

**From:** [REDACTED]  
**Sent:** 15 July 2019 13:08  
**To:** [REDACTED]  
**Cc:** Chief Planner; [REDACTED]  
**Subject:** Hunterston PARC Master Plan

Dear [REDACTED]

Thank you for the opportunity to comment on the Hunterston PARC masterplan document. I apologise for sending these comments after the deadline for the close of the consultation exercise. Scotland's Statutory National Planning Framework 3 identifies Hunterston as a strategic site and asset in Scotland. We welcome Peel Port's work to help guide development of the site over the next 20 years in a transparent and consultative way.

Hunterston is identified in National Planning Framework 3 as a key location in relation to the marine renewables sector. It is described as an area of coordinated action, which would benefit from a joined up approach to delivery of development across a range of activities. Some key aspects are highlighted including industrial and employment use, links with Irvine Bay regeneration and Enterprise Area, the deep water access, manufacturing and support for offshore wind turbines, coastal tourism and connections with the electricity grid. Not all of these activities would be expected to occur within the Clydeport/Peel Port site.

Whilst the area of co-ordinated action is noted by the masterplan, it is not clear how the uses proposed have been co-ordinated with other development interests in the wider Hunterston area. It would be useful if this could be explored further including with local interests. Similarly is it not clear how the approach taken really responds to sensitive land uses around the site and the sensitivities created by the proposed uses. These are important matters requiring careful consideration.

The planning system in Scotland is fully devolved, legislation relating to the planning system in England does not apply to this site. Given that LNG handling and use is identified within the masterplan we would also highlight our 'Circular 3/2015: Planning Controls for Hazardous Substances' (<https://www.gov.scot/publications/circular-3-2015-planning-controls-hazardous-substances/>).

We would like to direct you towards 'Planning Advice Note 83: Masterplanning' (<https://www.gov.scot/publications/pan-83-planning-advice-note-master-planning/>) if you are to revise the document as a result of the consultation. The current draft of the masterplan reads like a visioning exercise, whereas Planning Advice Note 83 states: 'An effective masterplan should explain how a site, or series of sites, will be developed, describing and illustrating the proposed urban form in three dimensions. It should show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. It should also describe how the project will be implemented through a delivery strategy which sets out phasing, timing and funding.'

The document notes that it may have material status for planning decisions but further discussion with North Ayrshire Council about what the document is at this stage would likely to be helpful in the revision, publicity and ultimate expected use of the document for planning decisions and as a tool for informing communities about the future of the site.

More broadly, the Scottish Energy Strategy is clear that in a hydrogen future scenario, increased gas demand is met from a variety of sources in 2050, including imports of natural gas from Europe and LNG from world markets. We also note the role of LNG and Liquefied Petroleum Gas in supplying energy to the Scottish independent Undertakings. Particularly when derived from bio-sources demand for alternative hydrocarbon resources such as LNG could potentially reduce emissions. The Scottish Government is supportive of the uptake of these energy streams, where the current infrastructure is able to meet the expected growth in demand. Investment could support economic development, safeguarding and creating jobs in the energy sector. As you will appreciate, detailed site considerations need to fully considered as part of any consenting process.

I hope these comments are of assistance.

Yours sincerely

[Redacted]

[Redacted] | Planner | Planning & Architecture | Scottish Government [Redacted]  
[Redacted]



**From:** HunterstonParc <[HunterstonParc@peelports.com](mailto:HunterstonParc@peelports.com)>  
**Sent:** 03 July 2019 07:46  
**To:** [Redacted] HunterstonParc <[HunterstonParc@peelports.com](mailto:HunterstonParc@peelports.com)>  
**Cc:** Chief Planner <[Chief.Planner@gov.scot](mailto:Chief.Planner@gov.scot)>; [Redacted]  
**Subject:** RE: Hunterston PARC Master Plan

Hi [Redacted] – thanks for letting me know. We look forward to receiving your comments as soon as practicable.  
Kind Regards,  
[Redacted]

**From:** [Redacted]  
**Sent:** 02 July 2019 17:37  
**To:** [Redacted] HunterstonParc <[HunterstonParc@peelports.com](mailto:HunterstonParc@peelports.com)>  
**Cc:** [Chief.Planner@gov.scot](mailto:Chief.Planner@gov.scot); [Redacted]  
**Subject:** RE: Hunterston PARC Master Plan

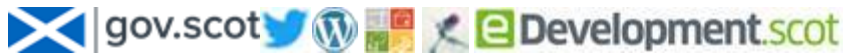
[REDACTED]  
With apologies, it has not been possible to finalise our comments today. We do intend to reply but this won't happen now before next week at the earliest. I will be on leave then but I will make arrangements for our reply to be sent to you in my absence.

