

REGULATORY PANEL: 17 NOVEMBER 2022

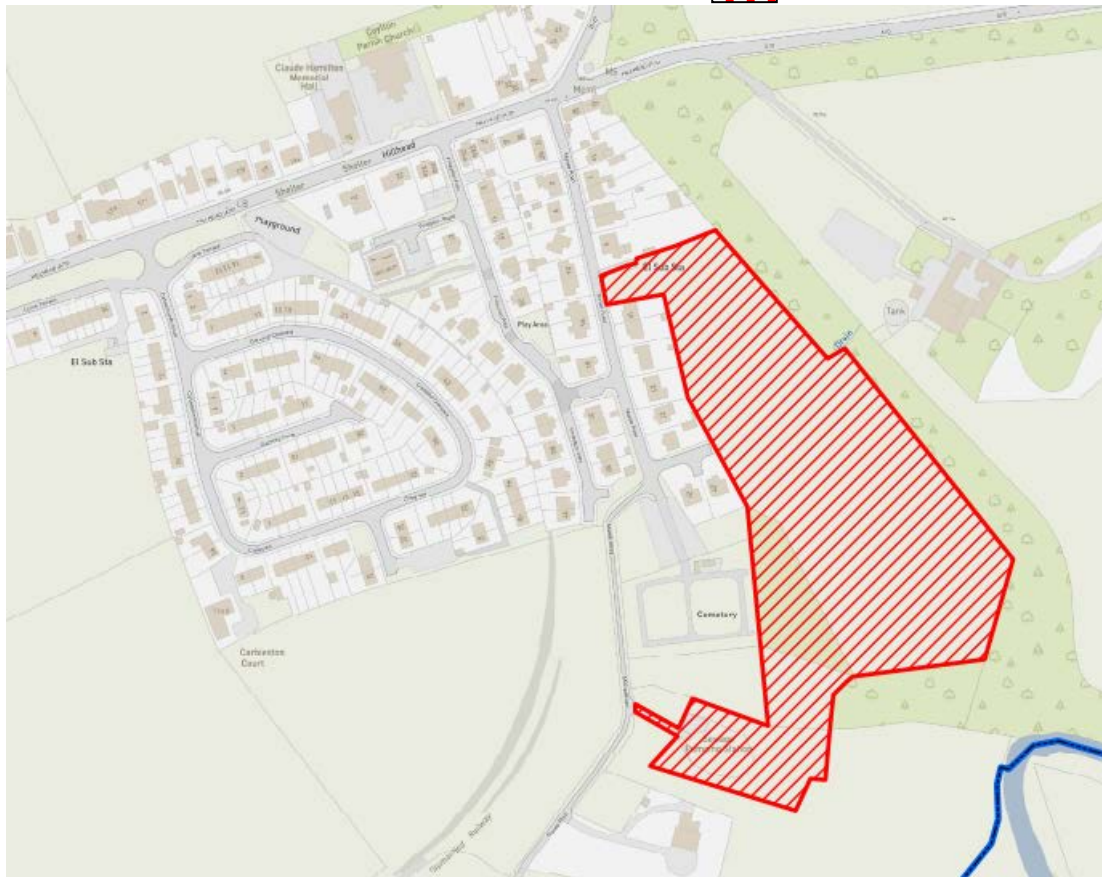
REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

22/00779/MSCM

LAND AT MANSE ROAD, COYLTON, SOUTH AYRSHIRE

Location Plan

APPLICATION SITE 



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Summary

The application site was identified for residential development (as an allocated housing opportunity site) through the provisions of the South Ayrshire Local Development Plans and the granting of planning permission in principle application 18/00585/PPPM at the Council's Regulatory Panel on the 25th June 2019. The application site covers approximately 2.75 hectares, and the proposed development comprises of the erection of 53 units which are a mix of housing types and sizes comprising of 40 private homes and 13 affordable homes. Approval is also sought for the associated infrastructure and development features subject to the conditions attached to the related planning permission in principle application 18/00585/PPPM, and this includes open space, landscaping, footpaths, roads and a play area which are all covered through the conditions of the earlier application.

It is considered that the characteristics of building design, the overall layout of the development and the disposition of the amenity open space will deliver a sustainable and attractive environment which does not have a significant adverse impact on the amenity of the neighbouring residential areas. 6 representations have been received (comprising of 5 objections and 1 neutral representation); however, the points raised do not merit refusal of the current approval of matters specified in conditions application. Consultation responses have been received from a range of consultees as set out with no objections or issued being raised that would warrant a recommendation other than approval.

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The proposed development subject to this approval of matters specified in conditions of planning permission in principle application 18/00585/PPPM has been assessed against the relevant policies of the South Ayrshire Local Development Plan and associated guidance and it is considered that the proposal is capable of positive consideration against the terms, criteria and requirements of both.

REPORT BY HOUSING, OPERATIONS AND DEVELOPMENT DIRECTORATE

REGULATORY PANEL: 17 NOVEMBER 2022

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	22/00779/MSCM
SITE ADDRESS:	LAND AT MANSE ROAD COYLTON SOUTH AYRSHIRE
DESCRIPTION:	APPROVAL OF MATTERS SPECIFIED IN CONDITIONS (OF PLANNING PERMISSION IN PRINCIPLE APPLICATION 18/00585/PPPM) FOR ERECTION OF 53 RESIDENTIAL DWELLINGS WITH ASSOCIATED ACCESS ROAD, OPEN SPACE LANDSCAPING AND INFRASTRUCTURE.
RECOMMENDATION:	APPROVAL WITH CONDITIONS

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. Proposal:

This is an application for approval of matters specified in conditions of planning permission in principle application 18/00585/PPPM which was granted at the Council's Regulatory Panel on the 25th June 2019. It is relevant to note that this specific application is a revised/re-submitted application and supersedes application 22/00255/MSCM which was an approval of matters specified in conditions application which was withdrawn on the grounds of a requirement to provide further supporting information to satisfy consultee requirements. The proposed development subject to this current approval of matters specified in conditions application has not changed from the earlier application (including in terms of development layout, open space, play provision, road networks, number and type of houses) with the exception of the additional supporting information which now accompanies the current application.

The application site covers approximately 2.75 hectares with the site located on the eastern edge of Coylton and is bound to the east and south by an existing, established and mature tree belt most of which is designated as part of an Ancient Woodland Inventory (Reference: 27148). Part of this same woodland along the southern boundary edge of the site also forms part of a provisional wildlife site (Reference: 88, Name: Water of Coyle Bridgend to Mill of Shield). Beyond the existing tree belt closest to the southwest corner of the application site is Coylton Cemetery and Crematorium. The remaining part of the northern and western boundary of the site is neighboured by existing residential properties which face onto Manse Road. This includes a residential development that was constructed within the last 10 years which sits at the closest point on the western side.

The site itself was most recently used for agricultural grazing purposes and in terms of its topography and it slopes relatively consistently from east to west, which on average accounts for approximately between a 4 to 6 metre level difference. The site is found to fall from its highest point in the northeast to its lowest point in the southwest corner.

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The development comprises of the erection of 53 units which are a mix of housing types and sizes comprising of 40 private homes and 13 affordable homes with associated open space, landscaping, footpaths, roads and a play area. As previously set out, the acceptability of a maximum 53-unit residential development on the site has already been established in principle through this earlier consented application which as previously set out was granted by the Council's Regulatory Panel 15th November 2018.

Vehicular access would be taken from Manse Road via an entrance and junction and a further pedestrian access and connection point is also proposed directly from Manse Road on the northwest corner of the development site. The Sustainable Urban Drainage System (SUDS) and waste treatment facility for the site intend to make use of existing infrastructure situated to the southwest of the main development site, with proposals in place to upgrade, modify and extend both the existing SUDS basin and the existing pumping station, to ensure they can accommodate and serve the proposed residential development.

This application is recommended for approval subject to conditions and requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, due to the application proposal constituting a 'Major' development.

2. Consultations:

- **West of Scotland Archaeological Service (WoSAS):** No objections.
- **The Coal Authority:** No objections.
- **Transport Scotland:** No objections.
- **NatureScot:** No objections.
- **Scottish Environmental Protection Agency (SEPA):** No objections.
- **Scottish Water:** No objections subject to advisory notes.
- **Scottish Wildlife Trust (SWT):** No response at the time of writing this report.
- **South Ayrshire Biodiversity and Ranger Services:** No objections subject to conditions.
- **South Ayrshire Landscape and Design Officer:** No objections subject to conditions.
- **South Ayrshire Parks and Open Space Officer:** No objections subject to conditions.
- **South Ayrshire Environmental Health Service:** No objections subject to conditions.
- **South Ayrshire Housing Service:** No response at the time of writing this report.
- **South Ayrshire Educational Support Services:** No objections.
- **Ayrshire Roads Alliance (ARA):** No objections subject to conditions.

In addition to the above and in order to comply with Section 23 of the Planning (Scotland) Act 2019 all ward Councillors, MSPs and MPs have been notified about the application and proposed development.

3. Submitted Assessments/Reports:

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

The applicant/agent has submitted the following information: a suite of plans and drawings (which cover drainage arrangements, swept path analysis and site geometry, cross sections of the development on site, house designs and types, open space, landscaping and play equipment, site layout and phasing programme), a Design and Access Statement, a Site Investigation Report, an Extended Phase One Habitat Survey, an Archaeology Report, A Drainage Statement, a Affordable Housing Provision Statement and a Conditions Matrix.

4. S75 Obligations:

In assessing and reporting on a planning application the Council is required to provide a summary of the terms of any planning obligation entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of planning permission for the proposed development.

None.

It is relevant to note that the earlier related planning permission in principle application 18/00585/PPPM was originally approved at Regulatory Panel on the 15th November 2018 subject to both conditions and a legal agreement to secure affordable housing provision. After it was granted, a period of time passed where a S75 legal agreement was not concluded and given the timelapse with no progress being made, the same application was taken back up to Regulatory Panel on the 25th June 2019 with the proposal for an additional suspensive planning condition (Condition 28) which would address the requirements and detail for affordable housing provision.

The current approval of matters specified in conditions application responds to this condition and provides details of the affordable housing provision proposed as part of this development. Beyond this, there are no developer contributions identified and as such there is no specific need for another S75 legal agreement as part of this application.

5. Scottish Ministers Directions:

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

6. Representations:

6 representations have been received by local parties, comprising of 5 objections and 1 neutral representation. Whilst one party has submitted two representations, from review these are identical, and it is relevant to note that this would still only constitute 1 representation as a result. All representations can be viewed in full online at www.south-ayrshire.gov.uk/planning. The grounds of objection as submitted are summarised and responses to each are set out in detail in Section 7 v) below.

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report by addressing the Panel directly. As set out above, a response to these representations is included within the assessment section of this report.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan the planning history of the site (requirements of 18/00585/PPPM), other policy considerations and guidance (including government guidance), representations received, consultation responses received and the potential impact of the proposal on the amenity of the locality.

- Provisions of the Development Plan and Planning History

The planning history for the site is important, given the application is specifically related to the granting of planning permission in principle application 18/00585/PPPM which was approved at Regulatory Panel on the 25th June 2019. The consideration of that application determined that the principle of a 53-unit residential development on the site is in accordance with overarching policies and strategy land designations of the South Ayrshire Local Development Plan framework, particularly noting the sites allocation as an established housing site.

The current approval of matters specified in conditions application has been submitted to essentially purify and discharge the conditions attached to the planning permission 18/00585/PPPM, with a particular focus on the conditions which are termed as suspensive and 'pre-commencement' at this stage. The assessment of the current application in relation to the conditions of permission 18/00585/PPPM is set out below (responses in bold), with it following the same chronological order as the conditions attached to the decision notice for 18/00585/PPPM. Where conditions (or elements of conditions) are particularly detailed or extensive, an extracted/summarised version of the condition has been provided. It is important to note that the full and complete terms of each of the conditions can be found on the Council's planning portal.

Condition 1 - That full details of the proposed development, including the siting, design, external appearance, means of access, landscaping measures, and any other matters specified in conditions below, shall be submitted for the approval of the Planning Authority.

