

**North Ayrshire Council
Proposed Local Development Plan**

**Social and Economic Report: Local Development Plan
Adoption Statement**

April 2011



**NORTH AYRSHIRE
COUNCIL**

North Ayrshire Council
Social and Economic Report: Local Development Plan Adoption
Statement

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LOCAL DEVELOPMENT PLAN: ECONOMIC and SOCIAL REPORT – ADOPTION STATEMENT

Introduction

North Ayrshire Council's Local Development Plan's (LDP's) Main Issues Report, its accompanying Environmental Report, together with a Social-Economic report were published in January 2010. The public consultation on these ran for eight weeks. There were no responses to the social and economic reports.

Because there is a statutory requirement to undertake an environmental assessment of the LDP, through the Environmental Assessment (Scotland) Act 2005, the social and economic reports were prepared to ensure a balance of all sustainability considerations; maximising the opportunities for North Ayrshire's Community, Economy and Environment in an equal manner.

This report now updates on the Social and Economic effects on implementation of the LDP. It outlines how the proposed plan has taken account of the Social and Economic reports that was prepared for the Main Issues Report; a pre-"post-adoption statement" or, in other words, a Social and Economic "Adoption Statement".

This report is presented in three parts. Part One considers the Economic assessment and Part Two for the Social. Both provide statements about how economic and social challenges and opportunities for the main issues have been taken into account in the proposed plan.

Part three highlights the review of policies carried over from the current local plans for Arran and North Ayrshire (excluding Arran). These were not previously included in the previous social and economic reports as it was expressed that they were not considered as main issues or key areas of change. However during their review, such policies had potential for small amendments and consolidation. Part three highlights how social and economic objectives were used to assess those policies and any changes made as a result of this.

PART I: ECONOMIC LDP ADOPTION STATEMENT

Chapter E1: New Uses for Old Sites

The economic report, prepared to inform the LDP Main Issues report, identified economic challenges and opportunities – the economic objectives – for the LDP topic of “New Uses for Old Sites”; this topic was the key area of change with respect to the Proposed-Plan Chapter “Employment land”. Table 1.1 demonstrates how these economic objectives have been taken into account for the preparation of the proposed LDP.

Table E1.1 How the Economic Objectives for “New Uses for Old Sites” have been Taken into Account for the Proposed LDP

	Economic Objective	Comment	Score (-3 to +3)
E1.1.1	Define the retained employment land.	No change in policy approach. Preferred option carried forward, in seeking to define acceptable uses for each site retained in the employment land supply.	3
E1.1.2	Prioritise the key regeneration sites.	No change in policy approach. Preferred option carried forward, in seeking to prioritise proposed residential development sites in terms of their regeneration benefit, including consideration of brownfield or surplus employment land.	3
E1.1.3	Identify opportunities, including office stock, for remaining sites to maximize a) economic flow & b) employment opportunities.	Sites have been identified as mixed use employment areas, with intention of securing economic benefit through enabling development from alternative uses, thus facilitating activity on retained employment land.	1
E1.1.4	Identify opportunities for new employment land allocations, where a shortfall is identified.	No shortfall in employment land allocations has been identified, although there is an aspiration to provide general industrial land within the North Coast to test demand, and capitalise on the National Development designation at Hunterston. Further investigation will be undertaken in relation to a proposal at Southannan which would provide opportunities for general industry.	1

Chapter E2: The Future of Our Town Centres

The economic report, prepared to inform the LDP Main Issues report, identified economic challenges and opportunities – the economic objectives – for the LDP topic of “The Future of Our Town Centres”; this topic was the key area of change with respect to the Proposed-Plan Chapter Town Centres and Retailing. Table E2.1 demonstrates how these economic objectives have been taken into account for the preparation of the proposed LDP.

Table E3.1 How the Economic Objectives have been Taken into Account for the Proposed LDP

	Economic Objective	Comment and	Score (-3 to +3)
E 2.1.1	Promote Irvine as the primary shopping centre and safeguard its long term potential for improvement	This has been carried forward by the identification of Irvine as the primary centre within a two tier hierarchy. In addition, the promotion of Irvine is reflected in the Vision Statement, while the potential for expansion of the Rivergate Centre in the long term has been recognised by an extension of the town centre boundary.	3
E 2.1.2	Increase residential use within or close to town centres	This has been carried forward through the use of criteria in selecting residential land allocations, with proximity to town centres a key element.	3
E 2.1.3	Promote new retail, commercial & leisure uses within town centres.	Policy and proposals map allows for such uses within town centre boundaries. Amendment to proposals map allows for proposed development of superstore by Sainsbury at Ayr Road.	2
E 2.1.4	Review town centre boundaries to encourage & maximise investment.	Boundaries have been reviewed, in some cases to enlarge (Irvine, Ardrossan) and in some cases to contract the town centre boundary (Kilbirnie, Beith, Dalry).	3
E 2.1.5	Improve accessibility.	No change in policy approach at this stage. Scope for engagement with other stakeholders (for example Roads Service and SPT) to improve accessibility. To be taken forward as part of Action Programme.	1
E 2.1.6	Improve the quality of the physical realm.	No change in policy approach, although Action Programme will take forward Conservation Area Regeneration scheme in Irvine, and Town Regeneration Plans for all mainland town centres.	1.5

Chapter E3: Rural, Coast and Island Development

The economic report, prepared to inform the LDP Main Issues report, identified economic challenges and opportunities – the economic objectives – for the LDP topic of “Rural, Coast and Island Development”; this does not have its own chapter within the proposed plan. Rather it is absorbed throughout all of the plan. Table E3.1 demonstrates how these economic objectives have been taken into account for the preparation of the proposed LDP.

Table E3.1 How the Economic Objectives have been Taken into Account for the Proposed LDP

	Economic Objective	Comment and	Score (-3 to +3)
E3.1.1	Support regeneration initiatives	The Proposed Plan supports the general approach to regeneration contained within the MIR. The coastal classifications assist the delivery of regeneration initiatives. This includes potential for allocation of areas for tourism improvement and other development.	2
E3.1.2	Identify and Safeguard access priorities	This objective is largely delivered via infrastructure policy.	3
E3.1.3	Address design and development issues at coast by redefining zoning of coastal.	Supplementary Guidance for rural and coastal areas has been produced, aiming to raise design standards in such locations. The Proposed Plan continues with undeveloped, isolated and development as the definition of the coast. General policy, as set out in the Development Management Statement of the Proposed Plan, requires development to have regard to the access, character and appearance of the area in which it is proposed.	3
E3.1.4	Support improvement to public transport and identified national and local transport initiatives	The plan contains a recommendation to undertake a study into public transport interchanges in Irvine in conjunction with other stakeholders such as SPT, operations and Infrastructure & Design Services (Roads).	2

E3.1.5	Support enabling development which addresses contamination and mine-working blight.	Score remains the same. The Proposed Plan supports the redevelopment and decontamination of brownfield sites, particularly within settlements, through site allocations and associated policy. However there is a lack of information to what extent such contamination and mine-working blight exists.	0
E3.1.6	Safeguard infrastructure priorities	This relates to the Central Scotland Green Network (CSGN) and Hunterston, as national developments in National Planning Framework II; and The National Renewables Infrastructure Programme (NRIP). The CSGN has still to be developed and shall be the subject of supplementary planning guidance. The other priorities have been safeguarded.	2

Chapter E4: How Much Housing and Where

The economic report, prepared to inform the LDP Main Issues report, identified economic challenges and opportunities – the economic objectives – for the LDP topic of “Rural, Coast and Island Development”. Table E5.1 demonstrates how these economic objectives have been taken into account for the preparation of the proposed LDP.

