

AYRSHIRE JOINT STRUCTURE PLAN REASONS FOR NOT MAKING MODIFICATIONS

Objections made where the Scottish Ministers have decided to make no modifications to the plan and the reason for their decision.

General Issues

(a) The Plan should include policies on contaminated land and on light pollution (Tarbolton CC, APRS)

Reason:

It is not considered that these are strategic issues and the Plan should not include specific policies on these matters.

(b) The Plan does not sufficiently indicate policy implications for adjacent authorities (Renfrewshire Council, RFACS, Glasgow and Clyde Valley Joint Structure Plan)

Reason

No change to specific policy wording is considered necessary; Structure Plans in general have to have regard to wider regional issues and the policy relationship with adjoining areas.

Working

(a) Concern about the modification downgrading the status of Glengarnock (Ayrshire Joint Structure Plan Committee, North Ayrshire Council).

Reason

The site is still maintained as a strategic industrial and business location in Ayrshire for appropriate action by the local authorities.

(b) Strategic industrial land supply allocations (Policy W2) should be more locationally specific (CWS Property Group).

Reason

This is a detailed matter for the Local Plan.

(c) The Prestwick strategic industrial site (Policy W3) is inappropriate and has implications for residential areas and open space (James Craig Ltd, Ian W Smith).

Reason

The principle of development at this location is already agreed. The detail is a matter for the local plan and the planning approval process.

Living

(a) Policy L1 should deal with housing supply in terms of sub Market Areas and build in a greater flexibility allowance (SHBA, Bett Homes).

Reason

The supporting text in the Plan makes it clear that local plans will address the characteristics of the sub areas. PAN 38 indicates that flexibility allowance is at the authority's discretion.

(b) Policies L3 and L4 do not take into account site supply difficulties (SHBA, Bett Homes, Bryant Homes).

Reason

The three Ayrshire Councils, in conjunction with the house building industry and Scottish Homes, undertake an annual audit of available land. In accord with national policy, the 3 Councils should ensure the availability of a 5 year supply of land which is effective or capable of becoming effective.

(c) Policies should recognise the need for greenfield housing development (CWS Property Group, Bett Homes).

Reason

Structure Plan policies already allow for development in particular circumstances.

(d) The Plan should include more on affordable housing requirements (CWS Property Group, Bett Homes).

Reason

This is a local plan matter.

(e) The Plan does not fully accord with NPPG8 (Axa Sun Life Properties, Tesco Stores, Marks and Spencer).

Reason

The Plan accords generally with NPPG8. There is no need for policy wording to follow NPPG wording exactly

(f) The Plan does not recognise the importance of retailing outwith town centres (County Properties, Tesco Stores).

Reason

The Plan provides a strategic basis for dealing with retailing matters in local plans and for determining retail proposals.

(g) The Plan should allow for additional non-food retail warehouse development, which is not restricted to bulky goods (Alexanders' Sawmills, Marks and Spencer, Tesco Stores, James Barr).

Reason

This is a matter for local determination.

Environment: Landscape

(a) Concern that Plan policies require enhancement of the landscape, that the NSA and Sensitive Landscape Character Areas (SLCAs) are given the same level of protection, and that the SCLAs require amendment (RJB Mining, Quarry Products Association, Tarmac Quarry Products, H J Banks & Co).

Reason

These are matters for local determination.

(b) It is potentially confusing to use the term 'sensitive landscape' (SNH).

Reason

The context is clear in the Plan.

Forestry

Concerns about the preparation of an Indicative Forestry Strategy (Glasgow and Clyde Valley Structure Plan Joint Committee, East Renfrewshire Council)

Reason

The Plan indicates that a Strategy is to be prepared in association with relevant agencies.

Coastal Management

Concerns about the detailed application of coastal policy and references to bathing beaches (RSPB, SEPA, RJB Mining).

Reason

These are matters for local determination.

Countryside Access

Policy should recognise the strategic environmental importance of the Clyde-Muirshiel Regional Park and cross authority issues (RFACS).

Reason

Its significance, and the need for involvement of other agencies, is already reflected in policy.

Renewable Energy

Policy should emphasise the positive benefits of wind energy developments (Scottish Power).

Reason

The Plan already provides positive support for such development.

Nature Conservation

(a) A number of representations were received in favour of either more or less restrictions on development (R J B Mining, Tesco Stores, Quarry Products Association, Tarmac Quarry Products, Scottish Wildlife Trust, British Wind energy Association).

Reason

Following modification to the policies the Plan provides a strategic basis for the protection of the natural heritage.

(b) The Plan should specify the preparation of a natural heritage inventory (SNH).

Reason

This is a matter for local plans.

Mineral Resources

(a) Concerns about proposed modification 12 on peat extraction (South Ayrshire Council, MEGA, Ayrshire Joint Structure Plan Committee).

Reason

The modification reflects current national policy.

(b) Criticism about the nature of the specific criteria in Policy E12 (MEGA, SNH, SEPA, RJB Mining, Scottish Coal).

Reason

The Policy, as modified, provides a strategic basis for considering proposals.

(c) A large number of representations were received either criticising the restrictive nature of the minerals policies (the Coal Authority, Crouch Mining, John Guyan, RH Mineral Services, Dumfries Estates, RJB Mining, HJ Banks, Quarry Products Association, Tarmac Quarry Products, John Crone, Scottish Coal, Muirkirk Enterprise Group, Miller Mining) or suggesting the application of more restrictive criteria (RSPB, JR Patterson, Bill Longdon, SNH, Mhairi Vallance, MEGA,).

Reason

The policies have been prepared following an extensive evaluation of relevant constraints and opportunities; the process accords with the requirements of NPPG16. (Modifications have been made to the Structure Plan policies to clarify their implications.)

Waste Management

Various suggestions were made about the need for the plan to give greater emphasis to waste management and to set out a more detailed strategy (William Tracey Ltd, Nichola McGonnell, Mhairi Vallance, MEGA, Fiona Sinclair).

Reason

It is considered that the Plan provides an acceptable strategic basis; a modification has been made to ensure that it continues to reflect the objectives of the National Waste Strategy.

Built Heritage

Some representations that the policies are too restrictive (Quarry Products Association, Tarmac Quarry Products, RJB Mining, Scottish Coal).

Reason

The policies accord with national policy.

Transport

A number of general observations as well as some detailed suggestions for changes to emphasise a commitment to public transport and cycling were made (Graham Lund, Bryant Homes, Scottish Association for Public Transport, Robert Boreland, MEGA, CH Cuthbertson, Fiona Sinclair).

Reason

The Plan already provides a strategic basis for further public transport developments and cycling provision.

Strategic Development Guidelines

A range of detailed comments on the wording of these policies were made (SNH, RJB Mining, CWS Property Group, Bryant Homes, Scottish Sports Council, Tesco Stores).

Reason

It is considered that these policies, in association with the other policies in the Plan, provide an acceptable framework for development control and local plans.