

South Ayrshire Council

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

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

1. Purpose

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

2. Recommendation

2.1 It is recommended that the Council:

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

3. Background

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

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

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

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

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

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

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

4. Proposals

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

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

5. Legal and Procurement Implications

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

6. Financial Implications

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

7. Human Resources Implications

- 7.1 None arising directly from this report.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

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

8.2 *Risk Implications of Rejecting the Recommendations*

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

9. Equalities

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

10. Sustainable Development Implications

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

11. Options Appraisal

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

12. Link to Council Plan

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

13. Results of Consultation

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

14. Next Steps for Decision Tracking Purposes

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

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

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

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

Person to Contact

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Date: 3 March 2022

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

Appendix 1

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

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

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

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

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																				
	3. Amending the first sentence of LDP policy: leisure development so that it reads as follows: "We will use the 'sequential approach' when choosing locations for all leisure uses likely to generate significant footfall and where this would direct development to the most appropriate location."																																					
037 PLDP2 Maintaining and Protecting Land for Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Amending the text of the first two sentences in the fourth paragraph on page 62 to read as follows: "In calculating the requirement for the plan period (2021 to 2032) we have added a lead-in allowance of 5 years from the date of the HNDA, giving an all tenure housing supply target of 4320 new homes. We have increased this target by a margin of 20% to establish a housing land requirement of 5184 units." 2. Adding the following text to the end of the last paragraph on page 62: "The council acknowledges the predicted shortfall in affordable housing over the period of the plan but expects that to be reduced by implementing LDP policy: affordable housing, and by increasing the supply of affordable housing generally." 3. Replacing the table on page 62 with the following: <p>Housing Land Requirement 2016 to 2032</p> <table border="1" data-bbox="551 826 1675 1412"> <thead> <tr> <th></th> <th>Private</th> <th>Affordable</th> <th>All Tenure</th> </tr> </thead> <tbody> <tr> <td>Housing Supply Target (270pa) – 135pa private and 135pa affordable</td> <td>2160</td> <td>2160</td> <td>4320</td> </tr> <tr> <td>Housing Land Requirement (including 20% generosity)</td> <td>2592</td> <td>2592</td> <td>5184</td> </tr> <tr> <td>Completions 2016 to 2020</td> <td>822</td> <td>320</td> <td>1142</td> </tr> <tr> <td>Demolitions 2016 to 2020</td> <td>9</td> <td>51</td> <td>60</td> </tr> <tr> <td>Residual Housing Land Requirement 2020 to 2032</td> <td>1779</td> <td>2323</td> <td>4102</td> </tr> <tr> <td>Remaining capacity effective supply + 2 yrs affordable completions @ 69pa</td> <td>4000</td> <td>873</td> <td>4873</td> </tr> <tr> <td>Remaining capacity