1. The Problem

2. The Solution

Theme 1
Prioritise the Councils investment in the development of vacant and derelict land

Theme 2
Support for the development of sites by the private sector

Theme 3
Continue to utilise appropriate legal interventions where other actions fail

3. Delivering the Strategy

4. Monitoring and Evaluation

5. Action Plan

Appendix 1: Vacant and Derelict Land by Neighbourhood Planning Area
1. The Problem
The Problem

What is vacant and derelict land?
Vacant land is defined by the Scottish Government as ‘land viewed as an appropriate site for development, having either had previous development on it or preparatory work in anticipation of future development’.

Derelict land is that ‘damaged by development, so that it is incapable of development for beneficial use without some remedial works’. Both relate to land that is capable of being reused but due to particular issues with the condition of a site, new development has not occurred. They are sometimes referred to as ‘brownfield’ sites.

Why does this occur?
Our communities develop and change over time. Buildings may no longer be fit for purpose; employers may relocate to another site and the use of land can change to something else. Through this process of change some land can be left behind, lapsing into decay and through a lack of new investment can become vacant. It can then remain for a number of reasons, such as: economic, locational or physical obsolescence.

In North Ayrshire, vacant and derelict land is often the result of the decline in former industrial uses within the area and a legacy of issues such as undermining, contamination or deterioration. Major industrial closures such as ICI, Volvo, Ayrshire Metal Products and Shell are examples, while there has also been a historic over supply of industrial land associated with the development of Irvine New Town.

Why does it remain?
As the development of vacant and derelict land for a productive use is reliant on the development market, the same issues that caused vacancy can affect the viability or prospects of redevelopment. In common with most parts of Scotland, development activity in North Ayrshire has reduced since the start of the economic downturn. Table 1 illustrates the decrease in housing completions in North Ayrshire since 2008-09.

The long term vacancy of sites is a function of development economics, becoming a long term problem when land owners find they cannot realise the price they want for sites or are otherwise unable to sell. Problems obtaining development finance, escalating remediation costs and a lack of demand also have an impact.

Table 1 Public/private house completions, North Ayrshire and Arran

<table>
<thead>
<tr>
<th>New Build Completions</th>
<th>2008-09</th>
<th>2009-10</th>
<th>2010-11</th>
<th>2011-12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private</td>
<td>365</td>
<td>140</td>
<td>155</td>
<td>141</td>
</tr>
<tr>
<td>Public</td>
<td>102</td>
<td>108</td>
<td>84</td>
<td>155</td>
</tr>
</tbody>
</table>
How much vacant and derelict land is there?

i) In Scotland

Vacant and derelict land is surveyed on an annual basis by North Ayrshire Council to inform the Scottish Vacant and Derelict Land Survey (SVDLS). It is the only national data source for urban vacant and derelict land. The survey:

i) provides an evidence base for monitoring the level of urban vacant and derelict land and its current state;

ii) monitors the remediation of and progress in bringing this land into reuse; and

iii) helps inform planning and other statutory documents/strategies.

In 2013 there were 3,972 vacant and derelict sites covering 11,114 hectares of land in Scotland. The most common previous uses were defence, manufacturing, agriculture and residential development.

Table 2 illustrates those local authorities with the highest levels of urban vacant and derelict land.

<table>
<thead>
<tr>
<th>Local Authority</th>
<th>Derelict Land</th>
<th>Urban Vacant Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Ayrshire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dumfries &amp; Galloway</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South Lanarkshire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West Lothian</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fife</td>
<td></td>
<td></td>
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<tr>
<td>Renfrewshire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Glasgow City</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Lanarkshire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Ayrshire</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Highland</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ii) In North Ayrshire

As shown in Table 2, North Ayrshire contains the second highest level of vacant and derelict land in Scotland with approximately 1,333 hectares split over 255 sites. To contextualise this it is the equivalent land area of the Three Towns; Ardrossan, Saltcoats and Stevenston.

Approximately 82% of the urban population in North Ayrshire is located within 500 metres of a vacant or derelict site. Most affected are those in the worst 15% of Social Multiple Index Deprivation Areas.

The survey also highlights that North Ayrshire has seen a 7% increase in the level of vacant and derelict land over the last seven years. Of the total amount of land 1,126 hectares or 136 sites are defined as derelict, and 207 hectares or 119 sites are urban vacant.

This increase can be attributed in part to changes in the way that we assess and record vacant and derelict land. It should also be noted that the high level of vacant and derelict land in North Ayrshire is somewhat distorted by the large grouping of sites identified at Ardeer, which accounts for 628 hectares or 47% of the Council’s total.

While the survey and these plans include sites over one hectare, the strategy applies to all sites. Appendix 1 contains a list of the five largest Vacant and Derelict Land sites identified in North Ayrshire and plans of all sites by Neighbourhood Planning Area.
What effect does this have on our communities?

Vacant and derelict land, whatever the size of the site, can have a significant impact on our communities. It can blight an area very quickly resulting in social, economic and environmental issues.

Sites can become a nuisance to communities attracting vermin, fly tipping/litter, contamination, invasive species and antisocial behaviour. It can create an impression of under investment and negative perception of the area for residents, businesses and potential inward investors.
2. The Solution
Policy context

The Scottish Government Regeneration Strategy sets out the Government’s vision to support the most disadvantaged communities, promoting sustainability and well being. The Government’s strategy promotes community led regeneration as local communities have a key role in this process to ensure that actions and projects reflect their needs and tackle the issues that have been identified.

The development and implementation of a vacant and derelict land strategy is consistent with the policy contained at national and local level. The North Ayrshire Single Outcome Agreement and Council Plan propose to implement key strategies that protect, support and enhance investment in our communities and our residents.

The Single Outcome Agreement states that North Ayrshire Council will target the redevelopment of vacant and derelict land and property.

A key document is the Economic Development & Regeneration Strategy which sets out ambitious goals to transform North Ayrshire by ensuring that more businesses and jobs are located within the area and our town centres are revitalised.

A support mechanism for the actions contained within this strategy is the North Ayrshire Council Local Development Plan. The plan prioritises the allocation of brownfield land as opposed to new greenfield release, encouraging mixed use development of former industrial sites in recognition of a historic over supply of land. The plan has led to initial planning activity on significant sites such as West Byrehill, Kilwinning, North Newmoor and Nethermains, both in Irvine though delivery is yet to be realised.

One action described in this document will be the implementation of temporary landscapes and community gardens which on a more local level aims to deliver working open spaces that are inclusive, accessible and fit for purpose, helping invest in our communities and delivers key outputs of the Council’s emerging Open Space Strategy.
Actions

This Strategy identifies three key themes for intervention. These are:

Theme 1
- Prioritise the investment of the Council in vacant and derelict land

Theme 2
- Support the development of sites by the private sector

Theme 3
- Continue to utilise appropriate legal interventions where other actions fail

This strategy will be led by North Ayrshire Council but will require the support of partners, the development industry and local communities.

The associated Action Plan therefore identifies the role of respective partners and the resource implications associated with its implementation.
**Theme 1**

**Prioritise the investment of the Council in vacant and derelict land.**

North Ayrshire Council and our community planning partners administer a significant investment programme and can lead change in the area. The Council is also a major landowner and has considerable investment proposals within a 10 year capital plan.

The Council and Irvine Bay Regeneration Company (IBRC) have prioritised the regeneration of town centres, recognising their importance in improving perceptions of towns and in North Ayrshire as a whole. Significant development proposals include the proposed Irvine Leisure Centre and offices at Ardrossan Harbour which are high profile sites located within central areas.

The development of large scale regeneration schemes are also being pursued by IBRC at Ardrossan Harbour, Irvine Harbourside and Marine Drive, Irvine with the intention to develop residential and leisure uses on vacant/derelict land and improve the perception of these areas. Other examples include Montgomerie Park, Irvine (case study 1), and improved public realm at the former Kilbirnie Police Station, Kilbirnie Cross and Kilwinning Park and Ride.

