

# Local Development Plan Action Programme

Your Plan Your Future

February 2020



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

## Introduction

North Ayrshire’s second Local Development Plan was adopted on **28 November 2019**. The Plan sets out how we aim to guide development and investment in North Ayrshire over the next 20 years.



The Plan’s vision is shared with the North Ayrshire Community Planning Partnership: “A Better Life” where every person in North Ayrshire is valued and has the best opportunities to live their life to their full potential. A ‘Fair for All’ approach is central to achieving this vision along with four priorities: a working, healthier, safer and thriving North Ayrshire.

Our spatial strategy is an overarching policy for land-use and development that supports the aspirations of the Community Planning Partnership, as set out in the Local Outcomes Improvement Plan. This strategy directs development to towns and villages to support our communities, economy and environment, while recognising the value and potential of our countryside and coastal areas.

The Spatial Strategy is one of four strategic policies set out in the Local Development Plan, which in turn are supported by detailed policies and schedules of our housing, sites, regeneration opportunities and employment locations.

Strategic Policy 1: Spatial Strategy	Strategic Policy 2: Placemaking	Chapter 1: A Successful, Sustainable North Ayrshire Policy 1-13: Housing, Regeneration, Town Centres & Retail, Tourism, Built Heritage
	Strategic Policy 3: Strategic Development Areas	Chapter 2: A Natural, Resilient North Ayrshire Policy 14-25: Open Space, Landscape, Designated Sites, Forestry, Woodland & Trees, Water Environment
Strategic Policy 4: Delivering on Community Priorities		Chapter 3: A More Connected Place Policy 26-28: Digital Infrastructure, Transport
		Chapter 4: A Low Carbon North Ayrshire Policy 29-35: Energy, Waste, Minerals

## Action Programme

This Action Programme outlines how we intend to deliver the plan by working in partnership with different agencies. Where possible, the Action Programme details:

- actions required to deliver the policies and proposals of the LDP;
- the name of the agency/organisation who is to carry out the actions;
- the timescale for carrying out each action; and
- progress to date.

We last published an Action Programme alongside the Proposed Plan in March 2018. We are now publishing an updated Action Programme within 3 months of adopting the new Local Development Plan, as required by the

legislation. It is, however, recognised that proposals and progress can change at any time. For this reason, we will liaise with internal and external stakeholders and developers to discuss the proposed delivery and phasing of development, provision of infrastructure and any potential issues and update the Action Programme to reflect major progress and changing circumstances. We will also more closely align the document with our annual Housing Land Audit, given the focus of the plan on housing delivery.

Not all actions are dependent upon us. Some actions may be dependent on external funding, the developer, timing of development etc. Nevertheless, it is important actions are met as this will maintain stakeholder confidence in the plan by facilitating timely delivery of development and related outcomes.

The Action Programme is structured as follows:

**Part 1 – Strategic Development Areas**

**Part 2 – Allocated Housing Sites**

Schedule 2a – Allocated Sites anticipated to be active 2019-2024

**Part 3 – Delivering our development sites (by locality)**

Schedule 2b – Housing Sites anticipated to be active 2019-2024

Schedule 3 – Long-term Housing Sites anticipated to become active 2024-2029

Schedule 4 – Schedule of Regeneration Opportunities

Schedule 5 – Employment Locations

**Part 4 – Getting the most out of our detailed policies**

**Monitoring**

This Action Programme will also form part of the framework for how we monitor and measure the Local Development Plan. For our Strategic Development Areas (Part 1) and development sites (Parts 2 & 3), the Action Programme, informed by the Housing and Employment Land Audits, will report on the progress of these sites. The performance of the plan will also be monitored by using the assessment framework developed as part of Strategic Environmental Assessment of the LDP (see Appendix 1).

**Ayrshire Growth Deal**

The Ayrshire Growth Deal, agreed in March 2019, will be transformational for the regional economy. With a value of over £250 million, investment will help drive economic development across Ayrshire, boosting jobs, creating opportunity and encouraging further inward investment in addition to being the catalyst for regeneration.

The role of the Local Development Plan and Planning Service in the implementation of the Ayrshire Growth Deal projects in North Ayrshire and wider growth and investment opportunities will be vital in achieving good placemaking and positive outcomes for our communities.

Four of the plan’s Strategic Development Areas are Growth Deal projects. Further details are set out in Part 1 of this Action Programme.

## Open for Business

We strongly encourage pre-application discussions to enable, as far as possible, the potential issues associated with development to be identified and resolved at an early stage. Such discussions can greatly benefit both applicants and the Council, improving certainty as well as saving time and costs in the planning process. Our contact details are provided below, if you wish to obtain further advice about our Local Development Plan or to arrange pre-application discussions with us:

**By phone:** 01294 324319

**By email:** [e-planning@north-ayrshire.gov.uk](mailto:e-planning@north-ayrshire.gov.uk)

**In person or by post:** Planning Services, North Ayrshire Council,  
Cunninghame House, Irvine, KA12 8EE

# Part 1 – Strategic Development Areas

The Local Development Plan identifies eight Strategic Development Areas.

