

NOTE FOR COUNCIL PAPERS ON THE ALTERATION TO EAST AYRSHIRE LOCAL PLAN (ITEMS 7.1 TO 7.3)

These papers were originally excluded from publication to the Press and public under paragraph 13 of the Local Government (Scotland) Act 1973, as amended. However, as the Council has now considered and decided on these reports, they have now been released into the public domain.

Council, at its meeting on Thursday 26 February 2009, agreed to the recommendations within these reports and, in terms of report 7.1, Objection and Representations Document and Schedule of Proposed Modifications, to a number of additional matters.

These additional matters are being incorporated within the supplementary background papers as referred to on the Agenda and will be available on the Council's Planning and Economic Development web pages by no later than Friday 6 March 2009. The weblink for this is shown below.

<http://www.east-ayrshire.gov.uk/devser/planandbuild/localplanposter.asp>

EAST AYRSHIRE COUNCIL**COUNCIL: 26 FEBRUARY 2009****ALTERATION TO THE EAST AYRSHIRE LOCAL PLAN****OBJECTION AND REPRESENTATION DOCUMENT AND SCHEDULE OF PROPOSED
MODIFICATIONS****Report by Depute Chief Executive / Executive Director of Corporate Support****1. PURPOSE OF REPORT**

- 1.1 To inform Council of the formal objections and other associated representations received in respect of the finalised draft version of the Alteration to the East Ayrshire Local Plan; to inform Council of the Department's suggested response to each of the objections and representations received; to present to Council a Schedule of Modifications it is proposed should be made to the finalised draft local plan alteration, including those modifications proposed to meet some of the objections received; and to seek approval of the Objections and Representations Document and the Schedule of Modifications in order to allow formal negotiations with objectors to be carried out.

2. BACKGROUND INFORMATION

- 2.1 The finalised draft version of the local plan alteration was approved by Cabinet at its meeting on 7 November 2007, with Cabinet agreeing to authorise the Head of Planning and Economic Development to advertise the plan and to invite formal objections to the document for a six week period early in 2008. The local plan alteration was subsequently advertised in the local press during the week ending 1 February 2008 with objections to the plan being invited over an extended 11 week period, to be received by the Council by 18 April 2008. Copies of the plan were also forwarded for information and comment to all local Community Councils, all Council Heads of Department and all neighbouring Authorities. A report providing a summary analysis of the nature and scope of the objections received and the procedures for progressing the local plan alteration to adoption was presented to Cabinet for information on 4 June 2008, the contents of the report being duly noted.
- 2.2 At its meeting of 4 February 2009, Cabinet received the Objection and Representations Document and list of consequential recommended modifications arising therefrom, and agreed not to take a decision at the meeting but to refer both the Objection and Representations Document and the Schedule of Modifications to full Council for its consideration and approval. Cabinet on the 4 February 2009 did agree that a Members Seminar should be held to provide elected members with additional information about the proposed modifications and to help clarify any outstanding issues of concern. The Members Seminar was held on 17 February 2009.

- 2.3 At the Members Seminar, Members pointed out a number of technical and typing errors in the text of the local plan alteration and these have now been corrected and rectified. It was also agreed at the seminar that specific reference should be made in the New Cumnock Settlement Profile in Volume 3 of the local plan alteration to the particular community facilities that are proposed to be provided in the settlement. In this regard the Council is requested to agree a minor amendment to the second sentence of Paragraph 7 of the profile. It is proposed that the sentence should be amended to read:

'However the area would benefit from the provision of new, **consolidated or shared** community facilities, **including a new doctor's surgery and health care provision**, at an appropriate location within the town.'

The Council is also requested to agree a minor amendment to the end of Paragraph 6 of the profile with a new sentence being added to read:

'A refurbishment and modernisation programme for Cairnhill and Castle Primary Schools, which are to be merged, has recently been agreed in principle by the Council.'

3. REPRESENTATIONS RECEIVED IN RESPECT OF THE LOCAL PLAN ALTERATION

- 3.1 The objections and representations received in respect of the local plan alteration were wide ranging, with responses being received from the general public as well as from potential developers, statutory and non statutory consultees and local Community Councils. A total of 270 representations were received by the Council in respect of the finalised draft local plan alteration in the specified objection period, with a total of 668 separate points of representation being made. Of these 668 points, 568 represent formal points of objection, 58 represent statements of support for various aspects of the plan, 33 represent general points of representation which do not constitute formal objections and 9 comprise statements of no comment. It should be noted that one objection relating to a housing development opportunity site in Stewarton was accompanied by a 305 signature petition. Objections were also received from South and North Ayrshire Councils regarding housing land supply issues.
- 3.2 All of the points of objection and representation received are addressed individually in the Objection and Representation Document which details verbatim each objection and representation received and suggests an appropriate Council response to each point made. Detailed changes to the finalised draft local plan alteration are also suggested in the document as a means of meeting those objections and representations which justify an appropriate amendment being made.
- 3.3 The Objection and Representations Document runs to some 1665 pages in length and, as an alternative to providing each member of the Council with an individual hard copy of the document, this document has been made available on the Members Portal on the Council's intranet and in Members lounges. **It should be noted that this information is confidential and for Members use only.**

