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1 Introduction

1.1 What is the North Ayrshire Local Development Plan (LDP)?
Local authorities are required to prepare Local Development Plans to guide the future development and use of land for their areas. They are key components of Scotland’s planning system, coordinating future investment and related supporting infrastructure to deliver sustainable economic growth and regeneration. We adopted our first Local Development Plan (LDP) on 20 May 2014.

The North Ayrshire LDP identifies opportunities for new homes, business and industry, shops and community facilities while protecting places of value to people and wildlife. It provides guidance on what, where and how development should take place in North Ayrshire, informing decisions on planning applications throughout this area.

To view our LDP, please visit www.north-ayrshire.gov.uk/localplans or any of our public libraries.

1.2 The next LDP
LDPs covers a 10 year period but we will need to replace it every five years or less. They also provide a vision and broad indication of scale and location of growth up to year 20 from the date of adoption. Currently, we are carrying out a review to ensure the area continues to have up-to-date plan coverage, with enough land allocated to meet the requirements of North Ayrshire’s future development needs. Preparing a second LDP is the right way to do this.

The second LDP will affect where you live, work, play, travel and invest in North Ayrshire. Local people, and organisations, have useful knowledge which can help us understand potential issues in the area and build a better plan. It is important to get involved in preparing the new plan, if you want to influence how the area will change in future.

Our Development Plan Scheme sets out the timetable for preparing the new plan and contains a participation statement, outlining opportunities for you to influence how the area will change. You can view the Development Plan Scheme at www.north-ayrshire.gov.uk/localplans or in any of our public libraries.

This action programme also contains a section for Proposed Local Development Plan and details how each of the policies and proposals (which are different to those in the Adopted Local Development Plan) will be delivered within the anticipated lifetime of the Plan (2019-2014). Once the Proposed Local Development Plan has been adopted, this Action Programme will be updated accordingly and then subject to review at least every two years.
1.3 Purpose of Action and Delivery Programme

First published in 2011, the Action Programme outlines how we intend to deliver the plan by working in partnership with different agencies. Where possible, the Action Programme details:

- actions required to deliver the policies and proposals of the LDP;
- the name of the agency/organisation who is to carry out the actions;
- the timescale for carrying out each action; and
- provides a short update on progress.

The Action Programme is also a ‘live’ document under constant review, meaning that it will be frequently updated to reflect major progress with specific proposals, and changing circumstances. In line with legislation, the Action Programme will be republished every two years. More information will be added as the implementation of the plan progresses.

Not all actions are dependent upon us. Some actions may be dependent on external funding, the developer, timing of development etc. Nevertheless, it is important actions are met as this will maintain stakeholder confidence in the plan by facilitating timely delivery of development and related outcomes.

On a regular basis, we will liaise with stakeholders to discuss the proposed delivery and phasing of development, provision of infrastructure and any potential issues, ensuring that all parties are signed up to the actions and that the timescales are practical and achievable.

This programme will also form the framework to how we measure the Local Development Plan’s performance. Throughout the following sections, there are performance indicators which will be monitored and reported when the programme is updated. The performance indicators are derived from both the Local Development Plans Vision and the objectives listed within the Strategic Environmental Assessment.
1.4 Contact Us

We strongly encourage pre-application discussions to enable, as far as possible, the potential issues associated with a proposal to be identified and resolved at an early stage. Such discussions can greatly benefit both applicants and us, improving certainty as well as saving time and costs in the planning process.

Our contact details are provided below, if you wish to obtain further advice about our LDP and planning guidance or to arrange pre-application discussions with us:

By phone: 01294 324319
By email: e-planning@north-ayrshire.gov.uk
In person or by post: Planning Services, North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE
2.1 LDP2

The Proposed Plan is due to be published in spring 2018. This plan is the Council's settled view to what the Local Development Plan should contain. It is anticipated that the Plan will be adopted in 2019 and have a statutory time period of 2019-2024. It is important that the Plan maintains a focus on delivery. Once the Plan is adopted, this action and delivery programme will be updated and be a key tool in monitoring delivery and helping the plan reach its aims which are in the vision of the document.

The following is the proposed policies and proposals that appear in the Proposed Plan and how we feel they can be delivered within the plan period. The policies have been grouped in categories to allow for a more user friendly action programme.

Monitoring of LDP2

This is be a key document in monitoring and evaluating the performance of the plan and will inform future updates of our development plan. This chapter contains within it performance indicators which have derived from both the Vision of LDP2 and the Strategic Environmental Assessment (SEA). The SEA contained within it objectives to measure the environmental impacts of the Policies and Proposals and these are referenced throughout this document.

Table xx SEA Objectives and guide questions.

