

Appendix F

Draft Action Programme Document

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Introduction

Under Section 21 the Planning etc. (Scotland) Act 2006, an action programme must be adopted within 3 months of adoption of a local development plan, to implement the Local Development Plan (LDP) by setting out a list of actions required to deliver each of the Plan's policies and proposals; the name of the person or body who/which is to carry out the action; and the timescale for carrying out each action.

In compliance with Scottish Government Circular 6/2013, "Development Planning", actions contained within the South Ayrshire Local Development Plan 2 (LDP2) Draft Action Programme include the delivery of key infrastructure and the preparation of supplementary guidance. Actions are not limited to those expected to be delivered by the planning authority.

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

This Draft Action Programme identifies the actions required to deliver the policies and proposals contained within the Proposed Plan, to ensure its vision and spatial strategy are realised. It identifies the parties responsible for leading each action, along with other key participants. Indicative timescales have been included for the completion of each action and these, together with the Action Programme as a whole, will be monitored, reviewed and, if necessary, updated every 2 years, as required by statute. The risks associated with failing to carry out the actions within the specified timescales are also identified.

Further actions may have to be added to the Action Programme following any Examination of the Proposed Plan, during the Plan period, as further details emerge. This Action Programme will be finalised and published within 3 months of LDP2 being adopted. The document will, thereafter, be updated at least every two years to take account of relevant changes in circumstances. Ongoing input will be sought from internal departments, key partners, landowners and developers, to ensure the Action Programme remains up to date and relevant throughout the Plan period.

Clearly some of the actions within the Plan are heavily reliant on the private sector, particularly in terms of the development of residential and development opportunity sites, some of which are of longstanding. Engaging with these private partners is key in delivering the Plan.

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

Part 1: Spatial Strategy aims and LDP Policies

The Spatial Strategy contains 2 strategic, overarching LDP policies, and a set of Core Principles. The Action Programme provides information which details how the Development Plan's subject specific policies relate to those principles, and what actions will be necessary to further their intent.

Progress towards meeting the identified actions associated with the Spatial Strategy will be indicated using the following terms:

- Completed
- On target
- On-going
- Not on target with some concerns
- Not on target with major concerns

Following the Spatial Strategy Section, the Action Programme contains actions which specifically relate to each policy within LDP2. This includes a risk log and information on when the action needs to be completed. A large proportion of policies have no specific completion date, as they will continue to be applied throughout the lifetime of LDP2. These have been identified as ongoing items, and have generally been allocated as the responsibility of the Council, in its role as planning authority. Other policies and masterplans have specific actions identified in respect of them.

The Action Programme associated with specific LDP2 policies incorporates a risk log indicating the risk of failure to deliver the action, likelihood of risk occurrence, and the required remedial action. Where the primary or only action from a given policy is the delivery of supplementary guidance, the action cross-references the actions relating to the production of supplementary guidance, which are, thereafter, shown in part 2.

Part 2: Supplementary Guidance Programme

This section of the Action Programme contains reference to both existing and proposed supplementary guidance (SG) and other guidance, with actions related to whether that supplementary guidance/guidance is linked to LDP2 policies, or is ‘free-standing’ guidance. Actions are prioritised on the basis of when the action requires to be carried out. The prioritisation is therefore not an indication of the strategic importance of the guidance, but an indication of when the action requires to be completed, relative to the production of LDP2. As such, low priority items are not required to be completed within a short timeframe after LDP2’s adoption. However, other SGs require to be adopted at the time of the adoption of LDP2, to ensure appropriate detail on the interpretation and implementation of certain policies is available for prospective developers.

The risk log for this part of the Action Programme indicates the (likelihood of) risk of failure to deliver the action, likelihood of risk occurrence, and any necessary remedial action. Significant progress has been made on the preparation and adoption of new supplementary guidance to support LDP2, with 2 SGs having been prepared and approved for simultaneous adoption with the Plan. Further SGs will be prepared in the interim period between publication of the Proposed LDP2 and its adoption.

Part 3 Site Actions

Part 3 contains actions for each LDP2 housing site. This section is fronted by a map showing the geographical spread of housing sites. Full details of each site are contained in a more detailed supporting section, which also contains a risk log and the prioritisation of actions, based on when the action needs to be completed. Many sites have no specific action, other than delivery of housing

on site. These actions have, therefore, been left without fixed completion dates, as it is largely within the control of the developer as to when a site is delivered.

Timescales indicate delivery within 10 years from LDP adoption. The Council is confident any site identified in the Programme will assist in maintaining an effective 5-year supply of housing land. Site constraints have been programmed into the timing, with actions directly related to overcoming constraints. Responsible persons are not necessarily expected to deliver the entire site, but may be named because they play a significant consultative role in respect of a particular part of the action. Additional clarification of stakeholder roles is contained within this part of the Action Programme, where necessary. This part of the Action Programme also contains a risk log, which indicates the risk of failure to deliver the action, likelihood of risk occurrence, and the required remedial action