4 SUMMARY OF SPECIFIC ISSUES ADDRESSED

- 4.1 The modifications suggested for incorporation into the plan have addressed a wide range of issues and the major changes most worthy of note, in so far as the local plan policies, proposals and recommendations are concerned, comprise the following;
- (i) The Meiklewood / Mosside industrial site to the north of Kilmarnock has been changed from being exclusively a single user industrial site to being a general Class 4 industrial site with recognised potential for single user development.
 - (ii) The content of policy RES 12, which was originally related to the Council's support of individual, high quality, eco-friendly housing outwith the Settlement Protection Areas has been deleted from the local plan. The policy has been refocused, amended and expanded to require all houses in countryside areas to be eco friendly, energy efficient and sympathetic to their location in terms of their style, design and material finish. A new policy has been introduced into the plan to replace the former Policy RES 12 whereby support is given to new residential developments outwith the Settlement Protection Areas, subject to certain criteria being met, as a means of retaining rural populations.
 - (iii) A new policy has been introduced into the plan to require developers of residential sites in Sensitive Landscape Character Areas to support their proposals with detailed design statements and landscape capacity evaluations
 - (iv) A new policy has been introduced into the plan to support new houses in the countryside which comprise essential staff accommodation for authorised rural developments.
 - (v) A new policy has been introduced into the plan requiring developers of residential Strategic Expansion Locations to prepare Master Plans for their proposed development sites.
 - (vi) Policy RES 27 relating to high amenity housing developments has been deleted from the local plan, reflecting the fact that sites for high amenity housing are no longer specifically identified in the plan.
 - (vii) Policy RTC3 has been combined with Policies RTC 4 and RTC12 and expanded to provide more detailed advice and guidance on the retention and change of use of existing retail, office, assembly and leisure facilities in town centres and other out of town centre locations. Policies RTC4 and RTC12 have consequently been deleted from the plan. A new policy has also been introduced into the plan to fill a recognised gap in policy coverage, detailing the Council's approach to the development of new retail, office, assembly and leisure related developments in settlements without a defined town centre boundary.

- (viii) A new policy has been introduced into the plan to relate to the development of gap and infill sites in town centre locations and the development, wherever possible, of aggregated small scale town centre sites in preference to the development of single large sites in out of town centre locations.
- (ix) A new policy has been introduced into the plan to relate to the provision of water and sewerage infrastructure.
- (x) In order to comply with new Scottish Government planning guidance, a new policy has been introduced into the plan stating that the Council will be supportive of the redevelopment of sports pitches and playing fields only if certain stated criteria can be met. A number of additional sites throughout the area settlements, including existing school playing fields, have consequently been designated as areas of safeguarded open space.
- (xi) A new policy has been introduced into the plan to relate to the development of renewable energy developments in general terms. The new policy updates and replaces policies CS10 and CS11 which have consequently been deleted from the plan.
- (xii) A new, more detailed proposal has been included in the plan to relate to the development of a new travellers' facility at an appropriate location. Proposal PROP 7, the previous proposal relating to this issue, has consequently been deleted from the plan to avoid duplication.
- (xv) A new proposal has been included in the plan to reflect the Council's encouragement of a transport appraisal being carried out on the A76 strategic transport corridor.
- (xvi) A new appendix has been added to Volume 1 detailing the list of projects to be funded by developer contributions and the rate that will be applied to every house built.

4.2 A number of notable modifications have also been made to the local plan in so far as individual settlements and the rural area are concerned. These comprise the following:

- (i) Throughout most settlements, modifications have been made to the list of services, facilities and initiatives to which developer contributions will be directed, in line with the provisions of the developer contributions report approved by Cabinet on 17 December 2008.
- (ii) Proposal PROP 36 has been deleted from the plan and replaced with a new proposal relating to the regeneration of Cumnock Town Centre and the Cumnock Conservation Area. Amendments have also been made to the boundary of the Cumnock Town Centre Regeneration Area to reflect the most up to date proposals for the area. In addition, a new recommendation has been introduced into the plan regarding the facilitation of Environmental Improvement Action Plans for Cumnock, Cumnock Town Centre, and Netherthird, Craigens and Skerrington.

- (iii) The capacity of site 263H (Auchinleck Road, Cumnock) has been significantly increased to reflect the 'Knockroom' masterplan produced by the Princes Foundation for the Built Environment (PFBE) in support of regeneration proposals in Cumnock and its environs including Dumfries House. The increased capacity has been phased beyond the period of the plan (in accordance with paragraph 75 of the Structure Plan) and will require a legal agreement to be agreed with the PFBE.
- (iv) New recommendations have been introduced into the plan relating to provision of new rail halts and associated park and ride facilities at Cumnock, Altonhill and Queens Drive and to the upgrading of Bellfield Interchange. A new proposal has also been introduced into the plan relating to the Council investigating the possibility of providing new rail based and bus based park and ride facilities elsewhere in Kilmarnock.
- (v) New cemetery extensions have been identified in Drongan, Muirkirk and Sorn and former proposals to extend the cemeteries at Newmilns and Patna have been deleted from the local plan. Amendments have also been made to the location and extent of the proposed extensions to Dalmellington and New Cumnock Cemeteries.
- (vi) Site 105M at Galston Roundabout, Galston has been reintroduced into the plan as a new miscellaneous development opportunity site to recognise its potential for certain stated types of development.
- (vii) A new miscellaneous development opportunity site has been introduced into the plan at Loudoun Castle, recognising the potential of the area for the development of additional tourism and recreational based facilities.
- (viii) The Miscellaneous Development Opportunity Site 326M at the Meadows, Galston has been deleted from the plan as the site no longer has the benefit of planning permission.
- (ix) A new miscellaneous development opportunity site has been introduced into the plan at the former Abattoir Site, Moorfield, Kilmarnock, recognising the potential of the area for business and industrial, hotel or garden centre uses.
- (x) As a result of recent non industrial consents granted in the area and the existing diverse nature of developments within the site, the business and industrial safeguarding of Site 154B at Southhook Road, Kilmarnock has been deleted from the plan
- (xi) The area of Safeguarded Open Space at Northcraig Reservoir has been deleted from the plan.
- (xii) Housing Development Opportunity Site 331H at Irvine Road, Kilmaurs has been deleted from the plan to be replaced with a new site 362H at Crosshouse Road, Kilmaurs.

