

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to South Ayrshire Council
of 15 December 2022**

Subject: Local Development Plan 2 Action Programme

1. Purpose

- 1.1 The purpose of this report is to seek approval to publish the Action Programme for Local Development Plan 2 for publication and submission to Scottish Ministers.

2. Recommendation

- 2.1 It is recommended that the Council approves the Action Programme for Local Development Plan 2 (attached as Appendix 1) for publication and submission to Scottish Ministers**

3. Background

- 3.1 The preparation of an action programme is a requirement under Section 21 of the Town and Country Planning (Scotland) Act 1997, as amended. An action programme is a document setting out how the Council proposes to implement its adopted Local Development Plan. It highlights the actions, including key infrastructure and other projects that will be required to deliver each of the policies and proposals contained in the Local Development Plan. The programme must also identify who/which organisation is to carry out each action and the timescale for the conclusion of each action.

- 3.2 The South Ayrshire Local Development Plan 2 (LDP2) was adopted in August 2022 and the Action Programme sets out how the key policies, sites and priorities of LDP2 are expected to be delivered. An updated Action Programme will be published every 2 years.

4. Proposals

- 4.1 It is the intention of the Council to be proactive and work in partnership with other organisations in seeking to attract and facilitate appropriate development for the benefit of South Ayrshire. The Action Programme (attached as Appendix 1) highlights a range of key partners who are to be involved in the various proposals and projects.

- 4.2 The Action Programme contains a number of sections relating to different parts of the LDP. It firstly sets out Strategic priorities arising from the Core Principles and Strategic Policies of the LDP. The Programme then details how the actions identified in individual policies will be implemented – from town centres to business

and industry to supporting environmental measures. Finally it covers how any allocated housing sites will be delivered.

5. Legal and Procurement Implications

5.1 There are no additional legal implications arising from this report.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 There will be no direct financial implications for the Council in relation to this report. Funding for undertaking the future Local Development Plan process will come from existing Planning budgets.

7. Human Resources Implications

7.1 There are no human resources implications.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 There is a risk that if the recommendations are rejected that the transparency and efficiency of how the Local Development Plan will be implemented will be negatively impacted.

9. Equalities

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 2.

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** – The actions and proposals contained in the Action Programme have been assessed as part of the Local Development Plan SEA process.

11. Options Appraisal

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

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitments 4 of the Council Plan: South Ayrshire Works/ Make the most of the local economy; and A Better

Place to Live/ Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

- 13.1 Consultation has taken place with Councillor Bob Pollock, Portfolio Holder for Economic Development, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
The Action Programme will be published on the Council's website and made available to view at Council offices and libraries. A notice will be placed in local newspapers. Copies will also be sent to Scottish Ministers	Commence immediately in line with the timescales set out in the Action Programme in Appendix 1	Service Lead – Planning and Building Standards

Background Papers [Adopted Local Development Plan 2](#)

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Date: 5 December 2022

Local Development Plan 2 Action Programme

November 2022



Local Development Plan 2 Action Programme

Introduction

The preparation of an Action Programme is a requirement under Section 21 of the Town and Country Planning (Scotland) Act 1997, as amended. This Action Programme shows how the adopted Local Development Plan (LDP2) will be implemented to ensure its vision and spatial strategy are realised. It sets out a list of actions required to deliver each of the Plan's policies and proposals; the name of the person or body who/which is to carry out the action; and the timescale for carrying out each action.

This Action Programme has evolved from the draft which was submitted with the Modified Proposed Local Development Plan 2 (MPLDP2) to the Scottish Ministers for examination. Preparation of LDP2, and the Action Programme, has involved significant consultation with other Council services (including Housing, Education, Ayrshire Roads Alliance and Economic Development), Government key agencies (including Transport Scotland, Scottish Environmental Protection Agency, Historic Environment Scotland (HES), Scottish Water and Scottish Natural Heritage) and prospective developers/landowners.

The document will be reviewed and updated on a regular basis. An updated Action Programme will be published every 2 years.

It is the intention of the Council to be proactive and work in partnership with other organisations in both the public and private sectors in seeking to attract and facilitate appropriate development for the benefit of the South Ayrshire.

There are three parts to the LDP2 Action Programme. Details of the content of each section are set out below:

Part 1: Spatial Strategy Priorities and LDP Policies

LDP2 aims to translate the principles of Scottish Planning Policy into something that helps deliver the Council's vision and Council Plan for South Ayrshire. As such it sets out 3 overarching Strategic priority themes, which are shown below:

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

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

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

A set of Core Principles within each theme guide how investment decisions will be made. Table 1 shows the actions needed to support each Core Principle, which LDP policy/supplementary guidance relates to it, the actions necessary to deliver them, who will be involved and timescales.

Table 2 sets out the LDP2 policies, including the 2 strategic, overarching LDP policies, which represent the Council and LDP vision spatially- Sustainable Development and Development Management.

All other LDP policies and allocations are related to, and flow from, the Spatial Strategy. Table 2 includes a brief description and purpose for each policy, what actions will be taken towards implementing them, the timescales and the parties and stakeholders primarily involved in implementation.

Part 2: Supplementary Guidance Programme

This section of the Action Programme contains reference to the ongoing revision of existing, and development of new, supplementary guidance (SG) and other non-statutory guidance, procedure notes and masterplans.

Part 3: Economic Development Projects and Sites

Part 3 of the Action Programme focusses on the key economic development and business sites identified in the LDP and actions required to deliver the Ayrshire Growth Deal, in particular the National Aerospace and Space Centre. Policy guidelines for each site are set out along with any infrastructure requirements/site constraints, actions, responsible parties and timescales.

Part 4: LDP Housing Site Allocations

Part 4 contains actions for each LDP2 housing site. This section is fronted by a map showing the geographical spread of housing sites. The section is divided into two parts: A. for existing housing site allocations carried over from the previous LDP and B. the new housing sites allocated within LDP2.

For each site any significant site constraints & infrastructure requirements, anticipated programming for each site and any required actions, with responsible parties identified. Many sites have no specific action, other than delivery of housing on site. These actions have, therefore, been left without fixed completion dates, as it is largely within the control of the developer as to when a site is delivered.

Timescales indicate delivery within 10 years from LDP adoption. The Council is confident any site identified in the Programme will assist in maintaining an effective 5-year supply of housing land. Site constraints have been programmed into the timing, with actions directly related to overcoming constraints.

The housing land supply is monitored and updated annually through the Housing Land Audit, with input from the Council's Housing Service, Homes for Scotland and local builders. This monitoring suggests the sites identified in the Action Programme Schedule will be effective, but, as time progresses, if there are no signs of development occurring, it will be prudent to contact prospective developers and site owners to ascertain whether there are specific issues preventing development taking place and whether mechanisms are available to help facilitate progress, when appropriate.

