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North Ayrshire Local Development Plan 2

Strategic Environmental Assessment Update Note

On behalf of **North Ayrshire Council**



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

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Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 2nd Floor, 160 West George Street, Glasgow G2 2HG
T: +44 (0)141 352 2360 E: glasgow@peterbrett.com

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	Name	Position	Signature	Date
Prepared by:	Michael O'Sullivan	Senior Planner	MOS	06.08.2019
Reviewed by:	Duncan Smart	Associate Planner	DS	08.08.2019
Approved by:	Nick Skelton	Director: Strategic Planning & Economics	NS	08.08.2019
For and on behalf of Peter Brett Associates LLP				

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1 Introduction

1.1 Background

- 1.1.1 In December 2018, Peter Brett Associates, now part of Stantec (PBA) was commissioned by North Ayrshire Council (NAC) to undertake a Strategic Environmental Assessment (SEA) of the North Ayrshire Local Development Plan 2 ('the LDP2') Proposed Plan. In accordance with statutory requirements, an Environmental Report was prepared to accompany the LDP2 Proposed Plan for consultation (April – June 2018) and a clarificatory SEA Post Consultation Factual Update Note was produced in September 2018 to address matters raised by the SEA Consultation Authorities, prior to the LDP2 Proposed Plan then being submitted to the Scottish Ministers to undergo a formal Examination in October 2018.
- 1.1.2 The Examination concluded on 10th July 2019 with the publication of the North Ayrshire LDP2 Examination Report ('the Examination Report') by the team of Reporters appointed by the Scottish Ministers to carry out the Examination ('the Examination Reporters'). This SEA Update Note builds upon previous reporting to provide a proportionate SEA Screening of the suite of modifications recommended to the LDP2 Proposed Plan, as detailed within the Examination Report.

1.2 Purpose

- 1.2.1 In accordance with Section 19(11) of the Town and Country Planning (Scotland) Act 1997, this note has been prepared to confirm the environmental acceptability and any likely significant environmental effects of incorporating the modifications recommended by Examination Reporters into the LDP2 Proposed Plan, prior to these modifications being made by NAC. The purpose of this note is therefore to assess whether the modifications would result in any new or different likely significant effects on the environment from those already reported within the North Ayrshire LDP2 Environmental Report ('the Environmental Report'). In doing so, this note updates insofar as necessary the Environmental Report prior to the LDP2 Proposed Plan (as modified) being considered for adoption in September 2019.
- 1.2.2 To comply with statutory requirements (see below), this report should be presented to NAC and submitted to the Scottish Ministers alongside the Environmental Report when the LDP2 is presented for adoption. As this note incorporates relevant assessment information from the previous SEA Factual Update Note (PBA, September 2018), it will not now be necessary to submit that separate document to the Scottish Ministers.

1.3 Statutory Requirements

- 1.3.1 In accordance with Section 14 of the Environmental Assessment (Scotland) Act 2005 Act, an Environmental Report (April 2018) was prepared by PBA to accompany and identify the likely significant environmental effects from the North Ayrshire LDP2 Proposed Plan. Section 12 of the Act requires *all* likely significant effects on the environment to have been identified and consulted on before the (finalised) LDP2 is presented for adoption (expected September 2019), whilst Section 18 requires an Environmental Report setting out all such effects to then be published alongside the adopted LDP2. Furthermore, Regulation 2 of the Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009 confirms that the limited circumstances in which a planning authority may depart from Examination recommendations includes where an environmental assessment carried out by the planning indicates that the recommendations would not be acceptable.
- 1.3.2 Taken together, these statutory requirements mean it is necessary to screen the modifications recommended to the North Ayrshire LDP2 Proposed Plan by the Examination Reporters to consider their environmental implications and confirm whether the modifications are likely to result in any new or different significant effects on the environment from those previously

reported. This process is provided for in Section 19(11) of the Town and Country Planning (Scotland) Act 1997.

1.4 SEA Framework

1.4.1 Using a SEA Framework of thematic objectives and guide questions (as consulted on with the SEA Consultation Authorities at Scoping stage in April 2016), the Environmental Report (PBA, April 2018) presented the findings of SEA carried out to identify the likely significant effects on the environment of the LDP2 Proposed Plan. The SEA Framework used to assess the modifications now recommended by the Examination Reporters remains unchanged and is provided in full in **Appendix A** for reference. In short, the SEA Framework comprises the following thematic objectives:

- **SEA Objective 1 - Protect and improve soil and land resources**
- **SEA Objective 2 - Manage and reduce flood risk**
- **SEA Objective 3 - Protect and enhance the water environment**
- **SEA Objective 4 - Protect local air quality**
- **SEA Objective 5 - Provide support for achievement of a more balanced population structure.**
- **SEA Objective 6 - Promote improved health of the human population**
- **SEA Objective 7 - Protect, and, where appropriate, enhance the historic environment**
- **SEA Objective 8 - Manage, maintain and promote efficient use of material assets**
- **SEA Objective 9 - Reduce greenhouse gas emissions and contributes to improving North Ayrshire's resilience to climate change impacts.**
- **SEA Objective 10 - Protect, enhance and, where appropriate, restore the quality and distinctiveness of North Ayrshire's landscape.**
- **SEA Objective 11 - Conserve, or, where appropriate, enhance local biodiversity, including statutory and non-statutory designations and protected species.**

2 LDP2 Proposed Plan: Likely Significant Environmental Effects

2.1 LDP2 Proposed Plan Strategic Components

- 2.1.1 **Table 2.1** below summarises the likely significant environmental effects from the **strategic components** of the LDP2 Proposed Plan, as previously assessed within the Environmental Report (PBA, April 2018) in relation to North Ayrshire LDP2 SEA Framework. This confirms that the LDP2 Proposed Plan strategic components align well with the thematic objectives within the SEA Framework, with no Major Negative (i.e. significant adverse) effects predicted.

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Table 2.1: Likely Significant Environmental Effects LDP2 Proposed Plan Strategic Components

LDP Proposed Plan Strategic Component	Identified Likely Significant Effects
LDP2 Vision	Proposed LDP2 Vision is considered to align well with the following SEA Objectives, indicating the potential for significant beneficial effects: SEA Objectives 5 and 6
LDP2 Spatial Strategy	Major Positive (i.e. significant beneficial) effects: SEA Objectives 1, 2, 5, 6, 7, 8, 9, 10 and 11
Proposed Strategic Policies	
Policy 2 Placemaking and Community Planning Policies	Major Positive (i.e. significant beneficial) effects: All SEA Objectives (1-11)
Policy 3: Supporting the Local Outcomes Improvement Plan	Strategic Development 2: Irvine Harbourside – SEA Objective 8; Strategic Development 4: Ardrossan Harbour Redevelopment and Ardrossan North Shore – SEA Objective 8; Strategic Development 5: Millport CARS and Flood Defence Scheme – SEA Objectives 2 and 7; Strategic Development 6: Stoneyholm Mill, Kilbirnie – SEA Objective 7; and, Strategic Development 9: Brodick Masterplan – SEA Objective 8.
Policy 4: Community Planning	Major Positive (i.e. significant beneficial) effects: SA Objectives 5 and 6

2.2 LDP2 Proposed Plan Subject Policies

- 2.2.1 **Table 2.2** below summarises the likely significant environmental effects from the **subject policies** within the LDP2 Proposed Plan, as previously assessed within the Environmental Report (PBA, April 2018) and subsequent SEA Factual Update Note (September 2018). For brevity, likely significant effects of the assessed plan components are identified below in relation to relevant SEA Objectives within the North Ayrshire LDP2 SEA Framework (provided in **Appendix A** in full).
- 2.2.2 Taking account of mitigation and enhancement measures which were developed through the SEA process and incorporated into the LDP2 Proposed Plan prior to its publication, **Table 2.2** confirms that the proposed subject policies perform well in environmental terms, with many Major Positive (i.e. significant beneficial) effects identified and no Major Negative (i.e. significant adverse) effects predicted.

