



North Ayrshire Council  
Comhairle Siorrachd Àir a Tuath

Cunninghame House,  
Irvine.

26 March 2015

### **Local Development Plan Committee**

You are requested to attend a Meeting of the above mentioned Committee of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **MONDAY 30 MARCH 2015** at **10.00 a.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

**1. Declarations of Interest**

Members are requested to give notice of any declarations of interest in respect of items of business on the Agenda.

**2. Minutes**

The accuracy of the Minutes of the meeting of the Committee held on 4 April 2014 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

**3. Commencement of the next North Ayrshire Local Development Plan**

Submit report by the Executive Director (Economy and Communities) on an overview of the Development Plan Scheme (copy enclosed).

**4. Urgent Items**

Any other items which the Chair considers to be urgent.







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### Local Development Plan Committee

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Sederunt: Marie Burns (Chair)  
Ronnie McNicol (Vice Chair)  
Robert Barr  
John Bell  
Matthew Brown  
John Bruce  
Ian Clarkson  
Joe Cullinane  
Anthea Dickson  
John Easdale  
John Ferguson  
Alex Gallagher  
Willie Gibson  
Tony Gurney  
Jean Highgate  
Alan Hill  
John Hunter  
Elizabeth McLardy  
Grace McLean  
Catherine McMillan  
Peter McNamara  
Ruth Maguire  
Tom Marshall  
Jim Montgomerie  
Alan Munro  
David O'Neill  
Irene Oldfather  
Donald Reid  
Robert Steel  
Joan Sturgeon

Attending:

Apologies:

Meeting Ended:







Local Development Plan Committee  
4 April 2014

**IRVINE, 4 April 2014** - At a Meeting of the Local Development Plan Committee at 10.00 a.m.

**Present**

Marie Burns, John Bell, Ian Clarkson, Joe Cullinane, Anthea Dickson, John Easdale, John Ferguson, Alex Gallagher, Willie Gibson, Tony Gurney, John Hunter, Alex McLean, Catherine McMillan, David O'Neill, Robert Steel and Joan Sturgeon.

**In Attendance**

D. Hammond, Team Manager (Development Plans) (Development and Environment); and K. Dyson, Communications Officer and M. Anderson Committee Services Officer (Chief Executive's Service).

**Chair**

Councillor Burns in the Chair.

**Apologies for Absence**

Robert Barr, Matthew Brown, Alan Hill, Ruth Maguire, Tom Marshall, Elizabeth McLardy, Peter McNamara, Ronnie McNicol, Jim Montgomerie, Irene Oldfather and Donald Reid.

**1. Declarations of Interest**

There were no declarations of interest by Members in terms of Standing Order 16.

**2. Minutes**

The accuracy of the Minutes of the meeting held on 28 August 2013 was agreed and the Minutes signed in accordance with paragraph 7(1) of Schedule 7 of the Local Government (Scotland) Act 1973.

**3. Adoption of the North Ayrshire Local Development Plan**

Submitted report by the Corporate Director (Development and Environment) which (a) advised on the Reporters' main findings arising from the examination of the Modified Local Development Plan (as submitted); and (b) sought approval to proceed with the adoption of the North Ayrshire Local Development Plan.

Scottish Ministers received the Council's Modified Local Development Plan (as submitted) for 'examination' in February 2013. The examination process is now complete and the Reporters' report was received in March 2014.



Sections 2.4-2.16 of the report summarised the Reporters' key findings in respect of Hunterston, Lawhill Farm (West Kilbride), Noddsdale Meadow and Brisbane Glen Road (Largs) and Lochshore (Glengarnock). The Reporters' modifications, as summarised at Appendix 1 to the report, are legally binding upon the Council.

Upon adoption, the revised plan will be formally constituted as the North Ayrshire Local Development Plan, replacing the existing local plans and the Ayrshire Joint Structure Plan as a basis for making the Council's decisions on planning applications.

Members asked questions, and received clarification, on the following:-

- the potential for the future development of Hunterston, given that NPF3 no longer identifies Hunterston as a national development; and
- whether Hunterston's new status represented a downgrading and if it was too late to lobby for reinstatement.