- (xiii) The need for a legal agreement between the Council as Planning Authority and the main developer at Mauchline is explicitly acknowledged to enable a new bypass and other infrastructure required to be constructed. The agreement will be required to extend beyond the local plan period in accordance with paragraph 75 of the Structure Plan.
- (xiv) Housing Development Opportunity Site 342H at Westland Drive, New Cumnock has been deleted from the plan to be replaced with a new site 365H at Mansfield Road, New Cumnock.
- (xv) Recommendation REC 14 relating to the provision of a new by-pass for New Cumnock has been deleted from the local plan to bring the local plan alteration in line with the provisions of the Council's Local Transport Strategy.
- (xvi) A new proposal has been introduced into the plan to reflect the Council's intentions to prepare an upgrading and improvement scheme for the B778 Fenwick to Stewarton Road.
- (xvii) Minor changes to the settlement boundaries of Crosshouse, Crookedholm and Waterside (by Fenwick) have been made. The Settlement Protection Area boundary has been extended to include additional land to south of Moscow and along both sides of the A77 / M77 to local authority boundary and the boundary of the Sensitive Landscape Character Area has been amended in the vicinity of Drongan.

4.3 With specific regard to point 4.2(iii) above, recent discussions with the potential developer of the site have indicated that, in order to make the overall development viable, the overall long term development capacity of the site requires to be increased from the 700 houses previously recommended for agreement at the 4 February 2009 Cabinet meeting to 770 houses. The number of houses proposed for development in the short term (250 houses to 2017) and in the medium term (a further 80 houses between 2017 and 2025) as originally proposed in the local plan alteration remain unchanged.

4.4 In order to accommodate this amendment, which is considered acceptable in planning terms, it is proposed that the first sentence of the third paragraph of Modification 3.20, (which relates to the fifth paragraph in the Cumnock Settlement Profile in Volume 3 of the local plan alteration) should be amended to read:

'Initial research by PFBE has indicated that the site can accommodate some **770** housing units based on a higher density of development than originally proposed in the finalised local plan.'

4.5 In addition it is proposed that Note (ii) attached to CUMNOCK 1 in Volume 3 of the local plan alteration should be amended to read:

'(ii) Of the 330 houses proposed for site 263H some 250 are programmed for development prior to 2017 with a further 80 houses programmed for completion

between 2017 and 2025. The overall capacity of the site is some **770** houses and the remaining **440** houses are programmed to be developed post 2025.'

5 SCHEDULE OF SUGGESTED MODIFICATIONS

5.1 In order to progress the finalised version of the local plan alteration to adoption, a Schedule of Modifications has been prepared which lists those detailed changes it is recommended that the Council should make to the document. The Schedule of Modifications which accompanies this report includes:

- (i) those proposed modifications suggested as a means of meeting the objections and representations received in respect of the finalised draft local plan alteration;
- (ii) proposed modifications that have been suggested as a result of meeting the requirements of recent legislation and other statutory documents eg the provisions of new SPP's and PANS and the provisions of the Ayrshire Joint Structure Plan: Growing a Sustainable Ayrshire;
- (iii) proposed modifications considered appropriate to be made to meet identified gaps in local plan policies, to meet identified deficiencies in the plan or to aid comprehension of the document; and
- (iv) proposed modifications of a technical or minor nature.

5.2 The Schedule of Modifications identifies the precise part of the local plan alteration for which modifications are proposed, the details of the changes proposed and a reason for each particular change. The Schedule, which runs to over 100 pages in length, has been made available on the Members Portal on the Council's intranet and in Members lounges. **It should be noted that this information is confidential and for Members use only.**

6 THE WAY FORWARD

6.1 Should the Council agree to the suggested responses and modifications detailed in the Objections and Representations Document and the Schedule of Modifications, it is proposed that the following steps should be initiated in order to progress the local plan alteration to adoption:

- (i) to inform all individual objectors of the Council's response to their representations.
- (ii) to request all objectors to inform the Council whether, in light of the Council's responses, they wish to withdraw their objections or to have their objections assessed by a Reporter from the Scottish Government's Directorate for Planning and Environmental Appeals;

- (iii) to advertise the proposed modifications, once they have been approved by Cabinet, and to set aside an appropriate statutory period for formal objections to the modifications to be lodged with the Council for consideration;
- (iv) to place any objections to the proposed modifications and a response to Cabinet for consideration;
- (v) to arrange a Public Local Inquiry / Development Plan Examination to consider any unresolved objections to the local plan alteration;
- (vi) to consider any recommendations / modifications made to the plan by the Reporter at the Public Local Inquiry / Development Plan Examination; and
- (vii) to formally adopt the plan.

6.2 As part of the local plan preparation procedures it is necessary for the Council to give notification of any public inquiry / examination into the plan. Bearing in mind the number of steps that remain to be taken to produce the local plan alteration, as described above, it is recommended that such notification be formally given after the Council has assessed any objections received in respect of advertising the modifications to the plan. This formal notification is expected to be given after the expected date for the commencement of the new planning system at the end of February 2009 and, consequently, any public inquiry / examination of the plan will take place under the provisions of the new act. Rather than the process of examination (ie by Public Local Inquiry or by written representations) being decided by the objector as is the case under the present system, the process of examination under the new system will rest with the appointed reporter who will decide whether a particular objection will be addressed by Public Local Inquiry, written representations or by a more informal local plan hearing. It is considered that an examination under the new system will be less confrontational than under the present system and is likely to facilitate a speedier assessment of objections than previously.