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Table 2.2: Likely Significant Environmental Effects of LDP2 Proposed Plan Subject Policies

North Ayrshire LDP2 SEA Objectives	Identified Likely Significant Effects from LDP2 Proposed Plan Subject Policies
SEA Objective 1: Protect and Improve Soil and Land Resources	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 6: Regeneration Opportunities; Policy 18: Green and Blue Infrastructure; Policy 30: Digital Infrastructure and New Communications Equipment; Policy 37: Responsible Extraction of Mineral Resources; and, Policy 33: Energy Infrastructure Development.</p>
SEA Objective 2: Manage and Reduce Flood Risk	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 26: Water Environment Quality; Policy 27: Flood Risk Management; Policy 28: Alignment with Marine Planning; and, Policy 33: Energy Infrastructure Development.</p>
SEA Objective 3: Protect and Enhance the Water Environment	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 20: Protection of Our Designated Sites; Policy 26: Water Environment Quality; Policy 28: Alignment with Marine Planning; Policy 29: Supporting Aquaculture; and, Policy 33: Energy Infrastructure Development.</p>
SEA Objective 4: Protect Local Air Quality	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 7: Network of Town Centres; Policy 31: Sustainable Transport and Active Travel; Policy 37: Responsible Extraction of Mineral Resources; Policy 39: Hazardous Installations and Substances; and, Policy 6: Regeneration Opportunities</p>
SEA Objective 5: Provide Support for Achievement of a more Balanced Population Structure	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 6: Regeneration Opportunities; Policy 7: Network of Centres; Policy 9: Leisure, Retail and other Tourism-Related Development On Arran; Policy 10: Supporting Sustainable Tourism; Policy 11: Business and Industry Employment Locations; Policy 12: Business Development On Arran and Cumbrae; Policy 30: Digital Infrastructure and New Communications Equipment; Policy 31: Sustainable Transport and Active Travel; Policy 32: Transport as an Economic Driver; and, Policy 35: Future Proofing for Heat Networks.</p>

North Ayrshire LDP2 SEA Objectives	Identified Likely Significant Effects from LDP2 Proposed Plan Subject Policies
SEA Objective 6: Promote Improved Health of the Human Population	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 7: Network of Town Centres; Policy 8: Leisure, Retail and other Tourism-Related Development On Arran Policy 21: Clyde Muirshiel Regional Park; Policy 23: Development involving Open Space; Policy 24: Outdoor Sports; Policy 31: Sustainable Transport and Active Travel; Policy 34: Waste Management Facilities; Policy 37: Responsible Extraction of Mineral Resources; Policy 39: Hazardous Installations and Substances. Policy 6: Regeneration Opportunities; Policy 18: Blue and Green Infrastructure; Policy 33: Energy Infrastructure Development; and, Policy 35: Future Proofing for Heat Networks</p>
SEA Objective 7: Protect, and, where appropriate, Enhance the Historic Environment	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 13: Preserving and Enhancing Our Conservation Areas Policy 26b: Listed Buildings; Policy 14: Listed Buildings; Policy 15: Historic Gardens and Designed Landscapes; Policy 16: Scheduled Monuments; Policy 17: Non-designated archaeological sites and monuments; Policy 19: Landscape and Seascape; Policy 37: Responsible Extraction of Mineral Resources; Policy 19: Landscape and Seascape; Policy 22: Forestry, Woodland, Trees & Hedgerows; Policy 33: Energy Infrastructure Development; and, Policy 29: Supporting Aquaculture.</p>
SEA Objective 8: Manage, Maintain and Promote Efficient Use of Material Assets	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 6: Regeneration Opportunities; Policy 11: Business and Industry Employment Locations; Policy 12: Business Development On Arran and Cumbrae; Policy 14: Listed Buildings; Policy 24: Outdoor Sports Facilities; Policy 26: Water Environment Quality; Policy 27 Flood Risk Management; Policy 30: Digital Infrastructure and New Communications Equipment; Policy 31: Sustainable Transport and Active Travel; Policy 32: Transport as an Economic Driver; Policy 33: Energy Infrastructure Development; Policy 34: Waste Management Facilities; Policy 35: Future Proofing for Heat Networks; Policy 36: Safeguarding of Workable Mineral Resources; Policy 39: Hazardous Installations and Substances. Policy 6: Regeneration Opportunities; Policy 7: Network of Town Centres; Policy 18: Blue and Green Infrastructure; and, Policy 22: Forestry, Woodland, Trees and Hedgerows.</p>
SEA Objective 9: Reduce Greenhouse Gas Emissions and Contributes to Improving North Ayrshire's Resilience to Climate Change Impacts	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 31: Sustainable Transport and Active Travel; Policy 32: Transport as an Economic Driver; Policy 33: Energy Infrastructure Development; Policy 37: Responsible Extraction of Mineral Resources; Policy 7: Network of Town Centres; and Policy 18: Blue and Green Infrastructure</p>

North Ayrshire LDP2 SEA Objectives	Identified Likely Significant Effects from LDP2 Proposed Plan Subject Policies
SEA Objective 10: Protect, Enhance and, where appropriate, Restore the Quality and Distinctiveness of North Ayrshire's Landscape	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 7: Network of Town Centres; Policy 8: Leisure, Retail and other Tourism-Related Development On Arran; Policy 9: Shopfronts, Signs and Advertisements; Policy 14: Listed Buildings; Policy 15: Historic Gardens and Designed Landscapes; Policy 21: Clyde Muirshiel Regional Park; Policy 30: Digital Infrastructure and New Communications Equipment; Policy 37: Responsible Extraction of Mineral Resources. Policy 18: Blue and Green Infrastructure; Policy 19: Landscape and Seascape; Policy 28: Alignment with Marine Planning; Policy 29: Supporting Aquaculture; Policy 30: Digital Infrastructure and New Communications Equipment; Policy 31: Sustainable Transport and Active Travel; and, Policy 33: Energy Infrastructure Development.</p>
SEA Objective 11: Conserve, or, where appropriate, Enhance Local Biodiversity, including Statutory and Non-Statutory Designations and Protected Species	<p>Major Positive (i.e. significant beneficial) effects:</p> <p>Policy 19: Green and Blue Infrastructure; Policy 23: Development involving Open Space; Policy 21: Clyde Muirshiel Regional Park; Policy 31: Water Environment Quality; Policy 54: Responsible Extraction of Mineral Resources; Policy 20: Protection of Our Designated Sites; Policy 22: Forestry, Woodland, Trees & Hedgerows; Policy 26: Water Environment Quality; Policy 28: Alignment with Marine Planning; Policy 29: Supporting Aquaculture; Policy 33: Energy Infrastructure Development; and, Policy 38: Protecting Peatland and Carbon Rich Soils.</p>

2.3 LDP2 Proposed Plan Site Allocations

Environmental Report Site Assessments (April 2018)

