

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

Meeting 9 – 28th September 2011

Agenda

1. Discussion on main paper and appendices, including: -
 2. Local Development Plan Policy and Preparation
 3. Local Development Plan Strategy

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 28th SEPTEMBER 2011

SUBJECT: POLICIES TO BE CONTAINED IN THE 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].
- 1.2 The meeting of the Board will involve primarily a discussion of the issues outlined in this paper.

2. Local Development Plan Policies and Preparation

- 2.1 A draft of the policies to be included in the LDP has been attached to this report as **Appendix A**.
- 2.2 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 process 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/altered 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.

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

3. LDP Strategy

3.1 Appendix B provides an appraisal of the strategy for the LDP, as consulted on through the Main Issues Report consultation. The appraisal seeks to provide a justification for the intended strategy, in terms of its economic, environmental and social consequences. It also responds to key arguments that were submitted against the preferred strategy through the MIR consultation.

3.2 LDP Board Members are asked to consider and note the terms of the strategy appraisal for the LDP.

5. Plan for the Proposed LDP & Future LDP Board Meetings

5.1 The paper considered by the LDP Project Board on 19th August set out the programme for finalisation of the proposed LDP. The preparation of the LDP remains on target to be considered by South Ayrshire Council during November 2011, as per the arrangements set out in previous LDP Board papers.

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).