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

Spatial Strategy Plan

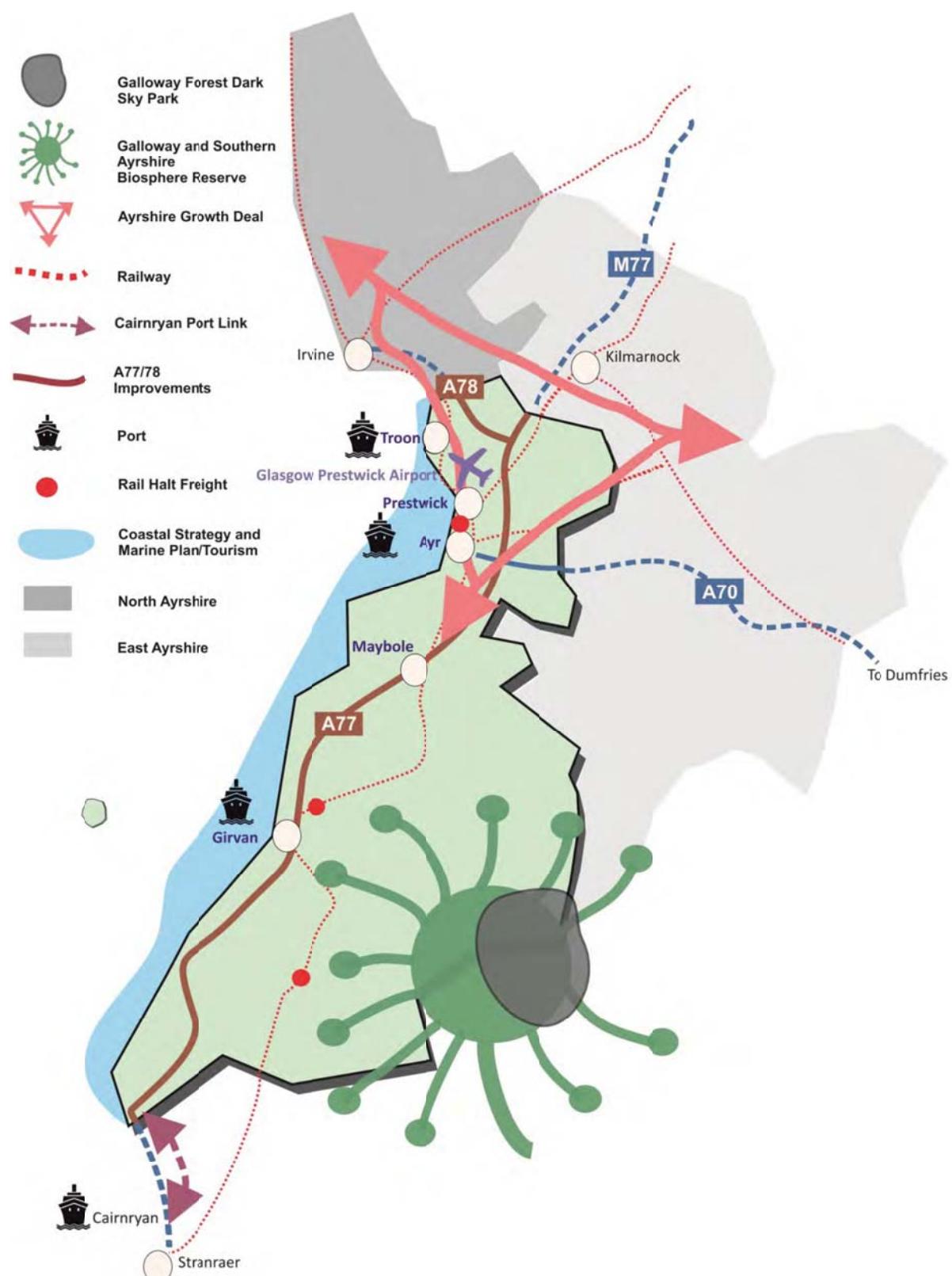


Table 1- Part 1- South Ayrshire Council's Local Development Plan 2- Spatial Strategy Aims

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

A1	We will support the aims of the Ayrshire Growth Deal					
	How	Policies	Who	Action	Position	Comment
	Establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities)	LDP Policy: Strategic Road Development, LDP Policy: Public Transport	SAC/ARA/ Transport Scotland	Undertake a Strategic Transportation Assessment of A77 from Doonholm Road to A79 Roundabout which includes scenarios of impacts of AGD development.		
	Support projects included in the Airport/Spaceport Masterplan	LDP Policy: Glasgow Prestwick Airport & LDP Policy: National Aerospace and Space Centre	SAC/ Scottish Enterprise/ Scot. Govt.	To be agreed and confirmed when LDP2 Adopted		
	Support the establishment of the Ayrshire Manufacturing Investment Corridor	Designation of Land under LDP Policy: National Aerospace and Space Centre	SAC Economic Development & SAC Planning Service			
	Support the delivery of infrastructure to develop the marine tourism sector, and	LDP Policy: Ports, LDP Policy Tourism	SAC Planning Service			
	Support and advocate for improvements to the A77 corridor and other to help improve conductivity of the area	Transportation Section policies	ARA/ Council			
A2	We will promote projects and connections with neighbouring authorities					
	How	Policies	Who	Action	Position	Comment
	Establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities)	LDP Policy Land Use & Transport	SAC/ARA/ Transport Scotland	Undertake a Strategic Transportation Assessment of A77 from Doonholm Road to A79 Roundabout which includes scenarios of impacts of AGD development and strategic housing sites.		
	Advocate for the A77/A78 Trunk Road Improvements,	LDP Policy : Strategic Roads	ARA/ Council	To be agreed and confirmed when LDP2 Adopted		
	Advocate for improvements to the A70 – M74 road link,	LDP Policy : Strategic Roads	ARA/ Council			
	Seek road, rail and port infrastructure improvements	LDP Transport Policies	Council			
	Support long distance cycle and footpath improvements and marine tourism	LDP Policy: Outdoor Public Access and Core Paths & LDP Policy: Tourism	SAC Planning Service/ ARA			
	Support the Biosphere, Dark Sky Park, and the potential establishment of a National Park	LDP Policy: Dark Skies, LDP Policy Biosphere, LDP Policy: Landscape Quality	Council			
A3	We will facilitate improvements to infrastructure and community facilities					
	How	Policies	Who	Action	Position	Comment
	This means we will establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities,)	LDP Policy: Land Use and Transport & LDP Policy: Delivering Infrastructure	Undertake a Strategic Transportation Assessment of A77 from Doonholm Road to A79 Roundabout which includes scenarios of impacts of AGD development and strategic housing sites.	Undertake a Strategic Transportation Assessment of A77 from Doonholm Road to A79 Roundabout which includes scenarios of impacts of AGD development and strategic housing sites.		
	Ensure development contributes to an efficient use of public services, facilities and infrastructure,	LDP Strategic Policy DM Policy, LDP Policy: Delivering Infrastructure		To be agreed and confirmed when LDP2 Adopted		
	Seek appropriate levels of developer contribution for the provision of infrastructure and facilities/services where necessary and justified,	LDP Policy: Delivering Infrastructure				
	Advocate improvements to the rail network and facilities for freight handling.	LDP Policy: Rail Investment & LDP Policy Freight Transport				
	Seek to ensure there is sufficient burial provision within communities	LDP Policy: Cemeteries				
	Facilitate the development of interconnected active travel routes	LDP Policy: Land Use and Transport				
	Detail infrastructure / community facility requirements associated with development plan allocations in the Action Programme (AP) and update the AP biannually	Action Programmes for LDP2	Update Action Programme			

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

B1	We will support the principles of sustainable economic development					
	How	Policies	Who	Action	Position	Comment
	Support community based projects emerging from Local Place Plans and Locality Planning projects, including the asset transfer of community facilities, provided they have no significant adverse environmental impact,	Strategic Policy: Sustainable Development	SAC Community Planning	To be agreed and confirmed when LDP2 Adopted		
	Facilitate the development of sports and leisure facilities, and	LDP Policy: Craigie Estate & LDP Policy: Community Facilities	Council			
	Safeguard existing community facilities wherever practicable.	LDP Policy: Community Facilities	SAC Planning Service			