Response – **This application provides a detailed housing layout highlighting the location within each plot of the proposed dwelling, its design and appearance, its curtilage (including internal parking arrangements), roads hierarchy, paths and linkages, open space and play and landscape areas to enable a detailed planning assessment against the applicable plan policies and the approved planning permission in principle application.**

Consideration of all of these features is considered further below in response to Condition 5 c) and d).

Condition 2 - That this planning permission in principle, subject to the specified planning conditions, relates to the plan(s) as listed below. For the avoidance of doubt, the requirements of the conditions of this permission will necessitate an amendment to the plans listed below including the indicative masterplan/design statement.

Response – **This was noted by the applicant/agent. Amendments have been made to the original indicative masterplan and design and access statement to reflect the requirements of other conditions associated with 18/00585/PPPM. These are set and considered in detail below.**

Condition 3 - That the proposed development shall be carried out strictly in accordance with the species protection plan as provided in the submitted in the Extended Phase 1 Habitat Survey dated 23rd March 2017.

Response – **This condition was for adherence purposes at the time, but the requirements set out have been superseded by Condition 24. The survey referenced in the condition above would no longer be valid or reliable noting it was undertaken and submitted in 2017.**

The applicant/agent has submitted a new and updated Phase 1 Habitat Survey in support of the current development proposals, and this is considered in response to Condition 24 below.

Condition 4 - That the development hereby permitted shall not exceed 53 units.

Response – **The development subject to this application adheres to the requirements of this condition with a total of 53 units proposed.**

Condition 5 - That at the first application for Approval of Matters Specified in Conditions (AMSC), the applicant shall submit the following information:

- a) A phasing plan which sets out the programme of works detailing the proposed phasing for the provision of the roads, housing, structural landscaping, provision of play equipment and other associated works for each phase of the development.
- b) A Design and Access Statement demonstrating compliance with the requirements of the Local Development Plan and government policy and shall include details of the pedestrian linkages which will be provided throughout the site and how these will link with the wider core path network.
- c) Suitably scaled block layout plans showing existing ground levels, proposed ground levels and finished floor levels of each proposed dwellinghouse together with cross sectional plans indicating the extent of the development site, the proposed finished floor levels, and the ridge level of the proposed development, the levels of all adjacent land and buildings and their relationship to the proposed development and any existing or proposed screening measures (e.g. wall or fencing).
- d) A detailed landscaping scheme for soft and hard landscaping within the application site. The landscaping scheme shall ensure:

- i) that any native hedgerows are retained or replaced with native species hedgerow enhancements consisting of hawthorn, with a mix of hazel, holly, dog rose, willow and elder.
 - ii) the use of native nectar rich species and fruiting species such as blackthorn (*prunus spinose*), crab apple (*malus sylvestris*), elder (*sambucus nigra*), hawthorn (*crataegus monogyna*), hazel (*corylus avellana*), holly (*Ilex aquifolium*), rowan (*sorbus aucuparia*) and silver birch (*betula pendula*).
 - iii) the inclusion of bird and bat boxes within the development.
- e) A staged programme and plan showing the location of the points of access and connections with the existing public road network.

Response – Given Condition 5 is broken down to include a series of sub-requirements, responses to each of these are provided below in the same sequence order:

- a) The 'Site Phasing Plan' provided as part of the application depicts that the development is to be delivered over a number of Phases; Phase 1-4 inclusive. Page 13 of the Design and Access Statement also provides narrative that explains what will be delivered as part of Phase 1, Phase 2, Phase 3 and Phase 4 respectively and why the site is to be delivered in the manner proposed (predominantly informed by gradients and site levels). From review, it is considered that all features proposed as part of the development are accounted for and these have included in the phasing programme. The phasing schedule is acceptable, and this is considered sufficient in response to the requirements of the condition above.
- b) A Design and Access Statement has been provided in response to this and details and commentary are included as part of it which seek to demonstrate how the proposed development layout conforms to the requirements of the Local Development Plan and government policy including 'Creating Places' and 'Designing Streets' together 'Open Space and Designing New Residential Development' and 'New Housing Developments and Affordable Housing' and planning guidance on 'Housing Site Design Briefs' (COY5). Having reviewed these details in conjunction with the site layout and detailed design plans provided, it is considered that the development does generally respond to the policy and guidance framework positively and also that the proposed layout for the development broadly takes into account the requirements of the existing planning permission in principle.

The primary access points will be directly from Manse Road with one dedicated for vehicles and the other designated for pedestrians and Ayrshire Roads Alliance as a consultee have no objections to either. The dwellings proposed are a mix of single storey and two-storey detached, semi-detached and cottage flat properties ranging from 2, 3, 4 and 5 bedrooms. The majority of the housing within this site is predominantly set out within a loop road which is central to the design and provides visibility to all of the housing. The affordable housing provision is to be located on the northern portion of the site and is accessed from a tributary road feeding off of the primary loop road. The layout of housing is such that they are in almost all cases road facing with the properties situated on the northwest and the southwest portion of the site looking directly onto the main areas of amenity open space in these locations.

On the specific matter of new path linkages and networks which is a requirement of the Council's design brief for the site, the residential plot which was previously indicatively located on the north-west corner of the development site has been omitted at the request of the Planning Service in order to provide a new, strong and meaningful pedestrian link into the site from the north-western corner of Manse Road. This will tie in with the open space areas on the northern side of the development and create an attractive pedestrian gateway feature into the development on this side. Whilst COY5 design brief for the site recommends path connections to be formed on the south-western corner of the application site to link to the cemetery, this has not been provided as part of the layout. Notwithstanding this, the closest feature of the development site to the cemetery is an area of amenity open space which will accommodate the play area and it is not considered appropriate that this particular area be opened up via a direct path to connect directly to the cemetery and SUDS drainage basin itself. Therefore, the approach proposed by the applicant/agent to introduce further areas of tree planting on the boundary edge to combine and extend the existing self-seeded woodland on this side is considered to be acceptable as this will act as a buffer and help to maintain a degree of separation from the SUDS drainage basin and the cemetery itself.

All properties fully meet the minimum garden ground provision requirements terms contained within planning guidance and the dwellings are also positioned to meet with the 4-metre gable to gable minimum distance standard throughout the site. A minimum 18-metre 'window to window' standard is maintained between almost all properties, in terms of distances between plots within the development site and most of the existing neighbouring properties situated to the north and west of the site on Manse Road. In the first instance, this will ensure compliance with the Council's planning guidance which sets this standard in order to protect residential amenity of existing and future residents with regards to both overlooking and overshadowing. Following review at pre-application stage, a number of dwelling plots closest to the western side of the development site have also been reconfigured and repositioned at the Council's request so that they are not orientated directly back-to-back to existing properties on Manse Road but are now either running parallel or offset but side on to each other. The change in orientation combined with the removal of most fenestration on the side gables of the proposed plots to essentially form 'blank gables' will further reduce any potential for direct overlooking or the perception of overlooking to occur. This is considered favourably and will ensure that for the few plots associated with the development which fall below an 18-metre distance from one another (including the relationship between Plot 6 and No. 27 Manse Road), an acceptable degree of separation and privacy is maintained. Further consideration of this is set out in response to Condition 5, part C) below.

The public open space provision proposed comfortably exceeds the minimum requirements of the planning guidance and annotations has been provided by the agent to demonstrate how each of the areas of open space will be categorised. To build on from this, a condition is proposed below which requires the applicant to provide specific details of the make-up and features proposed for each area of open space to ensure that each will function in line with the open space standards and category types. Whilst there is no centralised area of open space proposed as part of the layout, it is recognised that this would be a challenge noting both the level changes on the site combined with the density and volume of properties endorsed and allowed for through the earlier planning permission in principle. Positioning the two primary and sizeable areas of open space along the south-western and north-western side of the application site specifically is acceptable in this context and it does bring with it some benefits noting the surrounding environment. In this case, directing the open space areas to these locations not only allows for meaningful connections to Manse Road but also ensures that open space is distributed throughout the site, injecting a degree of greenery in some of the more built up and dense areas whilst at the same time offering opportunity to further enhance and balance the woodland areas which perimeter the site on all other sides of the site. As previously set out, as the quantity of open space exceeds the requirements of the supplementary guidance and the proposed development has provided an over-provision, no developer contributions with regards to open space are required in this case. A formalised play area is proposed on the southwestern corner of the site in the amenity open space area, and this is considered further below in response to Condition 5 d).

The applicant/agent has proposed materials for the residential properties which are consistent with the surrounding area (particularly the most recently constructed residential development closest to the application site) and the approach and rationale taken is well evidenced within the Design and Access Statement provided. The palette of materials includes dry dash white render for all walls, stone basecourses and accents, concrete interlocking tiles for roof, dark grey windows with vertical emphasis alongside matching lintels and rainwater goods colour coded to match the base course and structural features. The design ethos and material palette proposed is consistent between the private and affordable housing, which is considered favourably as it will ensure continuity across the site as a whole.

Generally, the layout and design of the development is considered to be broadly acceptable with further consideration of each of the above areas set in more detail as it applies to the conditions below.

- c) Both topographical plans and a series of cross and site section plans have been provided as part of this application and in response to this aspect of the condition. The topographical information presented on the location plan and the vertical geometry plan provide baseline information of the existing gradient and site levels and the proposed finished floor and site levels for the development and the cross and site section plans provide an elevational understanding of the finished site levels from its highest point to its lowest at four locations across the development site. Crucially, these cross and site section plans focus primarily on the northern and western parts of the site, and they include and encapsulate the existing properties situated on Manse Road which are closest to the development site, to understand how the difference in levels will impact upon the relationship between them. In the first instance, it is considered these plans demonstrate that the proposed development will predominantly work within the existing site levels (which slopes an average of between 4 and 5 metres from the eastern to western boundary for the northern stretch of the site), with proportionate and relatively modest increases and decreases in the existing site levels to create sufficient enough level platforms to develop the site. In addition to this, the plans show that for the majority of the plots within the development site, these are to be well set back from the existing properties on Manse Road (18 metre window to window distance) to ensure that the level differences do not result in and unduly facilitate overshadowing and overlooking. There are some cases where it has clearly not been possible for plots (particularly on the extreme western boundary edge of the development site) to achieve this distance and offset from mutual boundaries with the existing properties on Manse Road and other design and layout changes have been made to minimise impact as a result, with these set out in the paragraphs below.

As previously set out, at pre-application stage, the Planning Service requested that a number of the proposed dwellings closest to the western side on Manse Road were repositioned and reconfigured to ensure that they did not unduly impose upon existing neighbouring residential properties by virtue of their orientation, their position and as a result of the sloping gradient of the site. Following review, it is clear that these changes have been made and this has seen a number of these dwellings (including the affordable housing units) change orientation from facing 'back to back' with the existing properties on Manse Road on the northern side to instead either running parallel in line with them in a 'side by side' arrangement or being marginally offset/staggered to them to avoid a direct relationship.

In addition to all of the requested revisions at pre-application stage being made and presented through the current proposals, it is also noted that the applicant has made further changes to the two plots (plot 1 and plot 6) which will sit either side of the vehicular entrance to the development site. These plots would be the closest within the development to the existing properties on Manse Road and in the interests of preserving residential amenity, the applicant has changed the house type of plot 1 (which is the closest to 23 and 25 Manse Road) to a 'Belvedere' which is a single storey bungalow. For plot 6, whilst this remains a 'Balmoral' house type (which is a 2-storey property), the upper level of the side elevation has been shown as a 'blank gable' to prevent any direct overlooking from this side. Following review, it is considered that the updated layout and design of the development as proposed and alongside the additional measures for the plots closest to the existing properties on Manse Road will ensure that despite the level differences on site, the proposed dwellings on the western and northern side can be accommodated for without adversely impacting upon existing properties by way of overshadowing and/or overlooking.

In terms of hard boundary treatments, a mixture of hedging and timber fencing is proposed for the front and rear gardens, and this includes fencing at 0.9m and 1.8m in height to provide a degree of privacy. Given the orientation of properties within the development site, the choice and type of boundary treatment as proposed is considered to be generally appropriate to provide a degree of privacy within plots. Beyond this, the areas of woodland around the south and east of the site define the site boundary, with additional tree planting proposed on the southwestern corner to provide definition between the site boundary and the nearby cemetery curtilage. The remaining northern and western boundary perimeter are already surrounded by boundary treatments which define the rear curtilages of existing residential properties which abut the application site, and this combined with the new fencing proposed as part of the development will ensure a degree of separation in the interests of residential amenity. No fencing or other form of boundary treatments are proposed around the areas of open space within the development (including the play area) and a condition will be attached which precludes this in the interests of accessibility and maximising usage across the site.