Table E4.1 How the Economic Objectives have been Taken into Account for the Proposed LDP

	Economic Objective	Comment and Score (-3 to +3)
E 4.1.1	Maintain the high quality environmental image and attractiveness of certain areas of North Ayrshire, North Coast and Arran, and enhance other areas.	No change in policy approach from MIR. Score remains 2. Factors such as landscape value and visual impact have been considered in selecting new housing allocations. The Plan also maintains the policy of proper landscaping in and around new development to improve integration and provide setting.
E 4.1.2	Develop design guidance relevant to local areas.	Design guidance prepared for rural housing, town centres, residential and coastal areas. Score raised to 3.
E 4.1.3	Support and encourage the provision of physical and social infrastructure (including shopping and leisure facilities) to support and attract inward housing investment.	No change in policy approach from MIR. Score remains 1. The provision of new infrastructure, over and above that required as a direct result of new development, is primarily market led. Appropriate provision has been made for known projects, such as cemetery sites and new schools.
E 4.1.4	Identify ‘easy to develop sites’ to maximize the economic benefit for North Ayrshire and its citizens; develop search criteria.	Search criteria have not been developed for ‘easy to develop sites’, although constraints to development have been considered as part of the consideration of sites. Score downgraded from 3 to 1.
E 4.1.5	Maximise established infrastructure.	Established infrastructure such as schools, roads, etc have been considered as part of the consideration of sites. Score raised to 2.

Chapter E5: Providing Infrastructure

The economic report, prepared to inform the LDP Main Issues report, identified economic challenges and opportunities – the economic objectives – for the LDP topic of “Rural, Coast and Island Development”. Table E6.1 demonstrates how these economic objectives have been taken into account for the preparation of the proposed LDP.

Table E6.1 How the Economic Objectives have been Taken into Account for the Proposed LDP

	Economic Objective	Comment and Score (-3 to +3)	Score (-3 to +3)
E5.1.1	Support major infrastructure works	Major infrastructure works, such as the replacement Garnock Academy and replacement Magnum, are anticipated by the plan, with criteria based policies that will apply. The plan has not identified specific sites for new infrastructure in all cases.	2
E5.1.2	Consider the economic implications of infrastructure works on the housing market/tourism	Proposals for major infrastructure works in respect of renewable energy development must satisfy the new Policy PI 9 Renewable Energy. This policy contains two criteria to (i) protect the natural, built and historic heritage of the locality and (ii) ensure there are no unacceptable impacts on tourism or recreation interests.	2

Chapter E6: HUNTERSTON

This chapter reflects the current knowledge and understanding relating to proposals arising out of NPF2 the National Renewables Infrastructure Plan (N-RIP) for Hunterston. It also reflects the power and remit of locus that North Ayrshire is expected to have in relation to taking account of these. NPF II and N-RIP feature the following Developments

- Clean coal fired power station and fuel storage yard;
- Maritime container transshipment hub;
- Maritime construction and decommissioning yard;
- Biomass/gas fired power station;
- Energy and downstream industrial development relative to the above uses;
- New grid connections to support sub-sea electricity transmission;
- Associated environmental works
- Integrated manufacture of marine renewables development; and
- Wind turbine test centre of national significance.

The adopted North Ayrshire (excluding Isle of Arran) Local Plan identified land at Hunterston extending as far south as Farland Head/Portencross Road (excluding Goldberry Hill). This boundary area emerged from a Notification Direction Order dating from 1971 as issued by the then Secretary of State, made due to the unique facilities of the site in particular deep water capable of accommodating the very largest vessels and the potential for development of the oil and gas, and steel fabrication industries.

It is not the purpose of this report to describe the economic potential for Hunterston, suffice to say its spatial location is a major attractor of national significance, as highlighted by its inclusion within NRIP and NPF II. NPF II is not site specific and does not allocate a specific boundary area, although it does provide reference to the location of the National Development being 'adjoining the existing bulk handling terminal and maritime construction yard at Hunterston, Ayrshire'. North Ayrshire's LDP has to take account of NPF II and NRIP as national developments

In terms of this economic report of North Ayrshire's LDP, it is important to promote the maximisation of the area's economic potential; to do otherwise would be wasteful. The economic potential has to also consider Hunterston's long-term economic future. Table 7.1 provides information relating to the attraction of Hunterston in economic terms, plus the resistors to economic monetary flow to the area (the economic state), together with the opportunities and threats to economic development in this area.

Table E7.1: Economic Strengths-Weaknesses-Opportunities-Threats Associated with the National Developments at Hunterston

Economic Attractors	Economic Resistors
<p>Deep sea port with the potential to accommodate the largest ocean going container ships (currently undeveloped)</p> <p>Geographical locational advantages of deep water port in relation to world shipping routes and able to offer onward transshipment by sea, rail, road and air.</p> <p>Large area of flat land capable of development for port, port-related or other ancillary and downstream uses. Reasonable rail links and trunk roads</p> <p>An established power generation site with good links to the electricity transmission network and proposed west coast sub-sea cable network.</p> <p>Hunterston port facility, which has deep water, bulk handling terminal, jetty facilities and a large conveyor belt for transporting coal from ships</p> <p>Hunterston has unexploited potential in relation to electricity supply and rail links</p> <p>National development in the form of new clean coal power station, biomass/gas fired power station container transshipment hub, maritime construction and decommissioning yard and associated energy and industrial development identified at Hunterston</p> <p>Two major economic attractors: tourism and industrial</p>	<p>Infrastructural capacity potentially reduces the effectiveness of future development; road access is currently a single carriageway; with rail there is a challenge relating to frequency of services.</p> <p>Polarity of industrial-tourism agenda can threaten both</p> <p>Competition from other ports; in particular Liverpool</p> <p>Developing Hunterston into a world class port facility may be cost prohibitive and the area's rail-links may be incapable of handling large volumes of freight.</p> <p>Lack of operator commitment to large scale transshipment facility, preference for other locations</p> <p>Competition from existing and potential port capacity in southern England and Europe for large scale transshipment facilities</p> <p>Limited life of Hunterston nuclear facility</p> <p>Environmental impact assessment, economic appraisal and transport assessments for NPF2 National Development 9 will be required</p>

