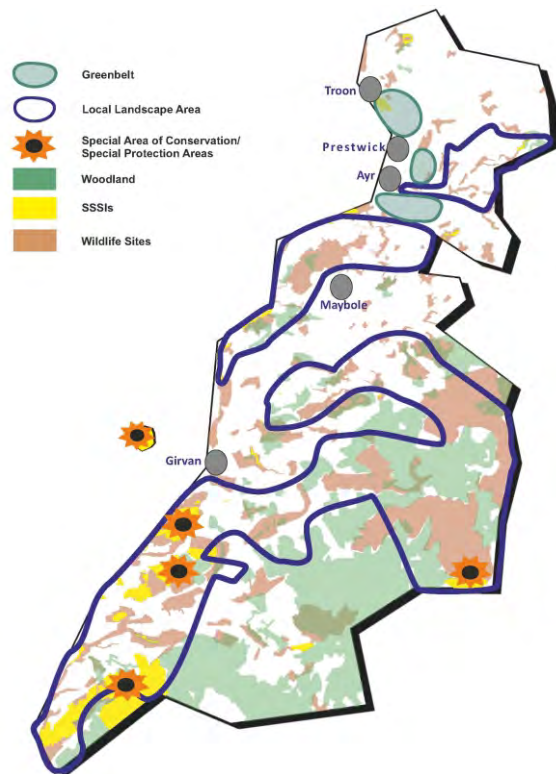
- Support proposals for new housing in the countryside that accord with LDP policy: rural housing and Supplementary Guidance: Rural Housing, and
- Support the development of entrepreneurial small scale and artisan businesses in the countryside, provided they have no significant adverse environmental impact, and satisfy other LDP2 policies.

**We will not otherwise support housing outwith defined settlement boundaries.**



## C Our environmental responsibilities

LDP2 seeks to protect, manage and improve the condition of South Ayrshire's natural, built and cultural assets. This does not mean it will unduly restrict development. Indeed, it recognises that development can be specifically tailored to protect resources or provide opportunities for their promotion, restoration and enhancement.



### Rationale

Consultation with communities, individuals, interest groups, agents and businesses identified a range of concerns, including:

- Damage to the environment and ecosystems,
- The need to recognise links between environmental quality and economic opportunities,
- Impacts of development on landscape quality,
- The need to recognise the emotional, economic and social value of cultural resources, and
- The value placed on the built and archaeological heritage should not only be

LDP2 seeks to promote and support the right development in the right places. In doing this, it acknowledges that environmental resources are to be found throughout South Ayrshire, within towns and villages and extensively within the countryside. These are often interconnected and can easily be damaged by our actions.

Many of our environmental resources enjoy statutory protection, including 'Natura 2000' sites, listed buildings, conservation areas, scheduled monuments, rare species and habitats. Other resources, such as woodlands, distinctive landscapes, and the coast are also recognised in Scottish Planning Policy as essential to our long term well-being.



“What does all this mean in practical terms?”



We need a core principle to guide investment decisions that will be mindful of our responsibilities for the protection of our environmental, built and cultural heritage resources.

### Core Principle C1

We will promote the sustainable use of natural, built and cultural heritage resources.

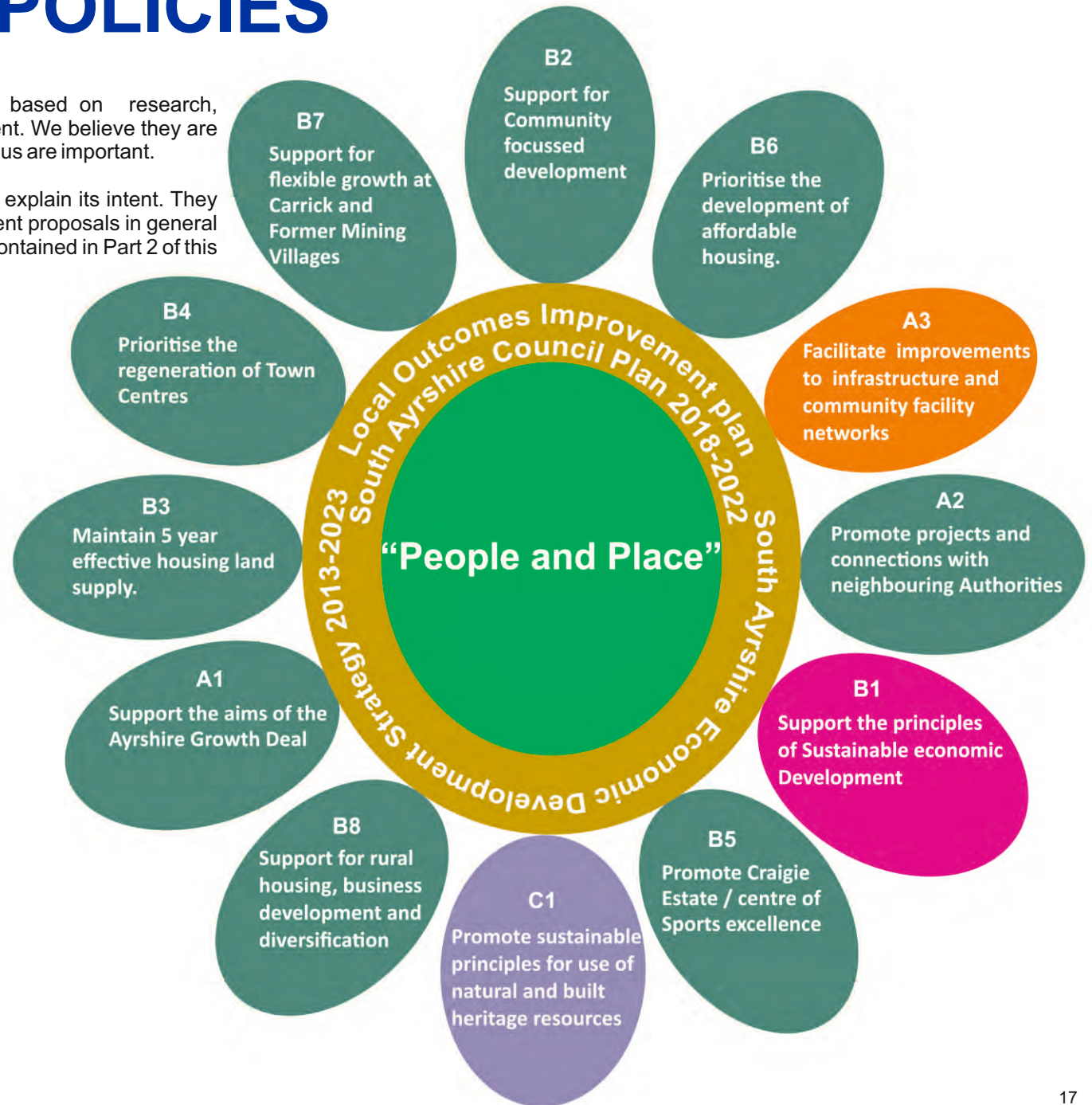
This means we will:

- Ensure development proposals safeguard protected natural and built heritage resources,
- Ensure Local Landscape Areas, the Coast and culturally sensitive locations are treated with due respect,
- Follow a precautionary approach where unrecorded natural or archaeological resources may be present,
- Maintain commitment to the current Green Belt,
- Protect and enhance existing green and blue networks, and,
- Contribute towards delivery of National Marine Plan requirements for the protection and enhancement of the health of the marine and coastal environment.

# THE STRATEGIC POLICIES

The Core Principles promoted in the Strategy Section are based on research, comments submitted during consultation and public engagement. We believe they are representative of issues South Ayrshire's communities have told us are important.

The Core Principles form the foundations of LDP2 and help to explain its intent. They provide a framework for considering investment and development proposals in general terms, and provide insight into how the more detailed policies (contained in Part 2 of this Plan) will be interpreted and implemented in practice.



LDP2 has 2 'Strategic Policies', which will be used in the consideration of **all** planning applications.

**Policies that relate to specific types of development, specific locations, or specific built, natural or cultural resources are contained in Part 2 of the LDP.**

## STRATEGIC POLICY1: Sustainable Development

**We will support the principles of sustainable development by making sure that development meets the following standards**

- Respects, protects and where possible, enhances natural, built and cultural heritage resources.
- Protects and safeguards the integrity of designated sites.
- Protects peat resources and carbon rich soils.
- Does not have a negative effect on air or water quality
- Incorporates sustainable urban drainage and avoids increasing (and where possible reduces) risks of, or from all forms of flooding.
- Respects the character of the landscape and the setting of settlements.
- Respects, and where possible contributes to the Central Scotland Green Network. .
- Makes efficient use of land and resources.
- Ensures appropriate provision for waste water treatment, avoids the proliferation of private treatment systems and connects foul drainage to the public sewerage system wherever feasible.
- Contributes to an efficient use of, or provision for public services, facilities and infrastructure.
- Embraces the principles of 'place-making' and the '6 qualities of Place'
- Wherever possible, is in an accessible location, with opportunities for the use of public transport, and other sustainable transport modes including cycling and walking.
- Designed to maximise energy efficiency through building siting, orientation and materials,
- Helps mitigate and adapt to the effects of climate change.
- Includes the use of micro-renewables, wherever appropriate
- Wherever possible, incorporates or facilitates the development of District heating / heat networks.
- Respects the Scottish government's Zero waste Objectives.
- When considering development proposals, due weight will be given to the consideration of net economic benefit.

## STRATEGIC POLICY2: Development Management

**We will ensure that development proposals**

- Promote and facilitate the ability of LDP2 to deliver and achieve its aim to “**make the most of sustainable economic growth that is supported by sound social and environmental objectives**”.
- Are in accordance with the site's land use, as defined on the on the '**Proposals Maps**'.
- Are appropriate in terms of layout, scale, massing, design and materials in relation to their surroundings and surrounding land uses.
- Do not have an unacceptable impact on the amenity of nearby land uses, or committed development proposals (with Planning Permission or allocated LDP development sites).
- Are appropriate to the local area in terms of road safety, parking provision and effects on the transport network.
- Are designed in a way that helps prevent crime.
- Are not within Health and Safety Executive safeguarding zones if this would lead to increased risk or danger.
- Address issues of land instability where they are identified as being present on the site.
- Make appropriate provision for all infrastructure implications of the development.
- Are located within a settlement boundary or otherwise justified by LDP subject specific policies or locational need.
- Include open space and landscaping that is appropriate for the location and use of the proposed development.
- Do not result in the loss of an area of maintained amenity or recreational open space unless allocated for development in the Policy and Proposals Maps.
- If contrary to specific LDP policies are justified to our satisfaction, on the basis they are (1) of over-riding community interest, or (2) will contribute significantly to the implementation of the Ayrshire Growth Deal or the regeneration of Ayr; and will have no significant, adverse environmental effects\*

\*Except where this would conflict with legal obligations or Regulations.



\*\*see Glossary of Terms

## LDP2 Part 2 - The Detail

# Proposals Map



## Legend

-  Settlement Boundary/Inset Map
-  South Ayrshire Council

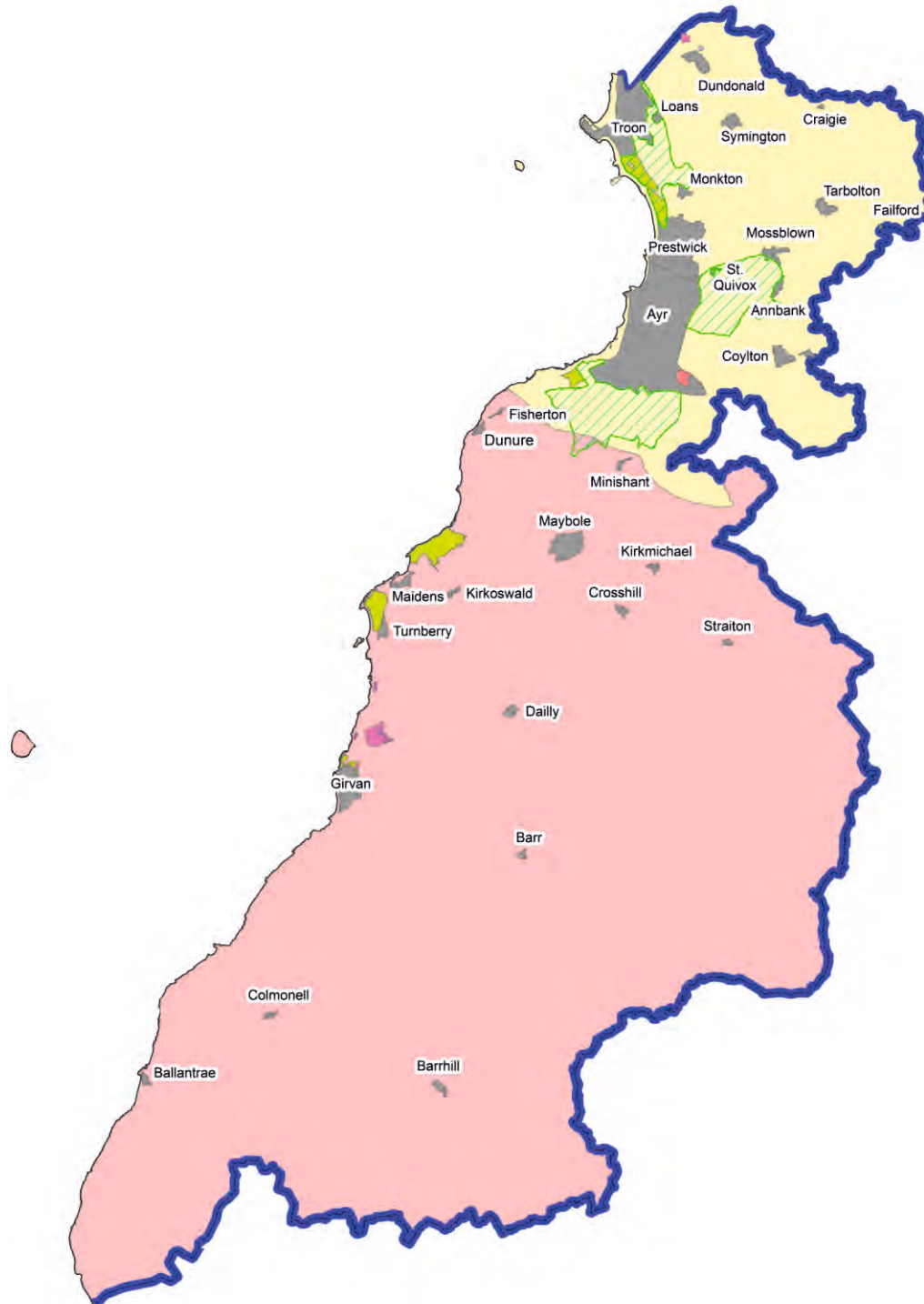
## Outwith Settlement Policies

-  Community Facility
-  General Industry
-  General Industry and Distribution
-  General Industry: Light Industry
-  Open Space
-  Significant leisure/recreation/tourism
-  Greenbelt
-  Kyle Investment Area
-  Carrick Investment Area

All topic based policies and relevant site specific policies will apply throughout the Plan area.

Map not to scale

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# Proposals Map Key

Land Use Description	Land Use Characteristics	Relevant LDP Policy
<b>Proposed Housing Release Sites</b>	All new LDP housing sites and South East Ayr.	LDP Policy: Maintenance and Protection of an Effective Housing Land Supply
<b>Existing Housing Allocation Site</b>	Existing housing land Allocation	LDP Policy: Maintenance and Protection of an Effective Housing Land Supply
<b>Predominantly Residential Area</b>	Existing residential areas and consented or zoned Housing release sites (except South East Ayr and LDP sites). Will include some small scale non-residential uses, where located within predominantly residential areas.	LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites
<b>Transport</b>	Includes transport infrastructure such as train and bus stations and car parks. Glasgow Prestwick Airport and the Ports of Ayr and Troon are covered by other designations.	LDP Policy: Public Transport LDP Policy: Land Use and Transportation
<b>General Industry Area: General Industry</b>	Comprising general industry, workshop, small scale/ancillary office, business use, storage and distribution uses.	LDP Policy: Business & Industrial Opportunities
<b>General Industry Area: General Industry and Distribution</b>	Comprising general industry, storage and distribution. Some ancillary office, workshop and business uses may also operate within these industrial areas.	LDP Policy: Business & Industrial Opportunities
<b>General Industry Area: Light Industry</b>	Comprising light industrial uses and small scale storage and distribution. Ancillary office/ business activities may also operate within these industrial areas.	LDP Policy: Business & Industrial Opportunities
<b>Port Related: (Sea Ports at Ayr and Troon)</b>	Heavy engineering, sea freight storage/distribution and passenger shipping facilities.	LDP Policy: Ports
<b>Open space</b>	Open space, beaches, tree belts, green corridors and play areas. Includes leisure facilities located within areas of open space.	LDP Policy: Open Space
<b>Community Facility</b>	Includes schools, public halls, libraries, community centres, cemeteries and sports halls.	LDP Policy: Community Facilities
<b>General Retail</b>	Identified retail areas outwith Ayr, Prestwick, Troon, Maybole and Girvan town centres. Includes local centres and small settlement town centres, which may also incorporate non-retail local facilities.	LDP Policy: General Retail LDP Policy: Local Centres & Small Settlement Town Centres
<b>Significant leisure/recreation/tourism</b>	Whilst these uses may have associated open space, this designation identifies that the use of the land also contains significant leisure/recreation/tourism facilities (including tourist accommodation), which are the focus of the use of the land. Smaller leisure/recreation/tourism uses, or such uses which are located outwith identified settlement boundaries, should still be protected under the relevant LDP policy, even though they may not be specifically designated for this purpose.	LDP Policy: Tourism
<b>Conservation Area</b>	Designated Conservation Areas.	LDP Policy: Historic Environment

## Proposals Map

The Proposals Map illustrates where the Plan's detailed policies apply, and identifies any site specific proposals (such as the allocation of new residential development sites). It should however be noted that all the topic based policies, the 2 Strategic Policies and relevant site specific policies apply throughout the Plan area.

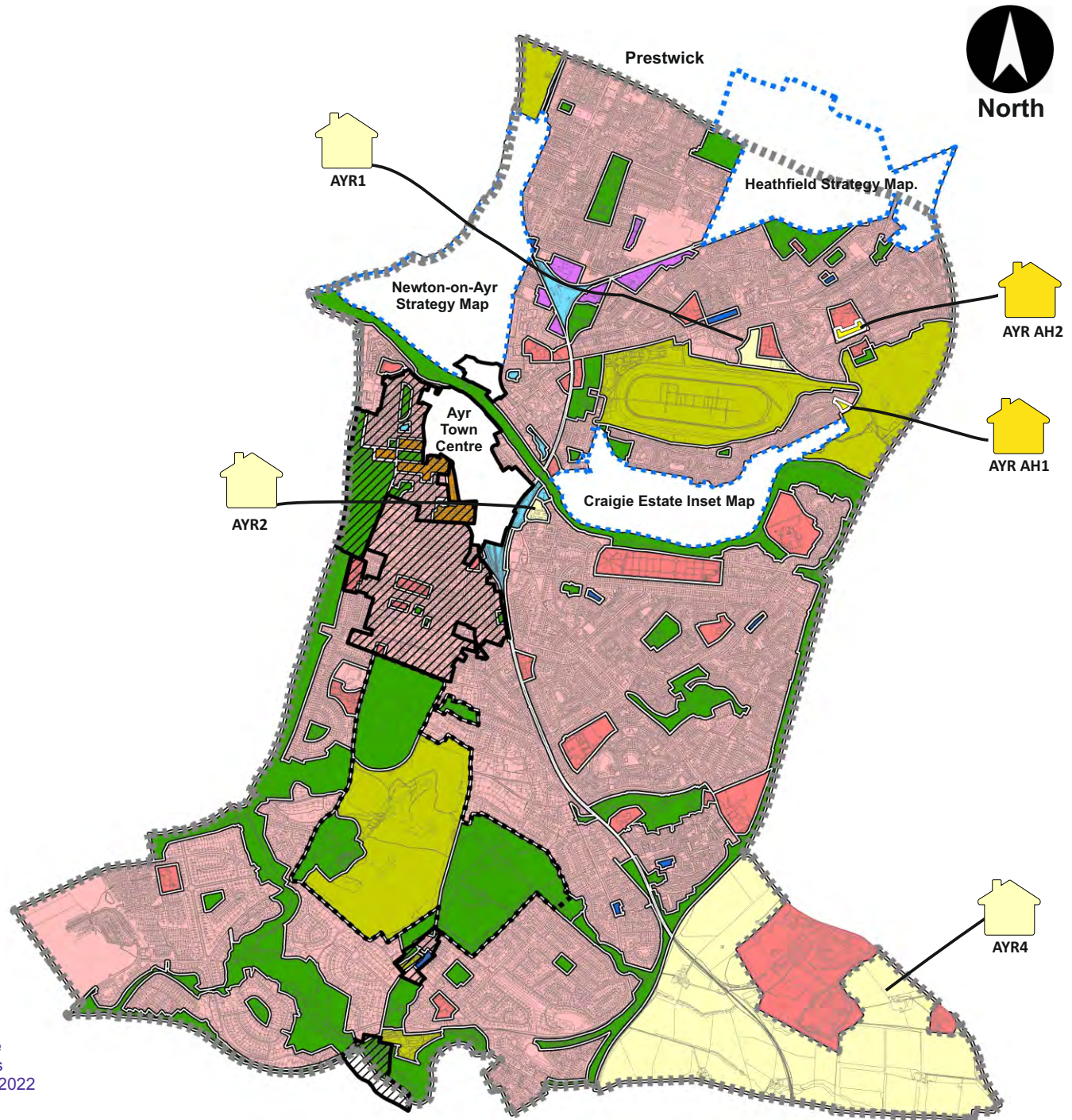
The Proposals Map includes reference to a number of inset Maps which provide more detail within the Plan's defined settlements, and areas where greater focus is helpful (such as for town centres). The inset maps form an integral part of the Proposals Map.

The Main Key is applicable on all of the Proposals Map (including the insets) and provides information on applicable policies by use of colour coding.

# Ayr

## Legend

-  Settlement Boundaries
-  Belleisle/Rozelle Policy Area
-  Proposed Housing Release Sites
-  Community Facility
-  Conservation Area
-  General Industry
-  General Retail
-  Office
-  Open Space
-  Predominantly Residential Area
-  Retail Core
-  Retail Periphery
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism
-  Transport



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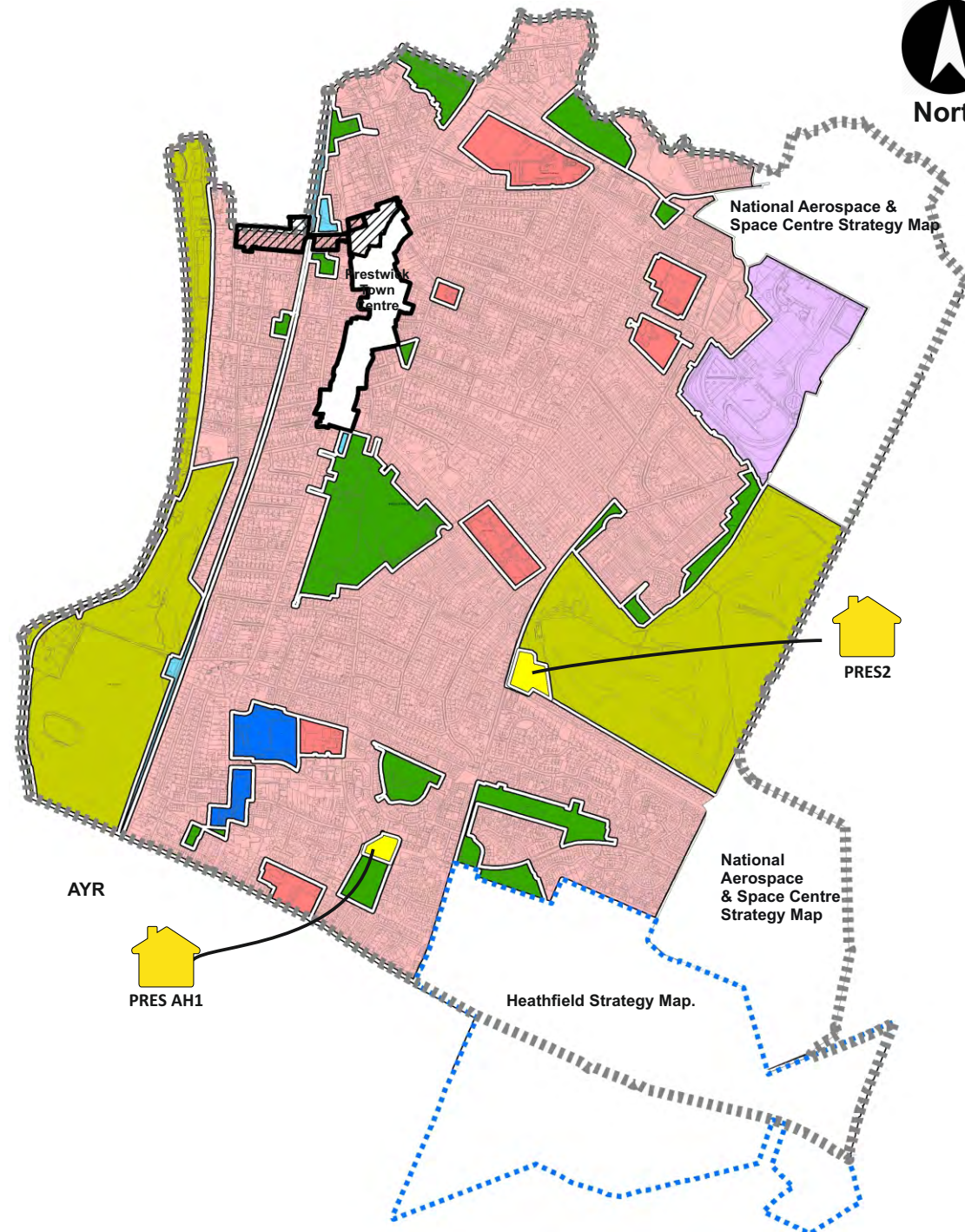


# Prestwick



## Legend

-  Settlement Boundaries
-  Proposed Housing Release Sites
-  Community Facility
-  Conservation Area
-  General Industry
-  General Retail
-  Office
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism
-  Transport
-  General Industry



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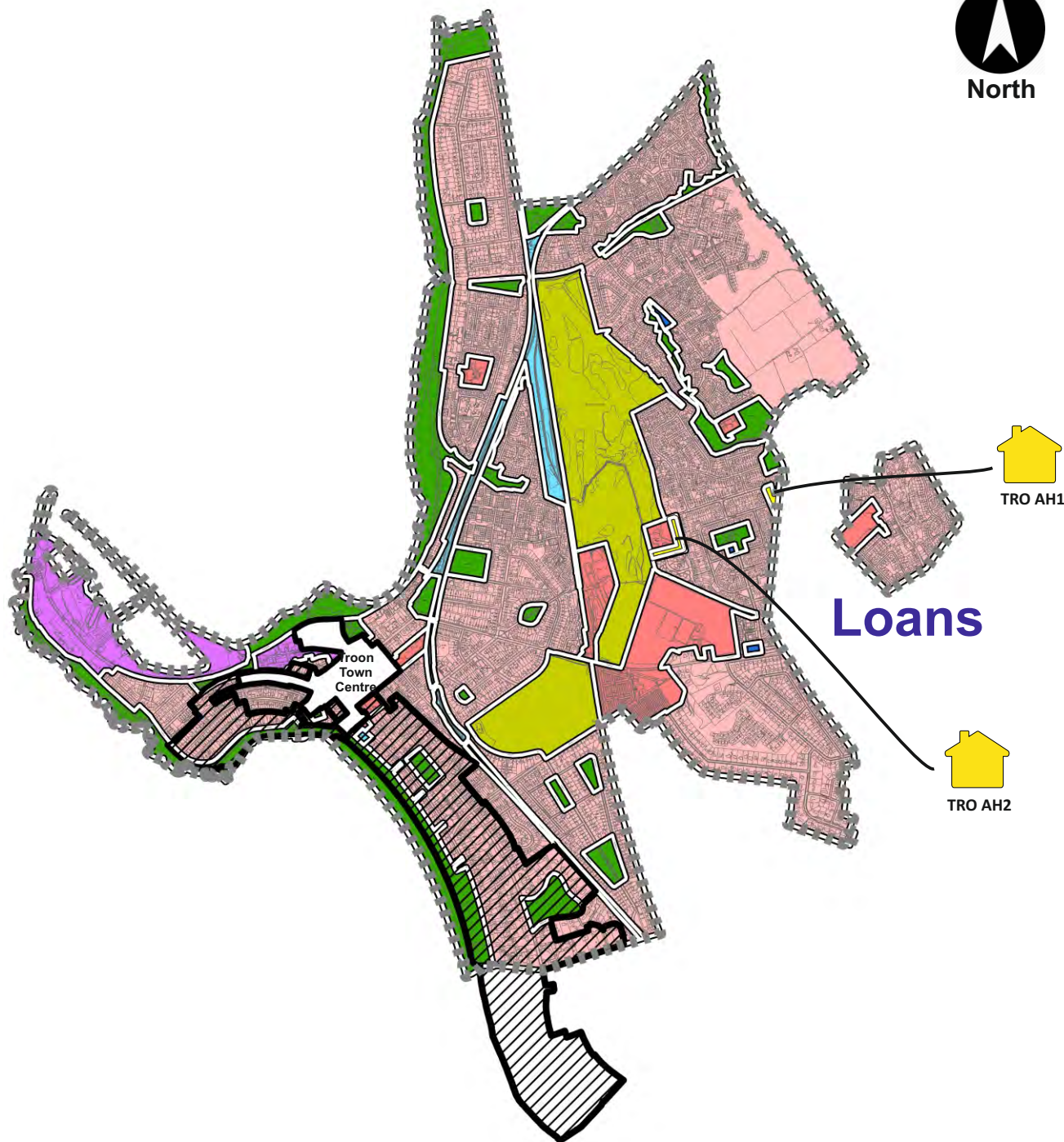
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# Troon

## Legend

-  Settlement Boundaries
-  Proposed Housing Release Sites
-  Community Facility
-  Conservation Area
-  General Industry
-  General Retail
-  Office
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism
-  Transport



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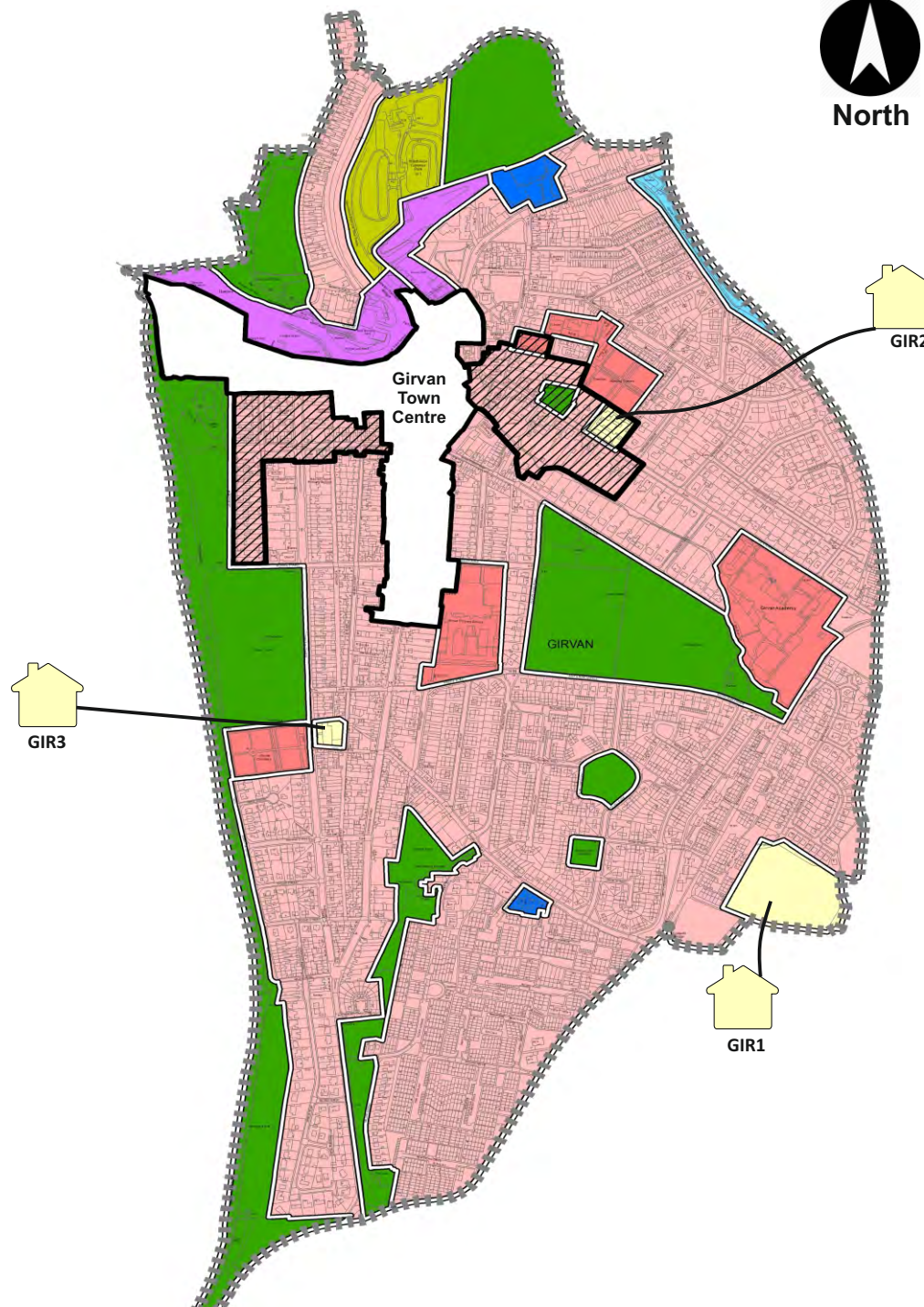
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# Girvan



