

## **SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD**

Meeting 7 – 9<sup>th</sup> December 2010 at 15.00 in 4<sup>th</sup> Floor Conference Room, Burns House

### Agenda

Presentation and discussion on main paper and appendices, including: -

2. Main Issues Report Consultation Update
3. Format/Content/Structure of Proposed Local Development Plan
4. Site Assessment Process
5. Affordable Housing Policy Options
6. Strategic Environmental Assessment
7. Project Plan for the Proposed LDP & Future LDP Board Meetings

## SOUTH AYRSHIRE COUNCIL

### PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 9<sup>th</sup> DECEMBER 2010

---

**SUBJECT:        PROGRESS ON THE PREPARATION OF THE SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN**

---

#### **1.        Purpose**

- 1.1        The purpose of this report is to advise Project Board Members of the Council's progress on preparing a new Local Development Plan [LDP].
- 1.2        The meeting of the Board will be accompanied by a presentation of the issues outlined in this paper.

#### **2.        Main Issues Report [MIR] Consultation Update**

##### **2.1        Key Outcomes on MIR Consultation:**

- **Consultation Period:** 17<sup>th</sup> May 2010 - 12<sup>th</sup> July 2010 (8 weeks); extended to September for Community Councils.
- **Total Consultation Responses:** 87 (of which around one third were sent by letter, 12% submitted online, and the remainder by email) – 6 responses were submitted by Community Councils.

2.2        The consultation exercise fulfilled and surpassed the expectations of the Development Plan Scheme's Participation Statement, and involved a number of innovative methods of consultation (including radio, press and supermarket advertising, as well as independently facilitated interactive public meetings). Overall, although attendance at the public events was low, the quality and value of output generated through the discussions and responses to the MIR was high, and broadly supported the approach and policy content of the MIR. On this basis, the Leadership Panel, on 23<sup>rd</sup> November, agreed that the MIR consultation was an appropriate basis for proceeding with the development of the Proposed LDP. All consultation comments will be further reflected upon, during the preparation of the LDP.

2.3        A report on the consultation exercise, as well as a digest of all responses to the MIR, can be viewed on the Council's website at: <http://www.south-ayrshire.gov.uk/planning/MainIssuesReport.aspx>.

#### **3.        Format/Content/Structure of Proposed Local Development Plan**

##### **3.1        Headline Content of the Proposed LDP**

3.1.1        Detailed feedback received in response to the MIR (as contained within the Digest) will be considered in developing policies to be contained within the proposed plan; however the agreement of the Leadership Panel (report of 23<sup>rd</sup> November 2010) to the preferred LDP vision and main issues establishes the headline content of the proposed plan.

3.1.2        The preferred vision, which will guide the preparation of the LDP, is: "Growing our economy in an outstanding natural environment". This is intended to maximise economic growth in a way that is underpinned by sound social and environmental objectives.

3.1.3        The main issues are: -

- Glasgow Prestwick Airport;
- Housing;
- Ayr & Troon Ports;
- Craigie Estate;
- Creating an Effective Transport Network;
- Green & Rural Economies;
- Climate Change;
- Meeting Infrastructure Needs;
- Ayr Renaissance;
- Girvan Regeneration; and,
- Maybole.

3.1.4 In addition the Proposed Plan will cover other policy areas, which will be substantially unchanged from the policies of the Ayrshire Joint Structure Plan [AJSP] and South Ayrshire Local Plan [SALP]. Policy areas that will remain substantially unchanged in the Proposed LDP include: -

- Built & Natural Environment;
- Wind Farms;
- General Retail Policies;
- Tourism; and,
- Industrial and Office Development.

### 3.2 Structure of Proposed LDP

3.2.1 The vision for the Proposed Plan aligns with that of the AJSP, and is focussed on sustainability and economic growth. As such the structure of the AJSP provides a useful guide to developing a structure for policies to be contained within the Proposed LDP. The intended structure of the Proposed LDP is: -

- **Introduction/Spatial Strategy**
  - Spatial Strategy
  - Sustainability Principles
  - Developer Contributions
- **Economic Development**
  - Glasgow Prestwick Airport
  - Ports
  - Industrial Development
  - Office Development
  - Rural Economy
  - Tourism
  - Development Opportunities
- **Communities**
  - Housing
  - Retailing & Town Centres
  - Craigie Estate
- **Environment & Climate Change**
  - Built/Natural/Cultural Heritage
  - Renewable Energy
  - Waste Management
  - Flood Risk Management
  - Central Scotland Green Network & Outdoor Access
  - Agricultural Land
  - Minerals
- **Transport**
  - Transport and Land Use Principles
  - Road
  - Rail
  - Public Transport
  - Freight
  - Town Centre Traffic Management
  - Walking/Cycling

3.2.2 **LDP Board Members are asked to agree the chapter headings and outline chapter content as the structure of the Proposed LDP.**

## 4. Site Assessment Process

4.1 A process of site visits for all sites (approximately 180) promoted for development via a call for sites has been completed. A standard report for noting site details assisted the completion of this exercise, and the findings of the site visits will be fed into a report on each site.

