

Fairlie Community Council

% 25A Main Road, Fairlie , Ayrshire, KA290DL

E rita.c.holmes@gmail.com

Mr N McIlvanney
Strategic Planning Team
Cunninghame House
Irvine
North Ayrshire
KA128EE 26/6/18

Consultation Response to LDP2 Main Issues Report

Dear Mr McIlvanney,

Fairlie Community Council after due diligence submits the following response to the consultation on LDP2 MIR.

Infrastructure

The A78 through Fairlie is extremely narrow in places and impossible to widen at these places without demolition of homes. Those living alongside the A78 have been subject to unbearable traffic noise, often very early in the morning as was the case with the coal truck convoys. This direct route through the village is dangerous and stressful to walk alongside or cross. Fairlie Community Council **would wish to see plans for a future bypass in LDP2** . This the only practical way to deal with this situation. Assurance was given by NAC Planning Officers that there would be no difficulty relocating a future bypass further east. Considering NAC and Peelport`s devastatingly (for Fairlie) and ambitious plans for Hunterston Construction Yard, then adequate infrastructure ie. bypass is an absolute requirement. The only light controlled crossing in the village came about after a serious accident at the junction of Main Road (A78) and the Causeway. Speeding continues to be a problem. **Our village would wish to see more light controlled crossings along the A78.**

Parking

There are several areas in Fairlie where parking is difficult.

Of immediate concern is Keppenburn Avenue, where residents can only park on the road. Keppenburn Avenue is a dead end. Evenings, cars are parked on both sides of the road, some on pavements, rendering it impossible for emergency services to access the length of the street. As children often play with each other here, are on tricycles etc there is potential for serious accident to happen even when speed is minimal . Small children cannot be seen as they cross from between parked cars. The Causeway, which has flats and houses, has a similar problem with lack of parking. It is a dead end . Causeway`s junction with Kelburn Terrace (no through Road) is narrow and inconsiderate parking there can also hamper access for

emergency vehicles. There is no parking on the A78 at this part of the village as trunk road is particularly narrow there. Bay Street has a similar problem, but, it is a through road. **FCC would like NAC to accommodate discussion and liaise with the village over sensible and practical measures to alleviate the parking problems.**

Housing

Housing due to be built under the present LDP Policy RES 3 has not been continued within the proposals for LDP2. **FCC requests that RES3 is either rescinded as being unenforceable or continued within LDP2.** Any continuation should afford detailed explanation of RES3 management and enforcement.

FCC wishes to point out that the new private housing (Dawn Homes) to the North of Fairlie does not appear on the proposed LDP2 residential map. **FCC wishes to see this included.** We get little mention by name in the LDP document. Fairlie is not Hunterston, but Hunterston is our closest neighbour and developments there have, and have had, the ability to impinge on the health and wellbeing of the community. **Fairlie Glen** is part of Kelburn Estate and Fairlie Castle in Fairlie Glen is owned separately and privately. The community is keen to have no more additional development in Fairlie Glen which is a natural and beautiful asset to the village, enjoyed over centuries by villagers. Due to the Dawn homes development, the much used and loved Ladies Walk no longer affords the same amenity. **FCC wants NAC to note that Fairlie Glen, its biodiversity and natural beauty, needs to be safeguarded from any further encroachment.**

In general, FCC wishes NAC to stop any further **ribbon** development of the village and FCC is pleased that the land to the north of the Bowling club is left as greenbelt. FCC feels it is essential that community assets like the Bowling Club should have adequate parking.

Housing requirements

As with other areas, developers tend to build large houses on postage stamp plots, these houses are very expensive and outwith the means of most. **FCC would like to see/would have expected that NAC require the ongoing development to the east of Castlepark Drive provide more affordable housing within its development.** The footpath to facilitate new residents of Dawn Homes accessing Castlepark Drive and thus avoiding the longer and more dangerous Main Road route to the railway station is an example of what the community has had to fight for despite it being a condition.

Hunterston Construction Yard and Deep Water Port

The Deep Water Port is excluded from NPF3 (Scottish Government Planning Framework) and as such should not be considered in LDP2.