7 FINANCIAL IMPLICATIONS

7.1 All costs associated with progressing the finalised draft Local Plan Alteration towards adoption can be met from current budgets with the exception of costs associated with a Public Local Inquiry. The cost of the Public Local Inquiry is currently not quantifiable but will be significant and budgetary provision will require to be identified.

8 LEGAL IMPLICATIONS

8.1 There are no legal implications arising directly from this report. However, it is pointed out that all of the new development opportunity sites and the new policies, proposals and recommendations proposed for inclusion in the local plan alteration have been subject to a full strategic environmental assessment and socio-economic assessment. As required by Section 19 of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004 and Section 17 of the Environmental Assessment

(Scotland) Act 2005, the Finalised Environmental Report and the comments received on the Finalised Environmental Report have been taken into account when preparing the modifications to the local plan alteration. There was no change to the Appropriate Assessment following consideration of comments received on the Environmental Report and objections.

9 POLICY IMPLICATIONS

- 9.1 Amendment of the finalised version of the local plan alteration to incorporate the new and amended policies detailed in the Schedule of Modifications will result in the creation of a comprehensive, updated statement of the Council's planning policy approach to new development throughout East Ayrshire. It is therefore recommended that the Council considers adopting the provisions of the finalised draft version of the local plan alteration with modifications as a material consideration in its assessment of future planning applications lodged with the Council for determination. In this regard, it is pointed out that any planning applications would continue to be assessed firstly and primarily against the provisions of the adopted East Ayrshire Local Plan which remains, together with the Ayrshire Joint Structure Plan and the East Ayrshire Opencast Coal Subject Plan, part of the statutory development plan for the area. Nevertheless, it is recommended that the Council should consider according the provisions of the finalised draft version of the local plan alteration, as modified, an appropriate and proportionate degree of weight in the decision making process.
- 9.2 It is pointed out that, notwithstanding this recommendation, a number of policies, proposals and other provisions of the finalised draft local plan alteration have been objected to and that, despite the efforts of the Council to meet these objections, some are likely to remain unresolved. In addition, it is a statutory requirement for the Council to advertise all of the modifications it may agree to make to the plan for objection and it is also likely that a number of objections could be lodged with the Council in this regard. Any unresolved objections to the finalised draft version of the local plan alteration, together with any objections received in respect of the modifications will fall to be addressed by a reporter from the Scottish Government at a Public Local Inquiry / Development Plan Examination at a date yet to be agreed.
- 9.3 Where a submitted planning application pertains to a particular development opportunity site identified in the finalised draft local plan alteration or the finalised local plan alteration as modified, and where no objections to the inclusion of that site were received by the Council, the Council has, in the past, determined such an application against the provisions of the finalised draft plan as modified. Where objections to the site in question have been received by the Council and remain unresolved, no such determination has been considered appropriate. It is recommended that the Council should adopt a similar approach to the determination of planning applications following any approval of the finalised draft version of the local plan alteration as modified.

10 COMMUNITY PLAN IMPLICATIONS

- 10.1 No objections to the finalised draft local plan alteration, in so far as it relates or refers to the provisions of the Community Plan, have been received.

11 RECOMMENDATIONS

11.1 It is recommended that the Council agrees:

- (i) to approve the Objection and Representation Document and the Schedule of Modifications;**
- (ii) to adopt the finalised draft version of the local plan alteration, as amended to incorporate the modifications detailed in the Schedule of Modifications, as a material consideration in the assessment of future planning applications lodged with the Council for determination;**
- (iii) to authorise the Head of Planning and Economic Development to advertise the modifications detailed in the Schedule of Modifications for objections, as required by statute;**
- (iv) to authorise the Head of Planning and Economic Development to make minor technical changes to the finalised draft version of the local plan alteration as modified.**

thereafter

- (v) to authorise the Head of Planning and Economic Development to inform all objectors as to how their representations have been viewed by the Council;**
- (vi) to authorise the Head of Planning and Economic Development to enter into negotiation / discussion with individual objectors with regard to objections already made or with regard to any future objections received in respect of the modifications advertised under recommendation (iii) above: and**
- (vii) to authorise the Head of Planning and Economic Development to produce an updated version of the finalised draft local plan alteration, incorporating all of the agreed modifications, for in-house Council use and distribution to members of the general public on request.**

**Elizabeth Morton
Depute Chief Executive / Executive Director of Corporate Support**

17 February 2009 (JL/EF/KD)

LIST OF ANNEXES

All annexes are available on the Members Portal and in Members Lounges

Annex 1: Objection and Representations Document – Volumes 1-6

Annex 2: Schedule of Modifications

LIST OF BACKGROUND PAPERS

- (i) Report to the Development Services Committee of 24 August 2004 entitled 'East Ayrshire Local Plan: Alteration Process'
- (ii) Report to the Development Services Committee of 14 December 2004 entitled 'East Ayrshire Local Plan: Spatial Development Options Paper'
- (iii) Report to the Development Services Committee of 28 June 2005 entitled 'Alteration to East Ayrshire Local Plan: Spatial Development Options Paper: Analysis of Representations Received'
- (iv) Report to the Development Services Committee of 22 August 2006 entitled 'East Ayrshire Local Plan Alteration and Sustainability Appraisal'
- (v) Report to Cabinet on 7 November 2007 entitled 'Alteration to the East Ayrshire Local Plan: Finalised Version'
- (vi) Report to Cabinet on 4 June 2008 entitled 'Alteration to the East Ayrshire Local Plan: Objection Analysis'
- (vii) Report to Cabinet on 4 February 2009 entitled 'Alteration to the East Ayrshire Local Plan: Objection and Representation Document and Schedule of Modifications'

For further information on this report please contact John Lilley on (01563) 576754 or Karl Doroszenko (01563) 576751.

