

AJSP 2025: CONSULTATION DRAFT

RESPONSES

Respondent	Comment
1) ALBA Resource Recovery	<ul style="list-style-type: none">• Suggest a separate section dealing with sustainable waste management to better reflect Scottish Executive's guidance.
2) AMEC Wind	<ul style="list-style-type: none">• Support the aim to maximise the socio-economic benefits for local communities and the region.• The Dalmellington area should be identified in the Structure Plan map as an area of potential for large-scale wind farm development. This would enable the development of AMEC's Kyle renewable energy project.
3) Anonymous	<ul style="list-style-type: none">• Response to Q21: There are major tourist development opportunities in Kilmarnock Town Centre which has been ignored. These could include "heritage trails" involving the towns railway, whiskey, Robert Burns, & Wallace heritage. You could also add the Irvine Valley's weaving & mining heritage, as well as Alexander Fleming (Darvel area).
4) ATIS REAL Weatheralls Ltd (on behalf BAE Systems)	<ul style="list-style-type: none">• There is an oversupply of land at the company's main facility at Monkton which they would like to release for reuse and redevelopment. Existing development plan does not assist this proposition.

	<ul style="list-style-type: none"> • Support for the principles of spatial development strategy and the heirachy of Gateway Locations, Investment Corridors. • Support for GPIA as a Gateway Location, but questions the inclusion of BAE systems within the overall aim of protection from non-airport development. There is a need to clarify the boundaries set aside to meet expansion needs. • Need to define what category of development could be directed off-site. • Support for the principle of a Core Investment Area, but communities should be defined with Prestwick/Monkton listed as on such community. • Support for the principle of major new business and industrial development located in the Core Towns. • Support for the principle of Prestwick as a Service Centre but should also include Monkton. • Need for immediate access to A/M77 from northern side of GPIA. • Supports principle of a direct access from Ayrshire to M74. • Need to improve surface access to ports and to consider policy on coastal shipping development. • Surplus BAE Systems industrial land should be considered as a regeneration opportunity and that the key location is Prestwick Aerospace Park not BAE Systems. • Concern over potential flooding issues to the north of GPIA. • Support for broad allocation of housing land, but wishes housing expansion within Core Investment Area outside the Core Towns to be confined to Service Centres. • Greater support should be given to out-of-centre non-food retailing on sites with close proximity to town centres, eg. BAE Systems site.
<p>5) Ayrshire Chamber of Commerce – Patricia Kennedy</p>	<ul style="list-style-type: none"> • Vision needs to be more specific to Ayrshire and centred on the challenges. • What historic evidence is there to support Core Towns strategy being of more benefit than another approach. • Do GROS population projections take account of M77.

	<ul style="list-style-type: none"> • Increasing population is dependent on increasing business and jobs. • Gateway locations agreed, need to develop infrastructure between gateways. • Need to consider alternatives to Core Investment Area. • Opportunity to live in high quality rural location with easy access to airports and cities is one of the most attractive features of Ayrshire but – re allowing housing in the country - doubt ability to develop and protect. • Disagree with brownfield priority over greenfield. • Out of town centres appear to offer advantages over town centres and this should be explored. • Community ownership of renewable energy initiatives could be explored. • Natural and cultural resources as a basis for tourism are one of Ayrshires best and under-developed opportunities. Need more promotion; historic trails(Bruce and Wallace; Burns; discoverers; scientists; inventors); and development of rural assets. • Concerned that only EU and national landscape designations may leave Ayrshire’s assets vulnerable. • Concerned about loss of green space within urban areas and edge of town.
<p>6) British Geological Survey</p>	<ul style="list-style-type: none"> • Support for “Vision Statement” • Two of the principles of the strategy address issues relevant to the earth science and natural resources in Ayrshire; <ul style="list-style-type: none"> • Principle 3, it is suggested should seek to encourage economic development by the sustainable exploitation of local natural resources of minerals, aggregates (sand, gravel, rock), coal and building stone. • Principle 7, which seeks to safeguard and enhance the quality of the environment should also include safeguards and access to world famous sites on Arran and geological sites of special scientific interest in other parts of Ayrshire. Recognising geological sites and those of local interest would enhance increased awareness and understanding the environment for residents and visitors. Sites of local interest

	<p>should include Regionally Important Geological Sites (RIGS) which are as advised by the new Strathclyde RIGS group within the Geological Society of Glasgow.</p> <ul style="list-style-type: none">• Use of aggregates is essential for residential, industrial and infrastructure development and identification of a local source enables these resources to be exploited in a more sustainable and cost effective way. Ayrshire was not included in the assessment of such resources undertaken for much of Scotland. Support from Ayrshire planners may enable such an assessment to be undertaken in the area identified in the spatial development strategy (Core area, towns of Ayr, Kilmarnock & Irvine).• Residential development proposed in the three towns could sterilize mineral resources . Ayrshire is known for its limestone, bauxitic clay and coal resources and the presence of these resources should be considered during development. BGS would welcome support from Scottish local authorities to pursue central funding of county mineral maps similar to those provided in England & Wales.• The regeneration initiatives for former industrial sites, such as Ardeer and Glengarnock, should include an assessment of the contaminated land, prioritisation and risk.• BGS recommend that property matched materials as part of the approvals for redevelopment and conservation is essential if townscape and local character are to be maintained. Advice on local sourcing of materials and a review of redundant quarries can be given.• Exposures of rocks on Arran are a key teaching resource access to key exposures is essential to maintain this earth science resource.• Muirkirk Uplands (known for their bird habitat) also contain coal-bearing rocks that are exposed locally in stream beds. This area would be an appropriate candidate for a Regionally Important Geological Site. Raising public awareness and geological history, including the evidence of tropical conditions in which the coal-forming plants thrived, taken together with the bird habitats and mining archaeology would enhance the environment and encourage visitors. Coast exposures in Southern Ayrshire containing several SSSI's contain evidence of past landscapes and volcanic activity and may contribute to the interest of visitors.
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	<ul style="list-style-type: none">• Environmental appraisal should consider the interaction of minerals and coals, as resources, but also as habitat for increased biodiversity. For example, sand dunes may support a heath habitat but they are also commercial sand deposits. Abstraction of natural resources reduces the geological variety within an area, termed “geodiversity”. Because biological communities are dependant on the underlying soils, deposits and bedrock, reduced geodiversity will generate reduced biodiversity. Where abstraction of natural resources takes place by quarrying, exposures of rocks or deposits should be left to create a conservation area at the end of quarry life. This needs to be planned, from the start of planning of the abstraction activities and not left as an after thought.• New methods of abstraction of resources can also be used to minimize environmental impact, such as the use of mine water as a “heat pump” carrying warmer water to the surface for space heating.• Ground water in Ayrshire is under threat from contaminated land, the mining legacy and farming (particularly dairy farming). The Structure Plan should reflect these issues. Ground water is used for industrial and private use. There is more scope for sustainable groundwater use and BGS have worked with Scottish water and industrial water users to help identify and develop water supplies.• BGS has with SEPA (in relation to the Water Framework Directive) defined groundwater bodies, and developed maps of aquifer productivity and vulnerability to assess threats from mining and farming. An appraisal of the extent and character of surface and soil water contamination is also to be undertaken in future surveys. These will include aquifer pollutants, and mine discharges as around Mauchline.• Abstraction of mineral resources can never be entirely managed in a sustainable way. Abstraction can be managed in a more sustainable way by use of the appropriate quality of mineral resource for the task, recycling of aggregates and avoiding excessive transport.• BGS have prepared GIS 3D models of the Ayrshire Coalfield. This can support the identification of preferred areas of search for open cast coal.
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	<ul style="list-style-type: none"> • Methods of mineral abstraction are developing that have less impact on the environment. For example instead of mining, coal resources can be exploited by the collection of coal bed methane; also in the future coal may be gasified in place of underground burning.
<p>7) British Wind Energy Association</p>	<p>Comments relate specifically to paras. 2.38 – 4.11 and Strategic Policy 1</p> <ul style="list-style-type: none"> • Timber sector can be promoted through the development of a sustainable biomass industry, but the further the green fuel source is from the power station the less carbon-neutral the process is. • Attracting inward investment of renewable energy systems depends on both the local resource and the planning framework – which should be positive and proactive. • Councils should consider the development of a renewable energy strategy. • The areas identified for further windfarm development appear suitable but BWEA is concerned at their small size and wishes to object to the identified areas as they stand. • Concern that the LUC landscape study identifies the Dalmellington area as suitable for windfarm development, but this has been excluded on grounds of impact on GPIA. It may be possible for this impact to be mitigated and thus the Dalmellington area should be included. This applies also to proposals at Afton. • There is a general concern that plan is too restrictive of windfarm development along the southern Ayrshire edge, and does not recognise the potential of former opencast areas. • Specific policy should be replaced with a criteria based approach to windfarm development or with modified locational policy based on a revised criteria. • Further development of biomass could be developed through approaches to Forum for Renewable Energy Development particularly when linked to community development. • Plan should promote wind energy as tourist attractions. • Plan needs to consider a statement that windfarms should be considered outside the preferred areas. • It is noted that renewable energy projects support rural development.

	<ul style="list-style-type: none"> • The methodology on modelling windfarm capacity is questioned and should be developed to ensure consensus with all stakeholders. • Para 3.36 lacks clarity in relation to environmental/landscape considerations. • BWEA supports the principle of community involvement. • Para 3.38 causes concern and should be removed, the renewable energy developers and the market should decide what is feasible. Concern that plan currently represents an either/or scenario between wind and biomass, yet biomass development is still some way off (post 2010?). • Agree with statements on land management practice for rural areas.
<p>8) Clowes Developments (Scotland) Limited</p>	<ul style="list-style-type: none"> • The company has ownership of an area of land adjacent to the ongoing Dykesmain Development in Saltcoats. The land extends to some 80 acres and could produce a significant housing supply.
<p>9) Clyde Muirshiel Regional Park</p>	<ul style="list-style-type: none"> • Final “aim” should be changed to “safeguard, enhance <u>and promote</u> the quality of the environment” because of links through education and tourism as a contributor to quality of life and economic development. • Need for infrastructure development around Fairlie to support development of Hunterston. • Rural areas can support the strategy through the development of business, tourism and conservation management schemes – also the development of core paths/access legislation. • Within Clyde Muirshiel Regional Park there is a view that housing in the countryside should be small scale and appropriate to their location and traditional styles. • Windfarm development should be constrained within protected landscapes and other areas important for biodiversity, tourism and recreation. Plan should indicate areas where large windfarms are less likely to gain consent.

	<ul style="list-style-type: none"> • Possibility for the establishment of research facility for renewal energy of all forms – intermediate technology centre with links to tourism and education. • For landscape policy there should be an indication where large scale development is not encouraged due to cultural, environmental or recreational constraints.
<p>10) Communities Scotland</p>	<ul style="list-style-type: none"> • The aims of the Structure Plan are generally supported. • Policies adopted by Community Planning Partnerships with respect to regeneration should be taken in account when developing the Structure Plan. • The Structure Plan should be supported by Local Housing Strategies. • The potential impact of the exemption of the Right to Buy in Pressured Areas could be acknowledged in the final plan. • The Community Hierarchy does not appear to have been set within the context of Housing Market Areas. • A geographic dimension to the population dynamics identified should be included. • An aim to develop Ayrshire as a place which is attractive and accessible to visitors both within and outwith the area could be included in the strategy. • Regeneration strategies should focus on areas identified in the worst 15% of data zones by the Scottish Index of Multiple Deprivation. • It should be identified that the East Ayrshire Coalfield area is currently within the East Ayrshire Coalfield Area Social Inclusion Partnership which is being integrated into the Community Planning Partnership. • The discussion regarding housing requirements would benefit from greater explanation in terms of anticipated household numbers as opposed to population figures. • A clear statement of support for Affordable Housing provision should be included.
<p>11) Confederation Of UK Coal Producers (Coalpro)</p>	<ul style="list-style-type: none"> • Welcome recognition and relevance of current preferred areas for opencast coal extraction.