- 2.3.1 As detailed in Section 6 of the Environmental Report, a traffic light system was adopted to assess all *new* LDP2 candidate sites using pro-formas provided in Appendix F of that document:
- **Green** - recommendations are the most likely to be mitigatable, in terms of the SEA objectives, and deliverable, in terms of being able to address infrastructure requirements;
 - **Amber** - recommendations have outstanding environmental, infrastructure, or delivery issues which could potentially be addressed but which NAC have concerns about; or,
 - **Red** - recommendations highlight significant constraints which NAC currently think are unlikely to be able to be addressed.
- 2.3.2 For the purposes of this SEA, where a new candidate site scores 'red' this is considered to indicate a likely significant adverse effect (in the absence of any potential mitigation), whereas a green score indicates a likely significant positive effect.
- 2.3.3 To ensure parity in the assessment of the proposed LDP1 rollover sites with new candidate sites, and to allow a proportionate cumulative site assessment to be carried out, a base level of SEA was undertaken by mapping *all* candidate sites against a single set of constraints relevant to the North Ayrshire LDP2 SEA Framework (refer to Section 6 of the Environmental Report (PBA. April 2019) for details). The constraints mapping provided in **Appendix F** of the Environmental Report indicated:
- Overlap of candidate site and identified constraint - potential for a likely significant adverse effect which may require mitigation; and conversely,
 - Overlap of candidate site and environmental/community asset - potential for a likely significant positive effect.

SEA Factual Update Note Site Assessment Information (September 2018)

- 2.3.4 Nine sites (three proposed LDP rollover sites and six proposed NAC affordable housing sites) were omitted in error from a list of proposed LDP1 rollover and LDP2 new allocations collated by NAC. In consequence, these sites were omitted from Table F.2.1 and the assessments provided in Section 6 and Appendix F of the Environmental Report, although they were properly included in the LDP2 Proposed Plan and subject to appropriate consultation and notification procedures. As explained within the SEA Factual Update Note, the allocation of these 9 sites is not considered to result in any new or different likely significant effects beyond those identified in the Environmental Report. In particular:
- The three omitted LDP1 rollover sites were previously subject to sufficient SEA in relation to the North Ayrshire LDP1 and no new or different significant environmental effects (including cumulative effects) are considered likely from their reallocation; and,
 - The six omitted sites being brought forward for affordable housing development benefit from permitted development rights and their delivery has been confirmed through NAC's Strategic Housing Investment Programme 2018 – 2023, such that their allocation would simply integrate affordable housing delivery with NAC's wider housing land strategy without resulting in any substantive effects in planning or environmental terms.

3 SEA Screening of Examination Modifications

3.1 Introduction

3.1.1 This section presents a proportionate screening of all modifications to the LDP2 Proposed Plan recommended by the Examination Reporters, as detailed within the Examination Report (DEPA, July 2019). The purpose of this exercise is to determine whether each proposed modification would result in any new or different likely significant environmental effects from those previously assessed within the Environmental Report, as detailed in **Section 2** above.

3.1.2 The schedule of recommended modifications is provided in full in **Appendix B**. This schedule is grouped against each of the numbered 'Issues' identified by NAC for the purposes of undertaking a proportionate Examination (e.g. Issue 1 – Housing), with each related modification then numbered (restarting at 1 each time). For brevity, the SEA screening provided below uses short-hand to refer to individual modifications rather than restating them in full, e.g. modifications relating to housing are referred to as modification 1.1, 1.2, 1.3, etc.

Exclusion of Non-Substantive Modifications

3.1.3 Having reviewed the consolidated schedule of recommended modifications provided by the Examination Reporters, **Table 3.1** below identifies those modifications which are non-substantive (e.g. formatting changes, typographical corrections, consequential amendments, minor supporting text change, etc.) and thus have no potential to result in new or different significant effects on the environment. These modifications are excluded from any further consideration.

Table 3.1: Non-Substantive Modifications

Examination Issue	Non-Substantive Modifications
02 Strategic Policies and Mapping	2.1, 2.3, 2.4, 2.5, 2.6, 2.7
04 Detailed Policies - Chapter 2	2.1, 2.2, 2.4, 2.5, 2.10, 2.14
05 Detailed Policies: More Connected Chapter	5.1, 5.2, 5.3, 5.4
06 Detailed Policies: A Low Carbon North Ayrshire Chapter	6.3, 6.4, 6.5
07 Arran	7.1, 7.2, 7.3, 7.4, 7.5
11 Hunterston	11.1, 11.2, 11.3, 11.4
14 Kilwinning	14.1
16 Three Towns (Ardrossan, Saltcoats, Stevenston)	16.1 (a & b)
17 West Kilbride	17.1

Substantive Modifications

3.1.4 **Table 3.2** below provides a proportionate SEA screening of the remaining modifications, each of which is substantive in nature (e.g. changes to policy wording or site allocations) and therefore has at least some potential to result in new or different environmental effects. In accordance with statutory requirements, the screening exercise whether the incorporation of

the modifications (i.e. the LDP2 Proposed Plan as modified) would be likely to result in any new or different *significant* environmental effects from those identified in previous SEA reporting, as summarised in **Section 2** above. **Table 4.2** identifies each modification using the same short-hand as in **Table 4.1** above and then provides a commentary covering (in numbered bullet points):

- i. A description of the modification;
 - ii. Summary of previous Environmental Report conclusions relating to the affected policy or site allocation; and,
 - iii. Identification of likely environmental effects the incorporation of the modification into the LDP2 Proposed Plan (i.e. not assessing the modification on a standalone basis, as it would intrinsically change an existing substantive component of the LDP2 Proposed Plan); and,
- 3.1.5 A separate column in **Table 3.2** then confirms whether any identified environmental effects as a result of the modifications constitute new or different likely *significant* effects from those previously reported in the Environmental Report.

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Table 3.2: SEA Screening of Substantive Modifications

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
01 Housing Modification: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6	<ol style="list-style-type: none"> 1. Taken together, these modifications would introduce a Schedule 10 to provide an explanation of how the LDP2 Housing Supply Target was arrived at, together with consequential modifications to other components of the LDP2 Proposed Plan. The modifications would also provide a breakdown of expected tenure split between market and affordable housing for the plan period, in line with Scottish Planning Policy (2014). 2. The Environmental Report concluded that the Housing Policies as proposed would result in Major Positive effects on 'SEA Objective 5: Provide Support for Achievement of a more Balanced Population Structure'. This was largely due to the generous provision of housing land which would support development in accessible locations and provide a sufficient mix of housing types and tenures to support population retention. 3. The modification will enable the housing policy to function more effectively by providing information that could prevent unwarranted challenges to the LDP2 housing land strategy. The modification does not however change the substance of housing policies or site allocations. The modification therefore strengthens a previously identified major effect but will not result in any new significant effects. 	No
04 Detailed Policies - Chapter 2 04. 03 (Wild Land and Special Landscape Areas)	<ol style="list-style-type: none"> 1. Change comprises the separation of Special Landscape Areas and Wild Land as policy designations in line with SPP and following advice from SNH. 2. The Environmental Report concluded that the Landscape Policies would result in Major Positive likely significant effects in terms of SEA Objectives 7, 8, 10, and 11. As detailed further in the SEA Factual Update Note, this was partly due to the support offered to the prevention of adverse impacts on designated landscapes. 3. The modification will enable the landscape policy to function more effectively by providing information that will prevent unwarranted challenges to the LDP2 through a clearer compliance with SPP, ensuring protection of nationally designated Wild Land. The modification does not change the substance of the policy. The modification strengthens a previously identified major effect but will not result in any new significant effects. 	No
04. Detailed Policies - Chapter 2 6, 7, 8 (Policy 16: Protection of our Designated Sites)	<ol style="list-style-type: none"> 1. Change required in that criterion a) should refer to all the requirements set out in Scottish Planning Policy. A modification was necessary for the criterion to refer to compensatory measures (Modification 04.6) and to consider environmental benefits as well as social and economic benefits (Modification 04.7 and Modification 04.8). This policy deals with sites of international importance (04.6 and 04.7) and local importance (04.8). 	No