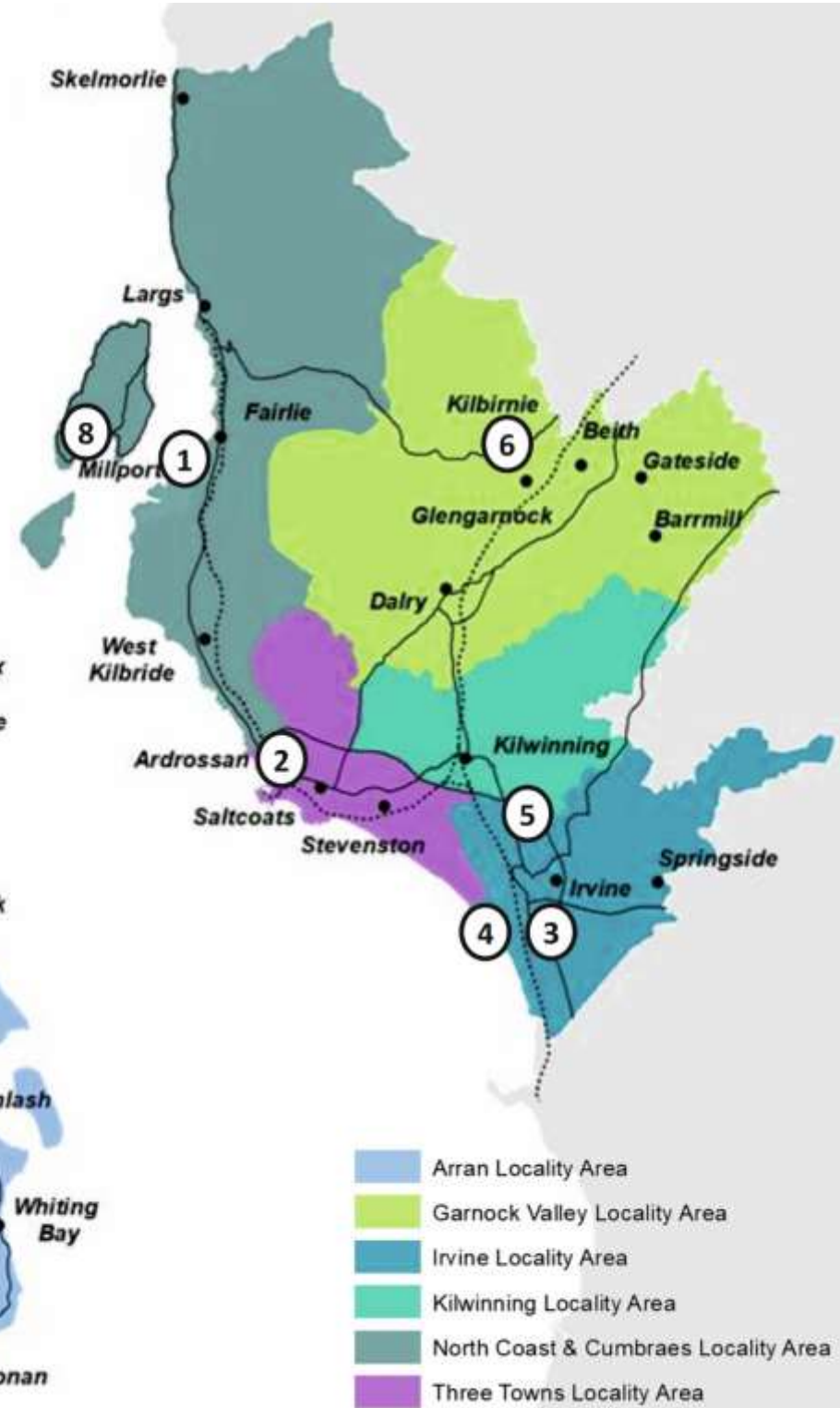
These locations are major areas of change within North Ayrshire.

We support the development of these areas as proposed in the plan or for alternative uses that positively contribute towards achieving the vision for a healthier, working, safer and thriving North Ayrshire.

The following pages outline the actions required to deliver these sites.

- 1. Hunterston ▲
- 2. Ardrossan Harbour ▲
- 3. i3 Enterprise Area ▲
- 4. Irvine Harbourside ▲
- 5. Montgomerie Park
- 6. Kilbirnie
- 7. Brodick
- 8. Cumbrae - Millport

▲ Ayrshire Growth Deal project.



- Arran Locality Area
- Garnock Valley Locality Area
- Irvine Locality Area
- Kilwinning Locality Area
- North Coast & Cumbraes Locality Area
- Three Towns Locality Area

Strategic Development Areas	Proposal	Infrastructure Requirements/ Site Constraints	Actions and Timescales	Responsible Parties	Progress
<b>1. Hunterston</b>	Redevelopment of the Hunterston PARC site (inc. Marine Yard) as an Innovation, Energy and Blue Economy Hub.	Further site investigation and preparation work, including land remediation/decontamination and access.  Marine infrastructure repair	Complete Outline (Q3 2021) and Full Business Cases (Q2 2023)  Conclude Partnership agreement (Q3 2020)  Commercial masterplan.	North Ayrshire Council Peel Ports (landowner) Scottish Enterprise	Strategic business case submitted (Q1 2020)
<b>2. Ardrossan Harbour &amp; North Shore</b>  Ardrossan Harbour, (NA0923)	Regeneration of North Shore site for mixed-use development, incorporating community and residential uses plus access/active travel improvements.  International Marine Science and Environmental Centre (IMSE)  Improvements to Ardrossan Harbour infrastructure  Marina extension	Further site investigation and preparation work, including utilities and access.	Council decision on proposed Ardrossan Education and Community Campus (March 2020)  Complete Masterplan for North Shore (Q3 2020) & Site Remediation Strategy  Complete Design and tender Documents for Harbour landside works (Q2 2020)  Complete Business Cases for IMSE and Marina	North Ayrshire Council Peel Ports & Peel Land and Property (land owners) Transport Scotland Caledonian Maritime Assets Ltd. Caledonian MacBrayne	Lead consultants appointed for both North Shore and Harbour – design process ongoing.
<b>3. i3 - Irvine</b>	Development of strategic business location assisted by Growth Deal investment	Further site investigation and preparation work, including utilities and access.	Complete Business Cases for additional advanced manufacturing floorspace and hub for digital automation.  Site Masterplan to inform location of AGD investment  Marketing of Strategic Investment Campus.	North Ayrshire Council	Significant investment in creating access road and development platforms on Strategic Investment Campus  Outline business cases being prepared.
<b>4. Irvine Harbourside</b>  Irvine Harbourside, Irvine (NA1122)	Create a key waterfront destination. Using Ayrshire Growth Deal monies drive tourism, community and regeneration outcomes.  Renewed public realm, opening-up waterfront and commercial opportunities – ‘Maritime Mile’. This will enable further development at southern end of beach park and Ardeer Peninsular  Housing Development - SHIP site plus private development	Need to improve access has been identified.	Detailed design (Q3 2020)  Consultation programme (2020)  Tender Ayrshire Growth Deal work (Q4 2020)	North Ayrshire Council NPL (landowner)	Strategic Business Case agreed  Outline business case submitted to Scottish Government  Partnership agreement in place with NPL