Through the development of its estate and investment through its capital programme, the Council can play a role and prioritise the development of vacant or derelict sites in public ownership.

Community Planning and strategic partners such as the NHS and housing associations can also have a direct influence on future development in the area through investment in for example, affordable housing or health facilities.
Case Study 1—Montgomerie Park, Irvine

Land at Montgomerie Park was transferred to North Ayrshire Council from the Irvine Development Corporation (IDC) in 1996. Extending to almost 200 acres the site was previously part of a combined housing/leisure/business proposal approved by IDC.

Development at Montgomerie Park is being led by the private sector with the Council aiding with the development of a masterplan and supporting the advance installation of infrastructure such as foul and surface water sewers; water; gas; electricity and fibre optics. This encourages development by limiting the up front investment requirements and hence risk exposure of private sector developers.

The Council adopted an innovative approach for the marketing of the site currently being developed by Persimmon Homes. It was agreed that the site should be made available as serviced development parcels available at limited up front cost with receipts paid as units are sold. The masterplan for the site is now being reviewed to take account of market conditions and revised planning policy guidelines.
**Actions under Theme 1**

**Action 1: Survey of vacant and derelict sites and the production of a database highlighting priorities.**
This will inform the allocation of resources and other actions within this strategy. Appendix 1 contains plans of vacant and derelict land within North Ayrshire, and highlights those owned by the Council. Each site requires to be assessed to determine potential future use, any constraints to development, any enabling works which could be undertaken, the requirement for any legal intervention, etc. This process will allow priorities for intervention to be further identified at a site specific level. It will inform other actions within the strategy and raise awareness of potential assets or development sites.

**Action 2: Prioritisation of investment in Council owned sites.**
This will require that any new investment proposals by the Council first consider vacant and derelict land. The preparation of development briefs or masterplans will provide a clear indication of permitted use, forms/scale of development and any other terms and conditions which are likely to be required in a development scheme. This will inform proposals of the Council and Community Partners, and reduce uncertainty for prospective developers.

**Action 3: The promotion of major regeneration priorities.**
There are a number of major vacant or derelict sites that will remain priorities for development and regeneration which are important due to their scale and location/prominence. These include Irvine Harbourside and Ardrossan North Shore. These will continue to be promoted alongside the Irvine Bay Regeneration Company, including the analysis of new or innovative delivery mechanisms in light of market conditions.

**Action 4: Remediation of Council owned sites.**
Some Council owned sites are contaminated. The Contaminated Land Inspection Regime provides a basis for assessing contaminated sites however steps to resolve these issues depend on the level and type of contamination, the likelihood of future development and availability of resources. Projects may include the advance remediation of key sites identified through Action 1 or, phytoremediation through the planting of trees or short rotation crops for biomass to remove contaminants in top soil.

**Action 5: Develop and launch a ‘Stalled Spaces’ programme.**
Many of these Actions will relate to larger sites, however the resolution of small scale sites will be just as important. We propose to launch a stalled spaces programme where the Council will provide initial ‘seed funding’ to allow communities to take and support appropriate action that remediates vacant and derelict land to their benefit. The scheme could provide opportunities for long term unemployed, providing experience for example with Council services. These projects may include: temporary landscapes, outdoor arts, or, community gardens/growing. Case Study 2 provides a local example of how this can be achieved.

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**The key actions from this theme are:**

- **Action 1:** Survey of vacant and derelict sites and the production of a database highlighting priorities.
- **Action 2:** Prioritisation of investment in Council owned sites.
- **Action 3:** The promotion of major regeneration priorities.
- **Action 4:** Remediation of Council owned sites.
- **Action 5:** Develop and launch a ‘Stalled Spaces’ programme.
Case Study 2 - Fairlie Growers

In May 2008 the Organic Growers of Fairlie agreed a lease to a disused site on the edge of the village.

Abandoned for 20 years, its historic use was as a railway station, until the 1950s and more recently as a boatyard, the site suffered from a significant level of contamination.

Over the past six years the Organic Growers of Fairlie have spent over £60,000 in preparing and building up a ‘grow your own’ community garden containing a workshop, over 200 raised beds and three large polytunnels.