	<ul style="list-style-type: none"> • Advocate that mineral resources can be managed in a sustainable way by ensuring that new sites are made available timeously to replace sites that are exhausting and that mineral resources are not unnecessarily sterilised by other forms of development. • Mineral extraction provides significant opportunities to <u>enhance</u> and not merely maintain bio-diversity.
<p>12) Containers Limited – Jerry Mulders</p>	<ul style="list-style-type: none"> • Mining: Opencast mining which has ravaged the Doon & Nith Valley seems to continue unabated with extension after extension. I have recently become concerned at the number of opencast sites that seem to be left "un-restored" after the developers have taken their dues. ... I think an extended period of recovery from industrial exploitation should be allowed in communities once opencast operations move on to new areas. • Windfarms: Windfarm structures have the potential to dominate skylines, rendering the spectacular natural environment as "industrial sprawl". Although these are claimed to be for the salvation of the environment careful placement away from areas would ensure that other opportunities like tourism are not disadvantaged. The scale of the new generation of turbines completely dominates the countryside. Windfarm developments do not bring any long term employment opportunities and actually contribute to the decline of the sought after tourism that we are just starting to benefit from. Visitors still view Scotland as wild, unspoilt beautiful countryside, one of the few places left in Europe. • Biomass: The potential to see the old opencast/forestry converted to vast areas of shrubland, which is regularly harvested will not contribute to the visual beauty that is so important to fledgling tourism opportunities. Promises of large-scale employment in this industry to not appear realistic. Coppice does not contribute an awful lot to recreational and tourism opportunities. It would seem sensible to have these developments take place in separate, reasonably small designated areas and prevent a massive blanket effect. • Tourism/ Recreation: The biggest potential I see for this area is tourism both from home and abroad. Dalmellington is the gateway to Dumfries & Galloway forest and marked on

	<p>all European tourist maps as a recommended route. The colossal scars that opencast inflicts on the environment does not help encourage visitors to stay and support the local economy and to use of facilities the Doon Valley has to offer.</p> <ul style="list-style-type: none"> • Environmental Justice: The commercial coal extraction, unnatural forestry, wind turbines and the potential biomass blanket all have or will take their toll on the community, with heavy goods vehicle movements, dust, noise and visual pollution. Is it not time to give the Valley a rest from industrial exploitation, and give us the opportunity to reap the substantial rewards of our very own efforts in tapping in to the available tourism market right on our doorstep.
13) Dalmellington Community Council	<ul style="list-style-type: none"> • Concerns regarding the designation of the Dalmellington area for wind farm development. Area is attempting to regenerate through tourism which may be curtailed by wind farm development in the vicinity.
14) Dawn Developments Limited	<ul style="list-style-type: none"> • There is a continuing role for out of centre retail parks. The range of products classed as “bulky” sold from these centres should be extended. • The private sector along with relevant agencies should be able to develop the economic potential of locations associated with Robert Burns.
15) Dee, Dave & Marilyn, Arran	<ul style="list-style-type: none"> • Concerned at high and still rising prices of property on Arran. Keen to buy property however income levels are low, £10,000 per annum. This prohibits a mortgage. Many people face a very uncertain future as they cannot afford to live in the community that is their own once they leave tied accommodation.
16) DPP (on behalf of Comstock Land Holdings and Hallam Land Management)	<ul style="list-style-type: none"> • Land at North West Kilmarnock is considered to be the most suitable site for large-scale housing release in Kilmarnock and fits with the emerging Structure Plan policy to

	<p>promote the Core Investment Area towns, including Kilmarnock, for large-scale housing development to retain and attract residents to Ayrshire. The site being promoted extends to c 520 acres and can accommodate a significant proportion of the Structure Plan housing requirement.</p> <ul style="list-style-type: none">• Question 2 - Measures taken by the structure plan to stabilise population levels are welcomed. Approach taken could lead to Ayrshire making positive contributions to national aspirations. Stable population target seen as being realistic.• Question 3 - The seven principles aims of the strategy are supported.• Question 4 - Would wish Rowallen business park strategic industrial site to be identified as a Gateway location.• Question 5 - Support the identification of area surrounding Ayr, Irvine, and Kilmarnock as the Core Investment Area.• Question 6 - The Spatial Development Strategy, which includes Core Investment Area Towns, Service Centres, Investment Corridors, Gateway Locations etc could be confusing. The strategy should be simplified and greater emphasis placed on the Core Investment Area.• Question 7 - The size of the site would incorporate a range of house types, neighbourhood shopping, release substantial funds to improve infrastructure and would improve the marketability of the Rowallan Business park. These factors would help realise the potential of Kilmarnock.• Question 13 - Housing release should be directed to the most marketable locations. The site could accommodate a build rate of 350 units per annum over the Structure Plan period. The site fits the strategic planning agenda and the suggested criteria for housing release.
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<p>17) Drivers Jonas (on behalf of NHS Ayrshire & Arran Community Health Division)</p>	<ul style="list-style-type: none"> • The existing policy within the approved 1999 Joint Ayrshire Structure Plan provides sufficient guidance for all three local authorities (Policy L6). • If paragraph 3.20 is to form the basis of a future policy it needs to be made clear that the requirement to provide affordable housing is only applicable to housing developments. In addition, a definition or a minimum size/unit threshold of what constitutes a major land release for residential development should be included. This will avoid the potential for disagreement between developers and the Councils and also the possibility for a policy to be applied in a vastly different manner in each of the three separate Council areas. • We are not convinced that a proposed change to policy which would reflect paragraph 3.20 of the Consultation Draft would assist in the actual delivery of affordable housing in Ayrshire. Neither are we convinced that this should be the role of strategic policy in relation to affordable housing.
<p>18) Dumfries and Galloway Council</p>	<ul style="list-style-type: none"> • Need to take account of the Glen App and Galloway Moors Special Protection Area designation (designated 3/2003) in which there is a presumption against windfarm development and which is adjacent to and immediately to the south of the proposed ‘preferred commercial windfarm’ area in the consultative draft.
<p>19) E.ON UK Renewables Limited</p>	<ul style="list-style-type: none"> • Inclusion of policy to guide commercial wind farm development is appreciated. The areas suggested for wind farm development appear to be suitable. • It is unclear how wind farm schemes outwith designated areas would be dealt with. Policy to clarify this is desirable. • It is deemed that the area close to the Afton Valley and the existing Windy Standard wind farm should be included in the preferred areas for wind farms. • It would be more appropriate to have a criteria based policy to apply generally before directing attention to specific parts of the landscape.

<p>20) East Renfrewshire Council (Environment Department)</p>	<ul style="list-style-type: none"> • Generally support the Vision Statement and Strategic Aims. • Publishing consultation in solely electronic format may have excluded those without access to a computer. • Major residential expansion and attempts to safeguard and enhance the natural environment may produce conflicts of interest. • Housing land releases are not programmed or considered in the context of prior releases throughout the life of the plan. • Housing cannot be relied upon to provide economic growth and may lead to increased commuting to the Glasgow conurbation. • The overall scale of new housing allocated is deemed somewhat excessive. • Reasons for the discount of some established housing supply in overall figures are unclear.
<p>21) Energy Agency</p>	<ul style="list-style-type: none"> • Support the promotion of renewable energy as an economic and sustainability driver for local communities. • Local renewable energy targets should be anticipated now and therefore renewable energy production should be promoted for its own sake. • Consideration should be given to making renewable energy a requirement in certain types of development. • Support encouragement of publicly and community owned schemes but this should not be at the expense of private schemes. • Support the identification of particular zones as having good wind farm potential but this should be a flexible policy. • Scale and cumulative effects of wind farms need to be closely monitored. • Local authorities should be encouraged to raise awareness of the impacts and benefits of wind farms. • Advances in technology should be able to address public safety and security constraints.

<p>22) Evans, Mr Michael S</p>	<ul style="list-style-type: none"> • Supports the spatial development strategy and in particular development in rural areas that are suffering from population loss.
<p>23) Farningham McCreadie Partnership</p>	<ul style="list-style-type: none"> • South East Ayr Settlement Expansion Area and adjoining lands (including land at Glenparks) be given full and positive consideration as a sustainable location for future housing and /or commercial development by the Ayrshire Councils. The land/location should be given a "safeguard for future development status" (map & boundary of site provided).
<p>24) Farningham McCreadie Partnership (on behalf of Hermiston Estates)</p>	<ul style="list-style-type: none"> • It is considered residential development of an appropriate scale and density incorporating sensitive structure planting and landscaping can offer logical sustainable extensions to smaller settlements within the defined investment corridors. The Ayrshire Councils should make provision in the Structure Plan to allow for further residential development within smaller rural settlements such as Minishant.
<p>25) Firth of Clyde Forum</p>	<ul style="list-style-type: none"> • Welcome the commitment to sustainable development but there should be more explicit references to it. • The need to balance economic development with environmental considerations should be made more explicit. • The third principle aim should relate to ‘sustainable’ economic development. • The fourth principle aim referring to economic growth should be subject to a requirement to consider the environmental impact. • Agree with Hunterston, Ayr and Troon being identified as Gateway Locations. • Rural coastal communities can support economic development through sustainable tourism and recreational use of the coast.

	<ul style="list-style-type: none"> • More should be made of the environmental assets of the Clyde coast and the need to enhance and maintain them for tourism and recreation. • Support the proposals for improved transport links in Ayrshire and encouraging walking, cycling and public transport networks to reduce reliance on the private car. • Support references to port investment at Hunterston, Ayr and Troon. • Support the recognition the Clyde coastline and islands are given in the draft Plan. • Some issues, especially marina developments, should be approached in a strategic manner. • Firth of Clyde Forum has the expertise in the Clyde area to work on Integrated Coastal Zone Management within the area, in partnership with the individual Ayrshire Councils and the Structure Plan team. • Draft Plan should refer to the Firth of Clyde Forum Integrated Management Strategy and Action Plan.
<p>26) Forestry Commission</p>	<ul style="list-style-type: none"> • Vision should incorporate Ayrshire's contribution to the growth of Scotland. • Strategic aims supported. • Trees & Woodland can make a significant contribution to the quality of the environment around towns and investment corridors. Propose additional corridors along the A713 and A714. • Rural economies supported by adding value in woodland processing. • Welcome housing in the countryside where developments use timber in construction and or heating. • Inclusion of bypasses welcome-some on key timber haulage routes. Improvements to access to the M74 sought to improve flow of timber products to southern markets. • Trees and woodlands make a positive contribution to community regeneration as demonstrated by East Ayrshire Woodlands. Trees & woodlands provide an important component in the restoration of former industrial sites and opencast sites but require long term commitments.

	<ul style="list-style-type: none">• Supports the release of small areas of woodland in localities defined by Communities Scotland to meet social housing need. Social housing site selection should take account of landscape, recreation use, forest users and forest environment and impact on road and utility infrastructure.• Timber resources and timber industry can be promoted by adding value to local products and developing the current skill base. Implementation of the Ayrshire & Arran Woodland Strategy will help promote the industry.• Support windfarm development in forest areas. Windfarms in forested areas provide opportunities for restructuring. Wind farms operations can also benefit from existing infrastructure. Forests can easily absorb wind farm construction impacts such as borrow pits. Biodiversity and recreation mitigation measures funded through wind farm developments provide opportunities to increase social benefits of individual forests. Wind farm proposals at Whitelee Forest and Kyle Forest near Dalmellington have been worked up with the support of Forest Enterprise Scotland.• Do not support brash as a preferred material for energy production.• Support use of former industrial sites for short rotation coppice (SRC).• SRC provides opportunity for farm diversification on appropriate sites.• Significant opportunity for small scale community fired heating systems.• Illustrates, in support of tourism, significant investment by Forest Enterprise Scotland, North Ayrshire Council/EU in providing paths and cycle tracks during replanting operations on Arran. Consider Whitelee Forest offers similar opportunities- early restructuring in conjunction with the wind farm proposal will contribute significantly to amenity and access potential of the forest. Galloway Forest currently recognised as a major visitor attraction. Advocates greater linkage between "hinterland" attractions and more developed coastal tourism opportunities.• Water Framework Directive-Ayrshire relatively free of watercourses affected by surface water acidification of atmospheric origin.• Woodlands play a part in the restoration of mineral sites.
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<p>27) Garden History Society</p>	<ul style="list-style-type: none"> • Consider that more emphasis should be placed on the protection of gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes in Scotland Volume 2, Dumfries and Galloway and Strathclyde. Ideally these sites should be identified and named within the document and marked on accompanying plans. In addition to Inventory sites, we would wish to see provision made for any site identified in any future supplement to the Inventory. • Also concerned that gardens and designed landscapes not considered worthy of inclusion in the Inventory but which are nevertheless of regional or local importance are not currently identified in any developments and are not therefore afforded any protection under current planning legislation.
<p>28) General Aviation Awareness Council</p>	<ul style="list-style-type: none"> • Seek inclusion of policy in Structure Plan relating to General Aviation, wording suggested.
<p>29) Gibson, J Mark</p>	<ul style="list-style-type: none"> • Concerns over the efficiency of wind farms relative to their environmental damage. • Marine and bio-fuels offer advantages over wind turbines in employment and landscape terms. • Wind farm development could impede other regeneration efforts around Dalmellington • fully support 2 proposed wind energy search areas. • Support aim of relating number and capacity of turbines to Ayrshire's share of energy use. • Dalmellington and Upper Doon Valley have enormous potential for environmental and economic regeneration which would be incompatible with wind farm development and should therefore be classified as sensitive to wind energy development and only be considered in exceptional circumstances. • Policy should have a general presumption against wind turbines combined with an enthusiastic approach to renewable energy from biomass and biofuels.