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
	<ol style="list-style-type: none"> 2. The Environmental Report concluded that the Natural Heritage Policies would result in Major Positive likely significant effects in terms of SEA Objectives 7, 8, 10, and 11. This was partly due to the support offered to the prevention of adverse impacts on biodiversity 3. The modification will enable the 'Protection of our Designated Sites' policy to function more effectively by providing information that will prevent unwarranted challenges to the LDP2 through a clearer compliance with SPP, ensuring protection of internationally designated sites. The modification does not change the substance of the policy. The modification strengthens a previously identified major effect but will not result in any new significant effects. 	
<p>04 Detailed Policies - Chapter 2</p> <p>9. (Policy 21 Cemetery Sites)</p>	<ol style="list-style-type: none"> 1. The change comprises a recognition that, in order to demonstrate no unacceptable environmental impact, groundwater assessment may be required in order to support proposals. 2. The Environmental Report assessed Policy 21 and highlighted the need for further attention and mitigation to groundwater issues. No likely significant effects (beneficial or negative) were identified. 3. The modification will enable Policy 21 Cemetery Sites to function more effectively and will reduce the potential for groundwater impacts by making this a more explicitly component of the policy. The modification strengthens the policy removing a previously identified uncertainty. This improves the performance of the policy but does not produce a likely significant effect. 	No
<p>04 Detailed Policies - Chapter 2</p> <p>11. (Policy 23 Flood Risk Management) and 12 (Policy 23 Flood Risk Management)</p>	<ol style="list-style-type: none"> 1. Change comprises recognition that natural methods for the specific purpose of alleviating flood risk (11) and clearer adherence to SPP 266 Flood Risk Framework. 2. The Environmental Report assessed Policy 23 Flood Risk Management and found major Positive likely significant effects in terms of SEA Objective 2. This was partly due to the support for minimising the risk of flooding. 3. The modification will enable the flood risk management policy to function more effectively by providing information that will prevent unwarranted challenges to the LDP2 through a clearer compliance with SPP. The modification does not change the substance of the policy. The modification strengthens a previously identified major effect but will not result in any new significant effects. 	No
<p>06 Detailed Policies: A Low Carbon North Ayrshire Chapter</p>	<ol style="list-style-type: none"> 1. Change comprises the removal of text that required provision be made to allow retro-fitting in the future 2. The Environmental Report assessed Policy 21 and found major positive likely significant effects in terms of SEA Objectives 5, 6, 8. However, this was not due to the retro-fitting element of the policy. The SEA was 	No

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
2. 9 Policy 21 Future Proofing Heat Networks'	<p>explicit in finding an uncertainty that the policy could contribute to SEA Objective 9 and provide a reduction in greenhouse gas emissions in the short or medium term.</p> <p>3. The modification ensures that the policy complies with SPP. The SEA had already made clear that the policy needed to comply with SPP. The modification does not change the substance of the policy. The modification raises no new likely significant effects either positive or negative.</p>	
09 Burnhouse (removal of Burnhouse Manor Farm)	<p>1. Change comprises of deleting the entry relating to the Burnhouse Manor Farm site (Cfs84) from Schedule 2a of the plan on page 107 and subsequently deleting the references to the Burnhouse Manor Farm site</p> <p>2. The Environmental Report assessed this site within the Garnock Valley cumulative assessment. It was identified as a 'non-preferred' 'reasonable alternative' site. The SEA raised issues with these sites which are not attributable to the individual site level. The site-based SEA noted the isolated nature and countryside setting of the site. The Environmental Report already assessed Housing policies and found Major Positive likely significant effects in terms of 'SEA Objective 5: Provide Support for Achievement of a more Balanced Population Structure'. This was largely due to the generous provision of housing land which would support development in accessible locations and provide sufficient mix of housing types and tenures.</p> <p>3. The modification will could have a minor positive effect on the cumulative SEA of the Garnock Valley locality, through SEA Objective 5 and 6. This would arise due to the removal of the site on the grounds provided by the Reporter. In terms of the impact on the Housing policy, the modification will have no effect. This is because – as the Reporter makes clear – the LDP2 will continue to have a very generous supply of housing land across a range of sites.</p>	No
15 Largs (removal of Brisbane Glen Road site)	<p>1. Change comprises deleting the entry relating to the Brisbane Glen Road site (Cfs48) from Schedule 2a of the plan on page 107 and subsequently deleting the references to the Brisbane Glen Road site</p> <p>2. The Environmental Report assessed this site within the North Coast and Cumbraes cumulative assessment. It was identified as a 'preferred site'. Landscape impact scored 0 in the Environmental Report (cumulative). The site-based SEA summary scored the site Amber in terms of landscape impact, noting that the Landscape Capacity Study (2008) noted constraints in the area but considered the site suitable for development. The Environmental Report already assessed Housing policies. It found Major Positive likely significant effects in terms of 'SEA Objective 5: Provide Support for Achievement of a more Balanced Population Structure'. This was largely due to the generous provision of housing land which would support development in accessible locations and provide sufficient mix of housing types and tenures.</p> <p>3. The modification will could have a minor positive effect on the cumulative SEA of the North Coast and Cumbraes locality under SEA Objective 10. This would arise due to the removal of the site on the grounds</p>	No

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
	<p>provided by the Reporter. In terms of the impact on the Housing policy, the modification will have no effect. This is because – as the Reporter makes clear – the LDP2 will continue to have a very generous supply of housing land across a range of sites.</p>	
17 West Kilbride (removal of Chapleton Road)	<ol style="list-style-type: none"> 1. Change comprises deleting the entry relating to the Chapleton Road site (Cfs08) from Schedule 2a of the plan on page 107 and subsequently deleting the references to the Chapleton Road site from the plan. 2. The Environmental Report assessed this site within the North Coast and Cumbraes cumulative assessment. It was identified as a 'preferred site'. Landscape impact scored 0 in the Environmental Report (cumulative). The site-based SEA summary scored the site Red in terms of landscape impact, due to landscape designations. The Environmental Report already assessed Housing policies. It found Major Positive likely significant effects in terms of 'SEA Objective 5: Provide Support for Achievement of a more Balanced Population Structure'. This was largely due to the generous provision of housing land which would support development in accessible locations and provide sufficient mix of housing types and tenures. 3. The modification could have a minor positive effect on the cumulative SEA of the North Coast and Cumbraes locality under SEA Objective 10. This would arise due to the removal of the site on the grounds provided by the Reporter. In terms of the impact on the Housing policy, the modification will have no effect. This is because – as the Reporter makes clear – the LDP2 will continue to have a very generous supply of housing land across a range of sites. 	No
18 PLDP Schedules	<ol style="list-style-type: none"> 1. Change comprises: <ul style="list-style-type: none"> (18.1.) inserting a requirement for a flood risk assessment in the potential site mitigation column for the sites at Grahamston Avenue, Glengarnock (Na0512), Glebe, Glengarnock (Na0537), and Arranton, Lamlash (Na0270) in schedule 3 on page 111. (18.2.) Inserting a requirement for a flood risk assessment in the potential site mitigation column for the following sites in schedule 2b on pages 108, 109 and 110: <ul style="list-style-type: none"> • Springbank, Brodick (NA343); • South and West of Springbank, Brodick (NA0411); • Brathwic Terrace, Brodick (NA1127); • Margnaheglish 2A, Lamlash (NA0095a) 	No