<table>
<thead>
<tr>
<th>SEA Objective</th>
<th>Guide Questions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Protect and improve soil and land resources</td>
<td>(i) Will the proposal reduce vacant and derelict land?</td>
</tr>
<tr>
<td></td>
<td>(ii) Will the proposal impact on valuable soils e.g. prime quality agricultural</td>
</tr>
<tr>
<td></td>
<td>and/or carbon rich soils?</td>
</tr>
<tr>
<td>2. Manage and reduce flood risk</td>
<td>(i) Will the proposal affect the risk of flooding?</td>
</tr>
<tr>
<td>3. Protect and enhance the water environment</td>
<td>(i) Will the proposal affect the quality of waterways and groundwater?</td>
</tr>
<tr>
<td></td>
<td>(ii) Will the proposal affect an adequate supply of water to homes and businesses?</td>
</tr>
<tr>
<td>4. Protect local air quality</td>
<td>(i) Will the proposal affect an existing air quality action area?</td>
</tr>
<tr>
<td>5. Provide support for achievement of a more balanced population structure.</td>
<td>(i) Will the proposal support development in locations that are accessible to employment, education, public services and/or recreation opportunities?</td>
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<tr>
<td>---</td>
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</tr>
<tr>
<td>(ii) Will the proposal contribute toward a mix of housing types and tenures, including homes for families and older people, to meet future housing needs?</td>
<td></td>
</tr>
</tbody>
</table>
| 6. Promote improved health of the human population | (i) Will the proposal protect and enhance public accessibility to open space?  
(ii) Will the proposal protect and enhance green networks?  
(iii) Will the proposal link with the walking and cycling network? |
| 7. Protect, and, where appropriate, enhance the historic environment | (i) Will the proposal affect places, landscapes and structures of historic, cultural and/or archaeological value and their settings? |
| 8. Manage, maintain and promote efficient use of material assets | (i) Will the proposal promote sustainable use and development of land as a material asset? |
| 9. Reduce greenhouse gas emissions and contributes to improving North Ayrshire’s resilience to climate change impacts. | (i) Will the proposal affect carbon emissions?  
(ii) Will the proposal contribute to the mitigation of and adaptation to climate change? |
| 10. Protect, enhance and, where appropriate, restore the quality and distinctiveness of North Ayrshire’s landscape. | (i) Will the proposal affect protected landscape features and protected areas of open space?  
(ii) Will the proposal protect and enhance the landscape character of the area  
(iii) Will the proposal have a significant effect on areas of wild land or other landscape protected areas |
| 11. Conserve, or, where appropriate, enhance local biodiversity, including statutory and non-statutory designations and protected species. | (i) Will the proposal have a likely significant effect on a Natura 2000 site?  
(ii) Will the proposal have a likey have a significant effect on protected sites and protected species?  
(iii) Will the proposal enhance local biodiversity? |
The LDP shows a series of maps that should be read alongside the Spatial Strategy.
Overarching Policies

The following policies are designed at a strategic level with a focus to achieving our Vision which is, “A better Life”. In the tables below we have listed these strategic policies and below listed detailed policies that are designed to contribute to the vision.

Policy 1: Spatial Strategy

The aim of this policy is to direct most development to our Towns and Villages and sets the criteria for when sustainable development will be supported in the countryside.

### Related Policies


### Lead Partners: NAC, Key Agencies

### Proposed Actions

Preparation of Annual monitoring statement to be consulted with key agencies.

### Indicators of Success: How will we know if the plan is performing well?

- Most development has taken place within our existing towns and villages
- The town centre first principle has been applied where relevant
- Number of new homes built on allocated sites?
- New employment opportunities taken up
- Number of applications with a built heritage consideration
- Partnership working has progressed a number of developments

### Relevant SEA Objectives: 1-11
Policy 2: Placemaking

Related Policies

Lead Partners: NAC, Key Agencies

Proposed Actions
Preparation of Annual monitoring statement to be consulted with key agencies.

Indicators of Success
How will we know if the plan is performing well?
- Number of examples that have been informed or enhanced by the placemaking policy
- Number of applications directly related to LOIP priorities

Relevant SEA Objectives
1-11.
### Policy 3: Delivering Strategic Development Priorities

#### Strategic Projects

The strategic projects are highlighted in our proposed plan as key developments which can help us deliver our vision for North Ayrshire. Future Action Programmes may focus on these projects to try and deliver these projects.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Lead Partners (including those with a consultative input)</th>
<th>Timescale</th>
<th>Environmental impacts to be considered and Relevant SEA Objectives.</th>
<th>Proposed Action</th>
<th>Associated LDP2 Policies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irvine Harbourside</td>
<td>NAC, HES, Partners TBC</td>
<td>1, 2, 3, 5, 6, 7, 8, 10, 11</td>
<td>Support to development of a maritime mile, Promotion of housing in the area Reduction of Vacant and derelict land</td>
<td>Policy 6: Regeneration Opportunities, Policy 2: Placemaking, Policy 10: Supporting Sustainable Tourism, Policy 11: Employment Locations (outwith centre network),</td>
<td></td>
</tr>
<tr>
<td>i3 Irvine</td>
<td>NAC, Partners TBC</td>
<td>1, 3, 8,</td>
<td>Discover implementation of Tax Incremental Funding options with Scottish Government</td>
<td>Policy 6: Regeneration Opportunities, Policy 11: Employment Locations (outwith centre network)</td>
<td></td>
</tr>
<tr>
<td>Kilbirnie Lochshore AND Stoneyholm Mill</td>
<td>NAC, TRUST, HES, Partners TBC</td>
<td>1, 2, 3, 5, 6, 8, 11</td>
<td>Adopt Masterplan Await planning application</td>
<td>Policy 2: Placemaking Policy 14: Listed Buildings Policy 10: Supporting Sustainable Tourism Policy 5 New Homes Policy 18: Green and Blue Infrastructure</td>
<td></td>
</tr>
<tr>
<td>Millport CARS and Flood Defence Scheme</td>
<td>NAC, HES, Partners TBC</td>
<td>2, 5, 7, 9</td>
<td>Continue to support CARs Support the implementation of the Flood Protection Scheme</td>
<td>Policy 2: Placemaking Policy 13: Preserving and Enhancing Our Conservation Areas Policy 14: Listed Buildings</td>
<td></td>
</tr>
<tr>
<td>Brodick Harbour</td>
<td>NAC, Partners TBC</td>
<td>5, 10</td>
<td>Support mix of commercial and industrial proposals</td>
<td>Policy 2: Placemaking Policy 18: Green and Blue Infrastructure Policy 6: Regeneration Opportunities</td>
<td></td>
</tr>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ardrossan Harbour and North Shore</td>
<td>NAC, HES, Partners TBC</td>
<td>1,2,3,4,5,6,10</td>
<td>Policy 2: Placemaking, Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 31: Sustainable Transport and Active Travel, Policy 18: Green and Blue Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montgomerie Park - Irvine</td>
<td>NAC, Partners TBC</td>
<td>1,3,5,6,9,10</td>
<td>Policy 2: Placemaking</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Indicators of Success**

How will we know if the plan is performing well?

Key progress being made on any of these projects
- No of applications submitted on these sites
- No of Masterplans further guidance etc relating to these site

**Relevant SEA Objectives**

1-11.