## Legend

-  Settlement Boundaries
-  Community Facility
-  Conservation Area
-  General Industry
-  General Retail
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism
-  Transport













### Map not to scale

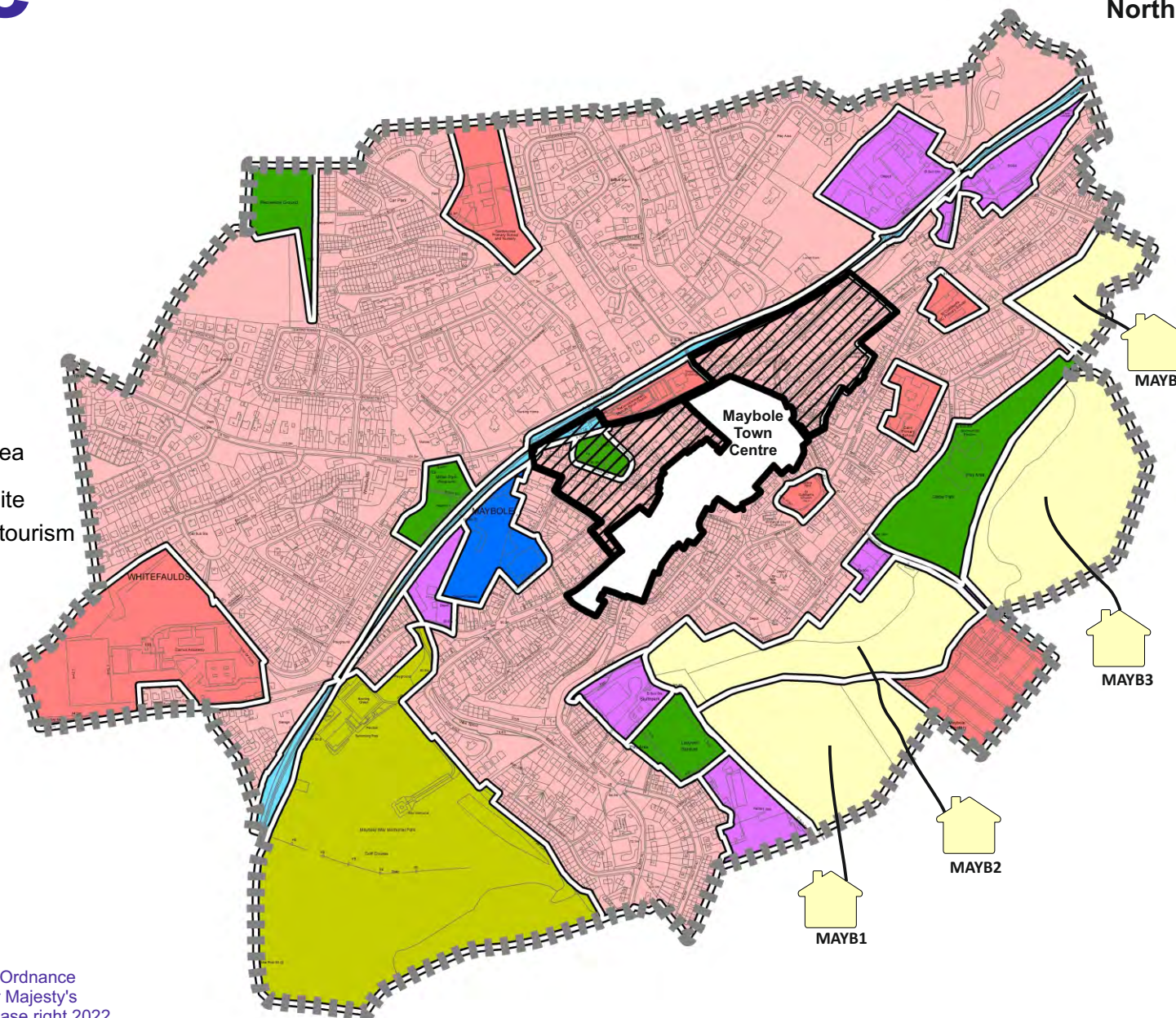
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# Maybole



## Legend

-  Settlement Boundaries
-  Community Facility
-  Conservation Area
-  General Industry
-  General Retail
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism
-  Transport



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### Legend

-  Settlement Boundaries
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism

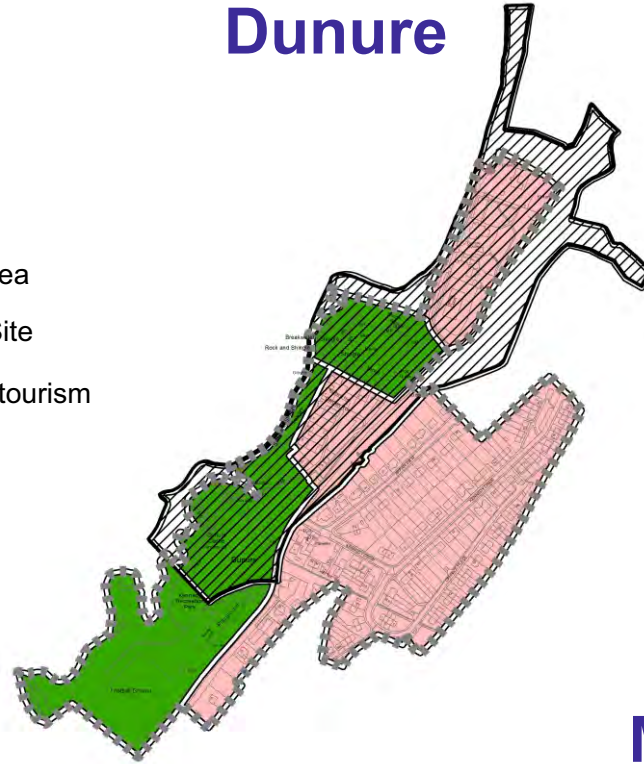


North

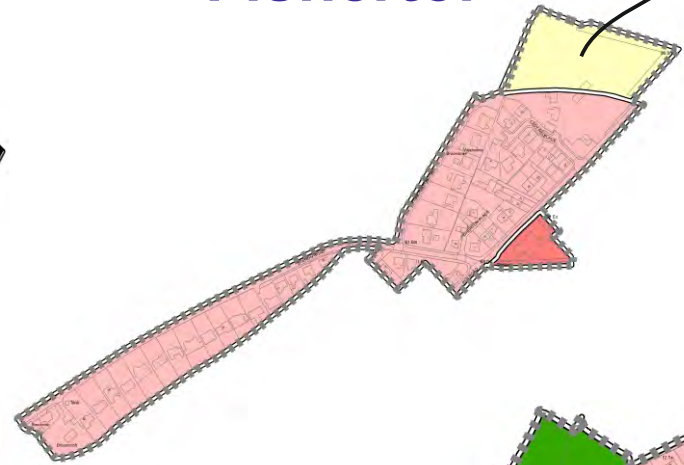


FISH1

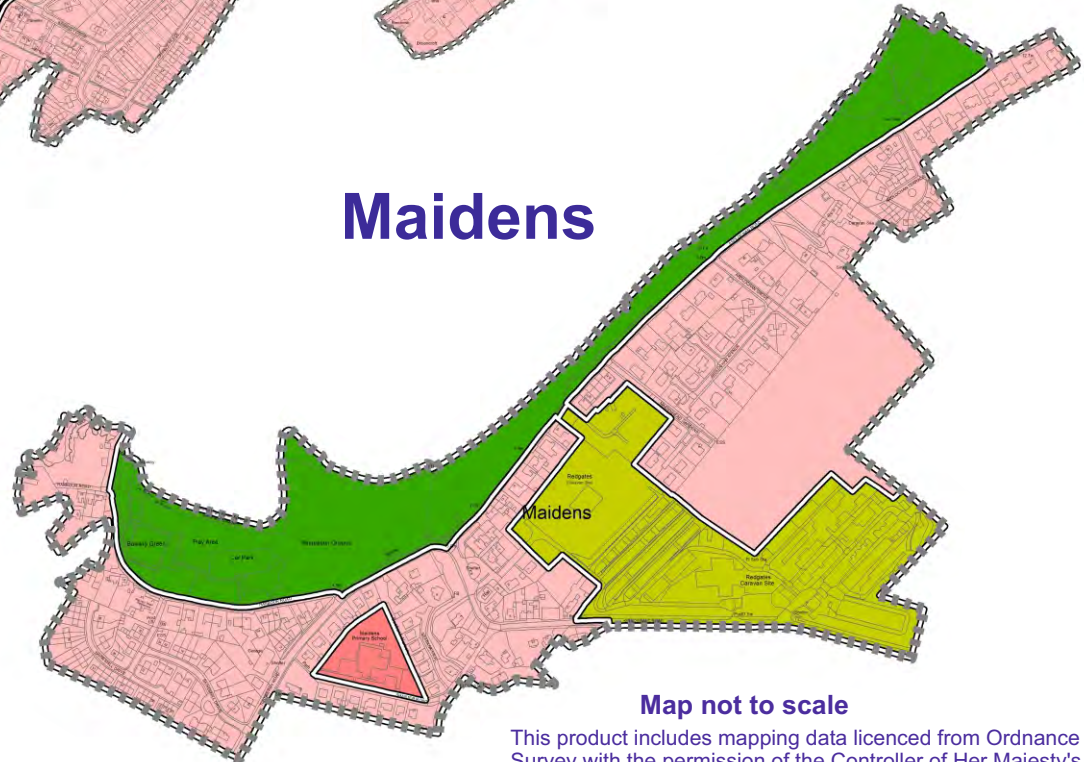
## Dunure



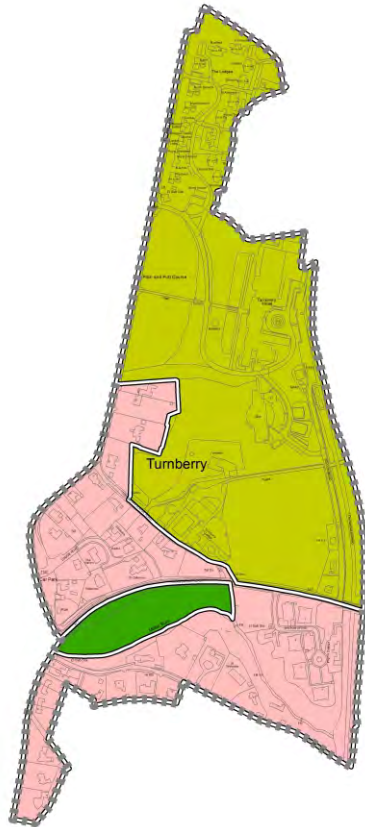
## Fisherton



## Maidens



## Turnberry



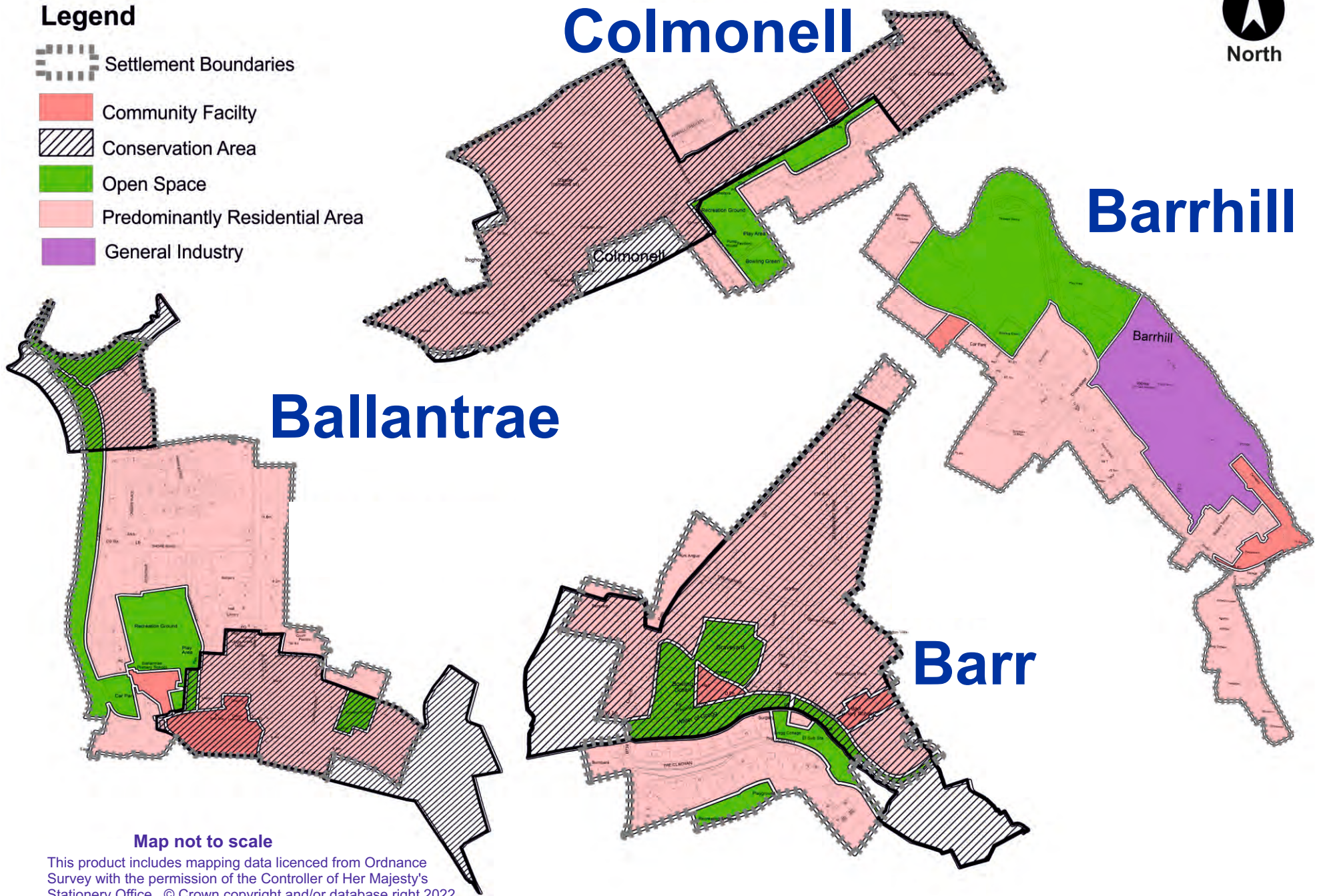
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### Legend

-  Settlement Boundaries
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  General Industry










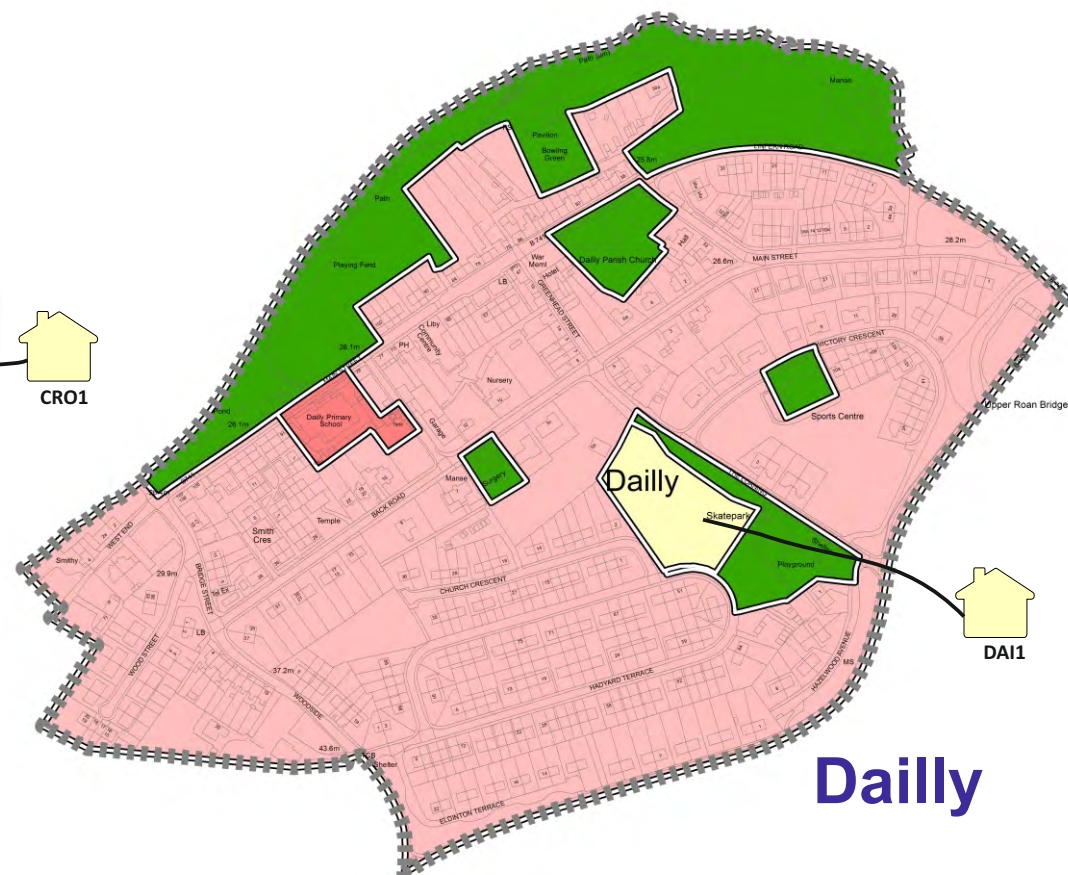
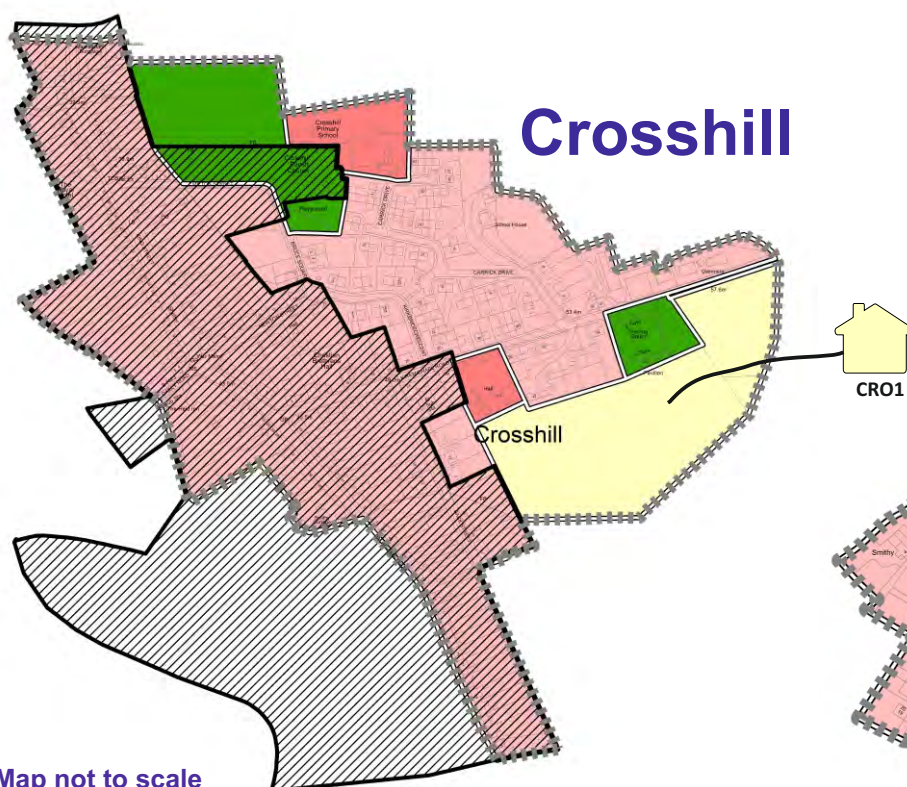
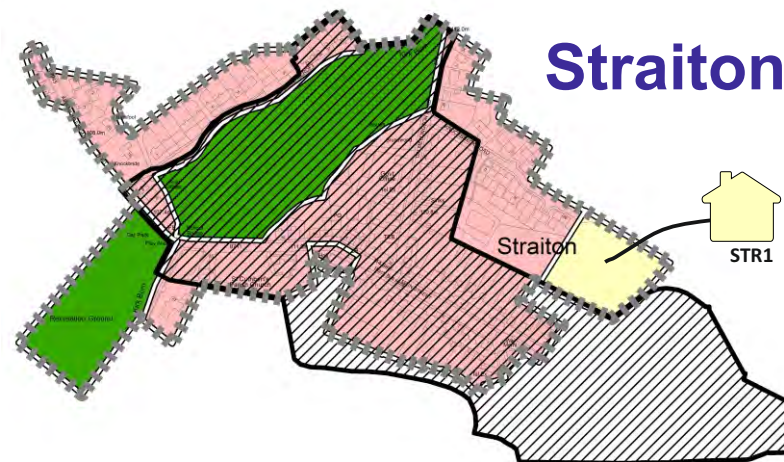
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### Legend


-  Settlement Boundaries
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism

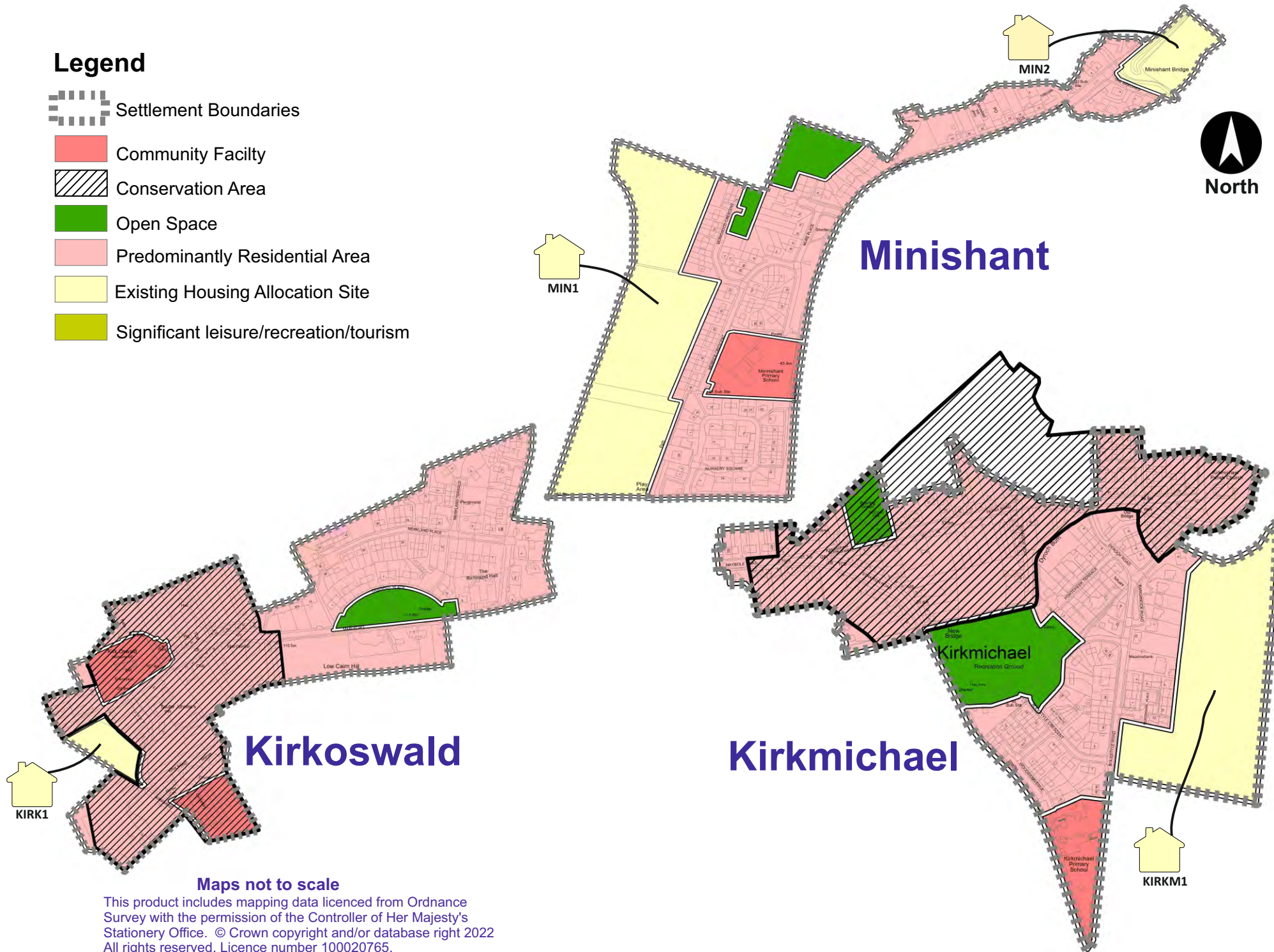


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### Legend

-  Settlement Boundaries
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Significant leisure/recreation/tourism










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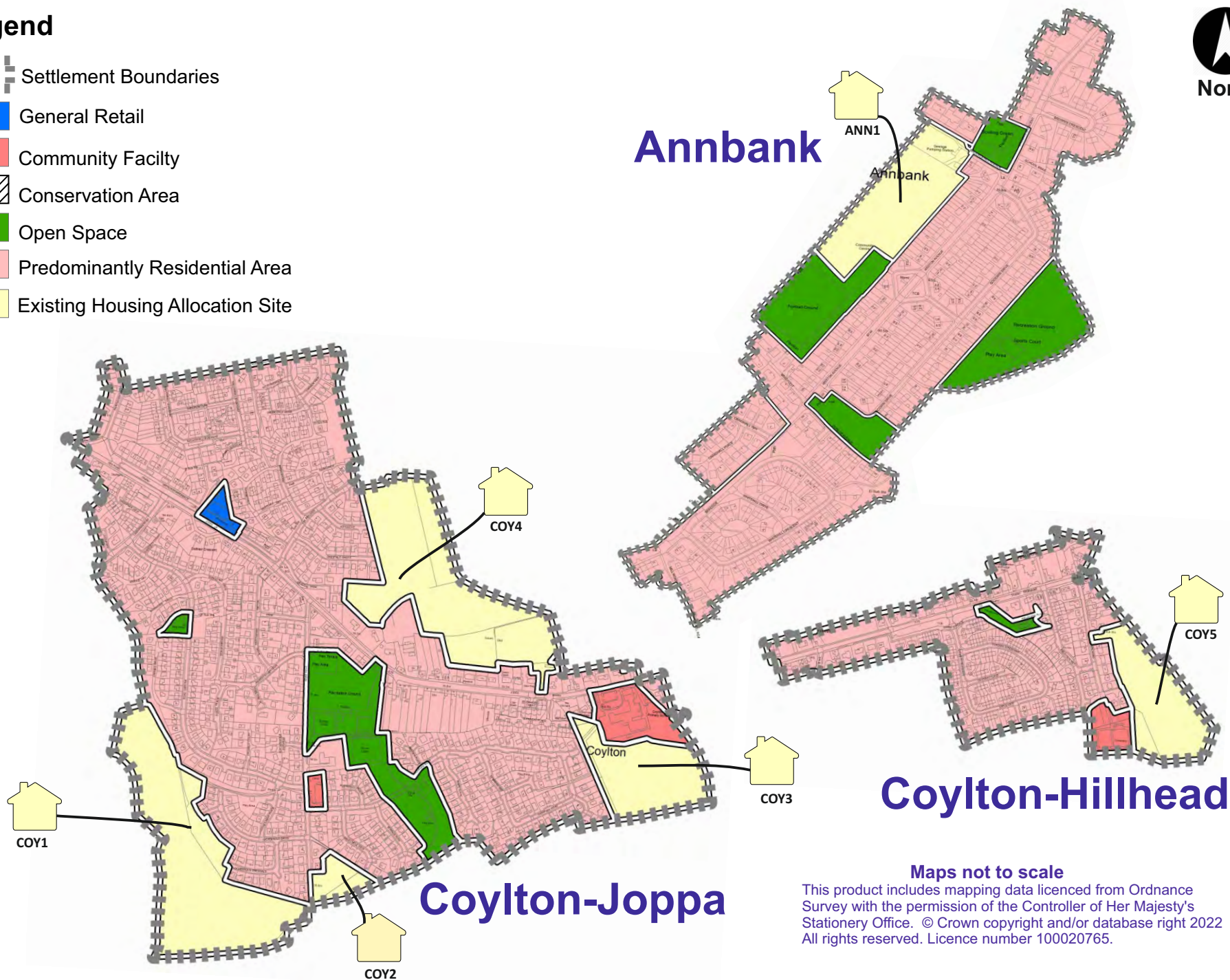
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### Legend










-  Settlement Boundaries
-  General Retail
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site



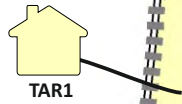
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### Legend

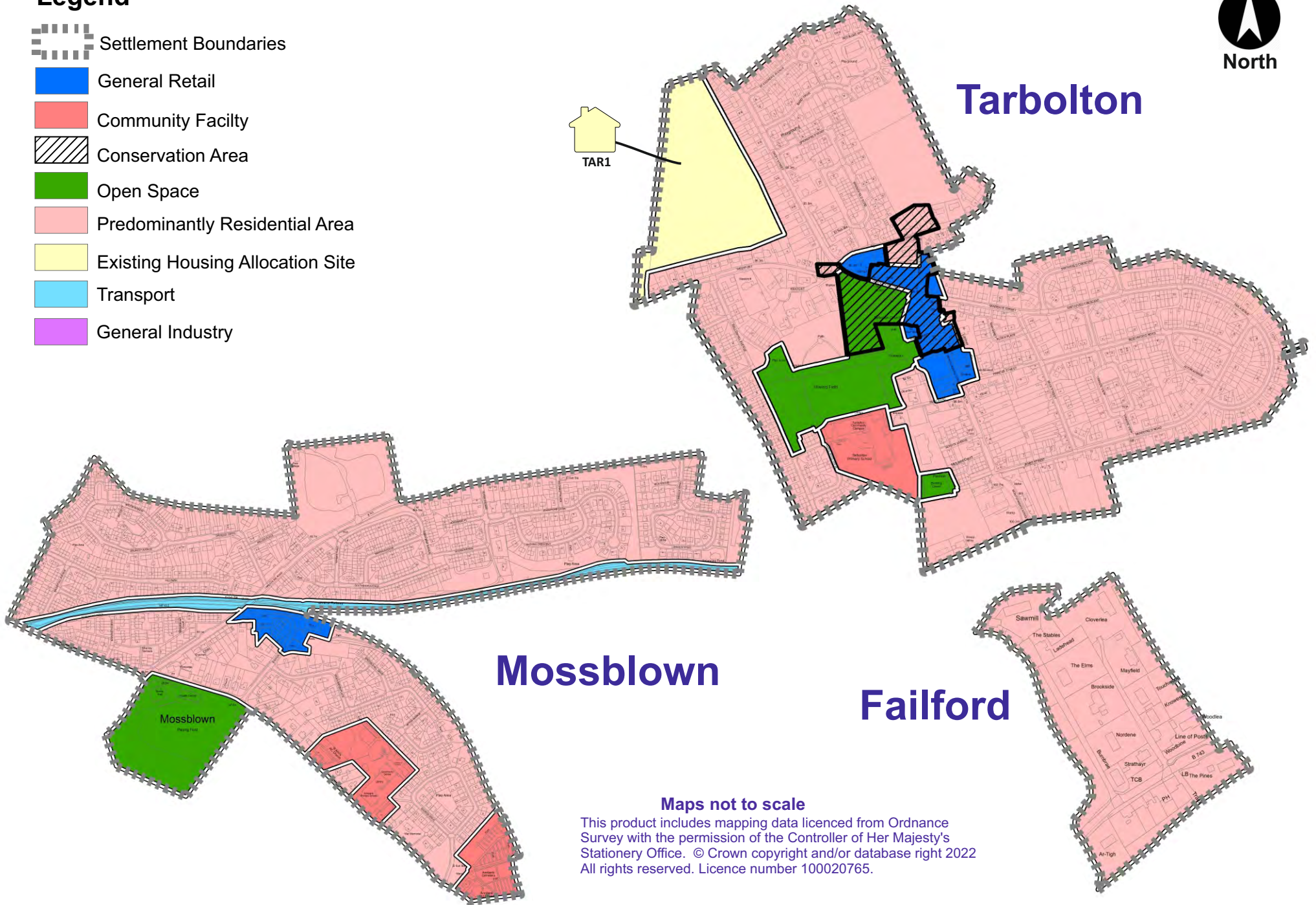
-  Settlement Boundaries
-  General Retail
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Transport
-  General Industry