The Committee agreed, Councillors Gallagher and McLean dissenting with regard to the reinstatement of Noddsdale Meadow and Brisbane Glen Road (Largs) as new housing sites within the LDP, to (a) note all the modifications to the Modified Local Development Plan (As Submitted) commended by the Scottish Government Reporters at Appendix 1; (b) adopt and publish the plan, incorporating these changes, following Scottish Ministers' approval; and (c) set the date of adoption of the LDP as the date from which the Affordable Housing Policy will apply to qualifying development proposals.

The Meeting ended at 10.15 a.m.



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## **NORTH AYRSHIRE COUNCIL**

### **Agenda Item 3**

**30 March 2015**

#### **Local Development Plan Committee**

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<b>Subject:</b>	<b>Commencement of the next North Ayrshire Local Development Plan</b>
<b>Purpose:</b>	To provide an overview of the Development Plan Scheme and obtain Committee approval for its publication.
<b>Recommendation:</b>	That the Committee agrees to: (a) note the start of the preparation of the next North Ayrshire Local Development Plan; and (b) authorise publication of the Development Plan Scheme at Appendix 1.

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#### **1. Introduction**

- 1.1 This report introduces the Development Plan Scheme (DPS) for the next North Ayrshire Local Development Plan (LDP), which marks the start of preparing this new plan. The DPS is a short, statutory document which outlines the key stages in preparing the new LDP and when people can get involved.

#### **2. Current Position**

- 2.1 The planning system in Scotland is led by development plans, which together with national planning policies, form the basis for making planning decisions. The North Ayrshire LDP is the current development plan for North Ayrshire and translates the Council's aspirations for regeneration and economic growth into detailed planning policies and proposals to guide future development across the area.
- 2.2 Although the North Ayrshire LDP was only adopted in May 2014, legislation requires it to be replaced every five years. Scottish Government advice is that it should normally take around three years to prepare a new LDP from start to finish. While much of the current North Ayrshire LDP remains relevant, it will need updated to help meet the future development needs of North Ayrshire and to respond to changed or new strategic priorities as they emerge.



- 2.3 Work on the next LDP formally starts with publication of the Development Plan Scheme (DPS). The DPS at Appendix 1 sets out a timetable for preparing the new plan and what is likely to be involved at each stage. On page 5, the timetable advises of the intention to undertake 'evidence gathering' until the end of this year. The purpose of this stage is to identify and review the main planning issues in the area and other issues that have arisen. As part of initial pre-engagement on the plan, officers will be inviting a range of stakeholders to submit issues within North Ayrshire and to suggest potential sites for development. The product of evidence gathering is publication of the Main Issues Report (MIR), anticipated March 2016, and subsequent public consultation.
- 2.4 The MIR is the first formal stage of plan preparation and is intended to stimulate public discussion and feedback on the Council's big ideas for future development. The document will set out the Council's general proposals for key planning policies and where development should happen, giving options as to how the main planning issues might be addressed by the new plan. Other key milestones to note from the timetable include publication and consultation of the Proposed Plan in January 2017, followed by the plan's examination and adoption a year later.
- 2.5 The DPS also includes a Participation Statement stating how and when the Council intends to engage on the new plan. Officers aim to employ a range of consultation methods, going well beyond the statutory minimum, to obtain the views of as many people, businesses and organisations as possible.
- 2.6 It is vital that all Elected Members are involved in the plan-making process to provide ownership, leadership and commitment. Officers will make arrangements to involve Elected Members in key areas of work either through the LDP Committee or less formal means e.g. workshops. Full details on consultation activity will be announced and well publicised in due course.

### **3. Proposals**

- 3.1 The Committee is invited to (i) note the start of the second North Ayrshire Local Development Plan; and (ii) authorise publication of Development Plan Scheme at Appendix 1.
- 3.2 Following approval, the design and layout of the DPS will be further refined before copies of the document are placed on the internet and in every public library in North Ayrshire. Copies will be distributed to Scottish Ministers and to all Elected Members for their information. Other key stakeholders will also be notified of publication of the DPS.