- d) A suite of landscaping plans has been provided as part of this application and this includes both a detailed planting schedule and maintenance programme. Following review of the earlier (now withdrawn) application, both the Planning Service and the Council's Design and Advice Officer considered that the overall volume of planting was disproportionate for a development of this scale and density and a request was made for revised plans which increased both the volume and diversity of planting originally proposed. Revised landscaping plans have been provided by the landscape consultant as part of this resubmitted application and it is noted that a mixture of trees (15 total), hedging (comprising 100m of Grisellinia and 300m of Laurel), meadow grass, wild flower and fine turfed grass areas are proposed as part of the landscape scheme. Following review, it is considered that they offer a significant increase in the volume and variety of planting within the site from what was originally proposed and in particular the introduction of more trees and plants in the primary areas of open space and the reinforcement and addition of planting for the tree belt which intersects between the site and the neighbouring SUDS drainage area and cemetery are viewed as positive additions. Whilst modest sections of hedging and small areas of woodland (particularly on the southwestern side) will need to be removed to accommodate aspects of the development, the proposed landscaping is now considered to be acceptable and meets with the specific criteria of d) by providing sufficient and proportionate greenery which will compliment the residential development. A condition is proposed which will ensure the implementation of the landscaping to be undertaken in a phased basis and completed during the construction phase in line with each of the 4 phases.

Noting the specific requirements of d) iii), the updated Phase 1 Habitat Survey undertaken sets out that Wild Surveys Ltd were instructed by the applicant to erect 3 purpose-built bat boxes (Schwegler 2FN) within the woodland adjacent to the site. The survey confirms that these were installed on 11th March 2022, and it is considered that this satisfies the requirements of this condition.

In terms of the play area and play equipment, the development proposes an on-site provision of a sufficient size which in the first instance negates the need for any developer contributions in this regard. As previously set out, the play area is to be located on the south-western corner of the application site, within the largest area of amenity open space. The location of the play area is considered favourably with this well set back from the road network, overlooked by properties and also in close proximity to areas of the established woodland which perimeter this site with this providing a nice setting and encouraging opportunities for more natural and informal play. The Council's Parks and Open Space Officer has confirmed that they have no objections to the play area and equipment proposed. A condition is proposed which safeguards the implementation of the play equipment within a set timescale during the construction phase.

- e) Both the site layout and the technical engineer plans show details of the roads layout and its connection points to existing roads networks. As part of this revised application, Ayrshire Roads Alliance have offered no objections to the road's layout proposed.

Condition 6 - That before occupation of the first dwelling within the development a Residential Travel Pack shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The Travel Pack shall include information on walking, cycling and public transport facilities and services within the vicinity of the development sites, including journey times by sustainable modes of transport to key local destinations. The Travel Pack shall be distributed to all new residents within the development.

Response – The applicant/agent has not submitted a Residential Travel Pack as part of this application. Instead, they have chosen to utilise the flexibility of this condition (which does not require these details until before the occupation of the first dwelling) and defer seeking to discharge it at this time. Given this, this condition will be adapted and re-attached below, and this will require to be discharged before the agreed timescale.

Condition 7 - That all new roads infrastructure associated with the development shall require to be designed and constructed to adoptable standards, as specified by the Council's National Roads Development Guide, and take full cognisance of the principles of Designing Streets as National Policy. The precise details and specifications of all new roads infrastructure shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). All roads infrastructure shall be constructed, as approved by condition and in conjunction with the necessary Roads Construction Consents, prior to occupation of any dwellings within an associated construction phase.

Response – Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the application and have offered no objections to the design, make up and details proposed for the roads infrastructure. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.

Condition 8 - That at the Approval of Matters Specified in Conditions stage, plans detailing junction layouts shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The junction layouts shall require to accord with the Council's National Roads Development Guide, and with Designing Streets as National Policy.

Response – Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the current application and have offered no objections to the design, make up and details proposed for the junction layouts. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.

Condition 9 - That the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Response – As previously set out, the applicant intends to utilise an existing SUDS basin which is situated on the southwest corner of the development site as the baseline facility and build on from this to thereafter manage drainage for the development. As part of this revised application submitted, at the request of Ayrshire Roads Alliance the red site boundary for the application site has been modestly reconfigured to include this existing SUDS basin that will serve the future development. In the first instance, this will now ensure that it forms a direct part of the development proposals and that the ancillary works required to upgrade it can be managed and undertaken within the consented area of development.

In addition to this, further details (including a Drainage Report and supporting technical drawings and plans which explain the design and calculations for the drainage scheme) have been provided which explain how the site will be drained and more specifically what upgrades and changes will require to be made to the existing SUDs basin. These demonstrate that the SUDS basin will be upgraded to provide sufficient attenuation in order to discharge an outflow rate no greater than the 1:2 year greenfield rate, up to and including the design storm for the 1:200yr/0.5%AEP event + appropriate climate change allowance on flows. This will ensure that the SUDS basin is of sufficient capacity and design to meet regulatory and legislative requirements and more importantly that it is upgraded to ensure that it can support the proposed residential development.

Ayrshire Roads Alliance (as the Council's Flood Authority) in their consultation response confirm that they have no objections to the drainage scheme for the site. The above is considered in more detail in relation to Condition 20 below.

Condition 10 - That defined parking bays and associated aisle widths shall accord with the dimensions as set out within paragraphs 3.6.2 and 3.6.3 of the National Roads Development Guide publication, adopted for use by the Council.

Response – Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the application and have offered no objections to the design, make up and details proposed for parking bays throughout the development site. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.

Condition 11 - That off-road parking spaces shall be provided within the existing site boundary to satisfy provision levels as defined within the Council's adopted National Roads Development Guide, with parking layouts designed to comply with the guidance set out in the National Roads Development Guide, and within the Designing Streets publication as National Policy.

Response – **Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the application and have offered no objections to the design, make up and details proposed for the off-road parking spaces throughout the development site. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.**

Condition 12 - That integral or detached garages within the curtilage of a property intended to form part of the parking provision for the dwelling shall have internal garage dimensions of a minimum of 7m x 3m, per vehicle.

Response – **From review, it is noted that there are no integrated garages proposed on the development layout. Detached garages have been shown in the site layout plan with a specific elevation and floor plan also included that provides details of the single garage design proposed. Crucially, the positions of the single garages do not compromise the standard provision and are not factored in to achieving the requisite parking numbers.**

Given the layout does not include any integrated garages and that this layout will be tied to a condition that requires to be implemented, this condition is no longer necessary and will not be reattached to the schedule of conditions set out in Section 9 below.

Condition 13 - That at the Approval of Matters Specified in Conditions stage, plans shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority). The turning areas shall require to accord with paragraph 3.1.3 of the Council's National Roads Development Guide.

Response – **Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the application and have offered no objections to the design, make up and details proposed for the turning areas. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.**

Condition 14 - That the applicant shall submit a swept path analysis accommodating the largest size of vehicle expected to be used by or serve the development for the formal prior written approval of the Council as Planning Authority.

Response – **Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the application and have offered no objections to the details for the swept path analysis and the findings as a result. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.**

Condition 15 - That designated bin collection points shall be located a maximum of 15 metres from the public carriageway, before occupation of the development. Details and specification of the siting and design of bin collection points shall be submitted for the prior written approval of the Council as Planning Authority (in consultation with the Council as Roads Authority) before any work commences on site.

Response – **Ayrshire Roads Alliance have considered all of the plans and drawings submitted as part of the application and have offered no objections to the design, location and details proposed for refuse collection. Ayrshire Roads Alliance position on this confirms compliance with the requirements of the condition.**

Condition 16 - That the existing public footway on both sides of Manse Road shall be resurfaced from the proposed site access to the A70 to the satisfaction of the Council as Planning Authority (in consultation with the Council as Roads Authority).

Response – **The applicant/agent has not submitted details of the resurfacing works as part of this application. Instead, they have chosen to utilise the flexibility of this condition (which does not specify a timescale) and defer seeking to discharge it at this time.**

Given this, the condition above will be adapted and supplemented to require details of the proposed resurfacing works to first be submitted to and approved in writing by the Planning Authority before it is undertaken. In addition to this, the revised condition will also require the applicant/developer to agree a timescale for undertaking and completing these resurfacing works.

Condition 17 - No work shall be carried out on any phase of the development unless and until an effective vehicle wheel washing facility has been installed.

Response – **The applicant/agent has not submitted wheel washing facility details as part of this application. Instead, they have chosen to utilise the flexibility of this condition (which does not require these details until before construction work commences) and defer seeking to discharge it at this time. Given this, this condition has been re-attached below and this will require to be discharged before the agreed timescale.**

Condition 18 - The applicant/developer shall, prior to the movement of any construction traffic to or from the site, submit a Construction Traffic Management Plan for the written approval of the Council as Roads Authority.

Response – **The applicant/agent has not submitted a Construction Traffic Management Plan as part of this application. Instead, they have chosen to utilise the flexibility of this condition (which does not require these details until before construction work commences) and defer seeking to discharge it at this time. Given this, this condition has been re-attached below and this will require to be discharged before the agreed timescale.**

Condition 19 - Prior to the occupation of the first dwellinghouse two bus stops located on A70 (Naptan reference numbers: 6190472 and 6190473) shall be upgraded to incorporate Real Time Passenger Information screens (RTPI) compatible with the existing Ayrshire Real Time system.

Response – **The applicant/agent has not submitted details of the Real Time Passenger Information screens as part of this application. Instead, they have chosen to utilise the flexibility of this condition (which does not require these details until before the occupation of the first dwelling) and defer seeking to discharge it at this time. Given this, this condition has been re-attached below and this will require to be discharged before the agreed timescale.**

Condition 20 - A 'Surface Water Management Plan' shall be submitted for the formal prior written approval of the Council as Planning Authority before any work commences on site.

Response – **As previously set out, the applicant intends to utilise an existing SUDS basin which is situated on the southwest corner of the development site as the baseline facility and build on from this to thereafter manage drainage for the development. As part of this revised application submitted, at the request of Ayrshire Roads Alliance, the red site boundary for the application site has been modestly reconfigured to include this existing SUDS basin that will serve the future development. In the first instance, this will now ensure that it forms a direct part of the development proposals and that the ancillary works required to upgrade it can be managed and undertaken within the consented area of development.**

In addition to this, further details (including a Drainage Report and supporting technical drawings and plans which explain the design and calculations for the drainage scheme) have been provided which explain how the site will be drained and more specifically what upgrades and changes will require to be made to the existing SUDs basin. These demonstrate that the SUDS basin will be upgraded to ensure that the SUDS basin is of sufficient capacity and design to meet regulatory and legislative requirements and that it can support the proposed residential development. Ayrshire Roads Alliance in their consultation response confirm that subject to conditions, they have no objections to the SUDs scheme and arrangements proposed.

Whilst the condition above references SEPA, they have confirmed in their consultation response to the planning process that they have no remit or locus to consider this SUDS scheme proposed. This is due to the fact that the application is below their threshold for providing a consultation response (e.g. no known established flood risk) combined with the fact that they did not request a condition for SUDS as part of the earlier planning permission in principle application. Notwithstanding this Ayrshire Roads Alliance (acting as the Council's Flood Authority for these purposes), have accepted the arrangements proposed with regards to SUDS and on this basis, the information provided is considered to be sufficient to address the condition.

Condition 21 - That prior to the commencement of any works on site, a comprehensive contaminated land investigation shall be submitted for the formal prior written approval of the Council as Planning Authority.

Response – A ‘Ground Investigation Report’ (Dated August 2021) undertaken by a professional consultant (Johnson, Poole and Bloomer Consultants) has been submitted as part of this application and in response to this condition. South Ayrshire Council Environmental Health Service have raised no objections to the content, findings and conclusions of this report in their consultation response.

The Planning condition which was attached to the earlier planning permission in principle application which cover the requirements for potential unencountered contamination (condition 23), is to be reattached to this particular application, noting their relevancy to the construction stage for the development.

Condition 22 - Remediation of the site shall be carried out in accordance with the approved remediation plan, prior to the commencement of development. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority.