## Tarbolton



## Mossblown

## Failford











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### Legend

-  Settlement Boundaries
-  General Retail
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Transport

## Symington



SYM1

Symington

## Monkton



MON1

## St Quivox









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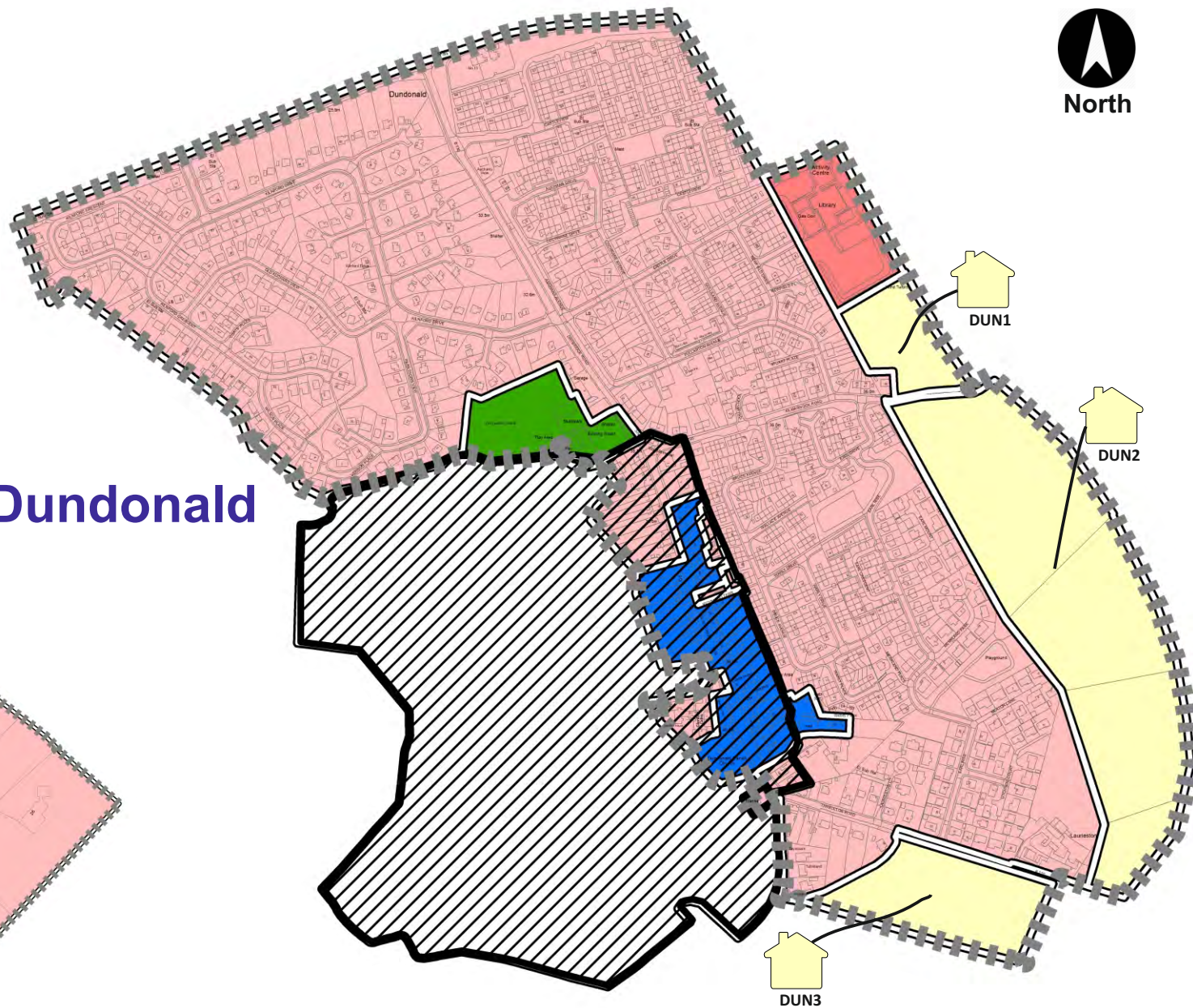
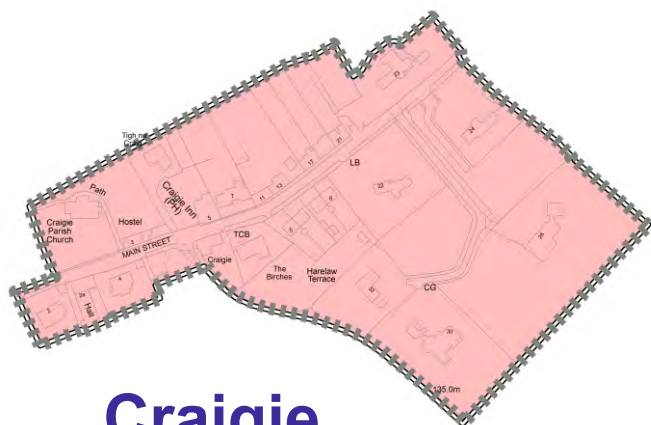
North

### Legend

-  Settlement Boundaries
-  General Retail
-  Community Facility
-  Conservation Area
-  Open Space
-  Predominantly Residential Area
-  Existing Housing Allocation Site
-  Transport

## Dundonald

## Craigie



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# Economic Development

The Economic Development Chapter of the LDP seeks to consolidate the strengths of South Ayrshire's existing economic base, take advantage of new and resurgent opportunities, including those associated with Space and Aerospace businesses, and to focus on the benefits that can be gained through the Ayrshire Growth Deal.

The Chapter includes policies on (inter alia):

- Tourism
- Business and Industry
- Office development
- Ports
- Glasgow Prestwick Airport and National Aerospace & Space Centre
- Newton On Ayr
- Heathfield
- Development opportunities, and infrastructure provision



# Tourism

Tourism is very important to South Ayrshire and employs around 13% of the population. NPF3 and the Ayrshire Growth Deal highlight further potential and opportunities, particularly for marine based leisure in line with the National Marine Plan and emerging Clyde Regional Marine Plan. We are committed to promoting sustainable tourism development and will make sure that new development makes the best use of the area's built and natural assets, which support local and rural economies.

## LDP policy: tourism

We will look favourably on proposals which will provide or improve tourist and leisure infrastructure and we will support keeping and improving existing significant leisure, recreation and tourist facilities.

We would aim to keep large-scale commercial leisure developments to the town centres of Ayr, Prestwick, Troon, Girvan and Maybole. If there is no alternative site in or next to a town centre, we may accept developments outside existing centres but still within settlements if there is convenient and regular public transport and the developer can show that there would be no negative effect on the vitality or viability of a town centre.

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:

- a. All new accommodation is for holiday use only; and
- b. The development has suitable screening and is appropriate in terms of the landscape setting, scale and design

We will protect existing golf courses and will encourage the development and improvement of golf facilities. We will not generally allow development which we consider may negatively affect the status of Turnberry and Royal Troon as venues for the Open Championship.

# Business and industry

South Ayrshire's main industrial and employment areas have traditionally been centred on Ayr, Prestwick, Troon, Maybole and Girvan. The local development plan will continue to recognise traditional manufacturing and processing, while developing a strong association within the aerospace-related and high-technology industries. For the purposes of this policy "business and industry" means uses within Classes 4 (Business), 5 (General industrial) and 6 (Storage/distribution) of the Use Classes (Scotland) Order 1997. In relation to proposed office uses regard will also have to be had to LDP policy: Office Development.



## LDP policy: business and industry

We will support business and industrial development at the sites and locations (including expanding those sites) at business and industrial sites shown on the settlement maps and other strategy maps.

We will also support business and industrial proposals outwith these areas if:

- a. It is within a settlement and will not have an adverse impact on existing uses or infrastructure capacity; or
- b. It is a logical expansion of an existing business or industrial site; or
- c. It is within the Kyle Investment Area or Carrick Investment Area, has direct access to the road or rail network and the Council is satisfied that it will have significant economic benefit; or
- d. It is within the Kyle Investment Area or Carrick Investment Area and the Council is satisfied that it demonstrates an innovative approach to sustainable living and the economy; or
- e. It accords fully with LDP policy: sustainable village growth (residential development).

All business and industrial proposals have to show that the development meets the other relevant requirements of the local development plan.

We will consider non-industrial development within industrial areas if it meets the following conditions.

- a. The site must be within a settlement boundary, as defined in the local development plan.
- b. The site must not be developed in a way that fragments a larger industrial area or cuts links between industrial users in that area.
- c. If it is a residential development, future residents would not be negatively affected by business or industry in the area.
- d. The developer must satisfy us that the land or premises are unlikely to be used for industry or business in the foreseeable future.

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.

## Office development

We consider that there should be a supply of office floorspace which can meet the needs of modern businesses and will encourage the development of new floorspace in appropriate locations.

To support town centres, we will encourage office development (defined as Class 2 of the Use Class (Scotland) Order 1997) to be based in town centres or on the edge of town centres. However, industrial or business parks around Ayr, Prestwick and Troon may also be suitable locations for offices, particularly where developers can show there is a local need. Office uses that fall within Class 4 (Business) of the Use Classes (Scotland) Order 1997 will also be considered under LDP policy: business and industry.

### LDP policy: office development

Office development (as defined under Class 2 of the Use Classes (Scotland) Order (1997)) will be directed to the peripheral retail area of town centres, small settlement town centres and local centres as identified on the relevant maps.

We will also support Class 2 and Class 4 office uses related to the operation of Glasgow Prestwick Airport, the aerospace industry and the renewables industry if they are in line with the National Aerospace & Space Centre Strategy Map and there is an operational or locational need. LDP policy: Glasgow Prestwick Airport and LDP Policy: National Aerospace & Space Centre gives guidance on which uses would be considered acceptable.

## Ports

We recognise the importance of seaport facilities as an important part of the South Ayrshire economy and want to protect them and their role.

While economies of scale have reduced activity at the smaller harbours, the Ayrshire Growth Deal highlights their significant potential for leisure, recreation and tourism development – particularly when associated with small-scale pleasure boats and yachts.

### LDP policy: ports

We will support proposals that promote retaining and continuing the development of port and harbour facilities at Ayr, Troon, Girvan, Ballantrae, Dunure, and Maidens. 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.

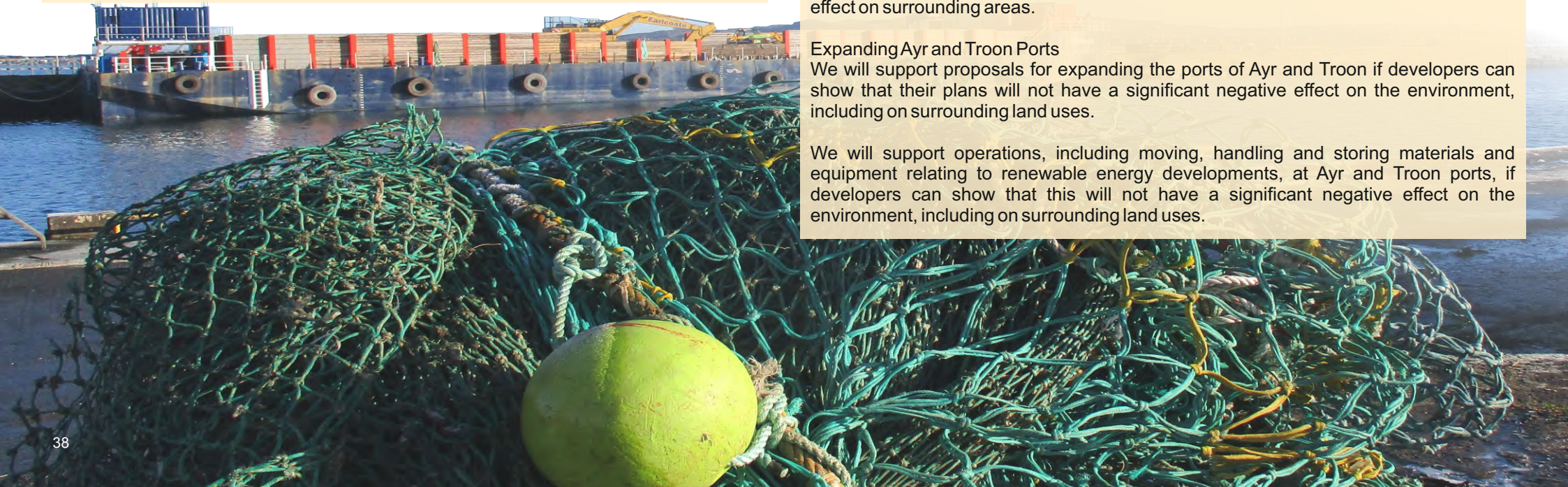
We will not support development that would negatively affect the operation of the ports.

New development at ports should not adversely affect surrounding land use, particularly residential use. We will encourage any measures when developing ports that lessen the effect on surrounding areas.

#### Expanding Ayr and Troon Ports

We will support proposals for expanding the ports of Ayr and Troon if developers can show that their plans will not have a significant negative effect on the environment, including on surrounding land uses.

We will support operations, including moving, handling and storing materials and equipment relating to renewable energy developments, at Ayr and Troon ports, if developers can show that this will not have a significant negative effect on the environment, including on surrounding land uses.





# Glasgow Prestwick Airport and National Aerospace & Space Centre

Glasgow Prestwick Airport (GPA) is an international gateway for Ayrshire and Scotland and has a major effect upon the Ayrshire economy with potential for future growth. We recognise its significance and future potential and want to encourage future growth at the airport and within the wider business hub at Prestwick, Ayr and Monkton. The Council will seek to encourage development in line with the aims set out in the Scottish Government' National Planning Framework (NPF) 3 and through the Ayrshire Growth Deal.

## LDP policy: Glasgow Prestwick Airport

We will protect land for runway-related development and will look favourably on proposals which:

- a. Are directly concerned with the operational requirements of the airport;
- b. Can show they need a location with direct access to the runway; or
- c. Are a logical extension to existing activities in the airport.

We will favourably consider development which would expand the terminus facilities if it is directly concerned with the airport's future operational requirements.

## LDP policy: National Aerospace & Space Centre

To protect the current operation of the airport, and any associated industrial or office use, and ensure the airport's future economic stability and growth, the Council expects development proposals within the National Aerospace & Space Centre Strategy Area to be compatible with the preferred uses shown in the National Aerospace & Space Centre Strategy Map. Low carbon technology manufacturing, operation or servicing within the National Aerospace & Space Centre area will also be supported.

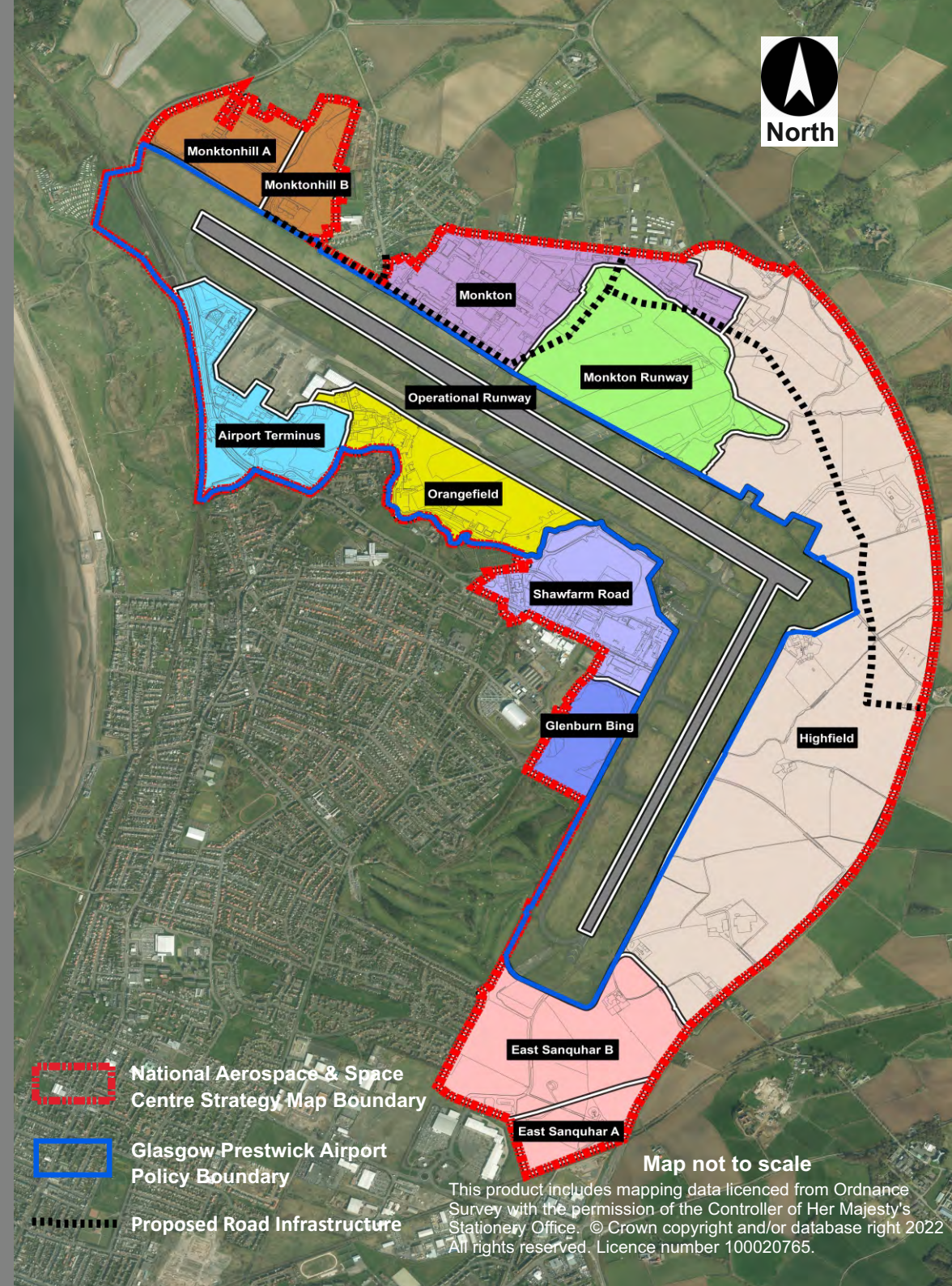
When assessing any development proposals within the Strategy Area we will consider the potential impact they may have on the service and access arrangements of the airport and seek assurance that they will not compromise the operational functionality of the Airport, or runway related aerospace/ space uses surrounding the airport.

A masterplan will be developed to provide further guidance to manage development within the wider area at Prestwick and Monkton, also including the Glasgow Prestwick Airport estate and National Aerospace and Space Centre Strategy area.



# National Aerospace and Space Centre Strategy Map

Site	Preferred Use
Operational Runways	To be retained as operational runways
<b>Airport Terminus:</b>	The site will be safeguarded and promoted for airport terminal facilities
Monkton	Aerospace, space and runway related industries are preferred although some light industry, storage and distribution or businesses uses may also be acceptable where linked to these activities.
Shawfarm Road	The site will be safeguarded for aerospace, airport, and space, defence and marine development. Alternative industrial uses will not be generally permitted.
Orangefield	The site will be safeguarded and promoted for runway/ runway freight use.
Monktonhill A	This site will be safeguarded for aerospace, space, defence, marine development and digital infrastructure. Alternative industrial uses will not generally be permitted.
Monktonhill B	This site will be promoted for aerospace, space, defence, marine development and digital infrastructure. Alternative industrial uses may be permitted, providing they do not restrict, fragment or otherwise harm the operation of Monktonhill A, as a favoured location for aerospace, space, defence, marine development and related digital infrastructure.
Monkton: Runway Related	The site will be safeguard and promoted for runway related industrial development
Glenburn Bing	The site will be promoted for runway related development or for renewable energy.
Highfield	This site will be safeguarded for aerospace, space, defence and digital infrastructure. Alternative industrial uses will not generally be permitted.
East Sanquhar A	This site will be safeguarded for rail sidings.
East Sanquhar B	This site will be promoted for aerospace, space, defence, digital infrastructure and related distribution and storage. The development should not harm the potential surface access linkage from East Sanquhar A to the wider National Aerospace and Space Centre Strategy area.



-  National Aerospace & Space Centre Strategy Map Boundary
-  Glasgow Prestwick Airport Policy Boundary
-  Proposed Road Infrastructure

Map not to scale

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# Newton-on-Ayr

The Newton area of Ayr makes a significant contribution to the local economy of South Ayrshire. There are a number of small workshop premises for new-start businesses and small companies, which are an essential part of the overall economic well-being of South Ayrshire.

While the role of Newton as an industrial area is important, the relatively low land values and historic loss of housing has, in some cases, resulted in low levels of investment in building maintenance and not enough people to support activities and facilities. We will continue the flexible approach to promote the area's potential to adapt to changing business and property needs, and will be supportive of development which will maintain and increase business and industrial diversity without adversely affecting the area's existing use and character.

## LDP policy: Newton-on-Ayr

We will take a flexible approach to promote Newton's potential to adapt to changing business and property needs, without affecting the area's existing use and character, by doing the following.

- a. Preparing a master plan to manage future development within Newton, relating to the Port of Ayr, industrial uses within Newton and future residential uses.
- b. Ensuring that development proposals within the Newton area are in line with allocated land use, as identified in the Newton-on-Ayr Strategy Map.
- c. Supporting existing industry and business which have a mix of skills and services, serving the wider economy.
- d. Supporting the continued development and expansion of the Port of Ayr, in line with LDP policy: ports. Large-scale port activities, coal and wind turbine movements and scrap operations will continue as an important part of the port's work, and we will protect them from development that is unrelated to how the port works. Equally, the port operator should aim to minimise the effect on surrounding commercial and residential uses within the Newton area.
- e. Supporting retail development where the developer can show that the proposal serves trade customers only, or where premises are located along Main Street and New Road.
- f. Ancillary levels of retail sales to the public may be supported where the council is satisfied that the goods are manufactured on site, or where the predominant business use is the precursor of the retail element. In all such cases, no more than 20% of the gross floorspace (up to a maximum of 100sqm) will be permitted.
- g. Supporting proposals for residential developments next to existing residential areas, subject to consideration of LDP Policy: Business and Industry. Small scale 'live/work' units may also be supported where the Council is satisfied that they will provide an integrated and innovative approach to support business development and an acceptable residential environment can be achieved.



# Newton Strategy Inset Map

Port Related  
(Sea Ports at Ayr and Troon)



General Industrial Area  
Light Industry



Predominantly Residential Area



Open Space



Community Facility



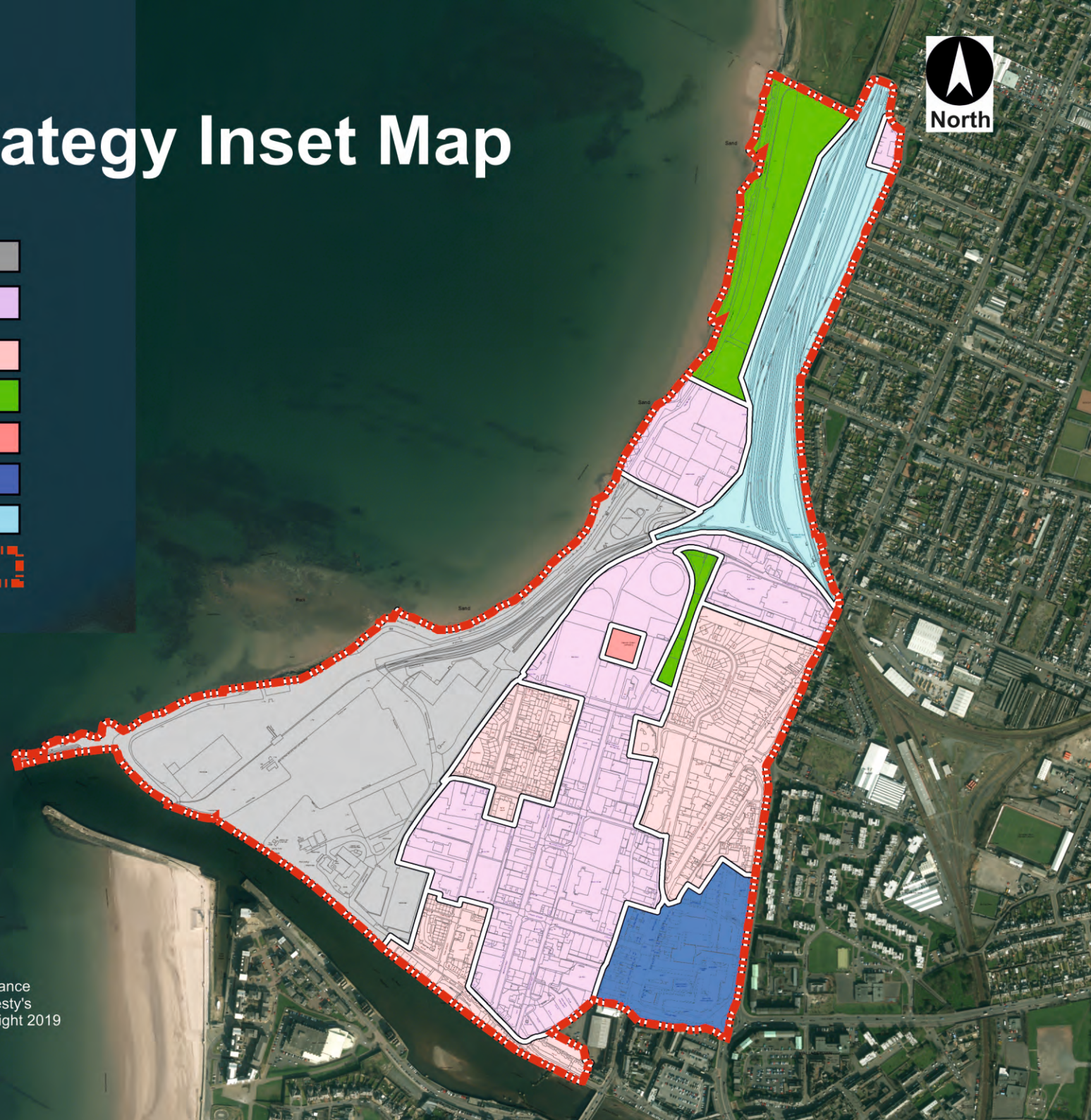
General Retail



Transport Infrastructure



Masterplan Area  
(LDP2 POLICY : Newton-on-Ayr)



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# Heathfield

The Heathfield area of Ayr and Prestwick is valuable to the economic diversity of South Ayrshire. We aim to manage and co-ordinate development through implementation of the Heathfield Strategy to make sure that there is an appropriate mix of business and industrial uses, and commercial activity which supports Ayr and Prestwick town centres.

The Heathfield Strategy incorporates the Heathfield Retail Park, first developed as a 'bulky goods' retail park. The retail park and the adjoining supermarket site (ASDA) and the former Alexanders' Sawmills site have been recognised as a 'commercial centre' in development plans, where there is sequential preference over other out of centre locations for bulky goods retailing, food retailing and some leisure uses.

## LDP policy: Heathfield

Development at Heathfield will be required to be in line with preferred uses for the area, as identified in the Heathfield Strategy Map.

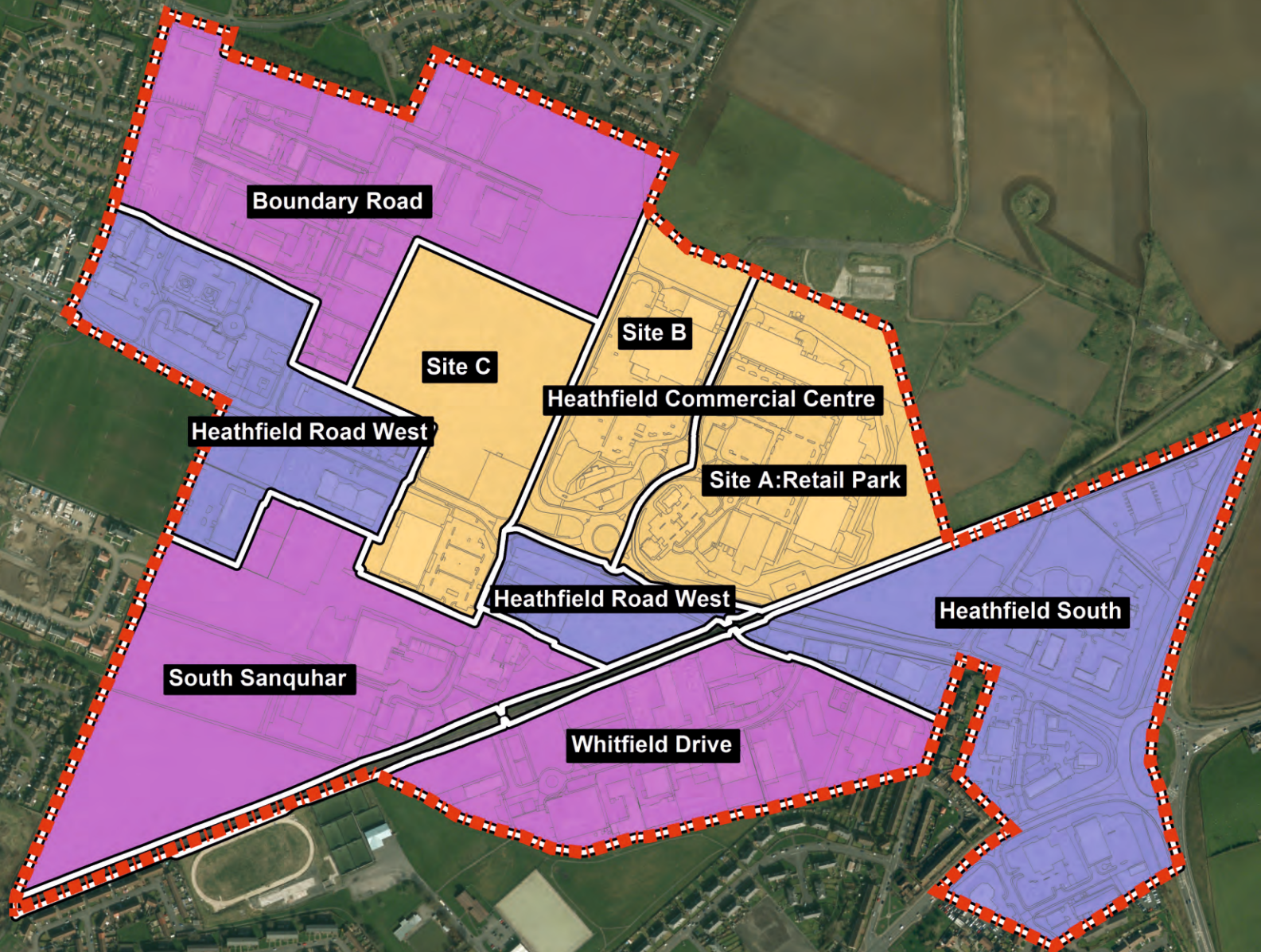
In line with Government guidance, we will use the 'sequential approach' when considering locations for all commercial leisure uses. Where there is clear evidence of a qualitative or quantitative deficiency, and where there would not be a significant negative effect on the vitality and viability of a town centre, sites for commercial leisure development at the Heathfield Commercial Centre which are in conformity with the Heathfield Strategy will be considered as forming part of the sequential approach.

Retail development will be required to comply with LDP Policy: General retail and be in accordance with the Heathfield Strategy Map.

Development within the public safety zone which significantly increases the number of people in that zone at any given time will not be permitted. In areas next to the public safety zone we will consider public safety as a 'material consideration' (a relevant planning matter) when deciding planning applications. In the wider local area we may have to consider public safety further due to potential height restrictions imposed by the Civil Aviation Authority.