**Policy 4: Delivering on Community Priorities**

Policy aims to allow development to work towards the priorities of each of 6 localities.
<table>
<thead>
<tr>
<th>Locality</th>
<th>Priorities</th>
<th>Related SEA Objectives</th>
<th>Key Policies</th>
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</thead>
</table>
| Kilwinning    | Employability Housing and Community Traffic and Parking                      | 5. Provide support for achievement of a more balanced population structure.             | **Policy 2: Placemaking**  
Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres, Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver |
| Irvine        | Employment and the economy Mental Health Traffic and Parking Influence and sense of control | 5. Provide support for achievement of a more balanced population structure.             | **Policy 2: Placemaking**  
Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres, Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver |
| Garnoch Valley| Moving around Facilities and amenities Work and the local community           | 5. Provide support for achievement of a more balanced population structure.             | **Policy 2: Placemaking**  
Policy 31: Sustainable Transport and Active Travel, Policy 32: Transport as an Economic Driver  
Policy 30: Digital Infrastructure and New Communications Equipment  
Policy 5 New Homes, Policy 6: Regeneration Opportunities, Policy 7: Network of Town Centres |
| North Coast   | Financial inclusion Social isolation – older people Stress and anxiety – Younger People | 5. Provide support for achievement of a more balanced population structure.             | **Policy 2: Placemaking**  
Policy 31: Sustainable Transport and Active Travel  
| Arran         | Affordable Housing Transport Social isolation                               | 5. Provide support for achievement of a more balanced population structure.             | **Policy 2: Placemaking**  
Policy 31: Sustainable Transport and Active Travel  
Policy 32: Transport as an Economic Driver  
Policy 5 New Homes, |
| Three Towns   | Economy Regeneration Communication                                            | 5. Provide support for achievement of a more balanced population structure.             | **Policy 5 New Homes, Policy 6: Regeneration Opportunities  
Policy 7: Network of Town Centres  
Policy 11: Employment Locations (outwith centre network) |
Proposed New Housing Sites

We proposed that LDP2 contains some additional new allocated sites in order to help delivery our vision.

<table>
<thead>
<tr>
<th>Ref</th>
<th>Proposal</th>
<th>Key Actions and Environmental impacts to be considered and SEA Objectives</th>
<th>Lead Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFS07</td>
<td>Old Toll House, Lochlibo Road, Irvine</td>
<td>Flood Risk Assessment, Water and Drainage Assessment and Ecological Assessment</td>
<td>Dawn Homes (Proposed Developer)</td>
</tr>
<tr>
<td>CFS08</td>
<td>Chapelhill Road, West Kilbride</td>
<td>Air Quality Assessment, Health Impact Assessment, Education contribution assessment and Water and Drainage Assessment</td>
<td>Balfour Beattie (Proposed Developer)</td>
</tr>
<tr>
<td>CFS15</td>
<td>Dalry Road, Kiliwinning</td>
<td>Flood Risk Assessment, Health Impact Assessment and Water and Drainage Assessment</td>
<td>Taylor Wimpey (Proposed Developer)</td>
</tr>
<tr>
<td>CFS 44</td>
<td>Land West of Newhouse Dr, Kilbirnie</td>
<td>Flood Risk Assessment, Air Quality Assessment and Water and Drainage Assessment</td>
<td>Charles Lavery Homes (Proposed Developer)</td>
</tr>
<tr>
<td>CFS 48</td>
<td>Brisbane Glen Road, Largs</td>
<td>Contaminated Land or Agricultural Assessment, Flood Risk Assessment, Air Quality Assessment, Health Impact Assessment, Ecological Assessment, Water and Drainage Assessment</td>
<td></td>
</tr>
<tr>
<td>CFS 51</td>
<td>Mayfield Farm, Saltcoats/Stevenston</td>
<td>Health Impact Assessment and Water and Drainage Assessment</td>
<td>Permission (Proposed Developer)</td>
</tr>
<tr>
<td>CFS65</td>
<td>PORTENCROSS Road, West Kilbride</td>
<td>Education contribution assessment, Flood Risk Assessment and Water and Drainage Assessment</td>
<td>RDK as lead</td>
</tr>
<tr>
<td>CFS84</td>
<td>Burnhouse Manor Farm, Burnhouse</td>
<td>Contaminated Land or Agricultural Assessment and Water and Drainage Assessment, Farm Shop integration</td>
<td>MacTaggart Construction</td>
</tr>
</tbody>
</table>
# 2.2 LDP 1: Vision and Spatial Strategy

<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Policy aim</th>
<th>Key actions</th>
<th>Lead Partners</th>
<th>March 2018 update</th>
</tr>
</thead>
</table>
| STRAT1 | STRAT 1: Population | Stimulate population growth by providing land and infrastructure to deliver 7,500 new homes | • Prepare and update development briefs and masterplans as appropriate  
• Monitor phasing and building completions through the housing land audit process  
• Maintain a 5 year effective housing land supply at all times  
• Guide new residential development towards appropriate locations  
• Facilitate infrastructure delivery to support growth | NAC, developers, landowners | • Housing Land Audit 2016/2017 has been published and agreed with Homes for Scotland (i.e. no disputes)  
• Private housing development secured planning consents (subject to a Section 75 agreement in some cases) at the following housing land allocations:  
  Irvine & Kilwinning - Montgomerie Park, North Newmoor, West Byrehill, Middleton Road, North Gailes  
  The Three Towns - Ardrossan Harbour, Lundholm Road, Sharphill  
  Garnock Valley - Blairland Farm, West Bankside, Longbar, Auldlea Road  
• North Coast area, a planning application for housing development at Ardrossan Road, West Kilbride is under consideration |
| STRAT 2 | STRAT 2: Employment | Facilitate development to help achieve the Council’s creation target of 13,000 new jobs in North Ayrshire by 2020 | • Continue to safeguard key business and industrial sites from inappropriate alternative uses  
• Monitor the take up of employment land  
• Explore ways to maximise potential for economic development at Hunterston, Ardeer, Lochshore, and the Irvine Enterprise Area.  
• Guide major business development toward Strategic Business Locations  
• Encourage new economic activity by implementing positive policies facilitating new employment development and the reuse, refurbishment, and redevelopment of employment land  
NAC, developers, landowners, businesses, Scottish Enterprise, IBRC | • NAC/IBRC successfully made case to Scottish Government for identification of i3 Business Park as an Enterprise Area, which came into effect in April 2012  
• Completion of 2013 Competitive Advantage Study identifying potential uses for Hunterston  
• NAC secured ‘Energy Hub’ status for Hunterston within revised NPF3  
• New employment uses secured consent at Ardrossan Harbour, Nethermains, South and North Newmoor and West Byrehill (subject to S75 agreement in some cases)  
• Employment Land Audit published in 2017 which has established a baseline |

