

Development Plan Scheme Local Development Plan 2 and 3

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Introduction

What is a Local Development Plan?

Local Development Plans (LDP) are spatial land use documents which guide the future use of land in our cities, towns and rural areas. They consider and address land use issues arising from the implications of economic, social, and environmental change. In doing so, they provide an overall, joined up approach to managing development that can set out ambitious but realistic long-term visions for the area they cover. They indicate where development should and should not happen and provide the policy framework against which all planning applications must be assessed, thereby providing confidence for investors and communities alike.

Recent Changes to the LDP Process

The process for preparing local development plans has recently changed and the plans themselves will be more illustrative rather than text based, focusing on what we want to see happen locally, rather than being an extensive set of policies against which proposed development would be assessed and considered.

New stages in the plan making process have been introduced, and some old ones have been removed. The changes are intended to encourage more consultation and collaboration with the public and other stakeholders early on in the process. The Scottish Government has issued Regulations to help guide the new plan preparation process, but full details and practicalities of that process are yet to be established.

We have recently adopted our second Local Development Plan for South Ayrshire, but we must now also start to prepare the subsequent third one. The process is ongoing and evolving.

Why should I get involved in the preparation of the next local Development Plan 'LDP3'?

The new local development plan will have an impact upon many people's lives within South Ayrshire. It is the principal document that guides where development should and should not take place, and will promote and facilitate developments that support and enhance the communities, economy and environment of South Ayrshire.

Participating in the preparation of the LDP is a chance to help shape your future surroundings. It is important therefore that everyone who wants to engage in the Plan process is able to do so. If you want to have a say in how the area develops over the next 5-10 years then the review of the current local plan is your opportunity to do so. In order to ensure we have heard from the widest range of people, and to ensure that the Plan reflects their input, the LDP process seeks to 'front-load' its engagement.

To help us manage the process, we prepare a project management document called **A Development Plan Scheme**.

What is the Development Plan Scheme?

The Development Plan Scheme (DPS) is an important communications tool. It is key to supporting deliverable and people-focussed plans by letting stakeholders know when and how they can get involved in the plan, it also helps to keep people informed of what has been happening, and what will happen next in the process.

In effect, the DPS provides commentary of what is involved at each stage in the preparation of a new LDP, and when the opportunities for engagement and consultation will happen. It is part of the wider project management of the development planning process, and is especially important for achieving collaboration, and can help stakeholders manage their own involvement and input. We will prepare a DPS update at least annually and will make it available on the Council's website,

in local libraries and to view at certain Council offices. We will also publish a notice in a local newspaper to let people know about it and have an opportunity to view it – and to become involved in preparing the next LDP.

In addition to the public notice and web page announcements, we will also directly contact people and organisations we think might want to be involved, or who tell us that they do.

So, how can you get involved?

How will we involve people at each stage of the LDP?

There are three main ways in which we will seek to involve stakeholders and the public in the preparation of the next Plan:

- **Inform** – Throughout the process, we provide information on the progress made and make people aware of the next stages in the process, and how and when they can be involved.
- **Engage** – In the early stages of the process, we engaged with a wide range of stakeholders, communities and the general public in order to identify the main issues to be addressed in the next Plan. This is the principle opportunity to influence the shape and direction of the Plan.
- **Consult** – We will consult all stakeholders and the public on the policies, strategies and proposals set out in the published Proposed Plan. At other points in the process, we also will seek stakeholders' views on specific issues and options which have been identified for discussion or consultation.

The above-mentioned types of involvement reflect the main stages of the plan. As the Plan progresses and ideas and principles become established, different levels of involvement become more appropriate. To help stakeholders get involved in the most appropriate ways, at the most appropriate stages, we prepare a '**Participation Statement**'.

What is a Participation Statement?

In very simple terms, a participation statement sets out how, and when people can expect to be involved in the preparation of the New Local Development Plan, and how we will undertake community and stakeholder engagement.



Local Plan Preparation

Procedures for the preparation of Local Development Plans have recently been altered by the Scottish Government [in the Town and Country Planning (Scotland) Act 2019]. The purpose of the LDP will remain the same, but the way its created, the consultation and involvement of local communities and the way it will be presented will be different.