PART 1: LDP2 STRATEGY AND POLICIES

Table 1: LDP STRATEGIC PRORITIES

A. Our Location - How we will be more connected within and beyond South Ayrshire and how we can work more closely with our neighbouring local authorities to make the most of our combined strengths						
	Core Principle A1	We will support the aims of the Ayrshire Growth Deal				
		How	Policies	Who	Action	Position
		Establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities)	LDP Policy: Strategic Road Development, LDP Policy: Public Transport	SAC/ARA/ Transport Scotland	Undertake a Strategic Transportation Assessment of A77 in South Ayrshire which includes scenarios of impacts of AGD development.	Ongoing
		Support projects included in the Airport/Spaceport Masterplan	LDP Policy: Glasgow Prestwick Airport & LDP Policy: National Aerospace and Space Centre	SAC/ Scottish Enterprise/ Scot. Govt.	Implementation of LDP policies	AGD signed November 2020
		Support the establishment of the Ayrshire Manufacturing Investment Corridor	Designation of Land under LDP Policy: National Aerospace and Space Centre	SAC Economic Development & SAC Planning Service		Ongoing
		Support the delivery of infrastructure to develop the marine tourism sector, and	LDP Policy: Ports, LDP Policy Tourism	SAC Planning Service		Ongoing
		Support and advocate for improvements to the A77 corridor and other to help improve conductivity of the area	Transportation Section policies	ARA/ Council		Ongoing
	Core Principle A2	We will promote projects and connections with neighbouring authorities				
		How	Policies	Who	Action	Position
		Establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities)	LDP Policy Land Use & Transport	SAC/ARA/ Transport Scotland	Undertake a Strategic Transportation Assessment of A77(T) which includes scenarios of impacts of AGD development and strategic housing sites.	Ongoing
		Advocate for the A77/A78 Trunk Road Improvements,	LDP Policy : Strategic Roads	ARA/ Council	Implementation of LDP policies. Supplementary Guidance timetable as set out in SG section	Ongoing
		Advocate for improvements to the A70 – M74 road link,	LDP Policy : Strategic Roads	ARA/ Council		Ongoing
		Seek road, rail and port infrastructure improvements	LDP Transport Policies	Council		Ongoing
		Support long distance cycle and footpath improvements and marine tourism	LDP Policy: Outdoor Public Access and Core Paths & LDP Policy: Tourism	SAC Planning Service/ ARA		Ongoing

		Support the Biosphere, Dark Sky Park, and the potential establishment of a National Park	LDP Policy: Dark Skies, LDP Policy Biosphere, LDP Policy: Landscape Quality	Council		Ongoing
	Core Principle A3	We will facilitate improvements to infrastructure and community facilities				
		How	Policies	Who	Action	Position
		This means we will establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities,)	LDP Policy: Land Use and Transport & LDP Policy: Delivering Infrastructure	SAC/ARA/Transport Scotland	Undertake a Strategic Transportation Assessment of A77 (T) which includes scenarios of impacts of AGD development and strategic housing sites.	Ongoing
		Ensure development contributes to an efficient use of public services, facilities and infrastructure,	LDP Strategic Policy DM Policy, LDP Policy: Delivering Infrastructure	SAC/developers	Implementation of LDP policies	Ongoing
		Seek appropriate levels of developer contribution for the provision of infrastructure and facilities/services where necessary and justified,	LDP Policy: Delivering Infrastructure	SAC/developers		Ongoing
		Advocate improvements to the rail network and facilities for freight handling.	LDP Policy: Rail Investment & LDP Policy Freight Transport	SAC/Network Rail		Ongoing
		Facilitate the development of interconnected active travel routes	LDP Policy: Land Use and Transport & LDP Policy: Outdoor Public Access and Core Paths	SAC		Ongoing
		Detail infrastructure / community facility requirements associated with development plan allocations in the Action Programme (AP) and update the AP biannually	Action Programmes for LDP2	SAC		As required
B. Our Communities - How we will reflect and promote the aspirations and requirements of South Ayrshire's communities.						
	Core Principle B1	We will support the principles of sustainable economic development				
		How	Policies	Who	Action	Position
		Support community-based projects emerging from Local Place Plans and Locality Planning projects, including the asset transfer of community facilities, provided they have no significant adverse environmental impact,	Strategic Policy: Sustainable Development	SAC Community Planning	Implementation of LDP policies	When required
		Facilitate the development of sports and leisure facilities, and	LDP Policy: Craigie Estate & LDP Policy: Community Facilities	SAC Planning and Leisure Services		Ongoing
		Safeguard existing community facilities wherever practicable.	LDP Policy: Community Facilities	SAC Planning Service		Ongoing
	Core Principle B2	We will support for community focussed development				
		How	Policies	Who	Action	Position

		Support community-based projects emerging from Local Place Plans and Locality Planning projects, including the asset transfer of community facilities, provided they have no significant adverse environmental impact,	Strategic Policy: Sustainable Development & Strategic Policy: Development Management	SAC Community Planning	Implementation of LDP policies	When required
		Facilitate the development of sports and leisure facilities	LDP Policy Craigie Park, LDP Policy: Open Space & LDP Policy: Community Facilities	SAC Leisure, Neighbourhood Services and Planning		Ongoing
		Safeguard existing community facilities wherever practicable.	LDP Policy: Community Facilities & LDP Policy: Belleisle & Rozelle	SAC Planning Service		Ongoing
	Core Principle B3	We will maintain a 5-year effective housing land supply.				
		How	Policies	Who	Action	Position
		Retain LDP1 Maybole housing release sites to support regeneration,	LDP Policy: Maintenance and Protecting land for housing	SAC Planning Service	Implementation of LDP policies	Ongoing
		Retain South East Ayr, as the long term direction for the sustainable urban growth of Ayr	LDP Policy: Maintenance and Protecting land for housing	SAC Planning Service		Ongoing
		Facilitate development of existing residential development sites	LDP Policy: Maintenance and Protecting land for housing	SAC Planning Service		Ongoing
		Use Supplementary Guidance 'Maintaining an Effective Land Supply' to address any agreed shortfalls in supply.	LDP Policy: Maintenance and Protecting land for housing and production of SG: Maintaining an Effective Land Supply.	SAC Planning Service		As required
	Core Principle B4	We will Prioritise the regeneration of Town Centres				
		How	Policies	Who	Action	Position
		Apply a sequential approach for retail, commercial and leisure development,	LDP Policy: Town Centre First Principle, LDP Policy: Network of Centres, LDP Policy: General Retail & LDP Policy: Town Centre (Guiding use)	SAC Planning	Implementation of LDP policies	Ongoing
		Promote town centre living and regeneration with a more flexible approach to the use of buildings and land	LDP Policy: LDP Policy: Town Centre First Principle, LDP Policy: Network of Centres, LDP Policy: General Retail, LDP Policy: Town Centre (Guiding use) & LDP Policy: Ayr Town Centre Guidance	SAC Change and Communities		Ongoing
		Recognise and promote the different functions of the 5 town centres	LDP Policy: Network of Centres	SAC Change and Communities		Ongoing
		Regeneration of Ayr as the county town and heart of South Ayrshire.	LDP Strategic Policy 2: Development Management & LDP Policy: Ayr Town Centre Guidance	SAC Change and Communities		Ongoing
		Promote Maybole's heritage and role as a local service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail	SAC Change and Communities		Ongoing