Response – This condition is ongoing and for adherence purposes and therefore it cannot be discharged at this stage. Notwithstanding this, noting the position set out by South Ayrshire Council Environmental Health Service in their consultation response, this confirms that no remediation works are required on site based on the findings and conclusions of the site investigation report provided. On this basis, it is not considered necessary to reattach this condition to this application.

Condition 23 - That the presence of any previously unsuspected or un-encountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week.

Response – This condition is ongoing and for adherence purposes and therefore it cannot be discharged at this stage. Given this, this condition has been re-attached below and this will require to be adhered to for the duration of the construction and development phase.

Condition 24 - Prior the commencement of any works on site an updated and valid habitat survey shall be submitted for the written approval of the Council as Planning Authority.

Response – As previously set out above, the applicant/agent have submitted a new and updated Extended Phase 1 Habitat Survey (dated February 2022) which has been undertaken by a professional ecology consultancy firm (Wild Surveys Ltd). This seeks to assess the ecological features present, or potentially present within the site, the ecological implications of the development and provides recommendations as to how any potential impacts could be mitigated. From review, it is noted that the findings of the survey were informed by both a desktop study and a site walkover with consideration given to the potential presence of protected species (bats, badgers, red squirrel in particular), birds, invasive non-native species and any other notable species or habitats.

The assessment concludes that the development is unlikely to directly affect any designated site as all proposed works are to be undertaken within the site which does not accommodate any designations within it. The survey recognises that there is a provisional wildlife site (Reference: 88. Name: Water of Coyle Bridgend to Mill of Shield) which is located adjacent to the southern boundary of the site and forming part of its woodland, and given its proximity, it acknowledges that it could potentially be affected indirectly by noise, light, dust and potential runoff. The Water of Coyle is located approximately 50m to the south of the site, which is unlikely to be impacted directly by the proposed works but could be affected indirectly from pollution and siltation from runoff. To ensure any potential indirect impacts are not significant or adverse, the survey in Section 5 ‘Discussions and Recommendations’ sets out various forms of mitigation for consideration and this is sub-divided to fall under the brackets of ‘Avoidance/Retention’, ‘Further Survey’ and ‘Enhancement Measures’. Such mitigation measures include but are not exclusive to; adherence to SEPA pollution prevention measures to avoid run off or contamination of the ‘Water of Coyle’, the employment of methods and features during construction to avoid injury, obstruction or disturbance to mammal species using the site (temporary ramps in trenches, capping of pipes, routine checking of excavations and pipe systems), sensitive lighting designs to avoid light spill at night to minimise impact on any potential foraging or commuting bats, limitations with regards to vegetation clearance on the site and the circumstances for when further survey work will be required.

The assessment, findings and conclusions of this survey have been reviewed and based on this, it is not considered that the development would raise any significant issues which would either warrant refusal of the application or warrant further survey work or assessments to be undertaken. NatureScot in their consultation response have advised that the application falls below their remit to provide a response noting that there are no significant ecological designations within the site. The Council's Biodiversity and Rangers Services have provided a consultation response and have advised that they have no objections subject to the proposed mitigation set out in the survey being implemented. More specifically, they have confirmed that they are satisfied with the mitigation in section 5.2 of the habitat survey submitted to avoid disturbance to mammals and if possible, avoidance of bird nesting season for works.

Suitably worded planning conditions which ensure that the mitigation and best practice measures set out within Section 5.2 of the Extended Phase 1 Habitat Survey are both implemented in a timely manner and adhered and maintained for the duration of the construction period of the development have been included below.

Condition 25 - No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority.

Response – **An Archaeological Report (Dated March 2022), undertaken by a professional archaeologist has been supplied in support of this application. WoSAS in their consultation response have responded to advise that they have reviewed this report and note that the findings which have revealed no remains of significance surviving. In turn, WoSAS confirm that there are no requirements for any further archaeological works on the site and state that from their perspective the above planning condition can be satisfactorily discharged.**

Condition 26 - Prior to the commencement of any works on site, protective fencing should be erected along the east and southeast boundaries of the site and maintained for the duration of the works. The fenced area will protect the Ancient Woodland Inventory and should not be used for the storage of materials, fuels, machinery or plant equipment.

Response – **This condition is for adherence purposes and therefore it cannot be discharged at this stage. Given this, a condition covering the requirement for protective fencing will re-attached below.**

Given specific comments from the Council's Landscape and Design Officer, this condition above will be adapted and supplemented to require details of tree protection measures (including the design of proposed fencing) to first be submitted to and approved in writing by the Planning Authority before they are implemented on site. In addition to this, the condition will also cover the requirement that the areas of woodland will need to be protected in accordance with British Standard; 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

Condition 27 - That should any vegetation require to be removed that this is undertaken outwith the breeding bird season, specifically March to August, inclusive. If this is not possible, and works are due to take place between March and August, then nesting bird checks should be undertaken by a suitably qualified ecologist, immediately prior to any tree or vegetation removal works commencing.

Response – **This condition is ongoing and for adherence purposes and therefore it cannot be discharged at this stage. Given this, this condition has been re-attached below and this will require to be adhered whilst undertaking all vegetation clearance at construction stage.**

Condition 28 - No development shall take place on the site until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Planning Authority and shall include:

- a) Affordable housing shall comprise not less than 25 per cent of the total number of homes (market value homes plus affordable homes) built on the site and which affordable housing will be provided within each phase or identified sub-phase of the development on the site or an agreed alternative (such as payment of contributions towards the provision of affordable housing).
- b) The types of home (such as house, maisonette or flat) and the size of the proposed affordable homes for rent; the density of the affordable homes; the design code (such as 'Housing for Varying Needs - A Design Guide' Parts 1 (Houses and Flats) and 2 (Housing with Integral Support))(if any) for the proposed homes; the types of tenure for the affordable homes (namely, 'social rented', 'low cost housing for sale' (both subsidised and unsubsidised) and 'mid-market or intermediate rent' as those terms are defined in the Scottish Government's Planning Advice Note 2/2010: Affordable Housing and Housing Land Audits or any future Scottish Government document that replicates that advice) and the location of the affordable housing provision to be made on site;
- c) The timing of the occupation of the market homes within each phase or sub-phase of the site and the delivery of the affordable homes in the relevant phase or sub-phase of the site;
- d) The arrangements for the transfer of affordable homes to an affordable housing provider or for the management of the affordable homes;
- e) The factoring and/or common maintenance regime (including charges) for affordable homes;
- f) The arrangements to ensure that any affordable home is affordable for both first and subsequent occupiers of the affordable home; and
- g) The occupancy criteria to be used for determining the identity of occupiers of the affordable homes and the means by which such occupancy criteria shall be enforced.

Response – Given Condition 28 is broken down to include a series of sub-requirements, comments in response to each of these are provided below in the same sequence order. In response to Condition 28, the applicant (Milestone Developments) has provided a statement on the affordable housing and a separate letter response provided by the Director of Ayrshire Housing (the appointed Registered Social Landlord (RSL) for the affordable housing in this case) which specifically provides an answer to each of the above has also been submitted.

- a) **The response from Ayrshire Housing confirms that Milestone Developments (applicant for this application) have entered into an agreement with Ayrshire Housing for the delivery of the affordable housing as one phase. The Site Phasing Plan and the Design and Access Statement provided in support of the application indicate that the affordable housing will be delivered before or as part of 'Phase 3' of the overall phasing programme, with 4 phases proposed overall.**

13 affordable units in total are proposed as part of the development and this satisfies the requirements of the planning guidance which stipulates a minimum of 25% of the total number of homes. The provision will all be for social affordable properties (likely for rent/let) and it is confirmed that the mix and type of affordable housing has been specifically informed by the Council's Housing Services who were engaged prior to the submission of the application. Correspondence between the applicant and the Council's Housing Services from July 2021 has been provided to evidence this and from review the house types proposed are considered to be generally consistent with their requirements.

- b) **The application has been supported with plans and drawings which provide details of the layout and house types for each of the affordable houses proposed. The house types include 4 x House Type A (3 bed), 1 x House Type B (4 bed) and 8 x House Type Cottage Flat (2 bed)). The cottage flats include 4 ground floor and 4 upper-level apartments, with the 4 ground floor properties being fully wheelchair accessible. The response provided by Ayrshire Housing confirms that the layout and house types proposed as part of the application meets the requirements of Ayrshire Housing's Design Guide (including the Housing for Varying Needs).
As previously set out, Ayrshire Housing have confirmed as part of their response that the mix proposed has been informed by the requirements and expectations of the Council's Housing Services who were engaged before this application was submitted.**
- c) **The responses provided by Ayrshire Housing and Milestone Developments confirm that the affordable housing units as part of the wider development will be delivered in a single phase. As previously set out, the Site Phasing Plan and the Design and Access Statement provided in support of the application indicate that the affordable housing will be delivered as part of 'Phase 3' of the overall phasing programme, with 4 phases proposed in total. Both the Site Phasing Plan and the Design and Access Statement will form part of the approved plans and the applicant will require to adhere to the phasing programme set out including the timing for the erection and implementation of the affordable housing units.**
- d) **The response provided by Ayrshire Housing confirms that this has been covered by an agreement between Milestone Developments (applicant for this application) and Ayrshire Housing for a land and construction arrangement.**
- e) **The response provided by Ayrshire Housing alongside details in the statement provided by Milestone Developments confirms that within the deeds of conditions provision will be provided to Ayrshire Housing to allow them to appoint/make their own factoring arrangements for the affordable units. As part of this, Ayrshire Housing confirm that they will manage the areas within the affordable housing units to a high standard and this be kept separate from the arrangements for the rest of the development.**
- f) **The response provided by Ayrshire Housing outlines that this will be ensured on the basis that the affordable houses will be socially let/rented under the Scottish Secure Tenancies and subject to the regulation of the Scottish Housing Regulator. Both of these govern the requirements of part f) above.**
- g) **Same as the response to part f) above, the response provided by Ayrshire Housing confirms that this will be ensured on the basis that the affordable houses will be let/rented under the Scottish Secure Tenancies and subject to the regulation of the Scottish Housing Regulator. Both of these govern the requirements of part g) above.**
- ii) Development Plan

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The current application has been submitted to discharge the conditions attached to planning permission in principle 18/00585/PPPM. The requirements of the development plan are expressed in this case through the terms of the planning conditions in the permission in principle application which are outlined above. Consequently, it is considered that compliance with the planning conditions in this case demonstrates compliance with the Adopted Local Development Plan 2022.

iii) Other Policy Considerations

The principle of residential development at the site was considered firstly through the South Ayrshire Local Development Plan 2022 and subsequently through the consideration of planning permission in principle 18/00585/PPPM which was granted by the Regulatory Panel.

Looking at the detail subject to this approval of matters specified in conditions which follows the earlier planning permission in principle 18/00585/PPPM, it is considered that the overarching requirements of Scottish Planning Policy, Designing Streets and Creating Places have been adequately addressed. As part of the assessment, the design and proposed layout of the residential has also been considered against the Council's planning guidance for Open Space and Designing New Residential Development alongside the site-specific Design Brief for the application site with consideration of this being set out in detail in response to conditions in section i).

Looking more closely at the requirements of the Design Brief for the site (COY5), the proposed development is considered to comply with the aspirations and expectations of the brief. The principal requirements of the brief are set out below (scheduled in bullet point format), with responses set out beneath each (in bold) of them explaining how they comply.

- All allocated sites within Coylton the Council will encourage design solutions that maximise accessibility and linkages throughout the sites in question and with the adjacent areas, so that the development integrates with the existing settlement.

As set out in section i) above, the development proposes two primary forms of linkages onto Manse Road; with one forming a pedestrian access to the site and the other for vehicular access and egress. Beyond this, the site is considered to be relatively open in areas with boundary treatments predominantly only utilised to define and delineate private curtilages for dwelling plots. The lack of boundary treatments along the remaining areas on the eastern and southern sides are considered favourably, with this linking areas of public open space and connecting these to the neighbouring areas of woodland perimetering the site and fields and land beyond it.

- Affordable housing provided on site should physically and visually integrate with private housing.

Whilst the affordable housing proposed as part of this development are intact as one cohesive unit towards the northern part of the site, it is still considered to be well integrated to the development for the following reasons.