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
	<ul style="list-style-type: none"> • Benlister North, Lamlash (NA1130); • Auldlea Road, Beith (NA1117); • Blair Road, Dalry (NA0883); • Land at Blairland Farm, Dalry (NA1113); • West Bankside Farm, Kilbirnie (NA1115); • Montgomerie Park West Private, Irvine (NA0525); • Tarryholme (Phase 1), Irvine (NA0649); • Tarryholme (Phase 2), Irvine (NA0649a); • 112 Main Road, Fairlie (NA0577); • East of Fairlie and South of Keppenburn, Fairlie (NA0969); • Brisbane Glen Road, Largs (NA1143); • Balnagowan 2, Skelmorlie (NA0106); • Beach House Nursing Home, Skelmorlie (NA1072); • Bowfield, West Kilbride (NA0059a); and • Lawhill Farm, West Kilbride (NA1133). <p>(18.3.) Inserting a requirement for a flood risk assessment in the potential site mitigation column for the following sites in schedule 3 on pages 111 and 112:</p> <ul style="list-style-type: none"> • Breadalbane Hotel Site, Kildonan (Na1088); • Torrlinn Terrace 1, Kilmory (Na0345); • Arranton Bridge, Lamlash (Na0341); • Putyan, Dalry (Na0703); • Kings Road, Beith (Na0899); • South End of Knoxville Road, Kilbirnie (Na1050); • Lochshore, Kilbirnie (Na1144); • Cairnmount (Montgomerie Park East), Irvine (Na0750); • Woodside K, Kilwinning (Na0987); • East of Golf Course Road, Skelmorlie (Na1106); 	

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
	<ul style="list-style-type: none"> • Skelmorlie Golf Club, Skelmorlie (Na1107); and • West of Sharpill, Saltcoats (Na1108). <p>(18.4.) Inserting a requirement for a flood risk assessment in the potential site mitigation column for the following sites in schedule 4 on pages 113 and 114:</p> <ul style="list-style-type: none"> • Whitehouse Hotel, Lamlash (Na0732); • Mill Road 2, Kilbirnie (Na0539a); • Bridgend, Dalry (Na0546a); • Bridgend Mill, Dalry (Na0546a); • Muirend Works, Muirend Street, Kilbirnie (Na0850); • 44-48 Holmhead, Kilbirnie (Na1005); • Ayrshire Central Hospital, Irvine (Na0634); • New Street, Irvine (Na0825); • West Byrehill Industrial Estate, Kilwinning (Na1092); • Former Reservoir, Skelmorlie (Na0920); and • Grange Hotel, Harbour Street, Saltcoats (Na1023). <p>(18.5.) Inserting the following additional note in the potential site mitigation column for the following sites in schedule 3 on page 111: “** Note that the Scottish Environment Protection Agency identify significant potential flood risk”.</p> <ul style="list-style-type: none"> • Grahamston Avenue, Glengarnock (Na0512); • Glebe, Glengarnock (Na0537); • Arranton, Lamlash (Na0270). <p>(18.6.) Inserting the following additional note in the potential site mitigation column for the following site in schedule 4 on page 113: “** Note that the Scottish Environment Protection Agency identify significant potential flood risk”.</p> <ul style="list-style-type: none"> • Church Street, Irvine (Na1093) <p>2. The Environmental Report assessed these sites through site constraints mapping and cumulative assessment. In relation to SEA Objective 2 Flood Risk, Table 5.3 of the ER noted the potential for flood risk and the need for</p>	

Modification by Issue Number	Commentary	New or Different Likely Significant Effects?
	<p>mitigation in Lamlash and Glengarnock, recommending Flood Risk Assessment (FRA) for sites RES4(11) Lamlash and RES2(24) Glengarnock. Table 6.1 scored Lamlash (-) for flood risk (cumulative). Table 6.2 Scored Garnock Valley (--) for flood risk (cumulative). In addition, the ER noted that these sites and all sites (18.1-18.6) listed above were to be subject to standard development management processes including flood risk policy.</p> <p>3. The modification could strengthen the performance of the plan in relation to SEA Objective 2. Rather than removing the three sites (18.1), the Reporter has been clear that the identification of FRA will be sufficient for the purposes of the plan. This will enhance the mitigation of any likely significant adverse effects. For the sites listed above (18.2-18.6) the Reporter has also added a requirement for FRA. This has been done primarily for consistency purposes. Taken together the changes will enhance the Plan in relation to SEA Objective 2 but would not produce any new or different likely significant effects.</p>	

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4 Conclusion

4.1 Implications of SEA Screening

4.1.1 The SEA screening exercise reported in **Table 3.2** confirms that whilst the suite of recommended substantive modifications to the LDP2 Proposed Plan would result in some new or different environmental effects, none would be considered significant in the context of the Environmental Assessment (Scotland) Act 2005 Act. In the absence of any new or different likely significant effects being identified:

- The incorporation of all recommended modifications into the LDP2 Proposed Plan would be acceptable in environmental terms. In accordance with Regulation 2 of the Town and Country Planning (Grounds for declining to follow recommendations) (Scotland) Regulations 2009, the environmental effects of the modifications would therefore not be a competent reason for departing from the modification;
- The conclusions of the North Ayrshire LDP2 Proposed Plan 2 Environmental Report (PBA, April 2018) are considered to remain valid; and therefore,
- No development of additional mitigation measures or consultation on the Environmental Report is necessary prior to the consideration of the North Ayrshire LDP2 Proposed Plan (as a modified) for adoption.

4.1.2 To comply with statutory requirements, this SEA Update Note should be provided to the Scottish Ministers alongside the Environmental Report when the North Ayrshire LDP2 Proposed Plan (as modified) is submitted for their final consideration prior to being formally adopted.

4.2 Next Steps

4.2.1 Following the completion of the Examination in respect of the LDP2 Proposed Plan and the subsequent adoption of the North Ayrshire LDP2 by NAC, a SEA Post Adoption Statement will be produced. In accordance with statutory requirements this will set out, amongst other matters, how environmental considerations and the SEA process have been taken into account in the LDP2 and how the likely significant effects of the LDP2 will be monitored.

Appendix A SEA Framework

- A.1.1 The SEA Framework used to undertake this SEA of the LDP2 Proposed Plan is detailed in **Table A.1** below. This Framework was originally proposed by NAC within the LDP2 SEA Scoping Report (April 2016) and subsequently tweaked during the preparation of the LDP MIR Environmental Report (January 2017) in response to feedback from the SEA Consultation Authorities. No further changes have been made to the SEA Framework since the publication of the Interim Environmental Report which accompanied the North Ayrshire LDP2 MIR.