effective supply + 2 yrs completions @ 228pa (69pa affordable, 159pa private)</td> <td>318</td> <td>138</td> <td>456</td> </tr> <tr> <td>Planned demolitions</td> <td>0</td> <td>234</td> <td>234</td> </tr> </tbody> </table>		Private	Affordable	All Tenure	Housing Supply Target (270pa) – 135pa private and 135pa affordable	2160	2160	4320	Housing Land Requirement (including 20% generosity)	2592	2592	5184	Completions 2016 to 2020	822	320	1142	Demolitions 2016 to 2020	9	51	60	Residual Housing Land Requirement 2020 to 2032	1779	2323	4102	Remaining capacity effective supply + 2 yrs affordable completions @ 69pa	4000	873	4873	Remaining capacity effective supply + 2 yrs completions @ 228pa (69pa affordable, 159pa private)	318	138	456	Planned demolitions	0	234	234	272
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	Future windfall 2020 to 2032	288	288	576																																																							
	Additional MPLDP2 Release Sites	45	110	155																																																							
	Total housing land supply	4651	1175	5826																																																							
	Surplus/Shortfall	+2872	-1148	+1724																																																							
	<p>4. Amending the text in the first sentence in the fourth paragraph of LDP policy: maintaining and protecting land for housing to read as follows: "Appendix D sets out the indicative number of houses to be built on each of the Existing Housing Allocation Sites and Proposed Housing Release Sites including guidance on what could limit the release of any particular site."</p> <p>5. Amending the text in the second sentence in the final paragraph of LDP policy: maintaining and protecting land for housing to read as follows: "In the period 2032 to 2042 around 2700 new homes may be required."</p> <p>6. Replacing all the Proposals Maps on pages 22 to 36 with those provided in the council's response to further information request FIR23.</p> <p>7. Adding a table of the Existing Housing Allocation Sites to Appendix D as follows:</p>																																																										
	<table border="1" data-bbox="546 935 1603 1422"> <thead> <tr> <th colspan="5">Local Development Plan 2 Existing Housing Allocation Sites</th> </tr> <tr> <th>Settlement</th> <th>Site Name/Address</th> <th>Settlement Reference</th> <th>Map</th> <th>Indicative capacity</th> </tr> </thead> <tbody> <tr> <td>Annbank</td> <td></td> <td>ANN1</td> <td></td> <td>45</td> </tr> <tr> <td rowspan="3">Ayr</td> <td>Mainholm</td> <td>AYR1</td> <td></td> <td>160</td> </tr> <tr> <td>Holmston House</td> <td>AYR2</td> <td></td> <td>33</td> </tr> <tr> <td>South East Ayr</td> <td>AYR4</td> <td></td> <td>2700</td> </tr> <tr> <td rowspan="5">Coylton</td> <td>Hole Road West</td> <td>COY1</td> <td></td> <td>125</td> </tr> <tr> <td>Hole Road East</td> <td>COY2</td> <td></td> <td>12</td> </tr> <tr> <td>Rear of Primary School</td> <td>COY3</td> <td></td> <td>54</td> </tr> <tr> <td>Gallowhill</td> <td>COY4</td> <td></td> <td>120</td> </tr> <tr> <td>Manse Road</td> <td>COY5</td> <td></td> <td>53</td> </tr> <tr> <td>Crosshill</td> <td></td> <td>CRO1</td> <td></td> <td>35</td> </tr> </tbody> </table>				Local Development Plan 2 Existing Housing Allocation Sites					Settlement	Site Name/Address	Settlement Reference	Map	Indicative capacity	Annbank		ANN1		45	Ayr	Mainholm	AYR1		160	Holmston House	AYR2		33	South East Ayr	AYR4		2700	Coylton	Hole Road West	COY1		125	Hole Road East	COY2		12	Rear of Primary School	COY3		54	Gallowhill	COY4		120	Manse Road	COY5		53	Crosshill		CRO1		35	
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ISSUES	REPORTER'S RECOMMENDATIONS				REPORT PAGE NO
	Daily		DAI1	12	
	Dundonald		DUN1	25	
			DUN2	180	
			DUN3	45	
	Fisherton		FISH1	7	
	Girvan		GIR1	48	
			GIR2	25	
			GIR3	17	
	Kirkmichael		KIKM1	35	
	Kirkoswald		KIRK1	7	
	Maybole		MAYB1	105	
			MAYB2	100	
		Tunnoch Farm	MAYB3	124	
			MAYB4	40	
	Minishant		MIN1	90	
			MIN2	7	
	Monkton		MON1	278	
	Straiton		STR1	12	
	Symington		SYM1	137	
	Tarbolton		TAR1	90	
038 PLDP2 Residential Policy Within Settlements, Release Sites & Windfall Sites	No modifications.				278
039 PLDP2 Policy Sustainable Village Growth (Residential Development)	No modifications.				280
040 PLDP2 Rural Housing	No modification.				282
041 PLDP2 Gypsy and Traveller Accommodation	No modifications.				284
042 PLDP2 Telecommunications	Modify the proposed local development plan by: 1. Adding to the following new text after the first paragraph of LDP policy: telecommunications:				287

