

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 20 DECEMBER 2005

EAST AYRSHIRE LOCAL PLAN ALTERATION ASSESSMENT OF REPRESENTATIONS RECEIVED

Report by Executive Director of Development and Property Services

1 PURPOSE OF REPORT

1.1 To advise the Committee of the scale and nature of various issues that interested parties have requested the Council to take into account in the preparation of the Consultative Draft version of the alteration to the East Ayrshire Local Plan; and to seek approval for a range of criteria against which all sites suggested as having potential for future development can be assessed and selected for further detailed consideration.

2 BACKGROUND INFORMATION

2.1 At its meeting on 04 May 2004, the Development Services Committee agreed to undertake an alteration of the adopted East Ayrshire Local Plan. Formal advertisement of the Council's intention to start preparation of the alteration of the local plan was placed in the local and national press during the week beginning 10 May 2004 and, as an integral part of the advertisement, an invitation was extended to all interested parties to submit to the Council any issues that they wished to see addressed in the local plan alteration process. As a result of the press advertisement, a total of 197 representations were received by the Council, detailing a total of 367 separate issues for consideration. Of these, a total of 283 issues consisted of requests to the Council to identify specific areas of land in the local plan alteration as residential development sites. The remaining 84 other issues related to a range of other, non housing, matters including general statements and observations on future development of the area and statements of objection to specific potential development sites suggested by other respondents.

2.2 On 28 June 2005, the Committee also considered a report, summarising and analysing the representations received in respect of a separate consultation exercise pertaining to the East Ayrshire Local Plan: Spatial Development Options Paper, approved by the Committee for consultation purposes on 14 December 2004. A total of 86 representations were received in respect of this exercise, a number of which related to the development of specific areas of land. Further progress is not possible until there is further guidance on housing land release from the Ayrshire Joint Structure Plan Committee.

3 THE WAY FORWARD

3.1 In order to best inform the plan preparation process, it is necessary that an assessment of all of the potential development sites suggested for inclusion in the local plan during the initial consultation exercise and as responses to the Spatial Development Options Paper, is carried out. At this stage of the plan preparation process, it is not intended to make any firm decision as to whether or not any of the individual sites suggested for consideration should be specifically identified for inclusion in the consultative draft version of the local plan alteration. Rather, it is proposed that an informed, preliminary assessment should be made as to whether or not the sites suggested are worthy of further detailed consideration.

3.2 With particular regard to the specific sites suggested to the Council as having potential for housing purposes, it is proposed that each site will be assessed against all known constraints which relate to the area concerned. Thereafter, a recommendation will be made as to whether the site is worthy of further consideration for inclusion in the draft plan or whether no further action should be taken in this regard. For consistency, it is proposed that the Council should adopt an approach whereby sites are deemed not to be worthy of further consideration where they:

- (i) have no road frontage or any physical means of access to a public road;
- (ii) are physically remote and isolated from existing settlements;
- (iii) cannot be satisfactorily integrated with the particular settlement to which they relate;
- (iv) are considered, over their whole area, to be unsuitable for development in landscape terms;
- (v) comprise areas which cannot be adequately safeguarded against flood risk;
- (vi) are considered inappropriate for development as a result of topographical constraints; or
- (vii) do not meet the strategic provisions of the finalised version of the Review of the Ayrshire Joint Structure Plan.

3.3 It is recommended that a seminar be arranged early in 2006 to give all members the opportunity to be fully apprised of the extent and range of all background work completed to date in the preparation the draft Local Plan alteration. The seminar will also address the Sustainability Appraisal / Strategic Environmental Assessment of the document which is currently being carried out and the planning issues addressed, particularly in the context of the Review of the Ayrshire Structure Plan. In addition, the seminar will also inform all members of the Council to be made aware of the proposed Local Plan Alteration Strategy and suggested land allocations.

4. FINANCIAL IMPLICATIONS

4.1 There are no direct financial implications as a result of this report.

5. LEGAL IMPLICATIONS

5.1 There are no direct legal implications as a result of this report.

6. PERSONNEL IMPLICATIONS

6.1 There are no direct personnel implications as a result of this report.

7. RECOMMENDATIONS

7.1 **It is recommended that the Committee agrees:**

- (i) to note the contents of this report;**
- (ii) to approve the list of criteria detailed in paragraph 3.2 above for use by the Head of Planning, Development and Buildings Standards in assessing which of the sites suggested as having potential for future residential development are worthy of further detailed consideration; and**
- (iii) to authorise the Head of Planning, Development and Building Standards to arrange a members seminar, prior to formal consideration of the local plan alteration by a future Development Services Committee.**

James Lavery
Executive Director of Development and Property Services

28 November 2005 (JL/JL)
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LIST OF BACKGROUND PAPERS

- (i) Report to Development Services Committee on 4 May 2004 entitled 'Alteration to the East Ayrshire Local Plan'
- (ii) Report to Development Services Committee on 28 June 2005 entitled 'East Ayrshire Local Plan Alteration: Assessment of Representations Received'.