The garden has seen significant levels of demand with approximately 200 members and a lengthy waiting list.

Much of the capital investment was supported by external funders, donations and some revenue gained from a low cost annual membership.
Theme 2

Support the development of sites by the private sector.

The Council cannot deliver the strategy alone, in particular where sites are in private ownership. In recognition of development economics and the reasons for vacancy, a supporting role may however be played through the provision of advice, financial support, or legal intervention.

Support for intervention will be targeted on two levels:
• those that tackle decay across large geographical areas, and
• small scale individual sites/premises that are scattered throughout the Council area

This theme will involve approaching landowners of priority sites to discuss potential means of intervention by the Council to improve viability and encourage redevelopment.

The issue of development viability has been recognised in work relating to development delivery. Through consultation with the development industry the Council has considered its role in supporting private investors through the use or terms of disposal of land (an example being Montgomerie Park) or in supporting delivery through infrastructure provision and development agreements. This is noted within the actions proposed.

In focussing intervention key sites will require to be prioritised. This will be informed by the assessment of sites proposed by Action 1, however there are likely to be several key priorities.

Proposals for the development of these sites are at varying stages of evolution. The preparation of the North Ayrshire Council Local Development Plan recognises both the oversupply of industrial land and the need to focus development on vacant sites. Three of the above sites have been allocated as ‘mixed use employment areas’, the intention of which is to encourage a sustainable mix of uses, moving away from the tradition of large scale industrial land.

Table 3 Key Priorities
These are considered to include:

Sites based upon their scale, condition and profile within settlements:
Irvine: Tournament Park, North Newmoor, Ayrshire Metal Products
Kilwinning: West Byrehill
Three Towns: Ardrossan North Shore
Garnock Valley: Lochshore

Sites which represent priorities based upon economic development objectives:
Hunterston, Ardeer, Irvine Enterprise Area/i3 Business Park
Actions under Theme 2

**Action 6: Development of a revolving Local Regeneration Infrastructure Fund.**

Development economics can be marginal in North Ayrshire and the viability of investment is often narrow or negative. The strategy will support private sector development through the creation of a fund as an incentive that in some cases will provide financial assistance to secure the development or improvement of vacant or derelict sites. In others it may be used as match funding to improve viability, supporting decontamination or infrastructure provision. Criteria for this fund based upon the level of priority a site represents, and the extent of commitment by any private sector partner will be developed and published following the approval of this strategy. This would be provided in the form of a loan or grant depending on the scale of the site.

**Action 7: Development of affordable housing on private and public sector land.**

This is linked to Action 6 above and aims to encourage the development of large private sector sites by considering the introduction of public or affordable housing by the Council or housing associations on to private sector development sites. While this will not be appropriate in all cases, the provision of affordable housing may assist in the creation of a sense of place upon which private development can be more readily introduced and/or could assist in the sharing of infrastructure costs for later private sector development. This will require prioritisation in line with the Council’s Strategic Housing Investment Plan 2012-2015 (SHIP). Masterplanning will play a key role to ensure a legible and attractive built environment.

**Action 8: Implementation of advanced landscaping/open space provision.**

There is a requirement on sites above a certain scale for private developers to provide public open space as part of any new development. Where significant sites are to be delivered in a number of development parcels, open space would be created in and around these, or at the entrance to the site. By implementing advanced works we can remove a significant initial financial burden from developers whilst ensuring that the scale, type and design of new open space is in line with the Council’s emerging Open Space Strategy. Another benefit of these advanced works would be the implementation of a temporary improvement.

These mechanisms are not mutually exclusive and in some cases a combination of measures may be required.

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**The key actions from this theme are:**

- **Action 6:** Development of a revolving Local Regeneration Infrastructure Fund.
- **Action 7:** Development of affordable housing on private and public sector land.
- **Action 8:** Implementation of advanced landscaping/open space provision.
Theme 3

Continue to utilise appropriate legal interventions where other actions fail.

