

**Proposed South Ayrshire Town Centre & Retail Local Development Plan Examination
Report to South Ayrshire Council – 11 October 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	COUNCIL'S MODIFICATION	PLAN PAGE/ PARA NO
1 - Vision	Modify the local development plan by: 1. On page 4, removing bullet point four that refers to Heathfield retail park.	4	Agree modification: Remove bullet point four.	Page 4
2 - LDP Policy: Town Centre First Principle	No modifications.	10	No modification	10
3 - LDP Policy: General Retail (Sequential Approach)	Modify the local development plan by: 1. On page 7, amending the title of the policy to "LDP Policy: General Retail". 2. On page 7, under part (1) 'Sequential approach', criterion (c), removing the words "Heathfield Retail Park" in brackets. 3. On page 7, under part (2) 'Retail outside of the town centre', replacing criterion (c) with the following: "c. where there is clear evidence that the proposal will meet a quantitative or qualitative deficiency". 4. On page 7, under part (3) 'Agreed out of centre retail', moving the second point under 'Note' referring to commercial centres i.e. Heathfield, to become a second footnote to the entire policy. 5. On page 8, under part (4) 'Retail development outwith settlements', replace		1 Agree modification. Title of policy to read "LDP Policy: General Retail". 2 Agree modification. Remove "Heathfield Retail Park" from criterion (c) 3 Agree modification. Replace criterion (c) text with: "where there is clear evidence that the proposal will meet a quantitative or qualitative deficiency". 4 Agree modification. Remove second point under note, and replace as second footnote to entire policy. 5 Agree modification. Replace final sentence underpart 4 with:	7 7 7 7 8

**Proposed South Ayrshire Town Centre & Retail Local Development Plan Examination
Report to South Ayrshire Council – 11 October 2016**

ISSUE	REPORTER'S RECOMMENDATION	REPORT PAGE NO	COUNCIL'S MODIFICATION	PLAN PAGE/ PARA NO
	<p>label Site A as "Retail Park".</p> <p>3. On page 16, Heathfield Strategy Map (text box alongside), replacing the words 'Heathfield Retail Park: Retail' with the words "Heathfield Commercial Centre".</p> <p>4. On page 16, Heathfield Strategy Map (text box alongside), adding titles to the two columns as follows: first column be titled "Sub areas within Heathfield" and second column be titled "Preferred uses within sub areas".</p> <p>5. On page 16, Heathfield Strategy Map (text box alongside), moving the third paragraph under Heathfield Commercial Centre dealing with references to LDP Policy: General Retail, to the beginning of this section so that it is clearly applicable to Sites A, B and C.</p>		<p>A as "Retail park".</p> <p>3 Agree modification. In the text box, replace the words 'Heathfield Retail Park: Retail' with the words "Heathfield Commercial Centre".</p> <p>4 Agree modification In the text box, add titles to the two columns as follows: first column be titled "Sub areas within Heathfield" and second column be titled "Preferred uses within sub areas".</p> <p>5 Agree modification In the text box, move the 3rd paragraph under Heathfield Commercial Centre dealing with references to LDP Policy: General Retail, to the beginning of this section so that it is clearly applicable to Sites A, B and C.</p>	<p>16</p> <p>16</p> <p>16</p>
7 - Low Green Conservation Area	No modification.	37	No modification	

South Ayrshire Council

Proposed Town Centres and Retail Local Development Plan

Environmental Assessment on Reporter's Modifications

1 Introduction

- 1.1 South Ayrshire Council approved a Proposed Town Centres and Retail Local Development Plan (TCRLDP) for consultation on 17th December 2015 and following consultation through February 2016, submitted the proposed LDP to Scottish Ministers for examination on 29th April 2016. A corresponding Environmental Report identifying the environmental implications of implementing the plan, prepared in accordance with the Environmental Assessment (Scotland) Act 2005, was also submitted as part of the examination process.
- 1.2 Scottish Ministers issued their examination report on 11th October 2016 in which the Reporter recommends certain modifications to the Proposed TCRLDP.
- 1.3 The Planning etc. (Scotland) Act 2006 states that the local planning authority may – prior to making such modifications, publishing same and the proposed plan as modified, and advertising their intention to adopt it – secure the carrying out of an environmental assessment of the proposed plan as so modified. If the local planning authority does so, its subsequent making of such modifications must therefore be on the qualification that said modifications are, in the opinion of the authority, acceptable with regard to that environmental assessment.
- 1.4 As provided for above, this document comprises South Ayrshire Council's environmental assessment with regards to the Strategic Environmental Assessment (SEA) and Habitats Regulations Appraisal (HRA) implications of the modifications recommended by the Scottish Ministers' Reporter.

2 Findings

- 2.1 The assessment set out below finds that due to the clarifying, non-substantive nature of the modifications recommended there are no environmental implications which would entail outcomes or effects at variance to those duly assessed in the Environmental Report previously submitted. The Environmental Report should therefore be referred to for the corresponding assessments on the policies to which the modifications pertain.

SEA and HRA implications as a result of Reporters' report

Modified policy	Would the modification give rise to likely significant environmental effects?	New assessment required?	Comments	LDP response	HRA implications
1. Vision	No	No	The modification deletes reference to relaxation of retailing restrictions at the Heathfield Commercial Centre as an element which contributes to delivery of the vision. Notwithstanding, neither the vision itself nor the Commercial Centres policy are materially affected as a result. As there is no consequent change in policy direction, the modification's omission will not give rise to likely significant environmental effects.	N/A	None
2. General Retail (Sequential Approach)	No	No	Various modifications alter policy labelling, propose minor rewording of policy text, reformatting of certain explanatory sentences as policy footnotes and provide an addition to the glossary. As there is no consequent change in policy scope or direction, the modifications' clarifications will not give rise to likely significant environmental effects.	N/A	This policy was screened out under step 3c of the HRA screening process. As there is no change in policy scope or direction consequent to the modifications, there is no likely significant environmental effect which would change this screening outcome and warrant appropriate assessment.
3. Commercial Centres (Heathfield)	No	No	Various modifications propose minor policy rewording and site re-labelling which relate to the accompanying strategy map. As there is no consequent change in policy scope or direction, the modifications' clarifications will not give rise to likely significant environmental effects.	N/A	This policy was screened out under step 3c of the HRA screening process. As there is no change in policy scope or direction consequent to the modifications, there is no likely significant environmental effect which would change this screening outcome and warrant appropriate assessment.