

## Strategic Development Area 1: Hunterston

### National Offshore Wind Turbine Test Facility & Marine Yard

The temporary National Offshore Turbine Test Facility has secured Scotland's place as an international leader in offshore wind energy research and development.

The Marine Yard provides opportunities for industries with a specific locational need for access to water.

Hunterston Nuclear

Marketable  
Employment Land

Hunterston Deep  
Water Port and  
Bulk Terminal

Hunterston  
Rail Loop

**Hunterston Deep Water Port has the deepest sea entrance on the west coast of the UK. It can accommodate the largest capacity sea vessels and handle most types of bulk cargoes including liquid bulks.**

### Bulk Terminal

The Bulk Terminal sits on an 872 acre site covering both land and water and includes 200 acres of available land for development as well as fully serviced offices. The operational facility includes a multidirectional conveyor with a fast discharge rate and is capable of handling most bulk, solid and liquid products.

# Hunterston

We recognise the strategic national importance of Hunterston as an energy hub and deep water port. We strongly support the inclusion of Hunterston in the National Planning Framework 4. In particular we will support the following uses:

## Hunterston Deep Water Port

- Renewables generation, manufacture, maintenance, research and development, testing and training (including support for a renewables skills academy)
- Strategic grid connections recognising its importance as a landfall to support the offshore renewable energy sector
- Maritime construction and decommissioning (including oil and gas structures)
- Bulk handling facilities for importing, processing and distributing all dry and bulk liquid cargoes
- Local scale Bio-mass energy generation developments as per Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009
- Other storage, processing and distribution uses and general light industrial activities where they would not undermine the strategic importance of, and unique assets of Hunterston as a deep water port.

## Hunterston Nuclear

- Appropriate development to support the operational life of the existing facility
- Nuclear decommissioning and radioactive waste management from within the site
- Other facilities for large and small scale power generation

## Energy Sector & Nuclear Facilities

Hunterston provides a unique combination of energy generation, infrastructure and network accessibility.

The decommissioning of Hunterston A is ongoing and will be followed at some point after 2023 by the decommissioning of Hunterston B. We want to support the retention of the high value jobs in the energy industry at Hunterston.

Hunterston is an area where co-ordinated action and a masterplanned approach is required. We would expect all development to take account of the special environmental and safety constraints of Hunterston including detailed transport studies to identify options for enhancing port/rail/road accessibility, and management of impact of uses on nearby communities and the natural and built heritage assets in the area.