In the first instance, the affordable housing units are served and accessed from the main vehicular and pedestrian accesses and entrances to the development site. The affordable housing units are the closest properties to the primary pedestrian link for the site on the north-western side which has been specifically created by omitting a residential plot at pre-application stage. The fact that these properties are adjacent to both of these meaningful connections through the development will ensure integration and provide ease of access.

In addition to this, at pre-application stage, the Planning Authority also recommended a series of changes be made to the orientation and positioning of affordable housing units in the northern part of the site so that they better reflected the remainder of the development. From review of this current application, these recommendations have been undertaken and the changes mean that these properties now follow a more unified streetscape, essentially acting as a continuation to the layout of the remaining properties. These changes have, in turn, also allowed the affordable housing units to look onto and more effectively interact with the northern section of public open space which is also much improved from previous iterations.

Finally, weight is also given to the fact that the applicant (as set out in their Design and Access Statement) has committed to the affordable housing component being consistent with the overall design ethos for the remainder of the site in terms of materials and appearance. This is considered positively and will ensure visual continuity and integration between affordable and private tenure housing across the site.

- Large, functional areas of open space should be included within the proposed development, while open space should be provided in the southwest of the site adjacent to the cemetery in order to link existing and new public spaces.

As previously set out, the proposed development provides a comfortable overprovision of public open space for the development site, with sizeable areas of open space evenly dispersed throughout the layout.

Whilst a large area of open space (which includes the play area) has been provided on the southwest corner of the site adjacent to the cemetery, no formal path linkage between the two is actually proposed as promoted by the design brief. Notwithstanding this, the absence of such footpath is considered acceptable in this instance and the reasons for this are set out in detail in response to condition 5b) of sub-section i) above.

- Areas of open space should benefit from natural surveillance, through the design process, by being overlooked by dwellings fronting onto any open space.

In all instances, the areas of public open space are considered to be well overlooked with the proposed properties and plots have been positioned so that they orientate to face onto them and provide a form of natural surveillance as a result.

- Any development on the site in question should maintain the existing boundaries to the east and south, which are defined by mature woodland.

The existing trees which make up the woodland areas on the eastern and southern side are not included within the application site and therefore the proposed development does not include any plans to remove them. As previously set out, appropriately worded planning conditions are recommended in Section 9 which will ensure measures are in place to protect trees and areas of woodland during the construction phase of development.

iv) Consultation Response Received

As previously set out, some consultees had requested additional information as part of the previous approval of matters specified in conditions application (Reference: 22/00255/MSCM), particularly with regards to drainage, waste treatment management and landscaping. Following discussion and review, the applicant and agent withdrew the previous application and have now provided the additional information as part of this current revised approval of matters specified in conditions application. All consultees who requested additional information as part of the earlier application have now confirmed that the previous outstanding matters raised in the earlier application, have been appropriately satisfied through the information presented as part of this current application.

As part of this current application, no objections were received from consultees, and this included statutory consultees to the process. Some consultees have requested mitigation or further details and in all cases it is considered that these can be addressed through the imposition of appropriately worded planning conditions and advisory notes which are all included in the recommendations below.

v) Representations Received

The grounds of objections and neutral points raised in the representations received in relation to the proposal are summarised in the following headed sub-sections below. Responses to these are provided in bold below each sub-section.

Planning Policy and Land Designation Matters

- The application site is designated greenbelt land and was used for cattle grazing, it is not appropriate for housing.
- The justification underpinning the granting of the initial planning permission in principle application was due to the fact that the development would deliver affordable housing. This should not take precedence when it is to the detriment of greenbelt land.
- The development of this site for housing goes against South Ayrshire Council's environmental policies.
- The Local Development Plan describes the site as a Scenic Area and this development would detrimentally impact this designation.
- The development would adversely impact upon the surrounding countryside and landscape and the policies which seek to protect this.
- This development will comprise yet another green space. This reduces the availability of spaces for young people to play and will impact mental health and wellbeing as a result.
- There are many other areas within the village which are more suitable for house building, if required.

As previously set out, the principle of a 53-unit residential development on the site has already been both established and accepted by the approval of the parent and related planning permission in principle application 18/00585/PPPM at the Council's Regulatory Panel in 2019. At the time of consideration of this initial application, Local Development Plan 1 (2014) was in place and in this plan, the site was allocated as a 'housing opportunity site' with an indicative capacity for 53 residential units.

Now, given the approval of planning permission in principle, the application site is designated as an 'allocated housing site' within the Local Development Plan 2 (2022) which is the current plan in place at the time of considering this approval of matters specified in conditions application. Within the current Local Development Plan, it is noted that the site now forms part of the 'settlement' for Coylton and is subject to protection and safeguarding through the plan noting its presumed contribution towards an effective housing land supply within South Ayrshire.

Contrary to the points raised above, it is not designated as greenbelt land or subject to any sensitive landscape designations. As part of this, it is also relevant to note that the current application for approval of matters specified in conditions of the earlier application 18/00585/PPPM cannot revisit the principle of residential development.

Beyond this, the proposed development with regards to its layout, design and appearance comply with the settlement policy requirements of the Local Development Plan and the associated planning guidance and it is not considered that any of these proposed details would lead to visual, landscape or environmental impacts which would warrant refusal of the application.

Roads and Pedestrian Safety Matters

- The information provided in support of the application fails to include any assessment of the capability of the existing road infrastructure on Manse Road and Finlayson Way to accommodate the proposed development and the vehicle traffic associated with it.
- Concerns with additional excessive parking of vehicles on Manse Road with this already an ongoing issue and making it difficult to navigate the road network.
- Entrance and exit off of Manse Road onto the A70 is narrow due to parked vehicles and this combined with speed of traffic entering and exiting the village means the access to the application site is not fit for purpose.
- The existing road which would be used to enter the new dwellings is currently not suitable for the existing traffic coming into Manse Road from the A70 especially at the top of manse road where, during busy periods with cars parked on the street it makes it very tight to drive down the street.

- The existing junction going from Manse Road on to the A70 is currently very dangerous to exit due to poor visibility, tight sight lines and the blind corner looking right as you try to exit Manse Road. An increase in volume of traffic will make this very risky especially in the spring/summer months when vegetation is higher on trees that over hand the A70.
- There is an existing issue of drivers coming into the village at a higher speed than the 30MPH limit and the increase of traffic using Manse Road will increase the risk of accidents.
- The additional vehicles associated with the development will contribute further to the congestion and road safety concerns onto the A70 which is a busy main road from traffic coming from the Drongan/Cumnock end direction into Coylton.
- This summer many children were playing on their bicycles from Finlayson way into Manse Road to the car park around the cemetery and being children, they were cycling on the wrong side of the road and not heeding or being aware of traffic. With the increase in vehicle movements as part of this development, this is an accident waiting to happen. The danger will further increase as electric vehicle numbers rise and children are not aware of the approach of cars as the engine is very quiet.
- The combination of other planning applications ongoing for housing sites in Coylton and an incinerator which will open 24/7 and receive materials for treatment via the A70 alongside this development will significantly increase car trips. As a result, this will detrimentally impact on pedestrian safety, child safety, the environment and the potential for traffic dangers and collisions.
- The increase in traffic will detrimentally impact upon visitors to the cemetery at the end of the road and will also potentially compromise funeral processions going to and from the cemetery.
- The surface of the road into the application site is not to a standard whereby it could accommodate construction traffic including larger vehicles or other vehicles such as delivery trucks and bin lorries. If the application is successful, the road should be upgraded to be completely tarmacadamed and this should happen before building works on the site takes place.
- The proposed site plan provided as part of this application differs from previous plans where there would have been two roads in and out. The other road being where the pedestrian path in to the new dwellings is proposed to be on the north western side. This as stated will mean all traffic in and out will be coming in in front of my property.
- The fact that there is only one road in and out of the proposed dwellings would be of concern if emergency services needed access due to any serious incidents that may occur.
- The new development requires two access points, the proposed development only has once access. It would be safer to have two access roads into the development, there is no reason why this would not be proposed.

A detailed Transport Assessment was submitted in support of the earlier planning permission in principle application 18/00585/PPPM and this assessed the suitability of the surrounding road network to accommodate a residential development on the site. In response to this at the time, Ayrshire Roads Alliance as Roads Authority advised that they had no objections to the assessment undertaken subject to this planning permission in principle application including conditions which ensure and manage specific requirements and improvements relating to roads and traffic.

Ayrshire Roads Alliance (ARA) have subsequently been consulted as part of this approval of matters specified in conditions application and have reviewed the information, details and assessments which have been provided in response to the conditions attached to 18/00585/PPPM. In response and following the submission of further information as part of this current application, Ayrshire Roads Alliance have offered no objections to the development on road or pedestrian safety grounds. Transport Scotland have also responded and confirmed that they have no objections to the proposed development.

As set out above in response to specific conditions in section i), all road and pedestrian related conditions which were attached to the earlier planning permission in principle application 18/00585/PPPM and which cannot be discharged through this application (e.g. are purely for implementation and adherence purposes), will be reattached with these set out in Section 9 below. This will ensure that the actions, upgrades and improvements which need to be undertaken as part of the construction and completion of the overall residential development, are delivered and adhered to.

On the specific point regarding concerns of the development being accessible for emergency vehicles such as ambulances and fire trucks, it is relevant to note that applicant has included specific swept path analysis plan to demonstrate how and where such vehicles would turn in these situations within the development site. Ayrshire Roads Alliance have considered this and have not raised any objections to the arrangements proposed for such scenarios.

Education and Existing Amenities/Services Matters

- Local school has not got the facilities or capacity to accommodate further pupils as a result of the development.
- The local school now has a full-time nursery within it which has taken accommodation and rooms away from the main school. The extra pupils as a result of this development who would require to use this school will not be accommodated.
- Coylton currently only has 2 shops (which are approximately 1 mile away) and the increase in population would affect the shops capacity to cater for the community.
- Concerns that the village doctor's surgery may not have capacity to handle the increase in population as a result of the development.

In terms of concerns of the impact of the 53-unit residential development on the availability of school provision, the Council's Education Services have provided a consultation response to this application, offering no objections. More specifically, they have advised that any pupils arising from the proposed development of 53 houses on the Manse Road site in Coylton can be accommodated within the catchment primary schools, Coylton PS and St John's PS and the catchment secondary schools, Ayr Academy and Queen Margaret Academy.

In terms of the other matters raised regarding the doctor's surgery and local shops not being of a sufficient capacity to support the increase in population as a result of the development, it is not considered that this in itself would be sufficient enough reason to warrant refusal of the application noting that the principle of development has already been established.

Residential Amenity Matters

- Reduction in daylight and increase in overshadowing from the dwellings proposed as part of the development to the existing properties on Manse Road.
- Comprise privacy due to the proximity of the proposed dwellings to the existing properties on Manse Road.
- Plots 06, 09, 10 and 11 will have line of sight to the private garden and rear elevation of existing properties on Manse Road and would potentially affect and result in a loss of privacy.
- The amenity properties, including the block of 4 cottage flats have been changed from earlier proposals. the applicant had assured residents that all properties neighbouring existing properties on Manse Road would be single storey and this has not been fulfilled. The two storey properties will adversely impact upon the privacy and amenity of existing properties on Manse Road both in terms of overlooking and overshadowing.
- Previous plans submitted by the previous developer (Hope Homes) showed single level housing adjacent to properties situated at the entrance to the site. The plans submitted by the current developer (Milestone Developments) show two storey housing. This will impact on both privacy and light.
- The applicant at the pre-planning public consultation meeting stated that they would try to accommodate the existing houses on Manse Road by trying to place bungalows behind them to maintain some privacy. This has not been fulfilled.
- The loss of the open and empty field will impact in terms of both tranquillity and privacy.
- Light pollution will increase with both streetlights and lighting associated with the properties. This will affect the existing properties on Manse Road with no significant lighting to the rear.
- Light pollution from the increase in traffic coming in and out of Manse Road to the estate will directly affect existing properties.
- Noise pollution from all of the activity associated with the development will significantly increase to the detriment of the residential amenity of existing properties on Manse Road. At present there is no noise generated from the site.
- The fact that there is one road in and out will concentrate a substantial amount of traffic in one area. This will have a detrimental impact on the existing properties that sit either side of the proposed entrance on Manse Road by way of both noise and pollution.
- The increased activity on Manse Road including pedestrian activity and footfall would require existing properties on Manse Road to erect fencing and walls around their front curtilage to maintain a degree of privacy and amenity.

