

**North Ayrshire Council
Proposed Local Development Plan**

**Part 3 - Action Programme, Infrastructure Schedule
& Schedule of Land Ownership**

April 2011



**NORTH AYRSHIRE
COUNCIL**

PROPOSED LOCAL DEVELOPMENT PLAN PART 3

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ACTION PROGRAMME

Delivering Development

Strategic Policy	No.	Action	Planning Milestones	Progress	Lead Partners/ Participants/ <i>Consultees</i>	Year
STRAT8 The Council Estate. The LDP will seek to maximise the efficiency of Council land assets. This will include optimising surplus Council land for the delivery of new development.	1	Preparation of Development Briefs for surplus Council assets (where required)	- Identification of surplus Council sites through re-allocation in the Proposed Plan - Preparation of Development Briefs	The Proposed Plan re-allocates Council sites where appropriate	- Asset Management Group - NAC Planning Services - NAC Estates - NAC Housing	2
	2	Update Montgomerie Park masterplan to encourage delivery in light of market conditions			- NAC Planning Services - NAC Estates - Consultant	1
STRAT9 Delivering Development. The Council, in conjunction with other stakeholders, will seek to proactively encourage appropriate development through engagement with landowners/developers and the identification of suitable mechanisms to help stimulate development activity. The delivery of key infrastructure development will also be supported.	3	- Investigate infrastructure requirements and mechanisms for delivery including costs and the distribution of cost	- Paramics Study completed. Further discussion with Roads and Transport Scotland. - Analysis of impact of LDP allocations on school rolls with Education - Analysis of impact of LDP with statutory consultees.	Infrastructure requirements schedule attached as Appendix 1 to Part 3 of Proposed LDP	- NAC Planning Services - NAC Roads - NAC Education - Transport Scotland - NHS - SW	1
		Devise proposals to stimulate physical development, enabling market recovery	- Monitoring of the market to determine when to implement mainland affordable housing policy (though it applies in all cases to new housing allocations identified in the LDP) - Investigate other options with stakeholders to stimulate physical development, enabling market recovery - Preparation of market recovery options paper		- NAC Planning Services - NAC Housing - RSLs - <i>NAC Finance</i> - <i>NAC Estates</i> - <i>Developers</i>	1
		Affordable Housing Build Programme	Identification of programme for development on both Council owned and private development sites		- NAC Planning Services - NAC Housing - RSLs - <i>NAC Finance</i> - <i>NAC Estates</i> - <i>Developers</i>	1
STRAT4 Economic Development. Priority projects including Hunterston and the Ardeer Energetics Cluster will be safeguarded and facilitated by the Plan. The LDP will promote employment elsewhere through a more flexible approach to uses while safeguarding key sites.	4	Respond to tourism feasibility study	- Review land use allocations and policies in the context of agreed outputs of study		- NAC Planning Services	2
	5	Prepare further Supplementary Guidance for Hunterston with regard to NPF2 and National Renewables Infrastructure Plan	- Preparation of Supplementary Guidance to provide a framework for: (i) proper planning of the Hunterston area for national developments; (ii) integrated manufacturing of renewables; (iii) potential for a wind turbine test site; and, (iv) consideration of individual and cumulative impacts arising (e.g. on environment and infrastructure).		- NAC Planning - Scottish Government - Scottish Enterprise - Clydeport - Transport Scotland - NAC Infrastructure & Design (Roads)	1
	6	Input into application for funding from Nuclear Decommissioning Authority.			- NAP Planning, Economic Development - IBRC	1