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Table A.1: North Ayrshire LDP2 SEA Framework

SEA Objective	Guide Questions
1. Protect and improve soil and land resources	(i) Will the proposal reduce vacant and derelict land? (ii) Will the proposal impact on valuable soils e.g. prime quality agricultural and/or carbon rich soils?
2. Manage and reduce flood risk	(i) Will the proposal affect the risk of flooding?
3. Protect and enhance the water environment	(i) Will the proposal affect the quality of waterways and groundwater? (ii) Will the proposal affect an adequate supply of water to homes and businesses?
4. Protect local air quality	(i) Will the proposal affect an existing air quality action area?
5. Provide support for achievement of a more balanced population structure.	(i) Will the proposal support development in locations that are accessible to employment, education, public services and/or recreation opportunities? (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?
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?

SEA Objective	Guide Questions
	(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 likely have a significant effect on protected sites and protected species? (iii) Will the proposal enhance local biodiversity?

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Appendix B Schedule of Examination Modifications

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
01 Housing	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Inserting two new sentences under the heading "Housing Supply Target" on page 61 as follows: <p style="margin-left: 40px;">"Schedule 10 includes an explanation of how the Housing Supply Target was assessed. It also provides a breakdown of expected tenure split between market and affordable housing for the plan period."</p> 2. Inserting Schedule 10, after page 121, as follows: <p style="margin-left: 40px;"><u>"Schedule 10a: Explaining our Housing Supply Target.</u></p> <p style="margin-left: 40px;">The diagram below illustrates the origin of the figures used to calculate the Housing Supply Target and the Housing Land Requirement:</p> <p style="margin-left: 40px;"><u>Housing Supply Target and Housing Land Requirement 2019-2029</u></p> 	24

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	<p>Housing Supply Target 2019-29</p> <p>Housing Land Requirement 2019-29</p> <p>All Tenure</p> <p>Notes</p> <ol style="list-style-type: none"> 1. The HND estimate for 2019/2020 = 317 homes 2. Plus shortfall (2015-2019)= 218 This is the HND estimate 2015-2019 (5 times 317=1585) minus actual completions from 2015-2019 (131,165,305,449 and 317). 3. Plus the assumed Local Housing Strategy output minus the figures above= 416 (3 times 317 minus 218 and 317) 4. Plus the programming* for the following two years = 1160 608 (2022/23) plus 552(2023/24) 5. Plus 80% of the remaining capacity of identified sites=1500 (rounded) 	

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO								
	<p>(80% of 1873) 6. Plus 20% capacity of long term sites= 460 (20% of 2298).</p> <p>* Programming assumptions are based on the 2017 Housing Land Audit</p> <p><u>Schedule 10b Affordable and Market Sector Target</u></p> <table border="1" data-bbox="510 566 1789 687"> <thead> <tr> <th></th> <th><i>Affordable</i></th> <th><i>Market</i></th> <th><i>Total</i></th> </tr> </thead> <tbody> <tr> <td>Housing Supply Target 2019-2029</td> <td>847-880</td> <td>3197-3227</td> <td>4071</td> </tr> </tbody> </table> <p>Note: This is based on the assumption that in years 1-3 the figures reflect the Local Housing Strategy and years 4 and 5 the figures from the agreed 2017 Housing Land Audit. By year six the proportion of affordable housing is estimated at 22 units per year.</p> <p>3. Revising the text under “Allocations” on page 61 to reflect consequential modifications in light of the proposed deletion of new sites shown in Schedule 2a as follows:</p> <p>“We have therefore allocated 5 sites with a capacity of around 830 new homes”</p> <p>4. Revising the text in the first paragraph on page 62, Policy 1, to reflect consequential modifications in light of the proposed deletion of new sites shown in Schedule 2a as follows: “In principle we will support and promote residential development of the 51 effective housing supply sites shown in Schedules 2a and 2b.”</p> <p>5. Revising the heading on page 61 at the paragraph relating to “Affordable Housing Supply” to read as follows: “Affordable Housing Supply and Meeting Specialist and Specific Needs Housing”</p> <p>6. Revising the text under “Affordable Housing Supply” to include a second paragraph as follows :</p> <p>“The HNDA highlights the need to respond to demographic changes that will require housing stock to be adaptable and suitable for special needs accommodation. Our Strategic Housing Investment Plan provides a strategic scale of new housing, at volume, which will improve the choice and variety of North Ayrshire’s housing stock to meet specialist and specific needs housing. In addition, the plan ensures the land supply has choice and variety in location, size and type of site available for housing needs and demands.</p>		<i>Affordable</i>	<i>Market</i>	<i>Total</i>	Housing Supply Target 2019-2029	847-880	3197-3227	4071	
	<i>Affordable</i>	<i>Market</i>	<i>Total</i>							
Housing Supply Target 2019-2029	847-880	3197-3227	4071							

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	Development that meets specialist housing needs will be positively supported. No additional land requirements for gypsy travellers or show people have been identified.”.	
02 Strategic Policies and Mapping	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Replacing criterion d) within the towns and villages objective on page 11 with: “d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.”. 2. Replacing the first sentence of the coast objective on page 15 with: “Development proposals should avoid damage to our coastline, particularly undeveloped or isolated coastal areas, unless economic benefits arising from the proposal outweighs the environmental impact.”. 3. Replacing the final sentence of the second paragraph of Strategic Policy 3: Strategic Development Areas on page 21 with: “Proposals may require to be the subject of an environmental impact assessment.” 4. Inserting a new final sentence to the fourth paragraph of Strategic Policy 3: Strategic Development Areas on page 21 as follows: “Masterplans prepared by, or on behalf of North Ayrshire Council, may be subject to strategic environmental assessment.”. 5. Removing the rail link north of Largs shown on the spatial strategy map on page 8. 6. Adding the following text at the end of the paragraph within the dark blue box at the bottom right on page 4 under the heading ‘Using the plan’: “Those using the plan should interpret the provisions of the plan together with the detailed online version of the proposals map.”. 7. Revising the explanatory text in the spatial strategy map on page 8 to read as follows: “The LDP shows a series of maps that should be read alongside the Spatial Strategy. Detailed mapping showing all proposals, designations, constraints and settlement boundaries are provided within our online proposals map.”. 	43
03 Detailed Policies Chapter 1: A Successful, Sustainable North	No modifications.	47

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
Ayrshire – housing matters contained within Issue 1		
04 Detailed Policies - Chapter 2	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Inserting the word “should” between “proposals” and “seek” in first sentence of Policy 14: Green and Blue Infrastructure on page 78. 2. Inserting the following new final sentence into the final paragraph of Policy 14: Green and Blue Infrastructure on page 78: “We will also support proposals that are in accordance with the vision and outcomes of the Central Scotland Green Network as well as those of the Garnock Connections Project.”. 3. Replacing criterion b) Wild Land and Special Landscape Areas within Policy 15: Landscape and Seascape on page 80 with: “b) Special Landscape Areas We will only support development which affects Special Landscape Areas where it would not have an unacceptable impact on their special character, qualities and setting. c) Wild Land We will only support development within Wild Land areas where any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.”. 4. Changing criterion “c) Local Landscape Features” within Policy 15: Landscape and Seascape on page 80 to “d) Local Landscape Features”. 5. Replacing the final paragraph within Policy 15: Landscape and Seascape on page 80 with: “For all development with the potential to have an impact on either Landscape Character or Landscape features (including their setting), appropriate mitigation measures should be considered as part of any planning application. Where there is potential for development to result in significant adverse landscape/visual impact, a landscape and visual impact assessment (LVIA) will be required. The Ayrshire Landscape Character Assessment (SNH, 1998) and North Ayrshire Settlement Development Strategy (Entec, 2008) provide further information on designations such as Local Landscape Character Areas and the Potential Limit of Development Expansion areas as shown on the map on page XX and on our online proposals map. These landscape assessment documents, and any new or updated landscape assessments, will be key considerations in determining whether development proposals would be acceptable within the landscape.”. 	66

