

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 11 FEBRUARY 2003

EAST AYRSHIRE LOCAL PLAN ALTERATION AND REVIEW

Report by Director of Development Services

1. PURPOSE OF REPORT

- 1.1 To present to Committee a timetable for the future alteration and review of the East Ayrshire Local Plan.

2. BACKGROUND

- 2.1 At its meeting on 22 October 2002 the Committee noted, notwithstanding that the East Ayrshire Local Plan required to complete its progress through the statutory procedures to adoption, that an early review of the plan would be required to address the following issues:

- Housing demand and supply
- Retail policy with particular reference to bulky goods shopping
- Waste disposal
- Telecommunications.

- 2.2 This report accordingly sets out a timetable and arrangements for achieving the review. It is intended to co-ordinate the work required for the review with any work that will be required to complete a comprehensive review and update of the Ayrshire Structure Plan.

- 2.3 The review will enable the Council through the Local Plan to respond appropriately and timeously to a changing policy context and anticipate significant development pressures.

3. REVIEW ISSUES

- 3.1 The East Ayrshire Local Plan was prepared with a time horizon of 2007 and within the policy context principally set out in National Planning Policy Guidelines (NPPGs) and the Ayrshire Structure Plan (approved January 2000). NPPGs are currently being replaced by Scottish Planning Policies (SPPs). The plan therefore requires to be updated to reflect changes in national planning policy advice and to conform to the Ayrshire Structure Plan. A general review to make the Local Plan more user friendly and remove inconsistencies and minor policy gaps will also be completed.

- 3.2 Specific reasons for the alteration and review under the four topic headings are given briefly in paragraphs 3.3 to 3.6 below. However to provide a background to the review a monitoring report will be prepared on the current local plan. The monitoring report will be arranged on a topic basis and will examine the impact that the local plan has had in meeting key targets. It will also provide the statistical base upon which the review work can be founded upon.

3.3 Housing Demand and Supply

An analysis of housing land supply and demand using the most up-to-date projections is required for the period to 2014. This work will require careful consideration of all known infrastructure constraints and the conclusions drawn will be crucially dependant on information from service providers including Scottish Water. Further consideration of sites at Stewarton and Fenwick will be required in particular as well as in the Kilmarnock area in the context of the long term development strategy (see para 3.7 – 3.8 below).

3.4 Retail Policy

Retail policy within the context of the long-term development strategy (see para 3.7 – 3.8 below) as well as the modifications agreed following the recommendations made by the Reporter to the East Ayrshire Local Plan, requires to be reviewed.

3.5 Waste Disposal

The Ayrshire and Dumfries and Galloway Area Waste Plan was approved by the Policy and Resources Committee of the Council in November 2002 and its conclusions and requirements must be reflected in the East Ayrshire Local Plan. A programme for the review of this topic was approved by the Committee at its meeting of 15 January 2003.

3.6 Telecommunications

The Local Plan requires to be updated to take on board the most recent advice contained in NPPG 19 and PAN 62 and, more specifically, to enable East Ayrshire to fully capitalise on advances in telecommunications to ensure that job opportunities are maximised.

3.7 Long Term Development Strategy

In line with Policy SD8 of the East Ayrshire Local Plan (as amended) it is intended to produce a long term development strategy for East Ayrshire for the period 2007 to 2014 for incorporation into the Local Plan alteration. The draft long term strategy will initially provide the context for the detailed topic work outlined above as it will, for example, translate the general housing demand and supply statistics into a format suitable for planning at an East Ayrshire or community level. The strategy will also examine industrial land, retailing and commercial development issues. It will include a review of the long-term development potential of north Kilmarnock which is likely to be under increased pressure following the completion of the M77 extension.

3.8 Completion of the final long term development strategy will however be dependent on the conclusions of the detailed topic work outlined above. Accordingly an iterative process will be adopted between the strategy work and more detailed topic work. The final draft strategy must however be sufficiently flexible to meet unforeseen events in the period to 2014.

3.9 Recreational Open Space

At the Northern Local Planning Committee on 22 November 2002 it was agreed to refer the issue of policy on the location of open space to the Development Services Committee. It is suggested that as the issue concerns the location of play equipment and open space within new housing developments that this could be dealt with on the basis of a review of the current design guidance booklet and as such does not require a modification to policies in the local plan.

4. REVIEW ARRANGEMENTS AND TIMETABLE

4.1 All of the work required to undertake the review will be carried by staff within the Planning and Building Control Division supported where necessary by staff in other departments or, where it is deemed necessary, consultants. Priority will be given to housing land demand and supply (within the context of a revised long-term development strategy) and waste disposal.

4.2 Given the nature of the work required to complete the review of waste and housing matters it is proposed that two separate alterations to the Local Plan is carried out. This will allow the work to be carried out in parallel but enables the timetables to diverge if certain issues require more consideration by committee.

4.3 The indicative timetable for the Local Plan review is as follows:

Strategy		Waste	Housing
Summer 2003	Monitoring Report		
Autumn 2003		Proposed Waste Disposal Alteration (draft)	
Winter 2003	Draft Long Term Development Strategy	Statutory Objection Period – Waste Disposal Alteration	
Spring 2004			Proposed Housing Land & Long Term Development Strategy Alteration (draft)
Summer 2004		PLI – Waste Disposal Alteration	Statutory Objection Period – Long Term Development Strategy & Housing Land Alteration
Winter 2004		Adoption Into Local Plan – Waste Alteration	PLI – Long Term Development Strategy & Housing Land Alteration
Summer 2005			Adoption Into Local Plan Long Term Development Strategy & Housing Land Alteration

4.4 Work on an alteration for telecommunications and retailing is likely to commence in 2004.

5. POLICY IMPLICATIONS

5.1 Completion of the Alterations to the East Ayrshire Local Plan provides a formal mechanism to amend Council policy contained in the Local Plan.

6. LEGAL IMPLICATIONS

6.1 Once the alterations are adopted into the Local Plan the revised plan will become the policy base for the determination of all subsequent planning applications.

7. FINANCIAL APPLICATIONS

7.1 It is anticipated that all of the work proposed above can be accommodated within existing budgets.

8. PERSONNEL IMPLICATIONS

8.1 There are no personnel implications arising from this report.

9. RECOMMENDATION

9.1 It is recommended that the Committee agrees:

- (i) that the Local Plan be reviewed in accord with section 3 above;
- (ii) to the Local plan review priorities contained in section 4 above;
- (iii) to authorise the Director of Development Services to undertake all necessary steps to complete the review; and
- (iv) to otherwise note the contents of the report.

Stephen Chorley

Director of Development services

3 February 2003

KD/SA

BACKGROUND PAPERS

1. Report by Director of Development Services entitled, East Ayrshire Local Plan: Report of Local Plan Inquiry into Unresolved Objections to the East Ayrshire Local Plan, to 22 October 2002 Development Services Committee.

2. Report by Director of Development Services entitled Radio Communications, to 23 October 2001 Development Services Committee.

For further information on the content of this report contact Karl Doroszenko, Policy and Projects Manager on 01563 576751

Implementation Officer: Alan Neish