| STRAT 3 | STRAT 3: Regeneration | Deliver transformational change in our towns and villages. | • Implement planning guidance to improve design quality across North Ayrshire  
• Facilitate regeneration and reuse of existing buildings and the regeneration of previously developed land  
• Promote centres as the focus of retail, commercial leisure development and community infrastructure  
• Monitor levels of vacant and derelict land  
NAC, developers, landowners, Historic Environment Scotland, CSGN, IBRC | The following lists key transformation projects securing planning consent:  
• New Irvine community, cultural and leisure centre, ‘The Portal’ which will form a key part of Irvine Town Centre’s on-going revival  
• Redevelopment of Ardrossan Harbour, comprising housing, nursing home, commercial units, distributor road and coastal defence works  
• Alternative uses, including residential, secured consent at major brownfield sites e.g. North Newmoor and West Byrehill  
• Internal and external refurbishment of the historic Saltcoats Town Hall  
• New education and sports campus in Glengarnock  
• Redevelopment and extension of Sportscotland’s Inverclyde National Sports Training Centre, Largs |
| • New educational campus comprising nursery, primary and secondary schools at Alexander Avenue, Largs |
| • Hotel refurbishment and enabling residential development at Hallmark Hotel, Irvine |
| • Opening of the Portal, an innovative cultural and leisure hub featuring refurbishment of import town hall building with new purpose built sports centre extension. |
| • Irvine was named most improved place at SURF awards in 2017 |

Other progress:

• Vacant and Derelict Land Survey 2015 completed providing an up-to-date picture of the extent and state of vacant and derelict land in North Ayrshire
• New shopfront guidance has been published in April 2016 to facilitate higher quality shopfronts in our town centres
| STRAT4 | STRAT 4: Tourism | Improve the range and quality of tourist facilities within North Ayrshire. | • Prepare development briefs as appropriate  
• Facilitate tourism proposals across North Ayrshire, building on our well established golf and marine assets | NAC, developers, landowners, Visit Scotland. | Key tourism projects, facilitated by LDP and granted consent, include:  
• Extension to golf course and leisure facilities, residential development and upgrading of nature reserve at North Gailes, subject to S75 agreement  
• Redevelopment and extension of Inverclyde National Sports Training Centre, Largs  
• New residential and tourist accommodation adjacent to Dundonald Links  
• Various consents granted for new camping and caravan sites across Arran  
• Proposals for new Wild Arran Adventure Park within Brodick Castle Country Park comprising elevated walkways, slides and lookout towers  
Other progress:  
• Planning consent has been granted for a new distillery, visitor centre and bonded warehousing near Clachaig Farm, Arran  
• New “eco-tourism” extension to Auchrannie Resort – planning permission granted |
<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Policy aim</th>
<th>Key actions</th>
<th>Lead Partners</th>
<th>August 2016 update</th>
</tr>
</thead>
</table>
| STRAT5 | STRAT 5: Environment | Facilitate appropriate development which retains and attracts people and investment to rural, coastal and island locations. | • Support enhancements to the Ayrshire Central Scotland Green Network  
• Steer new development towards appropriate locations within the countryside  
• Monitor the effectiveness of supplementary guidance for wind turbines, coastal and rural design | NAC, developers, landowners, SNH, CSGN, FCS. | • Completion of projects under the CSGN banner, including path network upgrades at Beach Park, New Town Trail and Ardeer Quarry as well as tree planting, wildflower meadows and access improvements within Irvine Enterprise Area  
• Review of North Ayrshire’s Local Nature Conservation sites nearing completion  
• Review of TPOs to commence  
• Preparation of new local biodiversity planning guidance is underway  
• NAC’s membership of the Clyde Marine Planning Partnership accepted – and the Partnership will develop a statutory Clyde Marine Plan for the sustainable use of our coastal marine assets |
| STRAT6 | STRAT 6: Transport | Improve strategic transport links | • Support delivery of the Dalry A737 bypass by continuing to safeguard the corridor required for this major transport project  
• Facilitate improved park and ride provision, where appropriate.  
• Seek opportunities for incorporating sustainable travel within new development.  
• Continue to lobby for further improvements to the A737, A78 and the Arran road network | NAC, Transport Scotland, developers, landowners, SPT. | • Extensions to park and ride delivered at Irvine and Kilwinning  
• NAC allocated £2million within its 10 year Capital Plan to fund improvements to the Pennyburn Roundabout, if needed to mitigate the cumulative impact of future housing development provided for by the LDP  
• In 2014, NAC signed a Minute of Agreement with Transport Scotland to cooperate together over the strategic road interventions. Protocol published to achieve a consistent approach to considering planning applications which could trigger the need for delivery of the interventions  
• Publication of the LTS in March 2015  
• Brodick Harbour Redevelopment commenced with traffic management works  
• Update continued on page 11 |
<table>
<thead>
<tr>
<th>Ref</th>
<th>Policy</th>
<th>Policy aim</th>
<th>Key actions</th>
<th>Lead Partners</th>
<th>August 2016 update</th>
</tr>
</thead>
<tbody>
<tr>
<td>STRAT6 cont'd</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Ayrshire Growth Deal Prospectus published in March 2016, listing transport projects that the three Ayrshire Councils wish to develop into a business case for attracting private/public sector investment (Q1 2016). Projects include: • improvements to road and rail infrastructure, including A77, A70 and A737 • investment in strategic ports • investment at Bellfield Interchange to unlock development across Ayrshire Other progress: • In December 2015, Scottish Ministers gave notice to proceed with the A737 Dalry by-pass. Various Road and Compulsory Purchase Orders have been published in connection with the scheme</td>
</tr>
<tr>
<td>STRAT7</td>
<td>STRAT 7: Delivery</td>
<td>Establish mechanisms to facilitate development of stalled sites.</td>
<td>• Devise proposals to stimulate physical development, enabling market recovery.</td>
<td>NAC, developers, landowners</td>
<td>Consultant appointed to determine appropriate means of stimulating development activity. This completed work has prompted other specific actions, including deferred payment of purchase price of sites owned by the Council to facilitate housing building activity</td>
</tr>
</tbody>
</table>
## 2.3 LPD1: Economic Development & Regeneration