Where other actions and negotiations have failed there are various legal powers which the Council can use to resolve issues of vacancy and dereliction as whatever the size, such sites can blight an area very quickly resulting in social, economic and environmental issues.

Government agencies such as the Scottish Environmental Protection Agency and Scottish Natural Heritage also have powers to deal with sites where contamination, invasive species, waste or pollution are causing concern.

Action under Theme 3

Action 9: To maintain the availability and prioritise legal intervention where appropriate.

There are various forms of legal interventions available to the Council through Planning, Building Standards and Environmental Health Legislation. These actions can range from serving Amenity, Abatement or Dangerous Building Notices. Such action is not appropriate for every situation and may be considered as a last resort following failure of more positive measures which may be agreed between private landowners and the Council. The benefits of taking such action can include helping to clear or improve key sites, and sending a message to landowners that vacant and derelict sites should be maintained in a reasonable condition.

The key actions from this theme are:

Action 9: To maintain the availability and prioritise legal intervention where appropriate.

Gap site, Saltcoats, before and after.
Case Study 3—North Newmoor, Irvine

A successful example of intervention without formal enforcement action is the former JRG Group fire place factory at 3 Crompton Way, North Newmoor, Irvine. Following initial complaints and concerns regarding the condition of the site, the Council contacted the landowner.

An agreement between the Council and the landowner has ensured the clearance and security of the site without the need for formal action. The Council continues to monitor the site.
3. Delivering the Strategy
Funding and Delivering the Strategy

Funding the Strategy

Finance plays a key role. North Ayrshire currently does not benefit from the Scottish Government’s Vacant and Derelict Land Fund, which is limited to five local authorities. This is despite North Ayrshire containing the second highest level of vacant and derelict land in Scotland and the more marginal development economics in the area.

North Ayrshire Council will therefore seek the support of the Scottish Government in the implementation of this strategy through an allocation from the VDLF when as intended its availability is widened from 2016/17. The VDLF is one clear source of funding but other sources of funding are available which will allow support from the Council to go much further.

Local funds will aid groups where it has been identified that community use is appropriate.

However for more strategic actions national funds are available and include:

- The Regeneration Capital Grant Fund which seeks to support delivery of large scale improvements in deprived areas
- The Central Scotland Green Network (CSGN) Development Fund that aims to support projects that enhance the natural environment and improve access to high quality green space
- The Coastal Communities Fund aims to encourage the economic development of UK Coastal communities for projects that create sustainable economic growth and jobs
- Big Lottery in Scotland supports community groups and projects that improve health, education and the environment

With regards to European Funding the 2014-2020 programme is currently being finalised by the European Union, which may contain funding opportunities that align with the priorities contained within this Strategy.

Delivering the Strategy

The division of this strategy into three Key Themes recognises that sites, either in public or private ownership, will require varying degrees of action and support to encourage reuse. The Action Plan is broken down into short (0-5 years), medium (6-10 years) and longer (11 years and beyond) term actions. It identifies the role of respective partners and the implications associated with its implementation.
4. Monitoring and Evaluation
Monitoring and Evaluation

An important element of the strategy is monitoring and evaluation of the success in implementing the key actions.

It is proposed that the strategy will be updated in a two year cycle to monitor success and inform the direction of funding. This will ensure that this document represents a robust and up to date position on the approach to vacant and derelict land. Linking the document to the North Ayrshire Local Development Plan will ensure that the strategic delivery of this strategy is consistent with the strategic control of development within the Council area.

Each revision to the strategy will contain a review of the previous actions as well as setting out new priorities based on the progress and any new identified actions for the new document.

North Ayrshire Council will continue to inform the Scottish Vacant and Derelict Land Survey (SVDLS). As the only national data source the survey provides an annual update on levels of vacant and derelict land within Scotland.