B2	We will support for community focussed development					
	How	Policies	Who	Action	Position	Comment
	Support community based projects emerging from Local Place Plans and Locality Planning projects, including the asset transfer of community facilities, provided they have no significant adverse environmental impact.	Strategic Policy: Sustainable Development & Strategic Policy: Development Management	SAC Community Planning	To be agreed and confirmed when LDP2 Adopted		
	Facilitate the development of sports and leisure facilities	LDP Policy Craigie Park, LDP Policy: Open Space & LDP Policy: Community Facilities	Council			
	Safeguard existing community facilities wherever practicable.	LDP Policy: Community Facilities & LDP Policy: Belleisle & Rozelle	SAC Planning Service			
B3	We will maintain a 5 year effective housing land supply.					
	How	Policies	Who	Action	Position	Comment
	Retain LDP1 Maybole housing release sites to support regeneration,	LDP Policy: Maintenance and Protecting land for housing	SAC Planning Service	To be agreed and confirmed when LDP2 Adopted		
	Retain South East Ayr, as the long term direction for the sustainable urban growth of Ayr	LDP Policy: Maintenance and Protecting land for housing	SAC Place Directorate			
	Prioritise development of existing residential development sites	LDP Policy: Maintenance and Protecting land for housing	SAC Planning Service			
	Use Supplementary Guidance 'Maintaining an Effective Land Supply' to address any agreed shortfalls in supply.	LDP Policy: Maintenance and Protecting land for housing and production of SG: Maintaining an Effective Land Supply.	SAC Planning Service			
B4	We will Prioritise the regeneration of Town Centres					
	How	Policies	Who	Action	Position	Comment
	Apply a sequential approach for retail, commercial and leisure development,	LDP Policy: Town Centre First Principle, LDP Policy: Network of Centres, LDP Policy: General Retail & LDP Policy: Town Centre (Guiding use)	SAC Planning	To be agreed and confirmed when LDP2 Adopted		
	Promote town centre living and regeneration with a more flexible approach to the use of buildings and land; and	LDP Policy: LDP Policy: Town Centre First Principle, LDP Policy: Network of Centres, LDP Policy: General Retail, LDP Policy: Town Centre (Guiding use) & LDP Policy: Ayr Town Centre Guidance	SAC Place Directorate			
	Recognise and promote the different functions of the 5 town centres	LDP Policy: Network of Centres	SAC Place & People Directorates			
	Regeneration of Ayr as the county town and heart of South Ayrshire.	LDP Strategic Policy 2: Development Management & LDP Policy: Ayr Town Centre Guidance	SAC Place & People Directorates			
	Promote Maybole's heritage and role as a local service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail	SAC Place & People Directorates			
	Promote Girvan's potential for tourism and as a key rural service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail	SAC Place & People Directorates			
	Recognise Prestwick's strong community focus and its function as a local service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail	SAC Place & People Directorates			
	Recognise Troon's potential for tourism and as an artisan and local service centre.	LDP Policy: Network of Centres, LDP Policy: General Retail	SAC Place & People Directorates			
B5	We will promote the Craigie Estate as a centre of sporting excellence and recreation					
	How	Policies	Who	Action	Position	Comment
	We will facilitate the development of new sports facilities and paths along the River Ayr, and	LDP Policy: Craigie Estate	SAC Planning Service	To be agreed and confirmed when LDP2 Adopted		
	Facilitate stronger links to the town centre, Craigie, Dalmilling and the countryside beyond.	LDP Policy: Land Use and Transport	Council & ARA			
B6	We will prioritise the development of affordable housing.					
	How	Policies	Who	Action	Position	Comment
	Facilitate achievement of the Council's targets for affordable housing provision, recognising the priorities within the Council's Strategic Housing Investment Plan.	LDP Policy: Maintenance and Protecting land for housing, LDP Policy: Affordable Housing and SG: Affordable Housing	SAC Planning Service/ SAC Housing Service/ Housing Associations	To be agreed and confirmed when LDP2 Adopted		
	Seek to address areas of greatest need for affordable housing provision (Ayr, Prestwick and Troon) and local needs elsewhere.	LDP Policy: Maintenance and Protecting land for housing, LDP Policy: Affordable Housing and SG: Affordable Housing	SAC Planning Service/ SAC Housing Service/ Housing Associations			
	Support the development of mixed tenure housing for a diverse range of needs	LDP Policy: Affordable Housing	SAC Planning Service/ SAC Housing Service/ Housing Associations			
	Follow the advice of South Ayrshire Council's Housing Services when specifying the type of provision required.	Strategic Policy: Development Management	SAC Planning Service			
B7	We will support flexible growth at the Carrick Villages and the former mining villages of Kyle					
	How	Policies	Who	Action	Position	Comment
	Allow small scale residential and business development on unallocated sites at the edges of the Carrick villages and the former mining communities of Annbank, Tarbolton and Mossblown, provided it has no significant adverse environmental impact and satisfies other LDP2 policies.	LDP Policy: Sustainable Village Growth (Residential Development) & LDP Policy: Business & Industry	SAC Planning Services	To be agreed and confirmed when LDP2 Adopted		
B8	We will support the development of rural housing business development and diversification in appropriate locations					

		How	Policies	Who	Action	Position	Comment
		Support proposals for new housing in the countryside that accord with LDP policy; rural housing and Supplementary Guidance: Rural Housing, and	LDP Policy: Rural Housing, LDP Policy: Sustainable Village Growth (Residential Development) & SG: Rural Housing	SAC Planning Service	To be agreed and confirmed when LDP2 Adopted		
		Support the development of entrepreneurial small scale and artisan businesses in the countryside, provided they have no significant adverse environmental impact, and satisfy other LDP2 policies.	LDP Policy: Business & Industry & Production of Rural Business Procedure Note	SAC Planning Service			

Our Environmental Responsibilities

C1	We will promote the sustainable use of natural, built and cultural heritage resources.						
	How	Policies	Who	Action	Position	Comment	
	Ensure development proposals safeguard protected natural and built heritage resources,	Strategic Policy: Sustainable Development & Strategic Policy: Development Management	SAC Planning Service	To be agreed and confirmed when LDP2 Adopted			
	Ensure Local landscape Areas , the Coast and culturally sensitive locations are treated with due respect,	LDP Policy : Landscape Quality, LDP Policy: Coast & Strategic Policy: Sustainable Development	SAC Planning Service				
	Follow a precautionary approach where unrecorded natural or archaeological resources may be present,	LDP Policy: Archaeology & LDP Policy: Natural Heritage	SAC Planning Service				
	Maintain commitment to the current Green Belt , and	LDP Policy: The Greenbelt	SAC Planning Service				
	Protect and enhance existing green and blue networks.	LDP Policy: Green Networks	SAC Planning Service				
	Contribute towards delivery of National Marine Plan requirements for the protection and enhancement of the health of the marine and coastal environment.	LDP Policy: The coast	SAC Planning Service				

Table 2 - Part 1 Local Development Plan 2 Action Programme: Policy Actions'

