

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

16th March 2015; 9.30am – 11.30am in County Hall, County Buildings

Agenda

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

- Introduction and Presentation on Wind Energy Supplementary Guidance (**Report Section 1**) – 9.30 – 10.30, invite extended to all elected members
- Full LDP Review and Retail and Ayr Town Centre LDP (**Report Section 2**): -

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 17th MARCH 2015

SUBJECT: Local Development Plan Review

1. Introduction and Presentation on Wind Energy

- 1.1 This agenda item will include a presentation and discussion relating to the development of Wind Energy Supplementary Guidance. This session will take place between 9.30 – 10.30am. All Councillors have been invited to attend this session.

2. Full LDP Review and Retail and Ayr Town Centre LDP

- 2.1 Approval is being sought from the Leadership Panel, on 17th March 2015, to commence work on a full LDP review, to produce a replacement for the recently adopted LDP (2014); and to commence work on the preparation of a subject-specific LDP, focussing on retailing and Ayr town centre.
- 2.2 Subject to approval, the full LDP review is intended to be commenced during summer/autumn 2015. At such time, the Housing Needs and Demands Assessment will have been produced in draft format, and should be able to inform the preparation of a replacement LDP, particularly in terms of whether the LDP requires to allocate additional land for housing.
- 2.3 Approval to prepare a subject-specific LDP on retail and town centres is being sought, recognising that current LDP policies on retailing and town centres (which seek to protect town centres by limiting out of town centre retailing) are being consistently tested through planning applications for unrestricted out of town centre retail developments. While Scottish Ministers fully supported the LDP retail position through the LDP examination, the policy position in the LDP was based on past evidence of success of retail policies. As such, some of the evidence base that supports the retail policies in the LDP would benefit from a full and early review of evidence and consideration of changes in retailing patterns and trends.
- 2.4 A review of retail policy at this time would also take account of emerging corporate strategic issues to be supported by the LDP by providing a clear vision and strategy for the regeneration of Ayr town centre, including modelling of traffic and the development work of Ayr Renaissance.
- 2.5 In light of this, it is proposed to prepare the subject-specific LDP on retailing and town centres within a significantly faster timescale than the full LDP review could accommodate.
- 2.6 Retail and Town Centres LDP Work Programme (subject to approval by Leadership Panel to commence on 17th March 2015): **Appendix 1** sets out, in detail, the arrangements for project-managing all strands of work associated with this LDP, from commencement to Proposed Plan stage. The completion of the work included in the work programme to produce a Proposed LDP by August is a significant undertaking and the timetable produced to manage this work is dependent on strict adherence to timescales.
- 2.7 In relation to elected member engagement in the process, it is proposed the elected member involvement will continue throughout the process leading up to Proposed LDP. The following elected members consultation events are proposed: -

- 1st April 2015: Elected member briefing to outline the processes for gathering evidence to underpin LDP, including: -
 - Presentation of existing evidence on retail and town centre (including information on retail industry trends, retail capacity, town centre commercial attractiveness);
 - Overview of existing policies for retail and town centres; identify what evidence will expose whether current policies can continue to succeed;
 - Outlining new or refreshed information required to provide a robust evidence baseline for retail issues to inform possible policy options.
- Mid-May 2015: Elected member briefing (as an extended LDP Board meeting) to outline the implications of evidence gathered on the commercial attractiveness of Ayr town centre and retail capacity; and explore policy options for responding to evidence.
- 25th June 2015: Seek approval to publish and consult on Main Issues Report from South Ayrshire Council;
- Mid/late August 2015: Elected member briefing (as an extended LDP Board meeting) to present draft Proposed LDP, and provide feedback on responding to MIR consultation responses;
- Late August 2015: Seek approval to publish and consult on Proposed LDP from South Ayrshire Council.

Within the above timetable arrangements will also be made to engage with Ayr Renaissance Board.

Members are asked to agree to the timing and format of elected member engagement leading to Proposed LDP as well as the detailed arrangements and timescale for all work associated with the production of the retail and town centres LDP.

2.8 Retail and Town Centres LDP management arrangements: In line with the Council's existing arrangements for managing the preparation of LDPs, approval is being sought from the Leadership Panel on 17th March to retain the existing LDP Board to oversee the management arrangements for the preparation of the Retail and Town Centre LDP. The Project Board is a non-decision-making working group, which will continue to include the following membership: -

- Portfolio holder for Economic Development, Tourism and Leisure (Chair);
- Portfolio holder for Sustainability and Environment;
- Portfolio holder for Housing and Customer Services;
- Chair and vice chair of Regulatory Panel;
- Chair of Service and Performance Panel; and,
- Chair of Partnerships Panel.

Members are asked to note the continuation of the LDP Board to oversee the preparation of the retail and town centre LDP. The outcome of engagement with Ayr Renaissance will be set out to the LDP Board, supported by the attendance of David Bell, at LDP Board meetings, as appropriate when discussing matters related to Ayr Town Centre.

Persons to Contact: Neale McIlvanney (Supervisory Planner) – 01292 616648

Date: 12th March 2015

List of Appendices

Appendix 1 – Retail and Town Centres LDP Work Programme to Proposed LDP