Regeneration

Strategic Policy	Settlement	No	Action	Planning Milestones	Progress	Lead Partners/ Participants/ <i>Consultees</i>	Year
<p>STRAT3 Regeneration. New development will be concentrated on areas of regeneration priority, with the work of IBRC and regeneration within the Garnock Valley supported. There will be a focus on Town Centres, including safeguarding of the long term redevelopment potential of the Rivergate Centre.</p>	Irvine	7	Implementation of Irvine Conservation Area Regeneration Scheme	<ul style="list-style-type: none"> - Upgrading of interior and exterior of Trinity Church including spire works - Preparation for Small Grants Scheme implementation - Review of potential for Article 4 Directions for Irvine Conservation Area 	Funding secured from Historic Scotland.	<ul style="list-style-type: none"> - NAC Planning - NAC Economic Devt. - Historic Scotland - Landowners 	1
		8	Facilitate Bridgegate House refurbishment including public realm improvements	<ul style="list-style-type: none"> - Provide planning advice as required 			1
		9	Facilitate delivery of Irvine Beach Park development	<ul style="list-style-type: none"> - Provide planning advice, including input to development of masterplan 	Site identified in the LDP	<ul style="list-style-type: none"> - IBRC - NAC Planning Services - Developer 	1
		10	Study of River Irvine Corridor	<ul style="list-style-type: none"> - Confirm ownership, development opportunities, constraints 		<ul style="list-style-type: none"> - NAC Planning - Landowners 	1-2
	3 Towns	11	Facilitate delivery of Ardrossan North Shore, Marina and Harbour Offices development	<ul style="list-style-type: none"> - Provide planning advice, including input to development of masterplan 	Site identified in the LDP	<ul style="list-style-type: none"> - IBRC - NAC Planning Services - Clydeport 	1
	Garnock Valley	12	Improvements to Wilson Street, Beith	<ul style="list-style-type: none"> - Ownership investigation - Consultation with stakeholders - Feasibility study for redundant buildings - Target specific properties for interim improvement/restoration/redevelopment 		<ul style="list-style-type: none"> - NAC Planning - Landowners - NAC Economic Devt. 	1-2
		13	Input to Beith Town Centre Regeneration Scheme	<ul style="list-style-type: none"> - Input at Research Study stage - Provision of planning advice thereafter 	Research study to be commissioned during 2011, incorporating consultation with local community, businesses and assessing town centre performance.	<ul style="list-style-type: none"> - NAC Economic Devt. - NAC Planning Services - Community - Local Businesses 	1
		14	Promote redevelopment of former Gasworks Site, Braehead, Dalry	<ul style="list-style-type: none"> - Consultation with stakeholders - Update Development Brief - Investigate funding options to facilitate redevelopment 		<ul style="list-style-type: none"> - NAC Planning - Landowners 	1-2
		15	Promote redevelopment of site at Smith Street, Dalry	<ul style="list-style-type: none"> - Consultation with stakeholders - Preparation of feasibility option study - Implementation 		<ul style="list-style-type: none"> - NAC Planning - NAC Economic Devt. - Landowners 	1-2
		16	Promote redevelopment of land incorporating Stoneyholm Mill, Police Station site and car park, Kilbirnie	<ul style="list-style-type: none"> - Consultation with stakeholders - Preparation of feasibility option study - Implementation 		<ul style="list-style-type: none"> - NAC Planning - NAC Economic Devt. - Landowners - Strathclyde Police 	1-2
		17	Promote redevelopment of	<ul style="list-style-type: none"> - Consultation with stakeholders 		<ul style="list-style-type: none"> - NAC Planning 	1-2

			former Somerfield, Kilbirnie	- Preparation of feasibility option study - Implementation		- NAC Economic Development - Landowners	
	North Coast	18	Input to Largs Town Centre Regeneration Scheme	- Input at Research Study stage - Provision of planning advice thereafter	Research study to be commissioned during 2011, incorporating consultation with local community, businesses and assessing town centre performance. This will shape the outcomes for the scheme	- NAC Economic Devt. - NAC Planning - Community - Local Businesses	1

Transport

LDP Reference	No.	Action	Planning Milestones	Progress	Lead Partners/ Participants/ <i>Consultees</i>	Year
STRAT7 Links to Glasgow City and Ayrshire. The Council will support and pursue: - A737 and A78 improvements including both committed projects and longer term aspirations for improvement to better the economic prospects of North Ayrshire; - Park and Ride provision, improved links between public transport services; and - Strategic rail improvements	19	Target delivery of A737 bypass east of Dalry	- Input to lobbying strategy	The layout for the route has been confirmed with Transport Scotland. No funding or timescale commitments as not identified as 1 st phase priority from the Strategic Transport Project Review	- NAC Economic Development - NAC Planning - Transport Scotland - Scottish Government	1
	20	Investigate options to mitigate Stevenston Rail Crossing closures	- Secure/agree funding for joint option appraisal - Instruction of option appraisal		- NAC Infrastructure & Design (Roads) - NAC Planning - Network Rail - SPT - Transport Scotland	2
	21	Investigate potential for re-opening of rail link between Irvine and 3 Towns	- Protection of line in LDP from adverse effects from future development - Input to feasibility study	NAC Roads have applied for SPT funding to conduct a feasibility study into re-opening rail link	- NAC Infrastructure & Design (Roads) - NAC Planning - Network Rail - SPT - Transport Scotland	1-2
Policy PI 1E Public Transport Connections in Irvine	22	Preparation of Public Transport Interchange (Irvine) Study to identify areas of connectivity improvement (led by NAC Roads)	- Input to study (planning advice) (link to replacement Magnum Centre)	NAC Roads have secured funding for the study.	- NAC Infrastructure & Design (Roads) - NAC Planning - SPT - Operators	1-2
	23	Preparation of parking study for Irvine	- Input to study (planning advice)		- NAC Infrastructure & Design (Roads) - NAC Planning	1