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	<p>“All proposals for telecommunications and other digital infrastructure development should ensure that the following options are considered when selecting sites and designing base stations:</p> <ul style="list-style-type: none"> • mast or site sharing; • installation on buildings or other existing structures; • installing the smallest suitable equipment, commensurate with technological requirements; • concealing or disguising masts, antennas, equipment housing and cable runs using design and camouflage techniques where appropriate; and • installation of ground-based masts. <p>The information included within such applications must include:</p> <ul style="list-style-type: none"> • an explanation of how the proposed equipment fits into the wider network; • a description of the siting options (primarily for new sites) and design options which satisfy operational requirements, alternatives considered, and the reasons for the chosen solution; • details of the design, including height, materials and all components of the proposal; • details of any proposed landscaping and screen planting, where appropriate; • an assessment of the cumulative effects of the proposed development in combination with existing equipment in the area; • a declaration that the equipment and installation is designed to be in full compliance with the appropriate ICNIRP guidelines for public exposure to radiofrequency radiation; and • an assessment of visual impact, where relevant, and in all cases where development is proposed within the Galloway and Southern Ayrshire Biosphere and the Galloway Forest Dark Sky Park.” 	
043 PLDP2 Craigie Estate	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Appending a note to the text of LDP policy: Craigie Estate as follows: “Note: there is ancient woodland within the Craigie Estate, and therefore development proposals would need to comply with LDP policy: natural heritage and LDP policy: woodland and forestry, in addition to complying with this policy.” 	290
044 PLDP2 Open Space	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text: “, unless we decide otherwise” from criterion c. of LDP policy: open space. 	297
045 PLDP2 Policy - The Green Belt	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing the final bullet point within LDP policy: green belt and the text “and” at the end of the fifth bullet point and inserting the following text as a separate paragraph: “Development in the green belt should protect, promote and help to develop green networks and opportunities for access to the countryside, consistent with LDP policy: green networks and LDP policy: 	307

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

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

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

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

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

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

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

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		Other off-site provisions: Issues that are identified through planning application process that are required to mitigate the impacts of development, such as, but not limited to, water and flood infrastructure.	
	Recreational facilities	Where the existing facilities do not have the capacity to accommodate new residents or where recreational space is lost because of development and replacement facilities are required. South East Ayr's site brief highlights the requirement for new facilities to directly service new development. This is to ensure facilities are accessible for residents by primarily by active travel.	
	Community facilities	Where there are deficiencies (physical capacity), including healthcare, due to the demand generated by the development (or cumulatively) or where the proposals lead to a loss of community space. South East Ayr strategic development requires new facilities to directly to service new development in accordance with this site's design brief in SG: Housing Site Designs briefs.	
	Open space and green networks	Where contributions are required to enhance open space provision off-site to support development. To improve and extend our green and blue networks both on-site and off-site through protection/ compensation and enhancements of habitats and access: through providing missing connections, where appropriate and in line with SG: Green networks and the Council's Biodiversity strategy. New development will be expected to pay proportionately towards new green network improvements, which benefit their developments.	
	Educational facilities	Applies to all new private residential units with 2 bedrooms or more where there is insufficient capacity within catchment nursery/schools to accommodate children from proposed development. This will include any schools where several proposed developments (cumulative) impact their capacity causing the capacity to rise above 90% of total pupil capacity, taking into account consented development. To ensure the school estate can accommodate pupils generated from new development. South East Ayr will require new primary school within development site to service the new development in line with SG: Housing Site Design Briefs requirement for this strategic development.	
	Affordable	In accordance with policy: affordable housing. The Council will seek a target	