	Promote Girvan's potential for tourism and as a key rural service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail, LDP Policy: Tourism	SAC Change and Communities		Ongoing
	Recognise Prestwick's strong community focus and its function as a local service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail	SAC Place & People Directorates		Ongoing
	Recognise Troon's potential for tourism and as an artisan and local service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail, LDP Policy: Tourism	SAC Place & People Directorates		Ongoing
Core Principle B5	We will promote the Craigie Estate as a centre of sporting excellence and recreation				
	How	Policies	Who	Action	Position
	We will facilitate the development of new sports facilities and paths along the River Ayr	LDP Policy: Craigie Estate, LDP Policy: Outdoor Access & Core Paths	SAC Planning Service	To be agreed and confirmed when LDP2 Adopted	Ongoing
	Facilitate stronger links to the town centre, Craigie, Dalmilling and the countryside beyond.	LDP Policy: Land Use and Transport	Council & ARA		
Core Principle B6	We will prioritise the development of affordable housing.				
	How	Policies	Who	Action	Position
	Facilitate achievement of the Council's targets for affordable housing provision, recognising the priorities within the Council's Strategic Housing Investment Plan.	LDP Policy: Maintenance and Protecting land for housing, LDP Policy: Affordable Housing and SG: Affordable Housing	SAC Planning Service/ SAC Housing Service/ Housing Associations	Implementation of LDP policies	Ongoing
	Seek to address areas of greatest need for affordable housing provision (Ayr, Prestwick and Troon) and local needs elsewhere.	LDP Policy: Maintaining and Protecting land for Housing, LDP Policy: Affordable Housing and SG: Affordable Housing	SAC Planning Service/ SAC Housing Service/ Housing Associations		Ongoing
	Support the development of mixed tenure housing for a diverse range of needs	LDP Policy: Affordable Housing	SAC Planning Service/ SAC Housing Service/ Housing Associations		Ongoing
	Follow the advice of South Ayrshire Council's Housing Services when specifying the type of provision required.	Strategic Policy: Development Management, LDP Policy: Affordable Housing	SAC Planning Service		Ongoing
Core Principle B7	We will support flexible growth at the Carrick Villages and the former mining villages of Kyle				
	How	Policies	Who	Action	Position
	Allow small scale residential and business development on unallocated sites at the edges of the Carrick villages and the former mining communities of Annbank, Tarbolton and Mossblown, provided it has no significant adverse environmental impact and satisfies other LDP2 policies.	LDP Policy: Sustainable Village Growth (Residential Development) & LDP Policy: Business & Industry	SAC Planning Service	To be agreed and confirmed when LDP2 Adopted	Ongoing
Core Principle B8	We will support the development of rural housing business development and diversification in appropriate locations				
	How	Policies	Who	Action	Position

		Support proposals for new housing in the countryside that accord with LDP policy: rural housing and Supplementary Guidance: Rural Housing, and	LDP Policy: Rural Housing, LDP Policy: Sustainable Village Growth (Residential Development) & SG: Rural Housing	SAC Planning Service	Implementation of LDP policies	Ongoing
		Support the development of entrepreneurial small scale and artisan businesses in the countryside, provided they have no significant adverse environmental impact, and satisfy other LDP2 policies.	LDP Policy: Business & Industry, LDP Policy: Sustainable Village Growth & Rural Business Procedure Note	SAC Planning Service		Ongoing

C. Our Environmental Responsibilities

Core Principle C1						
We will promote the sustainable use of natural, built and cultural heritage resources.						
	How	Policies	Who	Action	Position	
	Ensure development proposals safeguard protected natural and built heritage resources,	Strategic Policy: Sustainable Development, Strategic Policy: Development Management, LDP Policy: Landscape Quality, LDP Policy: Natural Heritage, LDP Policy: Historic Environment	SAC Planning Service	Implementation of LDP policies		Ongoing
	Ensure Local landscape Areas , the Coast and culturally sensitive locations are treated with due respect,	LDP Policy : Landscape Quality, LDP Policy: Coast & Strategic Policy: Sustainable Development	SAC Planning Service		Ongoing	
	Follow a precautionary approach where unrecorded natural or archaeological resources may be present,	LDP Policy: Archaeology & LDP Policy: Natural Heritage	SAC Planning Service		Ongoing	
	Maintain commitment to the current Green Belt , and	LDP Policy: The Greenbelt	SAC Planning Service		Ongoing	
	Protect and enhance existing green and blue networks.	LDP Policy: Green Networks	SAC Planning Service		Ongoing	
	Contribute towards delivery of National Marine Plan requirements for the protection and enhancement of the health of the marine and coastal environment.	LDP Policy: The Coast	SAC Planning Service		Ongoing	

Table 2: LPD2 Policies

LDP Policy	Description and Purpose	Actions Towards Implementation	Timescales	Responsible parties & Stakeholders
Strategic Policies				
STRATEGIC POLICY 1: Sustainable Development	We will support the principles of sustainable development by making sure that development meets a range of environmental and place making criteria	Planning Decisions to be taken in line with policy	Ongoing action	SAC Planning
STRATEGIC POLICY 2: Development Management	Ensure that development proposals meet a range of development management criteria to help deliver the aims of the LDP	Planning Decisions to be taken in line with policy	Ongoing action	SAC Planning
Business & Industry	Support business and industrial development at the sites and locations (including expanding those sites) at business and industrial sites shown on the settlement maps and other strategy maps. We will also support business and industrial proposals outwith these areas if policy criteria are met.	Planning decisions to be taken in line with this policy. Prepare & Review Employment and Industrial Land Audit.	Ongoing	South Ayrshire Council
Office Developments	Office development will be directed to the peripheral retail area of town centres, small settlement town centres and local centres as identified on the relevant maps. Support also for Class 2 and Class 4 office uses related to the operation of Glasgow Prestwick Airport, the aerospace industry and the renewables industry if they are in line with the National Aerospace & Space Centre Strategy Map and there is an operational or locational need.	Planning Decisions to be taken in line with policy	Ongoing	South Ayrshire Council
Ports	Support for retaining and continuing the development of port and harbour facilities at Ayr, Troon, Girvan, Ballantrae, Dunure, and Maidens.	Planning Decisions to be taken in line with policy	Ongoing	South Ayrshire Council
Glasgow Prestwick Airport	Protects land for runway-related development and supports proposals which are directly concerned with the operational requirements of the airport or airport related development. Will favourably consider development which would expand the terminus facilities.	Planning decisions to be taken in line with this policy. Preparation of Masterplan covering wider area around the airport.	Ongoing	South Ayrshire Council/ Airport
National Aerospace & Space Centre	Support for development proposals where they are compatible with the preferred uses shown in the National Aerospace & Space Centre Strategy Map.	Planning decisions to be taken in line with this policy. Preparation of Masterplan covering wider area around the airport.	Ongoing	South Ayrshire Council/ Airport
Newton- on-Ayr	A flexible approach to promote the area's potential to adapt to changing business and property needs and will be supportive of development which will maintain and increase business and industrial diversity without adversely affecting the area's existing use and character.	Planning decisions to be taken in line with this policy. Prepare master plan for Newton-on-Ayr. Prepare guidance on Live/work units	Ongoing	South Ayrshire Council
Heathfield	The Heathfield Strategy aims to ensure that there is an appropriate mix of business and industrial uses, and commercial activity which supports Ayr and Prestwick town centres. The Heathfield Strategy incorporates the Heathfield Retail Park, first developed as a 'bulky goods' retail park. The retail park and the adjoining supermarket site (ASDA) and the former Alexanders' Sawmills site have been recognised as a 'commercial centre' in development plans, where there is sequential preference over other out of centre locations for bulky goods retailing, food retailing and some leisure uses.	Planning decisions to be taken in line with this policy.	Ongoing	South Ayrshire Council