Strategic Development Areas	Proposal	Infrastructure Requirements/ Site Constraints	Actions and Timescales	Responsible Parties	Progress
<b>5. Montgomerie Park</b> Montgomerie Park West Private, Irvine (NA0525)	Strategic Housing Growth Area (845 new houses 2019-2029).  Part SHIP site	New Primary School and further road infrastructure	Sale of SPZ site to housing developer (September 2020)  Progress development of Primary School (Due to be complete August 2022)  Marketing of commercial site.	North Ayrshire Council	Simplified Planning Zone made in December 2019.  SPZ site being marketed to housing developers (deadline Feb 2020)
<b>6. Kilbirnie</b> Lochshore, Kilbirnie (NA1144)	Redevelopment of Lochshore as a region-wide destination for the Garnock Valley. Supported uses include residential, commercial leisure, tourism accommodation, sports, active outdoor play and community woodland.  [Dependant on Regeneration Capital Grant Fund application]	Infrastructure to support proposed housing to north, including car park  Active travel network implementation to improve access to site.  Land remediation strategy - legacy of contamination from former Glengarnock Steelworks	Constraints & Opportunities mapping (Q4 2020)  RCGF bid to fund Garnock Visitor & Community Hub (decision due Q4 2020)  Development Agreement with SE to be drafted (Q4 2020) pending RCGF and long-term ownership options.	North Ayrshire Council Scottish Enterprise	Lochshore Masterplan/ remediation strategy (Q4 2020)  Lochshore Development Group established (Q2 2019) – steering group for developments at Lochshore comprised of businesses and community representatives.
<b>7. Brodick</b>	Redevelopment of Brodick 'gateway' and Market Road area to maximise potential, improve transport infrastructure and create positive visitor experience.  Employment Development	To be assessed	Undertake a review of the marketability of employment sites (Q1, 2020).  Review required infrastructure and mitigation.  Prepare Masterplan.  Continue to promote sites with principle of employment related development supported.	North Ayrshire Council	New ferry terminal was opened April 2018.
<b>8. Millport</b>	Conservation Areas Regeneration Scheme (CARS) incorporating priority projects; shopfront improvements and small grants for building repair.	None	Project runs to 31 March 2021  Complete tender process for Phase 2 of shopfront improvements (5 shops) (on site Q4 2020)  Continue development work for Phase 3 (2 shops).  Tender and development work for small grants scheme.	North Ayrshire Council Historic Environment Scotland	Two priority projects on site.  Complete reinstatement of two shopfronts completed with a further two on site (Phase 1)

## Part 2 – Allocated Housing Sites

A key focus of the Local Development Plan has been to stimulate the housing market in North Ayrshire in response to Council and community planning partnership ambitions for population growth.

We have worked closely with industry body, Homes for Scotland, developers and local communities to allocate new sites proven to be effective, backed by builders with a track record, with the expectation that this can have a transformational impact on the housing sector by stimulating demand and demonstrating that land values and sales rates in the region could prove viable, and thereby promote other interests.

These six additional housing sites are allocated by the LDP following this approach and form Schedule 2a of the plan. A key role of this Action Programme and the Housing Land Audit will be overseeing and monitoring the delivery of these and all other housing sites (Schedule 2b, 3 and 4 – see Part 3).

Our housing land supply includes sites included within the Strategic Housing Investment Plan, which sets out the priorities for affordable housing investment in North Ayrshire.

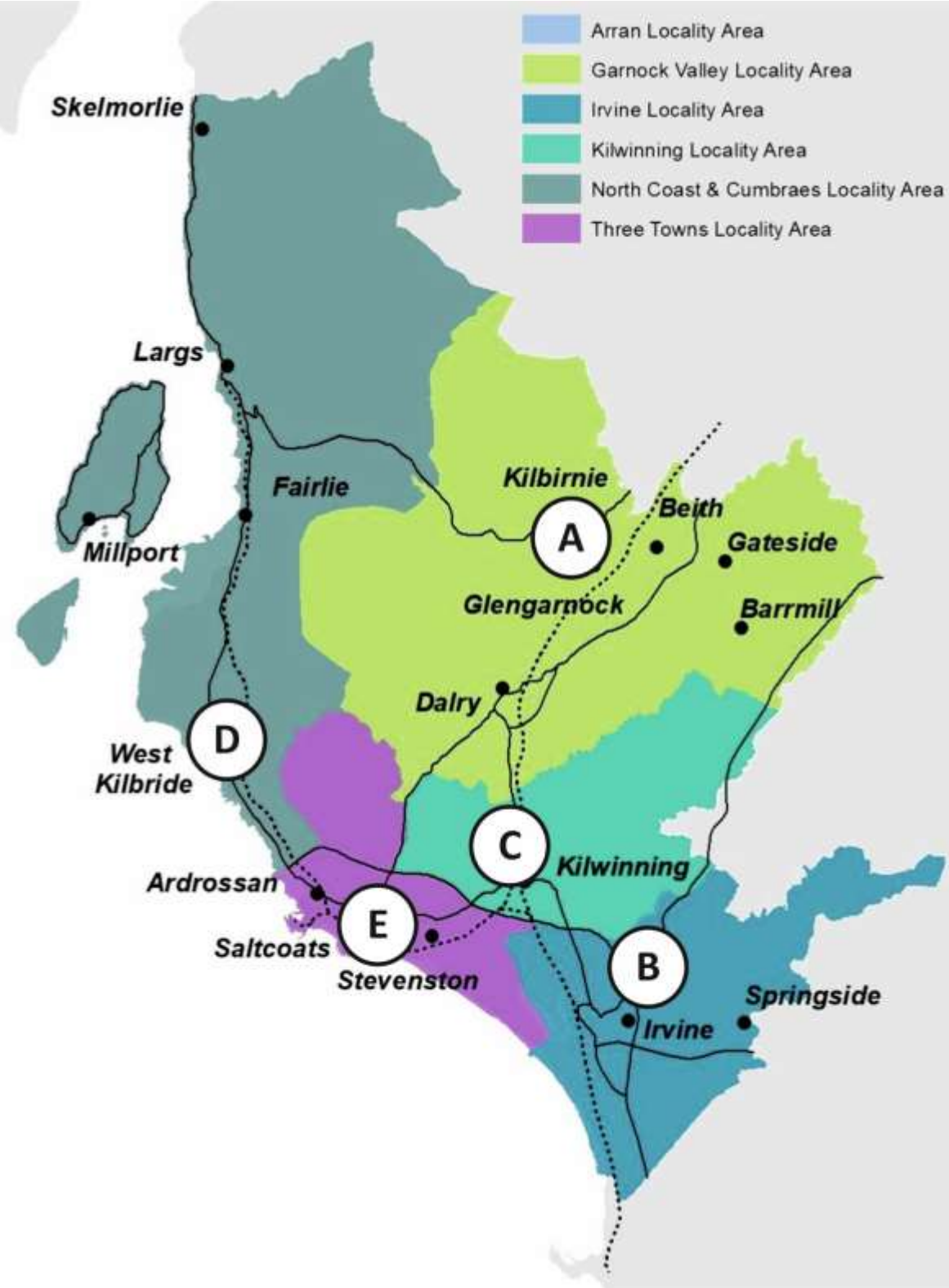
**A. West of Newhouse Drive, Kilbirnie**