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	housing	contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units.	
	<p>4. Amending LDP policy: delivering infrastructure so that it reads as follows: "We will expect all new development proposals to include: a. All on site infrastructure which is directly related to the proposed use and is required to allow the effective operation of the proposed use; and b. Measures to ensure the provision of any off-site infrastructure which is necessary to accommodate the development and therefore make the development acceptable in planning terms, without placing an extra burden on the existing community. Table 1 sets out the items and circumstances where developer contributions may be sought. The Council will prepare Supplementary Guidance 'Developer Contributions' setting out further detail and guidance on the specific types of development and developer contributions and what they relate to, and the methods of calculating the contributions and the projects to which the contributions would be made. All requirements will be related to the scale, nature and kind to the development and calculated on a case by case basis, and any planning obligations should be in accordance with Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Where there are several developments causing a cumulative impact on infrastructure, we will seek contributions proportionate to the scale of each of the proposed developments to ensure contributions are fair and reasonable. If a developer has to provide infrastructure as part of the development proposal we will apply appropriately worded conditions or use other suitable methods to achieve this. In exceptional circumstances, where a development would bring significant economic, social or environmental benefits, but would not be viable due to the costs of off-site infrastructure, we may agree to waive or reduce contributions. However developers will need to demonstrate that such circumstances apply and that there are alternative measures to address the infrastructure deficiencies caused by the development."</p> <p>5. Adding the following item and definition to the Glossary: "Community Facility: Facility providing an important public resource for a community and which, in the case of proposed facilities are of a scale and location appropriate to the community to be served. Such facilities are primarily those currently within Classes 10 and 11 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as well and conventional healthcare uses."</p>		

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

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

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

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

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

**Proposed South Ayrshire Local Development Plan Examination
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Appendix 2

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																																								
088 MPLDP2 Infrastructure Provision	<p>Modify the local development plan by:</p> <p>1. On pages 12 and 90 of the plan, replacing the statements: “The LDP Action Programme will be prepared and regularly updated to reflect any mitigation required (and responsibilities) to support these proposals and how they will be funded and delivered. The need for any developer contributions will be identified within the LDP and detailed within the Action Programme.” with the following: “The need for any developer contributions will be identified in line with LDP policy: delivering infrastructure and set out within Supplementary Guidance and further reflected within the Action Programme.”</p> <p>2. Replacing the second paragraph of the preamble to LDP policy: delivering infrastructure with the following: “The following table provides information on the types of development and the developer contributions the Council may seek to address identified local or cumulative impacts on infrastructure by the proposed development. Further detail and guidance on the specific types of development and developer contributions and what they relate to, as detailed in the table, will be provided within the Developer Contributions and Affordable Housing Supplementary Guidance.</p> <p>3. Inserting the following table after the paragraph above:</p> <p>Table 1: Contributions by type of development</p> <table border="1" data-bbox="539 1034 1933 1447"> <thead> <tr> <th>Type of development</th> <th>Off-site (transportation) infrastructure</th> <th>Recreational facilities</th> <th>Community Facilities</th> <th>Open space and green networks</th> <th>Educational facilities</th> <th>Affordable housing</th> </tr> </thead> <tbody> <tr> <td>Commercial</td> <td>√</td> <td>√</td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Non-commercial</td> <td>√</td> <td>√</td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Residential</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> <td>√</td> </tr> <tr> <td>Wind farms</td> <td>√</td> <td>√</td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Renewable Energy</td> <td>√</td> <td></td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Minerals</td> <td>√</td> <td></td> <td></td> <td>√</td> <td></td> <td></td> </tr> <tr> <td>Anticipated</td> <td>Related to</td> <td>Settlement</td> <td>Settlement</td> <td>Settlement /</td> <td>Primary</td> <td>Housing</td> </tr> </tbody> </table>	Type of development	Off-site (transportation) infrastructure	Recreational facilities	Community Facilities	Open space and green networks	Educational facilities	Affordable housing	Commercial	√	√		√			Non-commercial	√	√		√			Residential	√	√	√	√	√	√	Wind farms	√	√		√			Renewable Energy	√			√			Minerals	√			√			Anticipated	Related to	Settlement	Settlement	Settlement /	Primary	Housing	477
Type of development	Off-site (transportation) infrastructure	Recreational facilities	Community Facilities	Open space and green networks	Educational facilities	Affordable housing																																																				
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ISSUES	REPORTER'S RECOMMENDATIONS							REPORT PAGE NO
	location of infrastructure improvement	location of development. South East Ayr – New Active travel routes over A77.	level. New recreational and associated facilities at South East Ayr.	level. New community facilities at South East Ayr.	Related to location of development.	school catchment and Secondary school catchment where able and there are no school estate constraints. New primary school at South East Ayr.	Market Area.	
	Potential Areas for Developer Contributions							
	Off-site (transportation) infrastructure	<p>Strategic Road: Doonholm Road Junction of A77 to Dutchhouse roundabout, through to Monktonhead roundabout.</p> <p>Strategic Rail: To support and safeguard land for provision of a South East Ayr rail station, road access and associated facilities including park and ride. To safeguard land for rail spur at East Sanquhar A site to facilitate rail to airfreight link for the National Aerospace and Space Centre land.</p> <p>Local transportation: To support the hierarchy of travel informed by Transport Assessments, Travel Plans, Local Transport Strategy and Active Travel Strategy.</p> <p>Active Travel: Where routes or infrastructure is needed to promote sustainable transport options.</p> <p>Bus Transportation: To secure access to promote sustainable transport options.</p> <p>Local Road Network: To secure improvements to mitigate the impacts of development and ensure safety of road users.</p>						