# Heathfield Strategy Inset Map



Map not to scale

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# Heathfield Strategy Inset Map

Sub Areas within Heathfield	Preferred uses within sub areas
<b>Heathfield Road West: Commercial/Business use</b>	Large scale business/ office uses and light industrial use will be supported. Office (not primarily open to visiting member of the public), computer research and development, micro engineering, biotechnology, light industry and sale/display of motor vehicles.
<b>Heathfield South: Gateway Business</b>	Office (not primarily open to visiting member of the public), computer research and development, micro engineering, biotechnology, light industry and sale/ display of motor vehicles, roadside facilities including hotels, restaurants and petrol filling stations.
<b>Whitfield Drive: General Industry</b>	General industry, workshop, small scale/ancillary office, business use, storage and distribution uses. Retail development may be supported where the developer can show that the proposal serves trade customers only and are in accordance with the general retail policy. Ancillary levels of retail sales to the public may be supported where the council is satisfied that the goods are manufactured on site, or where the predominant business use is the precursor of the retail element. In all such cases, no more than 20% of the gross floorspace (up to a maximum of 100sqm) will be permitted.
<b>Boundary Road: General Industry</b>	General industry, workshop, small scale/ancillary office, business use, storage and distribution uses. Retail development may be supported where the developer can show that the proposal serves trade customers only and are in accordance with the general retail policy. Ancillary levels of retail sales to the public may be supported where the council is satisfied that the goods are manufactured on site, or where the predominant business use is the precursor of the retail element. In all such cases, no more than 20% of the gross floorspace (up to a maximum of 100sqm) will be permitted.
<b>South Sanquhar: General Industry</b>	General industry, workshop, small scale/ancillary office, business uses, storage and distribution uses.
<b>Heathfield Commercial Centre</b>	<p>Proposals for additional retail floorspace, or changes to floorspace that require planning permission, will be considered against LDP Policy: General Retail.</p> <p><b>Site A</b> will be restricted to the sale of DIY, furniture, floor coverings gardening and electrical goods. Notwithstanding this restricted range of goods, each unit is permitted to sell any goods falling within Class 1 of the Use Classes (Scotland) Order, 1997, up to a maximum of 10% of the gross floorspace of that unit. For the avoidance of doubt, the 10% allowance for units within Site A is not transferrable as a cumulative total floorspace to single units within Site A.</p> <p>Additionally, we will permit up to 20% of the cumulative gross floorspace of the units within Site A being available to sell "homeware goods" within singular units with in Site A, subject to planning permission being granted for those units. For the purpose of interpreting this policy, 'homeware goods' applies only to Site A. Homeware excludes fashion clothing and footwear items, but may include home furnishings (such as wall hangings, home decorations, curtains and bed linen), stationary, kitchenware and food and drink and DIY items. Additionally, we will permit up to 20% of the cumulative gross floorspace of the units within Site A being available to sell "homeware goods" within singular units with in Site A, subject to planning permission being granted for those units. For the purpose of interpreting this policy, 'homeware goods' applies only to Site A. Homeware excludes fashion clothing and footwear items, but may include home furnishings (such as wall hangings, home decorations, curtains and bed linen), stationary, kitchenware and food and drink and DIY items.</p> <p><b>Site B</b> will be restricted, predominantly, to the sale of food goods. The non-food goods sold within Site B (other than DIY, furniture, floor coverings, electrical, gardening goods, car and bicycle parts) shall not occupy more than 10% of the gross floorspace.</p> <p><b>Site C</b> proposals for retail development in the Heathfield area, which adjoin and integrate with the existing Heath field Retail Park, as defined on the Heathfield Strategy Map, and which satisfy LDP Policy : General Retail, will be given preference, subject to the provision that the sale of goods will be restricted to DIY, furniture, floor coverings, electrical and gardening goods.</p> <p>Commercial leisure maybe acceptable within Areas A and C where it complies with LDP policy: General Retail.</p>

# Development opportunities

While promoting, developing and regenerating vacant or redundant sites will help to meet the overall objectives of the local development plan, redeveloping and reusing certain sites is of particular significance.

## LDP policy: development opportunities

We will actively encourage development on brownfield, vacant and derelict sites instead of greenfield sites.

To strengthen the vitality and vibrancy of all town centres, we will encourage the redevelopment of town-centre brownfield sites over other potential sites outside of town centres, where the proposed use is in keeping with town centre uses.

A Development Opportunities Schedule is provided as Appendix E to this Plan. Additional guidance will be prepared to provide plans of the sites, together with information on potential uses.



# Infrastructure provision

With the agreement of Transport Scotland, the Council has committed to undertake a Proportionate Transport Appraisal to establish strategic transport infrastructure implications, and any mitigation measures required (and responsibilities) associated with land allocations in the development Plan, but where a development, either on its own or cumulatively in association with other development will place additional demands on community facilities or infrastructure that would necessitate new facilities or cause deficiencies in existing provision, we will require the developer to meet or contribute to the cost of providing or improving such facilities or infrastructure.

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.



## LDP policy: delivering infrastructure

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.

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 location of infrastructure improvement	Related to location of development. South East Ayr – New Active travel routes over A77.	Settlement level. New recreational and associated facilities at South East Ayr.	Settlement level. New community facilities at South East Ayr.	Settlement /Related to location of development	Primary school catchment and Secondary school catchment where able and there are no school estate constraints. New primary school at South East Ayr.	Housing Market Area.

Potential Areas for Developer Contributions	
Off-site (transportation) infrastructure	Strategic Road: Doonholm Road Junction of A77 to Dutchhouse roundabout, through to Monktonhead roundabout. 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. Local transportation: To support the hierarchy of travel informed by Transport Assessments, Travel Plans, Local Transport Strategy and Active Travel Strategy. Active Travel: Where routes or infrastructure is needed to promote sustainable transport options. Bus Transportation: To secure access to promote sustainable transport options. Local Road Network: To secure improvements to mitigate the impacts of development and ensure safety of road users. 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.
Recreational facilities	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.
Community facilities	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.
Open space and green networks	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.
Educational facilities	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.
Affordable housing	In accordance with policy: affordable housing. The Council will seek 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.



# Communities

The Communities Chapter of the LDP seeks to focus on two main issues – our town centres, and places to live – residential development, both of which are central elements to the overall Plan Strategy. The chapter includes policies on (inter alia):

- Town centres
- A hierarchy of retail locations
- The Heathfield Commercial Centre (Including the Heathfield Retail Park)
- Land for housing
- Village and rural housing
- Affordable housing (often referred to as rented housing or low cost home ownership)
- Open space, community facilities and the estates of Belleisle, Rozelle and Craigie.



## Town centre first principle

Town centres are a key element of the economic, social and environmental fabric of Scotland's towns; often at the core of community and economic life, offering spaces in which to live, meet and interact, do business, and access facilities and services. We must take collective responsibility to help town centres thrive sustainably, re-invent their function, and meet the needs of residents, businesses, and visitors for the 21st century.

### LDP policy: town centre first principle

We will put the health of town centres at the heart of proportionate and best value decision making, seeking to deliver the best local outcomes in directing investment and influencing de-investment decisions, alignment of policies, and targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity.

We will encourage public and private sector development proposals and investment to town centres. We will direct development proposals, to appropriate locations, by use of the sequential approach through a network of centres so as to ensure that all appropriate uses are directed to town centres, before considering other locations.



## Network of centres

Ayr, Girvan, Maybole, Prestwick and Troon are all regarded as being 'Core Investment Towns'. However, we recognise that Ayr town centre is the largest commercial, civic and employment centre within South Ayrshire and its infrastructure (particularly transport infrastructure) reflects this.

### LDP policy: network of centres

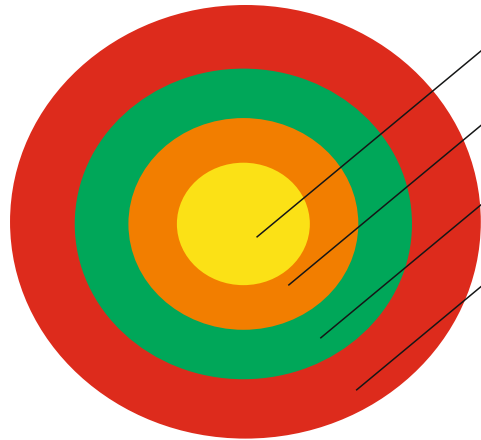
We will guide major investment to Ayr town centre in line with the town centre first principle and sequential approach, to deliver a vision for Ayr as being the premier destination for south-west Scotland, and a leisure and culture hub for other tourist attractions.

We will continue to recognise the important role Heathfield has to play as a retail location for goods that are not sold in town centres. Heathfield will remain the only commercial centre in South Ayrshire recognised in the network of Centres and sequential approach.

Our network of centres, which will work in conjunction with the sequential approach in guiding new retail and commercial leisure development, is: -

- Ayr town centre as a Core Investment Town, and the primary town centre in South Ayrshire for retail, office, and commercial leisure development
- Girvan, Maybole, Prestwick and Troon as Core Investment Towns, where we will continue to support investment and retail, office, and commercial leisure developments that help to sustain those centres as vibrant centres for their local communities
- Heathfield commercial centre, has an important role for bulky goods retailing, selling items that are not suited to selling in town centre units
- Small town centre and local/neighbourhood centres, which provide a small range of shops, offices, healthcare facilities and other amenities that provide a range of services for small settlements and communities

# Town Centre First Sequential Approach and Retail Hierarchy

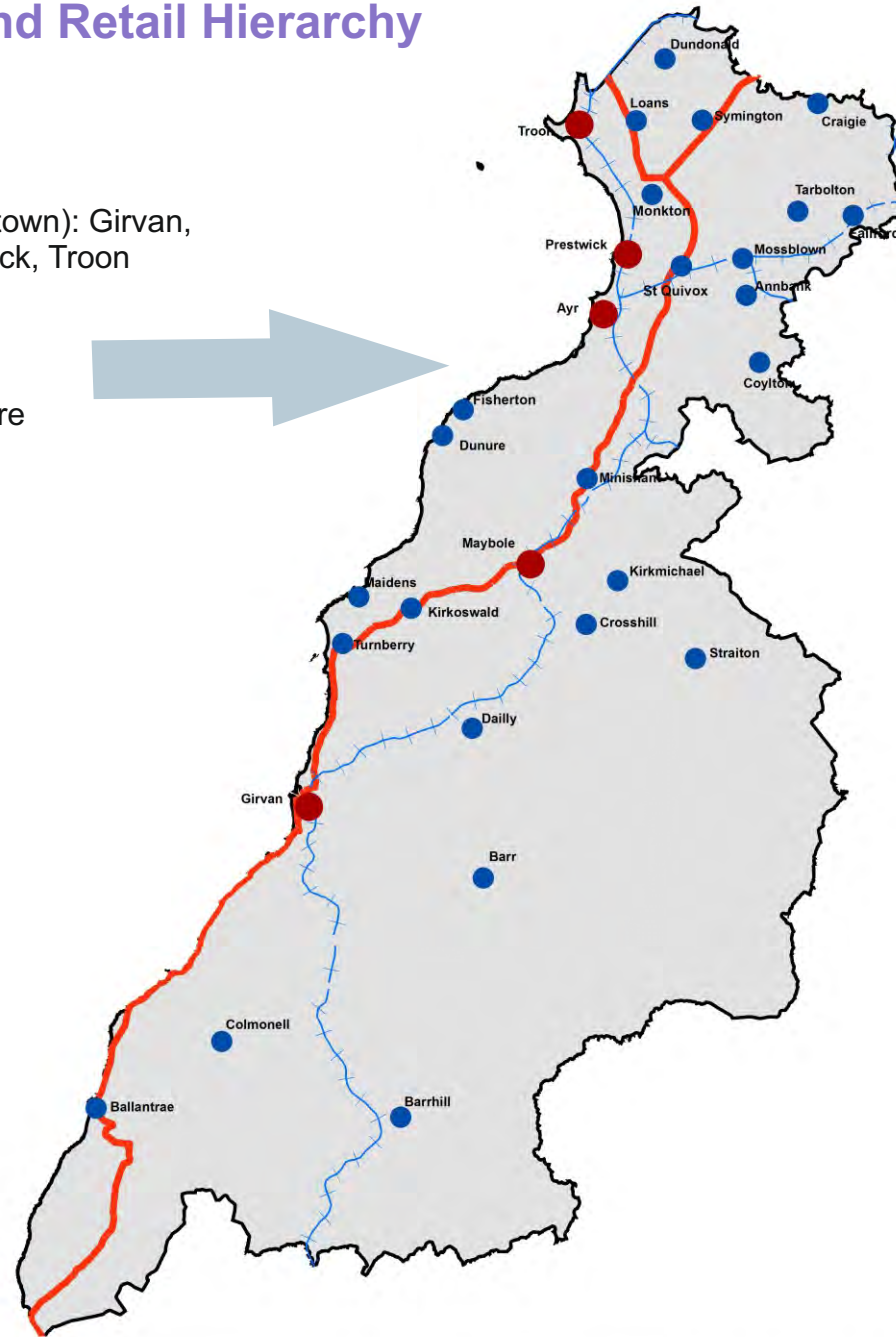
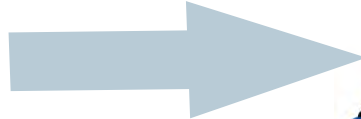


Town Centre  
Ayr (as principal town): Girvan,  
Maybole, Prestwick, Troon

Edge of Centre

Commercial Centre  
(Heathfield)

Out of Centre



Sequential Approach: Proposals for retail development will be directed to town centres in accordance with a sequential approach. Development proposals should show that the development, or a reasonable equivalent proposal cannot be sited in a town centre before other locations can be considered acceptable.

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# LDP policy: general retail

## Sequential approach

We will guide uses which generate significant numbers of people including new retail, commercial leisure, office investment, community and cultural facilities and, where appropriate, other public buildings such as libraries, and education and healthcare facilities sequentially, to the following locations;

- a. Town centres identified in the Local Development Plan
- b. Edge of town centres
- c. Commercial centre identified at Heathfield.
- d. Locations outside of town centres that are, or can be accessible by a choice of transport-including small town centres and neighbourhood/local centres.

We will be flexible and realistic in applying the sequential approach, to ensure that different uses are developed in the most appropriate locations.

## Retail outside of the town centre

We will only consider locations outside of town centres if the development proposed is less than 1000 square metres gross floorspace and meets local neighbourhood needs or where there are no other sites that would suit the sequential approach, and:

- a. the scale, design and access arrangements are appropriate, and there will be no significant negative effect on the vitality and viability of existing centres (a retail impact assessment will have to be carried out if the proposal is for more than 2500 square metres gross floorspace)
- b. the development site is well connected to public transport and walking and cycling networks; and
- c. where there is clear evidence that the proposal will meet a quantitative or qualitative deficiency.

*Note: Please see LDP Policy: small town centres and local neighbourhood centres for development proposals relating to retail development at South East Ayr.*

## Agreed out of centre retail

If we agree to out-of-town centre shops, including extensions, with a gross floorspace greater than 1000sqm and not located within a commercial centre, the following restrictions will apply.

- a. Those shops will be restricted to food sales or bulky goods sales (DIY, furniture, carpets, electrical and gardening goods).
- b. Floorspace for goods other than food or bulky goods will be restricted to an ancillary level of no more than 10% of the gross floorspace of the store.

*Note: - "Agreed out of centre retail" applies to proposals that meet the terms of "Sequential approach" and Retail outside of the town centre, above.  
- Please see LDP Policy: small town centre and local neighbourhood centres for development proposals relating to retail development at South East Ayr.*

## Retail development outwith settlements

Retail development outwith settlements

We may accept retail development outwith a settlement if the goods to be sold are crafts or other products made or produced on site and:

- a. the development re-uses a structurally sound and mainly intact traditional building or a building of local importance and will not significantly alter the external appearance, and the building is of merit and would positively contribute to the local area; or, the development proposes a new building, where it is connected with an existing rural business; and,
- b. has no more than 1000 square metres gross floor area of sales; and,
- c. the proposal or cumulative impact of the proposal does not have a negative effect on retail provision within a settlement.

The sale of goods not made or produced on site will be restricted to 10% of the total floor area. Within the Kyle and Carrick investment areas we will accept the sale of goods which are not made or produced on site, as being produced on the site if those goods are produced within the Kyle Investment Area or Carrick Investment Area.

*Note: - Retail development in the Heathfield Commercial Centre shall also be required to comply with LDP Policy: Heathfield Commercial Centre.*

# Town centres (guiding land use)

Planning applications for new development (including change of use) in town centres must accord with the guidance shown in the town centre maps, and the guidance in this policy. We will support the residential use of buildings, above ground floor, within all town centre areas. We will also support the provision of new open and civic space within town centres and opportunities for strengthening links with existing assets.

## LDP policy: town centre (guiding land use)

### Core shopping areas

We want our town centres to remain strong shopping centres. In a core shopping area, the ground floor of buildings should be mainly made up of shops. However, to make sure town centres continue to be lively and viable, there is scope for different uses including offices, cafes and restaurants, tourist accommodation, and leisure facilities as shown in table 1, if these:

- a. provide added value in service provision, or meet a qualitative deficiency in service provision; and
- b. have significant contact with the public day-to-day;
- c. keep a full and attractive window display or appropriate 'front';
- d. do not negatively affect the vitality and viability of the shopping centre or the surrounding area; and
- e. do not result in an undesirable concentration of uses, or 'dead fronts'.

We will support proposals to bring upper floors into use, particularly for residential uses and offices and other upper floor uses that are compatible with the town centre.

*Note: The Council may also be supportive of alternative uses (including residential use at ground floor level) where it is satisfied that the proposal satisfies criterion (c), (d) and (e).*

### Peripheral town centre areas

We will support proposals for town centre uses and other complementary uses within peripheral town centre areas (as shown in table 1). Vacant shops may be used or re-developed for non-town centre uses, as long as they support the character of the area and do not undermine the vitality or viability of the town centre.

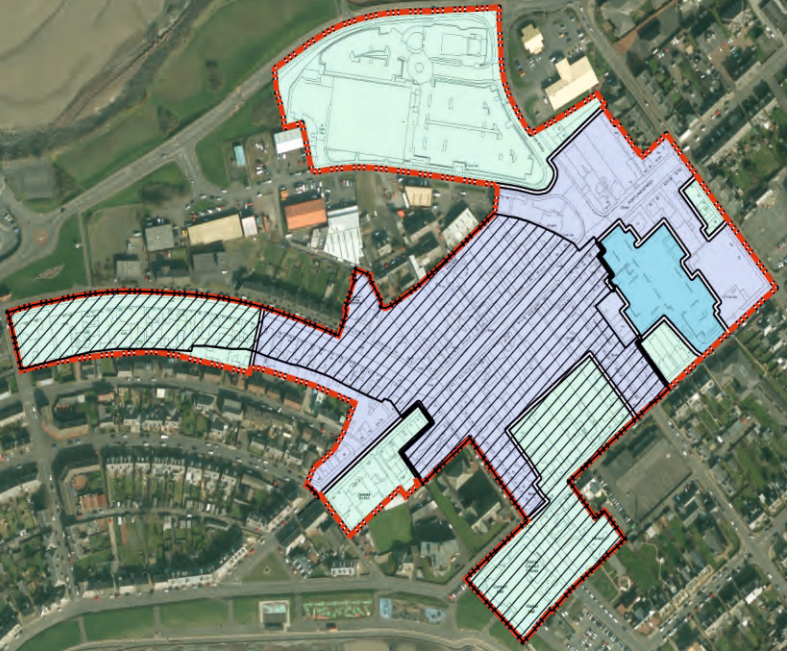
We will direct applications for hot-food takeaways to the peripheral areas of town centres, and we will assess their:

- a. effect on the character of the shopping centre and on surrounding uses; and
- b. effect on the character of neighbouring and surrounding land uses, especially homes and schools.

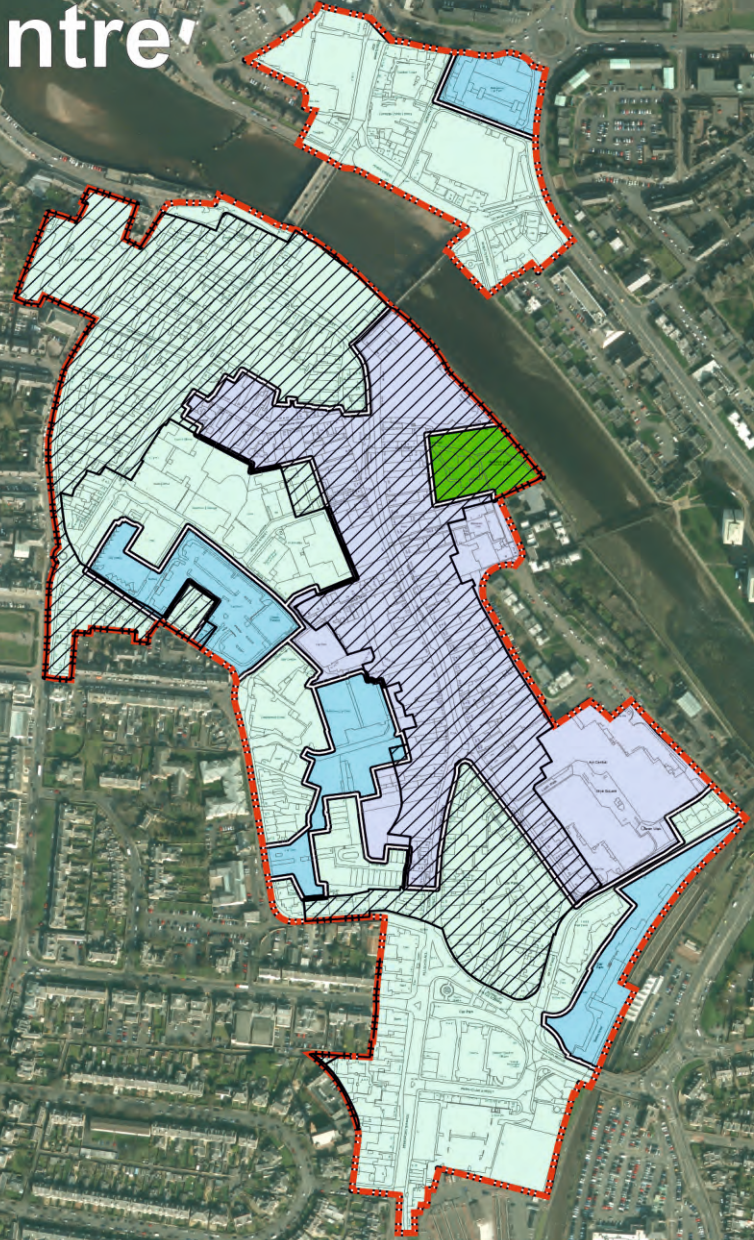
Town Centre	Acceptable Uses (Use Classes (Scotland) Order 1997)	Description
Core Shopping Area	1	Retail sale of goods, post office, sale of tickets, travel agent, sale of cold food for consumption off the premises, hairdressing, funeral directors, display of goods for sale, for the hiring out of domestic/ personal goods/ articles, etc. where the sale, display or service is principally to visiting members of the public.
	2	For the provision of financial, professional or any other services which it is appropriate to provide in a shopping area to visiting members of the public.
	3	Use for the sale of food or drink for consumption on the premises.
	7	Use as a hotel, boarding house or guest house or hostel where no significant element of care is provided.
	11	Use as a cinema, concert hall, bingo hall, casino, dance hall, disco, swimming bath, skating rink, gym, or for other indoor or outdoor sports or recreation not involving firearms or motor vehicles.
	Sui Generis N/A (Public Houses)	N/A
Peripheral Town Centre Areas	All Core Shopping Area Uses	See above
	4	Use as office other than Class 2, for 'Research and Development' or for any industrial process which could be carried out in a residential area without detriment to amenity.
	9	Use as a house, other than a flat, whether or not as a sole or main residence, by a single person or by people living together as a family; or not more than 5 residents living together including a household where care is provided for residents; or, Use as a bed and breakfast establishment or guesthouse, where at any one time not more than 2 bedrooms are, or in the case of premises having less than 4 bedrooms, 1 bedroom is used for that purpose.
	Sui Generis Sale (Hot food takeaway)	Sale of hot food for consumption off the premises.



# Troon Town Centre



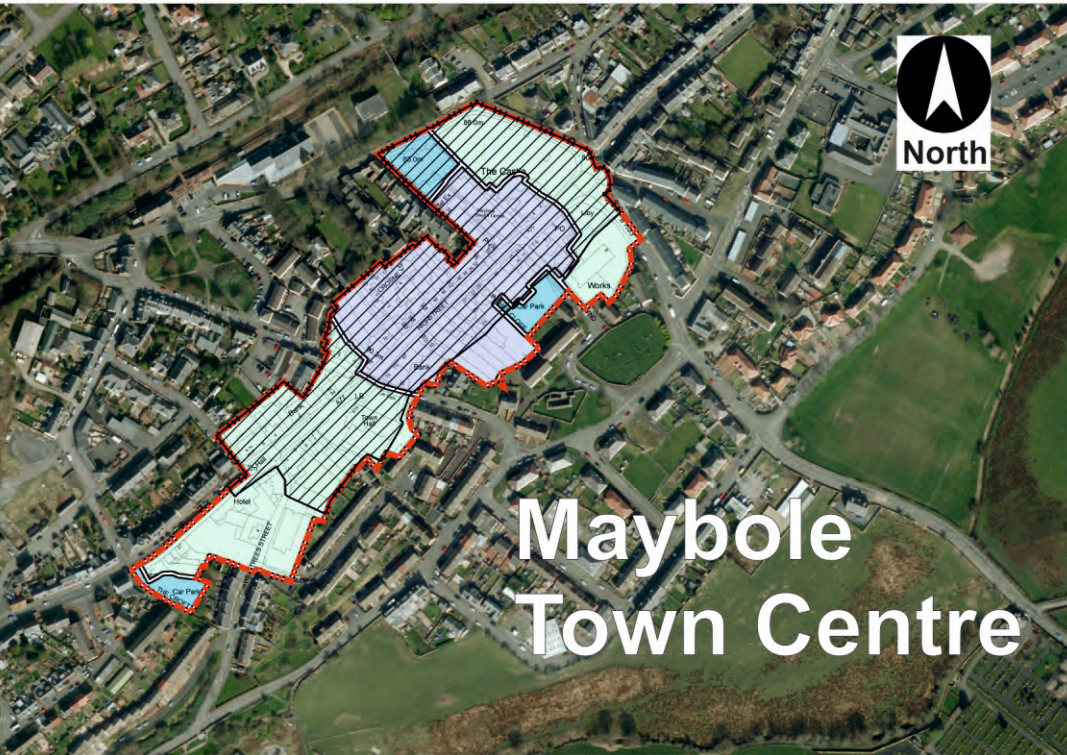
# Ayr Town Centre



-  Conservation Area
-  Open Space
-  Retail Core
-  Retail Periphery
-  Transport

Maps not to scale

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
# Maybole Town Centre



# Prestwick Town Centre



# Girvan Town Centre

-  Conservation Area
-  Open Space
-  Retail Core
-  Retail Periphery
-  Transport

**Maps not to scale**

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# Ayr Town Centre

To support a vision of this LDP that Ayr town centre be the premier destination in southwest Scotland, we have identified a “Retail and Leisure Core”, “Heritage Quarter” and “Gateway Location” in the town centre, and outlined priorities for those town centre zones to provide guidance on our preferences and what we will support and allow in different parts of the town centre.

Site specific Development Opportunities within Ayr Town Centre are included in the Development Opportunities Schedule contained in Appendix E of this Plan.

We will also prepare town centre strategies to guide development and public realm improvements.

## LDP policy: Ayr town centre guidance

Proposals for Ayr Town Centre will be considered in terms of the guidance of town centre zones and identified development opportunity sites.



## Town Centre Zones

### Central Retail and Leisure Core

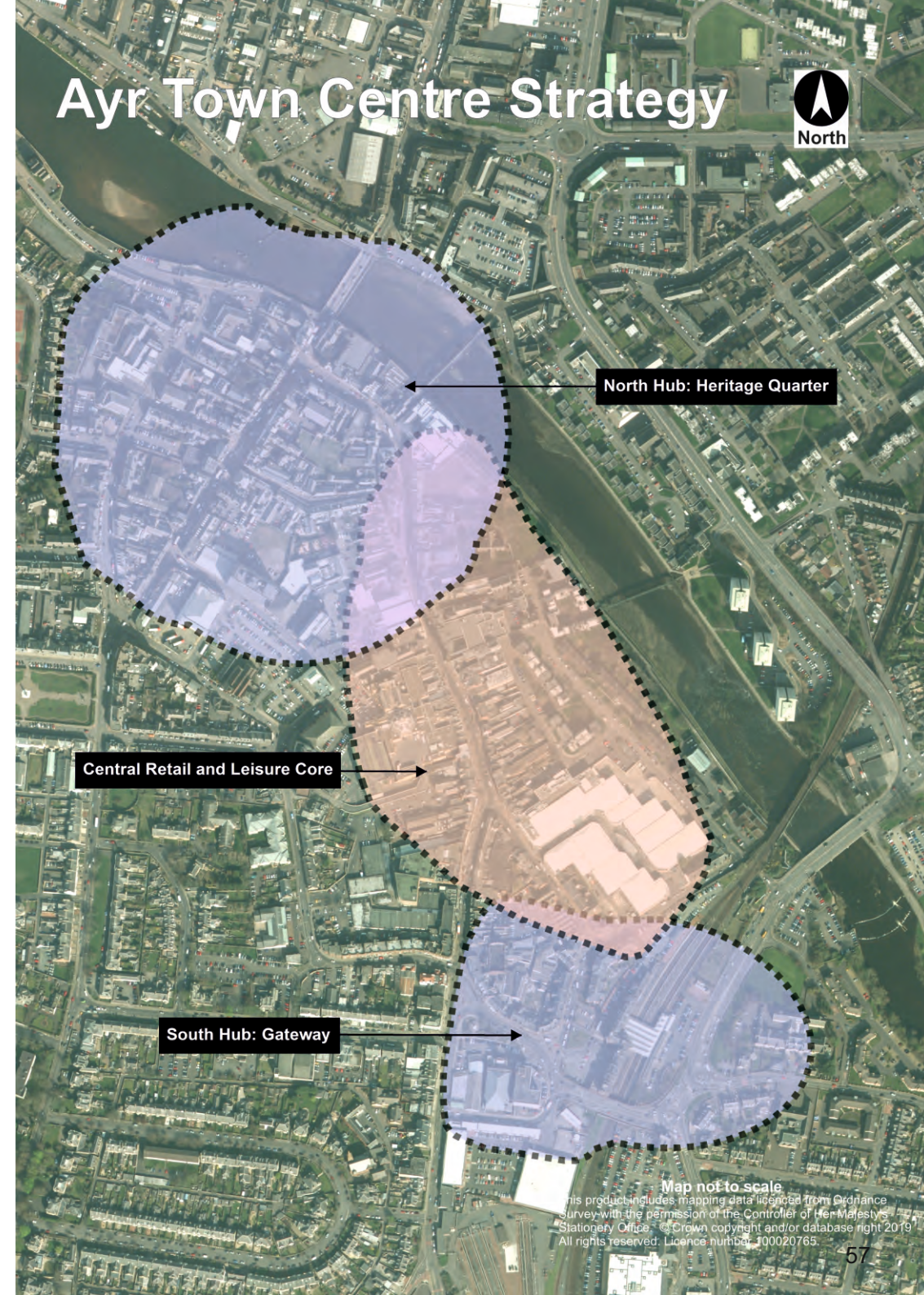
- Shopping is a crucial part of the success of Ayr town centre. Recognising that there is less demand for retail space in the town centre than historically, the retail core has been reduced to reflect the current primary retail area within the town centre. Within Ayr's condensed retail core, we will prioritise shops as the main use. Other uses will be supported, where they complement the role of the retail core. Applications will be assessed against the policies in this LDP to determine whether they add to the vitality of the retail core.
- We strongly support regeneration proposals for a cinema, leisure and office uses at the Kyle Centre and Arran Mall, as these will enhance the amenities available to shoppers and other town centre users.

### North Hub:Heritage Quarter

- We will promote a heritage quarter within the town centre, around the north of the High Street, Newmarket Street, Sandgate and New Bridge Street.
- We will support the improvement of the built environment and public realm within the North Hub and opportunities to provide active links to the River Ayr, and across the River Ayr to the northern part of the town centre.
- Existing public buildings, including Loudon Hall and Ayr Town Hall will be focal points within the North Hub, as will the Auld Brig.
- Regeneration priorities (set out in "Development Opportunity Sites") include the Riverside block, Affleck's site, and 77-81 High Street (former Clydesdale Bank building).
- The Riverside block will be the first major town centre regeneration project in this area, guided by a development framework. This will be a catalyst for the regeneration of the town centre in the North Hub.
- We will support a wide range of uses within the North Hub, including shops, cafés, restaurants and bars, offices, cultural and leisure uses and residential, to enhance the visitor experience in this part of the town centre, and provide a variety of facilities for town centre users

### South Hub:Gateway

- The South Hub is a key gateway location for town centre users entering by train and car - from the A77. The current entrance is characterised by a road-dominated layout, poor public realm, Burns House and the former Station Hotel.
- A wide mix of uses can be supported in this part of the town, which is close to the main shopping core. Favoured uses may include shops, office, residential and a range of leisure uses.
- The re-use of the former Station Hotel will be important for this part of the town, as will the demolition of Burns House, which is a significant opportunity to maximise the potential of the public realm, including road layout, at this key entrance to the town centre.