**B. Lochlibo Road, Irvine**

**C. Wood Farm, Kilwinning**

**D. Portencross Road, West Kilbride**

**E. Mayfield Farm, Saltcoats**





Schedule 2a	No of Dwellings *Indicative	Developer	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>West of Newhouse Drive, Kilbirnie</b>	100*	Paul Kelly & Daniel Connolly	No planning permission	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Water and Drainage Impact Assessment</li> </ul>	<p>Initial meeting with developer January 2020.</p> <p>Support developer to progress to application stage – potential Development Brief</p>
<b>Lochlibo Road, Irvine</b>	85*	Dawn Homes	No planning permission	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Water and Drainage Impact Assessment</li> <li>• Ecological Assessment</li> </ul>	Support developer to progress to application stage.
<b>Wood Farm, Kilwinning</b>	198	Taylor Wimpey West Scotland	Planning Permission in Principle, Full Planning Permission or programmed in Strategic Housing Investment Programme (SHIP)	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Water and Drainage Impact Assessment</li> </ul>	<p>Assessments undertaken.</p> <p>Permission granted December 2019 (Ref: 19/00443/PPM)</p> <p>Work with developer to purify pre-commencement conditions</p>
<b>Portencross Road, West Kilbride</b>	175*	Persimmon Homes	No planning permission	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Water and Drainage Impact Assessment</li> <li>• Health Impact Assessment</li> <li>• Education Contribution Assessment</li> </ul>	<p>PAN submitted February 2020.</p> <p>Support developer to progress to application stage.</p>
<b>Mayfield Farm, Saltcoats</b>	392	Persimmon Homes	Planning Permission in Principle, Full Planning Permission or programmed in Strategic Housing Investment Programme (SHIP)	<ul style="list-style-type: none"> <li>• Health Impact Assessment</li> <li>• Water and Drainage Impact Assessment</li> </ul>	<p>Assessments undertaken.</p> <p>Permission granted December 2019 (Ref: 19/00532/PPM)</p> <p>Work with developer to purify pre-commencement conditions</p>

**Total number of dwellings 950**

## Part 3 – Delivering Our Development Sites

### Irvine

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Tarryholme (Phase 1), Irvine</b> (NA0649)	86	Irvine Housing Association	Under construction or completed	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	<b>SHIP site</b> Site Complete (87 units built)
<b>Tarryholme (Phase 2), Irvine</b> (NA0649A)	109	Irvine Housing Association	Planning Permission in Principle, Full Planning Permission or programmed in Strategic Housing Investment Programme (SHIP)	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	<b>SHIP site</b> Programmed to start May 2020. Capacity reduced to 77 due to flooding constraints. Current Planning Application
<b>Tournament Park, Irvine</b> (NA1095)	250	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>Health Impact Assessment</li> <li>Ecological Assessment</li> </ul>	Continue to promote for housing development. Potential for Housing. Development Brief
<b>North Newmoor Industrial Estate, Irvine</b> (NA1097)	260	Dawn Homes/ Persimmon Homes	Under construction or completed	<ul style="list-style-type: none"> <li>Health Impact Assessment</li> </ul>	Site under construction. 49 units completed as of summer 2019. Determine planning application for further phase (Ref: 19/00908/PPM)
<b>Perceton House, Irvine</b> (NA1119)	40	Eglinton Leisure Ltd	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>Health Impact Assessment</li> <li>Heritage Assessment</li> <li>Landscape and Visual Impact Assessment</li> <li>Ecological Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has Planning Permission.
<b>Middleton Road, Irvine</b> (NA1120)	77	Dawn Homes	Under construction or completed	<ul style="list-style-type: none"> <li>Heritage Assessment</li> <li>Landscape and Visual Impact Assessment</li> <li>Ecological Assessment</li> </ul>	Under Construction. 91 built as of summer 2019. (Ref 13/00667/PPM).
<b>Irvine Harbourside, Irvine</b> (NA1122)	340	Part Council Part Private	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>Contaminated Land and Agricultural Land Assessment</li> <li>Flood Risk Assessment</li> <li>Health Impact Assessment</li> <li>Ecological Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed.  <b>SHIP site (Part).</b> Programmed to start February 2020.
<b>Annick Road (Menzies), Irvine</b> (NA1149)	34	Ogilvie Homes	Under construction or completed	None	Under construction.
<b>Dalrymple Place, Irvine</b> (NA1165)	32	North Ayrshire Council	Under construction or completed	None	<b>SHIP site</b> Under construction

Schedule 3	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Cairnmount (Montgomerie Park East), Irvine</b> (NA0750)	365*	Unknown	Pre-planning application stage	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	Continue to promote as a housing opportunity with potential to be developed in the longer term.
<b>111 Bank Street, Irvine</b> (NA1081)	18	Irvine Housing Association	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	<b>SHIP site</b> Programmed to start May 2021
<b>Springside Farm, Springside</b> (NA1121)	170*	Unknown	Pre-planning application stage	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> <li>Contaminated Land and Agricultural Land Assessment</li> <li>Heritage Assessment</li> </ul>	Continue to promote as a housing opportunity with potential to be developed in the longer term. Potential for development brief.

Schedule 4	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Ayrshire Central Hospital, Irvine</b> (NA0634)	215	North Ayrshire Council	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Flood Risk Assessment	<b>SHIP site</b> (Part). Programmed to start April 2021
<b>Haysholm, Irvine</b> (NA0822)	35*	Unknown	Pre-planning application stage	None	Continue to promote site with principle for housing or other development. Potential for development brief
<b>New Street, Irvine</b> (NA0825)	15*	North Ayrshire Council	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for housing or other development. Potential for development brief
<b>Greyhound Track, Bank Street, Irvine</b> (NA1042)	60*	Unknown	Pre-planning application stage	None	Continue to promote site with principle for housing or other development. Potential for development brief
<b>Church Street, Irvine</b> (NA1093)	100*	Unknown	Pre-planning application stage	• Flood Risk Assessment (identified by SEPA as significant)	Continue to promote site with principle for development. Potential for development brief

Schedule 5	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Irvine Industrial Estate, Irvine</b>	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020) Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.
<b>Caledonian Paper Mill, Irvine</b>	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020) Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.