Economic Opportunities	Economic Threats
Consolidation of existing employment land for rationalisation and/or creation of critical mass	Wider economic potential threatened by uncoordinated siting of developments which emerge first
Restrict industrial activities to avoid tourism threats; deliver only for national requirements	Increases in economic activity at the site may cause collapse of the potential tourist offer
Coordinate siting to ensure wider economic-potential remains, in particular access to the deep water	Loss of habitat threatens tourism potential
If there is to be a significant loss of established habitat, compensation is recommended to support biodiversity in the local area, with a focus on improving tourism flow to the area.	
Economic benefits and opportunities from decommissioning Hunterston nuclear power station	

Table 7.1 emerged through an iterative process seeking expert planning-views. It appeared first within other similar tables in the economic report for the LDP's Main Issues, and was consulted on as part of the MIR process. All economic factors relating to Hunterston have therefore been amalgamated in Table 7.1 and has been refined – as new information has become known. From this analysis the following economic objectives, relating to the power and locus of North Ayrshire's LDP are as follows:

- (i) Ensure access to deep water for other economic developments in area
- (ii) Minimise visual impact
- (iii) Mitigate loss of biodiversity in terms of tourism flow opportunity cost

How The LDP Took Account Of These Issues

Ensure Access To Deep Water For Other Economic Developments In Area

The boundary area contained within the Proposed LDP has been reduced from that contained within the adopted Local Plan to exclude land to the south of the electricity pylons which terminate at Hunterston. This was considered to provide a logical boundary for any future development proposals, and retain sufficient land to meet the requirements set out by the Scottish Government (NPF2) and Scottish Enterprise (NRIP). In order to maximise the long-term economic opportunities of the site, the proposed LDP has made provision to ensure that all Development proposals "safeguard the wider potential for development within the designated industrial site". With long-term horizon scanning it can be assumed that the whole of the boundary allocated for Development will be used efficiently; occupying and maximising the whole use of the site.

Minimise Visual Impact

The plan has not gone into this detail as yet. But it will be considered as part of supplementary guidance. The action programme suggests that an environmental assessment will be required. This will include visual impact. A future economic report should also be prepared which considers visual impact towards key tourist locations in North Ayrshire.

Mitigate Loss of Biodiversity In Terms Of Tourism Flow Opportunity Cost

From an economic perspective, the mudflat habitat surrounding Hunterston is known to attract wildlife visitors. As such it is anticipated that the loss of such habitat will have a detrimental effect on visitors to the area; a potentially significant economic effect on tourist flow.

The LDP environmental adoption statement has indicated two alternative options in addressing this loss of habitat. These are:-

- To establish a site outwith North Ayrshire to restore a mudflat or;
- To provide for compensation for biodiversity in the local area.

From an economic viewpoint, a mud flat restoration outside of North Ayrshire would not address tourist flow to North Ayrshire. This economic report therefore recommends that a compensation bank be delivered to address by diversity in the local area. Such actions for biodiversity should also take consideration of the economic potential arising from such.

The potential for a biodiversity fund is still unexplored in detail. However there will be supplementary guidance to address in more detail matters arising from Hunterston. It is anticipated that the issue of a biodiversity fund will be addressed there.

Chapter E7. Loss of Good Quality Agricultural Land

The environmental report has already highlighted and quantified the cumulative loss of good quality land – equivalent to the size of over 100 football pitches. This is associated with fully accommodating the housing need and demand assessment.

The environmental report has also described the loss in terms of ecosystem services. While not wishing to repeat them here it is important to recognise the recommendation to mitigate this loss by means of restoring former derelict or currently unproductive sites to good quality land status. This presents an opportunity for North Ayrshire to provide a greater resource of local food and fuel production. This may well prove to be important in the future. History suggests preparedness for times of high transport costs of even warfare may be prudent.

Nevertheless there is a significant economic cost in identifying such land and restoring it. Who would pay? In such areas where there is a loss of good quality agricultural land one option would be to secure agreements from the developers to contribute to a fund; a developer contribution secured through a "Section 75" agreement¹. However the legality of this has still to be explored. Further supplementary guidance will explore developer contribution in more detail. However other means of securing funding for restoration would be welcome. This report therefore calls for suggestions on how to finance such restoration.

¹ Planning etc (Scotland) Act 2006 see <http://www.legislation.gov.uk/asp/2006/17/contents>

E8. Conclusion

This economic report has provided an update to the economic objectives that have been prepared for the proposed North Ayrshire Local Development Plan. It has demonstrated to what extent such economic objectives have been taken account of in the proposed LDP. It has also described the economic state of Hunterston and the economic opportunities and threats associated with it that the LDP can influence. It recommends that a mechanism be identified to secure a biodiversity fund with a particular focus on tourism; to offset loss of economic flow to the Hunterston area as a result of taking account of National Planning Framework II and the National Renewables Infrastructure Plan.

PART II: SOCIAL LDP ADOPTION STATEMENT

Chapter S1: New Uses for Old Sites

The social report, prepared to inform the LDP Main Issues report, identified social challenges and opportunities – the social objectives – for the LDP topic of “New Uses for Old Sites”. Table S1.1 demonstrates how these social objectives have been taken into account for the preparation of the proposed LDP.

Table S1.1 How the Social Objectives for “New Uses for Old Sites” have been Taken into Account for the Proposed LDP

	Social Objective	Comment	Score (-3 to +3)
S1.1.1	Direct employment opportunities to areas close to areas of lowest employment & economic activity	No change in policy approach. New employment provision is linked to Policy IND 5 allocations-marketability, accessibility and deliverability have been the key drivers.	0
S1.1.2	Direct employment opportunities to areas close to public transport links.	No change in policy approach. New employment provision is linked to Policy IND 5 allocations-marketability, accessibility and deliverability have been the key drivers. The areas identified are generally within sufficient proximity to public transport links however.	2
S1.1.3	Encourage mixed use on suitable sites where this would maximise employment generation.	No change in policy approach. Sites have been identified as mixed use employment areas, with intention of securing economic benefit through enabling development from alternative uses, this facilitating activity on retained employment land.	3

Chapter S2: The Future of Our Town Centres

The social report, prepared to inform the LDP Main Issues report, identified social challenges and opportunities – the social objectives – for the LDP topic of “The Future of Our Town Centres”. Table 2.1 demonstrates how these social objectives have been taken into account for the preparation of the proposed LDP.

