

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 28 JUNE 2005

ALTERATION TO EAST AYRSHIRE LOCAL PLAN SPATIAL DEVELOPMENT OPTIONS PAPER

ANALYSIS OF REPRESENTATIONS RECEIVED

Report by Director of Development and Property Services

1. PURPOSE OF REPORT

1.1 To present to Committee for information purposes, a summary and analysis of the representations received by the Council in respect of a consultation exercise regarding the East Ayrshire Local Plan: Spatial Development Options Paper; and to seek authorisation for the Head of Planning, Development and Building Standards to carry out a full assessment of the representations received.

2. BACKGROUND INFORMATION

2.1 At its meeting of 14 December 2004, the Development Services Committee considered a report entitled 'East Ayrshire Local Plan : Spatial Development Options Paper' and agreed to authorise the Head of Planning, Development and Building Standards to advertise and circulate the Options Paper for consultation purposes. Copies of the Options Paper were subsequently circulated to

- (i) all MP's, MSP's and neighbouring local authorities;
- (ii) all Council Directors and Heads of Department;
- (iii) all Community Councils;
- (iv) all service providers and statutory undertakers;
- (v) all relevant national and local organisations: and
- (vi) all individuals and other organisations that had previously made representation regarding the local plan.

2.2 Advertisement of the Options Paper was also made in the local press during the week ending 14 January 2005 and representations on the paper were requested by 11 March 2005 with the response period for the Community Councils being extended to 1 April 2005. Copies of the Options Paper were also placed in all public libraries for information and reference purposes. In addition to the above, presentations of the Options Paper were given to the Joint Officers Group of the Community Plan, to each of the three Local Planning Committees,

to the Council's Senior Management Team and to the Northern, Central and Southern area Community Councils.

3. THE REPRESENTATIONS RECEIVED

3.1 The Spatial Development Options Paper was favourably received by the Joint Officer Group of the Community Plan. In particular, positive support was given to the following issues:

- (i) support for development in the nominated Service Centres;
- (ii) support for the stabilising of the East Ayrshire population;
- (iii) recognition of the need to address affordable housing issues; and
- (iv) recognition of the need to continue to improve connectivity.

3.2 A total of 86 representations were received by the Council in respect of the Options Paper and synopsis of the views expressed, together with the Council's views on the points made by the respondents, have been forwarded to each of the Council Group Leaders and placed in the member's lounge for information. The same document also contains an analysis of the views expressed, a summary of all sites suggested to the Council for consideration as part of the alteration to the local plan and a synopsis of the points raised at the three Community Council presentations.

3.3 The views expressed in response to the Spatial Development Options Paper were wide ranging and disparate. Nevertheless, a number of conclusions can be drawn from the representations received and these are detailed below.

Residential Aspects of the Paper

- (i) There was a high degree of support for the overall spatial distribution of new greenfield housing land described in the options paper although a large number of respondents expressed concern as to how the allocation was determined.
- (ii) Concern was expressed as to how housing allocations were determined at the more local, settlement level. In particular, the method of allocating housing numbers on a purely proportional basis was questioned and suggestions were received regarding other additional allocation methods that could be used by the Council.
- (iii) There was a wide variety of views regarding the distribution of proposed allocations at an individual settlement level, with many representations being specifically geared to support individual housing sites promoted for future development by particular respondents in particular locations.

(iv) The majority of respondents considered that housing allocations within Kilmarnock should be met through the release of a series of smaller sites rather than through the release of a single large site.

(v) The majority of respondents considered that new housing allocations within Kilmarnock should be located to the west of the A77 by pass.

(vi) There was a general view that the settlements of Crosshouse, Crookedholm and Hurlford could all contribute to meeting the residential needs of the wider Kilmarnock area to a greater extent than presently indicated.

(vii) Contrasting and contradictory views being expressed regarding the potential of Knockentiber to contribute towards meeting housing demand in the core investment area.