### Three Towns

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Sharphill East, Saltcoats</b> (NA1096)	240	Persimmon Homes & Cunninghame Housing Association	Under construction or completed	• Contaminated Land and Agricultural Land Assessment • Air Quality Assessment	Under construction
<b>Ardoch Crescent 2, Stevenston</b> (NA0786)	16	Cunningham Housing Association	Under construction or completed	None	Under construction, Due to be complete in 2020 (28 dwellings)
<b>90-92 Canal Street, Saltcoats</b> (NA1163)	18	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	Awaiting further action from landowners/developers. Site has Planning Permission.
<b>Lundholm Road, Stevenston</b> (NA1094)	70	Clowes Developments	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Air Quality Assessment	Awaiting further action from landowners/developers. Site has Planning Permission.

Schedule 3	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Pavilion Place, Ardrossan (NA0543)</b>	44*	McLaughlin Construction	Pre-planning application stage	None	Continue to promote site for housing development in the longer term. Potential Development Brief.
<b>Former Kerelaw School, Stevenston (NA1110)</b>	80*	Unknown	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Contaminated Land and Agricultural Land Assessment</li> <li>• Air Quality Assessment</li> <li>• Health Impact Assessment</li> <li>• Landscape and Visual Impact Assessment</li> <li>• Ecological Assessment</li> </ul>	Continue to promote site for housing development in the longer term.
<b>Kerelaw South, Stevenston (NA1109)</b>	30*	Unknown	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Health Impact Assessment</li> <li>• Ecological Assessment</li> </ul>	Continue to promote site for housing development in the longer term.
<b>West Of Sharpill, Saltcoats (NA1108)</b>	200*	Clowes Developments	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Contaminated Land and Agricultural Land Assessment</li> <li>• Air Quality Assessment</li> </ul>	Continue to promote site for housing development in the longer term.

Schedule 4	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Garven Rd/Ardeer Primary, Stevenston (NA0693)</b>	20*	Unknown	Pre-planning application stage	None	Continue to promote site for development.
<b>Limekiln Road, Stevenston (NA0694)</b>	80*	North Ayrshire Council	Pre-planning application stage	None	Continue to promote site for development in the longer term. Potential Development Brief.
<b>McDowall Place, Ardrossan (NA0740)</b>	50*	Unknown	Pre-planning application stage	None	Continue to promote site for development.
<b>Dalry Road/Burgh Yard, Saltcoats (NA0753)</b>	20*	North Ayrshire Council	Pre-planning application stage	None	Continue to promote site for development. Potential for development brief.
<b>Former St Peters Primary School, Ardrossan (NA0804)</b>	14*	McLaughlin Construction	Pre-planning application stage	None	Continue to promote site for development.
<b>Stanley Hotel, Ardrossan Road, Saltcoats (NA0960)</b>	17*	McLaughlin Construction/RD K Construction Ltd	Pre-planning application stage	None	Continue to promote site for development in the longer term.
<b>Grange Hotel, Harbour Street, Saltcoats (NA1023)</b>	12*	Mr Gerry McKernan	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	Continue to promote site for development in the longer term. Potential Development Brief.

Schedule 5	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Sharphill, Saltcoats	Not applicable	Intentionally Blank	Intentionally Blank	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.
Ardeer Peninsula, Stevenston	Not applicable	Intentionally Blank	Intentionally Blank	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.
Portland Place, Stevenston	Not applicable	Intentionally Blank	Intentionally Blank	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.

## Kilwinning

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
South West Of Melvin House, Kilwinning (NA0869A)	40*	Unknown	Pre-planning application stage	None	Awaiting further action from landowners/ developers. Potential for Development Brief
Whitehirst 2, Kilwinning (NA0895B)	30*	McLaughlin Construction	Pre-planning application stage	None	Continue to promote for housing development. Potential for Development Brief
East Of Buckreddan Lodge, Irvine Road, Kilwinning (Na0991)	31	Buckreddan Homes	Under construction or completed	None	Under construction
Nethermain's Industrial Estate, Kilwinning (NA1099)	100	Cunninghame Housing Association	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>Contaminated Land and Agricultural Land Assessment</li> <li>Flood Risk Assessment</li> <li>Air Quality Assessment</li> <li>Health Impact Assessment</li> </ul>	<b>SHIP site</b> Programmed to start 2021.
Corsehillhead, Kilwinning (NA1135)	16	Cunningham Housing Association	Under construction or completed	<ul style="list-style-type: none"> <li>Contaminated Land and Agricultural Land Assessment</li> <li>Air Quality Assessment</li> </ul>	Site complete.
St. Michael's Wynd, Kilwinning (NA1167)	70	North Ayrshire Council	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	<b>SHIP Site</b> Programmed to start in 2020 and complete by 2024 for 79 units.

Schedule 3	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Woodside, Kilwinning (NA0987)	18	McLaughlin Construction	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	Awaiting further action from landowners/ developers. Permission granted
Mosscolloch Farm, Kilwinning (NA1112)	50*	Unknown	Pre-planning application stage	<ul style="list-style-type: none"> <li>Contaminated Land and Agricultural Land Assessment</li> <li>Air Quality Assessment</li> </ul>	Continue to promote as a housing opportunity with potential to be developed in the longer term. Potential for development brief

Schedule 4	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Longford Avenue, Kilwinning (NA1111)	150*	Not Recorded 2017	Pre-planning application stage	<ul style="list-style-type: none"> <li>Contaminated Land and Agricultural Land Assessment</li> <li>Air Quality Assessment</li> </ul>	Awaiting further action from landowners/developers
Tourney Inn, Fergushill Rd, Kilwinning (NA0964)	19*	McLoughlin Drainage Ltd	Pre-planning application stage		Continue to promote site with principle for housing or other development. Potential for development brief.
West Byrehill Industrial Estate, Kilwinning (NA1092)	400*	Dawn Homes, Mactaggart Construction & Cunninghame Housing Association.	Pre-planning application stage	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> <li>Air Quality Assessment</li> <li>Health Impact Assessment</li> </ul>	Awaiting further action from landowners/ developers. Proposal of Application Notice submitted Site also identified within Schedule 5 – potential Masterplanning exercise required.