Infrastructure

Strategic Policy	No.	Action	Milestones	Progress	Lead Partners/ Participants/ <i>Consultees</i>	Year
STRAT9 The delivery of key infrastructure development will also be supported.	24	Delivery of Replacement Garnock Academy campus	- Planning input to site selection process - Preparation of Development Brief	Consultation period on proposals closed March 2011.	- NAC Education - NAC Planning	1

	25	Delivery of replacement Magnum Centre	- Planning input to site selection process - Advice on design (with reference to Town Centre/Neighbourhood Design Guidance) & delivery	Townhouse identified as the preferred site.	- NAC Education - IBRC - NAC Planning	1-2
	26	Deliver priority components of Kilbirnie, Glengarnock and Dalry Flood Protection Scheme	- Remove flood risk as a constraint to physical regeneration of key town centre sites		- NAC Infrastructure & Design (Flooding) - NAC Planning - SEPA - Scottish Government - Mouchel (consultant)	1

Programme of Supplementary Guidance

LDP Link	No.	Action	Progress	Lead Partners/Participants/Consultees	Year
STRAT3 Regeneration	27	Preparation of Supplementary Guidance: Developer Contributions	Identification of infrastructure Requirements of Sites	- NAC Planning Services - Developers	1
DM Statement- Housing	28	Preparation of Supplementary Guidance: Residential Development Standards		- NAC Planning - NAC Roads - Developers	1
DM Statement- Infrastructure	29	Preparation of Supplementary Guidance: Open Space Incorporating the Green Network		- NAC Planning - NAC Streetscene Services - CSGN Partnership - AJPU - Sportscotland	1
DM Statement- Infrastructure	30	Preparation of Supplementary Guidance: Drainage, SUDS & Flooding		- NAC Planning - Scottish Water - SEPA	1
DM Statement- Infrastructure	31	Preparation of Supplementary Guidance: Climate Change		- NAC Planning	2
DM Statement- Infrastructure	32	Preparation of Supplementary Guidance: Waste Management		- NAC Planning - NAC Streetscene Services - SEPA	2
DM Statement- Town Centres & Retailing	33	Preparation of Supplementary Guidance: Hot Food Takeaways		- NAC Planning	2
DM Statement- Natural Environment	34	Preparation of Supplementary Guidance: Outdoor Access		- NAC Planning	2

Programme of Development Briefs

LDP Link	No.	Action	Progress	Lead Partners/Participants/Consultees
DM Statement Housing	35	VARIOUS SITES TBC – Infrastructure Schedule contains some principles of development.		- NAC Planning Services - Developers