Development Opportunities	We will actively encourage development on brownfield ,vacant and derelict sites instead of greenfield sites. To strengthen the vitality and vibrancy of all town centres, we will encourage the redevelopment of town-centre brownfield sites over other potential sites outside of town centres, where the proposed use is in keeping with town centre uses.	Planning decisions to be taken in line with this policy and the LDP Development Opportunity Table	Ongoing	South Ayrshire Council
Delivering Infrastructure	We will expect all new development proposals to include: a. All on site infrastructure which is directly related to the proposed use and is required to allow the effective operation of the proposed use; and b. Measures to ensure the provision of any off-site infrastructure which is necessary to accommodate the development and therefore make the development acceptable in planning terms, without placing an extra burden on the existing community.	Produce SG on Developer Contributions. Planning decisions to be taken in line with this policy.	Ongoing/ draft Developer Contributions SG expected Spring 2023	South Ayrshire Council
Town centre first principle	We will encourage public and private sector development proposals and investment to town centres. We will direct development proposals, to appropriate locations, by use of the sequential approach through a network of centres so as to ensure that all appropriate uses are directed to town centres, before considering other locations.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Network of centres	We will guide major investment to Ayr town centre in line with the town centre first principle and sequential approach, based on our network of centres: i) Ayr Town Centre; ii) Girvan, Maybole, Prestwick and Troon iii) Heathfield commercial centre iv) Small town centre and local/neighbourhood centres	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
General retail	<u>Sequential Approach:</u> uses which generate significant numbers of people will be guided to: a. Town centres identified in the Local Development Plan b. Edge of town centres c. Commercial centre identified at Heathfield. d. Locations outside of town centres that are, or can be accessible by a choice of transport-including small town centres and neighbourhood/local centres.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Town centre (guiding land use).	Planning applications for new development (including change of use) in town centres must accord with the guidance shown in the town centre maps, and the guidance in this policy, indicating Core and Peripheral Town Centre Areas.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Ayr town centre guidance	Proposals for Ayr Town Centre will be considered in terms of the guidance of town centre zones and identified development opportunity sites	Planning decisions to be taken in line with this policy, SG: Ayr Town Centre and Development Opportunities Schedule.	Ongoing	South Ayrshire Council
Heathfield commercial centre	Retail and leisure uses within the Heathfield Commercial Centre will be considered against LDP General Retail Policy, LDP Policy: Leisure Development, and LDP Heathfield Strategy Map and associated Table.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Small town centres and local neighbourhood centres	Within local centres and small settlements, particularly in town centres, we will protect pubs and hotels, shops and Class 2 office developments that serve local communities. We will support proposals for new shops and offices at local centres and small settlement town centres where they provide extra services and amenities for local communities, and otherwise comply with retail policies in this LDP.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Leisure development	We will use the 'sequential approach' when choosing locations for all leisure uses likely to generate significant footfall and where this would direct development to the most appropriate location	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council

Maintaining and protecting land for housing	We will ensure the maintenance of an effective five-year supply of land for housing to meet demand. Where the supply is not maintained we may seek an early review of the local development plan, and will assess any housing proposals on unallocated sites against relevant development plan policies and the criteria set out in supplementary guidance 'Maintaining an Effective Land Supply'. We will encourage housing development on appropriate brownfield sites, rather than greenfield sites. Development on any allocated housing site identified on the Proposals Map must meet the Council's supplementary guidance: Housing Site Design Briefs for all Local Development Plan housing sites.	Prepare revised SG to provide mechanism for releasing further land in event of agreed shortfall in effective 5-year housing land supply. Prepare SG providing design briefs for allocated housing sites.	Ongoing/ draft Developer Contributions SG expected Spring 2023	South Ayrshire Council
Residential policy within settlements, release sites and windfall sites	We will aim to protect the character and amenity of areas that are mainly residential, particularly from non-residential development which could have negative effects on the local amenity	Planning decisions to be taken in line with policy and relevant SG: Alterations and Extensions to Houses and SG: Housing Sites Design Briefs.	Ongoing	South Ayrshire Council
Sustainable village growth (residential development).	To recognise opportunities to add a small number of houses to villages in a way that consolidates the form of settlements, and which provides an opportunity to meet local needs, the Council may accept proposed new housing outwith, but adjacent to existing settlement boundaries, if certain policy criteria are met.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Rural housing	Housing outside existing settlements should generally consist of: > re-using existing buildings; > replacement housing; > infill development within existing clusters or groups of housing; and housing to meet rural business requirements. Where possible, we would prefer to develop brownfield, derelict or degraded land rather than greenfield sites.	Planning decisions to be taken in line with this policy and SG: Rural Housing	Ongoing	South Ayrshire Council
Affordable (including specialist) housing.	In all areas apart from Maybole and Girvan, we will ask for a target contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units. We expect affordable (including specialist) housing to be provided on-site where possible, and in the first instance, through social rented housing.	Planning decisions to be taken in line with this policy and SG: Affordable Housing (detail & mechanisms).	Ongoing	South Ayrshire Council
Gypsy and traveller accommodation	We will support proposals for sites for gypsies and travellers, as long as there is no unacceptable negative effect on the local area, particularly residential areas, or on the environment.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Belleisle and Rozelle estates	We will ensure that we keep, maintain, manage and improve Belleisle and Rozelle estates as historical and recreational assets and as important areas of open space.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Craigie estate	We will encourage the integration of existing land uses to protect and improve the estate's resources for the benefit of the wider community. We will support proposals for the use of the estate for education, community, sporting, recreation, tourism and open space uses where it is demonstrated that they will maintain, improve or complement the long term future of the estate as an academic and recreational resource.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Telecommunications	We will allow telecommunication development where the developer can demonstrate that it is the most sensitive solution in terms of minimising visual effect and any contrast between the development and its surroundings. All proposals for telecommunications and other digital infrastructure development should ensure that the stated options are considered when selecting sites and designing base stations.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council