Success will be measured through the Action Plan, annual reporting and benchmarking with other Council areas within Scotland.
5. Action Plan
<table>
<thead>
<tr>
<th>Action Plan</th>
<th>Purpose</th>
<th>Lead Role</th>
<th>Resources and Timescale</th>
</tr>
</thead>
</table>
| **Action 1** | Survey of vacant and derelict sites and the production of a database highlighting priorities. | The maps will act as a central database to highlight vacant and derelict sites for the public and potential investors. It will contain basic information on size, site history, known restrictions, ownership and priorities for action based on either:  
   1) Support for development proposals, 2) Stalled Spaces/community use, 3) temporary greening, 4) Legal action, or 5) no action. This will inform the allocation of resources through other actions within this strategy. | Led by officers within the Regeneration Team, support from colleagues in Asset Management & Estates, Legal, Planning, Streetscene, Environmental Health, Community Planning and IT will be required. |

**Resources**
To be effective the action will require the employment of a dedicated Vacant and Derelict Land Officer to draft and maintain the database acting as a key contact for landowners and members of the public, in conjunction with other actions within this strategy.

**Timescales**
It would be expected that this database would be finalised and available by Winter 2014 with an annual commitment to assess and update the database.
**Action Plan**

**Action 2**
Prioritisation of investment in Council owned sites.

**Purpose**
Using the database identified within Action 1, we will prioritise Council owned sites for the drafting of development briefs or masterplanning to encourage the development or sale of land. Any Council investment in the development of new industrial, office or residential proposals should first consider vacant and derelict land to effectively reduce the level of vacant and derelict land. This should align with the Local Development Plan.

**Lead Role**
Led by officers within Asset Management & Estates, support from colleagues in Planning will be required to advise on appropriate development as well as Legal Streetscene, Environmental Health & the local community. Corporate Communications will assist with the marketing and advertising of these sites.

**Resources and Timescale**

**Resources**
Subject to advice from Estates, the development of briefs and marketing of key sites will be met within existing resources. External advice may be required on development viability and masterplanning as well as marketing.

**Timescales**
Prioritisation of sites for briefs and masterplans will occur following the completion of Action 1. The prioritisation of vacant and derelict sites for new Council led development will be on-going.

**Action 3**
The Council will continue to promote existing large scale priorities.

**Purpose**
To prioritise investment and marketing of key large scale sites to reduce the number of large vacant and derelict sites located that are of particular strategic importance. Initially highlighting Irvine Harbourside and Ardrossan North Shore, using the list identified within Action 1, further key sites will be added to this list.

**Lead Role**
Led in conjunction between officers within Asset Management & Estates and Regeneration, support will be required from Planning and Irvine Bay Regeneration Company. Corporate Communications will assist with the marketing and advertising of these sites.

**Resources and Timescale**

**Resources**
Subject to advice from Estates, marketing of key sites will be met within existing resources. Individual sites may require capital resources to pump-prime development.

**Timescales**
Prioritisation of sites for briefs and masterplans will occur following the completion of Action 1. The prioritisation of vacant and derelict sites for new Council led development will be on-going.
Action Plan

**Action 4**
Remediation of Council owned sites.

**Purpose**
Key sites will be prioritised with a view to reducing the number of sites that suffer from contamination. This will improve the prospects of selling Council owned land or finding other meanwhile uses such as energy production or greening of sites.

**Lead Role**
Linked to Action 1, this will be led by Regeneration in conjunction with officers from Environmental Health, Asset Management & Estates and Planning.

**Resources and Timescale**

**Resources**
The Vacant and Derelict Land Officer would draft and maintain the database acting as a key contact to lead and manage projects as they develop, with advice from Estates, Planning and Environmental Health.

Funds will be required for projects to remediate sites. Revenue would aid in match funding where phytoremediation is proposed.

**Timescales**
Prioritisation of key sites will be identified within Action 1. Projects to remediate sites is a long term action with initial works beginning in Summer 2015.

**Action 5**
Develop and launch a ‘Stalled Spaces’ programme

**Purpose**
To reduce the number of small vacant and derelict sites located within settlements it is proposed that the Council will launch and manage a ‘Stalled Spaces’ programme that offers grants to community groups to encourage temporary use of vacant and derelict land. Including community growing, gardens and public art.

**Lead Role**
Jointly led by Regeneration and Community Planning with support/advice provided by officers from Environmental Health, Asset Management & Estates, Education, Legal, Communications, and Planning.