INFRASTRUCTURE SCHEDULE

Irvine Bay

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
Tournament Park, Irvine	Castlepark Primary, St Mark's Primary and Irvine Royal Academy can accommodate proposed development.	<p>Study into cumulative impact upon the Redburn Interchange, Eglinton roundabout and associated link roads. Solution to involve provision of right turn on northbound road to Kilwinning from Redburn Roundabout, to allow access to Eglinton Interchange.</p> <p>Secondary access route to be provided by development of 250th unit.</p> <p>Proposed Core Path IK50 requires to be constructed through the site.</p>	Potential Drainage constraint. Drainage Impact Assessment.	<p>Link between residential use and new employment provision as proposed (upgraded road serving employment area and new build office building) to be secured through phasing plan and business plan.</p> <p>Retail development to be in line with policy TC5, serving local need.</p> <p>Masterplan or Development Framework to consider the contribution the site may make to other strategic uses and links to the adjacent Ayrshire Central Hospital site.</p>
North Newmoor	Glebe Primary, St John Ogilvie Primary and Greenwood Academy can accommodate proposed development.	<p>Study into cumulative impact upon the Stanecastle Roundabout. Analysis of Hill and Newmoor roundabouts.</p> <p>Improved pedestrian access links to local school provision including upgrade of underpass under Manson Road and associated path network.</p> <p>Improved access across B7080 (Long Drive) and A78 to improve connectivity to adjacent areas and provide safer routes to school.</p>	<p>Potential Drainage constraint. Drainage Impact Assessment</p> <p>Flood Risk Assessment. Care home should be protected against the 1 in 1000 year event.</p>	<p>Link between residential use and new employment provision as proposed to be secured through phasing plan and business plan. Employment provision to allow for retention of existing employers on site or with their agreement relocation to appropriate premises and terms to them within Irvine.</p> <p>Retail development to be in line with policy TC5, serving local need.</p>
Middleton Road, Perceton	Lawthorn Primary, St John Ogilvie Primary and Irvine Royal Academy can accommodate proposed development.	<p>Study into cumulative impact upon the Stanecastle Roundabout. Analysis of Hill and Newmoor roundabouts.</p> <p>Requirement for traffic calming on Middleton Road given proximity of corner to east, and junction with B769.</p> <p>Bus stop required on Middleton Road.</p>	Flood Risk Assessment	<p>Limit on density of 8 units per acre on a minimum of 50% of the sites net developable area, and 4 units per acre on an additional 20% of the sites NDA.</p> <p>Development limited to area identified within representation and to exclude area of prime quality agricultural land/SSSI.</p> <p>Design to consider relationship of development with Conservation Area.</p>
Perceton House, Irvine	Annick Primary, St John Ogilvie Primary and Irvine Royal Academy can accommodate proposed development.	Study into cumulative impact upon the Stanecastle Roundabout. Analysis of Hill and Newmoor roundabouts.		Developable area to exclude areas which are required to preserve the setting of the listed building, and designed gardens (indicative area illustrated on proposals maps).

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
				Hotel/leisure use also appropriate.
North Gailes, Irvine	Loudon Montgomery Primary, St Mark's Primary and Irvine Royal Academy can accommodate proposed development.	Access via existing junction on Ayr Road. Bus stop required on Ayr Road.	Flood Risk Assessment	Development brief. To confirm limitation of extent of development to that across Ayr Road, and to west to be limited and relate to, rather than back on to the golf course. Retention of trees within site. Link between residential development and leisure proposals (golf course, driving range) to be secured. Max density of 8 units per acre (net).
Irvine Harbourside	Loudon Montgomery Primary, St Mark's Primary and Irvine Royal Academy can accommodate proposed development.	Transport requirements in line with consent 09/00690/PP, including distributor road, enhanced or subsidised bus service and visitor parking.	Conditions of consent 09/00690/PP including works to harbour wall.	Development in line with terms of planning consent 09/00690/PP.
Former Ayrshire Metal Products, Irvine	Loudon Montgomery Primary, St Mark's Primary and Irvine Royal Academy can accommodate proposed development.	Incorporate access to and along river Irvine.	Flood Risk Assessment	Acceptable uses to include residential, office, hotel/leisure.
Springside Farm, Springside	Springside Primary, St John Ogilvie Primary and Greenwood Academy can accommodate proposed development.	Adjacent to Core Path IK18 and links to be provided. Traffic calming on Overtoun and Station Road. Analysis of Overtoun and Crosshouse road junction.	Flood Risk Assessment	Structure planting in advance of future phases of development to west.
West Byrehill, Kilwinning	St Luke's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. Pennyburn Primary and Kilwinning Academy can accommodate proposed development.	Study into cumulative impact upon the Pennyburn Roundabout. Analysis to include junction of Whitehirst Park Road and A738, and junction of Dalry Road (A737) and Byres Road (A738). Secondary access to be provided prior to the development of 250th residential unit. Existing routes linking Pennyburn Road and Byrehill Drive to be linked to development.	Culvert of Penny Burn to be opened within application site. Flood Risk Assessment	Link between residential development and new and improved employment provision at South Newmoor as proposed to be secured through phasing plan and business plan. Retail development to be limited in scale in line with policy. Retention of boundary landscaping.
Nethermains, Kilwinning	Blacklands Primary, St Winnings Primary and Kilwinning Academy can accommodate proposed	Analysis of Nethermains Road and A78 junction.	Flood Risk Assessment	Consider developable area through Flood Risk Assessment.

