

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

19th October 2016; 10:00am – 12:00pm in Prestwick Committee Room, County Buildings

Agenda

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

- Update on Town Centre & Retail Proposed Local Development Plan (**Report Section 1**)
- LDP2: Scoping the Main Issues: Initial Feedback and Consultation Strategy(**Report Section 2**)

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 19th OCTOBER 2016

**SUBJECT: Town Centre & Retail Local Development Plan Update; LDP2 – Scoping
the Main Issues and Consultation Strategy**

1. Town Centre & Retail Local Development Plan Update

- 1.1. On 4th May 2016, the emerging Town Centre and Retail Local Development Plan [LDP] was submitted to the Scottish Ministers to be examined. The Scottish Government examination of the town centre and retail LDP has now been concluded and the Report from the Ministers has been submitted to South Ayrshire Council for consideration. The Report was published by the DPEA on 13th October, and a copy was also published on the Council's Planning web pages.
- 1.2. Work to fully assess the Reporter recommendations has not yet commenced, but there are a number of "headlines" which are evident at this point in time. The Reporter has generally endorsed the Plan in its entirety, making recommendations for alterations where clarity is required to ensure the Plan is applied and interpreted as intended by the Council.
- 1.3. A Report will be prepared for a meeting of the Full Council to consider the recommendations of the Ministers' Reporter, to prepare any appropriate modifications to the LDP, and to environmentally assess any such alteration (the SEA process). It is anticipated that this can be completed by January/February 2017.

2. LDP2 Update: Main Issues Report Scoping and Consultation

- 2.1. At the LDP Board meeting of 22nd June 2016, Members were updated on the programme of work related to the preparation of LDP2, and particularly the process leading up to the publication of a Main Issues Report.

Consultation Arrangements for LDP2

- 2.2. Work is progressing with regard to community consultation arrangements for LDP2 at each of the 6 Community Locality Planning Areas. The consultation events will be held during November 2016 in conjunction with Community Planning. As detailed in the Report to LDP Board of 22nd June 2016, work is also progressing with regard to the 3 Delivery Group meeting arrangements (Housing, Business and Rural Issues),

the Planning Forum and Key Agency meetings. In addition, we are now working again with “ESRI” to develop a new consultation tool called “QuestionWhere” that will keep us at the forefront of innovative and effective ways to engage the public in the ongoing consultation process.

Key Issues

2.3. At the LDP Board meeting of 22nd June, Members were advised that a comprehensive monitoring exercise was being undertaken to identify how fit-for-purpose the current LDP policies are, and to identify key issue and potential areas for change that would form the basis of the Main Issues Report. Key themes for focus were identified as being:

- an effective economic strategy;
- how to stimulate housing development;
- modernising business and industry policies (including rural business);
- supporting the spaceport; and,
- reviewing the approach to rural housing.

2.4. Initial consultation with Key agencies and Council Services that has been undertaken over the past few months has confirmed a strong level of consensus that the above themes are generally appropriate as “Main Issues” for consideration. However, additional matters have been brought to light, and some surprise expressed with regard to the profile afforded to rural housing in particular. The headline comments are as follows:

Potential Additional “Main Issues”:

2.5. Members will recall that as part of the LDP, an Action Plan must be prepared and updated on a biennial basis. This is done as a matter of course (and is a statutory requirement). However, it has been suggested that a “Main Issue” could be to focus on what the previous LDP listed as action points, what has happened to these action points – and if stalled, why, whether they remain relevant and what can be done to further their implementation if appropriate to do so. There is clearly merit in reviewing the Action Plan in this way, particularly in light of the drive towards a more integrated approach to working across Council services and its partners.

2.6. The second theme raised as a potential “Main Issue”, is the Ayrshire Growth Deal (AGD). We have already identified elements of the Growth Deal, including the potential offered by the development of a Spaceport at Glasgow Prestwick Airport. However, given the profile, potential, and corporate importance of the AGD bid, its inclusion as a Main Issue for further examination and consideration would be advantageous.

2.7. The third element which has emerged as a potential Main Issue is that of the “Central Scotland Green Network”. This is a national development in the Scottish Government’s third national Planning Framework, with a wide ranging remit which goes beyond a “green initiative” and concerns improving the vitality, health and well-being of central Scotland.

Potential Removal of Main Issue

2.8. The issue which was questioned as being a “main issue” for the LDP to focus on, was that of rural housing. In initial correspondence and discussions with colleagues in North Ayrshire, East Ayrshire and Dumfries and Galloway, the issue of Rural

Housing in those Council areas was one of some local dissatisfaction or disquiet, but not of such significance to be regarded as being a Main Issue and focus of attention.

2.9. In light of the above, we have undertaken some preliminary research with other Planning Authorities across Scotland to ascertain whether there are similar issues and approaches in the preparation of LDP. It is readily evident from Members' comment that the Rural Housing Policy requires further examination, review and refinement, but rather than focus on this matter in particular, it could be undertaken as part of the wider remit of reviewing all policies of the Plan and associated supplementary guidance. At this point in time however, we are not advocating removing "Rural Housing" as a Main issue, simply relaying initial findings of early consultation.

2.10. A presentation on the evidence gathered for the above issues will be given at the Board meeting for members to consider. **Members are asked to note and discuss the key findings presented on the key issues.**

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Date: 14th October 2016