Table S2.1 How the Social Objectives have been Taken into Account for the Proposed LDP

	Social Objective	Comment	Score (-3 to +3)
S2.1.1	Improve the quality of the public realm provision.	No change in policy approach, although Action Programme will take forward Conservation Area Regeneration scheme in Irvine, and Town Regeneration Plans for all mainland town centres.	1.5
S2.1.2	Increase residential use within or close to town centres.	This has been carried forward through the use of criteria in selecting residential land allocations, with proximity to town centres a key element.	3
S2.1.3	Improve centres role as a community hub.	No change in policy approach. Matters for the Action Programme may help to achieve this objective by focusing more services in central areas. Implementation of new town centre design guidance may improve the perception of town centres, attracting more people and therefore contributing to building community hubs.	1
S2.1.4	Improve safety of town centres.	No change in policy approach. Addition of “Secured by Design” principles elsewhere in the LDP should contribute to achieving this objective.	0

Chapter S3: Rural, Coast and Island Development

The social report, prepared to inform the LDP Main Issues report, identified social challenges and opportunities – the social objectives – for the LDP topic of “Rural, Coast and Island Development”. Table S3.1 demonstrates how these social objectives have been taken into account for the preparation of the proposed LDP.

Table S3.1 How the Social Objectives have been Taken into Account for the Proposed LDP

	Social Objective	Comment	Score (-3 to +3)
S3.1.1	Identify and safeguard access priorities	This objective is largely delivered via infrastructure policy. At 3, the score for this objective remains the same.	3
S3.1.2	Identify and safeguard leisure priorities	The Plan is sufficiently flexible toward leisure development which demonstrates a site-specific locational need and respectful design and siting. Score increased to 3.	3
S3.1.3	Support affordable housing where a need is identified	An affordable housing policy has been prepared covering mainland North Ayrshire and taking account of the Housing Needs and Demands assessment. Approved 2009, the affordable housing policy for Arran is incorporated into the Proposed Plan. For more on the proposed LDP affordable housing policy see Box S4.2	3
S3.1.4	Identify potential areas of threat to rural services and identify opportunities to mitigate.	This objective is largely delivered via infrastructure policy. However There was little opportunity to identify potential threats, due to lack of data on the extent and nature of rural services.	0

Chapter S4: How Much Housing and Where

The social report, prepared to inform the LDP Main Issues report, identified social challenges and opportunities – the social objectives – for the LDP topic of “Rural, Coast and Island Development”. Table S4.1 demonstrates how these social objectives have been taken into account for the preparation of the proposed LDP. Box S4.1 and S4.2 provide further narrative on two major objectives of the LDP; affordable housing and the use of existing infrastructure to meet the projected housing need and demand.

Table S4.1 How the Social Objectives have been Taken into Account for the Proposed LDP

	Social Objective	Comment	Score (-3 to +3)
S4.1.1	Meet the housing need and demand assessment in full.	Housing need and demand assessment was met in full (for narrative on affordable housing see Box S4.2)	3
S4.1.2	Support under utilised or vulnerable infrastructure and community services but avoid overstressing existing services and facilities.	See Box S4.1	2
S4.1.3	Improve design in all sectors of the market, develop design guidance for houses and the layout of residential areas.	Design guidance has been prepared.	3
S4.1.4	Identify brownfield sites for development that improve the community's perception of an area.	Brownfield land has been a focus for redevelopment.	3
S4.1.5	Locate housing close to functioning economic centres and to public transport routes and footpaths.	No change in policy approach from MIR. Assessment criteria used to consider sites for future development contained references to proximity to town centres as well as accessibility.	3
S4.1.6	Maximise regeneration outcomes	No change in policy approach from MIR. Regeneration outcomes have been a key driver in considering proposals for future development.	2

Box S4.1: Support Under Utilised Or Vulnerable Infrastructure And Community Services But Avoid Overstretching Existing Services And Facilities.

This Social Report has set out objectives in terms of future residential development. Specifically, Objective No 7 states that new development should 'support under utilised or vulnerable infrastructure and community services but avoid overstretching existing services and facilities'.

Infrastructure capacity was considered in determining future allocations. Where possible, new development was directed towards areas of least impact. However, other planning considerations such as housing need and demand, the availability of brownfield land and regeneration priorities were also agreed objectives which influenced decision making. In some cases, the weight of these other factors meant that allocations proposed have an impact on some infrastructure which is currently constrained.

In response to this, an Infrastructure Requirements Schedule (IRS) has been prepared to accompany the Proposed Plan. The IRS identifies the infrastructure likely to be required as a direct consequence of residential development proposed in the LDP in terms of drainage, transport, education and health. This has emerged from analysis of the individual and cumulative impacts of development in consultation with infrastructure providers.

It is considered that avoiding the need for some new infrastructure by redirecting development elsewhere would (i) result in impacts on other infrastructure associated with accommodating development in that location and (ii) result in impacts on other objectives such as loss of greenfield land and less effective delivery of regeneration objectives.

S4.2 North Ayrshire's Affordable Housing Policy

The Mainland Affordable Housing Policy seeks developer contributions to meet demonstrated need for affordable housing on all development sites on Mainland North Ayrshire, except in the Garnock Valley, where the HNDA does not demonstrate justification for an AHP. The policy seeks to incorporate affordable housing at the following rates:

- (1) Irvine/Kilwinning Sub-Housing Market Area (SHMA) at a rate of 15%;
- (2) Three Towns SHMA (comprising Ardrossan, Saltcoats, Stevenston) at a rate of 10%;
- (3) North Coast SHMA (comprising West Kilbride, Seamill, Fairlie, Largs, Skelmorlie) at a rate of 25%.

These rates can be justified by the level of need demonstrated by the HNDA and are in accordance with Scottish Planning Policy and Planning Advice Note 2/2010 (Affordable Housing and Housing Land Audits), issued by the Scottish Government. They were set out in the MIR for public consultation and received general acceptance.

The Affordable Housing Policy for the Isle of Arran (seeks contributions at a rate of 25%) will be incorporated as a policy in the LDP. It was introduced in advance of the LDP because of the urgent need for affordable housing on the Island as justified by the research project: "Isle of Arran - Affordable Housing, Opportunities and Constraints, 2007".

Chapter S5: Providing Infrastructure

The social report, prepared to inform the LDP Main Issues report, identified social challenges and opportunities – the social objectives – for the LDP topic of “Rural, Coast and Island Development”. Table 5.1 demonstrates how these social objectives have been taken into account for the preparation of the proposed LDP.