**Resources and Timescale**

**Resources**
The Vacant and Derelict Land Officer would promote and project manage the programme in conjunction with other Actions within this Strategy.

Annual revenue budget will be required to operate the scheme spread over promotion and a grant programme.

**Timescales**
Proposed launch of programme in Winter 2014.
<table>
<thead>
<tr>
<th>Action Plan</th>
<th>Purpose</th>
<th>Lead Role</th>
<th>Resources and Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action 6</strong></td>
<td>Development of a revolving Local Regeneration Infrastructure Fund.</td>
<td>To improve viability of sites in a marginal economy and provide grant assistance for small/medium scale landowners and developers to aid with costs associated with the development of vacant/derelict land. i.e. contamination, infrastructure, match funding. Criteria will be published which will include the level of priority a site represents and demonstration of the level of commitment by the private landowner.</td>
<td>Led by Regeneration with support/advice provided by officers from Legal, Planning, Environmental Health, Building Standards and Asset Management &amp; Estates.</td>
</tr>
<tr>
<td><strong>Action 7</strong></td>
<td>Development of affordable housing on private and public sector land</td>
<td>To encourage the development of large scale sites. The provision of affordable housing may assist in the creation of a sense of place upon which private development can be more readily introduced, and/or could assist in the sharing of infrastructure costs for later private sector development. Council development will be prioritised through Action 1 in line with priorities contained within the Strategic Housing Investment Plan.</td>
<td>Led by Housing with support from officers in Planning, Regeneration, Environmental Health and Building Standards in conjunction with private landowners.</td>
</tr>
<tr>
<td>Action Plan</td>
<td>Purpose</td>
<td>Lead Role</td>
<td>Resources and Timescale</td>
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<tr>
<td><strong>Action 8</strong></td>
<td>Implementation of advanced landscaping/open space provision</td>
<td>To improve the appearance of sites, access to open space and unlock the development potential of privately owned sites, by reducing the burden for and private developers in the implementation of open space within prospective development sites</td>
<td>Jointly led by Regeneration and Streetscene with support/advice provided by officers from Legal and Planning. Resources and Timescale <strong>Resources</strong> The Vacant and Derelict Land Officer would promote and project manage the programme in conjunction with other Actions within this Strategy. Revenue would help in drawing in match funding from external funders. This would be agreed on a site by site bases. <strong>Timescales</strong> Initial medium term action.</td>
</tr>
<tr>
<td><strong>Action 9</strong></td>
<td>To maintain the availability and prioritise legal intervention where appropriate.</td>
<td>To ensure that where all other actions and negotiations have failed, appropriate action is taken to abate nuisances. The prioritisation or hierarchical use of a suite of legal interventions will ensure that ‘problem’ sites are maintained in a suitable condition.</td>
<td>Depending on type of action, led by either Planning, Environmental Health, Building Standards, Legal or Streetscene. Some sites may require partnership working with external agency staff such as those from SEPA &amp; SNH. <strong>Resources</strong> To be delivered through existing resources. <strong>Timescales</strong> On-going.</td>
</tr>
</tbody>
</table>
Appendix 1
Appendix 1
Vacant and Derelict Land by Neighbourhood Planning Area

The following maps highlight the location of sites, by neighbourhood area, that are contained within the 2013 survey carried out by North Ayrshire Council to inform the Scottish Vacant and Derelict Land Survey (SVDLS).

### Six largest vacant and derelict sites identified in North Ayrshire.*

<table>
<thead>
<tr>
<th>Site Location</th>
<th>Size (Hectares)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ardeer Peninsula</td>
<td>628</td>
</tr>
<tr>
<td>i3 Business Park</td>
<td>104</td>
</tr>
<tr>
<td>Hunterston</td>
<td>67</td>
</tr>
<tr>
<td>Lochshore North</td>
<td>40</td>
</tr>
<tr>
<td>Redburn, Irvine</td>
<td>25</td>
</tr>
</tbody>
</table>

* SVDLS survey 2013