Table 2 - Part 1 Local Development Plan 2 Action Programme: Policy Actions'					Risk Log			
Action Ref.	Relevant LDP Policy	LDP Action	Responsible Party	Timescale for completion	Risk of failure to deliver action	Likelihood of risk occurrence	Risk contingency/ remedial action	
	Strategic Policies							
1	Sustainable Development	Planning Decisions to be taken in line with policy	SAC Planning/Regulatory Panel/LRB	Ongoing action	Failure of LDP strategy	Low	Planning applications determined in line with policy. Policy monitoring and review.	
2	Development Management	Planning Decisions to be taken in line with policy	SAC Planning/Regulatory Panel/LRB	Ongoing action	Failure of LDP strategy	Low	Planning applications determined in line with policy. Policy monitoring and review.	
	Subject Policies							
	Economic Development Section							
3	LDP Policy: Tourism	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Failure to capitalise on tourism opportunities. New tourism development being directed to inappropriate locations.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
4	LDP Policy: Business & Industry	Planning decisions to be taken in line with this policy. Preparation of Industrial and Employment Land Supply Report and maintenance of industrial land supply.	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk that there maybe insufficient land available for industry, due to uptake and use for alternative land uses over the plan period. Alternatively larger areas allocated are left vacant until and cause environmental amenity issues.	Low	Planning applications determined in line with policy. Policy monitoring and review. Identification of additional industrial land.	
5	LDP Policy: Office Development	Planning Decisions to be taken in line with policy	SAC Planning/Regulatory Panel/LRB	On going action	Risk that office development isn't effectively guided to preferred areas.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
6	LDP Policy: Ports	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On going action	Risk that role of ports is undermined: the major ports in terms of their economic role, and the existence of smaller ports.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
7	LDP Policy: Glasgow Prestwick Airport	Planning decisions to be taken in line with this policy. Preparation of Masterplan covering wider area around the airport.	SAC Place Directorate/LRB/Airport Company	On-going action.	Masterplan 2020-2021 (Estimated) - On target	Failure of policy would undermine the airport, which is one of the key economic assets for South Ayrshire and an integral part of the Ayrshire Growth Deal.	Low	Planning applications determined in line with policy. Policy monitoring and review.
8	LDP Policy: National Aerospace and Space Centre	Planning decision to be taken in line with this policy and Strategy Plan. Preparation of a Masterplan covering wider area.	SAC Place Directorate/LRB/Airport Company	On-going action.		Failure could undermine the overall economic strategy for the area through piecemeal development rather than planned linked development which would maximise opportunities.	Low	Planning applications determined in line with policy. Policy monitoring and review.
9	LDP Policy: Newton-on-Ayr	Planning decisions to be taken in line with this policy. Prepare master plan for Newton-on-Ayr. Prepare guidance on Live/work units	SAC Place and People Directorates/Port Authority/ ARA	1. Masterplan should be developed by summer 2021. 2. Preparation of Guidance for Live/ Work units is targeted for 2021	Risk that before master plan completion, development of the area is not co-ordinated to ensure best fit for varying uses, and implications for amenity impact. Lack of Live/work guidance could reduce the available land for business use.	Moderate	Planning applications determined in line with policy. Policy monitoring and review.	
10	LDP Policy: Heathfield	Planning decisions to be taken in line with this policy.	SAC Planning/Regulatory Panel/LRB	On-going action.	Require to ensure Heathfield is supporting town centres and not detracting from Ayr town centre as the primary retail centre in South Ayrshire.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
11	LDP Policy: Development Opportunities	Planning decisions to be taken in line with this policy and Development Opportunity (DO) Table)	SAC Planning/Regulatory Panel/LRB	On-going action.	Development will not be in line with promoted uses and may undermine wider strategy. Sites remain vacant/derelict	Moderate	Planning applications determined in line with policy. Policy monitoring and review. Intervention by Council to stimulate development may be necessary	
12	LDP: Delivering Infrastructure	Produce SG on Developer contributions	SAC Place and People Directorates/ ARA	See Action Programme, Part 2 Supplementary Guidance: Delivering Infrastructure				
13	LDP Policy: Galloway and Southern Ayrshire Biosphere	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk that inappropriate development harms the environmental quality of biosphere.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
	Communities Section							
14	LDP Policy: Town Centre First Principle	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Further leakage of retail and leisure from Town Centres if policy is not implemented.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
15	LDP Policy: Network of Centres	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk to vitality and viability of Ayr Town Centre and other town centres.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
16	LDP Policy: General Retail	Planning decisions to be taken in line with this policy and relevant SGs	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk that the mix of uses is incompatible.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
17	LDP Policy: Town Centre (Guiding use)	Planning decisions to be taken in line with this policy.	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk that the mix of uses is incompatible.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
18	LDP Policy: Ayr Town Centre Guidance	Planning decisions to be taken in line with this policy, SG: Ayr Town Centre and Development Opportunities Schedule.	SAC Planning/Regulatory Panel/LRB	On-going action	Risk the cost of renovating buildings for other uses may lead to further vacancies, as redevelopment unviable. Delays in redevelopment and investment further reduce footfall within Town Centre.	Low	Planning applications determined in line with policy. Policy monitoring and review. Council invest in Town Centre and attract external grant funding to help implement redevelopment.	
19	LDP Policy: Heathfield Commercial Centre	Planning decisions to be taken in line with this policy.	SAC Planning/Regulatory Panel/LRB	On-going action	Risk to Town Centre if retail restrictions not followed.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
20	LDP Policy: Small Town Centres and Local Neighbourhood Centres	Planning decisions to be taken in line with this policy. Issue specific LDP prepared to guide.	SAC Planning/Regulatory Panel/LRB	On-going action	Loss of local retail amenities. Adverse impact on vitality and viability of town centres if retail restrictions not followed.	Moderate	Planning applications determined in line with policy. Policy monitoring and review.	
21	LDP Policy: Leisure Development	Planning decisions to be taken in line with this policy.	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk to town centres if development restrictions are not followed.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
22	LDP Policy: Maintaining and Protecting land for housing	Prepare revised SG to provide mechanism to release further land in event of non-effective five year supply. Prepare SG for design of allocated housing sites	See Action Programme, Part 2 Supplementary Guidance: Maintaining an Effective Land Supply & SG: Housing Site Design Briefs.					
23	LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites	Take decision is line with policy and relevant SG: House Alterations and Extensions and SG: Housing Site Design Briefs. Prepare revised SG: House Alterations and Extensions.	SAC Place Directorate/LRB	On-going action.	Risk that new residential development is not of an adequate amenity or design standard.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
24	LDP Policy: Sustainable Village Growth (Residential Development)	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk to rural housing delivery and to village amenity if policy not followed.	Low	Planning applications determined in line with policy. Policy monitoring and review.	
25	LDP Policy: Rural Housing	Planning decisions to be taken in line with this policy	See Action Programme, Part 2 Supplementary Guidance: Rural Housing					
26	LDP Policy: Affordable Housing	Prepare SG to provide detail and mechanisms.	See Action Programme, Part 2 Supplementary Guidance: Affordable Housing					
27	LDP Policy: Gypsy and traveller Accommodation	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk of lack of provision of sites, and use of non-planned sites.	Low	Planning applications determined in line with policy. Policy monitoring and review with Housing services	
28	LDP Policy: Telecommunications	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Minimal risk.	Low	Planning applications determined in line with policy. Policy monitoring and review.	