Table 5.1 How the Social Objectives have been Taken into Account for the Proposed LDP

	Social Objective	Comment	Score (-3 to +3)
S5.1.1	Support improvement to public transport provision	The plan contains a recommendation to undertake a study into public transport interchanges in Irvine in conjunction with other stakeholders such as SPT, operations and Infrastructure & Design Services (Roads).	2
S5.1.2	Improve accessibility	As well as the recommendation for a new study (see above), ‘Policy PI 1 Walking, Cycling and Public Transport’ introduces a new requirement to demonstrate consideration of connectivity at the design stage, and provide direct links to desire routes.	2
S5.1.3	Minimise visual impact of physical infrastructure works	Policies relating to physical infrastructure (such as PI 2 Waste Management, PI 3 Drainage, SUDS & Flooding and PI 4 Renewable Energy) all contain criteria relating to visual/general amenity impact, seeking its mitigation where any impacts are deemed unacceptable.	2
S5.1.4	Support leisure infrastructure	The plan presumes in favour of new leisure infrastructure, subject to various criteria.	2
S5.1.5	Meet the needs of education infrastructure	An infrastructure table has been prepared, included in Part III of the proposed plan, which identifies needs from proposed developments. The plan does not in all cases identify specific sites. Of those identified, within the table, there are 11 of 33 (one third) of sites which present a capacity issue, all for primary schools (see Box S4.1 for further information).	2
S5.1.6	Meet the needs of cemeteries infrastructure	The future needs for cemetery provision have been met.	3

Chapter S6: Hunterston

Since the publication of the Main Issues Report, there have been ongoing discussions relating to the proposed NPF II development between NAC, Scottish Government Energy Consents Unit, SEPA, SNH, the Department of Energy and Climate Change and various other interested bodies.

Through these discussions new information, ideas and knowledge have emerged relating to the site itself, the proposals arising out of NPF2 and the power and remit of locus that North Ayrshire is expected to have in relation to taking account of NPF2.

The social assessment for the LDP main issues report highlighted only two aspects in relation to Hunterston. One was the strength of a skilled workforce in close proximity to the site; the other was the threat to nearby communities from the new clean coal power station proposed at Hunterston.

It has not been possible to identify any level of social threat to the communities that exist near to the Hunterston site, though it was anticipated as relating to conflict and animosity arising between those wishing to protect and those wishing to use coastal/rural assets. There could be a perceived local injustice in that the community surrounding the site would have to adjust to a loss of amenity and landscape.

Conclusion: There are no social objectives that the LDP can deliver with respect to the Hunterston site.

S7. Loss of Good Quality Agricultural Land

The loss of good agricultural land has been identified as a significant environmental effect within the LDP Environmental Adoption Statement². To mitigate for this the environmental report recommends considering the use of surplus derelict land with a view to improving it for this purpose.

In terms of any social effects in respect of this, there is an opportunity that a site search of surplus land could also consider the social demands for allotments in North Ayrshire³. This could provide a mechanism to secure external funding for improvement. This report recommends this social opportunity be considered through appropriate action programming or regeneration initiatives.

² <http://www.north-ayrshire.gov.uk/Documents/CorporateServices/LegalProtective/LocalDevelopmentPlan/EnvRptAdoptionStatement.pdf>

³ <http://www.north-ayrshire.gov.uk/ChiefExec/CommRA07.nsf/dc4b40f1f645107e802570b200373679/c55d9b2ad2d96f48802576b900581542?OpenDocument>

Chapter S8. Equality Impact Assessment

In terms of other statutory requirements of this plan, it is important to demonstrate cognisance of Equality Act 2010 (Statutory Duties) (Scotland) Regulations 2011. This statutory duty requires for local authority plans to undertake an equality impact assessment. Equality Impact Assessment must cover all protected characteristics and must be informed by evidence. Such an assessment should take into account the impact on: -

- **Age** - Older people, children and young people;
- **Disability** - Disabled people, including people with a physical and/or mental impairment;
- **Gender reassignment** – where a person is living as the opposite gender to their birth;
- **Pregnancy and maternity**;
- **Race** - Ethnic minority communities, including Gypsy travellers, refugees and asylum seekers;
- **Religion or belief**;
- **Sex** - Women and men;
- **Sexual orientation** - Lesbian, gay, and bisexual people

The social assessment described here is a wider appraisal process but incorporates fully the principles of equality. It is also important to recognise the high level, strategic, nature of the proposed LDP. As such its social considerations reflect this wider, community, level.

Appendix C provides the framework questionnaire that was used for the development of social objectives. It demonstrates the relationship between equality impact assessment and this social report, as equality is a topic area in its own right.

It can be seen that from the beginning of the LDP process, there was a clear rationale for identifying potential areas of challenge and opportunities to improve equality in North Ayrshire.

In summary, there were no major equality issues that the LDP had to take account of. As it progressed the only social aspect, relating to equality, that the LDP considered necessary to take account of was that of access.

The LDP process identified two objectives for Access. These are listed in Table S8.2. A further objective (S4.1.5 - Locate housing close to functioning economic centres and to public transport routes and footpaths) described in its comments that assessment criteria, used to consider sites for future development, contained references to proximity to town centres as well as accessibility.

Conclusion

This social report incorporated all aspects relating to Equality Impact Assessment. It did not identify any major equality issues that the LDP should consider, but it found aspects relating to Access and Accessibility that some of the major issues and key areas of change should take account of. These equality objectives were taken account of and incorporated into the proposed plan-policies.

S9. Conclusion: Social Adoption Statement

This social report has provided an update to the social objectives that have been prepared for the proposed North Ayrshire Local Development Plan. It has demonstrated to what extent such social objectives have been taken account of in the proposed LDP. It has also suggested some recommendations to support improvement to land quality for derelict and redundant sites in North Ayrshire. There are no predicted detrimental social effects arising from the implementation of the plan, although there are some social infrastructure capacity issues but those are being addressed through studies at the site-specific level.

PART III: Social and Economic Policy Review and Action Programme

Chapter P1. Policies Carried Over from Previous Plan

This chapter highlights a significant review of policies carried over from the current local plans for Arran and North Ayrshire (excluding Arran). These were not previously included as it was expressed that they were not considered as main issues or key areas of change.

During the time between the main issues report and this proposed plan, the local development plan team reviewed these policies, amending and consolidating them. This review and amendment of policies could have changed the policies quite significantly. It was therefore important to ensure that such changes took account of the environmental, social and economic reports and, even, a requirement for a more detailed assessment. In that regard a “trigger table” was prepared (See Appendix A Table A.1).

This trigger table provided guidance as to what action to consider if the policies were changing and whether those changes were minor, intermediate or major. The full review is provided in Appendix E of the Environmental Adoption Statement. The table highlights the name of the new policy and the existing policy. In many cases the names remain the same and, generally, it can be highlighted here that the scope and strategy of the policy was not changing.