A minimum 18-metre 'window to window' standard is maintained in almost all properties, and this includes both between plots within the development site but also in terms of distances between plots within the development site and existing neighbouring properties situated to the north and west of the site on Manse Road. In the first instance this will ensure compliance with the Council's planning guidance which sets this standard in order to protect residential amenity of existing and future residents with regards to both overlooking and overshadowing. There are some cases where it is clearly not been possible for plots (particularly in the north-western portion of the development site) to achieve this distance between mutual boundaries with the existing properties on Manse Road and other design and layout changes have been made to minimise impact as a result, with these set out in the paragraphs below.

As previously set out, at pre-application stage, the Planning Service requested that a number of the proposed dwellings closest to the western side on Manse Road were repositioned and reconfigured to ensure that they did not unduly impose upon existing neighbouring residential properties by virtue of their orientation, their position and as a result of the sloping gradient of the site. Following review, it is clear that these changes have been made and this has seen a number of these dwellings (including the affordable housing units) to have an increased separation distance from existing properties on Manse Road (where possible) and change orientation from facing 'back to back' with the existing properties on Manse Road on the northern side to instead either running parallel in line with them in a 'side by side' arrangement or being marginally offset/staggered to them to further reduce any potential for direct overlooking or the perception of overlooking to occur.

In addition to all of the requested revisions at pre-application stage being made and presented through the current proposals, it is also noted that the applicant has made further changes to the two plots (plot 1 and plot 6) which will sit either side of the vehicular entrance to the development site. These plots would be the closest within the development to the existing properties on Manse Road and in the interests of preserving residential amenity, the applicant has changed the house type of plot 1 (which is the closest to 23 and 25 Manse Road) to a 'Belvedere' which is a single storey bungalow. For plot 6, whilst this remains a 'Balmoral' house type (which is a 2-storey property), the upper level of the side elevation has been shown as a 'blank gable' with no fenestration above the ground floor, to prevent any direct overlooking from this side. The approach taken here is considered favourably and will ensure that for the few isolated plots associated with the development which fall below an 18-metre building line distance from one another (including the relationship between Plot 6 and No. 27 Manse Road which are approximately 12 metres apart between side gable to side gable), a degree of separation and privacy is still afforded which would maintain residential amenity in terms of both overlooking and overshadowing.

More broadly, it is considered that the updated layout and design of the development as proposed alongside the additional measures for the plots closest to the existing properties on Manse Road will ensure that despite the level differences on site, the proposed dwellings on the western and northern side can be accommodated for without adversely impacting upon existing properties by way of overshadowing and/or overlooking.

In terms of the other matters relating to the noise and light pollution concerns arising from the development a construction stage, the Council's Environmental Health Service have raised no objections in their consultation response and have advised that subject to construction activity being undertaken in line with the required industry standards and protocols, they are satisfied that there would be no significant amenity issues in this regard. They have requested specific advisory notes to be attached should permission be granted relating to these standards and the relevant act and have also included specific guidance for lighting design to avoid light pollution issues from becoming an issue.

Beyond this, the Council's Environmental Health Service have advised that any issue which does arise which could potentially exceed those levels ordinarily accepted for a development of this scale and nature and the standards applicable (at either construction or built out stage), could be reviewed and investigated by them under their own statutory nuisance and legislative framework if it is merited.

Waste and Foul Infrastructure Matters

- The current sewage system and pumping station that this development will connect to does not have capacity to accommodate further properties with it not fit for purpose at this current time.
- There has been historical issues of seepage of sewage on several occasions and this had required tankers to come in and empty/drain excess sewage from the soak away which had encroached into the site.
- The current sewage infrastructure does not cope with the current usage and constantly has issues. The current pumping station that sits between the cemetery and low Coylton house currently cannot cope with the existing properties and it has not been maintained well since the additional houses were built in Finlayson way. With more houses being added, will the upgrades proposed to the pumping station make any difference and will it be maintained properly.
- Scottish Water have said that the pumping station is not up to standard and that as a result they have no plans to adopt the site.
- The Council has a responsibility to ensure that the foul connections are sufficient and that all residents are protected from sewage overflow.
- The Council cannot approve the development knowing the existing station has years of fault and noting that Scottish Water consider it substandard.
- The Council should insist on all potential buyers being warned of this 'adoption' and 'capacity' issues.
- Needs to be some guarantees for residents that waste treatment facility will be upgraded so that Scottish Water accept the system prior to any planning permission being granted.

The points raised above with regards to the potential implications of the proposed development not having a suitable waste treatment facility to support it have been carefully considered by the Council. Following further review and consideration as part of the previous approval of matters specified in conditions application that was withdrawn, it was established by the Council's Environmental Health Service that further information would require to be submitted in relation to the existing foul treatment and pumping station which is to be used, particularly given historic issues of mechanical failure in the past. This was one of the primary reasons by which the previous application (Council Reference: 22/00255/MSCM) was withdrawn.

This revised/resubmitted application now includes a 'Drainage Report' (prepared by Milestone Developments and Dougal Baillie Associates), a 'Waste Water Pumping Station Report' (prepared by appointed consultants; AECOM) alongside a bespoke letter of confirmation and commitment from the current landowner of the pumping station facility (prepared by Hope Homes). Between these submissions, these acknowledge and document the historic mechanical failure issues of the pumping station facility, evidence why these issues occurred, explain the necessary steps that require to be undertaken to rectify them and the works needed to ensure the pumping station can sufficiently manage waste from the development. The letter from the current landowner of the pumping station provides specific confirmation that the necessary steps identified in the other reports have already been undertaken and that the pumping station facility has been both modified and upgraded in line with these steps. The letter goes on to state that a formal request has been made to Scottish Water to vest and adopt the pumping station and that they await their on-site inspection of the facility.

In discussions with Scottish Water who are a consultee to this application, they have confirmed that dialogue relating to the above has taken place between them and the owner of the pumping station and that if the necessary steps identified are carried out, they can consider vesting and adopting the pumping station facility through the separate application process with them. It is relevant to note that in their consultation response, Scottish Water confirm that they have no objections to this application, confirming that at the highest level there is sufficient capacity in the locality for the proposed development. South Ayrshire Council Environmental Health Service have also confirmed that subject to conditions, they have no objections to the proposed development in this regard, advising that the proposed modifications and upgrades for the foul treatment and pumping station facility will allow it to effectively serve the proposed housing development.

Whilst the processes of applying for and obtaining the adoption of the waste treatment facility are out with the control of the Planning Authority and would primarily be a separate matter for the applicant to address with relevant authorities to enable the development to progress (e.g. Scottish Water), given the issues raised, an appropriately worded planning condition is proposed as part of this application which includes a requirement for the applicant to provide confirmation and evidence to the Planning Service that the waste treatment facilities has been adopted by Scottish Water prior to the occupation of the 25th dwellinghouse within the application site. This condition also sets a requirement for the pumping station to be maintained in line with the approved arrangements in the interim period until it is formally adopted by Scottish Water.

Flooding and Drainage Matters

- The development in this field would increase the amount of hard standing and therefore increase the risk of flooding to existing houses on Manse Road.
- Current and historic issues regarding the excess run off water that naturally runs down middle of field towards neighbouring back gardens on Manse Road.
- Drainage is currently a real issue in the locality, with it running from the proposed site and at times flooding properties and garage whenever there is heavy rain. This has led properties on Manse Road previously having to use sandbags in front of their garages and properties in certain occasions.
- Given the elevation drop across the site, failure to adequately drain the site will result in the rear gardens of existing properties on Manse Road becoming flooded following periods of heavy rainfall.
- The existing SUDS basin proposed to be used is not fit for purpose to manage drainage for the proposed development and at present it cannot cope with moderate to heavy rainfall. In fact, it is not uncommon for the water to rise up from the drains.
- The area, including the application site, continually floods and its release point is on Manse Road. During winter months this ices over and becomes a hazard.
- The drawings and plans provided make no reference to the existing field drain that runs behind properties on Manse Road. This drain needs to be maintained and incorporated into the proposed surface water run off design.

The points raised above with regards to the potential implications for flooding and the suitability of the existing SUDS drainage basin to support the proposed development as a drainage scheme have been carefully considered by the Council. Following further review and consideration as part of the previous approval of matters specified in conditions application, it was established by Ayrshire Roads Alliance (as the Council's Flooding Authority), that further information would require to be submitted for the drainage of the site and the existing SUDS scheme to be used. This was one of the primary reasons by which the previous application (Council Reference: 22/00255/MSCM) was withdrawn.

As part of this revised application submitted, at the request of Ayrshire Roads Alliance the red site boundary for the application site has been modestly reconfigured to include this existing SUDS basin that will serve the future development. In the first instance, this will now ensure that it forms a direct part of the development proposals and that the ancillary works required to upgrade it can be managed and undertaken within the consented area of development.

In addition to this, further details (including a Drainage Report and supporting technical drawings and plans which explain the design and calculations for the drainage scheme) have been provided which explain how the site will be drained and more specifically what upgrades and changes will require to be made to the existing SUDs basin. The upgrades and changes will ensure that the SUDS basin is of sufficient capacity and design to meet regulatory and legislative requirements and more importantly to ensure that it can support the proposed residential development. Ayrshire Roads Alliance in their consultation response confirm that they have no objections to the SUDS scheme and arrangements proposed. ARA also confirm that the technical detail of the SUDS and drainage scheme will be subject to a Roads Construction Consent (RCC) that the applicant will require to obtain.

SEPA in their consultation response advised that as the proposed development did not meet any of the criteria within their framework for them to be consulted on this matter. Ayrshire Roads Alliance (as the Council's Flood Authority) have confirmed that they have no objections to the proposed development in terms of flooding, advising that the drainage arrangements and details now proposed are sufficient to ensure it can effectively serve the development.

Wildlife and Ecology Matters

- The proposed development would have a detrimental effect on the abundant wildlife in the surrounding area.
- Generally, there will be a negative impact on local wildlife and natural habitats from the development and in particular, during the construction stage.
- There is currently a bat population within the treeline on the application site and during dark periods bats fly around the area. Approving this application will mean their habitat will be both disturbed and destroyed.
- Concern that a bat survey has not been completed.
- The application site is a wildlife corridor for hedgehogs, deer, foxes, owls, badgers, pheasants and squirrels and the residential development will displace all of them.
- The application site borders Duchray Woods which hosts a number of badger sets.
- Wildlife including hedgehogs, bats and variety of birds such as woodpeckers and nuthatches visit the gardens areas of the existing properties on Manse Road. This will be affected and compromised by the development.
- It is noted that the Council's Ranger Services have no objections to the application site. Concerns here that they have not visited the field to see pheasants, deer, bat and the selection of small bird species.

As previously set out, the application has been accompanied by a comprehensive 'Extended Phase 1 Habitat Survey' which assesses the ecological features present, or potentially present within the site, the ecological implications of the development and provides recommendations as to how any potential impacts could be mitigated. The findings of the survey were informed by both a desktop study and a site walk over with consideration given to the potential presence of protected species (bats, badgers, red squirrel in particular), birds, invasive non-native species and any other notable species or habitats. The outcome of the assessment was that there would be no designated ecological designations or sites affected and that given the limited presence of identified sensitive ecological habitats, no ecological licenses or further survey would be required at this stage. The report closes by providing a series of recommendations and mitigation measures under the brackets of 'Avoidance/Retention', 'Further Survey' and 'Enhancement Measures' and a consideration of these are set out in detail in response to Condition 24 above.

In response to the specific comments about the presence of wildlife protected species within the application site, the 'Extended Phase 1 Habitat Survey' does consider the sites suitability. For bats, the 'Extended Phase 1 Habitat Survey' undertaken has identified that the application site itself has a negligible suitability for use by foraging and commuting bats with no opportunities for use by roosting bats. As previously set out, as part of the biodiversity enhancements measures set out in the ecological survey undertaken (and to align with the requirements of the earlier planning permission in principle application), 3 purpose-built bat boxes have been installed within the woodland adjacent to the site to enhance bat roosting potential. In terms of badgers, the assessment concludes that the site does provide opportunities for foraging and commuting badgers but there are no locations for set creation identified within the site, with no field signs of badgers identified in the survey. For red squirrel, the assessment concludes that there is no habitat within the site which would be suitable for use by red squirrel, with no field signs of red squirrel identified in the survey. Finally, the site does record a number of species of birds during the site walkover however it outlines that these will not be adversely affected subject to standard mitigation relating to the construction stage.