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	<p>6. Replacing the second paragraph criterion a) Nature Conservation Sites of International Importance within Policy 16: Protection of our Designated Sites on page 82 with:</p> <p>“Where an assessment is unable to conclude that a development will not adversely affect the integrity of a site, development will only be permitted where there are no alternative solutions; there are imperative reasons of overriding public interest; and suitable compensatory measures are provided to ensure that the overall coherence of the Natura Network is protected.”.</p> <p>7. Inserting “, environmental” between “social” and “economic benefits” in criterion b) Nature Conservation Sites of National Importance within Policy 16: Protection of our Designated Sites on page 82.</p> <p>8. Inserting “, environmental” between “social” and “economic benefits” in criterion c) Nature Conservation Sites of Local Importance within Policy 16: Protection of our Designated Sites on page 82.</p> <p>9. Replacing the text of Policy 21: Cemetery Sites on page 87 with:</p> <p>“Proposals for additional cemetery provision to meet identified needs within our locality areas of Irvine, Kilwinning, Arran, North Coast, Three Towns and Garnock Valley will be supported where unacceptable environmental and amenity impacts are avoided. Groundwater assessments may be required to support proposals with mitigation measures identified and agreed where necessary.”.</p> <p>10. Replacing the first sentence of the third paragraph in Policy 22: Water Environment Quality starting “We recognise that...” on page 87 with:</p> <p>“We support connection to public sewerage systems in the first instance but recognise that wastewater solutions must be affordable and delivered at the most appropriate scale and that in many cases septic tank systems can be the most sensible solution for a household or small community (this also might be bespoke for our island communities).”.</p> <p>11. Adding the following text to the end of the first paragraph of Policy 23: Flood Risk Management on page 88:</p> <p>“We will also support schemes to manage flood risk, for instance through natural flood management, managed coastal realignment, wetland or green infrastructure creation.”.</p> <p>12. Inserting two new bullet points in Policy 23: Flood Risk Management on page 88 under the heading ‘Development proposals should:’ as follows:</p> <ul style="list-style-type: none"> • “Be supported by an appropriate flood risk assessment where at risk of flooding from any source in medium to high risk areas and for developments in low to medium risk areas identified in the risk framework (schedule 7). • Take account of SEPA’s flood risk and land use vulnerability guidance (2018) and any relevant updates to, or replacements of this guidance.”. 	

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	<p>13. Deleting “(such as those on stilts)” from Policy 23: Flood Risk Management on page 88.</p> <p>14. Adding an additional bullet point to Policy 25: Supporting Aquaculture on page 90 as follows: “The strategic transport network.”</p>	
<p>05 Detailed Policies: More Connected Chapter</p>	<p>Modify the local development plan by:</p> <p>1. Adding the following bullet point to Policy 27: Sustainable Transport and Active Travel on page 94: “considers the impact on, and seeks to reduce risk to level crossings, including those located within Ardrossan, Stevenson and Gales.”</p> <p>2. Adding the following bullet point to Policy 27: Sustainable Transport and Active Travel on page 95 under the heading “We will take account of.”: “The provision of new and improved links to existing and proposed active travel routes which are integrated with the wider strategic network, including the National Walking and Cycling Network, core paths and the Ayrshire Coastal Path.”</p> <p>3. Replacing the final bullet point referring to NCN Route 7 within the box entitled ‘National Developments’ on page 95 with the following sentence: “While not explicitly referenced in NPF3, support will be given to development of an off-road alignment for NCN Route 7 between Kilwinning and Kilbirnie.”</p> <p>4. Adding the following bullet point to Policy 28: Transport as an Economic Driver on page 96: “continuing engagement with Transport Scotland and implementing the interventions identified in the Irvine Bay Transport Model Protocol at the appropriate time.”</p>	<p>73</p>
<p>06 Detailed Policies: A Low Carbon North Ayrshire Chapter</p>	<p>1. Replacing the words “comply with” with the word “consider” in the third sentence of the final paragraph in Policy 29: Energy Infrastructure Development on page 98.</p> <p>2. Removing the text “but that provision has been made to allow retro-fitting in the future.” from Policy 31: Future Proofing for Heat Networks on page 101.</p> <p>3. Replacing the text “workable coal services” with “workable coal reserves” in Policy 32: Safeguarding Workable Mineral Resources on page 102.</p> <p>4. Inserting the following text at the end of the final paragraph in Policy 33: Responsible Extraction of Mineral Resources on page 103:</p>	<p>83</p>

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	<p>“For new or extended proposals, a financial guarantee or bond may be required to ensure appropriate restoration, enhancement and aftercare following extraction of minerals. Development proposals for the extraction of peat will also be subject to the provisions of Policy 34: Protecting Peatland and Carbon Rich Soils.”.</p> <p>5. Adding the following final sentence to the final paragraph in the box entitled ‘Safe and Pleasant’ in Strategic Policy 2: Placemaking on page 19:</p> <p>“The proposal sufficiently investigates and responds to any issues of ground instability.”.</p>	
07 Arran	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Altering the settlement boundary at Lochranza to include the existing garden ground between Bridgend Cottage and Lodge Farm on the Lochranza settlement map on page 47 of the proposed plan and changing the designation from “open space” to “general urban area”, together with any consequential modifications as may be necessary elsewhere in the proposed plan. 2. Altering the settlement boundary at the Ormidale Hotel, Brodick to exclude land to the south and west of the hotel and remove the designation “general urban area” on the Brodick settlement map on page 46 of the proposed plan, together with any consequential modifications as may be necessary elsewhere in the proposed plan. The settlement boundary should revert to that identified in inset map 1, as it relates to the hotel and grounds, in the current adopted local development plan (CD09). 3. Altering the settlement boundary at Mount Pleasant field, Lamlash to exclude the existing farm house, buildings, farmyard associated gardens, and access track and remove the designation as “general urban area” on the Lamlash settlement map on page 48 of the proposed plan together with any consequential modifications as may be necessary elsewhere in the proposed plan. The settlement boundary should revert to that identified in inset map 2, as it relates to land and buildings at Mount Pleasant field, in the current adopted local development plan (CD09). 4. Altering the settlement boundary to exclude the field at Laigh Letter, Lamlash and remove the designation as “general urban area” on the Lamlash settlement map on page 48 of the proposed plan, together with any consequential modifications as may be necessary elsewhere in the proposed plan. The settlement boundary should revert to that identified in inset map 2, as it relates to land at Laigh Letter, in the current adopted local development plan (CD09). 5. Altering the settlement boundary to exclude the existing mature tree belt and the Cat Burn to the west of the single track access road at St Margarets, Whiting Bay from the settlement boundary and remove the designation of that area as “general urban area” on the Whiting Bay settlement map on page 49 of the proposed plan, together with any consequential modifications as may be necessary elsewhere in the proposed plan. The modified boundary and ‘general urban area’ would include the garden ground of the property at Glenburn and the field to the east as identified in the proposed plan. 	115