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

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

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

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

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<p>095 MPLDP2 Affordable Housing</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Adding a second sentence into the preamble to LDP policy: affordable housing as follows: “Scottish Planning Policy also expects the local development plan to make provision for specialist housing where a need has been identified.” 2. Amending the last sentence of the preamble to LDP policy: affordable housing so that it reads as follows: “Sites have been allocated specifically for the provision of affordable housing, but the Council expects that all residential development sites of a certain size should have an integrated contribution for the provision of affordable housing, including specialist housing.” 3. Amending the title and text of LDP policy: affordable housing so that it reads as follows: “LDP policy: affordable (including specialist) housing We will aim to provide affordable (including specialist) housing as follows: <ol style="list-style-type: none"> a. In all areas apart from Maybole and Girvan, we will ask for a target contribution of 25% of the total number of units from all new housing developments of 15 units or more, or a site size equal to or more than 0.6 hectares. In Girvan and Maybole we will ask for a target contribution of 15% of the total number of units. 	<p>512</p>	<p>Agree to Modification: Recommended wording more accurately reflects the operation of the Council’s approach to the provision of affordable and specialist housing and provides appropriate national context within Scottish Planning Policy. No change to intent of policy.</p> <p>Agree to Modification: recommended additional text ‘specialist housing’ more accurately reflects the operation of the Council’s approach to the provision of affordable and specialist housing. No change to intent of policy.</p> <p>Agree to Modifications: Recommended change to Policy title, and additional text to policy relative to the provision of Specialist Housing, more accurately reflects the operation of the Council’s approach to the provision of affordable and specialist housing. Changes to policy strengthens and clarifies intent and Council’s approach to the provision of (particularly) specialist housing.</p>
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	<p>b. We expect affordable (including specialist) housing to be provided on-site where possible, and in the first instance, through social rented housing. Where this is not practical, or the Council considers it inappropriate, or it would not meet local needs, a range of other housing tenures and mechanisms to provide affordable housing may be considered acceptable. In all areas where the prospective developer can demonstrate, to the Council's satisfaction, that affordable housing would have a critical effect on the economic viability of the proposal, we will take this into account in considering the range of affordable tenure types and delivery mechanisms that would be appropriate in the circumstances. We will develop supplementary guidance to provide further detail on the implementation of this policy and on a site by site basis, we will use the HNDA and housing waiting lists to determine the suitability of sites for a range of affordable and specialist housing."</p>		
096 MPLDP2 Open Space	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text of criterion d. of LDP policy: open space and, in its place adding the following new text: "the proposed development is ancillary to the principal use of the site as an outdoor sports facility;" 2. Altering the referencing of criterion e. and criterion f. of LDP policy: open space to read criterion f. and criterion g. respectively. 3. Adding a new criterion e. after the modified criterion d. of LDP policy: open space, to read: "e. the proposed development involves only 	514	<p>Agree to Modifications 1,2, and 3: Recommended text changes within the policy (all interlinked) clarify its' intent and more closely reflects the wording of Scottish Planning Policy (SPP). No change to intent of (LDP) policy, but provides greater clarity and strength relative to the meaning and circumstances of applicability relative to ancillary uses, and the subdivision / separation of land and land uses (for example, for facilitating / cross funding purposes).</p>

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

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

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

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

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

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