<p>30) Girvan Horizons</p>	<ul style="list-style-type: none"> • Vision statement should be extended to include “...enjoying <u>at least</u> the levels of opportunity...” • Ayrshire could take a lead in Scottish Executive’s “Fresh Talent” initiative. • Grangestone industrial site can be regarded as a Gateway location on A77. • There is considerable potential to develop Ailsa Craig as a major tourist opportunity linked with Girvan
<p>31) GL Hearn Property Consultants (on behalf of CG Property, part of Co-op Group)</p>	<ul style="list-style-type: none"> • The vision statement appears to set the correct agenda for the future, however, it is too general and lacks any indication of a clear strategy. Statement appears slightly disjointed. • Support the attempt to reverse decline in population. Suggest this requires a more integrated response than simply providing additional housing units. Improving the attractiveness of Ayrshire as a place to work & live is essential. This could be undertaken by improving accessibility, promoting economic growth and prosperity throughout Ayrshire and including the development of new, varied and well located residential environments. Agree that the plan should set aspirational targets to arrest decline and then grow the population. • Supports the seven principle aims of the Spatial Development Strategy. • Suggest the development of the Gateway Locations should be through the implementation of development frameworks which focus on the future land requirements for the anticipated development of each location. The provisions of Structure Plan and subsequent local plan are the most appropriate policy frameworks for supporting investment and encouraging growth. Suggest a Masterplan should be prepared which promotes the concept of development at Glasgow Prestwick International Airport.

	<ul style="list-style-type: none">• Suggest that focusing future development to the Core Investment Areas is only part of the solution. A balance between developing these settlements and smaller settlements is required, this should not be to the detriment of smaller settlements.• Concerned that the concentration of development in the core towns will impact adversely on small local shopping provision. Structure Plan should seek to safeguard local shopping facilities in smaller Ayrshire towns.• Support the concept of the six investment corridors, managed to take advantage of the principal population and transportation nodes.• The potential of Ayr, Irvine & Kilmarnock can be realised through the attraction of new economic investment to these locations. Structure Plan should establish a policy requirement for local plans to identify specific development strategies and frameworks for these towns.• Support the hierarchy of communities in schedule 1.• Rural development within existing settlements should be promoted, in particular retail development. Existing retail provision should be protected from the development of large format supermarkets in Ayrshire. Rural areas should neither be ignored in favour of development in the towns nor restricted to providing recreation opportunities for urban residents.• Support the principle of more housing being built in the countryside in appropriate locations and provided they maintain the existing rural character and amenity in Ayrshire.• Support improvements to transport links to the Airport.• Support the identified regeneration areas. Wish more support offered to the regeneration of smaller communities.• Would wish a suitable variety of housing locations to be identified, rather than concentrating such development on a limited number of strategic sites.• Consider that the completion of the A77 and Southern Orbital Route around Glasgow improves the potential of Ayrshire as an investment locations, concerned on the adequacy
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	<p>of land in key industrial locations. Policies should be in place to assess future demands and deal with new investment that has specific locational need.</p> <ul style="list-style-type: none"> • Support the sequential approach which directs retail development to town centres. A review of retail capacity should be undertaken. Imperative Structure Plan policy safeguards existing local shopping provision and promotes new provision where a clear qualitative and quantitative deficiency is identified. • Current greenbelt designation for Ayrshire is not an effective mechanism for protecting the urban edge from inappropriate development. In order to achieve a balance between promoting development and restricting development appropriate mechanisms to Greenbelt designation should be considered as part of the Structure plan process. Structure plan policy that requires urban containment within Ayrshire would be more appropriate than Greenbelt designations. Support the introduction of coherent strategic and landscape criteria to replace greenbelt policy.
<p>32) GL Hearn (on behalf of Mr David Willis, Shields Farm, Monkton)</p>	<ul style="list-style-type: none"> • Advocates the introduction of a Structure plan policy, which promotes integrated master planning of land around Prestwick Airport, bounded by the A77 and A78. Without the requirement to address the area's development needs in an integrated manner, benefits offered by better connections, runway related activity could be lost.
<p>33) Glasgow & Clyde Valley Structure Plan Joint Committee</p>	<ul style="list-style-type: none"> • In general the document is welcomed. • Clarification is sought on the economic drivers of the strategy, the population targets which may increase car borne commuting, the phasing of the plan, the extent of the housing allocations, the role of the investment corridors, the relationship with Westrans Joint Transport Strategy and the relationship between wind farm locations in Ayrshire and the Glasgow & Clyde Valley area.

<p>34) Health & Safety Executive</p>	<ul style="list-style-type: none"> • Does not conform to COMAH regulations, specifically European Council Directive 96/82/EC (Sevesco II), EC amendment directive 2003/105/EC. Also contrary to regulation 7 of the Town & Country Planning (Structure & Local Plans) (Scotland) Regulations 19983 (9) as amended by Planning (Control of Major-Accident Hazards) (Scotland) Regulations 2000. • Meeting sought to discuss amendment of plan to meet the above requirements.
<p>35) HG Planning (Atrium Homes)</p>	<ul style="list-style-type: none"> • The possible expansion of Stewarton, as the main Service Centre in the "Glasgow Link Investment Corridor", provides an opportunity to address numerous housing issues that affect the settlement at present. Affordable housing, rent to buy, care in the community, elderly persons' housing and private sector housing can be provided through a comprehensive development of the Nether Robertland site, Stewarton (57 acres approximately).
<p>36) Homes for Scotland</p>	<ul style="list-style-type: none"> • Agree with the Vision Statement's emphasis on economic growth as the driving force to achieve the social and environmental aims. • The strategy is compatible with the housebuilding industry's view that those parts of Ayrshire that enjoy good accessibility are a growing housing market with good potential to maintain and expand that growth. • Generally support the seven principle aims set out in the plan. The aims should include a more specific reference to the need to identify adequate levels of housing land and encourage new housing development. • House building is a major contributor to the Scottish economy and should be recognised as such in any Plan seeking to promote economic growth. • Homes for Scotland would suggest that the M77 is a key spatial feature for the area and locations within that corridor may have potential as a further gateway. However it is correct that the M77 should be identified as an Investment Corridor.

	<ul style="list-style-type: none">• The Core Investment Area is realistic, offering the main concentrations of population and employment. A combined population of 160,000 offers the opportunity to plan for facilities in an integrated and co-operative way across the three main towns.• There is concern that the identification of both a core investment area and six Investment Corridors will result in insufficient resources to stimulate growth in them all and the Finalised Plan should perhaps refine analysis of the potential of these areas and seek to address priorities in more detail through an accompanying Action Plan. Question whether the Investment Corridors represent strategic drainage catchments in terms of water and drainage infrastructure.• Resources may have to be prioritised towards investment in the three Core Towns and in adjacent settlements and links in order to realise economic growth potential. In terms of housebuilding these towns will be the focus of their sub-markets but it must be recognised that housebuying behaviour extends across wider areas nowadays and, in accordance with national planning guidance a range of locations, house types and sizes should be planned for.• Homes for Scotland agree that rural areas offer attractive alternative living environments for people who may wish to work in urban areas. Whilst further rural housing should be encouraged this should not detract from the emphasis on the Core Area and the Corridors.• It may be appropriate to identify areas where new housing should not be built and operate a presumption in favour in all other locations subject to criteria based policies to direct its scale, function and design. Landscape Character Assessment is helpful in this respect, however, such assessments should recognise that historically there were more houses in the countryside than is the case today.• The development of stronger housing markets in regeneration areas will be dependent on substantial economic and environmental regeneration initiatives.• Homes for Scotland agrees with the broad level of housing set out in Table 2. The distribution of the housing over the three council areas seems reasonable. It is considered that Ayr has the more critical role of the three. The housing requirements should be
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	<p>divided into the periods 2005-2012, 2012-2017 and 2017 onwards. The requirements will have to be related to some degree to issues such as forecasts of economic and employment growth and to matter such as infrastructure constraints. In accordance with SPP3, the policy framework should allow these broad phases of allocation to be readily modified to take account of changing circumstances.</p> <ul style="list-style-type: none"> • The methodology for assessing future housing land requirements should take account of the unmet demand for housing as well as projected demand based upon past trends in household formation. Guidance requires that development plans and local housing strategies are aligned but at present methodological problems clearly exist to prevent this. • Development plans and local housing strategies also need to be aligned in terms of identifying the most pressured areas and areas where priority may be given to securing affordable housing. Where need can be demonstrated through robust housing needs assessments then Development Plans should show the requirements separately for private housing and other tenures. Where the need for affordable housing clearly exists Homes for Scotland has no difficulty with the concept of allocating land in plans specifically for affordable housing. Likewise it does not object in principle to proportions of sites being reserved for affordable housing provided:- <ul style="list-style-type: none"> • The proportions are reasonable – taking account of viability and speed of delivery of excessive requirements on individual sites. • The size thresholds of sites are reasonable (generally in excess of 50). • A full range of types of affordable housing is recognised. • Requirements are not introduced before plan adoption in order that a reasonable lead in time is given for developers and landowners to take account of emerging requirements. • Historic industrial and business land allocations should be reviewed to take account of over supply and allow fresh thinking on business locations. • Homes for Scotland agrees with concentrating retail investment in town centres. However strategic development locations may be developed through mixed use approach and an element of retail may be necessary to make such development viable.
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<p>37) Hume, Anthony</p>	<ul style="list-style-type: none"> • Encouragement should be given to landowners in the Garnock Valley to apply for grants to establish new woodlands in the area. These would benefit the image of Ayrshire at an important entry point to the region. The improvement of the area's environment may also encourage people to live there.
<p>38) Hunterston Hydrogen Ltd</p>	<ul style="list-style-type: none"> • Concurs generally with response of British Wind Energy Association (see Response No. 6). • Need to view renewable energy developments more as business activities rather than in isolation. • Sustainability of rural communities could be enhanced by relaxing EIA for small developments (less than 10 MW or 5 turbines). • Oppose the 'zoning' of 2 areas of commercial wind farm development as it creates a presumption against developments outwith, which may act as a development constraint. • Need to define additional criteria other than landscape eg. areas within 5 km of transmission and distribution networks; areas outwith statutory designations; noise limits. • Conclusion that Ayrshire cannot meet 2020 targets locally needs further scrutiny. • Structure plan should not prescribe preferences for renewables without justification.
<p>39) Individual (name & address withheld)</p>	<ul style="list-style-type: none"> • Rural diversity in terms of housing and the economy should be encouraged.
<p>40) Inverclyde Council</p>	<ul style="list-style-type: none"> • Aspirations contained within sections "investing in communities" and "protection of the Natural & Built Environment" are commended. Concerns raised over aspiration concerning future population level to be planned for, the implications this would have for housing land release and therefore neighbouring authorities.

	<ul style="list-style-type: none"> • Raise concern over the number, scale and form of the "Investment Corridors", three of which are in North Ayrshire, these could have implications for Inverclyde. • Housing proposals & strategy in AJSP Consultation Draft present a serious threat to Inverclyde's waterfront regeneration and "new Neighbourhoods" initiative and would serve to undermine the future regeneration of Inverclyde. • Seek meeting in conjunction with GCVSP Structure Plan Manager to discuss implications raised.
<p>41) James Barr Chartered Surveyors Planning Consultants</p>	<ul style="list-style-type: none"> • The growth in retail expenditure on convenience goods should be taken into account. • There should be provision for additional retail development for convenience and comparison goods in Ayrshire, particularly East Ayrshire, due to the increased population sought by the plan. • The principle of maintaining retail in town centre locations is accepted but allocations for out of town centre retail developments should also be made.
<p>42) James Barr Chartered Surveyors Planning Consultants (on behalf of Alexanders' Sawmills Ltd and Macdonald Estate Plc)</p>	<ul style="list-style-type: none"> • The Heathfield area should be specifically allocated for 'bulky goods' retail development in the Structure Plan.
<p>43) James Barr Chartered Surveyors & Planning Consultants (on behalf of AWG Residential Ltd and James Craig (Auctioneers) Ltd)</p>	<ul style="list-style-type: none"> • Support the fact that the new structure plan will have at its foundation a strategy for population recovery and prosperity through new housing opportunities as well as through economic activity. • Support the objective to minimise population loss and then provide the basis for population growth. Referring to table 1, strongly support the upper target of stabilising Ayrshire's population by 2017.