Implementation Officer: Alan Neish, Head of Planning and Economic Development (01563) 576767.

APPENDIX 1

SYNOPSIS OF SUGGESTED MODIFICATIONS

(a) Volume 1: Introduction and Strategic Approach

Section	Main Changes to Text of Plan
Introduction	Minor modification made to paragraph 1.8 to inform developers that they need to obtain all necessary consents, authorisations and licences for their developments
The Development Strategy Section	Minor non-substantive modifications made to Development Strategies DS1 and DS5
Creating Successful Communities Section	Substantive modifications made to paragraphs 3.7 to 3.11 to update the plan regarding the provision of water and sewerage infrastructure. New paragraph introduced into the plan to relate to the provision of service infrastructure other than water and sewerage infrastructure.
	Substantive modification made to paragraph 3.16 regarding developer contributions being used to cover the various administrative and other costs associated with the operation of the Developer Contributions Fund. Reference to new appendix 5 added.
	Substantive modification made to paragraphs 3.18 and 3.19 to update information relating to the preparation and review of supplementary planning guidance.
	Minor modifications made to Paragraphs 3.26 and 3.27 relating to Community Facility provision and the Council's Facilities Survey.
	Substantive modification and updating of paragraph 3.31 relating to developer contributions and Town Centre Improvement Projects.
	Substantive modification made to paragraph 3.32 to clarify the Council's view that Registered Social Landlords are required to make developer contributions in respect of their developments.
Business and Industry Section	Minor modification to recognise that the stimulation of knowledge based industries and service sector development is a prime objective of the local plan alteration.
Tourism Section	Minor modification made to paragraph 4.15 and Development Strategy DS24 to recognise that Dumfries House and Estate, Dean Castle Country Park and other historic properties have a role to play in the regeneration of the local economy.
Minerals Section	Substantive modifications made to paragraph 4.23 to place the prime minerals objectives of the local plan alteration in the context of the new Ayrshire Joint Structure Plan.
Housing Section	Substantive modifications made to paragraph 5.7 to place the housing section of the local plan alteration in the context of the new Ayrshire Joint Structure Plan. New paragraph introduced into the plan to relate to the capacities of identified sites being indicative or specific depending on the particular status of the site concerned.
	Substantive modifications made to paragraph 5.24 to reflect the need for the Council to enter into legal agreements with developers of strategic expansion sites in Cumnock and Mauchline.
	Minor non-substantive modifications made to paragraph 5.26 relating to affordable housing.

	Substantive modifications made to paragraphs 5.31 and 5.32 to clarify Council's approach to housing in the countryside.
	Minor non-substantive modifications made to Tables 5, 6 and 7 of the local plan alteration to reflect revised and updated housing figures in various settlements.
Retail and Town Centre Activities Section	Minor non-substantive modifications made to paragraph 5.47 to allocate reference numbers to identified development opportunity sites.
	Minor non-substantive modifications made to Development Strategies DS 45 and DS 48.
Community Facilities and Service Infrastructure Section	Minor non-substantive modifications made to paragraph 5.62 of the local plan alteration relating to non wind based renewable energy developments.
	Substantive modification made to paragraph 5.67 to make specific reference to the Council's support for the Government's commitment to reducing carbon emissions and meeting renewable energy targets.
	Minor modification expanding Development Strategy DS52 to refer to the generation of power and heat from clean, low carbon sources.
Transport and Access	Substantive modification of the prime objectives of the plan to place the transport section in the context of the new Ayrshire Joint Structure Plan and to introduce the concept of STAG appraisals into the document.
	New paragraphs introduced into the local plan alteration to address the issue of Transport Assessments and Appraisals.
Environment	Minor modifications made to the local plan alteration make mention of Regionally Important Geological and Geomorphological Sites.
	Minor modifications made to the local plan alteration stating that the Council will not be supportive of development on undeveloped functional floodplains.
Glossary of Terms	Minor substantive modifications made to the definition of Affordable Housing, Brownfield Land, Developer Contributions, Edge of Centre, Effective Housing Land Supply, Established Housing Land Supply, Greenfield Sites and Retail Warehouses.
Appendices	New Appendix 2(a) added to the plan identifying and listing Sites of International, National and Local Nature Conservation Interest
	New Appendix 5 added to the plan detailing the list of projects to be funded by developer contributions and the rate that will be applied to every house built.

(b) Volume 2: Strategic and General Development Management Policies, Proposals and Recommendations

Policy No.	Main Changes to Policies
Policy SD 5	Minor non-substantive modification to policy. New Note attached for clarification purposes.
Policy IND 1	Substantive modification to policy expanding the proposed use of Meiklewood / Mossie industrial site in Kilmarnock from a single user industrial site to incorporate general Class 4 industrial uses.
Policy IND 2	Minor non-substantive modification to policy to clarify the Council's views.