# Commercial Centres (Heathfield)

The Heathfield area of Ayr and Prestwick is valuable to the economic diversity of South Ayrshire. To manage and co-ordinate development, the South Ayrshire Local Development Plan has a strategy for Heathfield. The future retail development of the Heathfield Retail Park has been considered within the context of the overall Heathfield Strategy.

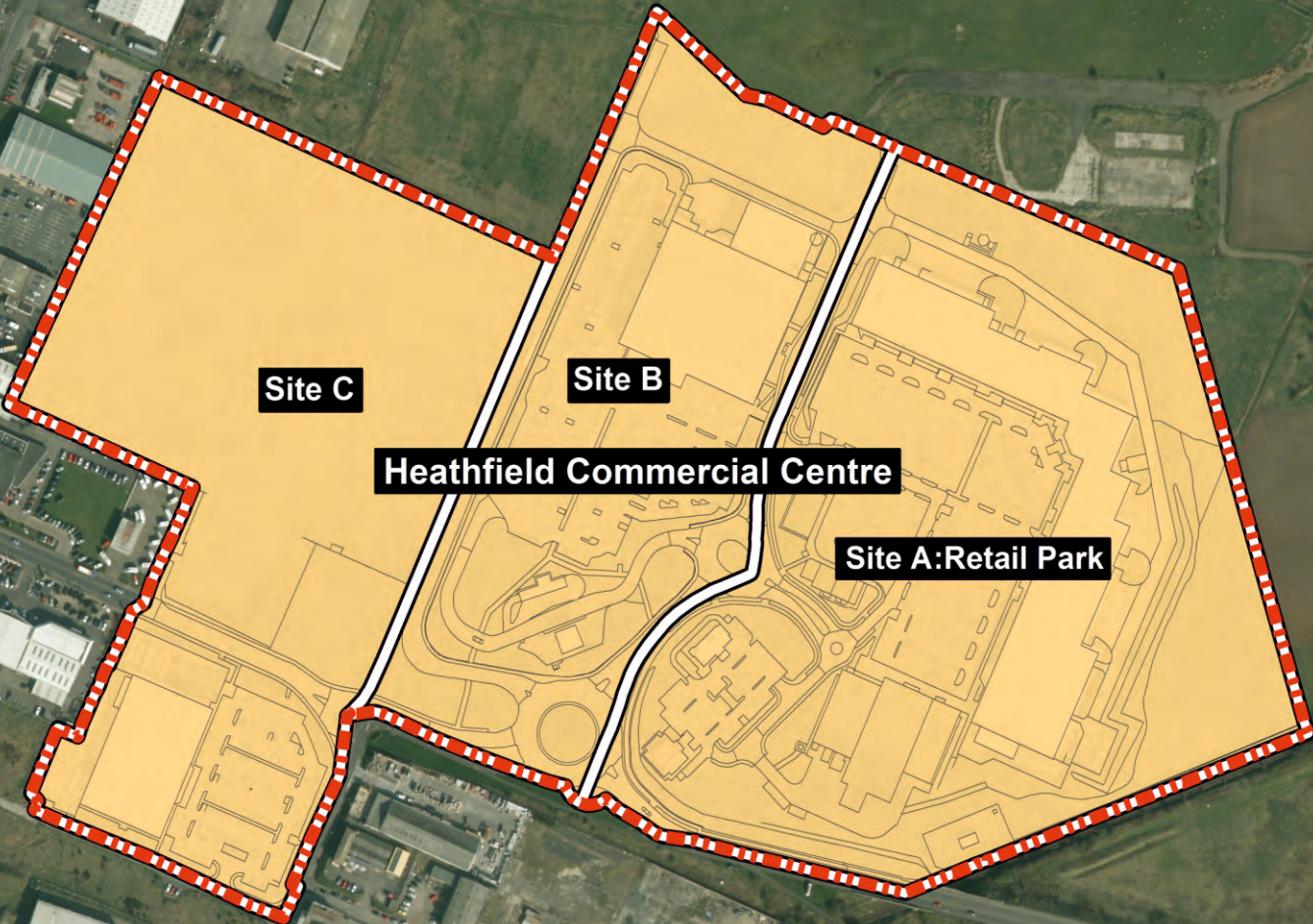
The Heathfield Retail Park first developed as a 'bulky goods' retail park. The Retail Park and the adjoining supermarket site (ASDA) and the vacated Alexander Sawmills site have been recognised as a 'commercial centre' in development plans since 2006 where there is sequential preference over other out of centre locations for bulky goods retailing, food retailing and some leisure uses. The policies for the Retail Park, site A in the Heathfield Strategy Map, below, continue to reflect the established, mainly, bulky good role of the park, which complements the role of town centres. Site B in the Heathfield commercial centre continues to function as a food retail area, whilst Site C continues as a bulky goods and commercial leisure retailing area C.

**LDP policy: Heathfield commercial centre**

Retail and leisure uses within the Heathfield Commercial Centre will be considered against LDP General Retail Policy, LDP Policy: Leisure Development, and LDP Heathfield Strategy Map and associated Table.

<p>Heathfield Commercial Centre</p>	<p>Site A will be restricted to the sale of DIY, furniture, floor coverings gardening and electrical goods. Notwithstanding this restricted range of goods, each unit is permitted to sell any goods falling within Class 1 of the Use Classes (Scotland) Order, 1997, up to a maximum of 10% of the gross floorspace of that unit. For the avoidance of doubt, the 10% allowance for units within Site A is not transferrable as a cumulative total floorspace to single units within Site A.</p> <p>Additionally, we will permit up to 20% of the cumulative gross floorspace of the units within Site A being available to sell "homeware goods" within singular units within Site A, subject to planning permission being granted for those units. For the purpose of interpreting this policy, 'homeware goods' applies only to Site A. Homeware excludes fashion clothing and footwear items, but may include home furnishings (such as wall hangings, home decorations, curtains and bed linen), stationary, kitchenware and food and drink and DIY items.</p> <p>Site B will be restricted, predominantly, to the sale of food goods. The non -food goods sold within Site B (other than DIY, furniture, floor coverings, electrical, gardening goods, car and bicycle parts and those goods) shall not occupy more than 10% of the gross floorspace.</p> <p>Site C proposals for retail development in the Heathfield area, which adjoin and integrate with the existing Heathfield Retail Park, as defined on the Heathfield Strategy Map, and which satisfy LDP Policy : General Retail, will be given preference, subject to the provision that the sale of goods will be restricted to DIY, furniture, floor coverings, electrical and gardening goods.</p> <p>Commercial leisure may be acceptable within Areas A and C where it complies with LDP Policy General Retail.</p>
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# Heathfield Commercial Centre



Site C

Site B

Heathfield Commercial Centre

Site A: Retail Park

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## Small Town Centres and Local Neighbourhood Centres

Not all shops are based in town centres – corner shops and shops in neighbourhood centres and smaller settlements also serve local needs. Pubs and hotels are also valuable, commercially and to the community.

### LDP policy: small town centres and local neighbourhood centres

We aim to keep our local shops, pubs and community facilities so that people do not have to travel for goods and services. This will help prevent areas from becoming isolated from essential facilities, especially for people who are less mobile.

Within local centres and small settlements, particularly in town centres, we will protect pubs and hotels, shops and Class 2 office developments that serve local communities.

We will support proposals for new shops and offices at local centres and small settlement town centres where they provide extra services and amenities for local communities, and otherwise comply with retail policies in this LDP. We will be sympathetic to proposals for investment in new or existing businesses in these locations. We will assess the effect of proposals for amusement centres and hot-food takeaways in these areas on the character and amenity of surrounding areas and, particularly, schools and homes.

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.

We will also consider the effect of the cumulative impact of the provision of retail floorspace outwith town centres, where relevant.

## Leisure Development

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.

### LDP policy: leisure development

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. Outwith the town centre, including at the identified commercial centre, we will support proposals for commercial leisure development where it can be demonstrated that there are no sequentially preferable locations in town centres, or edge of town centres, or the Heathfield Commercial Centre and provided that the proposed development would not have an unacceptable adverse impact on an existing town centre leisure use, or conflict with Supplementary Guidance for the Town Centre.



# Maintaining and protecting land for housing

We must provide housing sites to meet demand if we are to avoid problems of homelessness, overcrowding and people leaving the area. Housing development may also help economic development, regenerate towns and provide a wider range of housing choice.

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, housing development should, wherever possible, be directed to existing gap sites, or to redevelopment of brownfield sites within settlements. Encouraging brownfield housing development on suitable sites will help improve and bring life to areas which may have fallen into disuse or disrepair.

In defining the housing target for LDP2, South Ayrshire Council has accounted for the highest private housing need scenario presented in the 2015 HNDA, and the target for affordable housing defined in the 2017 Local Housing Strategy, which also aligns with the scenarios presented in the HNDA. This results in an all tenure housing supply target of 2700 units for the ten year period 2015/16-2024/25, and an average annual target of 270 units per year. The targets for private housing and affordable housing are both coincidentally, 135 units per year (average).

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. The 20% 'generosity allowance' was also included in the previous LDP, and is intended to provide flexibility to the supply of housing land and to support the house building industry in securing the delivery of new homes.

We will regularly review the housing land requirements. If there is not enough land available, we may have to find suitable greenfield sites which meet the terms of national planning policy guidance. The table below sets out the housing supply target for the period of the Local Development Plan. These figures take into account the housing need and demand assessment, existing housing land supply and new land allocations, including those specifically for the provision of affordable housing to meet the Council's stated affordable housing target provision (Local Housing Strategy). 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.

## I Housing Land Requirement 2016 to 2032

	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 years affordable completions @ 69pa	4000	873	4873
Remaining capacity effective supply + 2 years completions @ 228pa (69pa affordable, 159pa private)	318	138	456
Planned demolitions	0	234	234
Future windfall 2020 to 2032	288	288	576
Additional MPLDP2 Release Sites	45	110	155
<b>Total housing land supply</b>	<b>4651</b>	<b>1175</b>	<b>5826</b>
<b>Surplus/Shortfall</b>	<b>+2872</b>	<b>-1148</b>	<b>+1724</b>



# Maintaining and protecting land for housing

## 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 to 2042 around 2700 new homes may be required. Housing is likely to be focussed 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.



## Residential policy within settlements, release sites and windfall sites

We want to make sure that all future housing is of a high quality in terms of safety, amenity, accessibility, sustainability, layout and design. These principles apply throughout the area, not just for greenfield sites but especially where development may affect established residential areas. Proposals which threaten the character of existing residential areas will be seen as not in keeping with these principles.

### LDP policy: residential policy within settlements, release sites and windfall sites

We will aim to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity.

Within settlements, we will normally allow residential development, housing extensions, replacement houses and residential property conversions as long as:

- a. the site has adequate access for vehicles, which is separate from other property and which directly connects to the public road network;
- b. the layout, density, plot ratio, scale, form and materials of any proposed development do not detract from the character of the surrounding buildings and the local area;
- c. it does not affect the privacy and amenity of existing and proposed properties;
- d. the site does not form an area of maintained amenity or recreational open space unless it is already part of the established housing land supply, or identified for residential development on the Proposals Map;
- e. the site provides a suitable residential environment; and
- f. it provides appropriate private and public open space in accordance with the requirements of LDP policy: open space, and our open space guidelines.

On windfall sites outwith settlement boundaries we will also need to consider the effect on the landscape.

You can find more advice on the design, amenity and open-space standards we expect in the Council's planning guidance and supplementary guidance documents.

## Sustainable village growth (residential development)

We recognise the distinct and particular local housing needs of our villages, particularly those in the Carrick Investment Area, where the characteristics and structure/operation of the house building industry has not helped to facilitate sustainable, incremental development on some of the previously allocated residential development sites.

In recognition of the specific characteristics of rural housing needs and new build provision, greater flexibility for small scale, proportionate development is afforded for Carrick Investment Area Villages, and the former Coalfield Communities villages of Annbank, Mossblown and Tarbolton.

### LDP policy: sustainable village growth (residential development)

In recognition that there may be opportunities to add a small number of houses to villages in a way that consolidates the form of settlements, and which provides an opportunity to meet local needs, the Council may accept proposed new housing outwith, but adjacent to existing settlement boundaries providing that:-

- a. The proposal relates to a village within the Carrick Investment Area, or the former coalfield community villages of Annbank, Mossblown or Tarbolton;
- b. The proposal demonstrates an intrinsic and physical connection with the settlement without having an unacceptable impact on the landscape setting of that settlement;
- c. The design of the dwelling(s), site layout, materials proposed and plot size(s) is in keeping with the characteristics of the adjacent settlement;
- d. It respects and responds to natural boundaries in defining the site boundaries, where available or otherwise comprises a coherent addition to the existing settlement,
- e. The proposal does not add to, or create ribbon development; and
- f. The site does not comprise, or have an adverse impact on a designated natural heritage site (including locally designated sites), built or cultural heritage resources, protected species or their habitats.

Proposals should seek full planning permission, or be accompanied by a planning statement evidencing specific developer interest, and in all cases be supported by a design statement which demonstrates compliance with the policy criteria.

Note: we will prepare Supplementary Guidance on Rural Housing

## Rural housing

We support development in rural areas which supports prosperous and sustainable communities while protecting and improving the environment. Housing outside existing settlements should generally consist of:

- re-using existing buildings;
- replacement housing;
- infill development within existing clusters or groups of housing; and
- housing to meet rural business requirements

Where possible, we would prefer to develop brownfield, derelict or degraded land rather than greenfield sites.

### LDP policy: rural housing

In countryside areas, including green belt, we may accept the following proposals for new housing

- The replacement of an existing house, as long as the development is sympathetic to the scale and character of the local area.
- An extension to an existing house, as long as it is sympathetic to the scale, character and proportions of the original house, which should remain the main feature.
- The conversion and re-use of a genuinely redundant building of traditional or local character and domestic scale for residential use if the building is largely intact, structurally sound or can be repaired or restored. The original building must remain the main feature.
- A home that is essential to a rural business. The developer must satisfy the Planning Authority, through a sound business plan, that the business is economically viable and could not be run without residential accommodation.

In countryside areas, outwith the greenbelt, we may accept proposals for new housing that are a limited extension to: an existing clearly defined and nucleated housing cluster\*, group of four or more houses, or small settlement, subject to an acceptable impact on the existing form and character of the cluster. We would particularly encourage the sensitive infilling of gap sites that would consolidate existing dwellings within the group.

All proposals must comply with the policy guidance set out in the rural housing supplementary guidance.

We will aim to ensure that gardens at new or converted properties are in proportion to the size of the property.

\*There may be circumstances where two houses would be considered as a housing cluster. Additional guidance will be set out in the rural housing supplementary guidance.

Note: we will prepare Supplementary Guidance on Rural Housing

## Affordable housing

The Scottish Government enables the Planning Authority to seek a contribution of affordable housing where there is a shortfall, by addressing the issue through the Local Development Plan. Scottish Planning Policy also expects the local development plan to make provision for specialist housing where a need has been identified. The Housing Need and Demand Assessment (HNDA) shows a shortfall of affordable housing in South Ayrshire and in particular, that affordable housing need is significantly greater in and around Ayr, Prestwick and Troon, when compared with Girvan and Maybole. The Local Housing Strategy (2017-2022) also references the lowest demand for rented housing in Girvan and Maybole, and this is consistently reflected in the rate of applications for accommodation, relative to the availability of housing stock. 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.

### LDP policy: affordable (including specialist) housing

We will aim to provide affordable (including specialist) housing as follows.

- 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.
- 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.



# Gypsy & traveller accommodation Telecommunications

## LDP policy: gypsy and traveller accommodation

We will support proposals for sites for gypsies and travellers, as long as there is no unacceptable negative effect on the local area, particularly residential areas, or on the environment.

## Belleisle and Rozelle estates

### LDP policy: Belleisle and Rozelle estates

We will ensure that we keep, maintain, manage and improve Belleisle and Rozelle estates as historical and recreational assets and as important areas of open space. We will not support development proposals that negatively affect the long-term use of the estates as important open spaces. Ancillary land uses within the estates may be acceptable where they contribute to the long-term future of the estates as important areas of open space.

## Craigie estate

### LDP policy: Craigie estate

We will encourage the integration of existing land uses to protect and improve the estate's resources for the benefit of the wider community. We will support proposals for the use of the estate for education, community, sporting, recreation, tourism and open space uses where it is demonstrated that they will maintain, improve or complement the long term future of the estate as an academic and recreational resource.

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.

## LDP policy: telecommunications

We will allow telecommunication development where the developer can demonstrate that it is the most sensitive solution in terms of minimising visual effect and any contrast between the development and its surroundings.

All proposals for telecommunications and other digital infrastructure development should ensure that the following options are considered when selecting sites and designing base stations:

- 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.

The information included within such applications must include:

- 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."

# Craigie Estate Inset Map



-  Craigie Estate Boundary
-  Community/Educational Facility
-  Institutional Residential
-  Open Space
-  Significant sporting/leisure/recreation/tourism

Map not to scale

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# Open Space

Good-quality open spaces can improve the quality of life for South Ayrshire residents by improving the environment in urban areas, and improving physical and mental health. Good-quality open space can also have economic benefits by providing excellent locations for tourist events.

A review of the Council's open space provision and strategy for its management and use will complement and update the Council's existing open space Audit. The information from the audit has been used to identify specific areas of public open space and the Strategy will be used as guidance for open space improvements.

## LDP policy: open space

We will protect all open spaces which are valued and which are used, or could be used, for a particular open space, amenity or recreational purpose, from development. As well as being of local importance, the open spaces identified on the proposals map make a valued and valuable contribution to the wider environment.

We may accept development that provides facilities on recreational open space, and which is related to that space, if it meets the following conditions.

- a. Where its scale, use and design is appropriate to the existing character of the open space and there is no individual or cumulative effect on the amenity or recreational value of that site.
- b. If development would result in the loss of a facility associated with the open space, the developer must replace it with a facility or facilities of a suitable type, quantity and quality, which is accessible and in a suitable location.
- c. Any replacement facility must be within the same catchment area as the existing open space.

Existing allotments and community growing spaces are also protected as part of the open space network. The Council will support proposals for new allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

In addition to the to the above, outdoor sports facilities will be safeguarded from development except where:

- d. The proposed development is ancillary to the principal use of the site as an outdoor sports facility;
- 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;

- f. The outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sports in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
- g. The Council's open space Strategy or Audit, and consultation with Sportscotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

We will expect proposals for new residential development to provide private and public open space that improves the area and reflects the amenity and density of surrounding properties. We will take into account, our guidance document 'Open Space and Designing New Residential Developments' when assessing proposals for new residential developments. The guidance provides advice on the amount, type and design of open spaces and what play equipment we expect developers to provide (where applicable).

We will take into account our open space strategy and audit, and Guidance document 'Open Space and Designing New Residential Developments when assessing development proposals which affect open spaces.



# Community Facilities

## LDP policy: community facilities

We will support keeping community and educational facilities, as identified on the settlement maps, and will not allow development which has a negative effect on those facilities.

We will support re-using sites and buildings which previously accommodated community facilities, particularly where the buildings or site can be re-used for alternative community facilities.

# Cemetery Sites

## LDP policy: cemetery sites

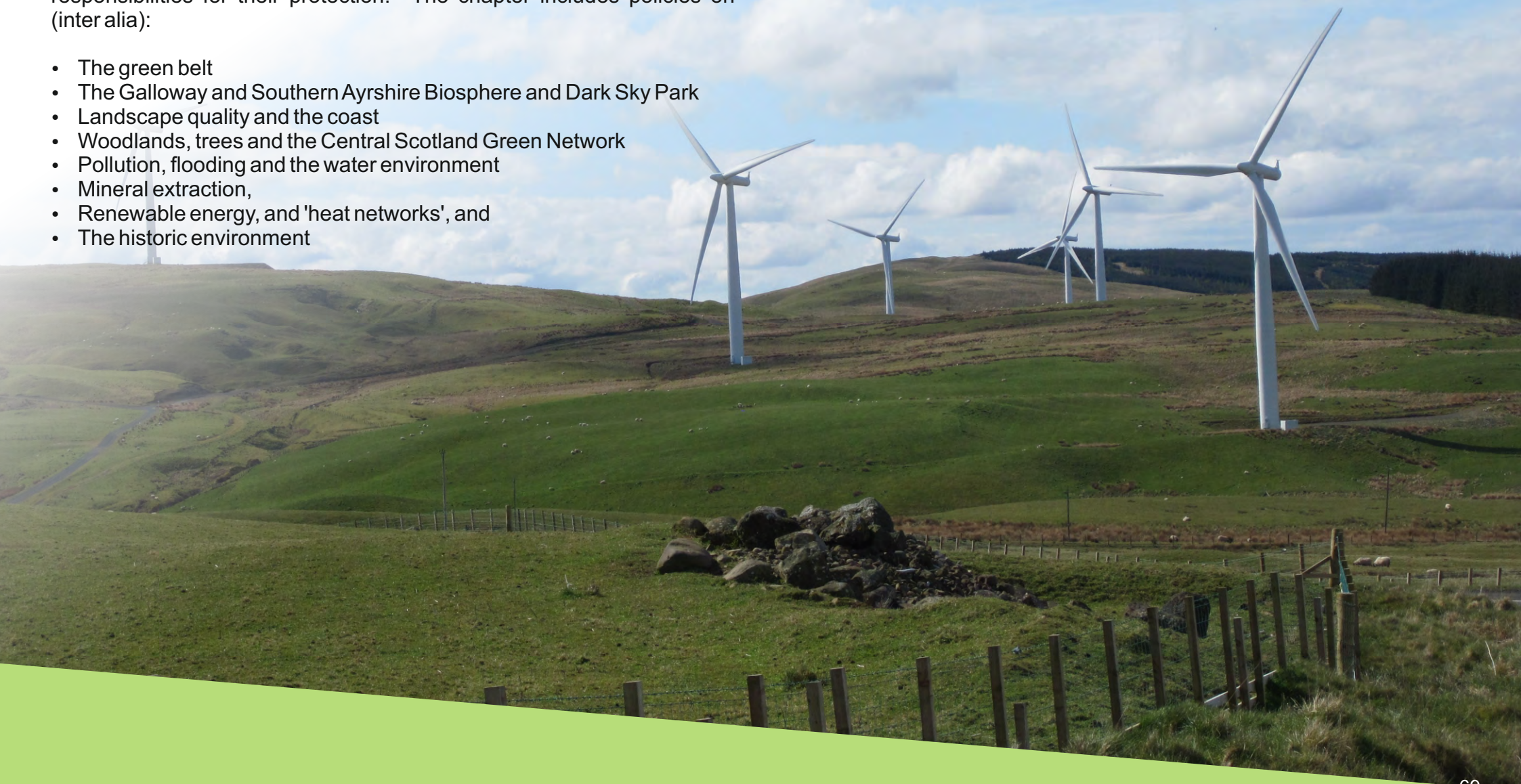
Proposals for additional cemetery provision to meet identified needs will be supported where unacceptable environmental and amenity impacts are avoided. Groundwater assessments may be required to support proposals with mitigation measures identified and agreed where necessary.



# Environment & Climate Change

The Environment and Climate Change Chapter of the LDP seeks to ensure that we are able to make the most of South Ayrshire's wealth of environmental, historic and cultural resources, whilst being mindful of our responsibilities for their protection. The chapter includes policies on (inter alia):

- The green belt
- The Galloway and Southern Ayrshire Biosphere and Dark Sky Park
- Landscape quality and the coast
- Woodlands, trees and the Central Scotland Green Network
- Pollution, flooding and the water environment
- Mineral extraction,
- Renewable energy, and 'heat networks', and
- The historic environment

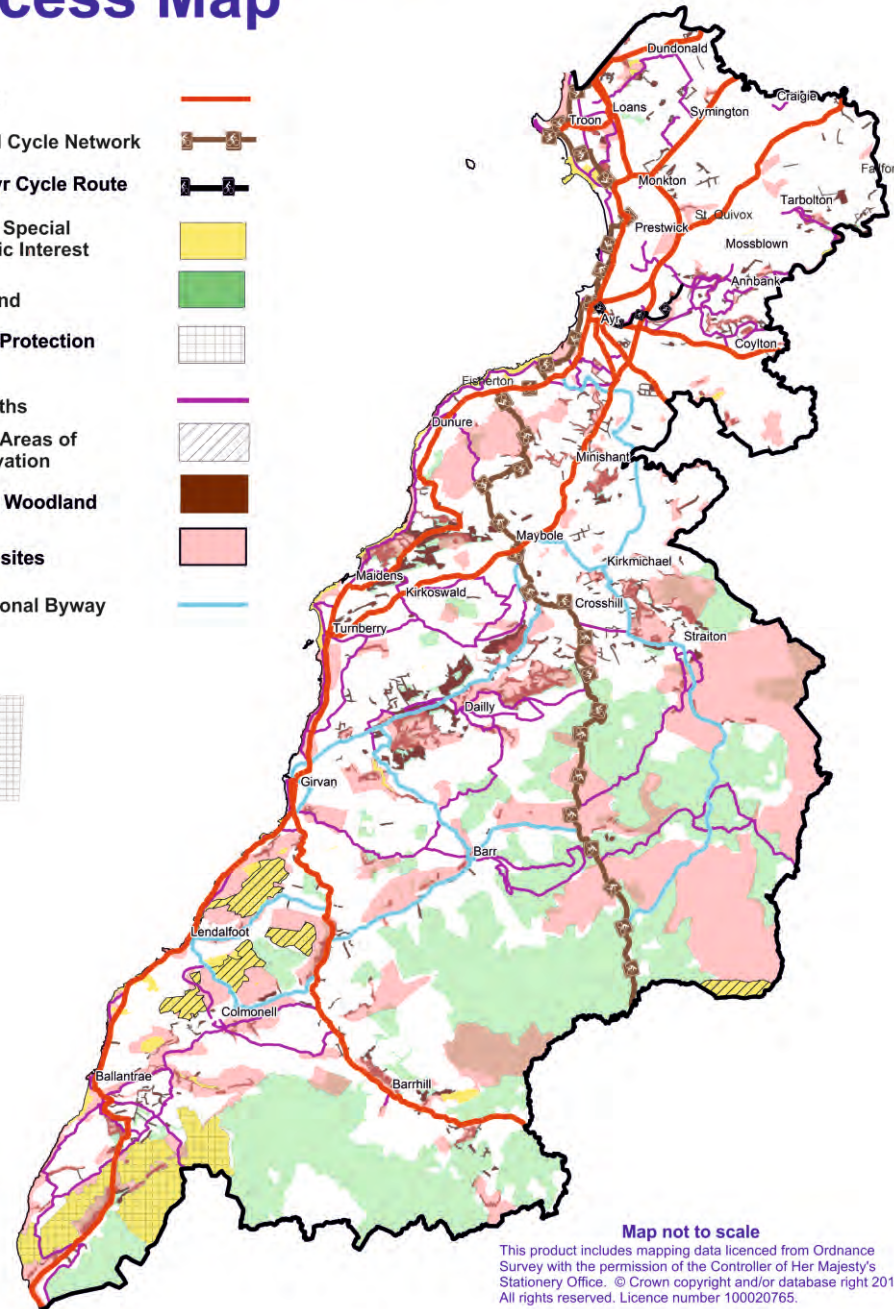
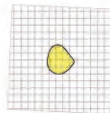




# Environment and Access Map



- A Road**
- National Cycle Network**
- River Ayr Cycle Route**
- Sites of Special Scientific Interest**
- Woodland**
- Special Protection Areas**
- Core Paths**
- Special Areas of Conservation**
- Ancient Woodland**
- Wildlife sites**
- The National Byway**



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# Greenbelt



Troon

Prestwick

Ayr

Mossblown

Annbank

Coylton

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## The green belt

The South Ayrshire green belt, in its present form, was designated to:

- direct planned growth to the most appropriate locations and support regeneration,
- protect and enhance the quality, character landscape setting and identity of towns and
- Protect and give access to open space within and around towns

### LDP policy: greenbelt

We will only support development within the green belt if it is of a high design quality and a suitable scale and form, and it:

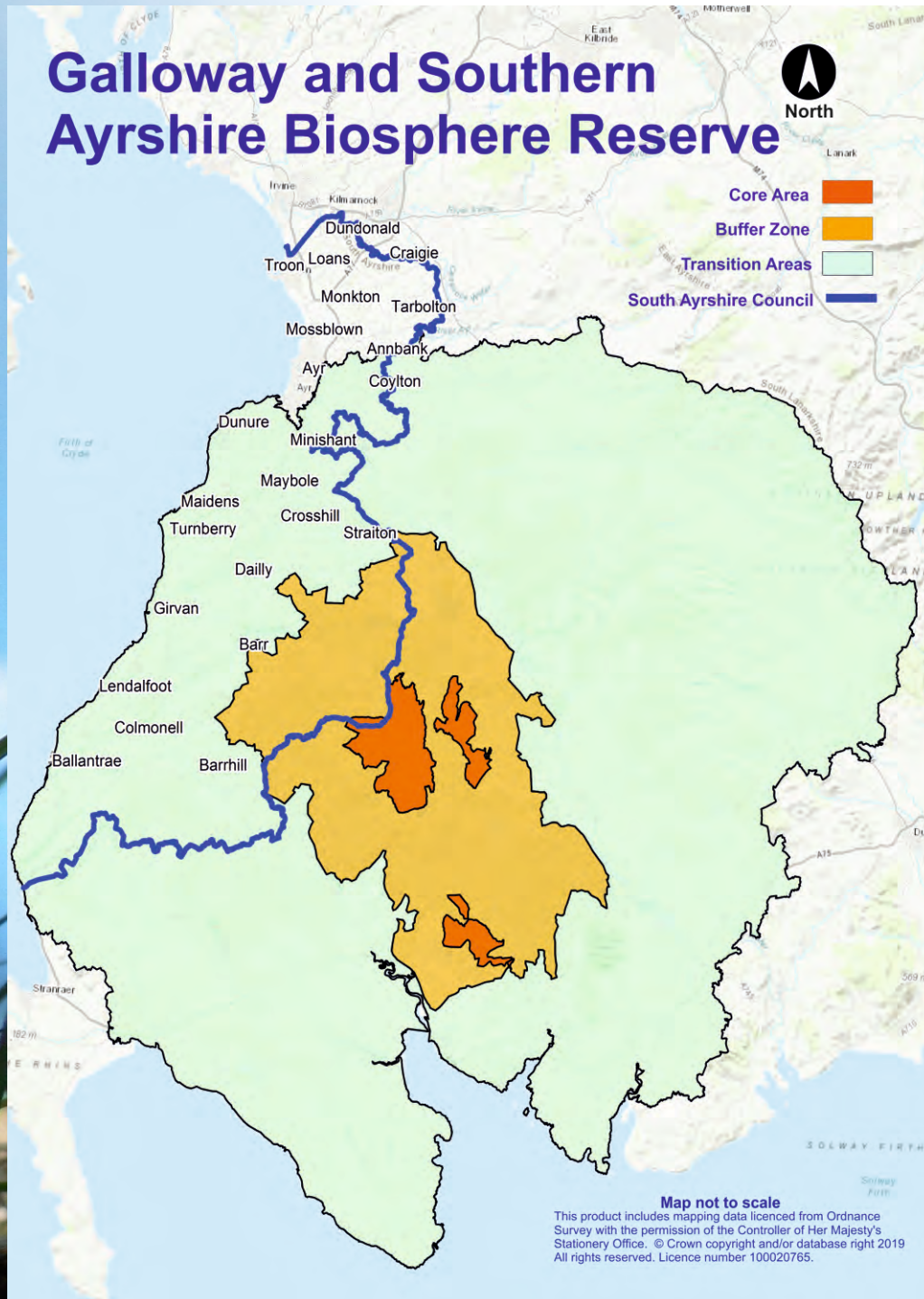
- Contributes to the economic and environmental sustainability of existing green belt uses;
- Is associated with agriculture, including the reuse of historic buildings;
- Has horticultural (or directly related) uses;
- Is a recreational use that needs a green belt setting;
- Is required at the proposed location to provide essential infrastructure;

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: outdoor public access and core paths.

We will not support proposals for housing development within the green belt except where in compliance with LDP Policy: rural housing.