	<ul style="list-style-type: none"> • Support the direction of most future development to the core settlements. The combined catchment is important to maximising opportunities for investment and development. • The scale of housing provision set out in Table 2 is appropriate and reflective of the development potential and attractiveness of the area. It is agreed that the release of land needs to be managed. • There needs to be recognition of the physical and other constraints to future long term growth in Ayr. Support the details in Schedule 3, however the plan should clarify the sound reasoning for directing 80% of future housing development to South and East Ayr. Indeed the finalised plan could go further and identify sustainable growth corridors to the east and south of Ayr. • Encourage dispensing with the Ayr greenbelt in preference to an “Urban Edge” designation that provides the appropriate local landscape protection and strategic management of urban growth promoted in the draft AJSP.
<p>44) James Barr (on behalf of Elderslie Renewables Limited)</p>	<ul style="list-style-type: none"> • The area identified to the north/north-east of Kilmarnock as a preferred commercial wind farm is supported. Representation is made to increase this area to the north/north east Kilmarnock as being suitable in landscape terms for wind farm development.
<p>45) James Barr Chartered Surveyors Planning Consultants (on behalf of George Wimpey Strategic Land)</p>	<ul style="list-style-type: none"> • General support for the main thrust of the strategy for population recovery and prosperity through new housing opportunities. • A key consideration in defining housing demand should be marketability. • Support for stabilising the population. • Spatial Development Strategy is correct to direct development to Ayr, Irvine and Troon, but this should be balanced with some release along investment corridors, eg Stewarton where clients have an interest. • Scale of housing release in East Ayrshire Council as in Table 2 is supported and does not consider a completion rate of 1700 houses per annum is over-ambitious.

<p>46) James Barr Chartered Surveyors Planning Consultants (on behalf of John Thomson Construction Ltd)</p>	<ul style="list-style-type: none"> • Object to the allocations for housing land supply and in particular the lack of inclusion of the Isle of Arran as an individual potential housing area within the Draft Plan.
<p>47) James Barr Chartered Surveyors Planning Consultants (on behalf of John Thomson Construction Limited)</p>	<ul style="list-style-type: none"> • Request that the Ayrshire Joint Structure Plan identify the Isle of Arran as having its own economy, transportation links, growing population and immediate problems with suitable accommodation, from second homes, family accommodation, executive housing, family homes, through to flatted developments and affordable units. Specific policies within the Structure Plan to facilitate a flexible planning system to allow the aforementioned important local issues to be addressed, in particular healthy provision of housing sites for all types of houses.
<p>48) James Barr Chartered Surveyors Planning Consultants (on behalf of Persimmon Homes (West of Scotland) Ltd)</p>	<ul style="list-style-type: none"> • The Vision Statement is supported. • The upper population target for 2017 outlined in Table 1 should be pursued. • Support the strategy for the Core Investment Areas and Investment Corridors. • The scale of the housing allocations is supported.
<p>49) James Barr (on behalf of Zoom Developments Ltd)</p>	<ul style="list-style-type: none"> • Support the strategies for population recovery and prosperity through new housing opportunities. • Support future development being directed towards the core settlements of Ayr, Irvine and Kilmarnock. • Willing to discuss the appropriate distribution of the housing allocations with the Structure Plan Team.

<p>50) John Dickie Homes Limited (Carolynne Sutherland (Land Buyer))</p>	<ul style="list-style-type: none"> • We have no objection to the contents of the plan, but would like to promote the further release for housing in Ayrshire given projected shortfalls. Our interest lies specifically with land in the North of Beith and land to the North of Foulpapple Road, Newmilns.
<p>51) Keppie Planning (on behalf of Bellway Homes)</p>	<ul style="list-style-type: none"> • Land and property interests at Tournament Park, Irvine capable of attracting significant investment in mixed use development. • Support for the Vision and Strategic Aims of the structure plan. • The plan is right in seeking to stabilise or reverse population decline and should target improved housing choice and economic growth. • Support for Core Investment Area and Investment Corridors as a way of facilitating brownfield development and regeneration. • Welcomes the re-assessment of existing supply of business sites and where it is proved to be ineffective supports the promotion of alternative and more suitable uses. • Mixed use development at Tournament Park would complement the strategy in relation to Core Investment Area; Community Regeneration; New Housing Release criteria and would help in the provision of 8,000 new units in the East Irvine area.
<p>52) Keppie Planning (on behalf of organisation – name and address withheld)</p>	<ul style="list-style-type: none"> • Land and property currently zoned industrial in South East Ayr has failed to find a user. • Site is felt to be suitable for a mixed use “new village” development including residential and business/ industrial use. • Agree with vision and aims of the strategy. • Agree that Gateway location and Core Investment areas should be the main focus. • Surprised that Dalmellington/ Patna/Ayr not included as an investment corridor. • “new communities” could be added to hierarchy. • Modern attractive employment land needed to retain employment in rural areas.

<p>53) Keppie Planning (on behalf of organisation – name and address withheld)</p>	<ul style="list-style-type: none"> • Land owner of a reservoir site at North Craig, north west of Kilmarnock.. • Welcomes the content of the structure plan. • Supports the concept of a search for 8,000 new houses around Kilmarnock, but suggests that these can be provided to the north of Kilmarnock rather than the south and west (see response to comment No. 66).
<p>54) Kingswell Developments Ltd</p>	<ul style="list-style-type: none"> • It is appropriate for Ayrshire to adopt strategies to stabilise and grow the population. • Strategic planning is one of a very few mechanisms that can, and should, be used to influence Ayrshire’s position relative to the wider economy. • The proposed gateway locations identified are supported, including the references to Cairnryan and Glasgow Airport. • The potential development at Kingswell should be acknowledged. • Gateway facilities could be ranked in more than one tier and the potential should exist to add to the list of gateway sites if others develop. • The principle of investment corridors is supported. • The Structure Plan should set appropriate targets for delivery of affordable housing, but should perhaps not define the mechanism to be used which might best be left to local plans. • More should be made of Ayrshire’s local history to support tourism development. Particular attention should be given to The Covenanters. • Kingswell has the potential to be developed as a tourist location.
<p>55) MacRoberts Solicitors (on behalf of Glaxo Smithkline)</p>	<ul style="list-style-type: none"> • Pharmaceutical manufacturing facility at Shewalton Road, Irvine. • Strongly support accessibility improvements, particularly the proposals for developing the strategic road network, but find it hard to relate the proposals to the map. • Need to give encouragement to sustainable energy development for business and commercial use such as small scale on-site generation facilities.

	<ul style="list-style-type: none"> • Draft plan does not contain detailed policies and therefore does not comply with Article 6 of Structure Plan & Local Plan (Scotland) Regulations, requiring that policies/proposals are readily distinguishable from other contents of the plan. • Cannot comply with Para 43 of PAN 37 recommending that consultative draft and final are presented in substantially the same form, as it does not contain detailed policies. Therefore plan will lack adequate steps to consult prior to submission.
<p>56) Mappin Planning & Development (on behalf of Hawhill Estates Ltd)</p>	<ul style="list-style-type: none"> • Copied letter to Ayrshire Joint Structure Plan & Transportation Committee. Original letter sent to Head of Planning East Ayrshire Council in response to East Ayrshire Council's Spatial Development Options Paper. • Mappin Planning & Development on behalf of clients Hawhill Estates Ltd would wish that land east of the A77 be considered for housing. The site covers 600 acres, has no contamination issues known and the full costs of infrastructure will be funded privately. Land would be made available for community infrastructure. They contend that the site is closer to the town centre than any of the other land release sites identified, there is already evidence of existing development to the east of the A77, and they see no reason why their site should not be a preferred option for East Ayrshire Council's land review. A range of detailed studies is proposed.
<p>57) Mappin Planning & Development (on behalf of Macdonald Estates Plc)</p>	<ul style="list-style-type: none"> • An up-to-date assessment of retail demand and deficiencies should be carried out, the conclusions of which should be reflected within the Structure Plan. • The Structure Plan should indicate the extent to which existing town centres can meet demand for new shopping floorspace, and whether there is scope for new retail development outwith town centres. • The Structure Plan should identify the scale, type and general location of any further retailing required in Kilmarnock. • The general location of Holmquarry Road/Greenholm Street should be supported by the plan as suitable for retail/commercial leisure development.

<p>58) Mappin Planning & Development (on behalf of Wm Morrison Supermarkets Plc)</p>	<ul style="list-style-type: none"> • The policy to focus retail development to town centres should be flexible to ensure that alternative sites outwith town centres are considered. It may not be appropriate for all town centres to remain as the main focus for retail development. • Support full review of existing retail provision, which is consistent with paragraph 91 of National Planning Policy Guideline 8 (Plans should be soundly based on upto date information...). • In identifying sites for retail development, their scale and location (for example in co-ordination with proposed housing developments) should be clearly indicated. • The Ayrshire JSP should set out criteria based policies that reflect paragraph 45 of NPPG8 (Ref. Also paragraph 88 of NPPG8). • Retail terminology used in the Structure Plan should accurately reflect the definitions provided by NPPG8's glossary of terms where possible.
<p>59) McInally Associates Ltd (on behalf of Clydeport Plc)</p>	<ul style="list-style-type: none"> • Support for Vision Statement- increased co-operation between planning authorities and the private sector sought to achieve greater prosperity and economic competitiveness as well as a higher quality of life for residents of Ayrshire. • Support for stabilising population at current levels. Suggest this can be aided by ambitious plans for developable land which offer employment, a high standard of living conditions and quality homes. • Support seven main aims. Of particular importance are the aims of encouraging economic development, the promotion of strong and vibrant communities and the repositioning of business locations to maximise economic growth. • Welcome the inclusion of Hunterston as a Gateway location. Ambitious development of Hunterston can be catalyst for economic growth in the area and should be given utmost priority. Clydeport seek flexible approach to uses on the site. Uses which would be considered acceptable include container hub, pulp mill, oil rig decommissioning, renewable energy/wind turbines.

	<ul style="list-style-type: none">• Ardrossan has potential to be Gateway Location due to levels of brownfield land and the existing ferry link.• Support for Core Investment Area however satellite areas around the core towns should be integrated into any future development so they can offer alternative service provision and high quality homes whilst being effectively linked with the core area by means of adequate transport infrastructure.• Support for investment corridors to ensure outlying areas (areas outwith core investment area) do not stagnate and begin to decay. High level investment in public transport sought along these corridors to ensure that they do not evolve into high capacity car routes.• Efficient transport links both by private car and public transport sought. Particularly between Ardrossan Harbour, Hunterston and core development area.• Support for Ardrossan as a service centre.• Rural areas can support a developing economy through the provision of quality housing, transport links and small scale service provision. Particularly significant role in linking areas throughout Ayrshire, particularly along Investment Corridors.• Housing should only be built in the countryside when all other alternatives have been exhausted. Priority should be given to housing proposals on brownfield land and then on greenfield sites surrounding existing settlements in accordance with national guidance and sustainable development principles.• Improvements to rail and road links to Hunterston will benefit the region as a whole and hopefully stimulate growth in the freight and distribution industry.• Ambitious levels of housing should be allocated to ensure there is no shortfalls in the future. These should be allocated to Core Towns, Investment Corridors and Gateway Locations to ensure a high level of accessibility.• It is considered placing affordable housing constraints on private developers will only result in driving investment away from Ayrshire.• Welcomes assessment of industrial land and the proposals for obsolete and oversupply of industrial land in Ayrshire. Flexibility sought to development proposals (consideration of change of use to housing, commercial or different industrial use) on such land.
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	<ul style="list-style-type: none"> • Agree main focus of retail development should be in town centres. Smaller scale retail projects in smaller communities should be considered on their merits. • With maturing timber resource and improvements to road & rail network Hunterston considered to be an ideal location for a pulp mill. • Hunterston should be considered as a site for renewable energy provision or pulp mill which could be used in conjunction with a bio-mass power station. • Wish Hunterston to be recognised as a potential site for wind farm development to meet national renewable targets. • Support for concept of bio-mass production in Ayrshire. • Support for tourism which promotes natural and cultural resources. • ICZM- Hunterston & Ardrossan development potential should be maximised. Untouched and unspoilt areas of the Ayrshire coast should be protected and enhanced through the planning system. • Policies supporting protection of the greenbelt/countryside should be the primary vehicle for protecting the urban edge from inappropriate development. Policies should also be introduced to prevent coalescence, ribbon development and urban sprawl. • New legislation (in relation to environmental appraisal, design, biodiversity water quality and flooding) provides opportunity to improve the environmental stock throughout Ayrshire whilst also improving quality of life. The proposed plan covers these issues adequately without placing rigid requirements on the planning system.
<p>60) Mining and Environmental Group (Ayrshire)</p>	<ul style="list-style-type: none"> • The amount of windfarm development permitted should be determined by national targets for renewable energy production rather than the capacity of the Ayrshire landscape to absorb this form of development.