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
	development.	Links with Core Path IK27 and IK23 pass through the site required.		Any development to relate to and overlook adjacent open space. Development to retain and enhance landscaping at sites' southern boundary.
Longford Avenue, Nethermains, Kilwinning	Blacklands Primary, St Winnings Primary and Kilwinning Academy can accommodate proposed development.	Analysis of Nethermains Road and A78 junction.	Flood Risk Assessment not required- flood risk can be examined as part of the overall Drainage Assessment.	
Mossculloch Farm, Kilwinning	Corsehill Primary, St Winning's Primary and Kilwinning Academy can accommodate proposed development.	Analysis of Bridgend Lane and Main Street junction.		Limit on density of 8 units per acre on a minimum of 50% of the sites net developable area, and 4 units per acre on an additional 20% of the sites NDA.
Ardrossan Harbour	St Peter's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. Winton Primary and Ardrossan Academy can accommodate proposed development.	Transport Assessment to determine on and off-site road improvements. Study into cumulative impact upon the Pennyburn roundabout. Proposed Core Path TT17 (Ayrshire Coastal Path) within site. Provision of links to town centre.		Allocated for a comprehensive masterplan approach in line with the definition provided by the LDP. Acceptable uses include residential, leisure, local retail, café, operations in support of the marina, offices and hotels.
Kerelaw, Stevenston	Glencairn Primary, St John's Primary and Auchenharvie Academy can accommodate proposed development.	Study into cumulative impact upon the Pennyburn roundabout. Analysis of Kerelaw road between site and Pennyburn via Hawkhill.	Flood Risk Assessment Access statement.	Development to be in line with terms of approved development brief. Consideration of land to south.
Kerelaw Stevenston	Glencairn Primary, St John's Primary and Auchenharvie Academy can accommodate proposed development.	As above. Site to enable any improvements to Kerelaw Road required in relation to development site to north.	Flood Risk Assessment	
Sharphill, Saltcoats	Dykesmains Primary, St Anthony's Primary and Ardrossan Academy can accommodate proposed development.	Study into cumulative impact upon the Pennyburn Roundabout. Development to facilitate access to development site to west.		Enabling link to new employment provision through phasing plan and business plan.
Sharphill, Saltcoats	Dykesmains Primary, St Anthony's Primary and Ardrossan Academy can accommodate proposed development.	Study into cumulative impact upon the Pennyburn Roundabout. Access road connecting Dalry Road with Burns Avenue required.	Flood Risk Assessment	Structure planting to north of site. Masterplan to consider integration with existing development and proposal to east, to include central open space. Provision of open space to serve the development not acceptable below pylons.

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
				Retail development to be limited in scale in line with policy TC5.
Montgomerie Street, Ardrossan	St Peter's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. Winton Primary and Ardrossan Academy can accommodate proposed development.	Development to facilitate access to Ardrossan Harbour site to west.		To consider integration with existing development and the former Shell site.
Ardeer	Ardeer Primary, St John's Primary and Auchendarvie Academy can accommodate proposed development.	Requirement for access to be provided via Lundholm Road to west of site. Access from east at First Avenue not acceptable.		Landscape treatment to sites eastern boundary to provide separation with industrial area via the relocation of existing landscaping bunds. Link between residential development and new employment provision as proposed to be secured through phasing plan and business plan.
Land at Hazelgrove (Redstone)	Corsehill Primary, St Winning's Primary and Kilwinning Academy can accommodate proposed development.			Affordable Housing.
Corsehillhead, Kilwinning	Corsehill Primary, St Winning's Primary and Kilwinning Academy can accommodate proposed development.			Affordable Housing.