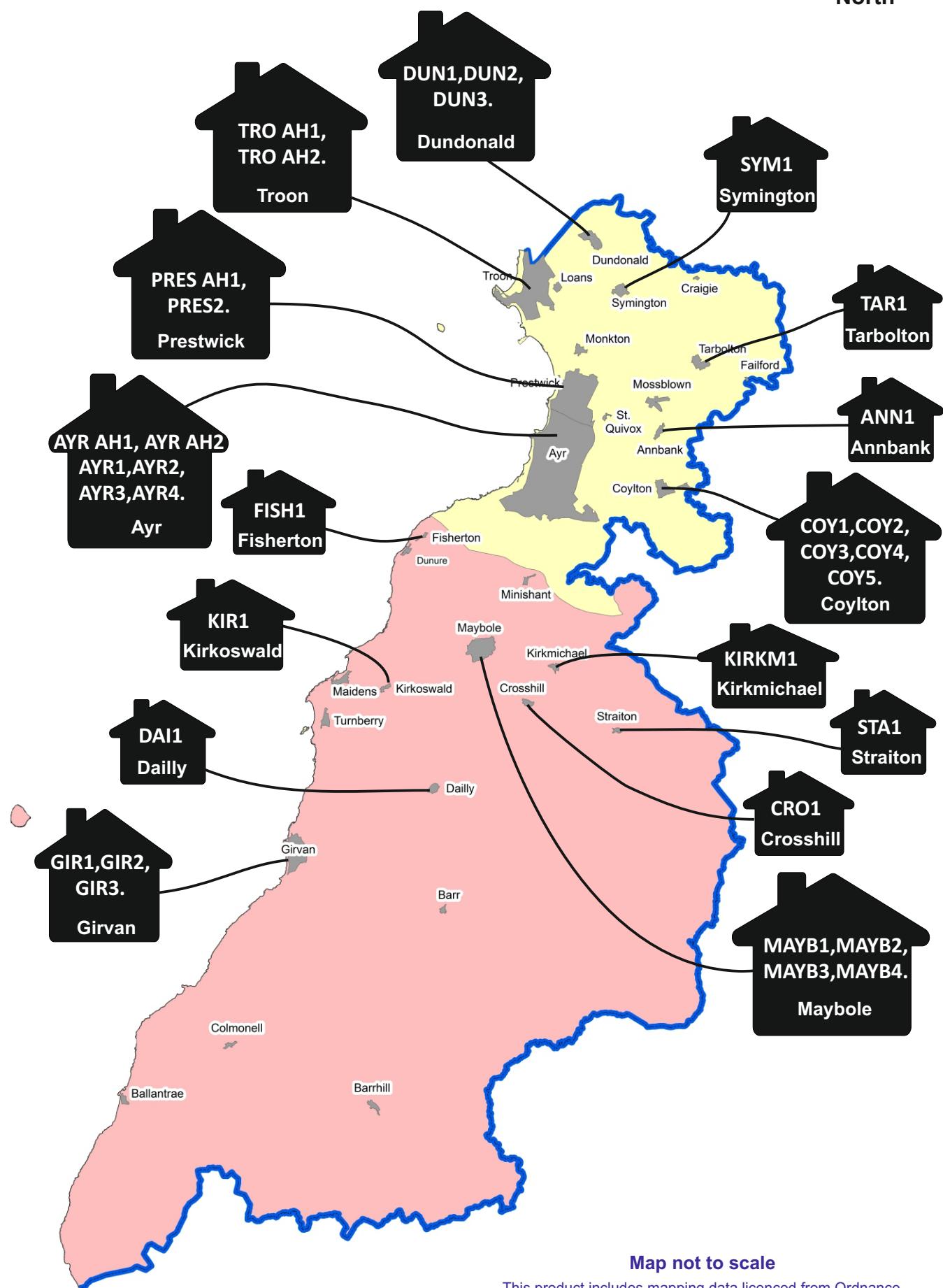
29	LDP Policy: Belleisle & Rozelle	Planning and Estate Management decisions to be taken in Line with policy.	SAC Place and People Directorates and Ayrshire Roads Alliance	On-going action.	Loss of open space and historic buildings, particularly at Belleisle.	Low	Review timescales for production of master plan; continue to apply relevant LDP policies.
30	LDP Policy: Craigie Estate	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Loss of sports facilities and open space.	Low	Planning applications determined in line with policy. Policy monitoring and review.
31	LDP Policy: Open Space	Planning decisions to be taken in line with this policy and associated guidance "Open Space and Designing New Residential Developments"	SAC Planning/Regulatory Panel/LRB	On-going action.	Loss of open space and reduction in environmental and residential amenity.	Low	Planning applications determined in line with policy. Policy monitoring and review.
32	LDP Policy: Community Facilities	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Loss of community facilities.	Low	Planning applications determined in line with policy. Policy monitoring and review.
33	LDP Policy: Cemetery sites	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Lack of cemetery space available in area.	Low	Planning applications determined in line with policy. Policy monitoring and review.
Environment & Climate Change Section							
34	LDP Policy: The Greenbelt	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk that landscape character and setting of Ayr harmed by inappropriate development.	Low	Planning applications determined in line with policy. Policy monitoring and review.
35	LDP Policy: Landscape Quality	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk that landscape character and quality of South Ayrshire is harmed by development.	Low	Planning applications determined in line with policy. Policy monitoring and review.
36	LDP Policy: The Coast	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Harmful impacts to the coastal character and appearance and marine environment.	Low	Planning applications determined in line with policy. Policy monitoring and review.
37	LDP Policy: Woodland & Forestry	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	Ongoing action	Harm to natural environment.	Low	Planning applications determined in line with policy. Policy monitoring and review.
38	LDP Policy: Preserving Trees	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Risk of loss of important trees/ tree belts.	Low	Planning applications determined in line with policy. Policy monitoring and review.
39	LDP Policy: Green Networks	Planning decisions to be taken in line with this policy	See Action Programme Part 2 Supplementary Guidance: Green Networks				
40	LDP Policy: Water Environment	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Harmful impacts of water environment.	Low	Planning applications determined in line with policy. Policy monitoring and review.
41	LDP Policy: Flooding and Development	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Flooding is not properly accounted for in new development.	Low	Planning applications determined in line with policy. Policy monitoring and review.
42	LDP Policy: Agricultural Land	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Loss of prime quality agricultural land.	Low	Planning applications determined in line with policy. Policy monitoring and review.
43	LDP Policy: Air, Noise and Light Pollution	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Adverse impact on amenity and public health.	Low	Planning applications determined in line with policy. Policy monitoring and review.
44	LDP Policy: Minerals & Aggregates	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Inappropriate extraction of minerals, resulting in environmental harm and adverse impact on communities.	Low	Planning applications determined in line with policy. Policy monitoring and review.
45	LDP Policy: Low and Zero Carbon Buildings	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Higher greenhouse gas emissions.	Low	Planning applications determined in line with policy. Policy monitoring and review.
46	LDP Policy: Renewable Energy	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Increased carbon footprint and adverse environmental impacts.	Low	Planning applications determined in line with policy. Policy monitoring and review.
47	LDP Policy: Wind Energy	Prepare revised SG: wind energy	See Action Programme, Part 2 Supplementary Guidance: Wind Energy				
48	LDP Policy: Renewable or low carbon heat and heat networks	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Higher greenhouse gas emissions.	Low	Planning applications determined in line with policy. Policy monitoring and review.
49	LDP Policy: Historic Environment	Preparation revised SG: Historic Environment.	See Action Programme, Part 2 Supplementary Guidance: Historic Environment				
50	LDP Policy: Natural Heritage	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Harm to natural heritage.	Low	Planning applications determined in line with policy. Policy reviews.
51	LDP Policy: Waste Management	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Adverse amenity and environmental impacts.	Low	Planning applications determined in line with policy. Policy monitoring and review.
52	LDP Policy: Dark Skies	Prepare revised Dark Sky SG	See Action Programme, Part 2 Supplementary Guidance: Dark Sky Lighting				
Transportation Section							
53	LDP Policy: Land Use and Transport	Planning decisions to be taken in line with this policy	SAC Planning/Regulatory Panel/LRB	On-going action.	Wide ranging adverse transport impacts.	Low	Planning applications determined in line with policy. Policy monitoring and review.
		Establish strategic transport infrastructure implications, any mitigation measures required (and identify funding and delivery mechanisms and responsibilities)	SAC Planning /ARA and Transport Scotland	Assessment to be completed by end of 2020. Add identified infrastructure requirements to Action Programme.	Wide range of adverse transportation impact and may limit/ prevent development in South Ayrshire	Medium	Dependent on variety of factors including rate of developments, timescales of various developments and intervention costs.
54	LDP Policy: Rail Investment	Upgrading of rail stations and improved and increased rail infrastructure	SAC/ Network Rail/ Prestwick Airport/Transport Scotland	On-going action.	Adverse impacts on the economy, environment and choice of transport modes.	Low	Planning applications determined in line with policy. Policy monitoring and review. See also action programme part 1.
55	LDP Policy: Strategic Road Development	Planning decisions to be taken in line with this policy	ARA/Transport Scotland/ SAC Planning / Regulatory Panel/LRB	On-going action.	Road network capacity issues at peak times and increased journey times with consequential economic impacts.	High	Strategic traffic modelling is required of arterial traffic routes in South Ayrshire, including A77 trunk Road. Strategic growth maybe stymied due to cost of road infrastructure- includes housing and business development.
56	LDP Policy: Public Transport	Promote public transport through improving services and access to bus stops/ time information and encouraging planning decisions to be made in line with this policy.	SAC Planning/ SPT/ Transport Scotland/ARA/ Stagecoach	On-going action.	Increased road traffic resulting in increased carbon footprint. Reduction in choice of transport mode and environmental consequences.	Low	Planning applications determined in line with policy. Policy monitoring and review. Lobbying Scottish Government for investment in A77 at Ayr to dual carriageway.
57	LDP Policy: Freight Transport	Planning decisions to be taken in line with this policy	SAC Planning/ Regulatory Panel/LRB	On-going action.	Increase road traffic and increased carbon footprint. Increased travel times which will may have economic consequences.	Low	Planning applications determined in line with policy. Policy monitoring and review.
58	LDP Policy: Town Centre Traffic Management	Measures to facilitate accessibility, giving priority to walking, cycling and public transport.	SAC- Place Directorate	On-going	Lack of sustainable transport routes, facilities and congestion within town centres.	Low	Planning applications determined in line with policy. Policy monitoring and review.
59	LDP Policy: Outdoor Public Access and Core Paths	Planning decisions to be taken in line with this policy. Maintenance programme.	SAC Planning/ Regulatory Panel/LRB	On-going action.	Loss of active travel and recreational routes and adverse impact on tourism and environment.	Low	Planning applications determined in line with policy. Policy monitoring and review.