<p>61) Mobile Operators Association</p>	<ul style="list-style-type: none"> • The Structure Plan should set out a positive approach for development of mobile phone technology to ensure that Ayrshire benefits from new technologies in the future. The following policy could be included:- <p><i>“An advanced telecommunications infrastructure can help drive both economic prosperity and provide a valuable social resource. Telecommunications development will be supported where environmental impacts are minimised”.</i></p>
<p>62) Montagu Evans (on behalf of County Properties (Northern) Limited)</p>	<ul style="list-style-type: none"> • Owners of the Western Road Shopping Centre, Kilmarnock. • Need to recognise the role of district centres within towns rather than just town centres • Should extend Schedule 1A and 1B to include district centres.
<p>63) NAI Fuller Peiser (on behalf of BAE Systems Ltd)</p>	<ul style="list-style-type: none"> • Company landholdings at Prestwick International Airport and south of Monkton • Not opposed in principle to safeguarding land for GPIA. • Concerned that no specific plans or time frame for airport expansion and alternative development proposals will be sterilised. • Need for more details and timescales of airport expansion proposals.
<p>64) NHS Ayrshire & Arran</p>	<ul style="list-style-type: none"> • Agree with the vision statement which correlates well with the vision of NHS Ayrshire and Arran. • Further analysis of demographic changes are required to extrapolate the effects of the ageing population. • The principle aim of the strategy should be to address deprivation, particularly related to housing. • Links should be strengthened between the core towns and the surrounding smaller urban towns, particularly those with significant deprivation, thereby avoiding migration which destabilises the communities.

	<ul style="list-style-type: none"> • The M77 does not seem to be represented in the Glasgow Link. The Carrick Corridor should be extended southwards to represent the aspirations to improve the A77 south of Ayr with the associated links to Northern Ireland. • Would be useful to have further clarity of the classifications used in the hierarchy of communities. • It may be more pertinent to consider regeneration of some housing stock (local authority), particularly in deprived areas before considering building in the countryside. The key issue with building in the countryside is taking due consideration of infrastructure eg transport, access to medical services, etc. • NHS Ayrshire and Arran have recently commissioned a Transport Study to identify issues and weaknesses surrounding transport to and accessibility of health services. It may be useful to consider the areas identified in the study as having considerable accessibility issues. • Consideration should be given to proposals that encourage healthy lifestyles eg creating green areas in urban areas, cycle lanes, playparks for children. • The preferred locations for housing expansion is very dependent upon further analysis of the future demography of Ayrshire and Arran. For example factors such as the need for sheltered housing, types of housing such as single occupancy and affordable housing are linked to the age profile for the area. • The Scottish Index of Multiple Deprivation would provide a useful basis for determining need and provision of affordable housing.
<p>65) North Ayrshire Council (Councillor Margaret Currie)</p>	<ul style="list-style-type: none"> • Agree with the Vision Statement. • Improving quality of the environment and infrastructure will stabilise population. • Agree with the seven principle aims of the strategy. • The Gateway Locations can be strengthened through improvement of road and rail infrastructure.

	<ul style="list-style-type: none">• Expansion of Ayr, Irvine and Kilmarnock should only be considered in tandem with regeneration and upgrading of existing towns.• Agree with the locations of the six Investment Corridors but consider their successful development is dependent upon improved infrastructure.• The viability of agriculture should be maintained in order that rural areas can contribute to the overall success of the strategy.• New housing in the rural area should be planned sensitively around and within existing settlements or where a locational need exists.• “Park and Ride” facilities at bus and train stations should be developed to improve the transport system.• Affordable housing should be provided on the basis of length of residency in one area, employment and age with preference towards young people native to an area.• Agree that town centres should be the focus for new retailing provided that rates are not forced up making retailing unviable.• The market for locally grown timber could be enlarged through research and development into use of timber for furniture manufacture, house interiors, etc. Brushings should be used for bio-fuel/energy projects and wood powered energy generating plants encouraged around smaller settlements near to woods and plantings.• Agree that identifying an area for large scale coppicing of wood for fuel linked to a possible biomass or co-fired power station is a valid concept.• Agree that Integrated Coastal Zone Management should be taken forward.• Consider that brownfield land should be developed in preference to greenfield and that high and medium quality agricultural land should be protected from development.• Positive outcomes should be derived from new legislation on environmental appraisal, design awareness, biodiversity, water quality and flooding.• Mineral resources should be exploited, however, reinstatement of exhausted facilities should be mandatory.• The strategy should be reasonably flexible to accommodate changes in climate and population.
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	<ul style="list-style-type: none"> • A more flexible approach to development should be considered on Arran in order to foster population growth. The ferry service should be enhanced and the capacity of the secondary school increased. New housing development around settlements should be provided for in “clachan” style developments. The provision of affordable housing is a priority.
<p>66) NPL Estates</p>	<ul style="list-style-type: none"> • Propose the redevelopment of 683 hectares of brownfield land at Ardeer, Stevenston for 2500 houses, business and industrial land and tourism and recreation uses. The following main points are made in support of the proposals:- <ul style="list-style-type: none"> • Creation of an attractive destination to live, work and socialise in. • Enable full remediation of contaminated land. • Make a substantial contribution to the total requirement for new dwellings, ensuring provision of a choice of housing types. • Social, economic and environmental benefits to the surrounding towns. • No adverse impact on landscape and enhance identity of Stevenston. • Unlock local development opportunities in surrounding settlements. • Satisfy national and local transport policy objectives including encouraging the use of public transport, walking and cycling. • Efficient use of existing infrastructure. • Promote investment to increase vitality and viability of the surrounding towns. • To support the redevelopment of Ardeer, the Structure Plan needs to clearly identify Ardeer as a strategic regeneration project and promote its development through a masterplan route. • Recognise the need for development to be led by higher value end uses, with a minimum of 2500 residential units in order to bring about the necessary economic and environmental benefits. These indicative housing numbers need to be incorporated into the overall housing land supply calculations. • Remove the designation as a strategic industrial site for the entire Ardeer area.

	<ul style="list-style-type: none"> • Reference to the promotion of land for business and industrial use within the mix of uses proposed should refer to such land being brought forward only in accordance with market demand.
<p>67) Osbourne, Sandra (MP)</p>	<ul style="list-style-type: none"> • Supports the Vision Statement. • There should be an attempt to stabilise the population and this will need the creation of good job opportunities and a good quality of life for all. • Support the principle aims of the Draft Plan. • A77 should be classified as a Gateway opportunity. • Can see the advantage of Ayr, Irvine and Kilmarnock being the main focus for development but it is important that complementary opportunities do not result in areas missing out to the advantage of others. • Welcome the recognition of Prestwick Airport as the centre of the Core Investment Area. • Support the identified investment corridors. • Development in the countryside is probably needed to encourage people to live and work there, however it needs to be properly planned and monitored and not be a free for all. Some relaxation of the current rules may be appropriate, the need for infrastructure such as access to education and transport need to be considered. • Scope for more housing in the countryside but only on a low impact basis. • Transport in the area would be improved by a rail link to Edinburgh and direct no-stop trains to Glasgow Prestwick Airport. • A park and ride facility for Ayr may encourage people to shop in the town centre. • Priority should be given for employment opportunities and housing initiatives, including social rented housing and low cost home ownership as part of regeneration. • Any major development in South East Ayrshire should be conditional on major infrastructure investment. • Housing development should take into account the relation of common identity in small towns and villages.

	<ul style="list-style-type: none"> • There should be a balance between protection of the town centres and meeting the consumer choice with the development of out of town shopping centre. • Wind farms should be considered on a case by case basis. • Before any decision is taken on biomass the technology needs to be fully explained to the public with proper consultation. • The asset of Burns has never been properly addressed on either an Ayrshire or Scottish basis. It is imperative that priority is given to this by involving all of the agencies concerned and by the investment of public resources.
<p>68) PPCA Ltd (on behalf of Mactaggart & Mickel)</p>	<ul style="list-style-type: none"> • Significant house builder with long term track record in Ayrshire housing market. • Supports the vision statement and would contribute to realising it through new housing development. • Agree the significant adverse implications of GRO's projections and support a stable population with national household growth rate as a fall back position. • Support focus on Core Investment Area and Investment Corridors. • Agree that Ayrshire can offer distinct opportunities to enhance housing choice and that as active developers in Ayrshire they can help bring this about. • Vital role of up to date development plans. Fear that local plan delays could undermine Growing Ayrshire strategy. • Scale of future housing provision and distribution (schedule 3) across Ayrshire is sustainable. • Affordable housing targets for settlements delivered alongside and as part of private housing allocations. • Support the development of tourist related assets, particularly golf. • Support solely European and national environmental and landscape designations. • Oppose the protection of the urban edge from inappropriate development by landscape designation.

<p>69) RDK Construction Ltd</p>	<ul style="list-style-type: none"> • A long-term perspective with a view toward fostering appropriate development across Ayrshire, including rural areas, is required. • The existing population trends in Ayrshire must be halted and reversed. • Economic development must be encouraged with Tourism having an important role to play. • The needs of the housing market should be taken into account when planning for housing development. • The Structure Plan sets out a broad context which suggests this can be achieved.
<p>70) Renfrewshire Council (Planning and Transport)</p>	<ul style="list-style-type: none"> • Welcomes and supports the review in providing an up to date strategic planning framework for Ayrshire. • The strategy's population and housebuilding targets may be unrealistic and unachievable and as such may divert new development to greenfield and away from renewal and regeneration. • Concerns over the potential impact which large releases of housing land may have on patterns of migration and travel, particularly journeys to work. • Final Plan needs to assess and justify levels of in-migration; housing land release; economic activity and implications and interrelationship with development plan policies in adjoining authorities. • Concern over the extent to which the emphasis on road development fits with sustainability. • Plan does not appear to give particularly high priority to sustainable transport modes in preference to the private car. • Implications of increased population levels for transport in the west of Scotland requires to be fully examined. • Road proposals should be prioritised and indications given of financial implications and programming. • Transport proposals should reflect policies and programmes of the Westrains JTS.

	<ul style="list-style-type: none"> • Need for a detailed assessment of the impact of water and sewerage constraints on future development. • Concern that investment may be diverted from locations where demand for development is ‘proven’ to areas where development is ‘aspirational’. • Support a complementary approach for the review of Ayrshire and Glasgow and Clyde Valley Structure Plans. • Principal aim 5 should insert ‘sustainable’ between ‘improved’ and ‘accessibility’. • Strategy should accord with national and strategic policies and forecasts. It must have regard to the patterns of population change in the wider area and not be in conflict with or at the expense of other areas which also require to deal with changing population levels. • Population levels should be based on the ability of the Ayrshire economy to support it. Economic growth will attract residents. Economic growth will not be achieved by attracting resident commuters. • Support for Glasgow –Paisley rail improvements is welcomed. • Support for A737 Kilwinning to Howwood but need to restrain growth of car borne commuter traffic, particularly in relation to improved M8 to Glasgow International Airport.
<p>71) Roberts, Greta M</p>	<ul style="list-style-type: none"> • The vision statement “Ayrshire will be a place..” should be replaced by ‘We shall aim to make Ayrshire a place..’; “healthy environment” should read ‘healthy, attractive environment’ and “expected” should be substituted for ‘attainable’. • There should be an aim to stabilise or increase the population in order to support the basic infrastructure but not necessarily in every existing settlement. • Suggest an additional aim: “To support inward migration: to reduce outward migration”. • Concerned by the financial and environmental cost of encouraging development in the open countryside. Appropriate type as well as scale should be considered.

	<ul style="list-style-type: none">• Gateway locations should take account of people coming to Ayrshire by road. Suggest: Ballantrae/Girvan; New Cumnock; Glenbuck/Muirkirk; Fenwick Moor/South Orbital; Irvine Valley; Largs/Clyde Coast.• Agree that Ayr, Irvine and Kilmarnock should be the main focus of future development.• Remove the word ‘significant’ to describe Local Communities with development opportunities.• Rural Ayrshire should be protected and unbuilt upon so that Ayrshire continues to be an attractive place for people to stay or visit.• Settlements should be sustained and journeys to work reduced by consolidating settlements, not building in the countryside.• Draft Plan should include a bypass for Hurlford and a bypass of the A70 for Ochiltree.• Rail extension to Ayr Hospital should be a low priority.• Double track or loop between Kilmarnock and Barrhead should be a top priority.• There should be more detail given as to the strategic location of rail heads.• Quayside Tourist Information Offices and facilities at ports should be identified.• Concerned about the exclusive safeguarding of land around airports.• Consideration should be given to the contribution which windfall sites can make to land for development.• Proposed housing allocations to 2025 are too high.• Housing should not necessarily be concentrated in Kilmarnock but to the North, South and West of it.• Some near-central brownfield sites should be considered for Kilmarnock.• It should not be assumed that a large scale single user site can be located north of Rowallan.• Object to Killoch being identified as a key strategic site to benefit the economy, without any discussion.• Query identification of strategic recreational opportunity in north east East Ayrshire.• Wind farms are unlikely to regenerate communities.
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	<ul style="list-style-type: none"> • Welcome the acknowledgement that the landscape has a limited capacity to absorb further wind farms. • Concern over the identification of a site for wind farms in north east Ayrshire if it is in addition to the currently proposed Whitelee Windfarm. • Object to biomass power plant search area, which appears to be Killoch, without some argument/justification. • Caution should be used in identifying biomass as an energy source until the technology for large scale usage is proven. • Diagram on Page 30 omits tourist gateways such as Fenwick Moor, Dalmellington, Loudonhill and the Upper Irvine Valley. • The plans for the World Heritage Sites are over ambitious. Natura 2000 sites may represent a much greater asset and tourist potential. • Disagree with the policy not to introduce landscape designations other than those required by European and national designation. • Developers should be encouraged to form a firm, definable boundary around settlements to protect the urban edge. • Improvement of the approaches to the urban edge should be given a high priority. • Storm/flood periods should now be revised to a 1 in 100 year event. • There should be a complete reappraisal of open cast mine sites, including assessing whether they are likely to be extended and whether restoration work is effective. • Welcome the reference to protecting mineral resources not just exploiting them. • The consultation process should have involved more local people.
<p>72) Robertson, Iain</p>	<ul style="list-style-type: none"> • Consultation should focus on the views of the people who make a difference – does not say who.