If a development would not normally be consistent with green belt policy, we may still consider it to be appropriate either as a national priority or to meet an established need and no other suitable site is available.

# Galloway and Southern Ayrshire Biosphere Reserve



## Galloway and Southern Ayrshire Biosphere

Galloway and Southern Ayrshire is confirmed as a location for a UNESCO biosphere reserve because of its unique combination of special landscapes and wildlife areas, rich cultural heritage and communities that care about their environment and culture and want to develop it sustainably. The boundaries of the Biosphere Reserve are shown on the corresponding map. The principles of the Biosphere will also be applied to proposals located within the Carrick Investment Area

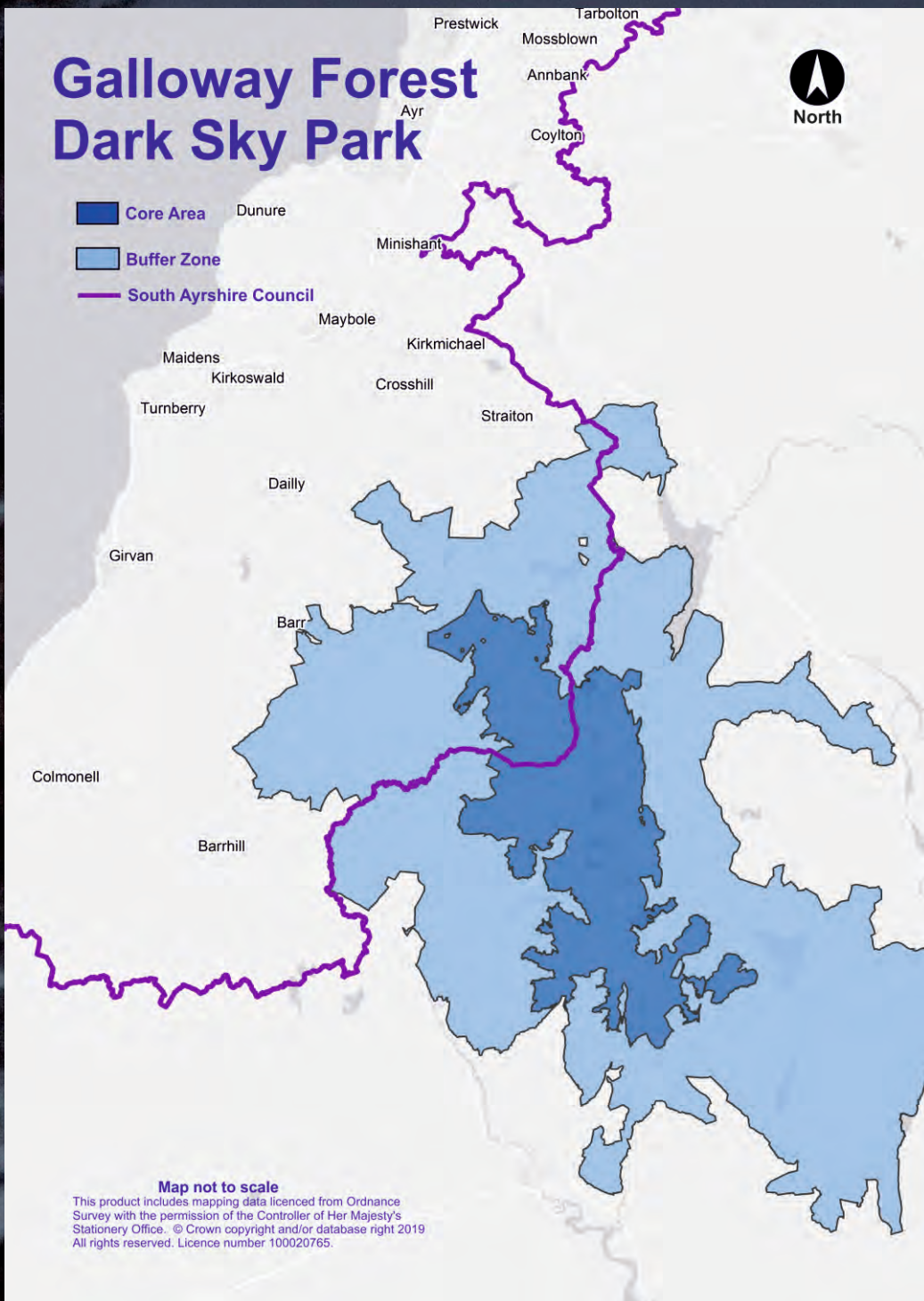
### LDP policy: Galloway and Southern Ayrshire Biosphere

We will support development that promotes the goals of the biosphere and shows an innovative approach to sustainable living and the economy, and supports improving, understanding and enjoying the area as a world-class environment.

Development must be appropriate to the role of the different zones within the Biosphere.



# Galloway Forest Dark Sky Park



## Dark skies

### LDP policy: dark skies

We will support the Galloway Forest Dark Sky Park, and will presume against development proposals within the boundaries of the park that would produce levels of lighting that would adversely affect its 'dark sky' status. Development within the Galloway Forest Dark Sky Park, and its surrounding Transition Zone, will have to be in line with the respective provisions of supplementary guidance 'Dark Sky Lighting'.



# Landscape quality

South Ayrshire is an area of high environmental quality which makes a significant contribution to the economic, environmental and cultural life of the area. The local landscape characteristics have helped to shape the area's past development patterns and we recognise that the landscape plays an important part in promoting development and providing attractive settings for existing communities.

In addition to general characteristics of landscapes, there are notable areas of particular landscape quality within South Ayrshire. A review of previously identified Local Landscape Designations was undertaken in 2018 in accordance with SNH/ HES guidance. The aim of the review has been to identify, and safeguard important qualities of specific local landscapes, encourage their enhancement, improve public access where appropriate and raise awareness of their characteristics. Eleven 'Local Landscape Areas' (LLA) have been identified.

## LDP policy: landscape quality

We will maintain and improve the quality of South Ayrshire's landscape and its distinctive local characteristics. Proposals for development must conserve features that contribute to local distinctiveness, including:

- a. Community settings, including the approaches to settlements, and buildings within the landscape;
- b. Patterns of woodland, fields, hedgerow and tree features;
- c. Special qualities of river, estuaries and coasts;
- d. Historic and cultural landscape;
- e. Geodiversity of the area;
- f. Skylines and hill features, including prominent views.

For proposals within, or affecting Local Landscape Areas (LLA) we will also consider the guidance contained in the 'statements of importance' and management recommendations of the South Ayrshire Local Landscape Designations Review (2018).





# Local Landscape Areas

## Legend

— South Ayrshire Council

■ Settlements

### Local Landscape Areas

■ Ailsa Craig

■ Brown Carrick Hills & Coast

■ Culzean

■ Doon Valley

■ Girvan to Ballantrae Coast & Hills

■ Glen App Coast & Hills

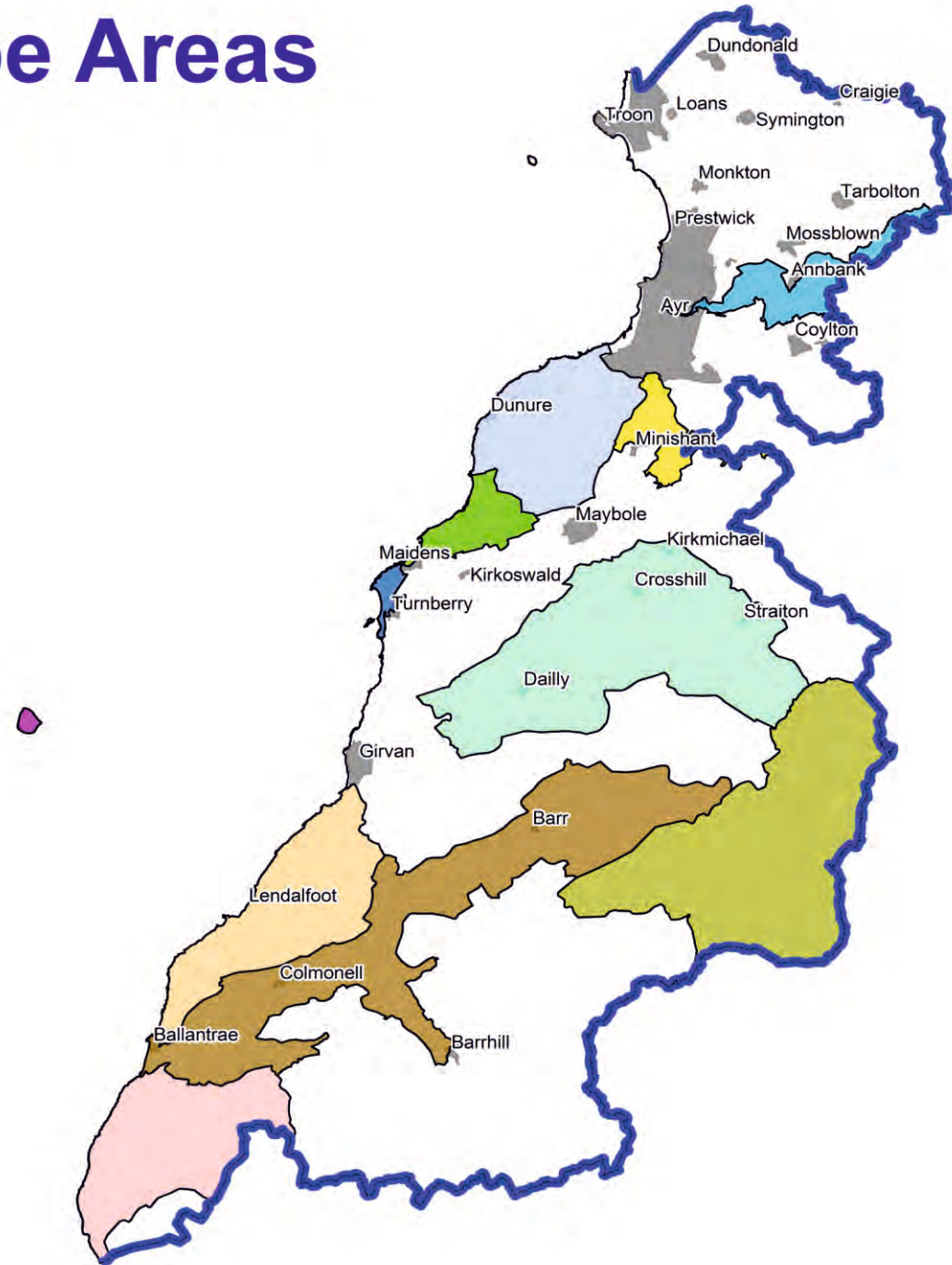
■ High Carrick Hills

■ The Ayr Valley

■ The Stinchar Valley

■ The Turnberry Coast

■ Water of Girvan Valley



**Map not to scale**

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## The coast

The coast, and associated land are recognised as being sensitive resources in terms of their scenic quality, varied wildlife and geological features, cultural and historic importance and of course with respect to the threat of erosion or tidal flooding.

We have prepared a Coastal Strategy map to define the characteristics of our coastal areas. It takes into account the sensitivities of the environment but recognises that there are opportunities for economic development, improvements to the Central Scotland Green Network, integration with projects of the Ayrshire Growth Deal and recreation and tourism activity.

### LDP policy: the coast

We will support proposals that protect the foreshore from development. Development within the wider coastal area will have to be in line with the Coastal Strategy Diagram and Coastal Development Guidance (contained in Appendix B), the Ayrshire Shoreline Management Plan and the emerging Clyde Regional Marine Plan and must also safeguard the scenic and environmental qualities of the area.

Any coastal development should be appropriately sited to avoid effects associated with managing current and predicted flood and erosion risk.

## Preserving trees

Trees can often be a significant positive feature of the landscape, both within settlements and the countryside. Mature trees in urban areas, together with areas of ancient and semi-natural woodland, are particularly valuable resources. Within South Ayrshire, a number of trees and woodlands are protected by tree preservation orders. We recognise the value of protecting important trees and will continue to identify and protect them through these orders, especially where development may threaten them.

### LDP policy: preserving trees

When assessing proposals for development that might involve loss of, or work to trees, we will consider how much it would affect the local area and will take measures to protect trees, especially those covered by a provisional or confirmed Tree Preservation Order.

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.

Where the Council is minded to grant planning permission for a development that will necessitate the removal of existing trees, we will require the developer provide compensatory planting using native species, taking into account the specific circumstances of the site.

## Woodland and forestry

Woodland and forestry make an important contribution towards the rural and urban environment and are an essential part of the landscape, a significant economic resource, and provide considerable opportunities for recreation. The Ayrshire and Arran Woodland Strategy aims to develop new woodland in areas where there are opportunities for further planting or where opportunities are limited, and make woodland part of broader economic, social and environmental initiatives.

### LDP policy: woodland and forestry

We will support proposals for woodland and forestry that are:

- a. Consistent with the objectives and main actions of the Ayrshire and Arran Woodland Strategy; and
- b. Sympathetic to the environmental (including landscape and visual impacts), nature and wildlife interests of the area, and, wherever appropriate, provide recreational opportunities for the public.

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."

# Green Networks and the Central Scotland Green Network (CSGN)

The Central Scotland Green Network (CSGN) is a long term strategy that aims to improve the vitality, health and well-being of Central Scotland and also aims to make a significant contribution to Scotland's sustainable economic development. The CSGN is a national development promoted by NPF3 and more generally, SPP states that development plans should identify and promote green networks where this will add value to the provision, protection, enhancement and connectivity of open space.

Green and blue infrastructure within South Ayrshire will connect our towns and villages with the wider countryside and coast and will be made up as follows:-

- Parks, public spaces (formal and informal) and gardens (public and private), street trees, green roofs and green walls in urban areas.
- Networks of natural or semi-natural habitats, such as woodlands, hedgerow and peat land, in the countryside and linking into the urban areas.
- Rivers, streams, ponds, wetlands and man-made structures such as canals and 'sustainable urban drainage systems' (blue spaces).
- The cliffs, beaches and marshland which form our coastline
- Existing path and cycle networks and greened transport corridors.

(This is the list of examples as detailed within the CSGN – The Vision)

Green networks have a key role in delivering outputs across a range of environmental, social and economic goals linking to themes in the Council Plan. The temporary use of land for active or passive open space activities prior to permanent development can also have positive environmental and social benefits.

## LDP policy: green networks

To contribute to the vision and goals of the network, we will use development opportunities, and master planning, to make sure that pathways, cycle routes, golf courses, harbours, woodlands, open spaces, river valleys, parklands, wildlife settings, wind farm areas and transport routes, are, as far as possible, connected through a network of green links. Where we allow development within or next to a green link or next to an area of open space, particularly those identified on the Proposals Map, we will seek to ensure that proposals:-

- a. Protect and improve any natural features of importance and wildlife habitats
- b. Incorporate planting using native species
- c. Improve public access and route connections
- d. Link into, and improve and extend green networks where appropriate, or provide opportunities for future links.

We will prepare a strategy for the expansion of the Central Scotland Green Network within South Ayrshire, with links into North Ayrshire, East Ayrshire and Dumfries and Galloway. We will also prepare Supplementary Guidance containing principles we will expect to see incorporated in development proposals, and in the actions of the Council and its public sector partners.





# Water environment

Rivers, lochs and other water resources are important ecological features which have many benefits. The Water Framework Directive protects inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. The Directive, together with the River Basin Management Plan for the Scotland River Basin District 2015-2027 seeks to improve both the quality of water, and associated physical and natural attributes.

## LDP policy: water environment

We support the objectives of the Water Framework Directive (2000/60/EC). We will only allow development that meets these objectives and shows that:

- a. It will protect, and where possible, improve the water environment;
- b. It will not pose an unacceptable risk to the quality of controlled waters (including groundwater and surface water); and
- c. It will not harm the biodiversity of the water environment.
- d. It seeks to avoid (or remove) instances of construction works and structures in and around the water environment;
- e. It provides an appropriately sized buffer strip between the development and a water course.



# Flooding and development

With the exception of some local incidents, developed land in South Ayrshire is relatively unaffected by flooding. However, we are aware of predictions of the effects of climate change. Managing flooding properly, reducing its effects and avoiding the allocation of land for development on flood risk areas are primary principles.

The Scottish Environment Protection Agency (SEPA) has produced maps of flood risk areas and these are a useful starting point for developers considering locations. You can find these maps on the SEPA website ([www.sepa.org.uk/environment/water/flooding/flood-maps/](http://www.sepa.org.uk/environment/water/flooding/flood-maps/)).

Additional guidance is provided by SEPA's on-line planning advice for flood risk.

## LDP policy: flood and development

Development should avoid areas which are likely to be affected by flooding or if the development would increase the likelihood of flooding elsewhere. We will assess development proposals against the Scottish Environmental Protection Agency's (SEPA) publication 'Flood Risk and Land use Vulnerability Guidance' (2018), or subsequent updates.

### Land raising

We will not approve land raising (work that permanently raises a site above the functional flood plain of a watercourse, or elsewhere if flooding is an issue), unless the developer can demonstrate that this would have a neutral or mitigating effect on the probability of flooding elsewhere; be linked to the provision of compensatory storage; and not create islands of development.

### SUDS

Areas of impermeable surfaces should be kept to a minimum in all new developments. Development proposals must include Sustainable Urban Drainage Systems (SUDS) which have been designed in line with the SUDS Manual (CIRIA C753). SUDS should be designed to maximise the opportunities for habitat restoration and biodiversity, and be considered as an integral element of wider visual and landscape design.

### Local flood plans

We will consider the Flood Risk Management Plan, River Basin Management Plan and the Ayrshire Shoreline Management Plan when deciding on development proposals.

Note: In considering development proposals, the Council will consider the advice of SEPA and follow the principles contained in SPP (especially paragraphs 255, 263 and 264), SEPA's land use vulnerability guidance. The Council will also take account of any existing or proposed Flood Protection Scheme (in line with PIN4).

## Agricultural land

Prime-quality agricultural land is seen as a national limited resource which should be protected from development unless we are satisfied the development can be justified.

### LDP policy: agricultural land

We will protect prime agricultural land from irreversible development, unless developers can show that the development is essential and:

- 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.

## Air, noise and light pollution

Air, noise and light pollution can have serious effects on health and well-being. Rather than trying to lessen these effects after a development has taken place, we think it is more effective to avoid developing areas where these problems could occur.

### LDP policy: air, noise and light pollution

We will not allow development which would expose people to unacceptable levels of air, noise or light pollution.

Note: In determining planning applications for development that might generate pollution, we'll take the advice of the Council's Environmental Health Service, as local pollution regulator, as to whether the development would be likely to generate unacceptable levels of pollution. The Council may seek additional relevant impact assessments to demonstrate impacts on, or from proposed development on air, noise or light pollution.



# Mineral and aggregates

Minerals are important natural resources and an adequate and steady supply is essential to support sustainable economic growth. Extraction of minerals can raise significant environmental issues, which need to be balanced against their benefits to the national and local economy.

A 2015 survey of quarry operators across Ayrshire, confirmed that Ayrshire acts as a discrete market area for construction aggregates, where approximately 90% of the minerals extracted in the area, being utilised within the area. Quarries within South Ayrshire contribute to the Ayrshire market of construction aggregates through the supply of greywacke and whinstone. The operational quarries listed in the table below, have planning consent until 2042 and combined reserves in excess of a ten year supply of the referenced minerals to serve the Ayrshire market.

Operating Quarry	Mineral	Expiry of Consent
Halyards Quarry	Whinstone	31.12.2042
Hillhouse Quarry	Whinstone	31.12.2042
Tormitchell Quarry	Greywacke, shale, limestone	31.12.2042
Barbae Quarry	Greywacke	31.12.2042

Applications for new mineral extraction sites or extensions to existing operational mineral sites will be assessed against LDP policy: Minerals and Aggregates and other relevant LDP policies.

## LDP policy: minerals and aggregates

We will seek to ensure no known mineral deposits are permanently sterilised by development proposals unless there are significant benefits which outweigh protecting the deposits. We will support the extraction of the mineral resource before other development takes place if it can be carried out in an acceptable timescale and in an environmentally acceptable manner, in accordance with the relevant criteria listed below.

In all cases, development proposals will only be permitted where it can be demonstrated to our satisfaction that there would be no adverse effect on the integrity of European site(s), either alone or in combination with other plans or projects.

We will accept proposals for extracting and working minerals if they accord with the following criteria:

- a. They help to ensure the availability of an adequate supply of the mineral in question within the relevant market area;
- b. They ensure that the environmental impacts on local communities, including from noise, blasting and vibration, and potential pollution of land, air and water, are adequately controlled or mitigated.
- c. They do not have significant adverse landscape or visual impact;
- d. They do not have a significant adverse effect on the natural heritage and historic environment;
- e. They ensure that the impact of the transportation of the mineral or associated products on local communities, particularly the road traffic generated, is kept to a minimum.

We will also have regard to the following considerations when determining applications.

- f. The benefits to the local and national economy
- g. Other benefits to local communities like restoration and regeneration of degraded land.
- h. The distance of the workings from communities
- i. The length of the period of disturbance to communities
- j. The cumulative impacts of mineral workings.

## LDP policy: minerals and aggregates

### Expanding existing sites to extract minerals

Proposals for extensions of existing mineral workings will be assessed against the same criteria as above. In addition we will have regard to the following considerations:

- i. Whether the site is a logical progression of the existing working;
- ii. Whether the extension would help to improve the restoration of the whole site; and
- iii. The extent to which the proposed extension would delay the restoration of the whole site, and lengthen the period of disturbance to local communities.

### Restoration of mineral extraction sites

We will require all planning applications for mineral extraction to include detailed proposals for the restoration and aftercare of the site, including its intended after use. Restoration should be fully integrated with the working of the site and will expect progressive restoration of mineral sites to reduce the effect of the workings and to return the land to a productive and beneficial use at the earliest opportunity, where possible. The restoration scheme should include phasing plans for restoration linked to phased working plans, details of the final levels and land uses, to include biodiversity improvements, and educational and recreation opportunities whenever possible.

### Environmental Monitoring

The Council will require independent environmental monitoring of the operation of all mineral sites, by suitably qualified professionals. Details of monitoring will be site specific and linked to the consent. The costs of the Site Environmental Monitoring will be borne in full by the operator but the brief of work shall be agreed by both the Council and operator prior to commencement of operations.

### Financial Provision

The Council will seek to ensure that there is appropriate financial provision to cover any remedial works, restoration and aftercare costs throughout the lifetime of the site, including from new applications for existing sites. The provision must be in place prior to the commencement of operations through to the satisfactory completion of aftercare period, and reviewed at appropriate time intervals throughout the operational life by an independent Chartered Minerals Surveyor and Land Restoration specialist at the expense of the operator.



## Low- and zero-carbon buildings

### LDP policy: low- and zero-carbon buildings

We will expect all new buildings to be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions may be considered where:

- a. It can be demonstrated there are significant technical constraints to using on site low and zero-carbon generating technologies; or
- b. There is likely to be an adverse impact on the historic environment

*Note: This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic technical handbook associated with the Building (Scotland) Regulations, 2004, or to equivalent exceptions set out in later versions of the handbook.*

## Renewable energy

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. Electricity generated from renewable sources is a vital part of the response to climate change. The undernoted policy deals with forms of renewable energy other than wind energy. Whilst we generally encourage such renewable energy developments, they may have harmful effects locally. We will try to ensure that they do not have any unacceptable effects on the natural or built environment.

### LDP policy: renewable energy

We will support proposals for generating and using renewable energy in stand-alone locations, and as part of new and existing developments, if they will not have a significant harmful effect on residential amenity, the appearance of the area and its landscape character, biodiversity, historic environment and cultural heritage associations.



# Wind energy

South Ayrshire has above-average wind speeds and is an attractive area for generating wind energy and, in particular, as a location for wind farms. 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, and we recognise that onshore wind power is one of the main sources of renewable energy that can contribute to the net-zero target.

Given the Government's target, we have a responsibility to find wind farm locations that would contribute to the overall national supply, while taking any effects on the environment into account. Local benefits arising from wind farms can be important to the economic future of rural communities.

In accordance with the requirements of Scottish Planning Policy, South Ayrshire council has developed a Spatial Framework to identify areas that are likely to be most appropriate for onshore windfarms. The framework applies to all turbines greater than 15 metres to blade tip.

## 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 effects on the landscape and the wider area are minimised;
- b. They do not have a significant 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;
- 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;
- d. The extent to which they would contribute to renewable energy generation targets and to the Scottish Government's net-zero target;
- e. They would have no other unacceptably detrimental effect upon the amenity of nearby residents, including from noise and shadow flicker
- 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;
- 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;
- 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

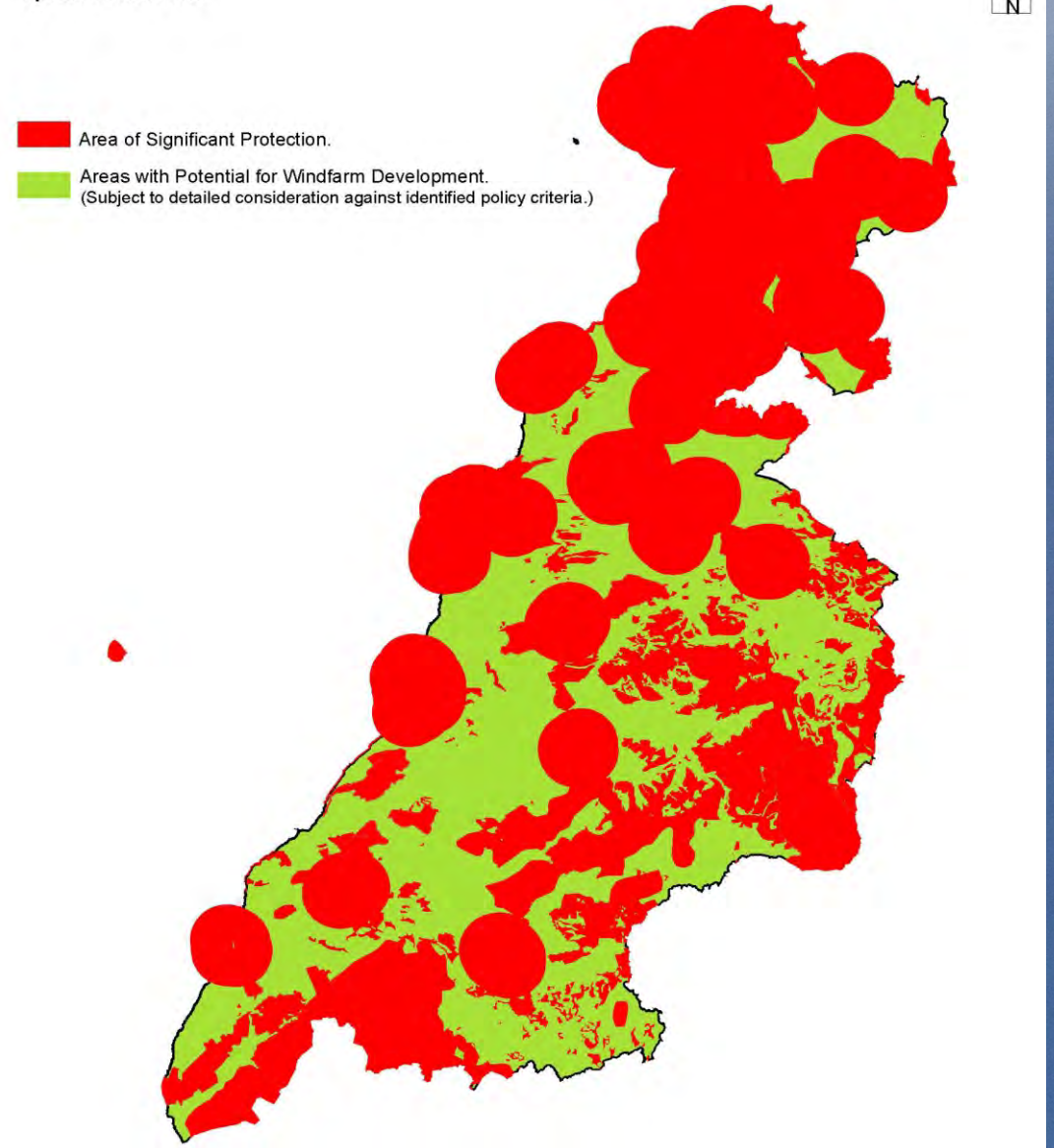
- i. Their cumulative impact in combinations with other existing and approved wind energy developments, and those for which applications for approval have already been submitted, is acceptable.”

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 Landscape Area Review 2018.

All applications for onshore wind developments should be accompanied by a site specific landscape and visual impact assessment that is proportionate to the scale of the proposed development.

**Spatial Framework**



## Heat networks

Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are one of the changes required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

The South Ayrshire Local Development Plan 2 supports in principle the development of heat networks and includes supporting the safeguarding of pipe runs within developments and allowing for alterations, installation and connection of heat network pipework to the curtilage of the development. New developments located adjacent to existing or proposed heat networks or significant heat sources should be designed to be capable of connecting to the heat supply. Land required for the heat network infrastructure, including pipe runs and pipework, should be protected.

### LDP policy: renewable or low carbon heat and heat networks

A statement will be required to be submitted with an application for planning permission to demonstrate that consideration has been given to the viability of creating or linking into a heat network. This requirement only applies to the developments listed below (a) to (b).

The following development proposals which would constitute a significant heat source or substantial development will be required to comply with this policy:-

- a. Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat-demand through district heating networks or other low carbon alternatives.
- b. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.
- c. Where heat networks are not viable, micro-generation and heat recovery technologies within or associated with individual properties, will be encouraged.

### Heat Mapping

In order to develop opportunities for the more productive use of energy for heating and cooling, the Scottish Government is promoting the use of heat mapping in local development plans (LDPs)

Heat mapping will be utilised by the Council to establish where there are sources of heat (supply) and where there is need for heat (demand).

The Scottish heat map <http://heatmap.scotland.gov.uk> can be used to identify where there are opportunities for heat networks to assess heat density and proximity to heat sources.

## Historic environment

The historic environment is an important part of South Ayrshire's cultural heritage, and contributes to sustainable economic growth and regeneration. The preservation of the historic environment and historic assets (including archaeology sites and resources) is particularly important in supporting the growth of tourism and leisure, and contributes to sustainable development through the energy and material invested in buildings, the scope for buildings to be adapted and reused, and the unique quality of historic environments and assets, which can provide a sense of identity and continuity for our communities.

### LDP policy: historic environment

We will protect, preserve and, where appropriate, conserve and / or enhance South Ayrshire's historic environment. This includes the heritage asset types identified below.

#### Listed Buildings

We will protect listed buildings and their settings from development that adversely affects their special architectural or historic interest, and actively encourage their sensitive maintenance, repair and re-use. The layout, design, materials, scale, siting and use of any development affecting a Listed Building or its setting should be appropriate to the character and appearance of the building and its setting.

There is a strong presumption in favour of retaining Listed Buildings. However, we recognise that there will be exceptional circumstances where the demolition of a Listed Building can be justified. The loss of a Listed Building is likely to be acceptable where it can be clearly demonstrated that:

- the building is no longer of special interest; or
- the building is incapable of meaningful repair; or
- demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

If the above circumstances do not apply, demolition will only be accepted where it is clearly demonstrated that the retention of a building is not viable. This will include efforts to market the building to potential restoring purchasers. Applicants will be expected to demonstrate that all reasonable efforts have been made to retain the building, and to provide evidence of those efforts.



## LDP policy: historic environment

### Conservation Areas

New development should preserve and enhance the character and appearance of South Ayrshire's conservation areas and their settings. This should include the appropriate layout, design, materials, scale and siting of development affecting buildings and structures located within a Conservation Area.

The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it. If the building is considered to be of any value, either in itself or as part of a group, we will actively encourage its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated.

In some cases, demolition may be acceptable, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult. In instances where demolition is to be followed by re-development of the site, we will normally only grant consent to demolish where there are acceptable proposals for the replacement building.

### Scheduled Monuments

Development proposals that would adversely affect the integrity of the setting of a scheduled monument will not be permitted unless justified by exceptional circumstances. Development proposals directly affecting Scheduled Monuments will require Scheduled Monument Consent from Historic Environment Scotland.

### Gardens and Designed Landscapes

We will protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes.

### Non-designated Historic Environment Assets

Of importance to South Ayrshire's distinct character and sense of place are the range of non-designated historic assets and areas of historical interest. We consider that these resources are an important part of South Ayrshire's heritage, and we will protect and preserve them as far as possible, in situ wherever feasible

Development proposals that do not safeguard archaeological sites or resources in situ will not be supported unless it is demonstrated to the satisfaction of the Council that the benefits of the proposal outweighs the archaeological value of the site.

Where there is the possibility that archaeological remains exist within a site, but the extent and significance of those remains is unclear, the developer should undertake an archaeological survey of the site in order to establish its importance, its sensitivity to development, and the most appropriate means for preserving or recording surviving archaeological features.

