

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

Meeting 11 – 21st November 2012 at 2pm in, Ayr Room, County Buildings

Agenda

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

- a. Purpose of the Project Board
- b. Development Plans
- c. South Ayrshire Local Development Plan Background
- d. South Ayrshire Local Development Plan Project Board
- e. Local Development Plan Progress
 - Development Plan Scheme
 - Monitoring Report
 - Main Issues Report
 - Visioning for the Local Development Plan
 - Environmental & Equalities Assessments
 - Consultation & Planning Forum
 - Current Status of South Ayrshire Proposed Local Development Plan
 - Future Development Plan Stages
- f. Further Project Board Meetings & Councillor Consultation Programme

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 21ST NOVEMBER 2012

**SUBJECT: INTRODUCTION TO LOCAL DEVELOPMENT PLAN AND 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) for South Ayrshire. The report also establishes an intended programme for further meetings of the Project Board.

2. Development Plans

- 2.1 A presentation will be given on the purpose and role of development plans, the context relevant to their preparation and the stages involved.

3. South Ayrshire Local Development Plan Background

- 3.1 In recognition of the Council's requirement to prepare and adopt a LDP to replace the existing South Ayrshire Local Plan and Ayrshire Joint Structure Plan, at a meeting of South Ayrshire Council on 12 March 2009, the Council agreed to : -

- approve commencement of the preparation of a LDP for South Ayrshire;
- approve the DPS as the basis for defining a timetable and programme of action through the various stages of plan preparation towards adoption;
- approve the Participation Statement contained within the Development Plan Scheme (DPS) as the basis for carrying out public and community consultation throughout the plan preparation;
- agree that the approved Ayrshire Joint Structure Plan will form a key background document that provides a basis for the strategic spatial context to inform the vision statement of the new local development plan; and,
- approve the formation of an Elected Member/Officer LDP Project Board with responsibility for providing guidance and comment on policy development and consultation procedures, and with responsibility for overseeing the project management of the process of preparing the LDP.

4. South Ayrshire Local Development Plan Project Board

- 4.1 As agreed at the meeting of South Ayrshire Council on 12 March 2009, the following Elected Members were established as comprising the Project Board for the LDP: -

- Portfolio holder for Economic Development, Tourism and Leisure (Chair);
- Portfolio holder for Sustainability and the Environment;
- Portfolio holder for Housing and Customer First;
- Chair and vice chair of Regulatory Panel;
- Chair of Development and Environment Standing Scrutiny Panel; and,

- Chair of Community Services Standing Scrutiny Panel.

5. Local Development Plan Progress

Development Plan Scheme (DPS)

- 5.1 The LDP preparation is progressing in accordance with the timetable approved as part of the DPS. The DPS contains proposed timetabling for the LDP preparation and adoption process; details of what is likely to be involved at each stage of the LDP; and a participation statement on the consultative measures involved in the LDP. The DPS can be viewed, at the following link: - <http://www.south-ayrshire.gov.uk/planning/development-plan-scheme.aspx>.
- 5.2 The most recently approved DPS timetable was approved by South Ayrshire Council on 8th March 2012. Throughout the preparation of the Plan, the Council should update the DPS on an annual basis, to adjust the timetable to reflect changes to programming. The next update, therefore, is due in March 2013. The updated timetable can also be viewed at the link in section 5.1.

Monitoring Statement

- 5.3 The Council is required to produce a monitoring statement as part of the production of the development plan. The monitoring statement is to be produced early in the process of preparing the Plan, so it can identify where existing policies performing well or whether a change in approach is required. Work on the Council's monitoring statement commenced in 2009, and the final report was published in May 2012, alongside the Main Issues Report. The monitoring statement monitored the success of policies in the Ayrshire Joint Structure Plan and South Ayrshire Local Plan, which, together, form the currently adopted development plan.

Main Issues Report

- 5.4 The publication of a Main Issues Report is a statutory stage of the preparation of a development Plan. It is intended to identify key policy areas where change is required and offer options for change, to facilitate consultation. The Main Issues Report should also outline options for development locations, particularly new sites for housing. The main issues should be informed by the monitoring statement and early consultations with technical consultees, the development industry and communities. After publication of the Main Issues Report, widespread consultation should take place involving all relevant stakeholders, and this should inform the preparation of a proposed plan – which should represent the Council's final proposals.
- 5.5 The Council's Main Issues Report was published in May 2010. The document was consulted on during an extended consultation period, during which officer-facilitated community and development industry consultation events were held.

