

South Ayrshire Council

**Report by Head of Enterprise, Development and Leisure
to South Ayrshire Council of 5th October 2017**

**Subject: South Ayrshire Local Development Plan 2: Main Issues
Report, Monitoring Statement and Environmental Report.**

1. Purpose

- 1.1 This report seeks Council approval for the Main Issues Report (MIR) to be issued as a consultation document as part of the preparation of South Ayrshire Council's second Local Development Plan (LDP2).

2. Recommendations

It is recommended that the Council:

- 2.1 **approves the Main Issues Report (MIR) contained in [Appendix 1](#) for consultation; and**
- 2.2 **grants delegated powers to the Executive Director - Economy, Neighbourhood and Environment to make minor editorial changes to the MIR, Monitoring Statement and Environmental Report, as required, prior to their publication.**

3. Background

- 3.1 A report to Leadership Panel on 17th March 2015 approved the commencement of preparation of a second LDP for South Ayrshire. The Council also approved a Development Plan Scheme as the consultation strategy and timetable for the various stages of the preparation of the plan.
- 3.2 The MIR is a consultation document which sets out the Council's general proposals for development within its geographical area, identifying where development should and should not occur.

The MIR is not a draft version of the LDP, but should concentrate on the key changes that have occurred since the previous plan and on the Council's initial suggestions for future development. Given that the MIR is the principal opportunity for consultation on the LDP, it has to be clear and precise. It has to also make reference to policies contained within the existing development plan that are intended to remain unaltered, but without significant discussion.

- 3.3 The MIR must be published alongside a proportionate and concise Monitoring Statement to provide an evidence base for its content; and, an Environmental Report, which is an environmental audit of the impacts of the plan, required under the Environmental Assessment (Scotland) Act 2005.
- 3.4 An Elected Member/Officer LDP Project Board has been responsible for overseeing the project management process of preparing the MIR, to ensure that the LDP meets the critical milestones set out within the DPS. Through various meetings of the LDP Project Board, Elected Members have had the opportunity to influence the consultation processes, as well as the form and content of the MIR itself.

4. Proposals

- 4.1 The MIR is a significant stage in the preparation of a LDP. It sets out options for a development strategy for South Ayrshire on major economic, environmental and social issues.
- 4.2 The introduction to the MIR sets out the purpose of the document; how it fits in to the LDP process; and how it links to key strategy documents (including South Ayrshire Council's Vision; and the National Planning Framework 3). It also provides information on consultation processes.
- 4.3 The introduction is followed by details of a preferred strategy/vision for future development within South Ayrshire. This has been developed to reflect the comprehensive consultation that was undertaken in preparing the MIR. A preferred vision is set out alongside alternative visions.
- 4.4 The remaining sections of the MIR deal with key issues, where a change in planning policy has been identified as being required, through monitoring and consultation. Each of these sections contains an introduction to the issue in question, options for change, and a preferred strategy.
- 4.5 To ensure that consultation on the MIR is as effective as possible, it is presented in non-technical conversational style. Similarly, maps have been designed to be and clear and simple. The use of photographs is intended to illustrate text, thereby making the document user-friendly and easy to understand. Consultation will be focussed on the now well established "Story Map" on-line format, but printed / text copies will be available. Copies of documents will be available for inspection in the Members' Library prior to the Council meeting.
- 4.6 The MIR is supported by a Monitoring Statement ([Appendix 2](#)), which provides an evidential baseline on all policies contained within the existing, adopted South Ayrshire Local Development Plan. This assisted in identifying key issues for the MIR to address. The Monitoring Statement consists of three parts:
- part 1 is an easy to read summary of key findings;
 - part 2 is a statistical baseline assessment of socio economic trends and:

- part 3 is a traffic light analysis measuring the success of each policy contained within LDP1.

The remaining sections of the document comprise more detailed research documents associated with LDP topics. Larger documents are hyperlinked, as are documents which are readily available through other sources (such as the Scottish Governments on-line publications catalogue).

