

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

22nd June 2016; 1030am – 1230 pm in Maybole 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 and Consultation Strategy(**Report Section 2**)

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 22nd JUNE 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 is currently underway. The Scottish Government has concluded its examination of consultation arrangements on the LDP and has not raised any requirement to re-visit consultation stages. The examination is currently focussing on the content of the LDP, however, since the examination is out of the Council's no further indication can be provided on the progress of the examination. Further updates will be provided at future Board meetings.

2. LDP2 Update: Main Issues Report Scoping and Consultation

Integrating Community and Spatial Planning

- 2.1. The Scottish Government have recently indicated a stronger objective of achieving closer integration of spatial (land use planning) and community planning. The 'Draft Planning Delivery Advice: Housing and Infrastructure' (published February 2016) in particular, promotes more effective joint working between community and spatial planning, with support at the corporate Council level, to achieve integrated community engagement, identify infrastructure needs and to support better connections being made between the planning of local services with the future spatial development strategy.
- 2.2. The recent Independent Review of Planning in Scotland has also recommended a much closer integration of community and spatial planning processes and plans, to create more place-based LDP's, better able to reflect community objectives.
- 2.3. Whilst spatial Planning is concerned with improving and planning for physical places, Community Planning is more concerned with improving outcomes for people. The Scottish Government considers that one of the key ways to improve the lives of people, is to improve places, and in that regard we now need to do more in South Ayrshire to link Spatial Planning and Community Planning and in particular integrating the process to develop the next Local Development Plan (LDP) with

Community Planning arrangements within each CPP area. It is therefore proposed to follow Scottish Government best practice in aligning the consultation before, and around, the publication of the Main Issues Report with the Community Planning Partnership and the production of the Local Outcomes Improvement Plan (LOIP). It is also hoped that engaging on all the plans simultaneously will address 'consultation fatigue'.

- 2.4. The design and consultation arrangements for LDP2 will reflect this ambition through the following methods:
- Engaging with communities in each of the 6 localities identified by the Community Planning Partnership through the 6 'mini-conferences' as a joint LOIP/LDP consultation. Each meeting can be tailored to the key issues for each locality.
 - Use of the Place Standard tool for each of the 24 neighbourhoods defined within the localities to establish how the LDP can meet community expectations. This was used successfully at the recent Prestwick Charrette. The Place Standard will allow a picture to be built up of how people within each neighbourhood and settlement feel about their area, and the facilities and amenities within it.
 - Involvement of the Planning Service in Community Planning Partnership meetings.
 - A place-based focus for the Local Development Plan. The Plan will set out policies and proposals for each locality as identified by the Community Planning Partnership.

Consultation Arrangements for LDP2

- 2.5 As discussed in the above section, the community consultation for LDP2 will be based around the 6 localities, in alignment with the Community Planning consultation framework. The consultation events will be held over a 6 week period in September-October 2016 and will include the following:
- 6 mini conference events for each locality. These will utilise the Place Standard as a core consultation technique.
 - Planning Forum refresh – a move towards a Facebook community/group. Engagement and feedback can be made through Facebook and other electronic means, as well as meetings/workshops.
 - Call for Sites – open to all- developers, agents, land owners, Council and communities. However, will be limited to specific areas where the Monitoring Report has identified a strategic need for development.
 - Delivery Group – initial 'kick-off' meeting for key agencies, Council services and other infrastructure providers to identify the key issues, priorities and constraints of each organisation as they relate to delivering the objectives and actions of the LDP2.
 - Housing Workshop – for professionals in the housing industry- RSL's, private developers, agents and Homes for Scotland.
 - Youth Forum – engaging young people in LDP discussions/workshops.
 - It is intended to make much greater use of social media to help engage with a wider section of the public than previously achieved.

Key Issues

- 2.6. At the LDP Board meeting on 23rd March, 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.

2.7. This meeting outlined that a comprehensive monitoring exercise would be undertaken to identify how fit-for-purpose the current LDP policies are, and to identify key issues and potential areas for change that would form the basis of the Main Issues Report. Following this exercise, and having gathered evidence, it has emerged that the key areas of focus should be shaping the LDP2 spatial strategy around an effective economic strategy; how to stimulate housing development; modernising business and industry policies; supporting the spaceport and reviewing the approach to rural housing.

2.8. For each of these topics, the critical issues for the Main Issues Report to consider are set out: -

i) Overall outlook for the South Ayrshire economy

It is common for development plans to be underpinned by economic forecasting to understand the economic strengths and weaknesses of the area over short, medium and long term horizons. Oxford Economics has produced economic forecasting research, which will be presented and discussed at the Board meeting, outlining potential planning policy implications.

ii) Stimulating housing development

The adopted LDP provides a substantial amount of additional land for housing development. However, this additional land for housing has seen little uptake of new development sites. While the Council already has enough land for housing to meet identified needs, commercial market research has been produced to outline options to stimulate and enable development in a short term horizon.

iii) Making our employment land more attractive and catering for rural businesses

The Council's own research indicates that it currently has an oversupply of business and industry land; which suggests there is enough land to meet new investment needs. Commercial market research has underpinned the Council's understanding on this issue; but is also going to review how planning policies can support micro-businesses and small-scale start-ups. A presentation will outline research findings to date.

iv) A planning policy framework to support the Spaceport

The current LDP was prepared prior to the emergence of the possibility of a Spaceport being developed. However, it is clear that, if developed, it will bring significant economic benefits to South Ayrshire. A presentation to the Board will outline options for supporting and enabling development of the Spaceport.

v) Supporting appropriate rural housing development

The set of policies in the adopted LDP substantially relaxed planning restrictions of rural housing development in countryside areas. However, monitoring has outlined a pattern of consents being granted at the Local Review Body for rural houses as extensions to clusters. A presentation will outline how the Main Issues Report considers policy options to change, retain or review current rural housing policies.

- 2.9. A presentation on the evidence gathered for these 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.**

Person to Contact: Neale McIlvanney (Lead Development Plan Officer) – 01292 616648
James Hall (Supervisory Planner) - 01292616303

Date: 20th June 2016