The Community of Fairlie, on the whole, rejects the proposed future developments for this site as being purely for the benefit of Peelports and a misguided vision of NAC. It is certainly not the wish of the communities adjacent to the local area or the people who flock in from the city and surrounding areas whenever the sun shines. **Fairlie CC wishes to see a full environmental impact assessment completed before inappropriate and potentially polluting and hazardous development is allowed.** FCC feels that the community has been ignored and NAC is failing in its duty to look after the wellbeing of its citizens by so readily granting Planning Permission to these *precursor* development applications for caisson gate and extension to the Construction site jetty **without adequate EIA for each**. **FCC would have expected, at the very least, that NAC like any other authority making decisions involving the health and wellbeing of its residents and its communities would have insisted on an EIA. Why did this not happen?** At this point in time, with the jetty and coal handling facilities being demolished (giving the expectation that things are improving for this extremely important Site of Special Scientific Interest (SSSI) area, located in one of the most beautiful waterways in Northern Europe), we are now facing an even worse prospect of oil and gas rig decommissioning. So goodbye coaldust, noisy coal lorry convoys, 24/7 working at the jetty with little or no effective enforcement of noise regulations by NAC, and Hello to Naturally occurring radioactive material (NORM) and a multitude of other hazardous and potentially lethal pollutants. Fairlie is downwind of the Construction site at a distance of 2.5km. It is 900metres west of the jetty. There were no regulations to monitor and control dust. It has never been a consistent employer as an ore terminal, a rig construction yard. It has consistently failed to live up to as promised (by Peelports) employment or production capability (wind turbine) as promised by SSE. **Fairlie Community Council feels that the community and the waterway with its natural beauty and biodiversity of sea mammals and plants is to be sacrificed for yet another empty promise.** This, one might expect in a third world desperate country... is North Ayrshire now the equivalent of this? **The community does not believe that this development will not cause noise, light, air and sea pollution.** The Lerwick facility is cited as an example of development that has been "accepted" by locals. It most certainly wasn't when originally sited near to population. Complaints had it moved to the opposite side of the island where there were only sheep. Hunterston Construction Yard is too close to Cumbrae and Fairlie to be "acceptable". It will totally change the amenity of the area to the detriment of the population.

The submission of a Planning Application for a screening opinion to amend the planning consent to allow decommissioning/reverse engineering of marine structures, oil industry structures and obsolete vessels goes against NPF3 which

has been agreed by Scottish Government, and therefore should have been refused. It has been approved by NAC Planning. The statement that the Bulk Terminal has an operational facility capable of handling most bulk, solid and liquid products is false and must be erased.

The inclusion of decommissioning at Hunterston Ore Terminal/ construction yard is at odds with the existing strategic coastal marine assets and infrastructure which are in the LDP2 proposal.

Biomass Energy Generation

Fairlie Community Council opposes this as it is proving to be detrimental environmentally and the community is downwind of the site.

National Offshore Wind Turbine Test Facility

NOWTTF is now being dismantled. It failed to provide as many local jobs as promised. It failed to bring wind turbine production to Hunterston as promised. It brought health detriment through infrasound to some villagers in Fairlie, Largs and on Cumbrae. Normal onshore sized wind turbines had already been denied consent at a Public Inquiry. Fairlie Community Council would object to any wind energy related developments without regulations being in place to eliminate the effects from infrasound. **NAC should support its communities in this and also require regulation of infrasound before any proposals are consented.**

LDP2 should address the restitution of the site in favour of leisure and tourism developments. NAC needs better environmental health monitoring equipment.

Hunterston Nuclear Stations A and B

Hunterston A is in the process of being decommissioned and will go into interim care and maintenance about 2023/2024. There will remain onsite an Intermediate Waste Store, two redundant reactor buildings a contaminated Compound 7. All will need regulated by ONR (Office of Nuclear Regulation) and SEPA for many decades. The site boundaries may tighten, but the area will not be available for further development for many generations.

Hunterston B has currently only one reactor(4) generating, as Reactor 3 has cracked graphite bricks and needs a new safety case approved by ONR. It is scheduled to stop energy production around 2023 and will then be decommissioned with A stations vaults available to take ILW from B if EDF so wishes.

Decommissioning provides employment and a variety of skillsets are required.

Both sites are relatively compact, but will not be suitable for use for decades.

NAC has included New Nuclear Energy Generation including a new reactor. This is contrary to Scottish Government Policy.

Area south of the Hunterston Nuclear power station roundabout.

Fairlie Community Council notes that this area had been removed from the last LDP. **Fairlie Community Council wishes this position to be maintained.** Peelports is removing the industrial equipment, overhead conveyor belt all of which has deteriorated over the years and has become an eyesore in this area. Fairlie wishes

that there be no ribbon industrial development from the roundabout south towards West Kilbride. **Fairlie Community Council wants the recategorisation of this area removed from LDP2**

Yours sincerely,
for and on behalf of Fairlie Community Council,
Rita Holmes