<p>73) Robinson Associates (on behalf of AXA (REIM))</p>	<ul style="list-style-type: none"> • Support principle of Gateway Locations but would wish Whittlets Roundabout on A77 to be included. • Although supporting principle of Core Investment Area suggest plan needs additional, appropriate policies to support the principle including more explicit recognition of Heathfield as a retail focus. • Important to establish correct relationship between towns in Core Investment Area – particularly in relation to non-food retail. • Not clear whether improvement to Whittlets Roundabout is included in reference to A77 in text and Question 11. • Support principle of town centres remaining key focus for retail, but believe slavish adherence to sequential approach will lead to missed opportunities.
<p>74) RPS</p>	<ul style="list-style-type: none"> • A policy on developer contributions should be included that places a levy on every new house built in a given area over a given time period to pay for improvements to transport infrastructure.
<p>75) RPS (on behalf of BT Plc)</p>	<ul style="list-style-type: none"> • BT would welcome the introduction of a telecommunications policy in order to guide future local plans and facilitate economic growth; wording of policy suggested. • BT suggest that the AJSP 2025 should include a policy which protects established utility sites. Suggested policy for inclusion within local plans. • Supports the inclusion of Strategic Policy 1 - Part 2 Brownfield development. A more prominent reliance on brownfield and infill sites obtained on a windfall basis should be reflected by policy in the Structure Plan.
<p>76) RPS (on behalf of Elhpinstone Land Ltd)</p>	<ul style="list-style-type: none"> • Support the vision statement and principle aims of the strategy.

	<ul style="list-style-type: none"> • Support the ongoing expansion of Kilmarnock and believes that Kilmarnock North represents the most logical area for strategic expansion. • In addition to the Gateway Locations proposed, consideration should be given to the main arrival by road on the A77, both north and south. • Support the promotion of Kilmarnock as a Core Investment Area and its inclusion as one of the Investment Corridors. • Support the upgrading of the A77 but feels that public transport initiatives should be carried out in advance of this to discourage the use of the car. • Should identify separately the requirement for housing for the private sector and affordable homes for each of the housing market areas over the Structure Plan period. • A commercial centre should be included as part of the Kilmarnock Gateway proposal. • Supports the recognition of town centres as the main focus for retail development but feels the policy should be flexible enough to allow for the major strategic growth envisaged in the Draft Plan and the retail facilities that this may require. • Advocate the adoption of only green belt and countryside designations in the plan. Further landscape designations are not required. • The Draft Plan should consider developing an Action Plan that links together the various strands of the strategic vision for Ayrshire and other strategies being prepared for the area. • Need for more informed spatial development guidance.
<p>77) RPS (on behalf of South East Ayr Consortium (Taylor Woodrow Development/CALA Homes/Lynch Developments)</p>	<ul style="list-style-type: none"> • Support the vision statement and principle aims of the strategy. • Support the expansion of Ayr by 8000 units to the south and east. • Support the promotion of a new business park at South East Ayr and rail services at this locality through a new rail halt at Corton/Ayr Hospital. • Support the measures to stabilise the population of Ayrshire through the release of land. • South East Ayr can act as a major gateway from the south by road and should be included as a Gateway Location.

	<ul style="list-style-type: none"> • Support the promotion of Ayr as a Core Investment Area and its inclusion as one of the Investment Corridors. • Support partnership between the private and public sectors. • Support the upgrading of the A77 but feel that public transport initiatives should be carried out in advance of this to discourage the use of the car. • Should define South East Ayr’s role in hosting a range of supporting infrastructure and services necessary to serve the further 8,000 houses planned for south and east Ayr. • Should identify separately the requirement for housing for the private sector and affordable homes for each of the housing market areas over the Structure Plan period. • Support identification of a new business park at South East Ayr. • Support the recognition of town centres as the main focus for retail development but feel the policy should be flexible enough to allow for the major strategic growth envisaged in the Draft Plan and the retail facilities that this may require. • Advocate the adoption of only green belt and countryside designations in the plan. Further landscape designations are not required. • The Draft Plan should consider developing an Action Plan that links together the various strands of the strategic vision for Ayrshire and other strategies being prepared for the area. • Need for more informed spatial development guidance.
<p>78) RSPB Scotland</p>	<ul style="list-style-type: none"> • The vision statement should be amended with the following ‘a healthy environment, rich in wildlife...’ • Caution must be used when advocating maintenance of the population as a key objective. The drive for development that may be needed to facilitate this population growth must not be allowed to occur at the expense of other features of sustainability. • Welcome the inclusion of the principle “to safeguard and enhance the quality of the environment”.

- The Draft Plan should clearly state that a development that contravenes one of the seven principle aims will not be looked upon favourably.
- The Draft Plan should be used to highlight sensitive areas, which are therefore less suitable for development.
- Concerned if Gateway Locations are presented as prime targets for development without the recognition of the associated environmental impacts.
- Recognise that transport links form a basis for investment and pleased to see rail routes playing a key part in the identification of investment corridors.
- It would be worthwhile to include the National Cycle Network routes with the Draft Plan.
- Identifying investment corridors will lead to an increase in development applications and it is vital to ensure that planning departments have the staff and resources in place to respond to this increase in applications and that safeguards are in place to prevent development with negative environmental impact being progressed.
- Welcome the recognition that a “healthy and living environment” should be part of the package but would like to see this focussed on enhancing the natural habitats of Ayrshire.
- Development of a strong public transport system to enable those living in working areas to work in towns in therefore crucial.
- Support the principle that existing settlements should be the focus for development.
- Attractive landscapes and native wildlife are both important features of Scotland’s tourism industry but investment will be required to ensure that rural areas can provide the necessary tourism facilities.
- Support the principle that existing settlements and brownfield sites should be the focus for development.
- Transport other than the private car should be available to sites where housing is being built.
- The planning system should be proactive in promoting the use of technology in buildings and sensitive landscapes to contribute to the wildlife value of sites.
- The Draft plan should give a clear indication that alternative methods of transport to the private car should be provided where they are currently absent.

	<ul style="list-style-type: none">• Concerned over the environmental impacts of the development of Hunterston deep water terminal.• The Draft Plan should recognise the negative environmental impacts of the development of Prestwick Airport.• Would not support the relaxation of any planning policy that could lead to environmentally damaging developments.• Add the following conditions to Schedule 2:<ul style="list-style-type: none">• Avoids designated sites or those containing protected species.• Is not detrimental to the objectives of the Ayrshire LBAP or UKBAP.• Support the aim to focus retail activity in town centres.• The negative environmental effects of the widespread planting of commercial woodland are not adequately addressed.• Support renewable energy but believe that the environmental impacts of every individual development must be carefully considered.• As well as renewables the Draft Plan should also encourage energy efficiency.• Recommend that a Strategic Policy be developed to guide renewable energy developments in Ayrshire. This should accord with NPPG 6.• The ‘preferred area’ identified in the Draft Plan for commercial wind farm development in South Ayrshire is in close proximity to Glen App and Galloway Moors Special Protection Area. The boundary should be changed so that the potential area does not border the SPA.• It must be made clear that not all of the ‘preferred areas’ will be suitable for wind farm development.• There should be a general presumption against placing turbines in locations where they will affect wildlife interests.• The development of biomass electricity generation through dedicated biomass plants or co-firing needs to be carefully considered in the context of the AJSP forestry policy, the Indicative forestry Strategy and the Ayrshire and Arran Woodland Policy.• The UK Biodiversity Action Plan process should be mentioned.
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	<ul style="list-style-type: none"> • The Water Framework Directive and its implications should be mentioned. • RSPB reserves can play a part in encouraging wildlife based tourism. • The Firth of Clyde Forum is best placed to provide local advice on Integrated Coastal Zone Management within Ayrshire. • Habitat networks should be developed with reference to the Ayrshire Local Biodiversity Action Plan. • The Draft Plan should take into account the Nature Conservation (Scotland) Act and have a specific policy reflecting the requirements of this. • Support the long-term view taken with regard to sea level rise. • Should promote a catchment approach to water management when dealing with issues of both flood management and water quality. • Rigorous environmental assessment should be made of any plans for mineral extraction.
<p>79) Scottish Agricultural College</p>	<ul style="list-style-type: none"> • SAC will dispose of land at Auchincruive, which is surplus to requirements as part of the implementation of its development plan, retaining only those areas that are core to future business. SAC have published its business transformation plan and received support from SEERAD for new education facilities in Ayr. • SAC commends the Councils decision to produce a replacement joint structure plan rather than simply to carry out a review of existing policies. • SAC supports the Vision Statement and believes it sets the correct agenda in the life of the plan. SAC firmly believe that the redevelopment of their Ayr campus at Auchincruive presents an opportunity for the planning system to demonstrate innovative partnership working to bring future economic activity and both business and housing opportunities. • SAC supports the plan's aim to set aspirational population targets to arrest decline and then grow the population and commit to achieving this objective.

	<ul style="list-style-type: none"> • SAC supports the seven principal aims of the spatial development Strategy and the intention to develop and strengthen the strategic role of a core investment area. While SAC supports the concept of investment corridors care should be taken not to diminish the strategic role of the Core Investment Area. • SAC is committed to the role of Ayr as a core town and believes that a unique opportunity exists at Auchincruive to develop its potential by providing both business and residential development opportunities within a high amenity landscape setting. Such mixed-use redevelopment of previously used land is highly sustainable and in keeping with Government objectives. • The asset realisation strategy for Auchincruive is key to providing essential elements of funding to allow SAC to continue to support rural communities. • SAC believes that land at Auchincruive can be developed to provide high amenity, sustainable housing linked to a mixed-use development, with the potential to provide high amenity business space. Such an approach will positively assist in the retention of population but more importantly will be a catalyst for the attraction of new residents to new work opportunities in a high amenity setting. • SAC supports the criteria for new housing release set out in Schedule 2 and the aspirational targets for new housing provision. The allocation however of only 500 houses in Schedule 3 to the Core Investment Area appears to contradict the wider aims of the strategy. • SAC supports the concept of a biomass or co-fired power station and recognises the potential for such an approach to support rural communities. • SAC wish to be involved in the further development of the Structure Plan and would welcome any opportunities for further dialogue.
<p>80) Scottish & Southern Energy</p>	<ul style="list-style-type: none"> • Biomass and in particular timber based schemes are unlikely to ever become more than niche activities.

	<ul style="list-style-type: none"> • Strategic policy should be consistent with national policy guidelines and these require planners to make positive provision for renewable energy consistent with environmental considerations. • One type of renewable energy should not be promoted over another. • Community involvement, through sourcing local labour, goods etc, should not be a policy issue for renewable energy. • Planning authorities do not have the necessary expertise to decide upon ‘preferred areas’ for wind farms. It should be left to developers to identify sites and means with which issues may be addressed. • Areas which may be identified are those where environmental designations with have be a material consideration on whether wind farms are appropriate. • Benefits can be gained by encouraging renewable energy schemes to consider tourism or educational benefits.
<p>81) Scottish Coal Company Ltd</p>	<ul style="list-style-type: none"> • Various land, property, opencast coaling and renewable energy interests in Ayrshire. • Support focus on growth potential of Ayrshire aimed at making it an attractive place to live, work, visit and invest. • While an urban focus is understandable the potential of rural areas to make a very significant contribution should be more fully recognised. • Suggest an amended vision “Ayrshire will <i>continue to develop</i> as..... sustainable economy <i>open to innovation and investment</i>,..... opportunity for <i>local and regionally based</i> employment and prosperity.....”. • Strategic aims should offer specific support for areas traditionally dependent on the primary jobs sector eg coalfields, and suggest an amended Strategic Aim 6 “<i>To promote and secure a diverse range of economic activities in Ayrshire’s rural area, having regard to resource opportunities and environmental qualities</i>”.

	<ul style="list-style-type: none"> • Supports spatial development strategy and it's constituent elements of gateways, core investment area and investment corridors and would suggest the addition of an Eastern Gateway and better linkage between 'core' towns and rest of Ayrshire. • Concern that settlement hierarchy approach may disadvantage rural areas and fail to realise their potential contribution as a local, regional and national economic driver. Need a much clearer signal that 'change' is required – particularly via diversification into bio-fuel, timber, energy production, tourism and low impact housing. • Support accessibility strategy generally but need for local improvements to outlying areas & service opportunities there. • Generally support strategy for investing in communities, complemented by: <ul style="list-style-type: none"> • significant housing land release (3,500/4,000 units) in the coalfield community area. • public investment in re-use of large coal related sites. • coordination of timber/energy crops/bio-diversity and landscape renewal. • promotion of electronic connectivity. • Fully supports biomass policy. • As coal is separate from general and specialised aggregates, it (ie opencast) should be treated as a separate policy matter.
<p>82) Scottish Enterprise Ayrshire</p>	<ul style="list-style-type: none"> • SE Ayrshire welcomes the strong links between physical planning and economic growth and the emphasis on pro active implementation and is felt to be consistent with Ayrshire Economic Forum Strategy for Ayrshire. • SE Ayrshire recommend that the priorities for physical development are set out under a number of themes (eg transport). • SE Ayrshire endorse the principle that the Plan needs to maintain an element of flexibility which will enable planning policy to respond to and align with changing priorities over time.

- It is suggested that the Vision Statement is expanded to reflect the need to maintain strong connections with the wider Central Belt economy to capitalise on growth opportunities happening outside Ayrshire.
- SE Ayrshire recognise the urgent need to stabilise the population in Ayrshire, however, it is recommended that consideration be given to the demographic mix required to promote a sustainable population in the long term rather than focus purely on absolute population size, which in our view is too narrow a measure. The Structure Plan should clearly articulate planning policies designed to promote a sustainable demographic profile. In this context there may be areas in Ayrshire which population decline is acceptable and/or desirable.
- The seven principal aims reflect a sustainable vision for Ayrshire. The recognition of the Core Area as the primary driver for the wider Ayrshire economy is welcomed. However it is clear that there is an inherent tension between the notion of concentrating resources on the core investment area and balancing the spread of development across Ayrshire.
- It is suggested that the M77 be considered as a gateway location given the significance of this arterial route for connections to the central belt. Ardrossan Harbour should be considered as a gateway given the volume of traffic using the Arran ferry.
- Each Gateway Location will have its own inherent economic development potential. In this context market/site specific evidence should be used to determine which Gateway Locations have the greatest potential and should therefore be given a measure of priority within the planning process. This is important when linking the gateway concept to other policies within the plan, for example timber industry strategic sites, where there is potential for conflicting demands being placed on finite local infrastructure.
- It is reasonable to concentrate development and growth within the Core Investment Area given this is the area of greatest economic capacity/potential. Consideration needs to be given in the Structure Plan as to how Ayrshire can deliver an integrated development strategy for the core towns and it is suggested that this should be a role for consideration by the Ayrshire Economic Forum.
- A degree of prioritisation between investment corridors will be desirable.

- The role of community planning process should be clarified in the context of the Investment Corridors.
- The reference to an Urban Regeneration Company is considered beyond the scope of a structure plan, however the principle of supporting an appropriate mechanism that allows resources to be focussed on shared economic development priorities is welcomed.
- The success of the strategy to develop the three Core Towns will depend upon the integration of the functions of the towns so they compliment each other rather than unnecessarily compete in limited markets or for finite public resources. This will require a fundamental re-assessment of each town's relative roles/potential from an Ayrshire wide prospective. More radical planning policies will be required to unlock the full potential and these should be backed by clear regeneration priorities which are agreed and shared by the members of the Ayrshire Economic Forum.
- The Plan should be more explicit on the basis for categorising individual communities in the hierarchy of communities (Schedule 1) or alternatively schedule 1 should be deleted and replaced with an undertaking to appraise communities on an individual basis with the emphasis given to realising latent potential for growth based on robust market appraisal.
- Existing planning policy is too restrictive in respect of development in the countryside. The potential of the countryside to leverage sustainable economic growth should be appraised across different market sectors including housing, tourism and industry. Planning policies should then be realigned to encourage development in line with this potential. Plans should however retain strong design standards for rural development both in terms of design of individual developments and settlement pattern.
- The delivery of a 15 minute Glasgow/Ayr rail service should be included in the Plan.
- There is a clear need to prioritise between transport requirements with greatest weight being given to those proposals that have the highest impact on Ayrshire's competitiveness and also have a realistic chance of being implemented.
- The link between Hunterston and Prestwick is not fully understood as there is unlikely to be freight moving between these two hubs.

- The policy for long term growth at Prestwick should recognise the low cost nature of the airport and the importance of promoting non-airport activity as a means of leveraging future capital investment at the airport.
- The viability of a direct rail link to the East of Scotland should be further investigated.
- It is not accepted that there are only two major regeneration sites in Ayrshire. Irvine's industrial stock, Stamp Works/Somerset Park and various communities in the East Ayrshire Coalfield should be considered.
- Regeneration of Ardeer and Glengarnock should be measured against the added value they will create for the local economy. Any strategy developed for these two sites should take into account the opportunity cost of the specific regeneration proposal on the wider area in which they are situated. Generally there should be a presumption in favour of proposals that create additional activity at the Ayrshire level and presumption against regeneration for its own sake.
- The removal of Cockhill from the list of strategic industrial sites is endorsed.
- It is recognised that presently Lochshore is not a strategic employment site, however future regeneration should include a quality business element.
- Auchincruive/Hannah Research Park should be considered on the revised list to reflect their potential to attract high value added activity.
- It is recommended that the reference to Prestwick Aerospace Park be widened to include the wider Prestwick Development Zone.
- The town centres should continue to be the focus for future retail development. The policy should be flexible enough to enable development that requires edge/out of town locations but are additional at the Ayrshire level eg factory outlets.
- Welcome the focus on timber industry and encourage flexibility to accommodate end users' requirements. There are opportunities for timber industry plant co-location at Barony for example.
- It is important that the wider impact of timber transport on the rail/road network is established for all strategic sites, including appraisal of the opportunity cost of utilising spare network capacity.

	<ul style="list-style-type: none"> • SE Ayrshire is encouraged by the adoption of a robust planning framework for renewable energy. • Agree with the concept of a area of search for large scale coppicing of wood for fuel but question whether this would be an attractive proposition to the energy sector. The search area for key sites should be refined once further research is completed that defines the scale of potential activity and the locational criteria. • The structure plan should be closely aligned with the emerging tourism and events strategy. • Integrated coastal zone management should aim to exploit development opportunities in a sustainable way. Golf, housing, sailing and outdoor access offer the most potential. • Mineral extraction should be appraised according to local circumstances and explicitly take into account impact on the wider infrastructure.
<p>83) Scottish Environmental Protection Agency</p>	<ul style="list-style-type: none"> • SEPA commends the joint committee for its approach and clarity in addressing the key strategic planning issues facing Ayrshire. The plan is simply structured and easy to follow. • Welcomes the focus on genuinely large scale and cross boundary topics, allowing a ‘more concise and truly strategic plan’. • Waste issues not covered at all and coverage of foul drainage not explicitly covered • Support for action plan approach but this needs clarification. • Welcomes the linkage to European legislation. • SEPA welcomed the opportunity to be involved in the sustainability appraisal process. • Investment Corridor concept is supported as a novel and proactive approach in implementing the plan’s vision and aims and agree its utility in relation to delivery of the Water Framework Directive. • Strong support for strategies promoting development and use of renewable energy - biomass timely given CAP reforms.

	<ul style="list-style-type: none">• Scope for more local combined heat and power generation; domestic use of wood fuels; and energy efficiency in building design.• Support for ICZM Plan for Ayrshire as a priority with scope for integrating the Water Framework Directive and marine energy potential.• Need to coordinate and link River Basin Management Plans and Water Framework Directive and Sepa welcomes proposed pilot for River Irvine.• Development may be acceptable in medium to high risk flood areas, within areas already built up, provided flood prevention measures are in place, under construction or planned.• Para 4.27 & Strategic Policy 2 should be amended to reference the risk framework on page 10 of SPP 7 and the appropriate use of the current flood risk maps.• The role Flood Liaison Advice Groups (FLAGS) should be promoted through the structure plan.• Flood mitigation from storm water through SUDS could be mentioned.• Lack of any reference to waste issues in the draft, contrary to guidance, should be remedied to provide a strategic waste management spatial planning framework based on the Area Waste Plan and consistent with NPPG 10 and National Waste Planning.• Waste minimisation should be explicitly added to good design practice (Strategic Policy 2/6).• Concerned that air quality is not given specific consideration. SEPA recommends structure plan should require that local development plans are assessed for their potential impacts on air quality.• Would like to see foul drainage dealt with as a distinct issue given its significance to the strategy and full consultation with Scottish Water on this matter.• SEPA would oppose any proposals involving private discharges of treated effluent in sewerred areas.
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**84) Scottish Executive Development
Department (Planning Division)**

- Comments represent corporate view of Scottish Executive.
- Strategy accords well with spatial priorities identified for Ayrshire in National Planning Framework.
- Welcome emphasis on Ayr Kilmarnock and Irvine as economic drivers.
- Welcome positive approach to development of innovative policies for rural housing and biomass plant search area.
- Concern that format confusing and text wordy and repetitive and that final structure plan should be shorter and sharper; key conclusions from monitoring previous plan should be main focus.
- Welcome references to Community Plans and Economic Forum and plan should also refer to local housing strategies.
- Not persuaded that ideas put forward as yet constitute a strong enough development strategy to reverse population trends. Concern that aspirational population target will not achieve desired result.
- Need to integrate reference to greenfield areas around towns in Chapter 4 with Core Investment Areas.
- Investment Corridors too numerous and insufficiently focused and thus plan needs clearer sense of priorities.
- Assume Sustainability Appraisal will conform with Environmental Assessment of Plans Regulations.
- Specific reference should be made to Green Jobs Strategy.
- Welcome the recognition that integration of land use and transportation is fundamental to the plan, though there are concerns over delivery, capacity and prioritisation.
- Need to specify the specific transport requirements for Hunterston, Ardeer and Glengarnock.
- Need to indicate priorities for the removal of infrastructure constraints.
- Policies should address shortcomings in operation and presentation of GPIA station/adequate luggage provision on trains.

- Supporting Rural Communities too heavily focused on primary sectors, and should support rural diversification in general not simply farm-based.
- Need to consider and develop aspects of rural housing in NPPG15 and SPP3.
- Need to ensure appropriate wording in relation to trunk road funding.
- Content with proposals for rail investment, though clearer priorities need to be addressed.
- Need to explore further port related links.
- The section on Investing in Communities needs to be more positive but housing land allocations accord well with findings of the Barker review.
- Spatial priorities for towns below Ayr, Kilmarnock and Irvine need to be clearer.
- Clearer statements required for Ardeer and Glengarnock.
- Plan requires clearer policy focus for coalfield communities.
- Hope that plan will say more about affordable housing in the context of contribution from housebuilders and property values, but not persuaded there is need to include affordable housing in all land releases.
- Reference to sequential approach in policy goes beyond NPPG1.
- Need to include policy statements on out-of-centre retailing.
- Content with renewable energy section apart from need to consider heritage areas in upland landscapes.
- Suggest policies on other forms of energy generation could be appropriate.
- Need to be more specific on policies derived from Woodland Strategy.
- Tourism section gives good coverage but might also include golf and links to the Americas.
- Need to explore detail on World Heritage Sites.
- Chapter 4 requires restructuring to separate out landscape and natural heritage issues.
- Support the position on landscape designation in para. 4.13, but there should be greater emphasis on development offering improved landscape and environmental quality.
- Biodiversity at the coast should receive more coverage, but policy on ICZM may be premature. Focus should be on NPPG13.
- Need for a more sharply focused policy on natural heritage designations.

	<ul style="list-style-type: none"> • Section on design awareness welcome. • Need to consider flooding policy in the light of SPP7 and the separation of urban and rural areas. • Clear policy statement on waste is required. • Recognition should be given to NPPG4 and NPPG16 and to COMAH Regulations.
<p>85) Scottish Natural Heritage</p>	<ul style="list-style-type: none"> • Welcome positive intentions of SP1 and SP2 and the clear explanation of the choices facing Ayrshire. • Support the intended strategy of regeneration and the arguments for seeking to redress any imbalance in the distribution of economic growth. • Welcome the Joint Committee's commitment to sustainable development and the sustainable appraisal of the Plan. • Welcome the consultation on rural development issues including diversification and rural housing. • Welcome the importance attached to environmental protection and enhancement in the aims of the strategy and to the role of the wider countryside in protecting and enhancing biodiversity and Natura interests, including the promotion of habitat networks. • Welcome the value attached to Ayrshire's landscape and the intention to develop landscape protection criteria and to care equally for all landscapes outwith the NSA. • Welcome the attention to the urban edge. • Welcome the importance attached to good design and its relationship to climate change and the recognition of environmental capacity in schedule 2. • Welcome the promotion of marine recreational areas and tourism, subject to the intended application of an integrated approach to maritime related development and the overall protection of the natural heritage resource, including landscape. • Welcome the locational approach to renewable energy development, the recognition of the constraints on windfarms, the intention to utilise the findings of the LUC study, and the encouragement to other forms of renewable energy.