Open space	We will protect all open spaces which are valued and which are used, or could be used, for a particular open space, amenity or recreational purpose, from development.	Planning decisions to be taken in line with this policy and associated guidance "Open Space and Designing New Residential Developments"	Ongoing	South Ayrshire Council
Community facilities	We will support keeping community and educational facilities, as identified on the settlement maps, and will not allow development which has a negative effect on those facilities. We will support re-using sites and buildings which previously accommodated community facilities, particularly where the buildings or site can be re-used for alternative community facilities.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Cemetery sites	Proposals for additional cemetery provision to meet identified needs will be supported where unacceptable environmental and amenity impacts are avoided.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Greenbelt	We will only support development within the green belt if it is of a high design quality and a suitable scale and form, and it: - Contributes to the economic and environmental sustainability of existing green belt uses; - Is associated with agriculture, including the reuse of historic buildings; - Has horticultural (or directly related) uses; - Is a recreational use that needs a green belt setting; - Is required at the proposed location to provide essential infrastructure	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Galloway and Southern Ayrshire Biosphere	We will support development that promotes the goals of the biosphere and shows an innovative approach to sustainable living and the economy, and supports improving, understanding and enjoying the area as a world-class environment. Development must be appropriate to the role of the different zones within the Biosphere		Ongoing	South Ayrshire Council
Dark Skies	We will support and protect the Galloway Forest Dark Sky Park. Development within the Galloway Forest Dark Sky Park, and its surrounding Transition Zone, will have to be in line with the respective provisions of supplementary guidance 'Dark Sky Lighting'.	Planning decisions to be taken in line with this policy & SG: Dark Sky Lighting	Ongoing. Supplementary Guidance: Dark Sky Lighting to be produced 2023	South Ayrshire Council
Landscape quality	Maintain and improve the quality of South Ayrshire's landscape and its distinctive local characteristics.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
The coast	We will support proposals that protect the foreshore from development. Development within the wider coastal area will have to be in line with the LDP Coastal Strategy Diagram and Coastal Development Guidance.	Planning decisions to be taken in line with this policy and Coastal Strategy	Ongoing	South Ayrshire Council
Preserving trees	To protect ancient and veteran trees of high nature conservation and landscape value, and those within a TPO, and to assess impact of any proposed loss of/work to trees.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Woodland and forestry	To support proposals for woodland and forestry that are consistent with the Ayrshire and Arran Woodland Strategy; and are sympathetic to the environmental (including landscape and visual impacts), nature and wildlife interests of the area.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Green networks	Protect and enhance the green network in South Ayrshire and maximise the opportunities to create an enhance linkages to it from new development.	Planning decisions to be taken in line with this policy & SG: Green Networks.	Ongoing. Supplementary Guidance: Green Networks to be produced 2023	South Ayrshire Council
Water environment	Support the objectives of the Water Framework Directive (2000/60/EC) and only allow development that meets these objectives and shows that: it will protect, and where possible, improve the water environment and biodiversity.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council

Flood and development	Ensure development is not at risk from flooding or exacerbating flooding elsewhere.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Agricultural land	We will protect prime agricultural land from irreversible development, unless developers can show that the development is essential to meet established needs or is small scale directly related to a rural business.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Air, noise and light pollution	Prevent development which would expose people to unacceptable levels of air, noise or light pollution.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Minerals and aggregates	Ensure no known mineral deposits are permanently sterilised by development proposals and support the extraction of minerals/extension of existing sites if a range of environmental and amenity criteria are met.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Low and zero carbon buildings	We will expect all new buildings to be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Renewable energy	Support proposals for generating and using renewable energy in stand-alone locations if policy criteria are met.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Wind energy	Support proposals for wind energy development comprising one or more wind turbine greater than 15 metres to blade tip if compliant against policy criteria and landscape assessment, including reference to South Ayrshire Landscape Wind Capacity Study 2018 (or any subsequent update thereof) and the South Ayrshire Local Landscape Area Review 2018.	Planning decisions to be taken in line with this policy & SG: wind energy.	Ongoing	South Ayrshire Council
Renewable or low carbon heat and heat networks	Supports the development of heat networks and includes supporting the safeguarding of pipe runs within developments. New developments located adjacent to existing or proposed heat networks or significant heat sources should be designed to be capable of connecting to the heat supply.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Historic environment	Protect, preserve and, where appropriate, conserve and / or enhance South Ayrshire's historic environment, including listed buildings, conservation areas, scheduled monuments, Gardens and Designed Landscapes and Non-designated Historic Environment Assets.	Planning decisions to be taken in line with this policy & SG: Historic Environment.	Ongoing	South Ayrshire Council/Historic Environment Scotland
Natural heritage	Protect natural heritage sites within South Ayrshire, including European Sites, National Designations, and local designation sites, including nature conservation sites.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council/Nature Scot
Waste management	Give priority to proposals for waste-management sites in the core investment towns and also accept proposals which show there is a need for the site and which are on existing or allocated industrial land.	Planning decisions to be taken in line with this policy	Ongoing	South Ayrshire Council
Land use and transport	Ensure new development safely integrates with transport networks and encourages active travel. Developments must also align with Regional Transport Strategy and our Local Transport Strategy	Planning decisions to be taken in line with this policy - Council to undertake a 'Proportionate Transport Appraisal' of potential impacts on the strategic transport network previously identified sites (from LDP1), including South East Ayr, together with the new development sites identified in LDP2.	Ongoing	SAC Planning /Transport consultant/ARA and Transport Scotland

Rail investment	Increase the capacity of the rail network in South Ayrshire and encourage greater use of rail services for passengers and freight. Support upgrades for Ayr and Glasgow Prestwick Airports stations, and new station at South East Ayr/Ayr Hospital and rail freight facility at East Sanquhar.	Establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities)	Ongoing	SAC/ Network Rail/ Prestwick Airport/Transport Scotland
Strategic road development	Protect and improve the strategic road network in South Ayrshire. The 'Proportionate Transport Appraisal' to inform future mitigation/improvements to road network.	Planning decisions to be taken in line with this policy	Ongoing	ARA/Transport Scotland/ SAC
Public transport	Maintain and improve both rail and road based public transport services and to improve infrastructure such as bus priority measures and interchanges at existing stations.	Planning decisions to be taken in line with this policy	Ongoing	SAC Planning/ SPT/ Transport Scotland/ARA/ Stagecoach
Freight transport	Encourage the transport of freight in ways other than by road, identify preferred routes for heavy goods vehicles, Ensure the movement of freight by road in a way that minimises disruption to local communications and support the development of multi-modal interchange facilities at Ayr, Girvan and Glasgow Prestwick Airport.	Planning decisions to be taken in line with this policy	Ongoing	SAC
Town centre traffic management	Support proposals within and on the edge of town centres which: a. Give priority to Active Travel and public transport; b. Meet maximum parking standards (as established by government policy or the council as roads authority); and c. Protect and improve existing parking provision.	Planning decisions to be taken in line with this policy	Ongoing	SAC
Outdoor public access and core paths	To improve and protect all core paths and other significant access routes -	Planning decisions to be taken in line with this policy	Ongoing	SAC