Given its fairly lengthy size, it is not considered efficient to reproduce it within all three reports. However Appendix A of this report has reproduced those policies that have been amended to take account of social and economic factors. It can be viewed in Table A.2.

Chapter P2. LDP Action Programme

The Action Programme is the implementation mechanism for the Plan. These have been screened for a requirement for statutory environmental assessment. Those that should go forward for further environmental assessment should also consider the need to balance the environmental agenda with social and economic reports. Views on proceeding with social and economic reports for future actions are invited.

Appendix A Policy Review Table

Table A.1: Criteria to Review Policies with Respect to Economic and Social Assessment

Policy Review	Implications
Policies Carried Forward	No review of sustainability reports
Consolidation with no change in terms of scope and strategy	Is there scope to make the policies better by reflecting the new information within the social//economic reports
Consolidation with no <i>major</i> change in terms of scope and strategy	<p>Review social//economic reports to judge possible implications</p> <ul style="list-style-type: none"> - was the minor issue that sparked this change listed anywhere in the reports - Revise SWOT (or attractors/resistors in report - Does this require a new objective or an amendment to an existing one - Note changes to reports <p>MAKE THE POLICIES BETTER BY REFLECTING NEW INFORMATION WITHIN THE ECONOMIC/SOCIAL//ENVIRONMENTAL REPORTS</p>
Major changes to scope and strategy	<p>Should have been picked up as a main issue and contained within the sustainability reports. If not, consider parking as SPG or an action programme. If this is not possible, then a full appraisal process may need to be considered</p> <p>MAKE THE POLICIES BETTER BY REFLECTING NEW INFORMATION WITHIN THE ECONOMIC/SOCIAL//ENVIRONMENTAL REPORTS</p>

Table A.2: Policies Carried Forward Amended to take Account of Social Economic Factors

Existing Policy	New Policy	Change to Policy	Reasons for Change(s)	Need for further assessment
MAINLAND POLICIES				
TC 1 Town Centres	TC 1 Town Centres	Addition of criteria relating to not allowing an unacceptable concentration of a particular use to emerge in town centres	Concentration of non retail uses in town centres was raised as an issue in the Economic & Social Report	No
TC 3 Riverway & Hawkhill Retail Parks	TC 3 Commercial Centres	<ol style="list-style-type: none"> 1. Introduction of a restriction to bulky goods comparison retailing at Hawkhill Retail park (formerly open comparison use permitted) 2. Recognition of East Road Retail Park as a Commercial Centre with restriction to comparison retailing 3. Recognition of Lamont Drive as a Commercial Centre and restriction to bulky goods comparison retailing 	<ol style="list-style-type: none"> 1. Poor retail offer in town centres was raised as an issue in the Economic & Social Report. A restriction on the range of retailing permitted in Retail Parks will reduce the threat of competition with the town centre 2. As above 3. As above 	No
TC 5 Edge of Centre/Out of Centre Devt	TC 4 Edge of Centre/Out of Centre Devt	Reduction of threshold for new development/extensions/redevelopment from 1,500m ² to 1,000m ²	Poor retail offer in town centres was raised as an issue in the Economic & Social Report. Reduction in threshold seeks to reduce threat of competition on edge/out of centre sites with the	No

			town centre	
TC 6 Local Shops	TC 5 Local Shops	<ol style="list-style-type: none"> 1. Introduction of a maximum individual and cumulative unit size for a local shop 2. Clarification on what is meant by 'local need' in existing policy 3. Removal of requirement to try and attract a retail operator where the application relates to the loss of a local shop to another use 	<ol style="list-style-type: none"> 1. So that threshold sizes tally with Policy TC 4 above. Individual unit maximum of 400m², as anything above this size is not considered to be of a 'local' scale 2. To aid interpretation of the policy 3. Where another use is the subject of planning permission, this will be dealt with on its own merits. No need to demonstrate that an effort has been made to retain retail use 	No
TRA 9 Car Parking	PI 3 Car Parking	Addition to reflect support for new car parking facilities, where a need is identified and the proposal is not contrary to other Plan policy.	Inadequate parking in some areas was raised as an issue in the Economic & Social Report	No
TOU 4 Tourist Facilities in the Countryside	TOU 1 Tourist Accommodation & Facilities	Removal of requirement for accommodation to be allied to a tourist facility in the countryside (except in the case of a single tourism accommodation unit)	Promotion of tourism offer recognised as an opportunity in Economic & Social Report. Recognition that tourism accommodation in the countryside need not be allied to a facility-quality of surrounding environment may be a sufficient attractor	No
INF 7 Renewable Energy	PI 9 Renewable Energy	<ol style="list-style-type: none"> 1. Addition of requirement for proposals for wind turbine development not to be located in an area designated as 'high sensitivity' 2. Addition of reference to 	<ol style="list-style-type: none"> 1. To reflect Supplementary Guidance which has been prepared 2. To reflect national policy 3. Impact of infrastructure works on tourism was recognised as a threat in the Economic & Social Report 4. To reflect Supplementary Guidance which 	No

		<p>protection of cultural heritage</p> <ol style="list-style-type: none"> 3. Addition of criteria relating to protection of tourism and/or recreation interests 4. Addition of criteria to ensure compliance with Supplementary Guidance: Ayrshire Wind Farm Development (to be adopted) 5. Addition of criteria relating to consideration of co-location with significant heat or power users, where appropriate 	<p>has been prepared</p> <ol style="list-style-type: none"> 5. To maximise energy efficiency 	
SOC 4 Residential & Nursing Homes	PI 10 Community Infrastructure	<ol style="list-style-type: none"> 1. Addition of a requirement to demonstrate a high level of accessibility 2. Addition of a requirement to locate proposals within town centres, where possible 3. Addition of requirement for consideration of co-location with similar or complimentary facilities 	<ol style="list-style-type: none"> 1. Given the public nature of community facilities, accessibility is particularly important 2. Creation of a cluster of services in town centres is recognised as an opportunity in the Economic & Social Report 3. As above 	No
SOC 8(P)	PI 12 Cemetery	Addition of sites at Knadgerhill,	Objective No. 8 (Providing Infrastructure) was to	No