## **4. Implications**

### Financial Implications

- 4.1 The costs of preparing the new plan will be met from existing budgets.

### Human Resource Implications

- 4.2 There are none from this report.

### Legal Implications

- 4.3 There are none from this report.

### Equality Implications

- 4.4 There are none from this report.

### Environmental and Sustainability Implications

- 4.5 The new LDP will undergo a statutory Strategic Environmental Assessment (SEA). This is a means to judge the likely impact of the plan on the environment and to seek ways to minimise that impact, if it is significant. It contributes toward sustainable development by ensuring the environment is considered within decision-making.

### Implications for Key Priorities

- 4.6 The new LDP will assist with the implementation of several Single Outcome Agreement 2013-17 priorities, specifically:- (i) the current business base is encouraged to move up the value chain and high-level activities; (ii) jobs are attracted to North Ayrshire; (iii) support is given to the creation of distinctive and vibrant town centres; and (iv) connections to neighbouring areas, the West of Scotland, Scotland, the UK and internationally are improved.

## **5. Consultations**

- 5.1 No consultations were required for this report.



## **6. Conclusion**

- 6.1 The DPS is a key document to coordinate public involvement on the future development of the area and to ensure the plan-making process is fully project managed. It will be updated at least annually to keep track of significant progress on the new plan.



KAREN YEOMANS  
Executive Director (Economy and Communities)

Reference : AMcN

For further information please contact Andrew McNair, Planning Officer, on telephone number 01294 324769.

### **Background Papers**

The North Ayrshire Local Development Plan - Adopted 20 May 2014



**NORTH AYRSHIRE COUNCIL**

**DEVELOPMENT  
PLAN SCHEME**

**March 2015**







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# 1. Introduction

## 1.1. What is a development plan scheme?

The Development Plan Scheme (DPS) is an important document, providing information about North Ayrshire's second Local Development Plan. It sets out how we will involve communities, businesses and other interested groups in the plan's preparation and when. The DPS:

- explains what the North Ayrshire Local Development Plan (LDP) is
- outlines the key stages in preparing the second LDP
- sets out the timetable for this new plan
- contains a Participation Statement, outlining when, how and with whom consultation will happen on the plan.

This DPS is the first edition for the new plan. We review and update the DPS every year. If there are any important changes to report, we will publish earlier updates to the scheme.

You can view the DPS at any public library in North Ayrshire and on our website ([www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans)).



## 2. Local Development Plan

### 2.1. What is the North Ayrshire Local Development Plan?

Local authorities are required to prepare Local Development Plans to guide the future development and use of land in their areas. North Ayrshire Council adopted its first Local Development Plan on 20 May 2014. The North Ayrshire Local Development Plan (LDP) replaced old style 'local plans' and was one of the first of its kind to be prepared in Scotland.

The LDP identifies opportunities for new homes, shops, business and industry and community facilities while protecting places of value to people and wildlife. It provides guidance on what, where and how development should take place in an area. The plan also guides decisions on planning applications throughout North Ayrshire.

### 2.2. Why do we need a new LDP?

The current LDP covers a 10 year period up to 2025 and requires to be replaced every five years. The LDP needs to be regularly updated to help meet the future development needs of North Ayrshire. We need to review the LDP to look ahead beyond 2025, and work out the best places for new homes, businesses and other forms of development. That is why we are working toward a new LDP.

### 2.3. How does the new LDP affect me and why should I get involved in its preparation?

Planning affects our lives in many ways. The new LDP will affect the places we live in, and the way our surroundings look, from regenerating our towns and villages to building new schools, houses, shops, offices etc.

North Ayrshire faces significant challenges to increase employment and reduce inequality. The new LDP has key role to play in creating jobs and better prosperity for all. The plan will set out the best locations for new employment development and detail planning policies which provide the framework for businesses to expand and locate in North Ayrshire.

We need your involvement to help us make the best plan for North Ayrshire and to ensure the area continues to be the place where communities and businesses can flourish.