<table>
<thead>
<tr>
<th>Ref</th>
<th>Proposal</th>
<th>Key actions</th>
<th>Environmental impacts to be considered</th>
<th>Lead Partners</th>
<th>August 2016 update</th>
</tr>
</thead>
</table>
| ED1 | Ardrossan Harbour, Ardrossan | • Secure comprehensive masterplan, guiding residential led development, incorporating leisure, local retail, café, office, and hotel  
• Masterplan to include links with housing development opportunity at Montgomerie Street  
• Safeguard land for commercial port related use with direct access to the local road network  
• Implement development in accordance with planning consent and Ardrossan North Shore Design Principles | more detailed information should be provided regarding any proposed climate change mitigation or adaptation benefits or implications of the developments to satisfy SEA | NAC, developers, IBRC | • PPPM consent secured for redevelopment of Ardrossan Harbour, comprising housing, nursing home, commercial units, distributor road and coastal defence works  
• The proposed extension to Ardrossan Marina, including new marina facilities and improved pedestrian links, secured permission  
• The constabulary building has been transformed into a 10,000 sq. ft. health centre  
• Pre-application discussion ongoing with a developer in relation to the residential element of proposal  
• 3 storey office block complete with flexible accommodation offered for rent  
• 15/00639/PPM approved for the erection of 70 social houses by Cunninghame Housing Association |
| ED2 | Ardeer Energetics Cluster | • Ensure proposals take account of major safeguarding zone restrictions  
• Investigate ways in which the potential of this site could be maximised | NAC, developers, IBRC | • Safeguarding zone restrictions ongoing through planning application decisions for neighbouring uses. |
| ED3 | Irvine Riverside Business Park | • Implement planning policy safeguarding site from non-conforming uses  
• Continue to market the site as strategic business location | NAC, IBRC, Scottish Enterprise, businesses | • Identification of i3 Business Park as an Enterprise Area, which came into effect April 2012 |
| ED4 | Hunterston | • Implement business plan for Enterprise Area  
• Continue to implement protocol for fast tracking planning applications | • Annickbank phase 1 complete and occupied in 2015. Phase 2 under construction early 2016  
• 14/00628/PP granted for construction of a spine road and servicing for new units at Riverside Business Park  
• Various renewable energy schemes approved and installed at GSK site |
| ED5 | North Newmoor, Irvine | • Market the site as an ‘Energy Hub’  
• Articulate the case for improvements to the B714, A78, A737 and the rail network to support and facilitate development | • Completion of Hunterston Competitive Advantage Study  
• Opportunities for renewable energy sector to be explored through implementation of International Strategy and Renewables Strategy  
• 15/00487/PP approved for 5MW solar farm  
• 16/00060/PP for erection of replacement 220m to blade tip wind turbine under consideration |
| | | • Agree development mix within development brief/masterplan  
• Demonstrate an element of retained employment use, the nature of which to be agreed with reference to a business plan  
• Employment uses to be located on-site, unless suitably alternative provision can be provided off-site  
• Retail development to serve local need in accordance with Policy TC5  
• Improve access across B7080 (Long Drive) and A78 to improve connectivity to adjacent areas and provide safer routes to school  
• Prepare drainage impact/flood risk assessment.  
• Secure contributions toward AH | • 16/00070/PPM consented for residential development by Dawn Homes |
| ED6 | South Newmoor, Irvine | • Implement development in accordance with 13/00040/PPPM  
• Submission of further applications for matters specified in conditions | NAC, landowners, developers | • Awaiting further action from landowners/developers |
| ED7 | West Byrehill, Kilwinning | • Agree Section 75 agreement between landowner and NAC  
• Submission of further applications for matters specified in conditions  
• Implement development in accordance with 13/00038/PPPM | NAC, landowners, developers | • Awaiting further action from landowners/developers |
| ED8 | Irvine Industrial Estate, Irvine | • Market remaining sites/vacancies within business park  
• Implement planning policy safeguarding site from non-conforming uses. | NAC, landowners, developers | • No update |
| ED9 | Nethermains, Kilwinning | • Implement development in accordance with 13/00040/PPPM  
• Submission of further applications for matters specified in conditions. | NAC, landowners, developers | • Awaiting further action from landowners/developers |
| ED10 | Tournament Park, Irvine | • Agree development mix within development brief/masterplan  
• Demonstrate an element of retained employment use, the nature of which to be negotiated with reference to a business plan  
• Employment uses to be located on-site, unless suitably alternative provision can be provided off-site  
• Secondary access route to site to be provided by development of 250th unit  
• Proposed Core Path IK50 requires to be constructed through site. Development to include links with adjacent Ayrshire Central Hospital site  
• Undertake drainage impact assessment | NAC, landowners, developers | • Awaiting further action from landowners/developers |
| ED11 | Lochshore North, Glengarnock | • Retail development to serve local need in accordance with Policy TC5  
  • Secure contributions toward AH | NAC, Scottish Enterprise, developers | • Awaiting further action from landowners/developers |
|---|---|---|---|---|
| ED12 | Lochshore South, Glengarnock | • Agree development mix within a comprehensive masterplan  
  • Masterplan to propose links with Kilbarchen Town Centre, and a well-connected network of green infrastructure  
  • Development at Caledonian Road should consider links to wider masterplan area  
  • Secure contributions toward Town Centre Regeneration Fund and improvements to existing business/industrial development at Lochshore South, which may include its rationalisation/consolidation | NAC, landowners, developers | • 15/00545/PP granted in October 2015 for the first phase of an extension to a steel fabricating facility, comprising industrial warehouses and creating an additional 7,200 sq.m of floorspace |
| ED13 | Market Road, Brodick | • Market remaining sites/vacancies within business park  
  • Implement planning policy safeguarding site from non-conforming uses | NAC, landowners developers | • No further action |
| ED14 | Irvine Beach Park, Irvine | • Implement proposals for golf course with associated residential development consisting of hotel and 176 apartments in accordance with 13/00015/PPM  
• Submission of further applications for matters specified in conditions | NAC, developers, IBRC | • 13/00015/PPM approved for golf course with associated residential development consisting of hotel and 176 apartments  
• Awaiting further action from landowners/developers |
| ED15 | Auchrannie, Brodick | • Devise and agree masterplan for future expansion of Auchrannie Hotel & Spa | NAC, developers | • Extension to Hotel and Play Barn completed in June 2015  
• Further discussions regarding 11/00140/PPPM - application for further tourist and staff accommodation |
| ED16 | Largs Yacht Haven, Largs | • Secure consolidation and appropriate development of facilities  
• Ensure proposals complement existing marina uses | NAC, developers | • Awaiting further action from landowners/developers |
| ED17 | Whitehouse, Lamlash | • Agree detail of design and layout for hotel development and related timeshare/residential at site | NAC, developers | • Awaiting further action from landowners/developers |
| ED18 | Lochranza Youth Hostel, Lochranza. | • Agree detail of enabling development, including design and layout, subject to satisfactory demonstration of need through a business plan  
• Secure funds from enabling development (up to 3 dwellings) to cross subsidise extension to hostel | NAC, developers | • Awaiting further action from landowners/developers |
| ED19 | Home Farm & Cladach, Brodick | • Ensure new uses and development complement existing rural business/craft development  
• Ensure the development of Cladach has regard to the historic and environment sensitivities of the area | NAC, developers | • Awaiting further action from landowners/developers |
## 2.4 LDP1: Housing Opportunity Sites