Cemetery Extensions	Sites	Irvine and Redstone, Kilwinning	meet the needs of cemeteries infrastructure. Policy PI 12 identifies sites for new or extended cemetery facilities. (Economic & Social Report p75)	
BE 3 Demolition in Conservation Areas	HE 1 Conservation Areas	<ol style="list-style-type: none"> 1. Addition of a requirement for an assessment to be undertaken before concluding no value in retaining a building in a conversation area where demolition is proposed 2. Addition of a requirement for demonstration that marketing of the building has been undertaken to try and secure a purchaser with a view to restoration 	<ol style="list-style-type: none"> 1. Improvement in quality of the public realm was an objective in the Economic & Social Report. Retention of historic buildings where possible is considered to meet this objective 2. As above 	No
BE 8 Demolition of a Listed Building	HE 2 Listed Buildings	<ol style="list-style-type: none"> 1. Addition of a requirement for an assessment to be undertaken before concluding no value in retaining a building in a conversation area where demolition is proposed 2. Addition of a requirement for 	<ol style="list-style-type: none"> 1. Improvement in quality of the public realm was an objective emerging from the Economic & Social Report. Retention of historic buildings where possible is considered to meet this objective 2. As above 	No

		demonstration that marketing of the building has been undertaken to try and secure a purchaser with a view to restoration		
ARRAN POLICIES				
IND 4 (R) Home Farm and Cladach, Brodick	IND 15 Home Farm and Cladach, Brodick	Comprehensive development for the expansion of existing business and creation of new opportunities supported by the LDP	Promotion of tourism offer recognised as an opportunity in Economic & Social Report.	No
INF 8 Renewable Energy	PI 9 Renewable Energy	<ol style="list-style-type: none"> 1. Deletion of policy statement that renewable energy development will not accord with the Plan in Special Landscape Character Areas 2. Addition of requirement for proposals for wind turbine development not to be located in an area designated as 'high sensitivity' 3. Addition of reference to protection of cultural heritage 4. Addition of criteria relating to protection of tourism and/or 	<ol style="list-style-type: none"> 1. Replaced by Phase 1 & 2 Wind Farm Landscape Capacity Reports and provision within ENV 7 which now allows for renewable energy development in Special Landscape areas subject to other criteria 2. To reflect Supplementary Guidance which has been prepared 3. To reflect national policy 4. Impact of infrastructure works on tourism was recognised as a threat in the Economic & Social Report 5. To reflect Supplementary Guidance which has been prepared 6. To reflect national planning policy 	No

		<p>recreation interests</p> <p>5. Addition of criteria to ensure compliance with Supplementary Guidance: Ayrshire Wind Farm Development (to be adopted)</p> <p>6. Addition of criteria relating to consideration of co-location with significant heat or power users, where appropriate</p>		
SOC 4 Residential & Nursing Homes	PI 10 Community Infrastructure	<p>1. Addition of a requirement to demonstrate a high level of accessibility</p> <p>2. Addition of a requirement to locate proposals within town centres, where possible</p> <p>3. Addition of requirement for consideration of co-location with similar or complimentary facilities</p>	<p>4. Emphasis of requirements of General Policy</p> <p>1. Creation of a cluster of services in town centres is recognised as an opportunity in the Economic & Social Report</p> <p>2. As above</p>	No
BE 3 Demolition in Conservation Areas	HE 1 Conservation Areas	<p>1. Addition of a requirement for an assessment to be undertaken before concluding no value in retaining a building in a</p>	<p>1. Improvement in quality of the public realm was an objective emerging from the Economic & Social Report. Retention of historic buildings where possible is considered to meet this objective.</p> <p>2. As above</p>	No

		<p>conversation area where demolition is proposed</p> <p>2. Addition of a requirement for demonstration that marketing of the building has been undertaken to try and secure a purchaser with a view to restoration</p>		
BE 6 Demolition of a Listed Building	HE 2 Listed Buildings	<p>1. Addition of a requirement for an assessment to be undertaken before concluding no value in retaining a building in a conversation area where demolition is proposed</p> <p>2. Addition of a requirement for demonstration that marketing of the building has been undertaken to try and secure a purchaser with a view to restoration</p>	<p>1. Improvement in quality of the public realm was an objective emerging from the Economic & Social Report. Retention of historic buildings where possible is considered to meet this objective.</p> <p>2. As above</p>	No
NEW POLICIES				No
N/A	RES 4 Affordable Housing	N/A	Objective No. 6 (How Much Housing and Where?) was to meet the housing need and	No

			demand assessment in full. The HNDA incorporated a level of housing need which Policy RES 4 seeks to try and address.	
N/A	IND 5 Mixed Use Employment Areas	N/A	Objective Nos. 3 & 7 (New Uses for Old Sites) were to identify opportunities for sites currently in the employment land supply with scope for a mix of uses and to encourage mixed use on suitable sites where this would maximise employment generation. Policy IND 5 seeks to respond to this by setting the framework for mixed use development on specific sites.	No
N/A	TOU 3 Specific Tourism Proposals	N/A	Objective No. 8 (Rural and Coastal Development) was to safeguard leisure priorities. Within the Economic & Social Report, identification and safeguarding of tourism proposals was specifically mentioned in the context of this objective (p67).	No
N/A	PI 2 Dalry Bypass	N/A	Objective No. 1 (Providing Infrastructure) was to support major infrastructure works. The A737 was listed as a 'resistor' to economic growth in the Economic & Social Report (p39).	No
N/A	PI 5 Stevenston Level Crossing	N/A	Objective No. 1 (Providing Infrastructure) was to support major infrastructure works. Stevenston Level Crossing was listed as a 'resistor' to economic growth in the Economic & Social Report (p42).	No
N/A	PI 12 Cemetery Sites	N/A	Objective No. 8 (Providing Infrastructure) was to meet the needs of cemeteries infrastructure. Policy PI 12 identifies sites for new or extended cemetery facilities. (Economic & Social Report p75)	No

Appendix B

Spatial Economic Analysis Rationale

The assessment process is based on an idea of spatial monetary flow as being analogous to energy, as explained below.

Box 1.1 Description of Money in the Context of this Assessment

Money facilitates the manufacture and supply of goods and services, which all require work. Money therefore has “the capacity to do work”. This is the definition of energy. In order to do work, energy requires to flow; for example a car battery flowing from positive to negative delivering lights and other services to the car. Money also requires to flow; only through the means of the exchange of money, can it deliver goods and services. In other words, money can be described as, at worst, analogous to energy or, highly probable, a form of (potential) energy in itself.

Within the context of the local development plan, the ultimate economic goal is to maximise the flow of money into North Ayrshire, keeping it within North Ayrshire, ultimately directing its flow to the citizens of North Ayrshire for them to retain; facilitating the transformation of money (energy) into individual wealth."