## 3. Preparing the new Local Development Plan

### 3.1. What are the main stages in preparing the new LDP?

The main stages are:

- 1) **Evidence Gathering** - At this stage, we gather and review various sources of information to identify the main planning issues in the area. We will invite people to submit issues and suggest potential sites for development as part of a 'call for sites exercise'. A monitoring statement will also be prepared, identifying the key changes to the area and the impacts of the current LDP.
- 2) **Main Issues Report** - Information collected from Evidence Gathering will inform the content of the Main Issues Report (MIR). The MIR is intended to stimulate public discussion and feedback on the Council's big ideas for future development and on what should be included in the new plan. It will set out general proposals for planning policies and where development should and should not occur, giving options as to how the main planning issues might be addressed in the new plan. There will be an eight-week consultation period, during which you can make comments on the MIR.
- 3) **Proposed Plan** - After reviewing the comments, we will prepare a Proposed Plan. This will set out our view on what the final LDP should contain. Another eight-week consultation period will take place. We will consider if any changes are needed to the Proposed Plan as a result of the comments received. Any significant changes to the plan in response to the comments made would require further consultation.
- 4) **Examination** - If comments raise issues on the Proposed Plan that are not resolved, we submit the plan to Scottish Ministers for 'examination'. This is an external review which considers whether the plan's content is appropriate and in the best interests of the area. The review is overseen by a Reporter, appointed by Scottish Ministers. The Reporter will prepare and publish a report, making recommendations. The recommendations may direct a change or no change to resolve a particular issue, and the recommendations are binding upon the Council except in very limited circumstances.
- 5) **Adoption** - We can adopt the plan after we have addressed the recommendations and received Scottish Ministers' approval. On adoption, the Proposed Plan becomes the Local Development Plan and the legal land-use strategy for consideration of all planning applications in North Ayrshire.

Please also see the Local Development Plan Timetable on page 5 of this document. This provides further information on what each stage involves, including when it will likely start and end.



### 3.2. What will be in the new plan?

**A Vision Statement** - The Vision Statement is the land use expression of the Council's strategic priorities. It is a clear view of what kind of North Ayrshire we are trying to achieve and what the area might look like in the future. It also sets the high level aims and objectives for the new plan.

**The Spatial Strategy** - This comprises policies and proposals that specify where and how certain forms of development should happen (e.g. housing, retail, business and industry) and the main factors for considering planning applications.

**Proposal Maps** - These are maps showing the specific locations of the policies and proposals.

**Supplementary Guidance** - This provides additional guidance on certain policies and proposals such as the design and siting of new development. Some supplementary guidance will be published and consulted separately from the new plan.

### 3.3. What will inform the content of the new plan?

#### **Consultation**

Consultation is when we engage in a variety of ways with the public, organisations, developers or anyone who has an interest in North Ayrshire. This is important as it makes us aware of:

- The views of communities, businesses and other interested groups
- The sites which are under pressure for development
- The sites that need protected from development

Involving you will help us gain a greater understanding of potential issues. This will ensure that the decisions taken in the plan are well informed.

#### **Other Strategies**

The Scottish Government has produced strategies and policies which will be taken into account while we prepare the new plan. In addition, the content of the plan will reflect and support the aspirations of the Council and its partners in the Single Outcome Agreement and the Council Plan, along with other council strategies such as the Local Housing Strategy and Economic Development and Regeneration Strategy.

#### **Technical Studies**

New development can have impacts on the environment, communities and local infrastructure. Technical studies enable us to identify and understand those impacts and take steps to mitigate them or direct development to more suitable locations. There are many pieces of information covering a range of topics, such as housing, flooding and employment, which will inform the new plan.



### 3.4. The Local Development Plan Timetable

The following timetable outlines the programme for preparing the new Local Development Plan. The consultation events that we plan to carry out are show in **blue**. Details on consultation opportunities will be well publicised nearer the time, using posters, local press, leaflets, the internet, email etc.