<table>
<thead>
<tr>
<th>Ref</th>
<th>Proposal</th>
<th>Key actions</th>
<th>Environmental impacts to be considered</th>
<th>Lead Partners</th>
<th>August 2016 update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Irvine</td>
<td>Tournament Park (RES2 (1))</td>
<td>• See Page 15, ED9</td>
<td>Contaminated Land or Agricultural Assessment, depending on individual site constraints.</td>
<td>NAC, developers, landowners</td>
<td>• See Page 15, ED9</td>
</tr>
<tr>
<td>Irvine</td>
<td>Harbourside RES2(6)</td>
<td>• Submission of further applications for matters specified in conditions • Implement development in accordance with 09/00690/PPPM</td>
<td>Contaminated Land or Agricultural Assessment, depending on individual site constraints.</td>
<td>NAC, IBRC, developer</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
<tr>
<td>Irvine</td>
<td>Middleton Road, Perceton RES2 (3)</td>
<td>• Implement housing development in accordance with 13/00667/PPM</td>
<td></td>
<td>NAC, developers</td>
<td>• 13/00667/PPM granted consent for 48 new homes, which are currently under construction</td>
</tr>
<tr>
<td>Irvine</td>
<td>Church Street RES2 (7)</td>
<td>• Develop proposals and agree development mix • Demonstrate an element of retained employment use, the nature of which to be negotiated with reference to a business plan. Acceptable employment</td>
<td></td>
<td>NAC, landowners, developers</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
</tbody>
</table>
| Irvine | North Newmoor | Uses include residential, office, hotel/leisure
• Undertake flood risk assessment
• Incorporate links to and along River Irvine
• Secure contributions toward AH | NAC, landowners, developers | 16/00070/PPM granted for the erection of 144 houses |
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Irvine</td>
<td>Fencedyke RES4 (3)</td>
<td>Planning input into Council housing proposal</td>
<td>NAC</td>
<td>15/00346/BW under consideration for the erection of 34 dwellings</td>
</tr>
</tbody>
</table>
| Irvine | North Gailes RES2 (5) | Implement development in accordance with 13/00408/PPPM. Submission of further applications for matters specified in conditions | NAC, developers | 13/00408/PPPM granted consent for extension to golf course and leisure facilities, residential development and upgrading of nature reserve
Awaiting further action from landowners/developers |
| Irvine | Perceton House RES2 (4) | Develop proposals in accordance with Perceton House Development Brief
• Secure contributions toward AH | NAC, developers | Development brief approved for site in May 2013 (Q2 2013)
• Site sold in 2015; the Council has vacated the offices
• Pre-application discussions for a new housing development are on-going |
| Kilwinning | Longford Avenue, Nethermains RES2 (11) | Develop proposals
• Flood risk to be examined as part of overall drainage assessment
• Secure contributions toward AH | NAC, landowners developers | Awaiting further action from landowners/developers |
| Kil2 | Nethermains RES2 (10) | • See Page 15, ED9 | NAC, developers | • See Page 15, ED9. |
| Kil3 | West Byrehill RES2 (9) | • See Page 14, ED7. | NAC, developers | • See Page 14, ED7 |
| Kil4 | Redstone | • Proposal completed – no further actions | NAC | • Construction of 44 homes Council houses completed June 2014 |
| Kil5 | Hazeldene | • Develop proposals | NAC, landowners developers | • Awaiting further action from landowners/developers |
| Kil6 | Mossculloch Farm RES2 (12) | • Develop proposals | NAC, landowners developers | • Awaiting further action from landowners/developers |
| Kil7 | Corsehillhead | • Develop proposals | NAC, landowners developers | • Awaiting further action from landowners/developers |