PART 2: SUPPLEMENTARY GUIDANCE

Table 3: Supplementary Guidance and other planning guidance

LDP2 Supplementary Guidance						
	Relevant LDP2 Policy	Supplementary Guidance action	Priority	Responsible Person(s)	Timescale: Public participation	Timescale: adoption
Economic Development Section						
	LDP Policy: Delivering Infrastructure	Preparation of SG: Developer Contributions & Affordable Housing	High	SAC Planning	Summer 2023	Autumn 2023
Communities Section						
	LDP Policy: Ayr Town Centre Guidance	Preparation of SG: Ayr Town Centre	High	SAC Planning/Economy & Regeneration	Summer 2023	Autumn 2023
	LDP Policy: Maintaining and Protecting Land for Housing	Preparation of revised SG: Maintaining an Effective Housing Land Supply.	High	SAC Planning	Completed 2019	Achieved 2022
	LDP Policy: Maintaining and Protecting Land for Housing	Preparation of SG: Housing Site Design Briefs Part 1	High	SAC Planning	Completed 2019*	Achieved 2022
		Preparation of SG: Housing Site Design Briefs Part 2 (South East Ayr)	High	SAC Planning	December 2022	March 2023
	LDP Policy: Residential Development within Settlements, Release sites and Windfall Sites.	Preparation of revised SG: Householder Development	High	SAC Planning	Summer 2023	Autumn 2023
	LDP Policy: Rural Housing	Preparation of revised SG: Rural Housing	High	SAC Planning	Autumn 2023	Winter 2023
	LDP Policy: Open Space	Prepare SG: Open Space and Designing New Residential Developments	High	SAC Planning/Neighbourhood Services	Summer 2023	Autumn 2023
Environment & Climate Change Section						
	LDP Policy: Green Networks	Prepare SG: Green Networks	Medium	SAC Planning	Summer 2023	Winter 2023
	LDP Policy: Wind Energy	Preparation of revised SG: Wind Energy	High	SAC Planning	Summer 2023	Autumn 2023

	LDP Policy: Historic Environment	Preparation of Revised SG: Historic Environment	High	SAC Change and Communities in consultation with HES	Spring 2023	Summer 2023
	LDP Policy: Dark Skies	Preparation of revised SG: Dark Sky Lighting	High	SAC Planning	Spring 2023	Summer 2023
Non-Statutory Planning Guidance and procedures						
Economic Development Section						
	LDP Policy: Business & Industry	Rural Business Procedure Note	High	SAC Planning/ SAC Change and Communities	Autumn 2023	Winter 2023
	LDP Policy: National Aerospace & Space Centre & LDP Policy: Glasgow Prestwick Airport	National Aerospace and Space Centre Masterplan	High	GPA/ Aerospace businesses/ SAC Planning/ SAC Change and Communities	2023+	2023+
	LDP Policy: Newton	Newton Masterplan	Medium	SAC Planning/ SAC Change and Communities	2023+	2023+
	LDP Policy: Development Opportunities	Development Opportunity Sites Schedule	Medium	SAC Planning	2023+	2023+
Environment & Climate Change Section						
	LDP Policy: Historic Environment	Conservation Area Appraisals	Medium	SAC Planning	2023+	2023+
	LDP Policy: Historic Environment	Conservation Area Management Plans	Medium	SAC Planning	2023+	2023+

PART 3: ECONOMIC DEVELOPMENT

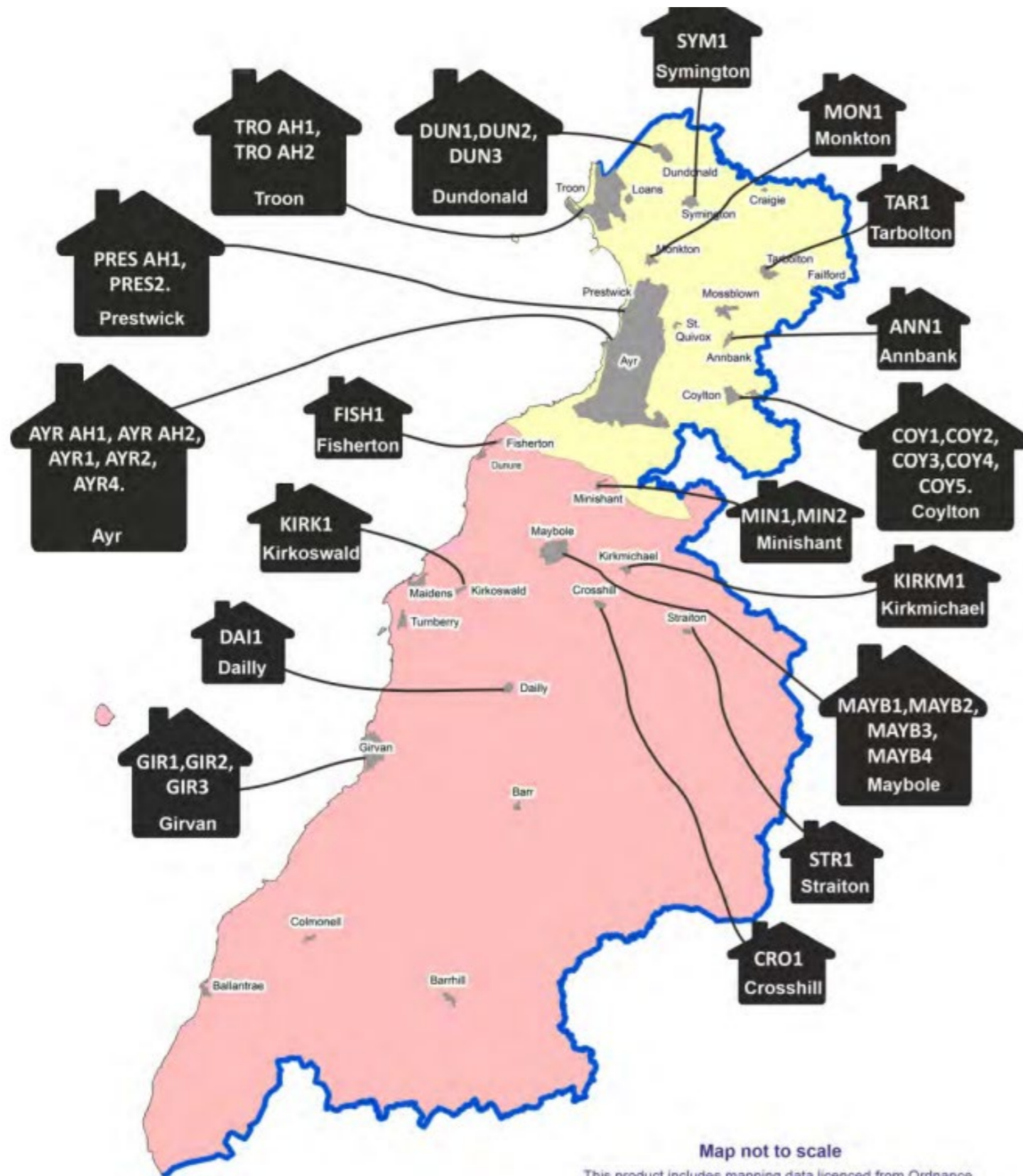
Table 4: Economic Development Projects and Sites