Where it is not possible to preserve the remains in situ and the Council is satisfied that the benefits of development outweigh the archaeological value, a programme of works involving archaeological excavation, recording, analysis, publication and archiving, shall be agreed with the Council in conjunction with the West of Scotland Archaeological Service, prior to the commencement of works on site.



# Natural heritage

There are a number of natural heritage sites within South Ayrshire, including European Sites, Sites of Special Scientific Interest and local nature conservation sites. However, we will take a broader approach to protecting natural heritage than just conserving designated or protected sites and species.

## LDP policy: natural heritage

### International Designations

Development, either individually or in combination with other plans or projects, which is likely to have a significant effect on a designated or proposed European Sites (Special Protection Areas and Special Areas of Conservation) will be subject to an appropriate assessment of the implications for the site in view of the site's conservation objectives. Development proposals will only be supported where the assessment concludes that:

- 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.

Where such a site hosts a priority habitat and/or priority species as defined by the Habitats Regulations, the imperative reasons of overriding public interest must relate to human health, public safety or beneficial consequences of primary importance to the environment. Other allowable exceptions are subject to the views of the European Commission (via Scottish Ministers).

### National Designations

Development, either individually or in conjunction with other proposals, which would affect a designated or proposed Site of Special Scientific Interest will only be permitted where ecological appraisals have demonstrated to the satisfaction of the Council as planning authority that:

- 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."

### Local Designations

Development, either individually or with other proposals, which would affect the following local heritage sites and designations, shall only be supported where the developer can show that the integrity of the site will not be put at risk. We will prepare additional guidance on the qualities and reasons for specific site designation.

- a. Local nature reserves;
- b. Sites containing species protected by the Habitats Regulations, Wildlife and Countryside Act 1981 or the Badgers Act 1992;
- c. Wildlife sites;
- d. Tree Preservation Orders;
- e. Forest Parks
- f. Wildlife corridors
- g. Ornithological sites.
- h. Ancient and Semi-Natural Woodland.

In all instances, the Council will require development proposals to have regard to safeguarding features of nature conservation value including woodlands, hedgerows, lochs, ponds, watercourses, wetlands and wildlife corridors. We will consider preparing supplementary guidance on the principles of bio-diversity off-setting, and the circumstances where this may be considered to be appropriate.

### Protected Species

Planning Permission will not be granted for development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

# Waste management

We must reduce our dependence on landfill and move towards more sustainable methods of managing waste especially as The Waste (Scotland) Regulations 2012 ban biodegradable municipal waste (BMW) from landfill in Scotland, from 1st January 2021. To achieve this we will have to reduce the amount of waste we produce and significantly increase facilities for managing and recycling waste.

## LDP policy: waste management

We will give priority to proposals for waste-management sites in the core investment towns. We will also accept proposals which show there is a need for the site and which are on existing or allocated industrial land, specifically Class 5: General Industrial and Class 6: Storage or Distribution.

All waste management sites must:

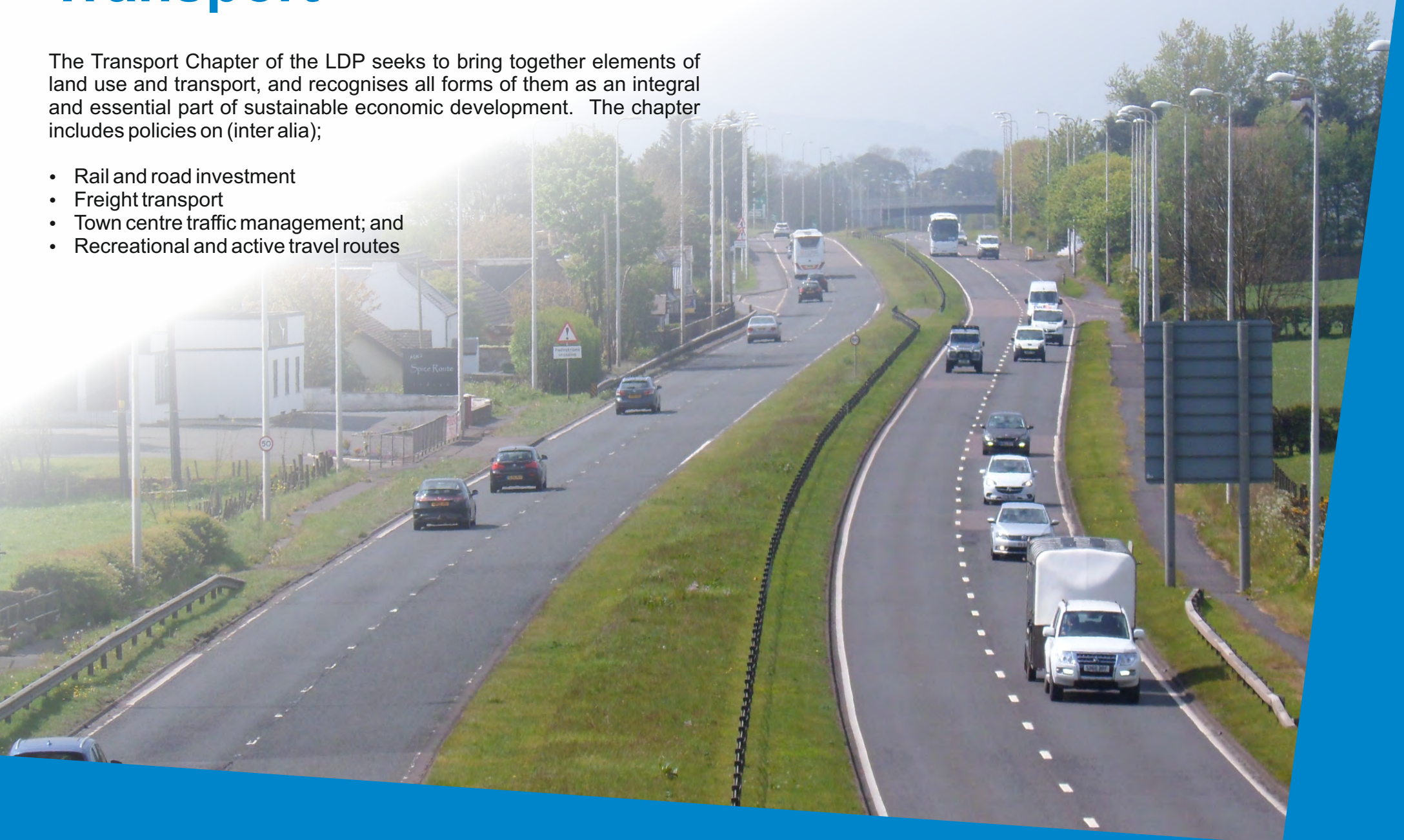
- a. Conform with the Zero Waste Plan, Scottish Planning Policy and Scottish Government Planning and Waste Management Advice, and the Council's Household Recycling Charter.
- b. Be accessible to all the areas they serve;
- c. Keep transport of waste to a minimum;
- d. Protect the natural and built environment;
- e. Make sure the existing road network will be able to cope with the amount of traffic the site generates;
- f. Only collect or treat types of waste and secondary material as agreed through environmental regulation/permit or licence for that site;
- g. Not have a negative impact upon visual amenity;
- h. Protect existing and future development, including by the prevention and/or control of the pollution of groundwater, rivers, streams and other watercourses; air pollution; noise and odour nuisance.



# Transport

The Transport Chapter of the LDP seeks to bring together elements of land use and transport, and recognises all forms of them as an integral and essential part of sustainable economic development. The chapter includes policies on (inter alia);

- Rail and road investment
- Freight transport
- Town centre traffic management; and
- Recreational and active travel routes



# Land use and transport

The relationship between transport and land use has a strong influence on sustainable economic growth. The increasing mobility of people and goods is putting greater demands on transport infrastructure, often resulting in congestion. Co-ordinated planning of land use and transport can reduce the need to travel and encourage modal shift. 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.

With the agreement of Transport Scotland, the national transport agency for Scotland, South Ayrshire Council has committed to undertake a 'Proportionate Transport Appraisal'. The purpose of the appraisal is to gain a better understanding of potential impacts on the strategic transport network that might arise as a consequence of retaining previously identified sites (from LDP1), including South East Ayr, together with the new development sites identified in LDP2.

The outcome from the Proportionate Transport Appraisal detailed above, will be used to inform where mitigation to the Strategic Transport Network will be necessary to deliver development. 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.



## LDP policy: land use and transport

### Development proposals should:

- a. Align with the Regional Transport Strategy and our Local Transport Strategy;
- b. Take appropriate measures to keep any negative effects of road traffic on the environment to a minimum;
- c. Ensure accessibility to local services is maintained and improved by the integration of transport networks linking services to local communities. 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;
- d. Where otherwise in accordance with the LDP and where required to facilitate development, provide interventions to the strategic transport network to maintain the efficiency of the transport network for both users and operators;
- e. Link to existing and proposed active travel networks, including walking, cycling and public transport networks;
- f. Ensure essential use of the private car is accommodated within the context of an integrated approach to transport;
- g. Safeguard existing car parking facilities, particularly strategic car parking facilities and those identified in the LDP strategy maps;
- h. Provide parking that reflects the role of the development, the location in which it is situated and the projected capability of existing parking facilities;
- i. Ensure roadside facilities for drivers, including snack bars, are directed to settlements, and especially town centres, with a preference for the use of permanent structures rather than mobile or temporary ones which are to be used on a long-term basis;
- j. Encourage freight to be transported by rail, sea or air rather than by road; and
- k. Meet the costs of new transport infrastructure and services (in cases where these would not be provided commercially) which are needed as a result of their development.

Green travel plans will be encouraged for all developments and, where appropriate, will be required for those with a significant effect on traffic and parking.

## Rail investment

Investing in our railways is vital if we are to improve journey times and connections, reduce emissions, improve quality, and make rail travel accessible and affordable. We recognise that there is scope for improving rail travel within, and outwith, South Ayrshire, especially where it can be linked to large-scale development proposals.

The aspiration for provision of a new rail station at South East Ayr/Ayr Hospital is identified as a project recommended for further appraisal within the South West Scotland Transport Study –initial Appraisal-Case for Change, published in January 2020.

### LDP policy: rail investment

In our role as planning authority we will support proposals, subject to any necessary appraisal, that:

- a. Increase the capacity of the rail network in South Ayrshire;
- b. Encourage greater use of rail services in general by measures to improve facilities, including park-and-ride car parks, at existing stations;
- c. Upgrade the existing rail stations at Ayr and Glasgow Prestwick Airport; and
- d. Protect existing rail freight facilities from developments that would harm their continued efficient operation.
- e. Link to existing and proposed active travel networks, including walking, cycling and public transport networks

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.

## Developing roads

Developing strategic roads, which include and join up trunk roads and motorway networks, is critical to sustainable economic growth. Developing South Ayrshire's strategic road network will improve the efficiency and safety of long-distance traffic between major centres, whilst in rural areas it is also important locally.

### LDP policy: strategic road development

Where development may involve or affect the strategic road network, we will support proposals that:

- a. Do not adversely affect the efficiency and safety of the relevant sections of the network;
- b. Ensure that strategic traffic flows will be channelled onto the strategic road network as defined in the spatial strategy, as far as is practicable and consistent with criterion a.;
- c. Ensure that, where required, the necessary improvements to the A77 throughout South Ayrshire are carried out to support development in compliance with the LDP and, in particular, do not prejudice the construction of the A77(T) Maybole by-pass; and
- d. Where applicable, improve the capacity and safety of other parts of the strategic network, including providing traffic relief for communities, and protect the land necessary for improvements to the network.

With the agreement of Transport Scotland, the national transport agency for Scotland, South Ayrshire Council has committed to undertake a 'Proportionate Transport Appraisal'. The purpose of the appraisal is to gain a better understanding of potential impacts on the strategic transport network that might arise as a consequence of retaining previously identified sites (from LDP1), including South East Ayr, together with the new development sites identified in LDP2.

The outcome from the Proportionate Transport Appraisal detailed above, will be used to inform where mitigation to the Strategic Transport Network will be necessary to deliver development. 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.

## Public transport

Efficient and effective public transport which links communities within South Ayrshire to the wider Glasgow city region is vital in encouraging prosperity and development. High-quality public transport is also vital in encouraging modal shift from the private car. So, it is important that measures continue to be pursued to maintain and improve both rail and road based public transport services and to improve infrastructure such as bus priority measures and interchanges at existing stations.

### LDP policy: public transport

In our role as planning authority, we will support improvements to public transport networks and infrastructure and, subject to any necessary appraisal, will support proposals that:

- a. Maintain and improve local rail and road-based public transport services;
- b. Provide appropriate transport infrastructure, including bus services from development sites linking into the strategic public transport network, bus priority measures and interchange facilities; and
- c. Promote park-and-ride facilities to serve Ayr and Prestwick at locations which would be economically and environmentally suitable.



## Freight transport

Efficient freight movement and storage is very important to the economy. South Ayrshire is crossed by a number of major transport routes to and from ferry ports, docks and Glasgow Prestwick Airport. While freight movement by road is unavoidable, we will actively encourage alternative transport methods as part of our overall aim of reducing congestion and improving the environment.

### LDP policy: freight transport

In our role as planning authority we will support proposals, subject to any necessary appraisal, that:

- a. Encourage the transport of freight in ways other than by road, where possible;
- b. Identify preferred routes for heavy goods vehicles;
- c. Ensure the movement of freight by road in a way that minimises disruption to local communications and reduces the inappropriate use of public roads; and
- d. Support the development of multi-modal interchange facilities at:
  - Ayr (Falkland Yard and Ayr Harbour, for sea and rail freight);
  - Girvan Grangestone;
  - Newton-on-Ayr and East Sanquhar;
  - Glasgow Prestwick Airport / the National Aerospace and Space Centre; and
  - Barrhill.

## Town centre traffic management

Town centres are the focal point of sustainable economic growth as they offer the potential to integrate a variety of land-uses in locations that afford the highest degree of accessibility by a range of transport modes. To make them even more accessible, we need measures that provide extra facilities for transport other than the car, appropriate 'demand-management' measures and an integrated approach to parking.

### LDP policy: town centre traffic management

We want to make town centres in the Kyle investment area and Carrick investment area more accessible by introducing a range of transport options where possible. Long-stay commuter parking in town centres will be discouraged, while priority will be given to short-stay parking in areas next to major retail locations. We will also consider the needs of non-retail land uses as part of an integrated approach to parking.

We will support appropriate development proposals within and on the edge of town centres which:

- a. Give priority to Active Travel and public transport;
- b. Meet maximum parking standards (as established by government policy or the council as roads authority); and
- c. Protect and improve existing parking provision.



## Outdoor public access and core paths

Core paths and other access routes provide an important network which give people confidence to move freely about the countryside and encourage enjoyment of the outdoors for recreation. Increasing the number of people who take part in active travel (for example, walking and cycling) can have wide-ranging effects – from improving people's health to easing congestion, improving air quality and tackling climate change locally.

Because of their benefit to the environment, we aim to make providing path networks a priority and make sure that we provide appropriate, safe, attractive facilities, and that new development for public use is safe for pedestrians and cyclists.

Under the Land Reform (Scotland) Act 2003 we have to draw up a plan (the Core Paths Plan) for a system of paths which gives the public reasonable access throughout South Ayrshire. Core paths are paths or routes, including waterways, that the public can use. Only those paths in the Core Paths Plan form the system of core paths, which provides a basic framework of routes that links into and supports the wider paths network. Although the Core Paths Network as a whole caters for all forms of recreational access, not every core path is suitable for all user categories, access rights and proven rights of way are material considerations when we decide planning applications. You can see the existing Core Paths Plan on the LDP environment and climate change map.

### LDP policy: outdoor public access and core paths

We will aim to improve and protect all core paths and other significant access routes - including recognised rights of way, disused railway lines (e.g The Culzean Way), riverside walkways, wind farm access tracks and cycleways and cycle parking facilities.

We will only support proposals which would have a negative effect on a core path or other significant access route if we are satisfied that they provide a suitable alternative route(s).

Development or redevelopment sites should include appropriate facilities for active travel, particularly walking and cycling.

Development that is next to or near the core paths network should provide suitable links to the network, where appropriate and practical.





## **LDP2 Part 3 - The Appendices**

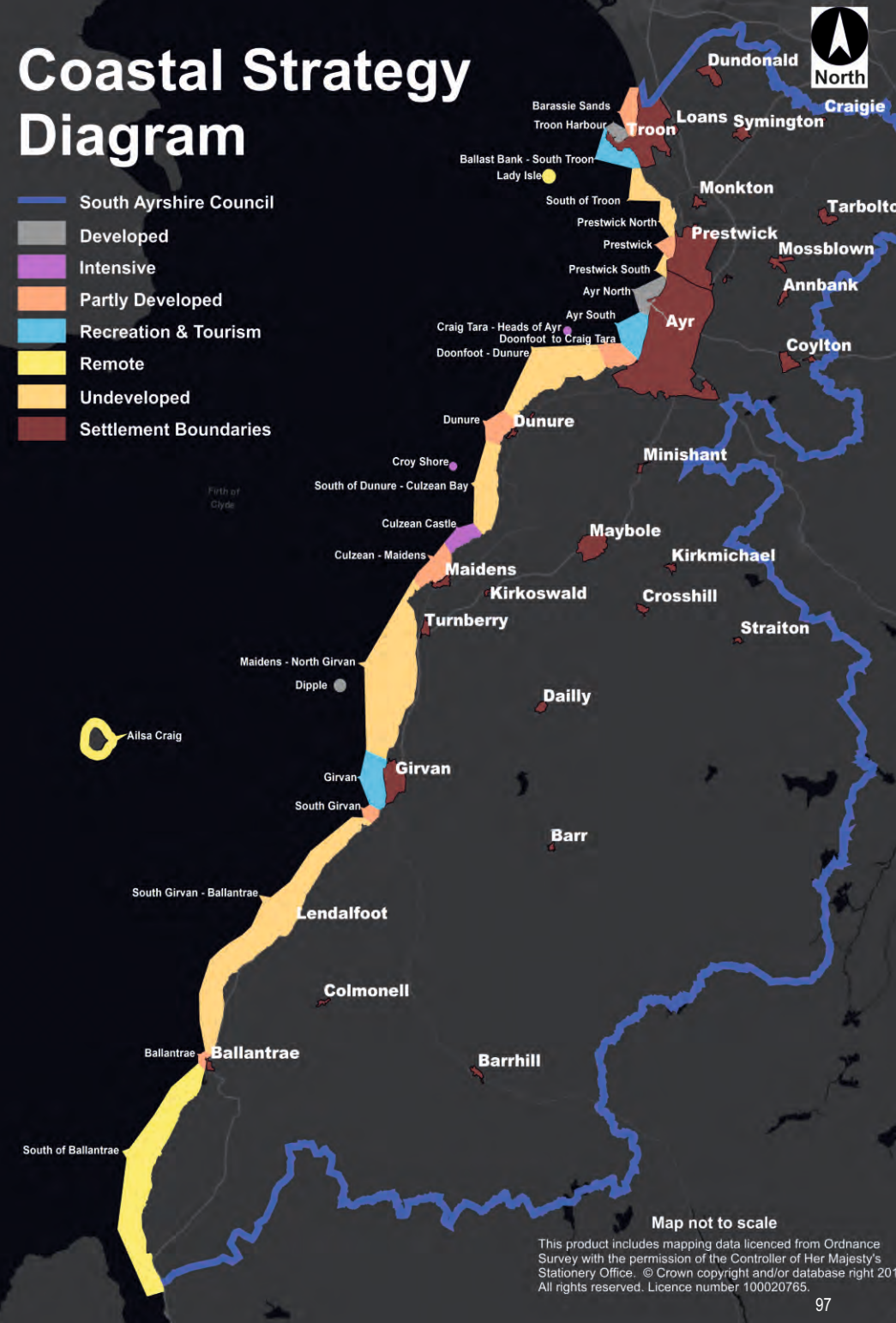
# Appendix A: Schedule of Council Owned Land

Description of land owned by Council	Reference to policies, proposals or views contained in the local development plan relate to the occurrence of development of the land
Buchan Road Troon	LDP Policy: maintaining and protecting land for housing. This land is a housing release site.
Aldersyde Avenue, Troon	LDP Policy: maintaining and protecting land for housing. This land is a housing release site.
Findhorn Place, formerly part of land associated with Darley Golf Course Troon	LDP Policy: maintaining and protecting land for housing. This land is a housing release site.
Afton Park, Afton Avenue, Prestwick	LDP Policy: maintaining and protecting land for housing. This land is a housing release site.
Westwood Avenue, Dalmling, Ayr	LDP Policy: maintaining and protecting land for housing. This land is a housing release site.
Dunlop Terrace, Ayr	LDP Policy: maintaining and protecting land for housing. This land is a housing release site.
Craigie Estate - The Council own Dam Park, Ayr Academy and associated pitches, allotments, former pitch and putt area and open space and wooded areas within the	LDP Policy: Craigie estate
Heathfield Road, Ayr- a small narrow strip on the southern side of the site is owned by SAC. Small area of ownership at Old Farm Road, Ayr south of Recycling centre.	LDP Policy : Heathfield and LDP policy: development opportunities
Glenburn Bing, Prestwick	LDP policy: National Aerospace and Space Centre. This land is highlighted for runway related development or for renewable energy.
Former Afflecks, Ayr	LDP policy: development opportunities and LDP policy: historic environment
South East Ayr, 49 hectares of the Cockhill phase of development.	LDP Policy: maintaining and protecting land for housing. This land is an existing housing allocation site.
Former Mainholm Academy Ayr	LDP Policy: maintaining and protecting land for housing. This land is an existing housing allocation site.
Riverside Block, High Street, Ayr	LDP Policy: town Centre First Principle, LDP Policy: Ayr town Centre, LDP Policy: Development Opportunities & LDP policy: historic environments
Burns House, Burns Statue Square, Ayr	LDP Policy: town centre first principle - direct development proposals to town centres before considering other locations. LDP Policy: Ayr Town Centre - 3 town centre zones including Retail Core, Heritage Quarter and Gateway Location & LDP Policy: development opportunities
Former Darlington Church, North Harbour Street, Ayr	LDP Policy: Town Centre First Principle - direct development proposals to town centres before considering other locations. LDP Policy: Ayr Town Centre - 3 town centre zones including Retail Core, Heritage Quarter and Gateway Location. LDP Policy: General Retail and LDP Policy: development opportunities
34-42 Green Street Lane, Newton, Ayr	LDP policy: Newton-on-Ayr and LDP policy: development opportunities
6-14 Hamilton Street, Girvan	LDP policy: development opportunities
Miller Terrace, Maybole	LDP policy: development opportunities
Ladybank Road, Maybole	LDP policy: development opportunities
Belleisle Estate excluding Belleisle House but includes golf courses, Rozelle House and associated estate.	LDP Policy: Belleisle and Rozelle estates

# Appendix B: Coastal Development

# Coastal Strategy Diagram

- South Ayrshire Council
- Developed
- Intensive
- Partly Developed
- Recreation & Tourism
- Remote
- Undeveloped
- Settlement Boundaries



	<b>Developed</b>	Industrialised areas with associated activities such as port and heavy industry. Continued commercial and industrial uses will be encouraged, particularly where such uses have a locational need.
	<b>Intensive</b>	Intensive coastal locations are outwith the primary urbanised resort areas, often in highly sensitive landscapes, but which can nonetheless absorb a high level of visitor pressure through comprehensively managed facilities. Dispersal of activities beyond current limits would need to be fully justified by developers/operators. Enhancement works to existing facilities which improve visual amenity will be encouraged. Sensilive development for the provision of recreation and tourism visitor facilities is encouraged. Given the particularly sensitive nature of the surrounding landscape, it is not expected that development will extend beyond the boundaries as detailed in the Coastal Strategy Diagram.
	<b>Partly Developed</b>	Characterised by unobtrusive formal visitor facilities and informal recreation. Very small scale developments which integrate well with existing land uses and which complement the surrounding environment will be encouraged. "Very small scale" is taken to mean facilities that would not require any substantial building works. Landscaping works may be necessary to ensure that the facilities are suitably integrated into the landscape.
	<b>Recreation &amp; Tourism</b>	Urbanised resorts that comprise a mix of land uses including residential, leisure and commercial, which are generally well served by a range of transport modes. Many of the areas have sensitive townscapes and important promenade and open space areas. Environmental improvement will be supported. Appropriate uses may include hotels, leisure facilities and commercial developments, which enhance the vitality of, these popular visitor resorts.
	<b>Remote</b>	Conservation of natural resources is a priority in this remote and inaccessible area. There will be a general presumption against any development. Concerns for the landscape and protection of natural beauty and a wish to enhance and manage the unspoilt nature of these areas will determine the approach to individual development proposals.
	<b>Undeveloped</b>	Relatively remote areas characterised by extensive open landscapes. There will be a presumption against development in these areas, except that associated with existing uses. Minimal development, which does not impinge upon the surrounding landscape and which has particular regard to visual amenity and nature conservation may be acceptable. The provision of additional formal visitor facilities and development is not encouraged.

Map not to scale

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# Appendix C: Glossary

The glossary aims to explain some of the planning terms and their meanings which are used in the Local Development Plan. It is intended to provide a simple and quick explanation of terms and phrases used within the planning system, so does not always provide a legal, nor a technically complete, definition of the terms used.

**Access rights:** Part 1 of the Land Reform (Scotland) Act 2003 gives everyone statutory access rights to most land and inland water. People only have these rights if they use them responsibly by respecting people's privacy, safety and livelihoods, and the environment.

**Accessibility:** The ability of people to have access to goods, services, employment and other facilities.

**Active Travel:** Making journeys by physically active means, like walking or cycling.

**Adoption:** The final stage of Plan preparation confirming that the Local Development Plan, has become the Local Authority's statutory (legal) Local Development Plan.

**Aerospace:** Manufacture of aircraft and spacecraft and related machinery, repair and maintenance of aircraft and spacecraft and related machinery; manufacture, repair, maintenance or distribution of aircraft parts and components; design, development, certification and manufacture of aircraft, aerostructures, aero-engines and aircraft components, avionics and aerospace-related software; aerospace-related logistics services; aerospace-related materials and aerostructures research and development; aerospace-related design and manufacturing systems and other aerospace and airport-related development and support activities.

**Affordable housing:** Housing of a reasonable quality that is affordable to people on relatively modest incomes who cannot buy or rent housing on the open market. Affordable housing could include social-rented, shared-ownership, shared-equity, low-cost-sale, mid-rent or private-sector housing.

**Aftercare:** The steps to be taken to bring land to the required standard for use for its intended use once mineral working has taken place, and its subsequent maintenance.

**Aggregates:** Sand, gravel, crushed rock and other similar bulky materials used by the construction industry.

**Airport-related industry:** Industry which does not need direct access to the airport precinct and runway, but still needs to be within a short drive of the airport.

**Allocation:** Land identified in a local plan as appropriate for a specific use or mix of uses.

**Amenity:** The pleasantness or attractiveness of a place. There are usually several elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historical buildings and the inter-relationship between them or less tangible factors such as tranquillity.

**Appropriate Assessment:** A formal assessment by the planning authority of the effects of a plan or project on the integrity of a Natura 2000 site (a special protection area (SPA), Special Area for Conservation (SAC) or proposed SPAs and Ramsar sites).

**Archaeological sites:** A place (or group of physical sites) in which evidence of past activity is preserved (either prehistoric or historic or contemporary), and which has been, or may be, investigated using the discipline of archaeology and represents a part of the archaeological record. Sites or features of archaeological significance included in the Sites and Monuments Register.

**Ayrshire Growth Deal (AGD):** Multi –agency investment package to help drive economic development across Ayrshire, creating opportunities for job creation and encouraging further inward investment.

**Best Value:** The way an authority measures, manages and improves its performance with regard to Government targets.

**Biodiversity:** The range and extent of animal and plant species within an area.

**Biodiversity Net Gain:** Development that adopts a biodiversity net gain approach seeks to make its impact on the environment positive, delivering improvements through habitat creation or enhancement after avoiding or mitigating harm as far as possible.

**Biodiversity Off Setting:** Biodiversity offsets are conservation activities that are designed to give biodiversity benefits to compensate for losses in circumstances when a development damages nature (and this damage cannot be avoided or mitigated).

**Biomass:** refers to energy technology which is fuelled by anything derived from plant or animal matter including, for example, wood, straw or agricultural waste.

**Biosphere Reserve**

**Area:** recognised by the United Nations Educational, Scientific and Cultural Organisations (UNESCO), which promotes solutions to reconcile the conservation of biodiversity with its sustainable use (UNESCO definition).

**Borrow Pit:** A temporary mineral working to supply material for a specific construction project.

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

**Buffer Zone:** An area of land separating certain types of development from adjoining sensitive land uses.

**Bulky goods:** Goods that can be described as: - DIY, furniture, floor coverings gardening and electrical goods.

**Carrick Investment**

**Area:** Constituent areas of the South Ayrshire Local Development Plan spatial strategy. .

**Central Scotland Green Network (CSGN):**

The CSGN is a strategic network of woodland and other habitats, active travel routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation and cultural activity.

**Climate change:** Long-term changes in temperature, precipitation, wind and other aspects of the Earth's climate. It is often seen as a result of human activity, fossil fuel consumption and emission of carbon compounds.

**Climate Change (Scotland) Act 2009:**

Under this Act, local authorities have to contribute to reducing emissions in line with targets and help deliver a statutory adaptation programme, in the most sustainable way.

**Cluster:** A small group of houses which are situated in close grouping, with a strong visual inter-relationship.

**Coast:** Land (including water features) above the higher water mark with significant visual, physical or environmental association with the sea or foreshore.

**Commercial centre:** Centre of strategic importance which has a more specific focus on shopping or shopping/leisure uses, as distinct from the diverse mix of uses found in town centres.

**Commercial**

**Leisure:** Leisure and recreation facilities provided by the private sector as a business enterprise.

**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 as and conventional healthcare uses.

**Community Planning**

**Partnership:** A group of public, private and voluntary organisations who work together to deliver the Community Plan.

**Comparison**

**goods:** Goods not classified as convenience goods.

**Conservation**

**Area:** An area of special architectural or historic interest. This means the planning authority has extra powers to control works and demolition of buildings to protect or improve the character or appearance of the area.

**Contaminated**

**Land:** Any land where there are, or might be, contaminants which could hold up land from being used or developed.

**Convenience**

**goods:** Broadly defined as food, drinks, tobacco, newspapers, magazines, cleaning materials, toilet articles.

**Core Paths**

**Plan:** A basic framework of access routes that gives everyone reasonable opportunities for access throughout South Ayrshire.

**Core and peripheral**

**areas:** Sub-areas within town centres distinguished according to the characteristics of their role and function: core areas are predominantly retail-focused, peripheral areas exhibit a more varied range of town-centre uses.

**Core path**

**network:** A system of main access routes, generally for walking, cycling and horse-riding.

**Core shopping**

**areas:** Areas within town centres which are the focus of commercial and retail activity.

**Countryside:** Land outwith the built-up area and a defined town or village boundary.

**Dark Sky Park:** A place with exceptionally dark night skies, a place where people have committed to keeping the skies dark by controlling light pollution.

**Degraded land:** Deterioration in the quality of land, its topsoil, vegetation, and/or water resources, caused usually by excessive or inappropriate exploitation.

**Design brief:** A statement that guides the design and layout of a site for development. A design brief would be particularly concerned with architecture design and siting.

### Design & Access

**Statement:** Is a document produced by a developer to accompany a major planning application, which will help local communities, access groups and others to understand the design rationale and make useful comments and thereby inform the decision making process.

### Design

**statement:** A statement that is sent in with a planning application, which sets out why the applicant has chosen the final design and layout. The statement discusses the processes that architects and designers would have gone through to reach an end design, including alternatives and reasons why the alternatives were not chosen.

### Developer

**contributions:** Payments that a developer makes to improve physical and/or community infrastructure to ensure there is sufficient capacity to accommodate their development.

**Development:** Building, mining, engineering or other operations in, on, over or under the land, or changing the use of any buildings or land.

### Development

**brief:** A statement that guides development on a site, and which highlights any physical, technical and other design restrictions and considerations, together with preferred land-use types and layouts.

### Development management

#### (formerly Development Control):

The planning role within a local authority that processes and makes decisions on planning applications.

### Development plan

**scheme:** A document setting out the programme for preparing and reviewing the Strategic Development Plan or Local Development Plan. It includes a participation statement, which sets out how the Council will provide opportunities for people to be involved in, or comment on, different stages of the Local Development Plan process. South Ayrshire will only be covered by a Local Development Plan.

### Digital

**infrastructure:** The physical assets required to operate technologies such as digital communication, computing or data storage.

