

**Proposed North Ayrshire Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
01 Housing	<p>Modify the local development plan by:</p> <p>1. Inserting two new sentences under the heading "Housing Supply Target" on page 61 as follows:</p> <p style="padding-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> <p>2. Inserting Schedule 10, after page 121, as follows:</p> <p style="padding-left: 40px;"><u>"Schedule 10a: Explaining our Housing Supply Target.</u></p> <p style="padding-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="padding-left: 40px;"><u>Housing Supply Target and Housing Land Requirement 2019-2029</u></p>	24

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	<p>HNDA Year 1 Need and Demand for Plan period (2019 to 2029)</p> <p>HNDA compound Un-delivered Need and Demand from before Plan Period (2015-2019)</p> <p>LHS HST Agreed Housing Supply Target for 2020/21 and 2021/22</p> <p>HLA 2017 Agreed Programming for 2022/23 to 2023/24</p> <p>HLA 2017 80% of the remaining capacity of agreed programming sites</p> <p>HLA 2017 20% of the capacity of long-term sites</p> <p>Housing Supply Target 2019-29</p> <p>Housing Land Requirement 2019-29</p> <p><i>In effect this is the total identified for 2019/20 because zero was identified for the following 9 years</i></p> <p><i>This is the HNDA minus delivery, anticipated delivery and year 1 of Plan identified in previous stage</i></p> <p><i>This is 3 years of 317 HST identified by the LHS minus HNDA compound and year 1 of plan</i></p> <p>All Tenure</p> <p>317</p> <p>218 (1585-131-165-305-449-317)</p> <p>416 (317+317+317-218-317)</p> <p>1160 (608+552)</p> <p>1500 (1873*0.8)</p> <p>460 (2298*0.2)</p> <p>4071</p> <p>4885</p> <p>20%</p> <p>814</p> <p>Notes</p> <ol style="list-style-type: none"> 1. The HNDA estimate for 2019/2020 = 317 homes 2. Plus shortfall (2015-2019)= 218 This is the HNDA 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) 	
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	<p>4. Plus the programming* for the following two years = 1160 608 (2022/23) plus 552(2023/24)</p> <p>5. Plus 80% of the remaining capacity of identified sites=1500 (rounded) (80% of 1873)</p> <p>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" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 20%; text-align: center;"><i>Affordable</i></th> <th style="width: 20%; text-align: center;"><i>Market</i></th> <th style="width: 20%; text-align: center;"><i>Total</i></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Housing Supply Target 2019-2029</td> <td style="text-align: center;">847-880</td> <td style="text-align: center;">3197-3227</td> <td style="text-align: center;">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 style="padding-left: 40px;">“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:</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							

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	<p>“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:</p> <p align="center">“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 align="center">“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. Development that meets specialist housing needs will be positively supported. No additional land requirements for gypsy travellers or show people have been identified.”.</p>	
Council Response	Modification accepted and inserted into plan	
02 Strategic Policies and Mapping	<p>Modify the local development plan by:</p> <p>1. Replacing criterion d) within the towns and villages objective on page 11 with:</p> <p>“d) Recognise the value of our built and natural environment by embedding placemaking into our decision-making.”.</p>	43

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	<p>2. Replacing the first sentence of the coast objective on page 15 with:</p> <p>“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.”.</p> <p>3. Replacing the final sentence of the second paragraph of Strategic Policy 3: Strategic Development Areas on page 21 with:</p> <p>“Proposals may require to be the subject of an environmental impact assessment.”</p> <p>4. Inserting a new final sentence to the fourth paragraph of Strategic Policy 3: Strategic Development Areas on page 21 as follows:</p> <p>“Masterplans prepared by, or on behalf of North Ayrshire Council, may be subject to strategic environmental assessment.”.</p> <p>5. Removing the rail link north of Largs shown on the spatial strategy map on page 8.</p> <p>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’:</p> <p>“Those using the plan should interpret the provisions of the plan together with the detailed online version of the proposals map.”.</p> <p>7. Revising the explanatory text in the spatial strategy map on page 8 to read as follows:</p>	

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	<p>“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.”.</p>	
Council Response	Modification accepted and inserted into plan	
03 Detailed Policies Chapter 1: A Successful, Sustainable North Ayrshire – housing matters contained within Issue 1	No modifications.	47
Council Response	Modification accepted and inserted into plan	
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. 	66

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	<p>c) Wild Land</p> <p>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.”.</p> <p>4. Changing criterion “c) Local Landscape Features” within Policy 15: Landscape and Seascape on page 80 to “d) Local Landscape Features”.</p> <p>5. Replacing the final paragraph within Policy 15: Landscape and Seascape on page 80 with:</p> <p>“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.”.</p> <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;</p>	

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	<p>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</p>	

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	<p>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.”. <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:</p> <p>“The strategic transport network.”.</p>	
Council Response	Modification accepted and inserted into plan	
05 Detailed Policies: More Connected Chapter	<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:</p> <p>“considers the impact on, and seeks to reduce risk to level crossings, including those located</p>	73

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	<p>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.”:</p> <p>“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:</p> <p>“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:</p> <p>“continuing engagement with Transport Scotland and implementing the interventions identified in the Irvine Bay Transport Model Protocol at the appropriate time.”.</p>	
<p>Council Response</p>	<p>Modification accepted and inserted into plan</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:</p>	<p>83</p>

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	<p>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>“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>	
Council Response	Modification accepted and inserted into plan	
07 Arran	<p>Modify the local development plan by:</p> <p>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.</p> <p>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</p>	115

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	<p>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).</p> <p>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).</p> <p>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).</p> <p>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.</p>	
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08 Beith	No modifications	125

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09 Burnhouse	<p>Modify the local development plan by:</p> <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
Council Response	Modification accepted and inserted into plan	
10 Fairlie	No modifications.	147
11 Hunterston	<p>Modify the proposed local development plan by:</p> <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 	172

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	<p>the natural and built heritage assets in the area.”.</p> <p>3. Deleting the reference to “capped” on page 22 of the proposed plan and replacing with “capacity”.</p> <p>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:</p> <p>“Appropriate development to support the operational life of the existing facility”.</p>	
Council Response	Modification accepted and inserted into plan	
12 Irvine (including Irvine Strategic Development Areas, incorporating Ardeer Peninsula)	No modifications.	189
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

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16 Three Towns (Ardrossan, Saltcoats, Stevenston)	<p>Modify the local development plan by:</p> <p>1. Amending the locality map on page 42 to:</p> <p style="padding-left: 40px;">a) identify the Kerelaw local nature conservation site within the area of the former Kerelaw school, and</p> <p style="padding-left: 40px;">b) remove the beige general urban area colouring from that part of the site and replace it with green open space colouring.</p>	227
Council Response	Modification accepted and inserted into plan	
17 West Kilbride	<p>Modify the local development plan by:</p> <p>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).</p> <p>2. Deleting the entry relating to the Chapelton Road site (Cfs08) from Schedule 2a of the plan on page 107.</p> <p>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.</p>	259
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18 PLDP Schedules	Modify the local development plan by:	266

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	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • Springbank, Brodick (NA343); • South and West of Springbank, Brodick (NA0411); • Brathwic Terrace, Brodick (NA1127); • Margnaheglis 2A, Lamlash (NA0095a) • Benlister North, Lamlash (NA1130); • Auldelea 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). 	

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	<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 Sharphill, 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); • West Byrehill Industrial Estate, Kilwinning (Na1092); 	

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	<ul style="list-style-type: none"> • 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) 	
Council Response	Modification accepted and inserted into plan	