Structure of Report

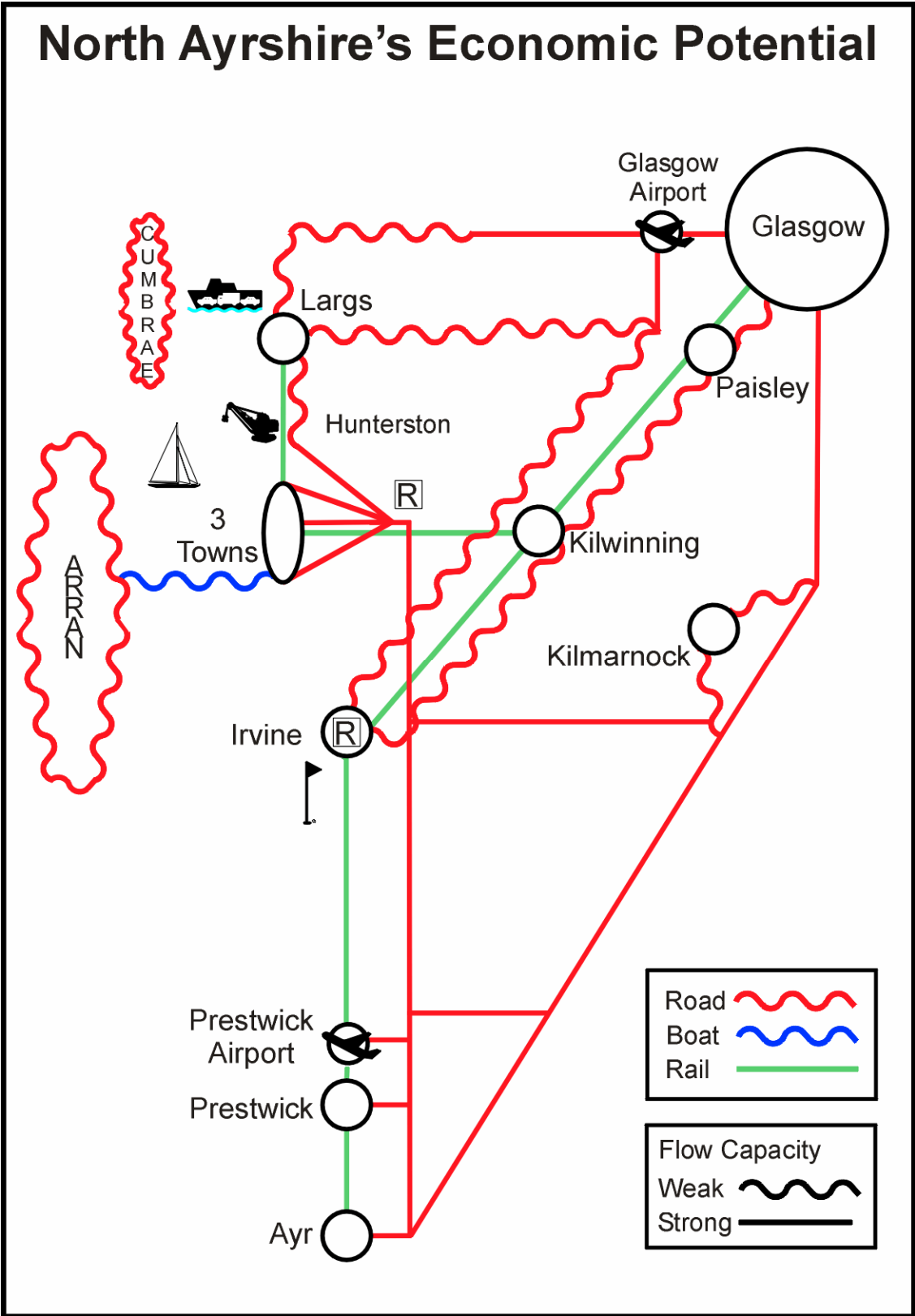
The economic report for the LDP process sets the economic context of each issue by providing a brief description of the existing state of the spatial economy of North Ayrshire. This is presented by way of an Attractors-Resistors-Opportunities-Threats or ‘ARTO Analysis’ (see Box 1.2). Each Main Issue chapter in the main issues report described the economic attractors and resistors for the respective issue, by means of tables, and where they occur within, or out-with, North Ayrshire. It identified those economic aspects that may be influenced by the planning issue, and outline appropriate economic objectives that will be used to inform and assess the local development plan for its economic impact.

This report provides a brief description of the existing *SPATIAL* state of the economy of North Ayrshire, relating to Hunterson. This is provided, generally, by way of an Attractors-Resistors-Threats-Opportunities or ‘ARTO Analysis’ of North Ayrshire. **Attractors** and **Resistors** relate to the current “state” of North Ayrshire, with respect to attracting investment and identifying any obstacles that can restrict any investment. **Threats** indicate the likely economic evolution without the new plan. The **Opportunities** highlight where the LDP process can make a positive difference for North Ayrshire’s economy. Considered holistically, it identifies the spatial challenges and opportunities which the LDP should address: thus directing Economic Objectives, based on current knowledge and the aspiration of North Ayrshire’s single outcome agreement to provide “a better life”.

The ARTO analysis was prepared by expert judgement from planning services; based on experience, available data, and expert knowledge of spatial economic activity. Combining all of these issues together, a “State of the Economic Potential” for North Ayrshire was and is provided again in Figure B.1.

The diagram is representative of a “systems approach”. This is considered useful as it represents North Ayrshire as an analogy of something more commonly understood. In that regard, the spatial state of North Ayrshire’s economy is represented as a cross between a London Underground map and an electrical circuit diagram.

Figure B.1 Systems-Based Diagram Demonstrating the Economic Potential for North Ayrshire in Spatial Terms (R = Retail)



Appendix C

Social Assessment Rationale

The social assessment process is based on the International Association for Impact Assessment's guidance for social impact assessment⁴. The questionnaire on the following page was the template followed for all main issues. This identified and assisted in refining the social objectives for the local development plan as it progressed through all stages of its development so far.

⁴ Vanclay, F. 2003 "International Principles for Social Impact Assessment", *Impact Assessment and Project Appraisal* 21(1): 5-11.

LDP SOCIAL ASSESSMENT QUESTIONNAIRE

Q1 In terms of the LDP Issue you are asked to consider the following social aspects that can generally affect North Ayrshire's communities:

(a) In the first instance, can you cross out those aspects which this issue could not possibly affect, and provide reasons for this justification.

Health

Community Harmony

Community Strength

Community Stability

Safety

Equality

Access and Ownership of local areas

Self reliance

(b) Of those that remain, can you suggest how LDP actions, relating to this topic could possibly affect communities; both positively and negatively

Q2: Are there significant differences between certain communities or cultural groups in terms of the above?

(a) Where are these different communities located

(b) What are the main differences

Q3. Are there any recognized tensions of/within/between vulnerable community/cultural groups within North Ayrshire?

Q3 In terms of the LDP Issue, "Rural and Coastal Development", could you please complete the following SWOT analysis (below)

SOCIAL STRENGTHS	SOCIAL WEAKNESSES
SOCIAL OPPORTUNITIES	SOCIAL THREATS

**Development Plans
Corporate Services - Planning
North Ayrshire Council
Cunninghame House, Irvine, KA12 8EE
www.north-ayrshire.gov.uk**