Policy IND 3	Policy deleted from the plan to remove duplication with the expanded KILMARNOCK 8 in Volume 3 of the plan
Policy IND 4	Minor non-substantive modification to policy to remove specific reference to Meiklewood /Mossie and Rowallan industrial sites.
Policy IND 6	Minor non-substantive modification to policy to make mention of knowledge based economy and the service sector.
M 1	Minor non-substantive modification to policy to better reflect the provisions of Policy ENV13(A) of the Ayrshire Joint Structure Plan.
M 3	Minor non-substantive modification to policy.
RES 1	Minor non-substantive modification to policy. New Note attached for clarification purposes.
RES 2	Minor non-substantive modification to policy.
RES 7	Minor non-substantive modification to policy.
RES 9	Minor non-substantive modification to simplify and clarify the policy.
RES 10	Major non-substantive modification and reconstruction to split the policy for clarification purposes. Two new policies created, one focussing on the types of residential development considered acceptable in Rural Diversification Areas with the other focussing on the issue of additions to groups of houses in Rural Diversification Areas.
New Policy	New policy introduced into the plan to support new residential developments within Remoter Rural Areas subject to certain criteria being met.
RES 11	Minor non-substantive modification to simplify and clarify the policy.
RES 12	Major substantive modification of the policy to remove the Council's qualified support for eco friendly houses in Remoter Rural Areas, the policy being amended and expanded to require all houses in countryside areas to be eco friendly, energy efficient and sympathetic to their location.
RES 13	Minor non-substantive modification to policy. New note attached to the policy for clarification purposes and as required by SPP15, to make specific mention of holiday, weekend and second homes
RES 14	Minor non-substantive modification to policy.
New Policy	New policy introduced into the plan to require developers of residential sites in Sensitive Landscape Character Areas to support their proposals with a detailed design statement and landscape capacity evaluation.
RES 15	Minor non-substantive modification to clarify the policy.
RES 17	Minor non-substantive modification to clarify the policy.
New Policy	New Policy introduced into the plan to support new houses in the countryside which comprise essential staff accommodation for authorised rural developments.
New Policy	New Policy introduced into the plan requiring developers of residential Strategic Expansion Locations to prepare Master Plans for their proposed development sites.
RES 24	Minor non-substantive modification to clarify the policy, to reflect supplementary planning guidance and to state that the list of projects to which developer contribution will be directed are contained within new Appendix 5 of the plan. Removal of a previous note attached to the policy exempting Registered Social Landlords from making developer contributions.
RES 26	Minor substantive modifications to the policy requiring developers to reflect and respect the Council's Supplementary Planning Guidance on Affordable Housing when formulating their development proposals.
RES 27	Policy relating to high amenity housing developments deleted from the local plan, reflecting the fact that sites for high amenity housing are no longer identified in the plan.
RTC 1	Minor non-substantive modification to policy. Two new notes added to clarify the policy.
RTC 3	Policy combined with Policies RTC 4 and 12 and expanded to provide more

	detailed advice and guidance on the retention and change of use of existing retail and other Schedule 6 uses in town centres and other locations.
RTC 4	Policy deleted from the plan. The policy, together with Policy RTC12, has been incorporated into an expanded Policy RTC 3
New Policy	New Policy introduced into the plan to relate to development of gap and infill sites in town centre locations and the development, wherever possible, of aggregated small scale town centre sites in preference to the development of single large sites in out of town centre locations.
RTC 5	Minor non-substantive modification to clarify the policy.
RTC 6	Minor non-substantive modification to clarify the policy.
New Policy	New Policy introduced into the plan to relate to Schedule 6(i) developments in settlements without a defined town centre boundary
RTC 7	Minor substantive modification to policy to clarify that development of new convenience and comparison retail floor space in out of centre locations will be restricted to the types of development detailed in policy RTC 8 or to the sale of bulky goods.
RTC 8	Minor non-substantive modification to clarify the policy.
RTC 10	Minor non-substantive modification to clarify the policy.
RTC 11	Policy deleted from the plan to remove duplication with the expanded Policy RTC 7
RTC 12	Policy deleted from the plan. The policy, together with Policy RTC4, has been incorporated into an expanded Policy RTC 3
New Policy	New policy introduced into the plan to relate to the provision of water and sewerage infrastructure
CS 5	Minor substantive modification to policy to make reference to the development of public realm features and facilities being acceptable on areas of safeguarded open space. A new note added to clarify the policy as it relates to development on playing fields and sports pitches.
CS 6	Minor non-substantive modification to policy. A new note added to clarify the policy as it relates to development on playing fields and sports pitches.
New Policy	New policy introduced into the plan to relate to the redevelopment of sports pitches and playing fields.
New Policy	New policy introduced into the plan to relate to the development of renewable Energy developments in general terms. The new policy replaces policies CS10 and CS11 which have been deleted from the plan
CS 10	Policy deleted from the plan, having been incorporated into the new policy relating to new renewable energy developments.
CS 11	Policy deleted from the plan, having been incorporated into the new policy relating to new renewable energy developments.
CS 12	Minor non-substantive amendments made to the policy to avoid duplication with the new policy relating to new renewable energy developments.
CS 13	Minor non-substantive amendments made to the policy to include the full wording of structure plan policy ECON 7
CS 14	Amendment to the policy to state that contributions will be set at a standard rate of £2500 per megawatt of "installed capacity", not "energy produced" as the policy previously stated.
CS 15	New non-substantive Reason for Policy added
CS 16	Reason for Policy deleted from the plan and new Reason for Policy added
T 2	Minor non-substantive modification to policy.
T 3	Minor non-substantive modification to policy to require developers to meet the standards of the Council as Roads Authority. Removal of note exempting Registered Social Landlords from having to make developer contributions.
T 4	Minor non-substantive modification to policy.
T 6	Minor non-substantive modification to policy relating to developers being asked to meet the costs of monitoring Travel Plans and Transport Assessments

T 8	Minor non-substantive modification to policy.
T 9	Minor non-substantive modification to policy relating to diversion of footpaths as a result of a development, if required
ENV 13	Minor substantive modification to policy to refer to Regionally Important Geological and Geomorphological Sites (RIGS).
ENV 22	New note added to relate to development in functional flood plains
ENV 23	Minor non-substantive amendment to wording of Reason for Policy
ENV 24	Minor non-substantive modification to policy.
ENV 25	Minor non-substantive modification and rewording to clarify the policy.