Schedule 5	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Nethermains, Kilwinning	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote site with principle of employment related development supported.

## Arran

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Cairnhouse Farm, Blackwaterfoot (NA0946)	20	John Thomson Construction	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>None</li> </ul>	Awaiting further action from landowners/developers. Site has Planning Permission.
Springbank, Brodick (NA0343)	100*	John Thomson Construction	Pre-planning application stage	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed.
South and West of Springbank Farm, Brodick (NA0411)	20	John Thomson Construction	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>Flood Risk Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has Planning Permission. Under construction.

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Benlister South, Lamlash</b> (NA1129)	20*	Unknown	Flood Risk Assessment	• Flood Risk Assessment	Continue to promote the site with principle of housing development agreed.
<b>Benlister North, Lamlash</b> (NA1130)	20*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote the site with principle of housing development agreed.
<b>South Of Golf Course Road, Whiting Bay</b> (NA1131)	12	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	Awaiting further action from landowners/developers. Site has Planning Permission.

Schedule 3	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>West Mayish, Brodick</b> (NA0925)	12*	Unknown	Pre-planning application stage	None	Continue to promote the site with principle of housing development agreed in the long term.
<b>Breadalbane Hotel Site, Kildonan</b> (NA1088)	10*	Walcal Property Development	Pre-planning application stage	• Flood Risk Assessment	Continue to promote the site with principle of housing development agreed in the long term.
<b>Torrinn Terrace 1, Kilmory</b> (NA0345)	17*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote the site with principle of housing development agreed in the long term.
<b>Arranton, Lamlash</b> (NA0270)	20*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote the site with principle of housing development agreed in the long term.
<b>Arranton Bridge, Lamlash</b> (NA0341)	50*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote the site with principle of housing development agreed in the long term.

Schedule 4	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Whitehouse Hotel, Lamlash</b> (NA0732)	28*	John Thomson Construction	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for development. Established high amenity woodland on site.

## North Coast

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>112 Main Rd, Fairlie</b> (NA0577)	38	Dawn Homes	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Flood Risk Assessment	Await action from developer. Planning Permission granted.
<b>East of Fairlie And South of Keppenburn, Fairlie</b> (NA0969)	50	Dawn Homes	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Flood Risk Assessment	Awaiting further action from landowners/developers. Site has Planning Permission for 95 homes.
<b>Noddsdale Meadow Phase 2, Largs</b> (NA1142)	80*	MacTaggart and Mickel	Pre-planning application stage	• Contaminated Land and Agricultural Land Assessment • Flood Risk Assessment • Health Impact Assessment	Continue to promote site for housing development
<b>Brisbane Glen Road, Largs</b> (NA1143)	40*	MacTaggart and Mickel	Pre-planning application stage	• Flood Risk Assessment • Contaminated Land and Agricultural Land Assessment	Continue to promote site for housing development

Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Former Warren Park Care Centre, 2 Anthony Court, Largs (NA1156)	16	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	Awaiting further action from landowners/developers Planning Permission granted XX (Ref: )
Former Largs School's Cluster, Flatt Road, Largs (NA1168)	122	North Ayrshire Council	Under construction or completed	None	<b>SHIP site</b> Under construction Programmed to be complete by June 2021
St Colm's Place, Largs (NA1169)	35	North Ayrshire Council	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	<b>SHIP site</b> Programmed to commence August 2020
Copeland Cres, Millport (NA0688)	50	North Ayrshire Council	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	None	<b>SHIP site</b> Programmed to commence August 2020
Balnagowan 2, Skelmorlie (NA0106)	28	Cunningham Housing Association	Under construction or completed	• Flood Risk Assessment	<b>SHIP site</b> Under construction
Beach House Nursing Home, Skelmorlie (NA1072)	50	Ogilvie Homes	Under construction or completed	• Flood Risk Assessment	Under construction
Bowfield, West Kilbride (NA0059A)	10	Milestone Developments	Under construction or completed	• Flood Risk Assessment	Under construction
Ardrossan Road, Seamill, West Kilbride (NA1104)	109	Hope Homes	Under construction or completed	• Contaminated Land and Agricultural Land Assessment	Under construction
Lawhill Farm, West Kilbride (NA1133)	64*	Unknown	Pre-planning application stage	• Flood Risk Assessment • Contaminated Land and Agricultural Land Assessment	Continue to promote for housing development

Schedule 3	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Ardrossan High Road, West Kilbride (NA1103)	30	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Contaminated Land and Agricultural Land Assessment	Awaiting further action from landowners/developers. PPP Granted
East of Golf Course Road, Skelmorlie (NA1106)	20	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Flood Risk Assessment • Contaminated Land and Agricultural Land Assessment • Health Impact Assessment • Ecological Assessment	Continue to promote site for housing development in the longer term. Site with planning permission in principle (permission also covers site NA1107)
Skelmorlie Golf Club, Skelmorlie (NA1107)	50	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	• Flood Risk Assessment • Contaminated Land and Agricultural Land Assessment • Health Impact Assessment	Continue to promote site for housing development in the longer term. PPP Granted (permission also covers site NA1106)

Schedule 4	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Former Reservoir, Skelmorlie (NA0920)	35*	McLaughlin Construction	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site for housing or other development.

## Garnock Valley



Schedule 2b (Housing Land Audit Ref)	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Auldlea Road, Beith</b> (NA1117)	175	McTaggart Construction	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>• Landscape and Visual Impact Assessment</li> <li>• Flood Risk Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has recent planning history and recent development on phase one close to complete.
<b>Blair Road, Dalry</b> (NA0883)	48	Milestone Developments	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has Planning Permission.
<b>Land at Blairland Farm, Dalry</b> (NA1113)	200	Persimmon Homes	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Contaminated Land and Agricultural Land Assessment</li> <li>• Air Quality Assessment</li> <li>• Health Impact Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has Planning Permission
<b>West Bankside Farm, Kilbirnie</b> (NA1115)	185*	Muir Homes	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Health Impact Assessment</li> <li>• Landscape and Visual Impact Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has recent planning history.