Because it's a new process, the Scottish Government has prepared initial guidance and 'Regulations' to help councils and communities understand those new procedures. However, details about how all of the different stages will be reached in practical terms as we work together, are still to be fully established.

The main stages in the preparation are clear though, as is our commitment to working collaboratively.

What are the main stages in preparing the new Local Development Plan?

There is still some post-adoption work for the Local Development Plan [LDP2], but that doesn't mean that we can't, or shouldn't also be starting to work on the next Plan too.

LDP2 (What's left to be done)

LDP2 has now been adopted and replaces the 2014 LDP as the Council's development plan. The Plan refers to a number of 'Supplementary Guidance' documents that will provide more detailed policy advice. These will be prepared over the next two years, and we will consult on those documents individually as they are being prepared.

Table 1:**LDP2 Development Plan Scheme**

Stage	Purpose	Public Participation?	Timescale
Development Plan Scheme and participation statement	Sets out stages and timetable for preparing the next LDP and provides information on how you can get involved	Sept 2016-Dec 2016. Call for sites Dec 2016-Jan 2017	July 2015 (Achieved)
Monitoring and Early Engagement	Reviews the current plan's policies and starts to identify issues and ideas for the next plan to address.	2015-2017	July 2015- Oct 2017 (Achieved)
Main Issues Report	Identifies the main planning issues, with alternative (and preferred) options to address them	Nov 2017-Jan 2018	Nov 2017 (Achieved)
Proposed Plan	Presents the 'settled view' of what the Council believes the final plan should be. A draft action programme to implement the plan is also to be published at this stage	Sept 2019 – Nov 2019	Sept 2019 (Achieved)
Modifications to Proposed Plan	Any necessary alterations to the plan can be made to take on board agreed changes to its content	July 2020 – August 2020	March 2020 (Achieved)
Submission to Scottish Ministers for Examination	After public consultation, the plan is submitted to the Scottish Ministers. The Ministers consider any unresolved disagreements to the content of the plan and decide if the plan should be changed.	N/A	Dec 2020 (Achieved)
Adoption	Any modification recommended by the Scottish Ministers are incorporated into the plan, and the amended document is then sent back to the Ministers for a final check before it can be adopted	N/A	August 2022 (Achieved)

Table 2: After LDP2 Adoption

SEA Post Adoption statement	Publish Post-Adoption SEA Statement and submit to SEA Gateway.	N/A	December 2022
Publish Action Programme	Lists the actions required to implement the Plan, and who will be responsible for them	Consultation with individuals/ organisations identified in the document	December 2022
Preparation of Supplementary Guidance	Sets out how to use and implement some of policies in more detail.	Consultation with public and individuals/ organisations likely to have an interest in the guidance.	Autumn 2024

Table 3: LDP2 Supplementary Guidance timescales for preparation

SG Title	Purpose	Public participation	Timescale
Rural Housing	To provide guidance on the operation of LDP policy Rural Housing, the definition of a housing cluster, the conversion of countryside buildings to residential use and the provision of essential worker housing.	Autumn 2023	Winter 2023
Housing Site Design Briefs Part 1	To provide guidance on the layout and infrastructure requirements of housing sites identified in LDP2	Completed 2019*	Achieved 2022
Housing Site Design Briefs Part 2 (South East Ayr)	To provide guidance on the layout and infrastructure requirements of the South East Ayr housing site	December 2022	March 2023
Historic Environment	The provide guidance on the operation of LDP Policy: Historic Environment	Spring 2023	Summer 2023
Maintaining an Effective Housing Land Supply.	To provide guidance and formalise procedures to identify additional housing land in the event of shortfall being acknowledged by the Council.	Completed 2019	Achieved 2022
Householder Development	To provide detailed guidance on proposals to alter domestic'	Summer 2023	Autumn 2023
Wind Energy	To provide guidance on the operation of LDP policy: wind energy, and criteria to help assess new wind energy proposals	Summer 2023	Autumn 2023
Dark Sky Lighting	To provide guidance on the operation of LDP policy: Dark Sky lighting.	Spring 2023	Summer 2023
Developer Contributions and Affordable Housing	To provide guidance on the operation of LDP policy: Developer Contributions and LDP policy Affordable Housing. Provides circumstances and formulae where developers will be expected to provide specific infrastructure and community facilities, or to make a contribution to their provision.	Summer 2023	Autumn 2023
Ayr Town Centre Guidance	To Provide guidance on LDP policy Ayr Town Centre	Summer 2023	Autumn 2023
Open Space and design of new residential Development	To provide guidance on the layout of new residential developments	Summer 2023	Autumn 2023
Green Networks	To provide guidance on LDP Policy Green Networks	Summer 2023	Winter 2023