Proposal No.	Main Changes to Proposals
New Proposal	New proposal included in the plan to relate to the development of new travellers' facilities at an appropriate location.
PROP 7	Proposal deleted to avoid duplication with new proposal for travellers' facilities
PROP 16	Minor amendment to wording of the proposal to reflect the Council's intentions to safeguard existing freight interchange facilities rather than to support their development as previously stated.
	New proposal included in the plan to reflect the Council's encouragement of an appraisal being carried out on the A76 strategic transport corridor.
PROP 21	Minor amendment to wording to reflect the Council's intentions to work with SEPA to establish and implement a Flood Management Strategy for East Ayrshire.
Recommendation No.	Main Changes to Recommendations
REC 6	Minor non-substantive modification to recommendation.
REC 7	Minor non-substantive modification to recommendation.
REC 8	Recommendation deleted to avoid duplication with other recommendations elsewhere in the local plan.
	New recommendation included in the plan to relate to the upgrading of Bellfield Interchange

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Settlement	Main Changes Proposed
Auchinleck	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Minor non-substantive modification made to the area of site 007B.
	Industrial site 007B reduced in size
	Former Highhouse Bings and playing fields at Auchinleck Academy designated as areas of safeguarded open space
Bellsbank	Minor non-substantive modification made through the deletion of last two sentences of fourth paragraph of the settlement profile.
Burnside	Minor non-substantive modification made through the deletion of the second paragraph of the settlement profile.

Catrine	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Minor non-substantive modification made to the area of sites 250H and 253B.
	New note attached to CATRINE 1 with respect to site 251H
	Minor substantive modification made to PROP 32 to delete reference to the development of a CARS scheme for Catrine Conservation Area
	Proposal PROP 34 split into two separate and distinct proposals
	Proposal PROP 35 to provide new playing fields to the rear of Catrine Primary School deleted from plan
Cronberry	Minor non-substantive modification made through the deletion of the second paragraph of the settlement profile.
Crookedholm	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Minor amendment made to settlement boundary at Ralstonyards Road
Crosshouse	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New note attached to CROSSHOUSE 2 with respect to sites 210M and 220M.
	Minor amendment made to extend the settlement boundary to include the steading at Holmes Farm
Cumnock	Substantive changes made to settlement profile to reflect the ongoing masterplanning process underway by the Prince's Foundation for the Built Environment at site 263H and the increase of the site's capacity from 330 to 700 units.
	Minor non-substantive modification made to settlement profile to delete reference to the provision of a new by-pass linking the A70 and A76 roads.
	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New note attached to CUMNOCK 1 with respect to sites 263H and 264H.
	Substantive change to CUMNOCK 1 with respect to site 263H. The capacity of the site has changed from 330 to 770. Change also to Note (ii) to reflect the change in capacity of site 263H and to state that 440 of the 770 units will be programmed for development post 2025.
	Minor non-substantive amendment made to note (v) attached to CUMNOCK 1 relating to 263H.
	Minor non-substantive modifications made to CUMNOCK 3
	PROP 36 deleted from the plan and replaced with a new proposal relating to the regeneration of Cumnock Town Centre and the Cumnock Conservation Area.
	New recommendation introduced into the plan relating to provision of new rail halt at Cumnock
	New recommendation introduced into the plan regarding the facilitation of Environmental Improvement Action Plans for Cumnock, Cumnock Town Centre, and Netherthird, Craigens and Skerrington.
	Amendments made to the boundary of the Cumnock Town Centre Regeneration Area.
	Playing fields at St Johns Primary School designated as an area of safeguarded open space.
Dalmellington	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Amendments made to the location of the extension to Dalmellington Cemetery.
Dalrymple	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.

	New note attached to DALRYMPLE 1 relating to site 277H
	Site 070H deleted from the plan
Darvel / Priestland	Minor non-substantive modification made to the second paragraph of Darvel Settlement Profile.
	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Drongan	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New note attached to DRONGAN 2 relating to site 294B
	New proposal introduced into the plan to reflect the Council's intentions to extend Drongan Cemetery.
	New cemetery extension identified on the Drongan local plan map
	Area of safeguarded open space at Craufurd Drive deleted from plan
	Area at Margaret Drain Avenue designated as an area of safeguarded open space.
Dunlop	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Fenwick and Laigh Fenwick	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Galston	Minor non-substantive modification made to the fourth paragraph of Galston Settlement Profile relating to Loudoun Castle Theme Park.
	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New proposal introduced into the plan to reflect the Council's intentions to extend Galston Cemetery.
	New cemetery extension identified on the Galston local plan map
	Playing fields at the new Galston Primary School designated as an area of safeguarded open space.
	Site 105M at Galston Roundabout reintroduced into the plan as a new miscellaneous development opportunity site.
	Settlement Boundary extended at Maxwood Road
Gatehead	Minor non-substantive modification made through the deletion of the second paragraph of the settlement profile.
Hollybush	Minor non-substantive modification made through the deletion of reference to the Skeldon Caravan Park
Hurlford	Minor non-substantive modification made through the deletion of the second paragraph of the settlement profile.
	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New proposal introduced into the plan to reflect the Council's intentions to investigate the possibility of extending Hurlford Cemetery.
	New cemetery extension identified on the Hurlford local plan map
	Minor non-substantive modifications made to REC11
	Area of land adjacent to the River Irvine designated as an area of safeguarded open space.
Kilmarnock	Minor non-substantive modification made to the second paragraph of the settlement profile.
	Modifications made to the list of services, facilities and initiatives to which