**Three Towns**

| TT1/TT2 | Ardrossan Harbour, and Montgomerie Street, Ardrossan RES2 (13& 18) | • See Page 13, ED1. | NAC, developers | • See Page 13, ED1. |
| TT3/4 | Sharphill West and East, Saltcoats RES2 (16&17) | • Secure access road to Sharphill West.  
• Secure enabling link to new employment provision through phasing and business plan  
• Secure contribution toward AH.  
• Masterplan to consider integration with existing development and proposal to east, and to include central open space  
• Secure structure planting to north of site  
• Implement development in accordance with 14/00626/PPPM  
• Submission of further applications for matters specified in conditions | NAC, developers | • 14/00626/PPPM approved for a mixed use development for the erection of housing, offices, manufacturing, production, warehousing facilities and so on  
• Awaiting further action from landowners/developers |
| TT5  | Former Kerelaw School, & Kerelaw South, Stevenston RES2 (14&15) | • Undertake flood risk assessment  
• Secure contribution toward AH  
• Secure linkages between sites.  
• Secure off-site road improvements on Kerelaw Road | NAC, developers | • Awaiting further action from landowners/developers |
| TT6  | Lundholm Road, Stevenston RES2 (19) | • Implement development in accordance with 14/00626/PPPM  
• Submission of further applications for matters specified in conditions | NAC, developers | • 14/00593/PPPM approved for erection of residential development associated access roads, landscaping and re-contouring of site  
• Awaiting further action from landowners/developers |
| **Springside** |  |  |  |  |
| Spring 1  | Springside Farm | • Secure links to Core Path IK18  
• Secure traffic calming on Overtoun and Station Roads  
• Secure analysis of Overtoun/Crosshouse Road junction  
• Secure contribution toward AH  
• Agree structure planting in advance of future phased development to the west | NAC, developers | • Ongoing pre-application discussions for a residential development |
| **Garnock Valley** |  |  |  |  |
| GV1  | Blairland Farm, Dalry RES2(20) | • Implement development in accordance with 15/00103/PPPM  
• Submission of further applications for matters specified in conditions | Contaminated Land or Agricultural Assessment, depending on individual site constraints. | NAC, developers | • 15/00103/PPPM approved for a residential development.  
• Site continues to be marketed |
<table>
<thead>
<tr>
<th>GV2</th>
<th>Lomond Castings, Dalry RES2(21)</th>
<th>• Investigate capacity issues at Dalry Primary School. Secure contributions for education, if needed, Secure links to Core Path network. Update Flood Risk Assessment, if necessary Secure gateway feature as part of development</th>
<th>NAC, developers</th>
<th>• Demolition building warrant under consideration for starting to clear the site</th>
</tr>
</thead>
<tbody>
<tr>
<td>GV3</td>
<td>West Bankside RES2 (22)</td>
<td>• Implement development in accordance with 15/00778/PPM</td>
<td>NAC, developers</td>
<td>• 15/00778/PPM approved for the erection of 200 new dwellings, formation of associated roads, footpaths, SUDs pond and open space</td>
</tr>
<tr>
<td>GV4</td>
<td>Garnock Academy, Kilbirnie (site of) RES2 (23)</td>
<td>• Agree off site road improvements to School Road Undertake flood risk assessment Explore potential for new bridge access to Milton Road</td>
<td>NAC, developers</td>
<td>• New Garnock campus site identified, approved planning consent and under construction. The project is expected to be complete early 2017</td>
</tr>
<tr>
<td>Garnock Valley</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>GV5</td>
<td>Garnock View, Glengarnock RES2 (24)</td>
<td>• Devise proposals. Undertake Flood Risk Assessment.</td>
<td>NAC, developers.</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
<tr>
<td>GV6</td>
<td>Beith Road, Longbar RES2 (25)</td>
<td>• Implement development in accordance with 13/00501/PPPM Submission of further applications for matters specified in conditions</td>
<td>NAC, developers.</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
</tbody>
</table>
| GV7 | Auldlea Road, Beith RES2 (26) | • Secure principal access from Auldlea Road.  
• Secure off site traffic calming.  
• Undertake Flood Risk Assessment Wetland corridor along route of burn.  
• Secure landscape planting to ensure no impact on setting of Woodside House and Lodge.  
• Implement development in accordance with 15/00720/PP | NAC, developers. | • 15/00720/PP approved for the erection of 46 dwellings |
| GV8 | Lochshore North, Glengarnock RES2 (27) | • See Page 15, ED11 | NAC, Scottish Enterprise, developers. | • See Page 15, ED11 |
| North Coast |  |  |  |  |
| NC1 | Ardrossan Road, Seamill RES2(28) | • Investigate capacity issues at St Peter’s primary.  
• Secure contribution toward education, if necessary  
• Undertake analysis of cumulative impact on junction of Chapeltoun Road and A78  
• Agree vehicular access arrangements  
• Secure contribution toward AH | NAC, developers. | • 16/00561/PPPM for erection of residential development with associated access roads, open space etc. under consideration |
| NC2 | Lawhill Farm, West Kilbride RES4 (7) | • Investigate capacity issues at St Peter’s primary.  
• Secure contribution toward education, if necessary | NAC, developers. | • 16/00397/PPPM for Proposed Residential Development Zoning of Land To North & West of Ardrossan High Road under consideration |
| NAC | Ardrossan High Road, West Kilbride RES2 (29) | • Agree vehicular access arrangements, potentially via Highthorne Crescent/Craufurd Avenue  
• Undertake analysis of cumulative impact on junction of Chapeltoun Road and A78 | NAC, developers. | • Awaiting further action from landowners/developers |
|-----|-----------------------------------------------|-------------------------------|-----------------|--------------------------------------------------|
| NAC | Southannan Road, Fairlie                      | • Investigate capacity issues at St Peter’s primary. Secure contribution toward education, if necessary  
• Undertake analysis of cumulative impact on junction of Chapeltoun Road and A78 | NAC, developers | • Pre-application discussions ongoing |
| NAC | East of Golf Course Rd, Skelmorlie RES2 (31)  | • Undertake Flood Risk Assessment, if necessary  
• Undertake tree survey as site is covered by a Tree Preservation Order, and agree appropriate nature and extent of tree works, if necessary | NAC, developers | • Awaiting further action from landowners/developers |