Nature Scot have advised that as the site has no formal ecological designations, it is below their threshold to provide any comments in response to the application. The Council's Biodiversity and Ranger Services have offered no objections, highlighting that the survey work undertaken is acceptable, and the mitigation and biodiversity enhancements proposed as part of the survey also satisfactory. Following review, subject to the mitigation outlined and recommendation being implemented on site during construction and operational stage of development, it is not considered that the proposals would unduly impact in ecology terms to a point which would warrant refusal of the approval of matters specified in conditions application. The mitigation as proposed through Section 5 of the 'Extended Phase 1 Habitat Survey' will be secured through an appropriately worded planning condition.

Finally, on the points raised above regarding the presence of wildlife and the wildlife habitat available in the surrounding woodland areas neighbouring the development site on the eastern and southern side, it should be noted that there are no proposals to remove or directly affect any of the trees and woodlands in these areas as part of this application. As previously set out earlier in the report, conditions are proposed which require the applicant to submit suitable tree protection measures (in line with industry standards) for the Planning Service to review and agree before any works can commence on site. Once agreed, these measures will require to be implemented on the site and be maintained in place for the full construction stage of the development to ensure the trees and woodland are not compromised.

Legal and Land Ownership Matters

- The application site is a commonly used area for countryside walkers with pedestrian access gates at different points. The proposed development will prevent such activities on the land.
- The land forming part of the planned entrance and exit of this development is currently registered against existing residential properties on Manse Road.
- The area in front of some of the properties on Manse Road is currently adopted by some of the properties and these properties pay 1/3 each for the maintenance and upkeep of the land as per title deeds. The plans show a new pavement in front of the front curtilage of these properties, and it is unclear how this will affect the maintenance and ownership position.
- The access to the proposed site is via a mono-blocked road in front of No. 27 and 29 Manse Road. It should be noted that this is actually part of the title deeds of No. 23, 25, 27 and 29 Manse Road which sets a requirement for the owners of these houses to maintain it. This would require to be removed, at no cost to the householders, from said deeds before any work commenced.
- At present the mutual boundary between No. 27 Manse Road and the proposed site is bordered by a stock fence and hedge and this currently maintained by the property owner from the field side. This will not be possible if the planned development goes ahead and therefore a double brick wall of stonework matching current properties would require to be erected along the boundary line at the expense of the developer.
- Duchray Estate sits adjacent to the proposed development at high level and it should be noted that they have various drainage systems running from their wood through the proposed site to Manse Road and do not want any blockages or flooding caused by these drains being restricted.

Issues with regard to the ownership of land and all of the other inter-related and consequential matters are not material planning considerations that can be considered or afforded due weight as part of the assessment of this application. The issue of legal ownership and right to enter land for maintenance purposes expressed above would require to be addressed through the relevant landowner parties as a private legal/civil matter between themselves.

On the specific points about the presence of existing drainage systems and infrastructure which run through the site and the concerns about the impact the development may have in terms of causing blockages and flooding for the neighbouring Duchray Estate, it would fundamentally be the applicant/agents responsibility to ensure that the proposed development can be implemented and constructed without comprising these existing drainage features. Similar to the above, any issues which did arise would require to be addressed through the relevant landowner parties as a private legal/civil matter between themselves.

Other Matters

- The previous developer who constructed the existing houses on Manse Road to the west of the application site has ceased trading. As a result, there is no assurance that there will be a continuity in development and that the standard of design for the proposed development will be consistent with existing housing built in the locality.
- The Planning Authority should satisfy themselves over the suitability and long-term continued existence of the developer and utilise contractual and collateralised financial guarantees to safeguard against a risk that the development may be built poorly.
- A number of sections of the Design and Access Statement supplied are factually incorrect and there are areas of contention throughout this document.
- Page 7 on drainage fails to include the existing field drain that runs parallel to the western site boundary.
- Page 8 on design principles states that the site is neighboured on the west boundary by an existing housing development which was carried out by the applicant. The previous applicant is no longer trading so this is not accurate.
- Page 11 on open green space ignores the impact of the development on the views to open green space currently experienced by existing properties on Manse Road.

The points raised in the representation regarding the operation and role of both the previous and current applicant/agent for this site and neighbouring developments are not material to the consideration and assessment of this application. As previously expressed, each application requires to be considered on their own individual merits and this includes the parties submitting the application.

A number of claims have also been made that element of the supporting submissions which accompany this application are inaccurate, misleading and unreliable, including aspects of the commentary within the Design and Access Statement. The majority of these points are not substantiated and in instances where information has been supplied to explain the basis for the claims, it is not considered that the information identified as being absent is fundamental to the assessment and determination of this application. Crucially, there is no objection by statutory consultees to any of these documents and supporting reports and the content and recommendations of each (including the Design and Access Statement) are considered to be both reliable and acceptable from a planning perspective.

Finally, and with regards to the specific concerns raised about the applications lack consideration of the loss of the views of open green space and fields for existing properties on Manse Road. It should be noted that the 'loss of a view' is not a material planning consideration.

vi) Impact on Locality

The planning permission in principle 18/00585/PPPM, to which this application relates, and this application have been subject to various assessments. It is considered that there are no additional matters of significance arising from the submission of these detailed proposals which cannot be addressed through conditions. The assessment undertaken has found that the characteristics of the building design, the overall layout of the development and the disposition of the amenity open space, landscaping, roads, path linkages and networks and the play provision will deliver a sustainable and attractive environment and that there will not be a significant adverse impact on the amenity of nearby residential properties.

8. Conclusion:

The application site was identified for residential development through the provisions of the South Ayrshire Local Development Plan framework (including both the current LDP and the previous LDP now superseded). Planning permission in principle 18/00585/PPPM provides the planning context for consideration of the present application. As set out in detail in Section 7 above, it is considered that the development as proposed is in accordance with the requirements and expectations of that permission as set out through the conditions attached to it. In addition to the above, the characteristics of building design, the overall layout of the development, and the disposition of amenity open space will deliver a sustainable and attractive residential environment and it is considered that there will not be a significant adverse impact on the amenity of nearby residential areas.

Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application is approved subject to the conditions and advisory notes set out below.

9. Recommendation:

Approval subject to the condition(s) set out below:

Conditions:

1. That the proposed development shall commence within five years (unless otherwise agreed in writing by the Planning Service) from the approval of this 'Matters Specified in Conditions' application, or in the case of approval of different matters on different dates, from the requisite approval for the last such matter being obtained.
2. That the development hereby granted shall be implemented in accordance with the approved plans(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission, or a non-material variation has been agreed in writing by the Planning Authority.
3. Prior to the occupation of the first dwellinghouse within the development site, a Residential Travel Pack/Plan shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority). The Residential Travel Pack/Plan shall include information on walking, cycling and public transport facilities and services within the vicinity of the development sites (including journey times by sustainable modes of transport to key local destinations) as well as including details which promote feasible sustainable travel to and from the site alongside appropriate measures and actions to reduce car dependence for the development. In addition to this, the Residential Travel Pack/Plan shall include details of the contents of an information pack which will be provided to future occupants of the development to ensure that they are aware of their public transport and active travel options available within the area. Thereafter, the approved Residential Travel Pack/Plan and all associated measures and actions shall be in place and implemented in full prior to the occupation of the first dwellinghouse within the site and as part of this, the approved information pack associated with the Residential Travel Pack/Plan shall be distributed to all new residents within the development.
4. That the existing public footway on both sides of Manse Road shall be resurfaced from the proposed site access to the A70. Details of the resurfacing works shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority) prior to the commencement of development on site. Thereafter, the approved resurfacing details shall be implemented as approved in a timescale to be agreed in writing by the Planning Authority (in consultation with the Council as Roads Authority).
5. Prior to the commencement of development on site, details for an effective vehicle wheel washing facility shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority). The details provided shall demonstrate that the facility will be sufficient enough to prevent or limit the occurrence of vehicles leaving the site carrying earth and mud in their wheels in such a quantity which could cause a hazard to the road system in the locality. The approved wheel washing facility shall be installed immediately before any other construction works commence on site. Thereafter, the wheel washing facility shall be retained in effective working order for the duration of construction (including all phases), until all construction activity associated with the full development is completed on site unless otherwise agreed in writing by the Planning Authority.

6. Prior to the commencement of development on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority). The CTMP shall describe the methodology for the movement of construction traffic to and from the site and shall provide confirmation that all construction vehicles associated with the development when statutory shall be parked within the site and not on any adjacent streets or road networks. The approved CTMP shall thereafter be implemented on site and will be adhered to for the duration of construction (including all phases), until all construction activity associated with the full development is completed on site.
7. Prior to the occupation of the first dwellinghouse within the development site, the two bus stops located on A70 (Naptan reference numbers: 6190472 and 6190473) shall be upgraded to incorporate Real Time Passenger Information screens (RTPI) compatible with the existing Ayrshire Real Time system. This shall include supply and installation of an isolatable power source within a power termination pillar, the required ducting, a post retention socket compatible with a Trueform Elite pole, a Trueform Elite pole, and a 6 line bann display or equivalent, the cost of which will be met by the applicant/developer. The applicant/developer shall also be responsible for providing 5 years maintenance cover for the screens. Prior to the commencement of development on site, details of the designs, locations and specifications of the RTPI screens associated with the bus stop(s) shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council as Roads Authority).
8. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease with immediate effect. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the re-commencement of works in the affected area. The approved details shall be implemented as approved.
9. Prior to the commencement of development on site, details of measures to protect trees and hedgerows located within and adjacent to the site (including those forming part of the Ancient Woodland Inventory Designation to the northern, eastern and southern site boundary) shall be submitted for the written approval of the Planning Authority. The trees and hedgerows shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection deemed necessary and shall be agreed in advance in writing with the Planning Authority. No changing of levels, movement or parking of vehicles, storage of building materials, machinery, plant equipment or soil/aggregate shall take place within the protected areas established pursuant to this condition. The development shall be undertaken in accordance with the approved tree protection details and shall be implemented before any other construction works commence on site. Thereafter, the measures agreed shall be maintained as such for the duration of the construction works until the development is complete on site.
10. All construction work and activity on site relevant to the development shall be carried out in strict accordance with the recommendations and mitigation measures outlined within Section 5.2 of the approved 'Extended Phase 1 Habitat Survey' (Wild Surveys Ltd, Dated 23rd February 2022). These measures and recommendations shall remain in effect until all construction work associated with the development is complete on site.
11. Further to condition 10 above and the mitigation measures and recommendations outlined within Section 5.2 of the approved 'Extended Phase 1 Habitat Survey' (Wild Surveys Ltd, Dated 23rd February 2022), all ground and vegetation clearance works shall take place out with the main breeding bird season (specifically March to August, inclusive). If this is not possible, and works are due to take place between March and August, then a suitably qualified ornithologist/ecologist shall be engaged and appointed to undertake surveys and scrub vegetation and nesting bird checks and advise of any actions required to protect birds immediately prior to any scrub or vegetation removal works commencing on site.
12. Prior to the occupation of the 25th dwellinghouse within the development site, evidence that the upgraded and modified pumping station has been formally vested and adopted by Scottish Water shall be submitted to and approved in writing by the Planning Authority (in consultation with the Council's Environmental Health Service). Until such time as this has been received and in the interim period until formal adoption by Scottish Water has been achieved, the upgraded and modified pumping station shall be maintained in efficient working order in line with the approved 'Drainage and Waste Report and Strategy (Milestone Developments, Dated 09/09/22)' and 'Hope Homes Letter Regarding Pumping Station (Hope Homes, Dated 21/09/22)'.