### District Heat

**Networks:** A system for distributing heat generated in a centralized location through a system of insulated pipes for residential and commercial heating requirements such as space heating and water heating.

**Diversification:** The use of land and buildings in rural areas for non-agricultural purposes to meet the needs of rural areas and to support the local community.

**Edge-of-centre:** For retail and leisure purposes, a location that is well connected and up to 300 metres walking distance of the town centre.

### Effective housing

**land supply:** Land which is free, or expected to be free, of development restrictions in the period of the plan under consideration.

### Entrepreneurial business

**development:** New small scale innovative business.

### Environmental impact

**assessment:** A process which identifies the environmental effects (both negative and positive) of a development proposal. It aims to prevent, reduce and offset any harmful effects on the environment.

### Environmental

**Monitoring:** Systematic monitoring of development sites including air, soil, and water monitoring to ensure sites are operation within planning conditions.

### Equalities impact

**assessment:** A process which assesses the impact of the plan on different groups of people, defined by, for example, ethnicity, gender or age.

### Flood risk

**areas:** Medium to high flood risk areas are defined as having a 1 in 200 or greater than 0.5% chance of flooding each year.

### Flood Risk Assessment

**(FRA):** An assessment carried out to predict how likelihood of flooding in a particular site or area and to recommend mitigation measures to reduce flooding.

### Foreshore:

Land between the coastline (high water mark) and the average low water mark of the ordinary spring tides, including associated beaches, rock and the intertidal area (the area of the shore which is covered at high tide and uncovered at low tide).

**Geodiversity:** The range of rocks, minerals, fossils, soils and landforms.

### Green belt :

The areas defined in the development plan where there are strict restrictions on urban growth, often to prevent the loss of a town's identity, protect the landscape or make sure there are enough recreational facilities.

**Green corridor / wildlife**

**corridor:** A green space that links different communities and parts of towns, or links settlements to the countryside. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkage for wildlife dispersal between wetlands and the countryside.

**Greenhouse Effect/ Global**

**Warming:** The gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels.

**Green network:** The green network is made up of the green spaces and green corridors within and around settlements, linking to the wider countryside, adding to South Ayrshire's biodiversity, quality of life and sense of place.

**Green travel plan**

**(GTP):** Measures to reduce the amount of vehicle traffic associated with a new development by encouraging a wider range of more environmentally-friendly and healthy transport.

**Greenfield site:** A development site, usually being used for agriculture, which is outwith the existing built-up area.

**Habitat:** The natural environment for flora and fauna.

**Habitats**

**Regulation:** A Scottish transposition of the Habitats Directive (92/43/EC) to protect animal and plant species which are at risk.

**Health and Safety Executive**

**(HSE):** The HSE is responsible for encouraging, monitoring and enforcing health, safety and welfare in the workplace, and for research into workplace risks.

**Historic Environment Scotland**

**(HES):** A Scottish Government agency which protects the nation's historic environment and helps people understand and enjoy it.

**Historic gardens and**

**landscapes:** Areas of significant parkland and woodland, generally centred on a building of architectural designed importance, which have been laid out for artistic effect.

**Homeware goods:**

The homeware goods definition applies only to Site A of the Heathfield Retail Park. Homeware excludes fashion clothing and footwear items, but may include home furnishings (such as wall hangings, home decorations, curtains and bed linen), stationery, kitchenware and food and drink and DIY items.

**Housing**

**cluster:** Clearly nucleated group of houses in the countryside.

**Housing need and demand**

**assessment:** The Housing Need and Demand Assessment indicates the amount of market and affordable housing needed, where the need is located, who needs it and in what timescale.

**Housing**

**requirement:** The number of houses for which land must be identified to meet future demand.

**Infill development**

**(or site):** A development or site within a built-up area which involves redeveloping a site, converting, or subdividing buildings, or developing undeveloped land.

**Infrastructure:** Roads, sewers, schools and supplies of gas, water, electricity and other services which are needed to allow a development to take place.

**Kyle Investment**

**Area:** Constituent areas of the South Ayrshire Local Development Plan spatial strategy.

**Land Raising:** Works which permanently elevate a site above the functional flood plain of a watercourse, or elsewhere if flooding is an issue.

**Landfill:** A method of disposing of domestic waste below ground. (Often landfill will change the land contours above original ground, usually through re-contouring during restoration.)

**Landscape**

**Character:** The distinct and recognisable pattern of a landscape that occurs consistently in a particular area, that makes one landscape different from another.

**Leakage of**

**expenditure:** The amount of money spent outwith South Ayrshire by South Ayrshire residents. This can normally only be quantified by undertaking retail impact or capacity assessments.

**Local Landscape**

**Areas (LLAs):** A non-statutory designation used by Scottish Local Authorities to identify and categorise landscapes in terms of their characteristics.

**Listed building:** A building included on Historic Scotland's list of buildings of special architectural or historic interest and which is protected under law.

**Local**

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



**Local housing strategy**

**(LHS):** The Local Housing Strategy sets out the current local housing situation across all tenures and provides strategic direction for the next five years. It covers many of the main housing issues, including affordable housing, homelessness and the condition of properties.

**Local/ Neighbourhood**

**Centre:** Small groupings of shops, typically comprising a general grocery store, a sub-post office, occasionally a pharmacy and other small shops, offices or facilities of a local nature.

**Local neighbourhood**

**needs:** Retailing of convenience goods with a local catchment profile.

**Local planning**

**forum:** This was formed to engage with the local community in developing policies and to consider the function of the Planning Service, and to contribute significantly towards modernising and improving planning services in South Ayrshire.

**Local transport**

**strategy (LTS):** Sets out the Council's plans and priorities for developing an integrated transport policy within South Ayrshire.

**Main issues report**

**(MIR):** A report the planning authority publishes at an early stage in preparing each strategic development plan and local development plan. It identifies the main issues that face the area and where the development plan may need to change.

**Main strategic**

**routes:** Transport routes which are vital for local communities.

**Major development:**

Development defined by the Town and Country Planning (Hierarchy of Developments)(Scotland) Regulations 2009. Examples might be a shopping centre, a business park or a large housing development.

**Marine renewable**

**energy:** Electricity generated from wave, tidal or (offshore) wind resources, as appropriate to the location.

**Master plan:**

A document which sets out the development of a large area, such as a town, village or district. It contains information on styles of building, road layouts and specific uses of land.

**Material**

**considerations:** Relevant planning matters to be taken into account in a planning decision. There are a lot of factors to consider, and whether or not something is 'material' is usually stated to be a matter of fact and degree, depending on the circumstances of the individual case. In other words, there is no hard or fast rule and each case has to be considered

on its own particular merit.

**Mixed use:**

This refers to the practice of allowing more than one type of use on a site. It can mean, for example, a combination of housing, business and community uses, or that any of these uses are suitable on the site.

**Monitoring****Report:**

Report that measures the performance of policies and proposals within the Local Development Plan.

**Multi-modal****interchange:**

Location where people can access more than one mode of transport.

**National development:**

Developments set out in the NPF as being of national importance, usually relating to large infrastructure, sites or economic opportunities. National developments based in, or directly affecting, South Ayrshire are Glasgow Prestwick International Airport, the Loch Ryan Gateway Port and the Central Scotland Green Network.

**National Planning Framework****(NPF):**

A document published by the Scottish Government setting out in broad terms how Scottish Ministers consider that the development and use of land could and should occur in the long term.

**National scenic****area:**

An area designated as being of national importance for its scenic quality.

**Natura 2000:**

A network of marine and terrestrial areas designed to conserve natural habitats and species of plants and animals that are rare, endangered or vulnerable in the European Community.

**NatureScot:**

The agency responsible for securing the conservation and enhancement of Scotland's natural heritage.

**Open space:**

Open, usually green, land within and on the edge of settlements. Parks, public gardens, allotments, woodland, play areas, playing fields, green corridors and paths, churchyards and cemeteries, natural areas, institutional land as well as 'civic space' such as squares or other paved or hard surfaced areas with a civic function. The land may be in public or private ownership.

**Park-and-ride****facilities:**

Car parks where you can leave your car and take public transport to continue travelling into the city or town.

**Peripheral town****centre areas:**

A location within the town centre, which is not the core retail area.

**Place:**

The environment in which we live; the people that inhabit these spaces; and the quality of life that comes from the interaction of people and their surroundings. Architecture, public space and landscape are central to this.

**Planning Guidance/Guidance/Procedure**

**Notes:** Guidance which, unlike Supplementary Guidance' does not carry the weight of the Development Plan in decision making, but which will nonetheless also be taken into account when assessing and determining planning applications.

**Policies:** Statements by planning authorities or Scottish Ministers of their attitudes or intentions towards existing or future situations which require action. Land use planning policies relate solely to physical land use development, for example, the location of housing or the improvement of the environment. They are limited to policies which can be applied by the planning authority itself or by other public bodies after full consultation and agreement.

**Prime agricultural**

**land:** Agricultural land classified by the Scottish Government Rural Affairs Department as category 1, 2 or 3.1, according to the Macaulay Land Use Research Institute's Land Capability Classification.

**Public realm:** Areas within settlements freely accessible to public movement, activity and recreation eg. streets, squares and parks and their constituent physical aspects, ie. hard/soft landscaping and street furniture.

**Qualitative**

**deficiency:** The identifiable absence of a particular service or facility within a given market catchment.

**Ramsar:** Ramsar sites are wetland sites of international importance (from Ramsar Convention 1971)

**Regeneration:** Improving the physical and economic prospects of an area that has experienced decline.

**Renewables:** Technology that uses renewable sources for generating energy.

**Restoration (in relation to mineral and renewable**

**development):** Steps to return land to its original or former condition following mineral working by using subsoil, topsoil or soil-making material.

**Retail**

**capacity:** The extent of the retail provision / activity supportable by a given market catchment.

**Retail impact**

**assessment:** A detailed appraisal of the effects of a proposed retail development on the existing shopping facilities within the proposal catchment.

**Ribbon**

**development:** Progression of development in a linear form usually along a road.

**Roadside**

**facilities:** Facilities and services essential for road users.

**Royal Commission on the Ancient and Historical Monuments**

**(RCAHMS):** Collects, records and interprets information on Scotland's architectural, archaeological, industrial and maritime heritage.

**Rural diversification:**

The use of rural land and/or buildings for non-agricultural or forestry purposes. This can mean existing businesses entering into new areas of activity or the creation of entirely new enterprises.

**Section 75**

**agreements:** Legal agreements made under Section 75 of the Town and Country Planning (Scotland) Act 1997 and regulating the future use of the land. These agreements are registered in the Land Register and are legally binding on future owners of the land.

**Settlement:**

A town or village with a range of facilities and/ or infrastructure and identified as a settlement on the Proposals Map.

**Scheduled**

**Monument:** An archaeological monument of national importance that is legally protected under the Ancient Monuments and Archaeological Areas Act 1979. Alterations to scheduled monuments must be approved by Historic Scotland.

**Scottish Environment Protection Agency**

**(SEPA):** A non-departmental public body of the Scottish Government, with the role of making sure that the environment and human health are protected, to ensure that Scotland's natural resources and services are used as sustainably as possible and contribute to sustainable economic growth.

**Scottish**

**Ministers:** The group of Ministers that collectively comprise the Scottish government. While the general term Scottish Ministers is used, decisions on strategic development plans and on a limited number of planning applications which raise national issues are taken by an individual Minister.

**Scottish Planning**

**Policy (SPP):** Provides a statement of Scottish Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.

**Screening**

**Notice:** Screening notice submitted to the Planning Authority to check if they are required to undertake an environment impact assessment or not.

**Self Built House**

**Plots:** Housing site for individuals to build their custom made own house.

<b>Sequential approach:</b>	Policy expressed within SPP which requires an iterative site selection process when considering new retail/commercial leisure proposals according to a fixed order of preference, viz: town centre, edge-of-town centre, defined commercial centres, accessible out-of-centre locations.	<b>Strategic environmental assessment (SEA):</b>	An environmental assessment of plans and programmes
<b>Setting:</b>	Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape of townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.	<b>Supplementary guidance (SG):</b>	Additional Guidance on particular policies contained in the LDP. In assessing and determining planning applications, Supplementary Guidance, once adopted is a material consideration which carries the weight of the Development Plan.
<b>Settlement:</b>	A town or village with a range of facilities and/ or infrastructure and is specifically defined a settlement in the Proposal Map.	<b>Sustainable urban drainage systems (SUDS):</b>	This describes a range of techniques for managing the flow of water run off from a site by treating it on-site and so reducing the load on conventional piped drainage systems.
<b>Sheltered housing:</b>	Housing provided for elderly people who need occasional help and support from a resident warden but who do not need full residential care.	<b>Sustainable development:</b>	Development which aims to minimise the impact of human activity on the environment as a whole, while supporting economic and social progress.
<b>Site of Special Scientific:</b>	A site identified by Scottish Natural Heritage as requiring special protection because of its flora, fauna, Interest (SSSI) and geological or physical features under the Wildlife and Countryside Acts.	<b>Town Centre First Principle:</b>	Principle expressed within SPP, arising from the Town Centre Action Plan, which prioritises holistic consideration of the vitality and vibrancy of town centres in decision-making (see also 'sequential approach').
<b>South Ayrshire Local Plan (SALP):</b>	See local plan.	<b>Traffic impact assessment (TIA):</b>	An assessment of the effect of traffic associated with a new development, with emphasis on trips made by vehicles rather than people.
<b>Spatial strategy:</b>	Sets out the changes that the local development plan wants to achieve and provides guidance for where new development should be located.	<b>Tree preservation order (TPO):</b>	An order preventing the cutting down, topping, lopping, uprooting or wilful damage to a tree/group of trees. The order is made under Section 160 of the Town and Country Planning (Scotland) Act 1997.
<b>Special area of conservation:</b>	Designated under European Union legislation for the protection of wildlife.(SAC)	<b>Undesirable concentration of uses:</b>	A contained grouping of a particular use, especially within a core retail area which – by virtue of dead frontages or antisocial hours of operation. – serves to detract from the vitality and vibrancy of the town centre
<b>Special Protection Area (SPA):</b>	Special Protection Area, designated under European Union legislation for specific protection of birdlife.	<b>Use classes order (UCO):</b>	The Statutory Instrument termed The Town and Country Planning (Use Classes) (Scotland) Order 1997 which sets out various classes of uses for the purpose of clarifying when a change of use requires planning permission.
<b>Statutory adaptation programme:</b>	The Climate Change (Scotland) Act 2009 requires the Scottish Government to produce an adaptation programme to build Scotland's resilience to the unavoidable consequences of a changing climate. 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.	<b>Viability:</b>	A measure of the capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

**Vision**

**statement:** A broad statement of how the development of an area could and should occur and matters that may affect that development.

**Water framework**

**directive:** EU Directive (2000/60/EC) introduced to establish protection of the water environment. Implementation of this directive into Scottish Law is through the Water Environment and Water Services (Scotland) Act 2003.

**Waste-management**

**facilities:** Facilities for sorting, recycling, treating and disposing of commercial waste and waste collected by local authorities.

**Wildlife site:** A site identified by the Scottish Wildlife Trust and recognised by the Council as having local natural-heritage value.

**Wildlife**

**strategy:** This strategy aims to protect and encourage the proper management of sites of nature conservation importance, create and improve habitats for wildlife, develop and protect a network of green corridors throughout South Ayrshire and raise awareness of and provide opportunities for people to get involved in biodiversity conservation.

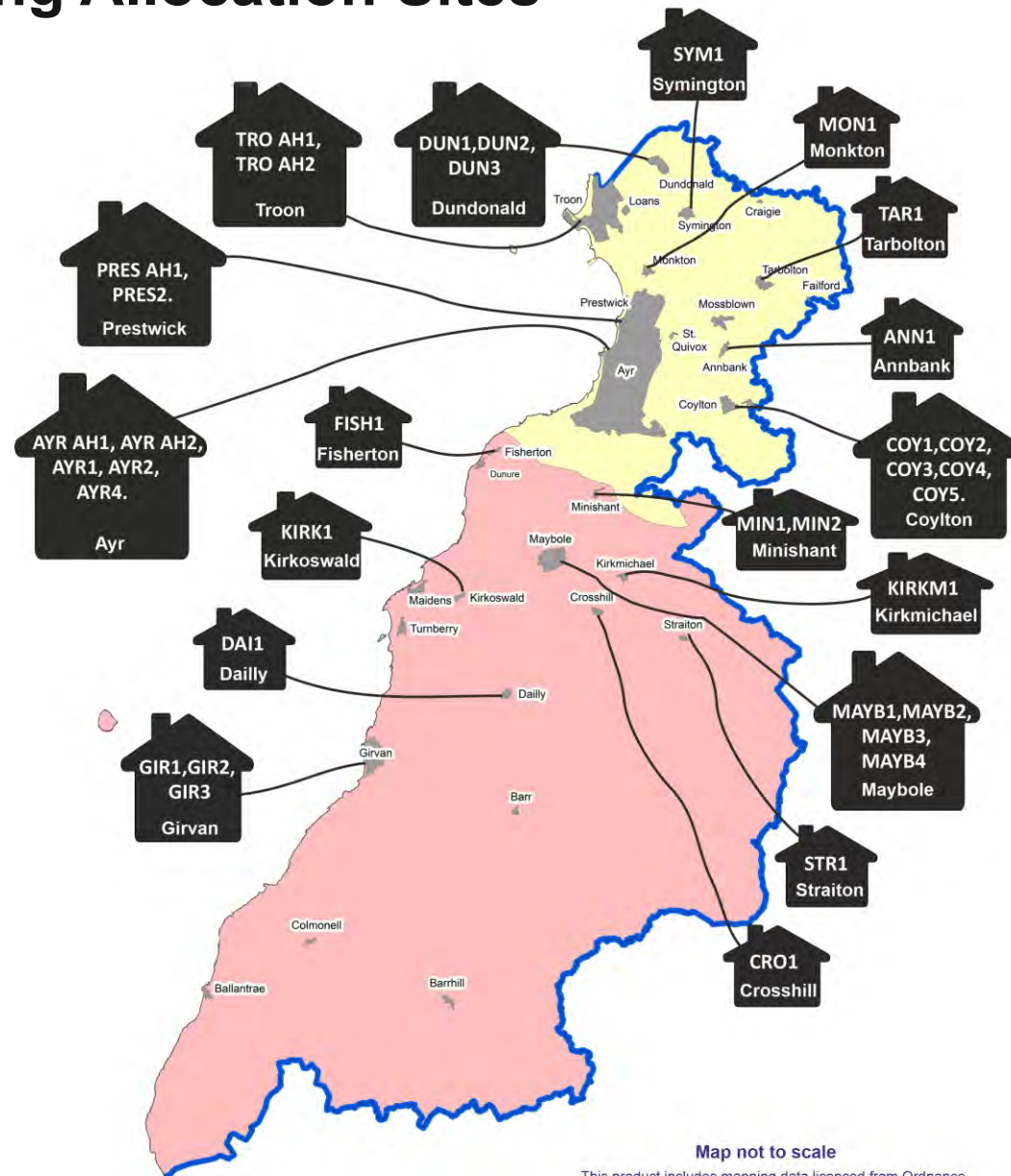
**Wind farm:** An installation that comprises more than two wind turbines.

**Windfall sites:** Sites usually developed for housing, that have not been identified in the development plan for that purpose, but are within settlement boundaries, which have been granted permission and developed.

**Zero Waste**

**Plan:** A long term strategy by the Scottish Government that encourages more efficient use of resources and preventing unnecessary waste.

# Appendix D: Proposed Housing Release Sites and Existing Housing Allocation Sites



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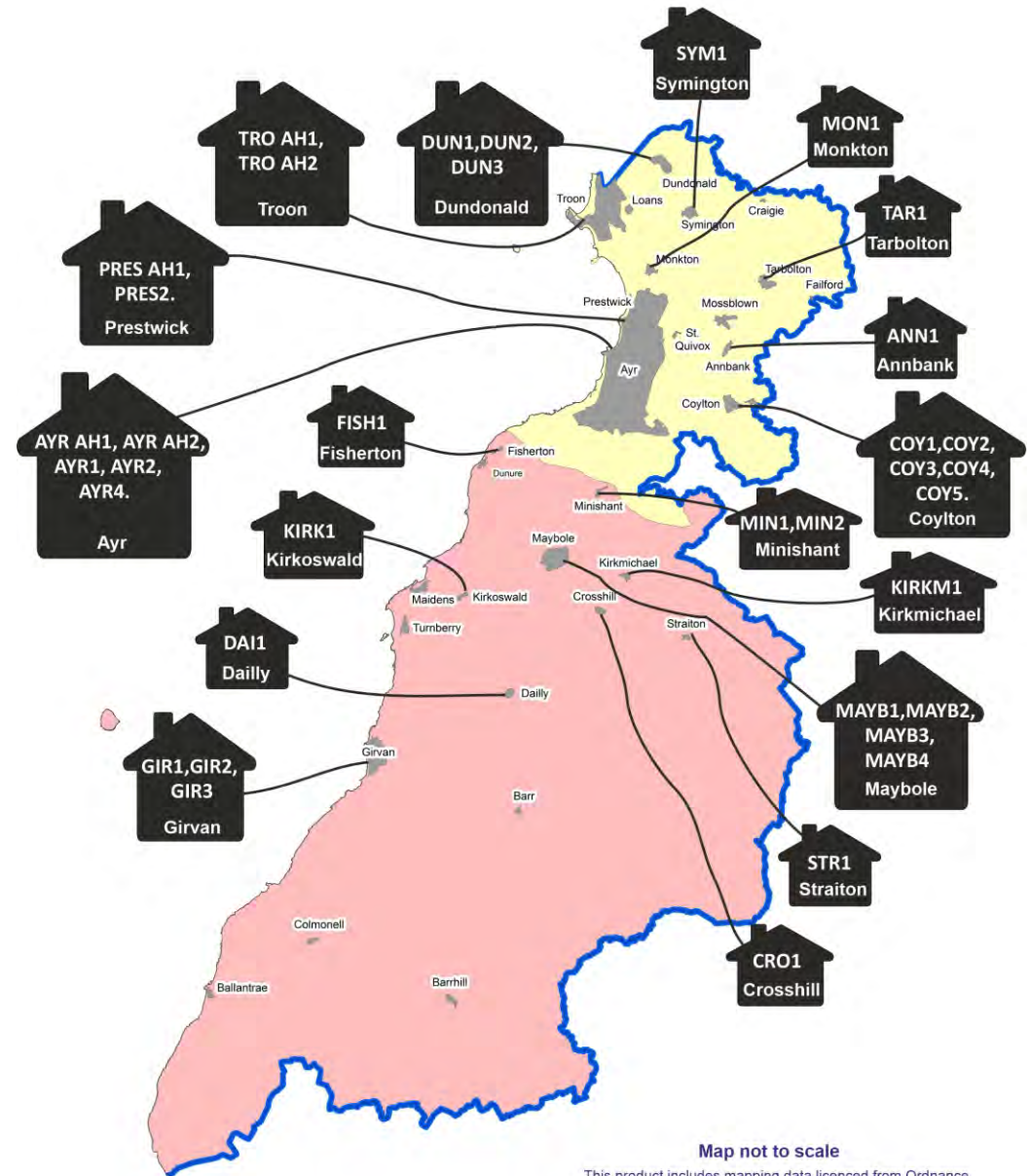
# Proposed Housing Release Sites and Existing Housing Allocation Sites

LOCAL DEVELOPMENT PLAN 2 PROPOSED HOUSING ALLOCATION SITES					
Settlement	Site Name/Address	Settlement Map Reference	Indicative capacity	Developer Requirements	Additional Supplementary Information Required
Ayr	Dunlop Terrace	AYR AH 1	10	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.	Transport Statement
	Westwood Avenue	AYR AH 2	25	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.	Transport Statement
Prestwick	Afton Avenue and Afton Park	PRES AH1	25	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	Transport Statement required by ARA
	St Cuthbert Golf Club	PRES2	45		Flood Risk Assessment, Transport Statement
Troon	Aldersyde Avenue	TRO AH1	20	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.	Transport Statement
	Buchan Road	TRO AH2	30	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.	Flood Risk Assessment, Transport Statement including displacement of existing car parking area within site.

# Proposed Housing Release Sites and Existing Housing Allocation Sites



Local Development Plan 2 Existing Housing Allocation Sites			
Settlement	Site Name/Address	Settlement Map Reference	Indicative capacity
Annbank		ANN1	45
Ayr	Mainholm	AYR1	160
	Holmston House	AYR2	33
	South East Ayr	AYR4	2700
Coylton		COY1	125
		COY2	12
		COY3	54
		COY4	120
		COY5	53
Crosshill		CRO1	35
Dailly		DAI1	12
Dundonald		DUN1	25
		DUN2	180
		DUN3	45
Fisherton		FISH1	7



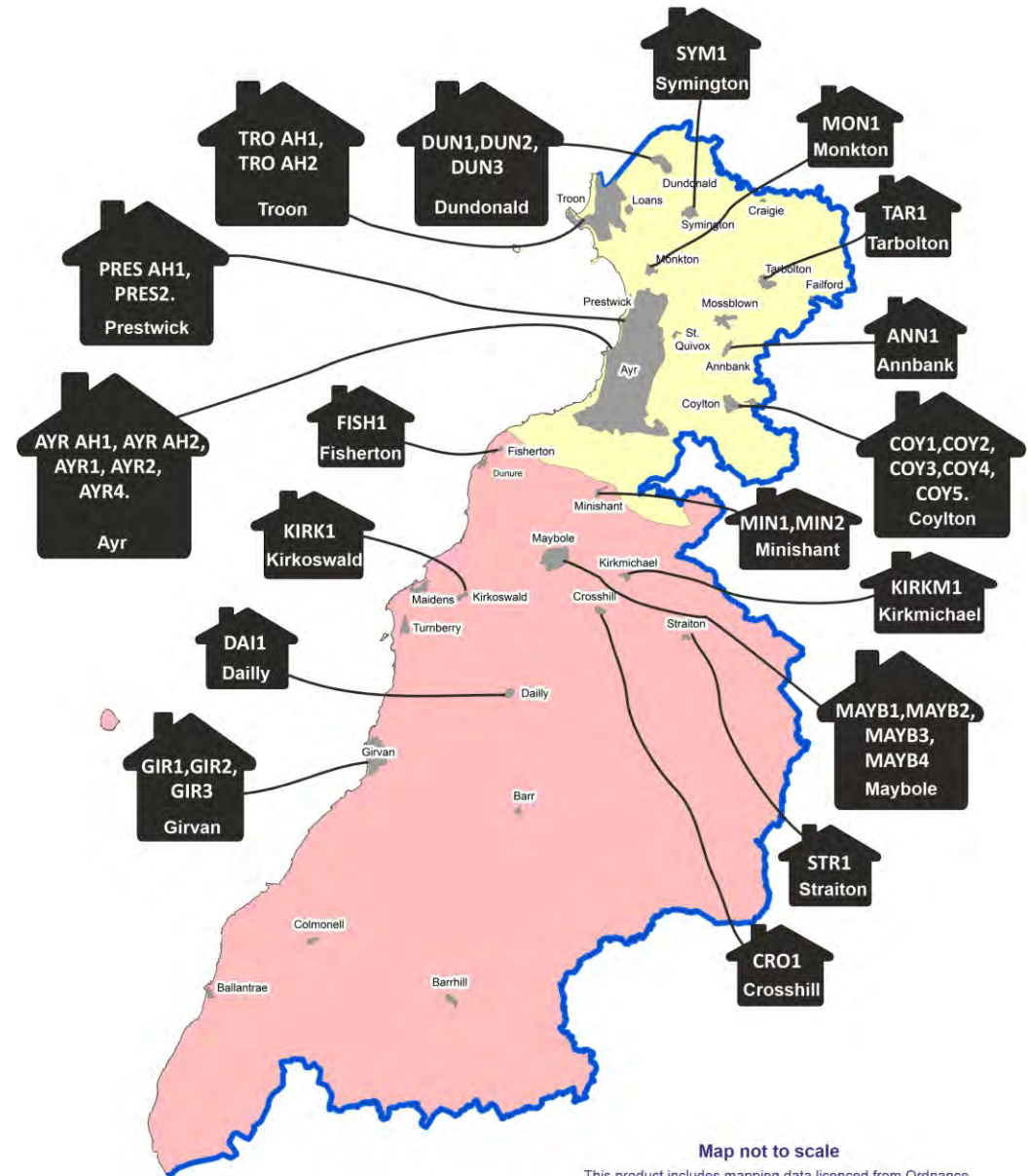
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# Proposed Housing Release Sites and Existing Housing Allocation Sites



Local Development Plan 2 Existing Housing Allocation Sites			
Settlement	Site Name/Address	Settlement Map Reference	Indicative capacity
Girvan		GIR1	48
		GIR2	25
		GIR3	17
Kirkmichael		KIRKM1	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



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# Appendix E: Development Opportunity Table

REF NO.	SITE NAME	TOWN	PROPOSED USES
DO1	Former Affleck's Site	Ayr	Retail, Leisure, Tourism, Office, Residential
DO2	Doonfoot Road	Ayr	Residential, Hotel, Care Home.
DO3	Lochside Road	Ayr	General industry, workshop, small-scale/ancillary office, business use, storage and distribution
DO4	McCall's Avenue East	Ayr	Residential/light industry
DO5	McCall's Avenue West	Ayr	Residential/light industry
DO6	Sanquhar Farm Road	Ayr	General industry, workshop, small scale/ancillary office, business use, storage and distribution
DO7	Somerset Road	Ayr	General industry
DO8	South Harbour Street	Ayr	Hotel, Leisure, residential
DO9	Whitfield Drive North	Ayr	General industry, workshop, small scale/ancillary office, business use, storage and distribution use
DO10	34-42 Green Street Lane	Ayr	General industry/light industry
DO11	Station Road	Ayr	Public transport use
DO12	Former Gas Holder Weir Road	Ayr	General industry/light industry
DO13	Former School Viewfield Road	Ayr	Residential/care home/light industry
DO14	53-59 Main Street (former Babylon nightclub)	Ayr	Residential, office or other suitable town centre commercial or public uses
DO15	Former Darlington Church, North Harbour Street	Ayr	Conversion to residential or office use, public building for cultural uses, such as a museum/gallery
DO16	Riverside Block (Gap site)	Ayr	Residential, offices, cafés/dining and cultural space
DO17	77-81 High Street (former Clydesdale Bank)	Ayr	Retail, office, leisure (café, restaurant, bar) or other uses that are compatible within a shopping centre.
DO18	Kyle Centre, Arran Mall and surrounding car parks	Ayr	Retail, offices and leisure
DO19	3 Burns Statue Square (former Bobby Jones)	Ayr	Retail, office, leisure (café, restaurant, bar) or other uses that are compatible within a shopping centre
DO20	Burns Statue Arcade	Ayr	Residential, offices, hotel or dining and leisure facilities
DO21	Ayr Railway Station and Station Hotel	Ayr	Residential, office use – other suitable commercial or public uses
DO22	Burns House	Ayr	Redevelop site for open, civic and cultural space
DO23	Former Hourstons Building, Alloway Street	Ayr	Retail, offices, hotel or dining and leisure facilities
DO24	88a High Street (Former BHS Building)	Ayr	Retail, offices, hotel or dining and leisure facilities
DO26	Vicarton Street West	Girvan	Business, industry, residential, retail, leisure and tourism
DO27	Vicarton Street East	Girvan	Business, industry, residential, retail, leisure and tourism
DO28	34 Montgomerie Street	Girvan	Residential
DO29	6-14 Hamilton Street	Girvan	Retail/residential/leisure
DO30	Ladyland Road	Maybole	General Retail, residential, leisure, office
DO31	Redbrae	Maybole	Light industry
DO32	Miller Terrace	Maybole	Residential
DO33	Former Redbrae School, 24 Alloway Road	Maybole	Residential
DO34	Laurelbank	Maybole	Residential
DO35	land next to 11 Main Street	Monkton	Residential
DO36	Callander Road	Prestwick	General industry, workshop, small scale/ancillary office' business use, storage and distribution uses
DO37	Land at Annfield Road	Prestwick	Residential
DO39	Whittleys Roundabout North	Prestwick	Office, computer research and development, micro engineering, biotechnology, light industry and sale/display of motor vehicles, roadside facilities including hotels, restaurants and petrol filling stations
DO40	Former Glenburn House, Glenburn road	Prestwick	Residential, light industry
DO41	Ayr Road	Tarbolton	Light industry and/or residential
DO42	Daisybank, 18 James Street	Tarbolton	Residential
DO43	49 St Meddans Street	Troon	Residential
DO44	Land at Symington Road North	Symington	Commercial or other compatible use

Further information about the above sites, including plans, may be found in the Development Opportunities Schedule to be published separately from the South Ayrshire Local Development Plan (LDP2).

Text only versions of this publication are available in Polish, Chinese and Urdu.

For further Information please contact:

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