Table 3 - Part 2 - Supplementary Guidance & Non Statutory Guidance

LDP Action Programme: Supplementary Guidance Actions					Milestones			Risk Log		
Action Ref.	Relevant LDP Policy	LDP Action	Priority	Responsible Person(s)	Draft Stage	Consultation	Adoption	Implications of non-adoption of SG/SPG	Likelihood of risk occurrence	Risk contingency/ remedial action
Economic Development										
	LDP Policy: Delivering Infrastructure	Preparation of SG: Developer Contributions	High	SAC Planning	Awaiting outcomes of Transportation Assessment of A77 corridor from Doonholm Road to A79 roundabout to incorporate details in this SG	No	2021	Loss of funding for infrastructure required as consequence of development. Infrastructure capacity issues.	Medium	Some contributions outlined in SG: Housing Site Design Briefs, individual site briefs.
Communities Section										
	LDP Policy: Ayr Town Centre Guidance	Preparation of SG: Ayr Town Centre	High	SAC Planning	No	Yes wider public consultation but not on SG.	2021	Adverse impacts on Town Centre proposals.	Medium	Apply Retail and Town Centre policies.
	LDP Policy: Maintenance and Protecting Land for Housing	Preparation of revised SG: Maintaining an Effective Land Supply.	High	SAC Planning	Yes	Public consultation completed	At adoption of LDP2	Unsustainable residential development, thereby undermining LDP2 Strategy.	Low	Review LDP2 Housing allocations
	LDP Policy: Maintenance and Protecting Land for Housing	Preparation of SG: Housing Site Design Brief.	High	SAC Planning	Yes	SG: Site Design Briefs completed and public consultation completed.	At adoption of LDP2	Sites not developed to maximise integration with existing built and natural environment.	Low	Consideration of other LDP policies.
	LDP Policy: Residential Development within Settlements, Release sites and Windfall Sites.	Preparation of revised SG: Alternatives and Extensions to Houses	High	SAC Planning	Yes	This is a redraft of previously adopted SG associated with LDP1	At adoption of LDP2	Inappropriately designed development with adverse impacts on residential amenity residential.	Low	
	LDP Policy: Rural Housing	Preparation of revised SG: Rural Housing	High	SAC Planning	Yes	This is a redraft of previously adopted SG associated with LDP1	At adoption of LDP2	Inappropriate residential development in the countryside	Low	Refer to LDP1 adopted SG: Rural Housing
	LDP Policy: Affordable Housing	Prepare SG for Affordable Housing	High	SAC Place & People Directorates	Yes	Internal on draft	At adoption of LDP2	Delivery of affordable housing not in appropriate locations and not aligned with customers requirements. Require new methodology of calculating commuted sum in line with RICS to ensure proportionate value to deliver affordable housing off site.	Medium	Use existing Non Statutory SPG: Affordable Housing and new residential developments.
	LDP Policy: Open Space	Prepare SG for Open Space	High	SAC Planning	No	No	At adoption of LDP2	Insufficient open space within new residential developments, which could impact health.	Low	Continue to use existing Guidance: Open Space and Designing New Residential developments.
Environment & Climate Change Section										
	LDP Policy: Green Networks	Prepare SG for Green Networks	Medium	SAC Planning	No	No	2020	Loss of biodiversity and active travel conductivity.	Low	Apply LDP Policies: Natural Environment, Open Space and Outdoor Public Access and Core Paths
	LDP Policy: Wind Energy	Preparation of revised SG: Wind Energy	High	SAC Planning	Review and update of existing SG	No	At adoption of LDP2	Wind Energy developments in inappropriate locations. Increased carbon footprint and adverse impacts on environment and communities.	Low	Seek to apply provisions of existing SG: Wind Energy
	LDP Policy: Historic Environment	Preparation of Revised SG: Historic Environment, including window policies (Velux roof lights and dormer windows)	High	SAC Place Directorate in consultation with HES	Review and update of existing SG	No	At adoption of LDP2	Damage and loss of historic assets which impacts put cultural heritage and well being	Low	Seek to apply provisions of existing SG: Historic Environment

	LDP Policy: Natural Environment	Preparation of SG: Bio-diversity Net Gain	Medium	SAC Planning	No	None	2021-22	Loss of biodiversity	Low	N/A
	LDP Policy: Dark Skies	Preparation of revised SG: Dark Sky Lighting	High	SAC Planning	Review and update of existing SG	No	At adoption of LDP2	Light Pollution which damages Dark Sky Park asset.	Low	Seek to apply provisions of existing SG:Dark Sky Lighting
LDP Action Programme: Non Statutory Planning Guidance and procedures										
Economic Development Section										
	LDP Policy: Business & Industry	Rural Business Procedure Note	High	SAC Place Directorate	No	No	2021	Confusion about what business use allowed in countryside and potentially preventing rural growth.	Low	
	LDP Policy: National Aerospace & Space Centre & LDP Policy: Glasgow Prestwick Airport	National Aerospace and Space Centre Masterplan	High	GPA/ Aerospace businesses/ SAC Place Directorate	Yes	No	2021	Failure could undermine the overall economic strategy for the area through piecemeal development rather than planned linked development which would maximise opportunities.	High	N/A
	LDP Policy: Newton	Preparation of Live to Work Units Guidance	Medium	SAC Place Directorate	No	No	2021	Lack of Live/work guidance could reduce the available land for business use and decrease business opportunities.	Medium	N/A
	LDP Policy: Newton	Newton Masterplan	High	SAC Place Directorate	No	No	2021	Risk that before master plan completion, development of the area is not co-ordinated to ensure best fit for varying uses, and implications for overall amenity of area.	Medium	
	LDP Policy: Development Opportunities	Development Opportunity Sites Schedule	High	SAC Planning	Yes	No	2020	Table highlights sites and their potential uses and linkages to wider audience therefore if not published few people will be aware of investment opportunities.	High	Decision taken in line with policies covering area.
Environment & Climate Change Section										
	LDP Policy: Historic Environment	Conservation Area Appraisals		SAC Planning	Part	No	Ongoing	Failure to understand and protect essential elements of the character of Conservation Areas.	Medium	N/A
	LDP Policy: Historic Environment	Conservation Area Management Plans		SAC Planning	Part	No	Ongoing	Adverse impact on historical assets in particular through neglect and inappropriate development.	Medium	N/A

Housing Allocation Sites



Map not to scale

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Table 4 - Part 3- Housing Site Actions