Table 4: LDP3 Projects

The Requirements of the Town and Country Planning (Scotland) Act 2019, set out the stages of plan preparation for a new generation of Local Development Plans. However the exact requirements and timescales will be specified in future Regulations to be published by the Scottish Government.

The timelines we have set out below are indicative, but rest within the ambitious initial targets indicated by the Scottish Government.

Stage	Purpose	Public Participation?	Timescale
Publish DPS	Sets out stages and timetable for preparing the next LDP and provides information on how you can get involved	Yes, limited. Achieved Summer 2022	Achieved December 2022
Evidence Report	Gathers evidence, data and opinions from stakeholders to enable the Council to understand issues and opportunities prior to preparation of the local Development plan. Will require consultation/engagement with stakeholders and then submission for a Gate Check process by a Scottish Government Reporter.	Yes, see participation statement for detail	Winter 2023/24
Proposed LDP, Proposed Delivery Plan and Environmental Report	Presents the 'settled view' of what the Council believes the final plan should be.	Yes, see participation statement for detail	2024
Modify Proposed LDP, Delivery Programme and prepare Report of conformity	To consider representations made on the Plan and make any modifications considered prudent. Preparation of information on how the contents of the plan will be implemented (and by whom) in practical terms.	Yes, subject to extent of modifications. See participation statement	2024
Submission for examination	After public consultation, the plan is submitted to the Scottish Ministers. The Ministers consider any unresolved disagreements to the content of the plan and decide if the plan should be changed.	No, see participation statement	2025
Publish Delivery Programme	Sets out timescales and actions required to undertake and implements the proposals contained in the local Development Plan.	No, see participation statement	2025
Adopt LDP, Delivery programme and SEA post adoption statement	Any modification recommended by the Scottish Ministers are incorporated into the plan, and the amended document is then sent back to the Ministers for a final check before it can be adopted	No, see participation statement	2025

Implement, Monitor and review	Plan in operation for a 10-year period. Monitoring and auditing process during this period and commencement of work for its review and replacement.	Yes. TBC	Post adoption
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How will we assess the impacts of the local Development Plan?

To ensure that any significant impacts are identified and addressed during the preparation of LDP3, we will carry out the following four assessments at key stages in the process:

- **Strategic Environmental Assessment** – this seeks to identify and address any significant environmental effects which might happen as a result of what the Plan aims to do.
- **Habitats Regulations Appraisal** – this seeks to identify and address any significant effects on European designated habitats and species that might happen as a result of what the plan aims to do.
- **Public Sector Equality Duty Assessment** – this seeks to ensure that the LDP promotes equality and human rights, and does not result in discrimination.
- **Fairer Scotland Duty Assessment** – this seeks to ensure that the LDP pays regard to reducing socio-economic inequalities

The Participation Statement

We have prepared our Participation Statement to reflect the fact that both this, and the DPS are to be published at a time when the full details and implications of the 2019 Act and its associated new Regulations are still being clarified and confirmed. For this reason, we intend to expand on the details of consultation on later stages of plan preparation as expectations of the Regulations become clearer.

There is a requirement to update the DPS annually, and we will use those annual updates to flesh out our intent on consultation and engagement in this participation statement at the same time – all the while seeking to ensure appropriate and meaningful engagement, and making sure that people who want to be involved, have the opportunities to be involved.

How will we consult?

South Ayrshire Council is committed to encouraging participation from as wide a range of stakeholders as possible in all Local Development Plan related activities, such as masterplans, development briefs and other guidance published throughout the lifetime of the Plan. This Participation Statement outlines in general terms how communities and stakeholders will be engaged and have the opportunity to engage, shape and inform the Local Development Plan and associated documents.