	developer contributions will be directed.
	Minor non-substantive modification made to Note (viii) attached to KILMARNOCK 1 to correct error.
	Note (x) deleted from KILMARNOCK 1 to correct previous error.
	Minor non-substantive modification made to Note (xi) attached to KILMARNOCK 1 relating to Sites 317H and 321H.
	New Note introduced into the plan regarding the preparation of Master Plans for sites 317H, 318H, 319H, 320H and 321H.
	Industrial Site 154B at Southhook Road deleted from the plan
	New miscellaneous development opportunity site introduced into the plan at the former Abattoir Site, Moorfield.
	Three new notes introduced into KILMARNOCK 2 of the plan regarding the preparation of Master Plans for sites 152B and 153B and relating to access provision to Site 153B.
	Minor modifications made to the wording of KILMARNOCK 3 and the new Abattoir site added to the proposal.
	Minor modifications made to the wording of KILMARNOCK 8 to recognise the potential of the site for the development of Schedule 6(i) uses.
	Minor non-substantive modifications made to the wording of KILMARNOCK 9
	New proposal introduced into the plan relating to the Council investigating the possibility of providing new park and ride facilities in Kilmarnock.
	New recommendation introduced into the plan relating to the establishment of new rail halts and park and ride facilities at Altonhill and Queens Drive.
	Area of Safeguarded Open Space at Northraig Reservoir deleted from the plan.
	The area of Safeguarded Open Space Area at Caprington Golf Course expanded
	Ten new areas at various locations designated as areas of Safeguarded Open Space.
Kilmaurs	Minor non-substantive modifications made to third paragraph of Kilmaurs settlement profile
	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Site 331H at Irvine Road deleted from KILMAURS 1. Site replaced with new site 362H at Crosshouse Road.
	Three new notes added to KILMAURS 1 relating to road improvements and creation of a new park and ride facility in association with site 362H and to Section 75 Agreements being required in association with those developments.
	Minor non-substantive modification made to proposal PROP 50.
	Minor non-substantive modification made to proposal PROP 51.
	Site 331H at Irvine Road deleted from the Kilmaurs proposals map and replaced with new site 362H at Crosshouse Road.
Knockentiber	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Logan and Lugar	Minor non-substantive modification made through the deletion of the last two sentences of the fourth paragraph of the Lugar settlement profile.
Lugton	Minor non-substantive modification made through the deletion of the last sentence of the settlement profile.
Mauchline	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Substantive modifications made to the settlement profile of Mauchline to reflect the Council's developer contributions strategy.
	Minor modifications made to the capacities and areas of sites identified in MAUCHLINE 1

	Site 335H at Station Road split into two separate sites with a new site 335H being created at Corrie Mains Farm.
	Minor modifications made note (ii) attached to MAUCHLINE 1
	Minor non-substantive modification made to recommendation REC 12
	Minor non-substantive modification made to recommendation REC 13
Moscow	Minor non-substantive modification made through the deletion of the second paragraph of the Moscow settlement profile.
Muirkirk	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Minor non-substantive modification made to note (i) of MUIRKIRK
	New proposal introduced into the plan to reflect the Council's intentions to extend Muirkirk Cemetery.
	New cemetery extension identified on the Muirkirk local plan map
New Cumnock	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Site 342H at Westland Drive deleted from NEW CUMNOCK 1. Site replaced with new site 365H at Mansfield Road.
	New Note introduced into NEW CUMNOCK 2 regarding flood risk to site 345B
	Recommendation REC 14 deleted from the local plan.
	Amendments made to the location of the extension to New Cumnock Cemetery.
Newmilns	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New Note introduced into NEWMILNS 2 regarding flood risk to site 348B
	Proposal PROP 60 deleted from the local plan.
	Site for the extension to Newmilns Cemetery deleted from the Newmilns map.
Ochiltree	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Patna	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Proposal PROP 63 deleted from the local plan.
	Site for the extension to Patna Cemetery deleted from the Patna local plan map.
Rankinston	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Sinclairston	Minor non-substantive modification made through the deletion of the last two sentences of the settlement profile.
Skares	Minor non-substantive modification made through the deletion of the last sentence of the second paragraph of the settlement profile.
Sorn	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New proposal introduced into the plan to reflect the Council's intentions to investigate the possibility of extending Sorn Cemetery.
	New cemetery extension identified on the Sorn local plan map
Stewarton	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	New Note introduced into STEWARTON 1 regarding the preparation of Master Plans for 354H, 355h and 356H.

	New proposal introduced into the plan to reflect the Council's intentions to prepare an upgrading and improvement scheme for the B778 Fenwick to Stewarton Road..
	New safeguarded open space areas identified on the Stewarton Local Plan Map at Stewarton Academy and Kilwinning Road
Waterside (Doon Valley)	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
Waterside (Fenwick)	Modifications made to the list of services, facilities and initiatives to which developer contributions will be directed.
	Settlement Boundary amended to include land to east of Main Road
Rural Area	New proposal introduced into the plan to reflect the Council's intentions to carry out a strategic assessment of a potential freight interchange facility at Barony (Auchinleck).
	Settlement Protection Area boundary expanded to south of Moscow and along both sides of the A77 / M77 to local authority boundary
	Rural Area Outwith Settlement Protection Area designation redefined as Rural Diversification Area.
	Sensitive Landscape Character Area boundary amended in the vicinity of Drongan
	New miscellaneous development opportunity site introduced into the plan at Loudoun Castle, recognising the potential of the area for the development of additional tourism and recreational based facilities.
	Miscellaneous Development Opportunity Site 326M at the Meadows, Galston deleted from the plan.