

SOUTH AYRSHIRE LOCAL DEVELOPMENT PLAN PROJECT BOARD

Meeting 15 – 12th November 2013 at 14.30 in Prestwick Committee Room, County Buildings

Agenda

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

- Update - Proposed Local Development Plan Examination Update (**Report Section 2**)
- Rejected LDP Housing Sites – Possible additional housing site (**Report Section 3**)
- Site Design Briefs (**Report Section 4**)
- Looking ahead to implementing the LDP - economic impact of the Local Development Plan (**Report Section 5**)

SOUTH AYRSHIRE COUNCIL

PAPER TO LOCAL DEVELOPMENT PLAN PROJECT BOARD MEETING OF 12th NOVEMBER 2013

**SUBJECT: PROPOSED LOCAL DEVELOPMENT PLAN UPDATE; ECONOMIC IMPACT
OF LOCAL DEVELOPMENT PLAN – HOUSING**

1. Purpose

- 1.1 The purpose of this report is to update project board members of the Council's work programme that has led to the submission of the Proposed Local Development Plan (LDP) for examination.
- 1.2 The report will also advise members; the status of proposed sites that were not included for housing within the LDP; and a proposed programme of work for production of design briefs for housing sites within the LDP and looks ahead to implementing the LDP in terms of the economic impact of the LDP.

2. Proposed Local Development Plan Examination Update

- 2.1 Following the approval to submit the Proposed LDP to Scottish Ministers for examination on 25th April 2013, a programme of work has been concluded and all documentation relating to the Proposed Local Development Plan was submitted to Scottish Ministers on 7th October 2013. The documentation submitted to support the examination of the Proposed LDP is listed in Appendix 1, which has links to electronic versions of all documentation.
- 2.2 In conjunction with the submission of the above information, statutory notifications have been placed in the Ayr Advertiser and Carrick Gazette to notify members of the publication of the submission of the Plan and of availability of related information. Additionally, all parties that submitted representations to the Plan have also been notified, in writing, that the Plan has been submitted to Scottish Ministers, the appointment of Reporters and the availability of information.
- 2.3 Following submission of the Plan to Scottish Ministers, the Scottish Government's Directorate for Planning and Environmental Appeals has notified the Council of the appointment of Reporters to examine the Plan. The Council has also been advised that following examination of consultation procedures related to the Plan, the outstanding planning issues will be examined. The examination of outstanding issues will take the form of written submissions, a public hearing or a public local inquiry, though it is expected that the majority of issues will be resolved by written submissions, with no further participation opportunity for the Council or any other party. Further participation in the examination will be at the discretion of the Reporter(s) only, when the Reporter requires additional information to reach a conclusion on any issue.
- 2.4 Overall, the examination is expected to last approximately 6 months, although, as yet, the Scottish Government has offered no specific timetable relating to the examination of the Plan.
- 2.5 The summary/copies of all unresolved representations will be available, for inspection, at the LDP Board meeting on 12th November.

2.6 **Members are asked to note the progress to date and current status of the Proposed LDP, and the anticipated timescales for completion of the examination process.**

3. Housing Technical Note: Rejected Local Development Plan Housing Sites

3.1 In support of consultation on the Proposed LDP, a housing technical note was prepared and published (in Autumn 2012) to provide additional information on the number and location of houses allocated in the Plan. In response to representations on the Plan, the technical note has been updated, and submitted to Scottish Ministers as part of the examination documentation. The updated housing technical note is attached as Appendix 2.

3.2 The updated technical note contains an additional section, which develops the work undertaken during the site selection process for the Plan – particularly in relation to rejected housing sites. This additional section is intended to assist the Reporters' considerations on whether the Plan provides an effective land supply in terms of quantity and location of new houses.

3.3 Part of the examination of the LDP will focus on whether the Plan provides an adequate supply of housing land, or whether sites that have been selected will be effective. While the LDP's strategy for meeting housing needs and demands is evidence based, it is always the case that an examination may disagree with the effectiveness of the overall supply or individual sites. In this instance, a Reporter would have the authority to impose changes to the LDP by including additional housing sites. Accordingly, there is value in the Council producing information on the acceptability of sites that were rejected through the LDP process as alternatives, or additions to the LDP supply, as, in the event of the Reporter(s) seeking to allocate additional sites, it will direct the Reporter(s) to sites that are least harmful, in strategy, planning and environmental terms.

3.4 The the note explains that the process of selecting housing sites sequentially rejected sites that were strategically non-favoured, those that were environmentally unsuitable and, finally, those that were rejected only because they were less favourable than the selected sites.

