

IS011C	Housing Land : Port Bannatyne C	
Development plan reference:	PDA 1/7 - Port Bannatyne - Ardbeg Farm 2	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Mr Roger Browning (01684) Mr And Mrs T And V Mulholland (01805) Mr James McAlister (01850) Mr Raymond Boyle (00941) 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>PDA 1/7 - Mr Roger Browning (01684)</p> <p>Development of the PDA would adversely affect the value of my property and would have adverse impacts on flora and fauna. There would be difficulties for contractors getting construction equipment to the site.</p> <p>PDA 1/7 - Mr And Mrs T And V Mulholland (01805)</p> <p>There would be an adverse impact on vehicular traffic and access.</p> <p>PDA 1/7 - Mr James McAlister (01850)</p> <p>Fully support the inclusion of PDA 1/7</p> <p>PDA 1/7 - Mr Raymond Boyle (00941); PDA 1/7 - Ms Reeni Kennedy-Boyle (00926)</p> <p>Concern that the development of PDA 1/7 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>		
Modifications sought by those submitting representations:		
<p>PDA 1/7 - Mr Roger Browning (01684) Do not develop the PDA.</p> <p>PDA 1/7 - Mr And Mrs T And V Mulholland (01805) None.</p> <p>PDA 1/7 - Mr James McAlister (01850) None.</p>		

PDA 1/7 - Mr Raymond Boyle (00941) ; PDA 1/7 - 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.

Summary of responses (including reasons) by planning authority:

The PDA 1/7 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)
PDAs 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 possibly improved should new development be approved.

PDAs 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 PDAs have proved very useful in bringing forward development opportunities in a coordinated fashion through the use of masterplans (required for all PDAs) 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 1/7 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 1/7.

The value of property is not a material planning consideration.

The Council considers that on this basis PDA 1/7 should remain in the plan with no modifications.

Reporter's conclusions:

Reporter's recommendations: