

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

Meeting 10 – 3rd February 2012

Agenda

1. Discussion on main paper and appendices, including: -
 - I. Discussion on Local Development Plan Spatial Implications
 - II. Discussion on Local Development Plan policy content
 - III. Update on Background Work, including: -
 - I. Strategic Environmental Assessment
 - II. Habitats Regulations Appraisal (incl. Appropriate Assessment)
 - III. Strategic Flood Risk Assessment
 - IV. Equalities Impact Assessment
 - V. Schedule of Council-Owned Land
 - VI. Local Development Plan Action Programme
 - IV. Updated Development Plan Scheme & Proposed LDP Consultation

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 03rd FEBRUARY 2012

SUBJECT: DRAFT PROPOSED SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN

1. Purpose

- 1.1 The purpose of this report is to advise Project Board Members of the progress on preparing South Ayrshire's Local Development Plan [LDP]. A complete draft of the South Ayrshire Proposed LDP is attached to this paper, as **Appendix A**. The discussion on the draft proposed LDP will focus on spatial implications of the proposed LDP, including the impact of housing release sites on settlements; and a discussion on LDP policies.

2. Local Development Plan Spatial Implications

- 2.1 The table, attached as **Appendix B**, sets out the key spatial implications for each of the settlements within South Ayrshire, including, where relevant, proposed LDP housing sites.
- 2.2 **LDP Project Board Members are asked to consider and note the key spatial implications and proposed LDP housing sites.**

3. LDP Policy Context

- 3.1 As set out and agreed at previous LDP Project Board meetings, the structure of the LDP is, as follows: -
- Introduction/Spatial Strategy
 - Settlement Maps
 - Economic Development
 - Communities
 - Environment & Climate Change
 - Transport
- 3.2 Circular 1/2009 "Development Planning" establishes the Government's expectation that development plans should be strategic, concise, map-based documents. This has shaped the form of the LDP, and its policy content. The draft proposed LDP is approximately 50 pages in length, which is significantly shorter than the current development plan.
- 3.3 The process to prepare policies for the LDP involved: -
- Formation of a spatial strategy policy for the Local Development Plan to reflect the strategic economic, environmental and community priorities for the Local Development Plan. The spatial strategy policy was underpinned by Main Issues Report (MIR) and consultation responses to the MIR. The Ayrshire Joint Structure Plan provided guidance in development of the strategic spatial policy for the LDP, in that many of the strategic priorities within the structure plan remain relevant to the LDP vision.
 - Amalgamating policies from the current structure and local plans, together with preferred options from the MIR to form a full set of policies to deliver the headline content of the LDP, as agreed by South Ayrshire Council's Leadership Panel on 23rd November 2010. While the MIR established a change in strategic policy direction for a number of the planning policy topics, the remainder of the policies to be included in the LDP are a continuation of the strategic approach established in the extant development plan. As such, where a new strategic position was to be established, the MIR and comments on its consultation guided the development of policies, while other policies were a merger and update of existing development plan policies.
 - Identifying any policy omissions by scrutinising the draft policies against the agreed LDP structure, Scottish Planning Policy (SPP) and MIR consultation responses. Once a full set of policies was complete, they were assessed against the subject policies within the SPP and

MIR consultation responses to identify any policies that had been omitted. Missing policies were then created, in line with SPP and the LDP vision.

- Identifying (where relevant) potential alternative policies. Part of the SEA, Habitats Regulations Appraisal [HRA] processes requires the development of the LDP to identify reasonable alternatives to proposals (in this instance, policies). As such, alongside all draft policies, a set of alternatives was created. The identification of reasonable alternatives should be predicated on whether the alternative policy also delivers the strategic approach for the LDP. As such, for some policies, no alternative options were identified, as there was no conceivable alternative method of delivering strategy. While this process is related to the SEA, it proved useful in determining whether the proposed policy approach was the most suitable method of delivery.
- Appraising all draft policies against the SPP, National Planning Framework 2 and Scottish Government comments on the MIR. The SPP and NPF2 are important considerations in the development of any policy, as they reflect the national position. Together, these documents and the Government response to the MIR (which identified policy omissions as well as policies that departed from the national position) formed the basis of an appraisal that was undertaken of all draft policies. The appraisal gave an indication of where proposed South Ayrshire LDP policies aligned with the national position, but, significantly, where the LDP policies may depart from national guidance. Within this appraisal, any policies that departed from national guidance were either rectified by way of amendments to policy, or justified in their content, within the appraisal.
- Considering (and, where relevant amending) policies to take account of strategic environmental assessment of policies. An assessment of all policies was carried out, in tandem with the above processes. Where the environmental assessment identified that policies should be deleted/alterd in a strategic context, or, where mitigation was recommended to improve the environmental performance of the policy, consideration was given to whether the environmental recommendation should be accepted, or whether a departure from the environmental recommendation could be justified. It should be noted that a large number of environmental recommendations to add text to policy to protect environmental assets were not directly accepted as it was considered that other policies within the LDP will provide adequate protection of environmental assets. This process ensures the environmental performance of any policy is improved, unless there are justifiable reasons to not accept environmental recommendations.

