

IS011B	Housing Land : Port Bannatyne B	
Development plan reference:	PDA1/6 - Port Bannatyne - Ardbeg Farm 1	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Capt And Mrs George And S M J Hay (01724) Mr And Mrs T And V Mulholland (01805) Mr James McAlister (01850) Mr Raymond Boyle (00941) Mr Kevin Bye (01954) Ms Reeni Kennedy-Boyle (00926)</p>		
Provision of the development plan to which the issue relates:		
Planning authority's summary of the representation(s):		
<p>PDA1/6 - Capt And Mrs George And S M J Hay (01724)</p> <p>Concern that the development of PDA 1/6 may have adverse impacts on their own property.</p> <p>PDA1/6 - Mr And Mrs T And V Mulholland (01805)</p> <p>Concern that the development of PDA 1/6 would result in the loss of wildlife, overlooking of their property with a loss of light and privacy and a general increase in traffic together with an increase of flood risk.</p> <p>Concern also over the development of other PDA's 1/7 and 1/8 having adverse impacts on vehicular access and increased traffic volumes.</p> <p>Development should be steered to vacant and derelict sites before greenfield sites are considered.</p> <p>PDA1/6 - Mr James McAlister (01850)</p> <p>Fully supports the inclusion of PDA 1/6 in the proposed LDP.</p> <p>PDA1/6 - Mr Raymond Boyle (00941) PDA1/6 - Ms Reeni Kennedy-Boyle (00926)</p> <p>Concern that the development of PDA 1/6 would have adverse impacts on the existing vehicular access and water/sewerage/electrical/telecoms services in the area.</p> <p>The development of the PDA would impact on the flora and fauna and represent a loss of a natural play space for children.</p> <p>PDA1/6 - Mr Kevin Bye (01954)</p> <p>Concern over access and increased traffic volumes.</p>		

Modifications sought by those submitting representations:

PDA1/6 - Capt And Mrs George And S M J Hay (01724)

Ensure that access to existing properties is not obstructed.

PDA1/6 - Mr And Mrs T And V Mulholland (01805)

None.

PDA1/6 - Mr James McAlister (01850)

None.

PDA1/6 - Mr Raymond Boyle (00941) PDA1/6 - Ms Reeni Kennedy-Boyle (00926)

Ensure water/ waste/electrical/telecoms services and access are properly upgraded for all existing households and that other environmental impacts are fully considered.

PDA1/6 - Mr Kevin Bye (01954)

Improvements to Gortans Road and footpaths.

Summary of responses (including reasons) by planning authority:

The PDA 1/6 is an existing Potential Development Area (PDA) in the current Local Plan, and is to be rolled forward in the proposed LDP. (Core doc ref: xxx)

PDA's are not considered to be effective and matters relating to access and servicing would require to be fully considered and tested through the planning application process. In all cases the amenity, privacy, standards of pedestrian and vehicular access for existing residents would be maintained and most probably improved should new development be approved.

PDA's have been identified in the plan as sites with potential for further specified development during the life of the plan subject to known constraints being addressed. The PDA's have proved very useful in bringing forward development opportunities in a coordinated fashion through the use of masterplans (required for all PDA's) that ensure the best use of the land is achieved.

The PDA mini brief contained in the Action Programme 2013 (Core doc ref:xxx) associated with PDA 1/6 identifies access as a constraint that will have to be addressed by an applicant as part of any subsequent planning application, to the agreed standards required by the Council, in its role as roads authority.

There are no local, national or international wildlife sites affected by PDA 1/6.

The Council considers that on this basis PDA 1/6 should remain in the plan with no modifications.

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Reporter's conclusions:

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Reporter's recommendations:

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