Settlement Map Ref./ Action Ref.	Site Constraints*	Site Actions	Responsible Parties	Parties/Authorities with a Significant Consultative Role	Timescale for Completion	Priority	Progress on site	Risk Log
LDP2 Proposed Housing Allocations								
TRO AH1 Aldersyde Avenue	Flood Impact Assessment may reduce the overall developable area and affect the site layout.	<p>Undertake flooding risk assessment.</p> <p>Liaison with Ayrshire Road Alliance (ARA) over access and road specifications.</p> <p>Design site taking into consideration Design brief for site and associated open space improvements set out in SG: Housing Site Design Briefs.</p>	SAC Place & People Directorates	Council/ARA/ Scottish Water/SEPA/SNH	2020-21	High	Not started	<p>The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG: Housing Site Design Briefs will result in poor quality developments and places.</p>
TRO AH2 Buchan Road	Flood Impact Assessment may reduce the overall developable area and affect the site layout.	<p>Flood risk assessment to be undertaken to inform layout. Planning application to be accompanied with Flood Risk Assessment and Transport Statement and site layout to conform with SG: Housing Site Design Briefs.</p> <p>Separate system of drainage required for the development. Drainage Impact Assessment may be required.</p> <p>Implement associated open space improvements set out in SG: Housing Site Design Briefs.</p>	SAC Place & People Directorates	Council/ SEPA/ ARA/Scottish Water	2020-22	High	Not started	
PRES AH1 Afton Avenue	None	<p>Prepare site design and layout based on housing customers requirements and SG: Housing Site Design Briefs.</p> <p>Separate system of drainage required for the development. Drainage Impact Assessment may be required.</p> <p>Implement associated open space improvements set out in SG: Housing Site Design Briefs.</p>	SAC Place & People Directorates	Council/ SEPA/ ARA/Scottish Water	2020-22	High	Not started	
PRES2 St. Cuthbert's Golf Course	Flood Impact Assessment may reduce the overall developable area and affect the site layout.	<p>Flood risk assessment to be undertaken to inform layout.</p> <p>Separate system of drainage required for the development. Drainage Impact Assessment may be required.</p> <p>Site design and layout to conform with SG: Housing Site Design Briefs.</p> <p>Submit planning application with supporting Flood Risk Assessment, Transport Statement and detailed landscape proposals.</p>	St Cuthbert Golf Course/ Developer	Council/ SEPA/ ARA/ Scottish Water	2021-23	Medium	Not started	
AYR AH1 Dunlop Terrace	None	<p>Separate system of drainage required for the development. Drainage Impact Assessment may be required.</p> <p>Prepare site design and layout based on housing customers requirements and to conform with the SG: Housing Site Design Briefs.</p> <p>Implement associated open space improvements set out in SG: Housing Site Design Briefs.</p>	SAC Place & People Directorates	Council/ SEPA/ ARA/ Scottish Water	2020-22	High	Not Started	<p>The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG: Housing Site Design Briefs will result in poor quality developments and places.</p>
AYR AH2 Westwood Avenue	None	<p>Separate system of drainage required for the development. Drainage Impact Assessment may be required.</p> <p>Prepare site design and layout based on housing customers requirements and site design brief guidance.</p> <p>Implement associated open space improvements set out in SG: Housing Site Design Briefs.</p>	SAC Place & People Directorates	Council/ SEPA/ ARA/ Scottish Water	2020-22	High	Not started	
		LDP 1 Housing allocations						
ANN1	Potential drainage and sewerage issues. Depending on the proposed demand and infrastructure capacity, a flow and pressure test may be required. Surface water to be kept out of combined sewer.DIA may be required.	<ul style="list-style-type: none"> •Landscaping and transport proposals to be submitted with planning application. •Site to be designed in line with the SG: Housing Site Design Briefs, incorporating access linkages for vehicles, pedestrian and cycling. •Drainage Impact Assessment will be required to assess impact on drainage and sewerage system. 	<ul style="list-style-type: none"> •Developer •SAC Planning 	<ul style="list-style-type: none"> •Developer •SAC Planning 	2021-24	Medium	Not started	<p>The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG: Housing Site Design Briefs will result in poor quality developments and places.</p>
AYR 2 (Holmston House)	Planning Permission issued 2018	Developer should ensure proposals include the sensitive re-use of the existing listed buildings and associated structures.	<ul style="list-style-type: none"> •Developer 	<ul style="list-style-type: none"> •SAC Planning •WoSAS •SAC Planning 	2020-2021	High	Not started	
				<ul style="list-style-type: none"> •SAC Planning 				

AYR1	Requirement for transport appraisal for site to determine impact of development on Whittlets r'about. Separate system of drainage required, if possible. A DIA may be required to show Nil Impact from Brownfield site	<ul style="list-style-type: none">A DIA may be required to show Nil Impact from Brownfield site	SAC Place & People Directorate	<ul style="list-style-type: none">SAC PlanningScottish Water	2021-2023	High	Not started	The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG:Housing Site Design Briefs will result in poor quality developments and places.	
COY1	Whether land is released for housing depends on the effect housing will have on the Coyton road network, particularly the cumulative impact of development on Holmston R'about.	<ul style="list-style-type: none">Separate system of drainage required for the development. Development Impact Assessment will be required.Site to be designed in line with SG: Housing Site Design BriefsTransportation appraisal to be undertaken to determine impact.	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water	2020-26	Medium	Not started		
		<ul style="list-style-type: none">Provision of site levels for consultation with SEPA	Developer	<ul style="list-style-type: none">SAC Planning/ARA					
		<ul style="list-style-type: none">Separate system of drainage required for the development. Development Impact Assessment will be required.Site to be designed in line with SG: Housing Site Design BriefsTransportation appraisal to be undertaken to determine impact.	Developer	<ul style="list-style-type: none">DeveloperSouth Ayrshire CouncilSEPA					
COY2	Whether land is released for housing depends on the effect housing will have on the Coyton road network, particularly the cumulative impact of development on Holmston R'about.	<ul style="list-style-type: none">Separate system of drainage required for the development. Development Impact Assessment will be required.Site to be designed in line with SG: Housing Site Design BriefsTransportation appraisal to be undertaken to determine impact.	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water	2021-2024	Medium	Not started		
		<ul style="list-style-type: none">Submit matter specified in condition applications to Planning Authority and be in accordance with SG Housing Site Design Briefs	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water					
		<ul style="list-style-type: none">All roads infrastructure shall be constructed, as approved by condition and in conjunction with the necessary Roads Construction Consents, prior to occupation of any dwellings within an associated construction phase	Developer	<ul style="list-style-type: none">SAC Planning					
COY5	Planning in Principle Permission issued in 2019.	<ul style="list-style-type: none">Ensure species protection plan is adhered to during development.	Developer	<ul style="list-style-type: none">SAC PlanningSNH	2020-2023	High	Not started		
		<ul style="list-style-type: none">Implement planning permission.	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water					
COY3	Planning application approved July 2018.	<ul style="list-style-type: none">Implement planning permission.	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water	2020-2023	High	Not started	Not Started	
COY4	Whether land is released for housing depends on the effect housing will have on the Coyton road network, particularly the cumulative impact of development on Holmston R'about.	<ul style="list-style-type: none">Separate system of drainage required for the development. Development Impact Assessment will be required.Transportation appraisal to be undertaken to determine impact.Site to be designed in line with SG: Housing Site Design Briefs	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water	2021-2027	Medium	Not started		
		<ul style="list-style-type: none">Development will require to demonstrate to SEPA that the watercourse has been taken account of. FRA may be required to demonstrate flood plain has been avoided.	Developer	<ul style="list-style-type: none">SAC PlanningSEPA					
CRO1	DIA may be required.	<ul style="list-style-type: none">Separate system of drainage required for the development. Development Impact Assessment will be required.Site to be designed in line with SG: Housing Site Design Briefs	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water	2022-2025	Medium	Not started	The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG: Housing Site Design Briefs will result in poor quality developments and places.	
DAI1	DAI may be required.	<ul style="list-style-type: none">Site investigations to be undertaken for consultation with SEPA to establish if culvert runs beneath site and whether a no-development zone is required.	Developer	<ul style="list-style-type: none">SEPA					
DUN1	PPP approved in 2018.	<ul style="list-style-type: none">Separate system of drainage required for the development. Development Impact Assessment will be required.Site to be designed in line with SG: Housing Site Design Briefs	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water		2021-2024	Medium	Not started	
DUN2		<ul style="list-style-type: none">All transportation routes to meet ARA specifications	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water					
		<ul style="list-style-type: none">Sites to be designed in line with SG: Housing Site Design Briefs	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water			High	Not started	
		<ul style="list-style-type: none">Site investigations to be undertaken for consultation with SEPA to establish if culvert runs beneath site and whether a no-development zone is required.	Developer	<ul style="list-style-type: none">SEPA					
FISH1	WIA may be required.	<ul style="list-style-type: none">WIA may be required.Sites to be designed in line with SG: Housing Site Design Briefs	Developer		2020-2021	High	Not started		
GIR1	DIA may be required.	<ul style="list-style-type: none">Site to be designed in line with SG: Housing Site Design BriefsSeparate system of drainage required for the development. Development Impact Assessment will be required.	Developer	<ul style="list-style-type: none">SAC PlanningScottish Water	2020-2025	High	Not started		