	2015				2016				2017				2018			
LDP STAGE	Q1 Jan-Mar	Q2 Apr-Jun	Q3 Jul-Sep	Q4 Oct-Dec	Q1 Jan-Mar	Q2 Apr-Jun	Q3 Jul-Sep	Q4 Oct-Dec	Q1 Jan-Mar	Q2 Apr-Jun	Q3 Jul-Sep	Q4 Oct-Dec	Q1 Jan-Mar	Q2 Apr-Jun	Q3 Jul-Sep	Q4 Oct-Dec
<b>1 Evidence Gathering</b>																
Call for sites exercise Stakeholder briefings Councillor Engagement Pre-Main Issues survey Development Plan Forums Community Council Training Review pressure and evidence for change Strategic Environmental Assessment (SEA) begins																
<b>2 Main Issues Report</b>																
Publish Main Issues Report, draft SEA Environmental Report, Monitoring Statement - March 2016 (*) 8 week period for representations Development Plan Forums Public Exhibitions Consider representations					*	CONSULTATION										
<b>3 Proposed Plan</b>																
Publish Proposed Plan, Proposed Action Programme, revisions to SEA Environmental Report - January 2017(*) 8 week period for representations Drop-in sessions Potential for modifications to be made to Proposed Plan and for further consultation Consider representations									*	CONSULTATION						
<b>4 Examination</b>																
Submit Proposed Plan, Proposed Action Programme, summary of unresolved issues, SEA Environmental Report to Scottish Ministers - January 2018 (*) Reporter appointed to consider issues Reporter's Report published Publish plan incorporating Reporter's recommendations Submit plan to Scottish Ministers - November 2018 (*)													*	EXAMINATION		*
<b>5 Adoption</b>																
Adopt plan and publish Action Programme Publish SEA Post-Adoption Statement																



## 4. The Participation Statement

### 4.1. Your new plan needs you!

The new Local Development Plan will affect where you live, work, shop, play and get about in North Ayrshire. Different people and organisations have useful knowledge, which can help us understand potential issues in the area and build a better plan.

If you want to influence how the area will change, it is important to get involved in the plan's preparation, particularly at early stages when ideas and options are being considered.

### 4.2. Who, When, and How?

Consultation is important to us. We want to involve as many people as possible. This section sets out who, when and how we will consult.

#### **Who?**

We will engage with:

- The general public
- Community Councils across North Ayrshire
- Government Consultees & Key Agencies
- Businesses, landowners, developers, agents, residents associations
- and other interested groups or individuals.

#### **When?**

The Local Development Plan Timetable on the previous page outlines the opportunities for you to have your say on the plan. These opportunities will be well publicised.

#### **How?**

We will carry out the following steps to encourage public involvement on the plan:

- Provide copies of newly published consultation documents on our website, in every public library and in other Council Offices
- Provide simple forms to make comment
- Keep you informed of significant progress on the plan
- Ask for feedback on how we are involving you
- Publicise our contact information, enabling you to ask questions and receive answers about the plan
- Make use of social media to reach a new audience
- Hold public meetings at convenient times and locations
- Use plain language as much as possible in the information we provide
- Work closely with other Council services and volunteer groups to encourage people to get involved in planning
- Publicise the opportunities for public comment, using a wide range of publicity techniques, including press adverts, statutory notices, our website, email, social media, posters etc.

Our customer charter sets out the values and standards you should expect from us when involving you. This charter is available to view on our website ([www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans)).



## 5. Our contact details

For further information about the next Local Development Plan, or to be added to our database, please contact North Ayrshire Council's Strategic Planning and Infrastructure Service:

Online: [www.north-ayrshire.gov.uk/localplans](http://www.north-ayrshire.gov.uk/localplans)

By telephone: 01294 324300

By email: [ldp@north-ayrshire.gov.uk](mailto:ldp@north-ayrshire.gov.uk)

In person or by post: Strategic Planning and Infrastructure, Economic Growth Services Cunninghame House, Irvine, KA12 8EE

This Development Plan Scheme can be made available in other formats such as audiotape, CD, Braille, and in large print. It can also be made available in other languages, on request.





*Your Plan - Your Future*