	<ul style="list-style-type: none">• Supports the content and format of the existing plan and are concerned that the comprehensive and "user friendly" style of the existing plan will be lost and the level of policy protection provided to the natural heritage significantly diminished.• Significantly concerned as to how implementation of the plans principles and aims will be assured particularly with regard to environmental protection and enhancement. This concern is a function of the format and brevity of the proposed policies and the uncertain status of the Plan following the prospective changes to the overall planning system.• Significantly concerned that the draft plan makes considerable reference to the Economic Forum and its economic strategy without giving equal emphasis to the implementation of the Scottish Biodiversity Strategy and the Ayrshire Biodiversity Action Plan. Draw attention to the duties placed on local authorities to further biodiversity through its decision making. Essential that the SBS and ABAP are integrated into the preparation, content and implementation of the strategic planning policy framework to be provided by the replacement Structure Plan.• Significantly concerned by the means which will be struck between environmental protection and accommodating the required level of development, including the uncertain weight to be attached to environmental considerations in reviewing land allocations.• Significantly concerned by the exacerbation of commuter based employment, the potential over-development of the Core Investment Area and coalescence through "ribbon development" of the Investment Corridors.• Seek the finalised plan to fulfil the requirements of the Nature Conservation Act and reflect the terms of the associated Scottish Biodiversity Strategy.• Seek the finalised plan to contain more detailed policies relating to environmental protection such as defining the hierarchy of international, national local designations and wider countryside interests; and policies (including criteria based policies) for minerals and renewable energy.• Seek the finalised plan to provide a clear emphasis on environmental protection and enhancement over and above the creation of pleasant green space in and around the residential and employment allocations.
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	<ul style="list-style-type: none">• Seek the finalised plan to provide a clearer emphasis on the role of the natural heritage in raising the quality of life as a central plank in social and economic regeneration. Seek the finalised plan to provide a more co-ordinated statement explaining the key role in regeneration of creating new natural heritage resources and enhancing and protecting existing resources.• Seek the finalised plan to provide a clearer recognition of the environmental issues which are likely to be raised by infrastructure and housing/employment land proposals, and the inherent conflict between land release for development and environmental protection and enhancement.• Seek the finalised plan to resolve the potential conflicts between increased land allocations (housing, transport and employment land) and protection and enhancement of the environment as the two principal means of regeneration of Ayrshire. Clarification of the means by which additional housing allocations will be controlled to avoid the "cherry picking" of the value greenfield sites in preference to the utilisation of available brownfield sites.• Seek the finalised plan to clarify how environmental capacity will be determined and the means by which it will influence the allocations of sites.• Seek the finalised plan to provide a stronger steer to other forms of renewable energy and a recalculation of the overall pro rata requirement for renewable energy; Seek the finalised plan to provide a clearer recognition of the impact of cumulative effects and an indication of the overall capacity of the preferred areas for windfarms, perhaps including a limit based on national targets to avoid saturation of these areas and a presumption against development outwith such areas.• Wish to see the associated development of additional housing, employment land and required infrastructure result in new and enhanced landscapes. A central plank of the overall strategy, should be the protection and enhancement of the existing high quality environmental asset rather than an adjunct to the allocation and development of land. The uncertainty as to how the Plan's aims and policies will be implemented and the perceived imbalance in the draft plan content may result in SNH objecting to the finalised plan unless concerns outlined above are addressed.
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86) Scottish Renewables	<ul style="list-style-type: none"> • Support the comments of British Wind Energy Association
87) Scottish Rights of Way and Access Society	<ul style="list-style-type: none"> • References to new access legislation should be written in the context of the public at large as well as for tourism. • Within the coverage of access, there should be mention of local authorities' responsibilities on core path formation; and also the continued relevance of rights of way and the ongoing responsibilities to preserve and protect them.
88) Scottish Water	<ul style="list-style-type: none"> • Core Investment Areas: Due to current sewerage constraints in Irvine & Kilmarnock, developers are required to fund Development Impact Assessments and any additional work where their proposed developments cause an adverse impact on "unsatisfactory" combined sewer overflows. Scottish Water would prefer that groups of development upstream of UCSO's have a common mitigation solution associated with their respective developments. More densely populated areas may allow developers to form consortia to fund communal solutions. Similar situations may exist within the water infrastructure. • Housing in the Countryside: It should be noted that many small settlements do not have public sewerage systems. Scottish Water may adopt new small treatment works or communal septic tanks but this would be done on a business case with possible sewerage rate income weighted against the cost of maintenance over a fixed period. • Housing Location: In planning for future housing cognisance should be taken of water and sewerage constraints in place at the time. Scottish water should be contacted at an early stage to ascertain if there are any water supply issues. • Windfarms: Environmental Impact Assessments would be required before detailed comments could be made. • Other Issues: Cognisance of the availability of water and sewerage infrastructure must be considered.

<p>89) Shedden, Sheila</p>	<ul style="list-style-type: none"> • Independent retail outlets should be encouraged in favour of multiple outlets in town centres to generate greater consumer choice and broaden the appeal and character of shopping centres.
<p>90) South Ayrshire Council (Councillor Peter Convery)</p>	<ul style="list-style-type: none"> • Aspiration of economic growth and population stability is commended. • Nation trend of population decline can be bucked in Ayrshire. • Demographic aspirations should be worded more robustly. • Potential of Hunterston will only be realised through improved road and rail infrastructure including the upgrading of the A70 along with appropriate by-passes. • Potential of the ports of Ayr and Troon needs to be developed further. • Kilmarnock valley proposals must be assessed in the context of the development of the Glasgow Southern Orbital and the impacts it may have in the vicinity. • Thought has to be given to the long-term capacity of critical rail lines. • The feasibility of a rail link from east of Ayrshire to Ayr should be investigated. • Rail halts in the vicinity of the timber industry are required. • Ayr is the principal county town and should be given more emphasis as a result of this. • There should be a multiple track approach to affordable housing that includes coherent, sustainable and deliverable policy. • There are opportunities to develop water/wind related tourist attractions. • There is a need for a joint, long-term strategy on coastal and tidal river defence.
<p>91) Sportscotland</p>	<ul style="list-style-type: none"> • Greater emphasis should be given to local community facilities and infrastructure. The Structure Plan should give stronger guidance to local plans to appraise the networks of community facilities and to identify deficiencies and investment opportunities.

	<ul style="list-style-type: none"> • Recommend that Plan requires each local authority to undertake a strategic assessment of indoor and outdoor sports facilities, having regard to major housing growth proposals. Such strategies, by establishing the capacity of existing facilities may also assist in finalising appropriate levels of housing development which can be accommodated in each settlement. • The plan should give positive guidance to local plans on the need to facilitate access to the countryside and to develop a core path network. Planning for recreation should also be an essential component of coastal zone management (eg watersports and golf). • Former mineral extraction sites may offer an opportunity for recreation (eg watersports and motorsports).
<p>92) Stagecoach West Scotland</p>	<ul style="list-style-type: none"> • Generally agree with the principles and objectives of the draft. • More priority should be given to the potential buses offer as a cost effective and efficient means of encouraging economic development. • Developments need to be accessible to buses.
<p>93) Stewart Milne Group</p>	<ul style="list-style-type: none"> • Support the Vision Statement. • The 2nd principle aim of the Draft Plan should be amended to read “to promote strong and vibrant communities by realising their potential for growth through the provision of appropriate levels of additional housing”. • Support the identification of the Gateway Locations. • Support the promotion of additional development within the appropriate communities. • Support the concept of Investment Corridors. • Mauchline should be identified for future significant growth within the M74 corridor. • Substantial proportions of the remaining housing and business land requirements should be promoted to certain settlements within appropriate Investment Corridors in order to present a critical mass to support associated infrastructure.

	<ul style="list-style-type: none"> • No objections to the identification of Ayr, Irvine and Kilmarnock as Core Investment Area Towns. • Support the identification of Mauchline as a significant development opportunity but further specific guidance should be provided to augment this specific designation. • Support a bypass for the settlement of Mauchline. • Specific new passenger rail halts should be identified within the Structure Plan. • There should be a specific designation for a rail halt at Mauchline. • Support the conclusion that it is not viable for Ayrshire to meet future housing demands up to 2025 from existing housing allocations. • Any requirement for future affordable housing within the Ayrshire area should be based on an up to date and robust assessment of housing needs.
<p>94) Strathclyde Passenger Transport</p>	<ul style="list-style-type: none"> • Welcome and support the vision, aims and objectives of the plan and the setting of a sustainable agenda. • Stabilising population as an objective is supported where it supports public transport provision and the maintenance of rural services. • However raise concerns that housing alone cannot be relied upon to provide economic growth and may have the potential to encourage long distance commuting. • Would wish to ensure future housing opportunities are located in areas with good public transport accessibility, concerned at the implications a more dispersed pattern of housing in rural areas may have on the viability of public transport services. • Support the concept of Gateways, Investment Corridors and a hierarchy of communities, which have advantages in the provision of public transport options. • Would wish to see the opportunities for regeneration identified in the plan taking into account existing public transport infrastructure and services as well as the opportunity that this may be present to improve them.

	<ul style="list-style-type: none"> • It is important that the provision of affordable housing provision is linked to the existing public transport networks or located in areas where planned improvements to this network can be achieved. • Welcome the provision of business locations in areas that enjoy high levels of accessibility to public transport routes. • Support retail investment within town centres. • Recognise the advantages of shifting timber freight onto the rail network and happy to work in partnership to overcome passenger/freight conflicts. • Supportive of rural development outlined in the consultation draft, in particular, when this can lead also to improvements in rural transport. • Welcome the recognition of public transport in the plan and hope comments will help to improve sustainability considerations in the future.
<p>95) Troon Community Council</p>	<ul style="list-style-type: none"> • The Vision Statement is too vague and could be conveyed in simpler terms. • Population decline is not acceptable but stabilisation of the population will be difficult in light of recent demographic trends. The M77 extension will almost certainly lead to pressure for development in its vicinity. • The principle aims of the strategy are supported. • Glasgow Prestwick Airport must be supported with measures to encourage freight and charter services promoted. Monkton Aerospace Park should be aggressively marketed. • Freight at Troon harbour is constrained by the local road network with existing haulage having a detrimental effect on neighbouring communities. • Areas surrounding Ayr, Irvine and Kilmarnock should be the focus for future employment and housing development. • Development to the east of the A77 should not be hindered. • Investment in areas outwith the Investment Corridors should be encouraged as well. • Ayr, Irvine and Kilmarnock should be promoted jointly on a national scale. • The community hierarchy is supported.

	<ul style="list-style-type: none">• Planning regulations in rural areas should be relaxed to allow alternative land-uses that promote employment opportunities. There should be more scope for housing in rural areas.• The problems of the transport network have been appropriately identified.• Communities should be involved in discussions regarding regeneration.• As much future housing as possible is required with major developments focussed around the core towns. Smaller houses should be constructed in line with the trend toward smaller households.• Affordable housing should be included as a proportion of new developments where there is an identified need for such housing. Councils should allocate surplus sites for affordable housing to increase the stock of Council housing.• The future industrial requirements identified are appropriate.• Town centres should be the focus for future retail development.• Improved road and rail infrastructure is required to grow the timber industry.• Local communities need to be consulted on sites proposed for renewable energy developments.• More locations are likely to be required for wind farms but these must be sensitive to Glasgow Prestwick International Airport, World Heritage Sites, S.S.S.I.'s, wildlife sites and other delicate sites.• Tourism should be promoted with emphasis on the golf facilities. Service provision for Tourists is lacking due to inadequate Tourist Information facilities.• Policy for urban fringe development will leave areas under developer pressure open to abuse. Landscape designation including woodland, man-made lakes and Country Parks should be utilised to protect the urban edge of towns.• New legislation on flooding should be investigated to appraise the impact on areas suitable for development.
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<p>96) Warren Consultants (on behalf of Ashtenne Industrial Fund Limited Partnership)</p>	<ul style="list-style-type: none"> • Support Strategic Policy 1 which makes provision for the reallocation of vacant and underused industrial land to alternative uses.
<p>97) WESTRANS (Officer – not approved by the WESTRANS Joint Committee)</p>	<ul style="list-style-type: none"> • Seek to continue the close links between the Structure Plan Team and WESTRANS. • Welcome the inclusion of transport as one of the 6 issues that are considered of primary importance. • Welcome the intention to promote new development in locations that are accessible to all modes of transport. • Stress the importance of key road and rail infrastructure routes in linking Ayrshire Gateway locations to their markets. • Draft Plan should mention and be consistent with the Ayrshire Joint Transport Strategy.