The Council aims to ensure that;

- All engagement events are inclusive, open and transparent, this will be reflected in the venues we use, the documents we produce and our methods of engagement;
- Representations are fully considered and help to shape our approach and that feedback is provided to all representations received;
- We take the extra step to engage with as wide an audience as possible, reflecting the diverse nature of our community.
- Particular steps will be taken by the council including methods on reaching under-represented groups, promote inclusive participation at all stages of LDP process and ensure views effect and influence LDP creation.

Who will we consult?

At various stages of preparing the LDP3 and completing the process of preparing and adopting Supplementary Guidance for LDP2 we will seek to involve the following:

- The Local Community, including residents, community councils, locality planning partnerships, community representatives, community organisations and other interested bodies.
- Young people, local schools, youth and community groups
- The private sector, including businesses, land and property owners and developers.
- The public sector, including key Government agencies, community planning partners, neighbouring local authorities, statutory bodies and other non-governmental organisations.

Interest groups and organisations that we will be contacting include the following:

Key agencies and groups:

- Transport authorities (including Transport Scotland, Network Rail, Strathclyde Partnership for Transport, Stagecoach, Ayrshire Roads Alliance);
- Neighbouring Councils (Dumfries and Galloway, East Ayrshire and North Ayrshire);
- Scottish Enterprise;
- Scottish Natural Heritage;
- Scottish Environmental Protection Agency (SEPA);
- Historic Environment Scotland;
- Scottish Water.
- The Scottish Government.
- NHS Ayrshire and Arran.
- Prestwick Airport.

Private sector (and other groups with an interest in planning):

- The development industry, including organisations that represent them, such as Homes for Scotland and Chambers of Commerce;
- Landowners;
- Housing associations active in South Ayrshire;
- Homes for Scotland
- Environmental groups e.g. Friends of the Earth, Royal Society for the Protection of Birds;
- Farmers Community groups;
- Community councils;
- Ayr Chamber of Commerce; and
- Kyle and Carrick Civic Society.

If you are a member of a group or organisation that would like to be added to the list, please let us know (contact info at end of document)

What sort of consultation methods will we use?

- Work with Community Planning Partners to widen the consultation base and unify consultation strategies;
- Refresh membership of the Planning Forum (the list of people who have told us that they want to be involved and kept informed), to increase membership;
- Holding facilitated consultation events where appropriate i.e. in relation to specific issues which might be raised in preparing the Evidence Report. Any relevant issues raised at these sessions will be given consideration in progressing the plan;
- Use online consultation for specific focus groups, based on the particular interests of Forum members;
- Increase use of social media to publicise and engage interest;
- Publish relevant reports and feedback outcomes of public consultation and engagement events on the Council's website;
- Publish a notice/article in a local newspaper stating that the documents are available to view at certain locations and that comments on their content are welcomed and encouraged;
- Making documents available to view at Council offices and public libraries;
- Sending letters or emails to people, organisations and businesses who have registered their details asking to be kept informed of relevant consultation events;
- Meeting with community groups and other interested parties as appropriate; and

Are there better ways for us to consult and engage with you? What time of day is best? Should it be in person or online – or both? What locations are the most convenient, who else should we contact for information, comment and opinion?

You can suggest some ideas for different types of consultation. We might get back in touch with you to discuss your ideas, if that's ok with you too?

One of the most important stages in preparing our next Development Plan will be gathering of relevant and useful evidence and opinion about the types of development we want to see, and the most appropriate places for it. We will have to compile this information into an 'Evidence Report' and submit this to the Scottish Government for assessment before we can progress any further.

Government guidance on what this evidence report must contain is not comprehensive and it's the first time the Planning Authorities have been asked to do it. We will use the consultation methods mentioned above to gather information, but as this is the first stage of a new way of working, we'd really like you to get involved right from the start.

Register your Interest

We'd like you to get involved right from the start.

Register your interest in helping to shape the next Local Development Plan
Contact us to register you interest, and we'll keep you informed about how and when you can get involved.

Name	
Organisation	
Email address	
Address	
Telephone	

Ideas on consultation

We want to tailor consultation and engagement events to suit circumstances, and learn from experience and best practice, and hear some new ways of doing this if you think the ways we've suggested might not work well. Please tell us if you have some ideas.

Ideas for consultation

Return to:
Planning Strategy, County Buildings, Wellington Square, Ayr, Ka7 1DR
localdevelopmentplans@south-ayrshire.gov.uk

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