(viii) There was a general view that the Council's current approach to housing in the rural area should be relaxed to enable more residential development to take place in the countryside. There was, however, general support for the Council's existing policy approach, enshrined in the adopted local plan, whereby different policies apply to different rural areas to reflect differing local situations.

Business and Industry Aspects of the Paper

(ix) There was general agreement that the Council's strategic approach to business and industrial development was considered acceptable and that there was an overall recognised need for the Rowallan Business Park to be expanded.

Retailing and Town Centre Aspects of the Paper

(x) There was general overall support for the range of acceptable town centre uses to be expanded to include Class 4 Business, Class 7 Hotel and Hostel and Class 10 Non-residential Institution uses.

(xi) There was no uniform consensus of views regarding which of the various housing development options proposed in the Options Paper for Kilmarnock would best support Kilmarnock town centre.

(xii) There was overall support for the town centre of Kilmarnock being retained within its existing boundaries. There was little response to the Council's request for respondents to suggest potential development sites within or adjacent to the town centre for appropriate retail and town centre uses.

(xiii) Views as to whether there was scope for leisure and recreation provision in the town centre to be developed in conjunction with any proposed new retail development was divided and mixed, although there was general support for the Galleon Centre to be either redeveloped on its existing site or relocated to an alternative site elsewhere.

(xiv) Most respondents considered that no further land should be allocated in Kilmarnock to allow for further bulky goods or commercial leisure developments. However, others considered that there was scope for such future development at Queens Drive and Southhook Road.

Baseline Information and Assessment Criteria

(xv) A number of suggestions were received regarding additional baseline information and environmental and socio-economic criteria which could be used to help inform the local plan assessment process.

4. THE WAY FORWARD

4.1 It is considered that the views expressed in response to the Spatial Development Options Paper will be of valuable assistance to the Council in its evaluation of the various development options detailed in the paper at both the strategic and local levels. With regard to the strategic assessment of the options, it is intended that, in the first instance, a copy of this report, together with a copy of the background information compiled in conjunction with the report, will be passed to the Structure Plan Team for their information and action. This will help inform the Structure Plan Team in its assessment of the future development options for Kilmarnock and the wider East Ayrshire area at a strategic level and, thereafter, assist the team in its identification of broad locations for future development within the finalised version of the Structure Plan. The current timetable for the Structure Plan envisages consideration of the finalised plan in October.

4.2 Once the preferred options for future development in Kilmarnock and East Ayrshire have been determined at the strategic level and broad locations for future development identified in the Structure Plan, the Council would intend to further identify and assess those potential development opportunity sites within or adjacent to each of the East Ayrshire. This detailed site assessment would be carried out in full accordance with the provisions of the Sustainability Appraisal to be carried out as an integral part of the local plan alteration process, with the potential development sites being appraised against the detailed environmental and socio-economic criteria which were detailed in the Options Paper itself, taking into account the various representations made on the paper. The preferred locations for future development identified through this process will then be

incorporated into the Consultative Draft version of the Alteration to the East Ayrshire Local Plan which is currently under preparation.

5. FINANCIAL / PERSONNEL IMPLICATIONS

5.1 There are no financial and personnel implications for the Council as a result of the preparation of this report.

6. LEGAL IMPLICATIONS

6.1 There are no legal implications for the Council as a result of the preparation of this report.

7. RECOMMENDATIONS

7.1 It is recommended that Committee agrees:

- (i) to note the contents of this report; and**
- (ii) to authorise the Head of Planning, Development and Building Standards to carry out a full assessment of the representations received.**

James Lavery
Executive Director of Development and Property Services

17 June 2005 (JL/SA)
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BACKGROUND PAPERS

- (1) Strategic Development Options Paper: East Ayrshire Council**
- (2) Background Information in support of Spatial Development Options Paper Committee Report**

Anyone wishing to inspect the background papers please contact John Lilley on (01563) 576754.

Implementation Officer: Alan Neish

