

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

Meeting 13 – 22nd January 2013 at 2pm in Maybole Committee Room, County Buildings

Agenda

Presentation and discussion on Main Paper and Appendices, including: -

- 1) Purpose of the Project Board
- 2) Proposed Local Development Plan Representations & Modifications
- 3) Further Project Board Meetings & Councillor Consultation Programme

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 22nd JANUARY 2013

SUBJECT: PROPOSED LOCAL DEVELOPMENT PLAN: ISSUES RAISED IN REPRESENTATIONS

1. Purpose

- 1.1 The purpose of this report is to advise Project Board members of the Council's progress on the emerging Local Development Plan (LDP). The report also establishes an intended programme for further meetings of the Project Board.

2. Proposed Local Development Plan Representations & Modifications

- 2.1 The Council consulted on its proposed local development plan between August and November 2012. During the consultation period 881 representations were received from community councils, development industry professionals, landowners, public authorities and the public.
- 2.2 The representations have been categorised into common subjects, in order that that a summary of each of the representation issues can be presented to the Board, for consideration. Appendix 1, as attached to this paper, contains a table of all representation issues, with a summary of all comments made in respect of the issue.
- 2.3 Common and/or strategic issues in representations were:
- housing allocations and rejected sites
 - retailing, town centres and Heathfield
 - mixed use development (including 3000+ residential units) of the second runway
 - amendments to greenbelt
 - housing land supply
 - minerals policies and supply of minerals
 - transport impact on A77 of some housing sites
 - South East Ayr
 - wind energy
 - housing supply and conservation area proposals for Tarbolton
- 2.4 The above list is not an exhaustive list of issues raised, but intended to highlight some key issues for discussion. **Members are asked to consider to all representation issues raised during the proposed local development plan consultation, as set out in Appendix 1.** In addition to Appendix 1, a verbal update will be given to Board members on the volume of representations received, per issue.
- 2.5 As agreed at previous Board meetings, following consultation with the Board, the representation issues will be presented to all Councillors on a ward-by-ward basis, and during a session for all Councillors on strategic issues raised in representations. A further Board meeting will be held during February to recommend responses to all representation issues. Recommended responses to representation issues will either: -

- Recommend a modification to the Proposed LDP, where there is overwhelming reason to modify the plan;
- Recommend no modification, while recognising the merits of the representation
- Recommend no modification and a strong defence of proposed plan, where the representation conflicts with LDP objectives.

2.6 The decision on each representation issue will determine how the Council defends the plan during the LDP examination. Modifications can remove potential objection issues from the examination process, if the objector is satisfied with the modification. However, modifying the Plan is likely to delay the plan's adoption by a minimum of 3 months. It is anticipated that there will be limited circumstances (if any) that would warrant a modification to the Plan. Government advice is that proposed plans should represent a Council' settled view on the content of the plan, and should not be viewed as a stage for testing new or controversial proposals. As such, modifications would normally only be undertaken where there is a clear need to modify the proposed plan.

2.7 In instances where objections conflict with strategic objectives of the LDP, a strong defence of the Plan will be prepared to counter the objection at examination stage. Conversely, if a representation proposes a change to the Plan that would not undermine its core objectives, the Council can set out its case for the Plan during examination, while recognising the merits of an objection. This can be an effective way to ensure the plan progresses without modifications, and allows a reporter, at examination, to conclude on objections on the understanding that the core objectives of the plan will not be undermined by a modification.

3. Further Project Board Meetings & Councillor Consultation Programme

3.1 The programme of Councillor/Board engagement in the LDP involves a series of individual sessions for members of each political ward to outline key representation issues relating to individual wards. Meetings have been arranged between 23 – 31 January, in consultation with group secretaries.

3.2 In addition, consultation with Councillors will take place, in February, on: strategic issues raised in LDP representations; retailing and housing; and, a re-run of the supplementary guidance consultation for Councillors who were unable to attend December's meetings.

3.3 A Board meeting will be held in late February, to consider recommendations on representations issues. This will precede representations responses being referred to a meeting of South Ayrshire Council, for consideration, during March.

3.4 Arrangements for the consultation outlined in section 3.3 and 3.4 are currently being finalised with group secretaries, and will be confirmed, soon.

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Date: 18th January 2013