Apologies again for missing your deadline.

Regards

[REDACTED]

[REDACTED] | Planner | Planning & Architecture | Scottish Government | [REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**Sent:** 28 June 2019 14:25  
**To:** [REDACTED] HunterstonParc  
<[HunterstonParc@peelports.com](mailto:HunterstonParc@peelports.com)>  
**Cc:** Chief Planner <[Chief.Planner@gov.scot](mailto:Chief.Planner@gov.scot)>; [REDACTED]  
**Subject:** RE: Hunterston PARC Master Plan

[REDACTED] apologies for delay I have picked up your voicemail as well. A response next week would be fine. We have had a couple of other similar requests and whilst it is good to work to a deadline with our Master Plan being non-statutory we are keen to hear back from as many of the stakeholders as possible hence there is some flexibility for you here. Appreciate you getting in touch to let me know.  
Kind Regards,  
[REDACTED]

**From:** [REDACTED]  
**Sent:** 28 June 2019 10:11  
**To:** [REDACTED] HunterstonParc  
<[HunterstonParc@peelports.com](mailto:HunterstonParc@peelports.com)>  
**Cc:** [Chief.Planner@gov.scot](mailto:Chief.Planner@gov.scot); [REDACTED]  
**Subject:** RE: Hunterston PARC Master Plan

Dear [REDACTED]

Unfortunately I have not been able to finalise our comments due to my unforeseen absence from work yesterday. As per my voicemail to you, I endeavour to have the comments finalised no later than Tuesday next week.

Kind regards

[REDACTED]

[REDACTED] | Planner | Planning & Architecture | Scottish Government [REDACTED]  
[REDACTED]



**From:** [REDACTED]

**Sent:** 12 June 2019 10:39

**To:** Chief Planner <[Chief.Planner@gov.scot](mailto:Chief.Planner@gov.scot)>; [REDACTED]

**Subject:** Hunterston PARC Master Plan

**Importance:** High

Hi [REDACTED] I trust you are both keeping well. You should have received a notification about the 6-week public consultation in respect of our Hunterston PARC Master Plan.

I just wanted to check to see if you will be submitting a formal response and/or if you required any further information. I appreciate you wouldn't be able to comment on the planning acceptability (or otherwise) of our proposals but you may be able to support the process around the publication, consultation and review of the Master Plan. You may also recall from your visit and our meeting that our site is of strategic importance to Scotland and the UK.....comprising deepwater, a 300 acre brownfield land footprint and excellent rail and utility connections. Our strategy has identified up to 8 business sectors/opportunities with the overall objective of delivering inward investment and job opportunities in an environmentally responsible manner.

The Master Plan literature can be viewed via the website..... <https://www.hunterstonparc.com/>

Comments are invited no later than **Friday 28<sup>th</sup> June 2019** and can be submitted either to myself or via our specific email address..... [HunterstonParc@peelports.com](mailto:HunterstonParc@peelports.com)

Kind Regards,

[REDACTED]

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[REDACTED]  
Group Planning Director

Peel Ports - Group

[REDACTED]  
[REDACTED]  
[REDACTED]



Peel Ports Group Ltd  
Maritime Centre  
Port of Liverpool  
Liverpool  
L21 1LA

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Tha am post-d seo (agus faidhle neo ceanglan còmhla ris) dhan neach neo luchd-ainmichte a-mhàin. Chan eil e ceadaichte a chleachdadh ann an dòigh sam bith, a' toirt a-steach còraichean, foillseachadh neo sgaoileadh, gun chead. Ma 's e is gun d'fhuair sibh seo gun fhiosd', bu choir cur às

dhan phost-d agus lethbhreac sam bith air an t-siostam agaibh agus fios a leigeil chun neach a sgaoil am post-d gun dàil.

Dh'fhaodadh gum bi teachdaireachd sam bith bho Riaghaltas na h-Alba air a chlàradh neo air a sgrùdadh airson dearbhadh gu bheil an siostam ag obair gu h-èifeachdach neo airson adhbhar laghail eile. Dh'fhaodadh nach eil beachdan anns a' phost-d seo co-ionann ri beachdan Riaghaltas na h-Alba.

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