Project name/ Site reference	Site Description/Policy guidance	Overview of Actions & Proposals	Site Constraints & Infrastructure Requirements	Timescales	Responsible parties & Stakeholders	Status (as of November 2022)
Ayrshire Growth Deal (AGD): Aerospace and Space Programme	National Aerospace & Space Centre at Glasgow Prestwick Airport and surrounding land and business estates	<ul style="list-style-type: none"> Prepare Masterplan for land surrounding National Aerospace & Space Centre The development of an in-situ “innovation” centre to enable the delivery and manufacture of new flight products in Scotland. Roads upgrades and new linkages around Prestwick and Monkton to support aerospace facilities 	<ul style="list-style-type: none"> Infrastructure to ensure that GPA is able to operate as a spaceport, including fuel storage, mixing areas, and blast protection. In addition, there will be investment to provide infrastructure for launch service providers (LSP) including a satellite integration facility, payload processing facility, mission control and range management systems. Roads upgrades around Prestwick and Monkton. 	Ongoing	GPA/ Aerospace businesses/ SAC Change and Communities	Ongoing work. AGD signed November 2020
National Aerospace and Space Centre sites						
Monktonhill (A and B)	Reserved for aerospace, space, defence, marine development and digital infrastructure	Development of new businesses associated with AGD	Strategic Road Infrastructure/ Drainage	Ongoing	AGD/ Partners/ Businesses	Some development within site
Orangefield	Safeguarded and promoted for runway/ runway freight use.	Development of new businesses associated with AGD	Strategic Road Infrastructure/ Drainage	Ongoing	AGD/ Partners/ Businesses	Some development within site
Monkton runway	Safeguarded and promoted for runway/ runway freight use.	Development of new businesses associated with AGD		Ongoing	AGD/ Partners/ Businesses	
Monkton	Aerospace, space and runway related industries are preferred although some light industry, storage and distribution or businesses uses may also be acceptable where linked to these activities.	Development of new businesses associated with AGD	Strategic Road Infrastructure/ Drainage	Ongoing	AGD/ Partners/ Businesses	Mostly developed but expansion room for existing businesses

East Sanquhar (A and B)	Site A safeguarded for rail sidings. Site B for aerospace, space, defence, digital infrastructure and related distribution and storage	Development of new businesses associated with AGD	Strategic Road Infrastructure/ Drainage	Ongoing	AGD/ Partners/ Businesses	In agricultural use
Highfield	Safeguarded for aerospace, space, defence and digital infrastructure. Alternative industrial uses will not generally be permitted.	Development of new businesses associated with AGD	Strategic Road Infrastructure/ Drainage	Ongoing	AGD/ Partners/ Businesses	In agricultural use
Airport Terminus	The site will be safeguarded and promoted for airport terminal facilities	Development of new businesses associated with AGD		Ongoing	AGD/ Partners/ Businesses	Existing airport use
Shawfarm Road	The site will be safeguarded for aerospace, airport, and space, defence and marine development. Alternative industrial uses will not be generally permitted.	Development of new businesses associated with AGD		Ongoing	AGD/ Partners/ Businesses	Partly occupied
Glenburn Bing	The site will be promoted for runway related development or for renewable energy	Development of new businesses associated with AGD	Former landfill site/ Access	Ongoing	AGD/ Partners/ Businesses	Undeveloped
Heathfield						
Heathfield Road West	Business	Planning Decisions to be taken in line with policy		Ongoing	Private	Some land available for further development
Heathfield Road South	Gateway business use	Planning Decisions to be taken in line with policy				
Boundary Road	General industry	Planning Decisions to be taken in line with policy		Ongoing	Private	Some vacant land
Heathfield Commercial	Retail Park/Supermarket and surrounding land	Planning Decisions to be taken in line with policy		Ongoing	Private	Some vacant land
Whitfield Drive	General industry	Planning Decisions to be taken in line with policy		Ongoing	Private	Some vacant land
South Sanquhar	General industry	Planning Decisions to be taken in line with policy		Ongoing	Private	Large vacant site
Port of Ayr						
Port of Ayr	Operational port and associated facilities	Planning Decisions to be taken in line with policy		Ongoing	Clyde Ports	Land available for further uses

Newton-on-Ayr	Mixed use, predominantly business use area adjacent to Port of Ayr.	Planning Decisions to be taken in line with policy. Masterplan for Newton to be prepared.		Ongoing	SAC/ owners	Some vacant sites within area
Grangestone Industrial Area, Girvan						
Girvan Distillery		Further development of business and Industry. Mainly associated with Girvan Distillery		Ongoing	Grants	Various Planning permissions in place for expansion of Distillery.

PART 4: LDP2 HOUSING RELEASE SITES AND EXISTING HOUSING ALLOCATION SITES



Map not to scale

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Table 5: HOUSING SITES

A. EXISTING HOUSING SITE ALLOCATIONS - programming based on Agreed 2022 Housing Land Audit														
Area/LDP Reference	Site Name	Site Constraints & Infrastructure Requirements	Site Capacity	Units already completed	2022/23	2023/24	2024/25	2025/26	2026/27	Later years	Application Status	Actions & Timescales	Responsible parties & Stakeholders	Progress (as of November 2022)
TAR1	Tarbolton	Separate system of drainage required for the development.	90	0	0	10	15	15	15	35	Application approved	Consent granted 2022	Private Developer	Consented, development due to commence.
AYR1	Mainholm	Demolition of former school buildings	160	0	0	70	90	0	0	0	Application approved 21/00605/A PPM	Consent granted Sept 2022. Construction expected 2023/24	SAC Housing	Consented, development due to commence imminently.
AYR2	Holmston House	Development must include the sensitive re-use of the existing listed buildings	33	0	13	20	0	0	0	0	Application approved	Consent granted 2018	Private Developer	Preparatory work commenced
AYR4	South East Ayr	Significant infrastructure required, including: provision of primary school, community facilities, neighbourhood centre, land for rail halt, travel hub, bus routes/stops, active travel routes, landscape framework, road access/roundabout from A77, two overbridges across A77, connections across railway, and junction improvements to A77.	2700	0	0	0	60	60	60	2520	Mixture of outline and full planning consents, minded to grant, Proposals of Application Notice (PAN) and pre-application discussions	Pre-application discussions ongoing. SE Ayr Design Brief being prepared, which will guide proposed developments/applications	SAC/South East Ayr landowners and agents/developers/housebuilders/Ayrshire Roads Alliance/Network Rail/Transport Scotland	Discussions and assessments ongoing. Draft Design Brief Supplementary Guidance ready for approval to commence consultation.
ANN1	Annbank	Potential drainage and sewerage issues	45	0	0	0	10	10	10	15	LDP ALLOCATION	Site available for development	Private Developer	
COY1	COY1 - HOLE ROAD WEST	None identified	125	0	0	0	15	20	20	70	LDP ALLOCATION	Site available for development	Private Developer	
COY2	COY2 - HOLE ROAD EAST	None identified	12	0	0	0	3	6	3	0	21/00874/A PP (WITHDRAWN)	Site available for development	Private Developer	