3.4 **LDP Project Board Members are asked to consider and note the processes involved in the preparation of draft LDP policies.**

4. Supporting Assessments

4.1 A verbal update will be given to the LDP Project Board Members on the following supporting processes: -

- Strategic environmental assessment;
- Habitats Regulation Appraisal and appropriate assessment;
- Preparation of an action programme;
- Strategic flood risk assessment; and,
- Equalities Impact Assessment.

5. Revision to the Development Plan Scheme & Proposed LDP Consultation Arrangements

5.1 An updated version of the Council's Development Plan Scheme [DPS] will be presented to the Council, alongside the proposed LDP. The DPS is the timetable for the key milestones in the preparation of the development plan, and the update will reflect current development plan progress. As set out in the amended DPS, consultation on the proposed LDP is planned for mid/end May, 2012. Full details on the consultation will be confirmed, as a later date.

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 29th 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 23rd November 2010 “Proposed Local Development Plan & Review of Existing Supplementary Guidance”; South Ayrshire Council Main Issues Report (2010).

**Appendix B: Local Development Plan –
Housing Allocations and Key Implications for Settlements**

Settlement	Total LDP Housing Allocation	No. Release Sites	Key Implications of Proposed LDP
Annbank	40 (units)	1	New housing site allocated. Limited additions to settlement may be possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism;
Ayr	150	4	Support for Ayr Port development (within context of Newton Masterplan), Ayr Town Centre Renaissance, Masterplans for Craigie and Belleisle Estates, limited new housing sites with South East Ayr and Greenan retained as existing major housing sites.
Ballantrae	35	1	New housing site allocated, with provision for residential care facility. Limited housing additions to settlement possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas. • Support for harbour development
Barrhill			No new housing allocations, however limited additions to settlement may be possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Colmonell			No new housing allocations, however limited additions to settlement may be possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Coylton	350	5	Settlement with potential to deliver large supply of housing land, via several new housing sites. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism;
Craigie			No new housing allocations, however limited additions to settlement may be possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism
Crosshill	35	1	New housing site allocated. Limited housing additions to settlement possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Dailly	12	1	New housing site allocated. Limited housing additions to settlement possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Dundonald	250	4	Settlement with potential to deliver large supply of housing land, via several new housing sites. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism;
Dunure			No new housing allocations, however limited additions to settlement may be possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere • Support for harbour development
Failford			No housing allocations. Limited housing additions to settlement possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere
Girvan	90	3	New housing allocations. Limited housing additions to settlement possible. Support for the town centre and new community facility. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas. • Support for harbour development
Kirkmichael	35	1	New housing site allocated. Limited housing additions to settlement possible. Development will be encouraged where:- <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Kirkoswald	7	1	New housing site allocated. Limited housing additions to settlement possible. Development will be encouraged where:-

			<ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Maidens			<p>No new housing allocations, however limited additions to settlement may be possible. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere • Support for harbour development
Maybole	350	4	<p>Settlement with potential to deliver large supply of housing land, via several new housing sites. Limited housing additions to settlement possible. Support for the town centre. Support for by-pass and post-by-pass environmental improvements. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Minishant	100	3	<p>New housing site. Limited additions to settlement may be possible. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere
Monkton	250	3	<p>New housing site, incorporating HMS Gannet (Domestic), subject to masterplan approach to protect environmental assets. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism;
Mossblown			<p>No new housing allocations, however limited additions to settlement may be possible. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere
Prestwick			<p>Support for Glasgow Prestwick International Airport. No new housing allocations. Support for the town centre.</p>
Straiton	12	1	<p>New housing site allocated. Limited housing additions to settlement possible. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism; • It promotes the Ayrshire and Galloway Biosphere and Galloway Forrest Dark Skies Park; and, • Windfarm developments are directed to preferred windfarm search areas.
Symington			<p>No new housing allocations due to trunk road constraints. Potential site identified, subject to trunk road constraints being lifted. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism;
Tarbolton	90	1	<p>New housing site. Limited additions to settlement may be possible. Development will be encouraged where:-</p> <ul style="list-style-type: none"> • It promotes rural diversification and/or tourism;
Troon	18	1	<p>Limited housing allocated. Inclusion of NE Troon site to recognise planning status. Support for development of Troon Port. Support for the town centre.</p>