North Coast
| NC6 | Land at Skelmorlie Golf Club, Skelmorlie RES2 (32) | • Secure access through land to west  
• Secure pedestrian/cycle route connecting to site to East of Golf Course Road  
• Undertake traffic assessment and secure off-site road improvements, if necessary  
• Secure contribution toward AH  | NAC, developers. | • Awaiting further action from landowners/developers |

| NC7 | Alexander Avenue, Largs RES4 (6) | • None  | NAC, developers. | • No longer proposed for housing with construction of Largs Campus on the same site |

| NC8 | Copeland Crescent, Millport (now St. Beya Gardens) | • None – project completed.  | NAC. | • Construction of 12 amenity bungalows completed in 2013 |

| NC9 | Noddsdale Meadow, Largs RES2 (34) | • Secure analysis of junctions servicing Greenock Road or town centre via transport assessment  
• Secure pedestrian footbridge across Noddsdale Burn at a point to be agreed  
• Ensure development does not back onto floodplain (as with existing residential development to the east of Noddsdale Burn)  
• Secure erection of a vehicular barrier along Noddleburn Road/Noddsdale Burn, the location and extent of which is to be agreed  
• Secure substantial landscape buffer to provide a new, coherent edge to the settlement  | NAC, developers. | • Awaiting further action from landowners/developers |
| North Coast |  | North Coast |  | North Coast |  |
|-------------|  | North Coast |  | North Coast |  |
| NC 10       | Brisbane Glen Road, Largs.RES2 (33) |  | Secure contribution toward AH  
• Update flood risk assessment, if necessary | NAC, developers. | Awaiting further action from landowners/developers |
|             | Secure analysis of junctions servicing Greenock Road or town centre via transport assessment  
• Secure substantial landscape buffer to provide a new, coherent edge to the settlement  
• Install new ‘cut-off drain’ and sediment traps along the eastern boundary of the site and a new surface water culvert, connecting the site with the Noddsdale Burn. The design, siting and phasing of this infrastructure are to be agreed  
• Update flood risk assessment, if necessary |  |  |  |  |
| Isle of Arran |  | Isle of Arran |  | Isle of Arran |  |
| Arr1        | Cairnhouse Farm RES2 (35) |  | Secure contribution towards AH  
• Devise proposals. | NAC, developers. | Awaiting further action from landowners/developers |
| Arr2        | Benlister North, Lamlash RES (36) |  | Secure contribution towards AH  
• Devise proposals. | NAC, developers | Awaiting further action from landowners/developers |
<p>| Arr3        | Benlister South, Lamlash RES4 (11) |  | Devise proposals. | NAC, developers | Awaiting further action from landowners/developers |
| Arr4        | Brathwic Terrace, Brodick RES4 (9) |  | Devise proposals. | NAC, developers | Awaiting further action from landowners/developers |</p>
<table>
<thead>
<tr>
<th>Arr5</th>
<th>Montrose House, Brodick RES4 (10)</th>
<th>• Devise proposals.</th>
<th>NAC, developers</th>
<th>• 16/00045/PP consented in March 2016 to create staff accommodation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arr6</td>
<td>S. of Golf Course Rd, Whiting Bay RES4 (12)</td>
<td>• Devise proposals.</td>
<td>NAC, developers</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
<tr>
<td>Arr7</td>
<td>Springbank, Brodick RES4 (14)</td>
<td>• Devise proposals.</td>
<td>NAC developers</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
<tr>
<td>Arr8</td>
<td>Ladeside Place, Shiskine RES4 (14)</td>
<td>• Devise proposals.</td>
<td>NAC, developers.</td>
<td>• Awaiting further action from landowners/developers</td>
</tr>
</tbody>
</table>
# 3 Abbreviations

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>AH</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>CSGN</td>
<td>Central Scotland Green Network</td>
</tr>
<tr>
<td>EDF</td>
<td>Électricité de France</td>
</tr>
<tr>
<td>FCS</td>
<td>Forestry Commission Scotland</td>
</tr>
<tr>
<td>IBRC</td>
<td>Irvine Bay Regeneration Company</td>
</tr>
<tr>
<td>LDP</td>
<td>Local Development Plan</td>
</tr>
<tr>
<td>NAC</td>
<td>North Ayrshire Council</td>
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<tr>
<td>NDA</td>
<td>Nuclear Decommissioning Authority</td>
</tr>
<tr>
<td>NHS</td>
<td>National Health Service</td>
</tr>
<tr>
<td>NPF</td>
<td>National Planning Framework</td>
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<tr>
<td>NRIP</td>
<td>Nation Renewables Infrastructure Plan</td>
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<tr>
<td>PP</td>
<td>Planning Permission</td>
</tr>
<tr>
<td>PPM</td>
<td>Planning Permission Major</td>
</tr>
<tr>
<td>PPPM</td>
<td>Planning Permission in Principle Major</td>
</tr>
<tr>
<td>RSL</td>
<td>Registered Social Landlord</td>
</tr>
<tr>
<td>SEA</td>
<td>Strategic Environmental Assessment</td>
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<tr>
<td>SEPA</td>
<td>Scottish Environment Protection Agency</td>
</tr>
<tr>
<td>SNH</td>
<td>Scottish Natural Heritage</td>
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<tr>
<td>SPT</td>
<td>Strathclyde Passenger Transport</td>
</tr>
<tr>
<td>SUDS</td>
<td>Sustainable Urban Drainage Systems</td>
</tr>
</tbody>
</table>