COY3	COY3 - BARNGORE / P.S.	None identified	54	0	5	15	10	10	5	9	Application approved 15/01380/A PPM 02.07.18	Site available for development	Private Developer	
COY4	COY4 - GALLOWHILL	None identified	120	0	0	0	0	15	20	85	LDP ALLOCATION	Site available for development	Private Developer	
COY5	COY5 - MANSE ROAD	None identified	53	0	10	15	15	5	8	0	Application approved	Consent granted November 2022	Private Developer	Consented, development due to commence.
CRO1	Crosshill	None identified	35	0	0	0	5	5	5	20	LDP ALLOCATION	Site available for development	Private Developer	
DAI1	Dailly	None identified	12	0	0	0	4	4	4	0	LDP ALLOCATION	Site available for development	Private Developer	
DUN1	Dundonald DUN1	None identified	25	20	22	26	15	15	15	137	Applications approved 17/00536/P PPM and 20/00119/M S	Outline consent jointly for all 3 sites granted 2018. Detailed consent for 1st phase granted 2021.	Private Developer/Affordable housing developer	Onsite/commenced
DUN2	Dundonald DUN2	None identified	180											
DUN3	Dundonald DUN3	None identified	45											
FISH1	Fisherton	None identified	7	0	0	0	0	2	2	3	LDP ALLOCATION	Site available for development	Private Developer	
GIR1	Girvan GIR1	None identified	48	0	0	0	10	10	10	18	LDP ALLOCATION	Site available for development	Private Developer	
GIR2	Girvan GIR2	None identified	25	0	0	0	0	0	0	25	Application approved 21/00393/A PP 04.06.21	Consent granted 2021	Private Developer	
GIR3	Girvan GIR3	None identified	17	0	0	0	0	0	0	17	LDP ALLOCATION	Site available for development	Private Developer	
KIRKM1	Kirkmichael	None identified	35	12	0	0	0	0	0	23	21/00557/A PP 02.09.21 (PART SITE)	Consent granted 2021 for part of site- now complete.	Affordable housing developer	Part complete
KIRK1	Kirkoswald	None identified	7	0	0	0	3	4	0	0	LDP ALLOCATION	Site available for development	Private Developer	
MAYB1	Maybole MAYB1	None identified	105	0	0	0	0	0	0	105	LDP ALLOCATION	Site available for development	Private Developer	

MAYB2	Maybole MAYB2	None identified	100	0	0	0	0	10	15	75	LDP ALLOCATION	Site available for development	Private Developer	
MAYB3	Maybole MAYB3 - TUNNOCH	None identified	118	0	15	15	15	15	15	43	Application approved 21/00370/A PPM 07.10.21	Consent granted 2021	Private Developer	Consented, development due to commence.
MAYB4	Maybole MAYB4	None identified	40	0	0	10	10	10	10	0	LDP ALLOCATION	Site available for development	Private Developer	
MIN1	Minishant - MIN1	None identified	90	0	0	0	0	5	10	75	LDP ALLOCATION	Site available for development	Private Developer	
MIN2	Minishant - MIN2	None identified	7	0	0	4	3	0	0	0	LDP ALLOCATION	Site available for development	Private Developer	
MON1	Monkton	Now addressed and commenced	236	32	30	30	35	35	35	39	Application approved 19/00457/A PPM 18.05.20	Site being developed at present	Private Developer	Site partially completed
STR1	Straiton	None identified	12	0	0	0	0	6	6	0	LDP ALLOCATION	Site available for development	Private Developer	
SYM1	Symington	Original indicative capacity for LDP was 137	103	103	0	0	0	0	0	0	SITE COMPLETE	SITE COMPLETE		SITE COMPLETED

B. LDP2 HOUSING RELEASE SITES

Area/LDP Reference	Site Name	Site Constraints & Infrastructure Requirements	Site Capacity	Units already completed	2022/23	2023/24	2024/25	2025/26	2026/27	Later years	Application Status	Actions & Timescales	Responsible parties & Stakeholders	Progress (as of November 2022)
AYR AH1	Dunlop Terrace	Transport Statement. Council owned site.	10	0	0	10	0	0	0	0	May be classed as Permitted Development	Funding and delivery scheduled in Strategic Housing Investment Plan (SHIP).	SAC Housing/Planning	Due to commence shortly
AYR AH2	Westwood Avenue	Transport Statement. Council owned site.	25	0	0	25	0	0	0	0	May be classed as Permitted Development	Funding and delivery scheduled in Strategic Housing Investment Plan (SHIP)	SAC Housing/Planning	Due to commence shortly

PRES AH1	Afton Avenue	Transport Statement required by ARA. Council owned site.	25	0	0	0	0	25	0	0	May be classed as Permitted Development	Funding and delivery scheduled in Strategic Housing Investment Plan (SHIP)	SAC Housing/Planning	Confirmed in SHIP
PRES2	St. Cuthbert's Golf Course	Flood Risk Assessment, Transport Statement	45	0	0	0	0	10	15	20	LDP ALLOCATION	Site available for development	Private Developer	
TRO AH1	Aldersyde Avenue	Transport Statement. Council owned site.	20	0	0	0	0	20	0	0	May be classed as Permitted Development	Funding and delivery scheduled in Strategic Housing Investment Plan (SHIP)	SAC Housing/Planning	Confirmed in SHIP
TRO AH2	Buchan Road	Flood Risk Assessment, Transport Statement including displacement of existing car parking area within site. Council owned site.	30	0	0	0	0	0	30	0	May be classed as Permitted Development	Funding and delivery scheduled in Strategic Housing Investment Plan (SHIP)	SAC Housing/Planning	Confirmed in SHIP

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South Ayrshire Council Equality Impact Assessment Scoping Template

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

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

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

1. Policy details

Policy Title	LDP2 Action Programme
Lead Officer (Name/Position/Email)	Craig Iles Service Lead Planning & Building Standards craig.iles@south-ayrshire.gov.uk

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

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

Community or Groups of People	Negative Impacts	Positive impacts
Thematic Groups: Health, Human Rights & Children's Rights	N/A	N/A

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

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

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

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

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	No
Rationale for decision: Not required as there is no specific impact on communities, groups of people, employees or thematic groups.	
Signed : Craig Iles Service Lead -Planning & Building Standards Date: 10 November 2022	