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
08 Beith	No modifications	125
09 Burnhouse	Modify the local development plan by: <ol style="list-style-type: none"> 1. Deleting the entry relating to the Burnhouse Manor Farm site (Cfs84) from Schedule 2a of the plan on page 107. 2. Deleting the references to the Burnhouse Manor Farm site (Cfs84) from the plan at page 55 and the diagram on page 63, together with any consequential modifications as may be necessary elsewhere in the proposed plan. 	139
10 Fairlie	No modifications.	147
11 Hunterston	Modify the proposed local development plan by: <ol style="list-style-type: none"> 1. Deleting the second bullet point under the sub-heading “Hunterston Deep Water Port” on page 23 and replacing it with the following text as a bullet point: “Strategic grid connections recognising its importance as a landfall to support the offshore renewable energy sector”. 2. Deleting the last paragraph under the “Hunterston Nuclear” sub-heading on page 23 and relocating the text within this paragraph so that it becomes the last paragraph on page 23. The relocated paragraph should be modified to read as follows: “Hunterston is an area where co-ordinated action and a masterplanned approach is required. We would expect all development to take account of the special environmental and safety constraints of Hunterston including detailed transport studies to identify options for enhancing port/rail/road accessibility, and management of impact of uses on nearby communities and the natural and built heritage assets in the area.”. 3. Deleting the reference to “capped” on page 22 of the proposed plan and replacing with “capacity”. 4. Deleting the first bullet point under the sub-heading “Hunterston Nuclear” on page 23 and replacing it with the following text as a bullet point: “Appropriate development to support the operational life of the existing facility”. 	172
12 Irvine (including Irvine Strategic Development Areas,	No modifications.	189

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
incorporating Ardeer Peninsula)		
13 Kilbirnie	No modifications.	198
14 Kilwinning	<p>Modify the local development plan by:</p> <p>Altering the settlement boundary in the north-eastern part of Kilwinning to include the developed south-western part of the site of Sunnyside Nursery within the Kilwinning settlement, to follow the blue line as indicated on diagram B included in document reference RD025, submitted with representation 097, and reproduced below.</p> 	208
15 Largs	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the entry relating to the Brisbane Glen Road site (Cfs48) from Schedule 2a of the plan on page 107. 	215

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	2. Deleting the references to the Brisbane Glen Road site (Cfs48) from the plan at page 52 and the diagram on page 63, together with any consequential modifications as may be necessary elsewhere in the proposed plan.	
16 Three Towns (Ardrossan, Saltcoats, Stevenston)	Modify the local development plan by: <ol style="list-style-type: none"> 1. Amending the locality map on page 42 to: <ol style="list-style-type: none"> a) identify the Kerelaw local nature conservation site within the area of the former Kerelaw school, and b) remove the beige general urban area colouring from that part of the site and replace it with green open space colouring. 	227
17 West Kilbride	Modify the local development plan by: <ol style="list-style-type: none"> 1. Inserting the words “Air Quality Assessment, Health Impact Assessment,” before “Education” in the potential site mitigation column of schedule 2a on page 107 relating to Portencross Road, West Kilbride (Cfs65). 2. Deleting the entry relating to the Chapelton Road site (Cfs08) from Schedule 2a of the plan on page 107. 3. Deleting the references to the Chapelton Road site (Cfs08) from the plan at page 51 and the diagram on page 63, together with any consequential modifications as may be necessary elsewhere in the proposed plan. 	259
18 PLDP Schedules	Modify the local development plan by: <ol style="list-style-type: none"> 1. Inserting a requirement for a flood risk assessment in the potential site mitigation column for the sites at Grahamston Avenue, Glengarnock (Na0512), Glebe, Glengarnock (Na0537), and Arranton, Lamlash (Na0270) in schedule 3 on page 111. 2. Inserting a requirement for a flood risk assessment in the potential site mitigation column for the following sites in schedule 2b on pages 108, 109 and 110: <ul style="list-style-type: none"> • Springbank, Brodick (NA343); • South and West of Springbank, Brodick (NA0411); • Brathwic Terrace, Brodick (NA1127); • Margnaeglish 2A, Lamlash (NA0095a) • Benlister North, Lamlash (NA1130); • Auldlea Road, Beith (NA1117); • Blair Road, Dalry (NA0883); • Land at Blairland Farm, Dalry (NA1113); • West Bankside Farm, Kilbirnie (NA1115); 	266

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	<ul style="list-style-type: none"> • Montgomerie Park West Private, Irvine (NA0525); • Tarryholme (Phase 1), Irvine (NA0649); • Tarryholme (Phase 2), Irvine (NA0649a); • 112 Main Road, Fairlie (NA0577); • East of Fairlie and South of Keppenburn, Fairlie (NA0969); • Brisbane Glen Road, Largs (NA1143); • Balnagowan 2, Skelmorlie (NA0106); • Beach House Nursing Home, Skelmorlie (NA1072); • Bowfield, West Kilbride (NA0059a); and • Lawhill Farm, West Kilbride (NA1133). <p>3. Inserting a requirement for a flood risk assessment in the potential site mitigation column for the following sites in schedule 3 on pages 111 and 112:</p> <ul style="list-style-type: none"> • Breadalbane Hotel Site, Kildonan (Na1088); • Torrlinn Terrace 1, Kilmory (Na0345); • Arranton Bridge, Lamlash (Na0341); • Putyan, Dalry (Na0703); • Kings Road, Beith (Na0899); • South End of Knoxville Road, Kilbirnie (Na1050); • Lochshore, Kilbirnie (Na1144); • Cairnmount (Montgomerie Park East), Irvine (Na0750); • Woodside K, Kilwinning (Na0987); • East of Golf Course Road, Skelmorlie (Na1106); • Skelmorlie Golf Club, Skelmorlie (Na1107); and • West of Sharpill, Saltcoats (Na1108). <p>4. Inserting a requirement for a flood risk assessment in the potential site mitigation column for the following sites in schedule 4 on pages 113 and 114:</p> <ul style="list-style-type: none"> • Whitehouse Hotel, Lamlash (Na0732); • Mill Road 2, Kilbirnie (Na0539a); • Bridgend, Dalry (Na0546a); • Bridgend Mill, Dalry (Na0546a); • Muirend Works, Muirend Street, Kilbirnie (Na0850); • 44-48 Holmhead, Kilbirnie (Na1005); • Ayrshire Central Hospital, Irvine (Na0634); • New Street, Irvine (Na0825); 	

EXAMINATION ISSUE	RECOMMENDED MODIFICATIONS	REPORT PAGE NO
	<ul style="list-style-type: none"> • West Byrehill Industrial Estate, Kilwinning (Na1092); • Former Reservoir, Skelmorlie (Na0920); and • Grange Hotel, Harbour Street, Saltcoats (Na1023). <p>5. Inserting the following additional note in the potential site mitigation column for the following sites in schedule 3 on page 111: “* Note that the Scottish Environment Protection Agency identify significant potential flood risk”.</p> <ul style="list-style-type: none"> • Grahamston Avenue, Glengarnock (Na0512); • Glebe, Glengarnock (Na0537); • Arranton, Lamlash (Na0270). <p>6. Inserting the following additional note in the potential site mitigation column for the following site in schedule 4 on page 113: “* Note that the Scottish Environment Protection Agency identify significant potential flood risk”.</p> <ul style="list-style-type: none"> • Church Street, Irvine (Na1093) 	

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