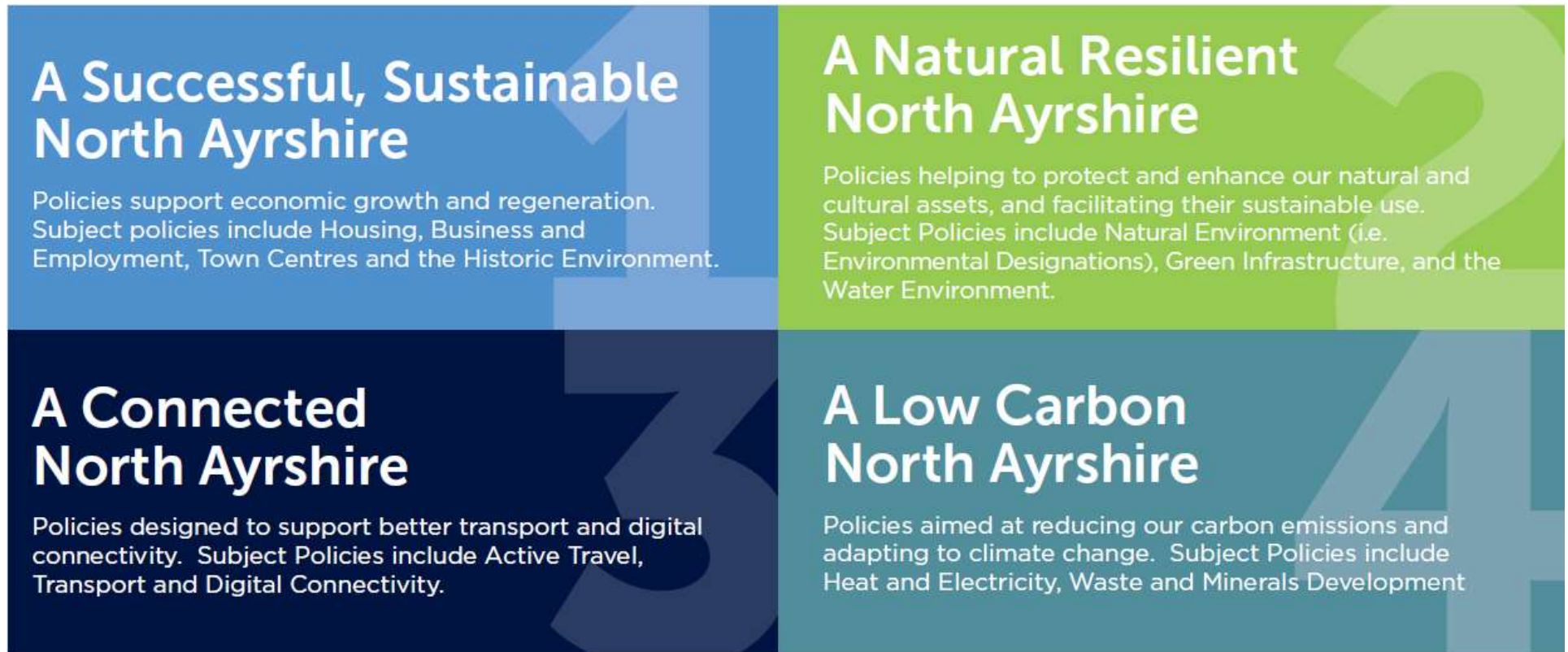
Schedule 3	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
<b>Grahamston Ave, Glengarnock</b> (NA0512)	15*	Church of Scotland	Pre-planning application stage	<ul style="list-style-type: none"> <li>• <b>Flood Risk Assessment (flood risk identified as significant by SEPA)</b></li> </ul>	Continue to promote the site with principle of housing development agreed in the long term.
<b>Glebe, Glengarnock</b> (NA0537)	64*	Church of Scotland	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed in the long term.
<b>Putyan, Dalry</b> (NA0703)	26*	McTaggart Construction	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed in the long term. Site with planning history.
<b>Kings Road, Beith</b> (NA0899)	150*	McLoughlin Construction	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed in the long term. Opportunity for development brief.
<b>Reddance Terrace, Dalry</b> (NA0970)	20*	Unknown	Pre-planning application stage	None	Continue to promote the site with principle of housing development agreed in the long term.
<b>South End Of Knoxville Road, Kilbirnie</b> (NA1050)	47*	Kilbirnie Land Ltd.	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed in the long term.
<b>Garnock Academy, Kilbirnie</b> (NA1114)	200*	North Ayrshire Council	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Health Impact Assessment</li> <li>• Landscape and Visual Impact Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed in the long term.
<b>Garnock View, Kilbirnie</b> (NA1125)	100*	Unknown	Pre-planning application stage	<ul style="list-style-type: none"> <li>• Flood Risk Assessment</li> <li>• Air Quality Assessment</li> <li>• Health Impact Assessment</li> </ul>	Continue to promote the site with principle of housing development agreed in the long term.
<b>Beith Road, Longbar</b> (NA1116)	60	Unknown	Planning Permission in Principle, Full Planning Permission or programmed in SHIP	<ul style="list-style-type: none"> <li>• Air Quality Assessment</li> </ul>	Awaiting further action from landowners/developers. Site has recent Planning Permission history.

Schedule 4	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Mill Road 2, Kilbirnie (NA0539A)	35*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for development.
Bridgend, Dalry (NA0546)	21*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for housing or other development.
Bridgend Mill, Dalry (NA0546A)	23*	Unknown	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for development.
Muirend Works, Muirend St, Kilbirnie (NA0850)	44*	Cruden Estates Ltd.	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for development.
44-48 Holmhead, Kilbirnie (NA1005)	17*	Wilson Design Associates	Pre-planning application stage	• Flood Risk Assessment	Continue to promote site with principle for development.
Smith Avenue, Glengarnock (NA1060)	33*	North Ayrshire Council	Pre-planning application stage	None	Continue to promote site with principle for development
Lomond Castings, Dalry (NA1098)	45*	Unknown	Pre-planning application stage	• Flood Risk Assessment • Air Quality Assessment • Health Impact Assessment	Continue to promote site with principle for development.