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
North Coast				
Brisbane Glen Road, Largs	Brisbane Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	Analysis of junctions on to Greenock Road and on town centre.	Drainage Impact Assessment in association with other development site. Flood Risk Assessment. Potential upgrade to the existing culvert may be required.	
Noddsdale Meadow, Largs	Brisbane Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	Analysis of junctions on to Greenock Road and on town centre. Footbridge across River at agreed point. Analysis of capacity of bridge for additional residential and construction traffic.	Drainage Impact Assessment in association with other development site. Flood Risk Assessment will be required. No housing development backing on to the floodplain (as in the existing development adjacent).	
Ardrossan Road, Seamill	St Peter's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. West Kilbride Primary and Ardrossan Academy can accommodate proposed development.	Analysis of cumulative impact on junction of Chapelton Road and A78. Access to A78 via existing junction, site access on to Chapelton Road.		
Lawhill Farm, West Kilbride	St Peter's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. West Kilbride Primary and Ardrossan Academy can accommodate proposed development.	Principal access via Ardrossan High Road requires improvement. Additional access from Highthorne/Crawford Avenue. Footpath links to town centre va Law Brae and other routes. Analysis of cumulative impact on junction of Chapelton Road and A78.	Flood Risk Assessment	Development not to exceed 110m contour. Provision of open space to serve the development not acceptable below pylons. Site incorporates specific affordable housing allocation.

Site	Education	Transport	Water/Drainage/Flooding	Other Requirements
Ardrossan High Road, West Kilbride	St Peter's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. West Kilbride Primary and Ardrossan Academy can accommodate proposed development.	Development to facilitate improved access to Lawhill Farm site. Analysis of cumulative impact on junction of Chapelton Road and its junction with A78 required.		
Southannan Estate, Fairlie	Fairlie Primary, St Mary's Primary and Largs Academy can accommodate proposed development.		Flood Risk Assessment	Site covered by Tree Preservation Order. Survey of trees required prior to development and report on any trees proposed to be felled. Maximum of 4 units on the site.
Land to East Golf Course Road, Skelmorlie	Skelmorlie Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	Two road accesses required, through Hillview and Golf Course Road. Pedestrian/cycle route connecting to site at Skelmorlie Golf Club.	Flood Risk Assessment	
Land at Skelmorlie Golf Club	Skelmorlie Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	Access to be taken through land to west. Pedestrian/cycle route connecting to site east of Golf Course Road.	Flood Risk Assessment	
Alexander Avenue, Largs	Brisbane Primary, St Mary's Primary and Largs Academy can accommodate proposed development.	Analysis of junctions on to Greenock Road and on town centre.		
Lawhill Farm, West Kilbride	St Peter's Primary capacity issue given development of site. Solution to involve developer contribution to extended facility. West Kilbride Primary and Ardrossan Academy can accommodate proposed development.	Development to facilitate improved access to Lawhill Farm site. Analysis of cumulative impact on junction of Chapelton Road and its junction with A78 required.	Flood Risk Assessment (as part of wider development).	Development not to exceed 110m contour line. Site incorporates specific affordable housing allocation.

Garnock Valley

Site	Education	Transport	Water	Additional Requirements
Blairland Farm, Dalry	<p>Dalry Primary capacity issue given development of site. Solution to involve developer contribution to extended facility.</p> <p>St Palladius Primary and Garnock Academy can accommodate proposed development.</p>	<p>Widened section of footway between Bridgend Lane and East Kirkland.</p> <p>Bend at East Kirkland to be widened and forward visibility improved with the addition of a widened footway on north of road. Footpath links to existing path networks to be retained/integrated.</p> <p>Analysis of width of the span bridge over river.</p>	Flood Risk Assessment	<p>Landscaped buffer will be required given proximity to safeguarded route for Dalry bypass.</p> <p>Planting to south and west to offset visual impact considerations.</p>
Lomond Castings, Dalry	<p>Dalry Primary capacity issue given development of site. Solution to involve developer contribution to extended facility.</p> <p>St Palladius Primary and Garnock Academy can accommodate proposed development.</p>	<p>Accommodation of private road access which dissects the site.</p> <p>Links to the Core Path network to be provided.</p>	Flood Risk Assessment - previous work has been undertaken which may be accessed and updated.	Gateway feature as part of development.
West Bankside, Kilbirnie	<p>Glengarnock/Moorpark Primary capacity issue given development of site.</p> <p>St Bridget's Primary and Garnock Academy can accommodate proposed development.</p>	<p>Foot and cycle links to be provided to Core Path and School Road.</p> <p>Traffic calming on Largs Road, off site improvements to School Road.</p>	Flood Risk Assessment	<p>Establishment of a Regeneration Fund (details to be agreed)</p> <p>Provision of substantial landscaped buffer on western boundary. Landscaping to tie in with existing mature woodland.</p> <p>Units at boundary with Largs Road to face onto Largs Road and reflect building line of existing development</p> <p>Units at boundary with School Road to face onto School Road and reflect existing building line</p>
Garnock Academy, Kilbirnie (site of)	<p>Glengarnock/Moorpark Primary capacity issue given development of site.</p> <p>St Bridget's Primary and Garnock Academy can accommodate proposed development.</p>	<p>Off site road improvements to School Road (details to be agreed).</p> <p>Potential for new bridge access to Milton Road.</p>	Flood Risk Assessment	