3.5 The output from this process was the sites allocated for housing in the LDP. However, the addition to the technical note provides further information on the rejected sites to show which of those sites are best suited to providing additional housing land, should the examination determine that the Plan needs to provide more houses. The note does this by explicitly categorising the rejected sites in line with the reasons they were rejected, and providing indicative capacity information on how many houses each site could deliver. This is designed to provide additional assessment information on the sites rejected through the LDP process, to guide to Reporter(s) to the most suitable alternative/additional sites for housing, in the event the LDP supply in not adequate.

3.6 The finalised housing technical note includes the categorisation of non-selected LDP sites, which includes three categories of sites:

- i) those sites that would be contrary to the LDP spatial strategy, and, which are not favoured as alternative or additional housing sites (this category is shown in red in the technical note). The Council would remain strongly opposed to the allocation of any site within this category;
- ii) those sites that do not conflict with the LDP strategy, but which are not favoured because they are deemed to be significantly environmentally constrained (shown in amber). The Council would oppose to the release of sites within this category as they are considered to be environmentally constrained in such a way as to be unsuitable for allocation for housing; and
- iii) those sites that are not strategically problematic, or significantly environmentally constrained, but which were deemed to be less favourable than allocated sites (shown in green, although includes 2 amber sites). This range of sites would be

recommended to the Reporter(s) as the initial range of sites for consideration for release for any requirement for additional housing land.

Copies of maps of all sites referred to, above, will be provided at the meeting.

3.7 Members should note that the total capacity (i.e. the amount of houses that could be delivered) of sites falling within the category specified in paragraph 4.4, iii) is 2290 units. In particular, greenfield sites within that category could deliver 908 units.

3.8 **Members are asked to note the content the technical note, particularly, the categorisation of non-selected LDP housing sites, which is based upon assessment that they have already approved.**

4. Local Development Plan Housing Sites – Site Design Briefs

4.1 Following the submission of the Proposed LDP to Scottish Ministers, a programme of work will be progressed to provide design briefs for each of the sites allocated for housing in the LDP. While work has already been completed to identify constraints affecting development sites as part of the Strategic Environmental Assessment of the Proposed LDP, this process is intended to provide detailed guidance on key design, access and landscape considerations affecting each site, to inform future design proposals for the sites. The briefs will also assist to achieve high quality places and residential environments that integrate with the communities in which they are sites, and enhance connectivity throughout the settlements. This will also maximise the efficiency of the planning application process, by setting out clear design preferences for the sites.

4.2 A sample design brief for the housing allocation in Symington has been provided as Appendix 3. The brief is a sample of the design, layout, access and landscaping issues that will be included in the briefs, and seeks to give an indication of the format of the briefs.

4.3 **Members are asked to give consideration to the content and format of the sample brief as a template for design briefs for all housing allocation sites in the LDP.**

5. Looking Ahead to Implementing the LDP - Economic Impact of the Local Development Plan

5.1 This section will be accompanied by a presentation on the economic implications of the Local Development Plan. The presentation will refer to the Action Programme for the LDP, which is attached as Appendix 4, in terms of how the Plan can be delivered, the economic benefit that is expected from delivery of the LDP.

5.2 The Enterprise Manager, Mark Hastings, will be in attendance for this item.

5.3 **Members are asked note and discuss the presentation on economic impact of the LDP.**

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

Date: 12th November 2013

Appendix 1: List of Proposed LDP Examination Documentation

The documentation submitted to support the examination of the Proposed LDP includes: -

1. [The South Ayrshire Proposed Local Development Plan](#)
2. [Summary and copies of unresolved representations](#) (“Schedule 4” forms), which includes copies of all representations objecting to the Plan, and a summary of the Council’s response.
3. [Report of Conformity with Participation Statement](#), which outlines how the Council has carried out consultation throughout the Plan preparation.
4. [South Ayrshire Proposed Local Development Plan Action Programme](#), which includes information on delivery of actions identified in the Plan
5. [List of Council core documents](#), which includes important background documents that provide additional information on the Council’s responses to representations.
6. [The Environmental Report](#), which includes the assessment of the environmental impacts of policies and allocated development sites in the Plan.
7. [The Monitoring Report](#), which provides information on key policy areas (such as housing, retail) that informed the content of the Plan.
8. [Schedule of non-notifiable \(non-substantial\) changes to LDP](#) South Ayrshire Council, on 25th April, 2013, approved the South Ayrshire Proposed Local Development Plan for submission to Scottish Ministers. At this stage, all representations on the Proposed Plan were considered. A number of changes were made to the Plan to reflect representations, however, it was concluded that there were no grounds to make significant changes to the Plan. Non-substantial changes to the Plan are included in a [schedule of changes](#), which can be viewed on this page.