Schedule 5	No of Dwellings *Indicative	Developer or Landowner	Status	Required Infrastructure/ Mitigation	Key Actions/Notes
Willowyard, Beith	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.
Mains Road, Beith	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.
Paddockholm South, Kilbirnie	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.
Drakemyre/Ryeside, Dalry	Not applicable	Intentionally Blank	Pre-planning application stage	Intentionally Blank	Undertake a review of the marketability of all employment sites (Q1, 2020). Update ownership details and required infrastructure and mitigation. Continue to promote sites with principle of employment related development supported.

## Part 4 – Getting the most out of our Detailed Policies

The detailed policies of the Local Development Plan are split into the following four sections:



Applying the detailed policies of the plan to the determination of planning application will contribute to North Ayrshire achieving its vision for a 'Better Place' and to a successful, sustainable; naturally resilient; connected and a low carbon North Ayrshire. The following table indicates some of actions and indicators related to implementing these policies.

## Chapter 1: A Successful, Sustainable North Ayrshire

Policies	Actions and Indicators
<p>Policy 1: New Homes and Maintaining an Effective Housing Land Supply</p> <p>Policy 2: Regeneration Opportunities</p> <p>Policy 3: Town Centres and Retail</p> <p>Policy 4: Leisure, Retail and other Tourism-Related Development on Arran</p> <p>Policy 5: Shopfronts, Signs and Advertisements</p> <p>Policy 6: Supporting Sustainable Tourism</p> <p>Policy 7: Business and Industry Employment Locations</p> <p>Policy 8: Business Development on Arran and Cumbrae</p> <p>Policy 9: Preserving and Enhancing Our Conservation Areas</p> <p>Policy 10: Listed Buildings</p> <p>Policy 11: Historic Gardens and Designed Landscapes</p> <p>Policy 12: Scheduled Monuments</p> <p>Policy 13: Non-designated Archaeological Sites and Monuments</p>	<ul style="list-style-type: none"> <li>• Number of new homes built (Housing Land Audit)</li> <li>• Number of applications determined for town centre development (Town Centre Audits)</li> <li>• Business and employment land take up (Employment Land Audit)</li> <li>• Applications determined with an interest in the Historic Environment</li> </ul>

## Chapter 2: A Natural, Resilient North Ayrshire

Policies	Actions and Indicators
<p>Policy 14: Green and Blue Infrastructure</p> <p>Policy 15: Landscape and Seascape</p> <p>Policy 16: Protection of our Designated Sites</p> <p>Policy 17: Clyde Muirshiel Regional Park</p> <p>Policy 18: Forestry, Woodland, Trees &amp; Hedgerows</p> <p>Policy 19: Developments Involving Open Space</p> <p>Policy 20: Outdoor Sports Facilities</p> <p>Policy 21: Cemetery Sites</p> <p>Policy 22: Water Environment Quality</p> <p>Policy 23: Flood Risk Management</p> <p>Policy 24: Alignment with Marine Planning</p> <p>Policy 25: Supporting Aquaculture</p>	<ul style="list-style-type: none"> <li>• Production of an Open Space Audit</li> <li>• Development with added value Open Space</li> <li>• Key projects with green infrastructure enhancements</li> <li>• Development of Cemeteries</li> <li>• Development with Flood Risk Assessments</li> <li>• Partnership with Clyde Marine Partnership</li> </ul>

### Chapter 3: A More Connected Place

Policies	Actions and Indicators
Policy 26: Digital Infrastructure and New Communications Equipment Policy 27: Sustainable Transport and Active Travel Policy 28: Transport as an Economic Driver	<ul style="list-style-type: none"><li>• Key developments delivered with integrated sustainable transport and active travel</li><li>• Key road infrastructure projects</li><li>• Support for digital Infrastructure projects</li></ul>

### Chapter 4: A Low Carbon North Ayrshire

Policies	Actions and Indicators
Policy 29: Energy Infrastructure Development Policy 30: Waste Management Facilities Policy 31: Future Proofing for Heat Networks Policy 32: Safeguarding of workable mineral resources Policy 33: Responsible Extraction of Mineral Resources Policy 34: Protecting Peatland and Carbon Rich Soils	<ul style="list-style-type: none"><li>• Key Projects have a focus on reducing waste and energy usage.</li></ul>

## Appendix 1 – Strategic Environmental Assessment Framework

SEA Objective	Guide Questions
1. Protect and improve soil and land resources	(i) Will the proposal reduce vacant and derelict land? (ii) Will the proposal impact on valuable soils e.g. prime quality agricultural and/or carbon rich soils?
2. Manage and reduce flood risk	(i) Will the proposal affect the risk of flooding?
3. Protect and enhance the water environment	(i) Will the proposal affect the quality of waterways and groundwater? (ii) Will the proposal affect an adequate supply of water to homes and businesses?
4. Protect local air quality	(i) Will the proposal affect an existing air quality action area?
5. Provide support for achievement of a more balanced population structure.	(i) Will the proposal support development in locations that are accessible to employment, education, public services and/or recreation opportunities? (ii) Will the proposal contribute toward a mix of housing types and tenures, including homes for families and older people, to meet future housing needs?
6. Promote improved health of the human population	(i) Will the proposal protect and enhance public accessibility to open space? (ii) Will the proposal protect and enhance green networks? (iii) Will the proposal link with the walking and cycling network?
7. Protect, and, where appropriate, enhance the historic environment	(i) Will the proposal affect places, landscapes, and structures of historic, cultural and/or archaeological value and their settings?
8. Manage, maintain, and promote efficient use of material assets	(i) Will the proposal promote sustainable use and development of land as a material asset?
9. Reduce greenhouse gas emissions and contributes to improving North Ayrshire’s resilience to climate change impacts.	(i) Will the proposal affect carbon emissions? (ii) Will the proposal contribute to the mitigation of and adaptation to climate change?
10. Protect, enhance and, where appropriate, restore the quality and distinctiveness of North Ayrshire’s landscape.	(i) Will the proposal affect protected landscape features and protected areas of open space? (ii) Will the proposal protect and enhance the landscape character of the area

SEA Objective	Guide Questions
	(iii) Will the proposal have a significant effect on areas of wild land or other landscape protected areas
11. Conserve, or, where appropriate, enhance local biodiversity, including statutory and non-statutory designations and protected species.	(i) Will the proposal have a likely significant effect on a Natura 2000 site? (ii) Will the proposal have a likely significant effect on protected sites and protected species? (iii) Will the proposal enhance local biodiversity?