13. Notwithstanding approved drawing 'Site Phasing Plan (Drawing No. AL(00)04 Rev 2)' hereby approved, prior to the completion of the construction of the 8th dwelling unit within phase 2 of the development site, the approved play area scheme including all associated play equipment shall be installed and completed in its entirety in line with approved plan 'Play Park Layout (Drawing No. AL(00)09 Rev 1)'. All matters relating to the proposed play area facility including; the design and manufacture of the equipment, the installation of the equipment, the installation of the safer-surfacing, and the maintenance and repair programme following completion shall all be in compliance in accordance to the British and European Play Standards BS EN 1176 and BS EN 1177. No alterations or deviations to the approved and installed play area scheme shall be made without the further written consent of the Planning Authority.
14. Unless otherwise agreed in writing by the Planning Authority, the soft landscaping scheme for the site approved as shown on approved drawings 'Landscape Proposals' (Drawing Nos. Sheet 1, 2, 3, 4 and 5)' shall be implemented as approved prior to the completion of the construction of the last dwellinghouse within each respective phase of development in accordance with approved drawing 'Site Phasing Plan (Drawing No. AL(00)04 Rev 2)'. Once implemented, the soft landscaping scheme shall be maintained as such in line with the approved maintenance arrangements. Any trees, shrubs, plants or grass forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced (at no cost to the Council) in line with good horticultural practice with others of similar sizes and species unless the Planning Authority gives written approval to any variation.
15. Prior to the commencement of development on site, details and plans demonstrating how the identified areas of public open space as shown on approved plan 'Site Plan Proposed (Drawing No. AL(00)03 Rev 4)' shall function and operate shall be submitted to and approved in writing by the Planning Authority. As part of this, this shall include any details and specifications of park/street furniture, cycle storage/parking, walkways and path connections, lighting, art or any other features to be installed in the public open space areas. Thereafter, the public open space areas shall be implemented in accordance with the approved details and within the timescales set out in Condition 14 above. No alterations or deviations from the approved public open space arrangements shall be undertaken without the further written consent of the Planning Authority.
16. Further to condition 15 above, other than where they share mutual boundaries with existing and proposed dwelling plots, no fencing or other means of enclosure shall be erected around the any of the areas of open space within the development site as shown on approved 'Site Plan Proposed (Drawing No. AL (00)03 Rev 04)' unless otherwise agreed in writing by the Planning Authority. This includes the area of public open space situated on the northwest corner of the application site nearest the pedestrian linkage to Manse Road and the area of open space which surrounds the play area on the southwestern corner of the development site.
17. Prior to the commencement of development on site, full details of the design and location of any retaining walls and other retention features required as part of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed retention details shall be implemented prior to the occupation of any associated houses or completion of associated open space area. No alterations or deviations from the approved retention arrangements shall be undertaken without the further written consent of the Planning Authority.
18. The development hereby approved shall be constructed strictly in accordance with the finished site levels and finished floor levels as shown on approved plan 'Vertical Geometry (Drawing No. 21228-100-101)'. Any alterations or deviations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.
19. The 13 affordable housing units associated with the development hereby approved shall be constructed and delivered on site in strict accordance with the approved 'Site Plan Proposed (Drawing No. AL (00)03 Rev 04)' and shall be completed as part of Phase 3 of the development in line with the approved 'Site Phasing Plan (Drawing No. AL(00)04 Rev 2)'. Thereafter and once construction of the affordable housing units is complete, the affordable housing units shall function and be let/rented, occupied and maintained in strict accordance with the approved 'Letter Regarding Affordable Housing Provision (Ayrshire Housing, dated 15th September 2022)' and 'Statement in Response to Condition 28 - Affordable Housing Provision and Details (Milestone Developments, dated 28th October 2022)', unless otherwise agreed in writing by the Planning Authority.

Reasons:

1. *To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997 as amended by Section 32 of The Planning (Scotland) Act 2019.*
2. *To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.*
3. *To encourage sustainable means of travel.*
4. *To ensure that the surrounding public footpaths are of an appropriate standard to serve the footfall associated with the development and encourage and facilitate sustainable means of travel.*
5. *In the interest of road safety and to ensure that no vehicle shall leave the site carrying earth and mud in their wheels in such a quantity which will cause a nuisance or hazard to the road system in the locality.*
6. *In the interest of road safety.*
7. *To enhance and improve existing accessible public transport facilities to ensure they are sufficient to support additional demand as a result of the proposed development.*
8. *To ensure all unencountered contamination within the site is dealt with appropriately.*
9. *In order to ensure no damage is caused to trees within or adjacent to the site during development operations.*
10. *In the interests of protecting local wildlife and minimising impact on ecology.*
11. *In the interest of protecting local wildlife and to advise the applicant/contractor/developer of any bird nesting activity and any actions required to protect birds.*
12. *To ensure that the existing pumping station is appropriately maintained and serviced and to ensure that it is accepted as being of sufficient capacity to support the proposed development.*
13. *To ensure that the play area scheme is installed and completed in a timely manner to serve future residents of the development.*
14. *To ensure that the soft landscaping scheme is implemented in a timely manner, in the interests of visual amenity of the site.*
15. *To ensure that the formal open spaces provide meaningful and usable areas which align with the requirements of the relevant planning guidance.*
16. *To ensure all areas of open space approved as part of the development are accessible and usable to future occupants of the development.*
17. *To ensure that any areas of retention are appropriately designed and treated so that they are commensurate to the development site.*
18. *In the interests of residential amenity.*
19. *To ensure that the affordable housing units are delivered on site in a timely manner and that the affordable housing functions in line with the satisfactory arrangements proposed.*

Advisory Notes:

South Ayrshire Council Environmental Health Service

- Site Contamination - The contaminated land report and site investigation reports have been assessed and no remedial measures have been identified. Environmental health are satisfied with the contents of the investigations.
- Pumping Station - Environmental Health expects that during interim period between the pumping stations starting operation and its proposed formal adoption by Scottish water, the pumping station and ancillary equipment required for its operation, are properly maintained as per manufacturers guidelines. Should the pumping station fail, without immediate remedial action an Abatement Notice may be served under the Environmental Protection Act 1990 against those responsible for its immediate repair. Should investigations reveal that any failure was caused by a lack of maintenance, consideration will be given to preparing report to the Procurator Fiscal under the same legislation.
- Construction Noise and Dust - In order to minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works, the plant and machinery used should be in accordance with BS 5228; Noise Control on Construction and Open Sites and the Control of Pollution Act 1974. To prevent nuisance all reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.
- Lighting - Advice on light pollution is contained within the Institution of Lighting Professionals "Guidance Note for the Reduction of Obtrusive Light". This should be adhered to: [http://ww20.south-ayrshire.gov.uk/devandenv/nbs/envhealth/PlanningEH/ILPGuidanceNotesfortheReductionofLightPollution\(New2013\).PDF](http://ww20.south-ayrshire.gov.uk/devandenv/nbs/envhealth/PlanningEH/ILPGuidanceNotesfortheReductionofLightPollution(New2013).PDF)
- During the period of construction, it is strongly recommended that all external works including piling and ancillary operations are carried out between the following hours; Mondays to Fridays – 0800 to 1800 and Saturdays 0800 to 1300. Furthermore, there should be no working on Sundays or public holidays.

Scottish Water

- Water Capacity Assessment – There is currently sufficient capacity in the Bradan Water Treatment Works to service the development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.
- Waste Water Capacity Assessment – There proposed development will be serviced by Coylton Waste Water Treatment Works. Unfortunately, Scottish Water is unable to confirm capacity currently so to allow us to fully appraise the proposals we suggest that the applicant completes a 'Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via the Customer Portal or contact Development Operations.
- Please Note – The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.
- Asset Impact Assessment – Scottish Water records indicate that there is live infrastructure in the proximity of the development area that may impact on existing Scottish Water assets. This includes a 90mm MDPE water main, a 225mm surface water sewer and a 225mm foul sewer. The applicant must identify any potential conflicts with Scottish Water assets and contact our Asset Impact Team via our Customer Portal for an appraisal of the proposals. The applicant should be aware that any conflict with assets identified will be subject to restrictions on proximity of construction. Please note the disclaimer at the end of these notes.
- Surface Water – For reasons of sustainability and to protect customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system. There may be limited exceptional circumstances where we would allow such a connection for brownfields site only, however this will require significant justification from the customer taking account of various factors including legal, physical and technical challenges. In order to avoid costs and delays where surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.
- General Notes – Scottish Water asset plans can be obtained from our appointed asset plan providers (Site Investigation Services (UK) Ltd. Telephone: 0333 123 1223. Email: sw@sisplan.co.uk).

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- *Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.*
- *If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.*
- *Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.*
- *The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.*
- *Next Steps - All proposed developments require to submit a Pre-Development Enquiry (PDE) to be submitted directly to Scottish Water via our Customer Portal prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals. Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer which Scottish Water can contribute towards through Reasonable Cost Contribution regulations. As network upgrades will be required to support this development, it is recommended that a PDE is submitted at your earliest convenience. Any further information regarding these notes can be obtained either via telephone on 08003890379 or via email at planningconsultations@scottishwater.co.uk.*

List of Determined Plans:

- *Landscape Proposal Sheet 1 of 5 (Drawing No. 468.06.01f)*
- *Landscape Proposal Sheet 2 of 5 (Drawing No. 468.06.02f)*
- *Landscape Proposal Sheet 3 of 5 (Drawing No. 468.06.03f)*
- *Landscape Proposal Sheet 4 of 5 (Drawing No. 468.06.04f)*
- *Landscape Proposal Sheet 5 of 5 (Drawing No. 468.06.05f)*
- *Vertical Geometry (Drawing No. 21228-100-101)*
- *Drainage Layout (Drawing No. 21228-500-100)*
- *Swept Path Analysis Fire Appliance (Drawing No. 21228-SK-11)*
- *Swept Path Analysis Refuse Vehicle (Drawing No. 21228-SK-11)*
- *Location Plan (Drawing No. AL(00)01 Rev 2)*
- *Site Plan Proposed (Drawing No. AL(00)03 Rev 4)*
- *Site Plan Proposed with Open Space Annotated (Drawing No. AL(00)03 Rev 4)*
- *Site Phasing Plan (Drawing No. AL(00)04 Rev 4)*
- *Typical Plot Parking Layout (Drawing No. AL(00)05 Rev 1)*
- *Play Park Layout (Drawing No. AL(00)09 Rev 1)*
- *House Type – Carrick (Drawing No. AL(00)10 Rev 2)*
- *House Type – Bothwell (Drawing No. AL(00)12 Rev 2)*
- *House Type – Balmoral (Drawing No. AL(00)14 Rev 2)*
- *House Type – Belvedere (Drawing No. AL(00)15 Rev 2)*
- *House Type – Inverary (Drawing No. AL(00)16 Rev 2)*
- *House Type - A (Drawing No. AL(00)20 Rev 2)*
- *House Type - B (Drawing No. AL (00)22 Rev 2)*
- *House Type - Cottage Flat (Drawing No. AL (00)24 Rev 2)*
- *Single Garage Detail Plan (Drawing No. AL(00)26 Rev 2)*
- *Archaeology/Data Structure Report (Author: David Swan Ayrshire Archaeology, dated 03/03/22)*
- *Design and Access Statement (Author: Denham Youd & Milestone Developments, dated 09/09/22)*
- *Drainage and Waste Report and Strategy (Author: Milestone Developments & Dougal Baillie Associates, dated 09/09/22)*
- *Extended Phase 1 Habitat Survey (Author: Wild Surveys Ltd, dated 23/02/22)*
- *Foul Water Calculations and Modelling (Author: Dougal Baillie Associates, dated 16/09/22)*
- *Ground Investigation Report (Author: Johnson Poole & Bloomer Consultants, dated August 2021)*
- *Surface Water Calculations and Modelling (Author: Dougal Baillie Associates, dated 16/09/22)*
- *Hope Homes Letter Regarding Pumping Station (Author: Hope Homes, dated 21/09/22)*
- *Letter Regarding Affordable Housing Provision (Author: Ayrshire Housing, dated 15th September 2022)*

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- *Statement in Response to Condition 28 - Affordable Housing Provision and Details (Author: Milestone Developments, dated 28th October 2022)*
- *Site Sections A and B*
- *Site Sections C and D*

Background Papers:

- Application form, plans and submitted documentations, reports and assessments.
- Consultation Responses
- Representations
- Adopted South Ayrshire Local Development Plan 2
- Council's planning guidance

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

Person to Contact:

Mr Ross Lee, Supervisory Planner - Place Planning - Telephone 01292 616 383 – Email ross.lee@south-ayrshire.gov.uk