- 4.7 The Environmental Report's purpose is to identify, describe and evaluate the likely environmental effects of LDP2 following the preferred options of the MIR and compares this to reasonable alternatives. Where the Environmental Report recommends alterations to policy options, these are generally accepted. The Environmental Report states whether or not recommendations were accepted, and indicates why certain recommendations were rejected. The outcome of the Environmental Report is satisfactory, in that it does not identify any potentially significant, adverse environmental impacts arising from the MIR. As the document is lengthy, copies of it will be made available for inspection in the Members' Library and the offices of the Planning Section in Burns House, prior to the Council meeting. The Report is referred to as Appendix 3 ([here](#)).
- 4.8 The approval of the Council for the content of the MIR is required, prior to its publication for public consultation.
- 4.9 Formal public consultation is anticipated to take place during November and December 2017, subject to Council approval of the MIR, an executive summary of which is appended to this report for members' reference purposes only ([Appendix 5](#)).

5. Resource Implications

5.1 *Financial*

None arising directly from this report.

5.2 *Legal*

None arising directly from this report.

5.3 *Human Resources*

None arising directly from this report.

6. Risk

- **Risk Implications of adopting the recommendations**

There are no associated risks.

- **Risk Implications of rejecting the recommendations**

Rejecting recommendations in this report may result in failure to comply with Scottish Government regulations on development plans, in that the Council may fail to produce a replacement LDP by 2019.

7. Equalities

- 7.1 The proposals in this report have been assessed through the Equalities Impact Assessment Scoping process. There are no significant positive or negative equality impacts of agreeing the recommendations; therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 4](#).

8. Sustainable Development Implications

- 8.1 Advice obtained from the Scottish Government is that a Main Issues Report should be the subject of a Strategic Environmental Assessment. The Assessment is available as a separate document (see background papers).

9. Options Appraisal

- 9.1 The Main Issues Report sets out options on planning policies and strategies that will be contained in the South Ayrshire's Local Development Plan 2.

10. Link to Council Plan

- 10.1 The Proposed Local Development Plan is recognised as a key action that will assist to deliver the Council Plan's (2016-2018) strategic objectives of maximising the potential of our local economy, maximising the potential of our communities and maximising the potential of our environment.

11. Results of Consultation

- (1) Consultation has taken place with the Local Development Plan Project Board at its meetings on 23rd March 2016, 22nd June 2016, 19th October 2016 a briefing paper of March 17th 2017 and a final meeting prior to this Council meeting, held on 16th August 2017. The Board considers the timescale, consultation arrangements and management arrangement for the review and replacement of the adopted LDP.
- (2) Consultation and engagement events were held in Autumn / Winter 2016-17 with Council Heads of Service, key agencies, interest groups and business / industry sectors.
- (3) Conjoined public engagement events with communities were held in all 6 Community Locality Planning Areas with Community Planning and Community Justice teams.

The information obtained from consultation has been used to influence the Main issues and suggested preferred policy approaches.

Background Papers

Planning etc. (Scotland) Act 2006 [here](#)
Town and Country Planning (Development Planning) (Scotland) Regulations 2008 [here](#)
Scottish Government Circular 6/2013 [here](#)
Report to South Ayrshire Council Leadership Panel of 17th March 2015 “South Ayrshire local Development Plan Review” [here](#)
South Ayrshire Local Development plan 2 Main Issues Report (Appendix 1)
South Ayrshire Local Development Plan2 Monitoring Statement (Appendix 2)
South Ayrshire Local Development Plan 2 MIR Strategic Environmental Assessment (Appendix 3) [here](#)
South Ayrshire Council Local Development Plan 2 MIR Equalities Impact Assessment Scoping (Appendix 4)

Persons to Contact

Jill Cronin, Head of Enterprise, Development and Leisure
County Buildings, Wellington Square, Ayr
jill.cronin@south-ayrshire.gov.uk
Tel : 01292612743

Date: 18th September 2017