Lochshore, Glengarnock	Glengarnock Primary, St Bridget's Primary and Garnock Academy can accommodate proposed development. Balance of site will require additional non denominational Primary provision.	IDS (Roads) to be consulted on masterplan design. Indirect link through the site from A760 to Glengarnock to be provided.	Flood Risk Assessment	Content and exact boundaries of masterplan to be agreed. Establishment of a Regeneration Fund (details to be agreed). Proposed to include requirement to cross subsidise residential receipts to consolidation/rationalisation of Lochshore South.
Garnock View Glengarnock	Glengarnock Primary, St Bridget's Primary and Garnock Academy can accommodate proposed development.		Flood Risk Assessment	Must be considered as part of overall Lochshore masterplan.
Beith Road, Longbar	Glengarnock Primary, St Bridget's Primary and Garnock Academy can accommodate proposed development.	Realignment of B777 at junction with Sharon Street may be required. Footpath upgrades required on B777 and links to be provided as shown on layout plan.		Significant landscaped area to assist transition from rural to urban environment. Gateway feature to be provided.
Auldlea Road, Beith	Beith Primary, St Bridget's Primary and Garnock Academy can accommodate proposed development.	Principal access from Auldlea Road. Off site traffic calming will be required.	Flood Risk Assessment	Wetland corridor along route of burn. Landscape planting to ensure no impact on setting of Woodside House and Lodge.

SCHEDULE OF LAND OWNERSHIP

SITE ADDRESS	POLICY/PROPOSAL
Ardrossan Harbour & Former Shell Site, Ardrossan	RES2/RES9/TOU3(b)
Princes Street, Ardrossan	Change of Land Use Business & Industry to Town Centre/Retailing - TC1
Land to West of Auldlea Road, Beith	RES2
Reform Street, Beith	PI11
Reform Street/King's Road, Beith	Change of Land Use Town Centre/Retailing to Housing
Cladach, Brodick	TOU3(e)
Montrose House, Brodick	RES4
Dalry Bypass, Dalry	PI2
Roche Way/Townend Street/Smith Street, Dalry	Change of Land Use from Town Centre/Retailing to Open Space/Housing
Church Street, Irvine	IND5/RES2
Fencedyke Primary School, Irvine	RES4
Irvine Beach Park, Irvine	TOU3(a)
Harbourside, Irvine	RES2
John Galt Primary School, Irvine	RES4
Knadgerhill Cemetery Extension, Irvine	PI12
Lamont Drive, Irvine	TC3(c)
North Newmoor, Irvine	IND5
Perceton House, Irvine	RES2
Riverway Commercial Centre, Irvine	TC3(a)
Former Dye Works, Muirend Street & Supermarket, Townhead, Kilbirnie	Change of Land Use Town Centre/Retailing to Housing
Garnock Academy, Kilbirnie	RES2
Land adjacent to Mosscolloch	PI12 & Longer Term Growth Area
Corsehillhead, Kilwinning	RES4
Dovecot Lane, Kilwinning	Change of Land Use Business & Industry to Housing
Nethermains, Kilwinning	IND3/IND5
West Byrehill, Kilwinning	IND5/RES2
Alexander Avenue, Largs	RES4
Yacht Haven, Largs	TOU3(d)
Cemetery Extension, Lochranza	PI12
Sharphill, Saltcoats	IND3/IND5
Springside Farm, Springside	RES2
Kerelaw Glen/Former Kerelaw School, Stevenston	RES2
Drummilling Road, West Kilbride	PI12