GIR3	DIA may be required.	Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning	2024-2027	Medium	Not started	
		•Separate system of drainage required for the development. Development Impact Assessment may be required to show nil impact from brownfield site.	•Developer	•SAC Planning •Scottish Water				
		•Site investigations, remedial works and monitoring required for any site contamination	•Developer	•SAC Environmental Health				
GIR2	DIA may be required.	Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning	2021-2024	Medium	Not started	
		•Separate system of drainage required for the development. Development Impact Assessment may be required to show nil impact from brownfield site.	•Developer	•SAC Planning •Scottish Water/ ARA				
Settlement Map Ref./ Action Ref.	Site Constraints*	Site Actions	Responsible Parties	Parties/Authorities with a Significant Consultative Role	Timescale for Completion	Priority		Risk Log
KIRKM1	DIA may be required.	•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Planning •Scottish Water	2021-2025	Medium	Not started	
		Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning				
		•Site investigations to be undertaken for consultation with SEPA to establish if culvert runs beneath site and whether a no-development zone is required.	•Developer	•SEPA				
KIR1	DIA may be required.	Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning	2021-2023	High	Not Started	
		•Separate system of drainage required for the development. Development Impact Assessment will be required. Capacity of the various PS between Kirkoswald and Girvan WWTW's will require to be checked.	•Developer	•SAC Planning •Scottish Water				
MAYB4	Whether land is released depends on the effect housing will have on the Maybole road network and the cumulative impacts of development on the existing junctions on the south side of A77, through Maybole. DIA may be required.	•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Planning •Scottish Water	2020-2024	High	Not started	The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG: Housing Site Design Briefs will result in poor quality developments and places.
		Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning				
		•An overarching transport appraisal for the site must be undertaken as part of the master plan process to determine implications of development on trunk road network, and, where necessary, transport interventions must be provided by the developer.	•Developer	•SAC Planning •Transport Scotland				
		•Development will require to demonstrate to SEPA that the watercourse has been taken account of. FRA may be required to demonstrate flood plain has been avoided.	•Developer	•SAC Planning •SEPA				
MAYB3	19/00708/APPM planning permission issued 11/12/19	Implement development on accordance with planning permission and associated approved drawings	•Developer	•SAC Planning •Scottish Water	2021-2029	Medium	Not started	
		Obtain all necessary other consents to enable planning permission to be implemented.	•Developer	•Appropriate organisations/ authorities				
MAYB1	Whether land is released depends on the effect housing will have on the Maybole road network and the cumulative impacts of development on the existing junctions on the south side of A77, through Maybole. DIA may be required.	•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Planning •Scottish Water	2022-post 2029	Medium	Not started	
		Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning				
		•An overarching transport appraisal for the site must be undertaken as part of the master plan process to determine implications of development on trunk road network, and, where necessary, transport interventions must be provided by the developer.	•Developer	•Developer •SAC Planning •Transport Scotland				
		•Development will require to demonstrate to SEPA that the watercourse has been taken account of. FRA may be required to demonstrate flood plain has been avoided.	•Developer	•SAC Planning •SEPA				
Settlement Map Ref./ Action Ref.	Site Constraints*	Site Actions	Responsible Parties	Parties/Authorities with a Significant Consultative Role	Timescale for Completion	Priority		Risk Log
		•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Planning •Scottish Water				

MAYB2	Whether land is released depends on the effect housing will have on the Maybole road network and the cumulative impacts of development on the existing junctions on the south side of A77, through Maybole. DIA may be required.	Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning	2021-2028	Medium	Not started	The risk of failure to deliver housing sites is a non-effective housing land supply. Failure to meet the infrastructure/design requirements expressed in SG: Housing Site Design Briefs will result in poor quality developments and places.	
		•An overarching transport appraisal for the site must be undertaken as part of the master plan process to determine implications of development on trunk road network, and, where necessary, transport interventions must be provided by the developer.	•Developer	•SAC Planning •Transport Scotland					
		•Development will require to demonstrate to SEPA that the watercourse has been taken account of. FRA may be required to demonstrate flood plain has been avoided.	•Developer	•SAC Planning •SEPA					
MIN1	DIA may be required.	Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning	2022-29	Medium	Not started		
MIN2	DIA may be required.	•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Place Directorate •Scottish Water					
MON1	19/00457/APPM Planning Permission issue 14/5/20 for major part of site. The HMS Gannet site is excluded from application sites as under separate ownership. Drainage & Transportation infrastructure may require upgrades if further development.	Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Place Directorate	2022-2024	Medium	Not started		
		•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Place Directorate •Scottish Water					
		Implement agreed SUDS	•Developer	•SAC Planning •Scottish Water		2020-2028	High		
		Implement approved layout	•Developer	•SAC Planning					
STA1	DIA may be required.	Implement agreed infrastructure and protection measures.	•Developer	•SAC Planning •Transport Scotland •Historic Scotland	2020-2028	High	Not started		
		•Depending on numbers of units a WIA may be required. No Drainage in close proximity to this development site.	•Developer	•SAC Planning •Scottish Water					
		Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning					
		•Develop site •consideration should be taken to how this watercourse is treated within the development proposals.	•Developer	•SEPA					
TAR1	FRA required. DIA may be required.	•Separate system of drainage required for the development. Development Impact Assessment will be required.	•Developer	•SAC Planning •Scottish Water	2022-2026	Low	Not started		
		Site to be designed in line with SG: Housing Site Design Briefs	•Developer	•SAC Planning					
		•Develop site •a basic Flood Risk Assessment should identify the areas which are suitable for development	•Developer	•SEPA					
Settlement Map Ref./ Action Ref.	Site Constraints*	Site Actions	Responsible Parties	Parties/Authorities with a Significant Consultative Role	Timescale for Completion				
AYR3		Site Completed					Completed		
SYM1		Planning Permission in place and site under construction.					On site with over half o		
South East Ayr	Significant infrastructure required before site can start producing units. 1. Overbridge over A77 from site to link to existing path network in Ayr . 2. Primary School 3. New roundabout on A77 4. A77 upgrades works others will follow as site develops 5. Bus Service within site to Ayr 6. Safeguard land for rail halt and associated car parking 7. Provide business land	15/01042/MSCM approved detailed transportation and associated SUDS design for access to Corton part of development from A77 and across A77.	Developer	Transport Scotland, Council, SEPA, Scottish Water and ARA	2022+	High	Not started		