Visioning for the Local Development Plan

- 5.6 Section 15(1) of the Planning etc. (Scotland) Act, 2006 requires the LDP to set out a vision on how the Council's expects development of land could and should occur and on the matters that might be expected to affect development.
- 5.7 The Council's vision, together with aspects of the Single Outcome Agreement and the vision of the Ayrshire Joint Structure Plan has informed the LDP vision; and it has been tested during the Main Issues Report consultation. The LDP vision is to "grow the economy in an outstanding natural environment". The key themes for the vision are: -
- Grow the economy by enhancing the quality of South Ayrshire's environment;
 - Improve transport infrastructure;

- Support green sector jobs;
- Improve town centres;
- Allow rural areas to thrive through flexible planning policies;
- Enhance Glasgow Prestwick Airport;
- Promote Ayr and Troon Ports as a key economic assets;
- Achieve housing growth in a volatile market whilst protecting the environment; and,
- Respond to climate change.

Environmental & Equalities Assessments

- 5.8 Under various statutory provisions, the Proposed Plan has been subjected to a strategic environmental assessment, a habitats regulation appraisal, appropriate assessment and equalities impact assessment. All of these additional assessments have been tied closely to the ongoing preparation of the Plan to improve the environmental performance of the Plan and to ensure its impact on different population characteristic groups are considered.
- 5.9 The assessments can be viewed on the Council website at: <http://www.south-ayrshire.gov.uk/planning/planlpdocuments.aspx>.

Consultation & Planning Forum

- 5.10 A Planning Forum has been created to engage with the local community on policy development and consider the function of the Planning Service. The Forum assists the community in influencing policy development with a particular focus on the Local Development Plan. To date, the Forum has been consulted at various stages of the LDP and has contributed to, and helped shape the LDP's strategy and policies.
- 5.11 In addition to consultation with the Forum, consultation on the Plan has met and exceeded all statutory provisions. In line with the Government's expectations for innovative consultation on the Plan, the Development Planning and Customers Team has prepared radio and press adverts for Plan consultation, in addition to hosting facilitated community and development industry events.

Current Status of South Ayrshire Proposed Local Development Plan

- 5.12 The Council, on 16th November, closed an extended consultation period on the Proposed Local Development Plan. During the consultation period, approximately 750 representations were received from consultees, development industry/commercial sector and members of the public and community councils. Work is ongoing to summarise all representations, to identify the aspects of the Plan that are attracting the most objection/support. A full breakdown of issues will be presented to the LDP Board in January, however, to provide an early indication of key issues, the vast majority of representations relate to proposed housing sites at Coylton, Annbank, Ballantrae and the land adjacent to Cunning Park – which has not been proposed for development.

Future Development Plan Stages

- 5.13 Following the consideration of all issues raised in representation to the Plan, the Council must consider whether any of the objections merit altering the Plan, by way of a modification. Government advises that it is not normal practice to modify plans, and it should not be undertaken as a matter of course. Therefore, modifications to the Plan should only be made where there is an overwhelming reason to support the objection to the Plan. Future Board meetings will consider the representations to the Plan, and whether there is merit in proposing a modification.
- 5.14 If a significant modification to the Plan is proposed (e.g. the addition, deletion or alteration of a proposed housing site), the Plan would require to repeat the proposed plan consultation stage, offering a minimum of 6 weeks for further comment. It is anticipated that a modification would delay the eventual adoption of the Plan by between 3-6 months.

5.15 If there are no proposed modifications to the Plan, the Council must submit the Plan to the Scottish Government for formal examination, which would be undertaken by an independent reporter. The reporter will arbitrate on representations to the Plan and determine whether the Plan should be altered as a result of the objections. Where a reporter recommends a modification to the Plan, the Council will normally be obliged to make that change before adopting the Plan.

5.16 If the Plan is not modified, it is expected to be adopted in winter 2013/2014.

6. Further Project Board Meetings & Councillor Consultation Programme

6.1 To assist the project management of the LDP, it is proposed that the Board meets, as follows, to consider the following matters:-

10th December 2012:

- Consider supplementary guidance on rural housing, historic environment, education contributions and residential amenity standards

January 2013:

- Consider issues raised in response to the consultation on the Proposed Local Development Plan

February 2013:

- Consider proposed responses to issues raised in representations to the Plan

6.2 In addition to the programme of LDP Board meetings, it is intended to hold the following full-member seminars: -

17th December 2012:

- Seminar on introduction to South Ayrshire Proposed Local Development Plan

18th & 19th December:

- Lunch-time (12-2pm) drop-in sessions on supplementary guidance on rural housing, historic environment, education contributions and residential amenity standards

6.3 During January and February, further Board meeting will be arranged to present the key issues raised in representations to the Proposed Plan, and proposed recommendations on how to respond to those issues. Further details of future meetings will be set out in the Board papers for December.

The Board is asked to approve the programme of Board meetings and elected member seminars