4.2 Work has commenced on preparing reports for each potential development site. The standard proforma for site reports is attached, as **Appendix 1**. Where the report concludes that the site meets with the expectations of the spatial strategy (e.g. a proposed housing site, within a preferred housing search area) the site will be recommended for further consideration, at a more detailed level, involving consultation with key agencies. Exceptions will be made where site constraints clearly indicate that the site is not suitable for development. Sites that do not accord with the spatial strategy

may still be considered further, but only where there will be a clear economic/environmental benefit arising from the development of the site.

- 4.3 Following the production of site reports, those sites that are recommended for further consideration will be subject to detailed consultation with key agencies to determine whether there are any infrastructure issues or other planning considerations that may make any site undeliverable. This process will assist in identifying how housing growth will be distributed by the LDP. **LDP Board Members are asked to note the progress on this work programme and are advised that a future LDP Board Meeting will provide a progress update on this process, including options for distribution of housing land.**

## **5 Affordable Housing Policy Options**

- 5.1 **Appendix 2** to this report contains an options paper for delivering affordable housing policies within the LDP. This reflects the implications of the recent publication of Planning Advice Note [PAN] 2/2010: *Affordable Housing and Housing Land Audits*, and responses to the content of the MIR relating to affordable housing policy options. **LDP Board Members are asked to consider the options set out in Appendix 2 and feedback preferred options for affordable housing planning policies for discussion.**

## **6 Strategic Environmental Assessment**

- 6.1 Work is progressing to amend the Environmental Report in response to the consultation responses from SNH, SEPA and Historic Scotland. In addition, a further environmental assessment is currently being undertaken on all existing SALP and AJSP policies that will be retained in the LDP – this will be reported within the amended Environmental Report. This is a significant work programme that requires to be closely linked to the LDP preparation to meet statutory requirements. **LDP Board Members will continue to be appraised of progress of the environmental assessment at future LDP Board meetings.**

## **7 Project Plan for the Proposed LDP & Future LDP Board Meetings**

- 7.1 **Appendix 3** to this report contains a project plan, which will assist the management of all programmes of work involved in preparing the Proposed LDP. The project plan includes a Gantt chart (**Appendix 3a**), estimating all programmes of work, with estimated commencement and completion dates.
- 7.2 The project plan also includes a table (**Appendix 3b**) of all chapters within the Proposed LDP, policy topics, and, where relevant, a guide as to where supplementary guidance will be required to supplement the provisions of the Plan. This table also includes an indication of the progress on preparation of policies.
- 7.3 The project plan is intended to manage the work associated with the preparation of the Proposed LDP. It should be noted that the timetable for preparation of the Proposed LDP is ambitious, and predicated on the basis of meeting timescales established at the outset of the LDP preparation; not on the basis of realistic estimated timescales to complete individual programmes of work within the LDP – this was not possible within the first round of development plans. As such, the project plan allows careful scrutiny of time taken to complete individual programmes, to best manage the preparation of the Proposed LDP. In the event that the project plan indicates that the timetable cannot be met, the LDP Board will be advised, as soon as is possible, of the reason, and a suggested amendment to the timetable.
- 7.4 In order for the Development Planning & Customers Team to focus on preparing the Proposed LDP in line with the established timetable, it is proposed that the LDP Board meet once before the Proposed LDP is referred to full Council for consideration. It is considered that this will allow appropriate consultation with the Board, whilst minimising staff resources, in terms of co-ordinating the LDP Board. The estimated time for the next Board meeting is early February 2011.

### **Background Papers**

Planning etc (Scotland) Act 2006; The Town and Country Planning (Development Planning) (Scotland) Regulations 2008; Circular 1/09 – Development Planning; Scottish Planning Policy; South Ayrshire Local Plan; Ayrshire Joint Structure Plan; Report to Leadership Panel on 29<sup>th</sup> January 2008 “Service Impacts arising from Planning, etc. (Scotland) Act 2006 and Current Work Pressures”; Previous LDP Project Board Papers; Report to Leadership Panel on 23<sup>rd</sup> November 2010 “Proposed Local Development Plan & Review of Existing Supplementary Guidance”.