

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 17 DECEMBER 2002

FINALISED SOUTH AYRSHIRE LOCAL PLAN

Report by Director of Development Services

1. PURPOSE OF REPORT

- 1.1 To present to Committee for information and comment, the Finalised South Ayrshire Local Plan and to homologate the officer response on the document already forwarded to South Ayrshire Council.

2. BACKGROUND INFORMATION

- 2.1 On 25 October 2002, South Ayrshire Council placed on deposit, for comment and objection, the finalised version of the South Ayrshire Local Plan. East Ayrshire Council has been notified of the production of the plan as a neighbouring planning authority and the Council's views on the document have been requested by 06 December 2002. As it has not been possible to ascertain the Council's formal views on the Local Plan prior to this date, an officer response to South Ayrshire Council has already been made and a copy of this response is attached as Annex 1 to this report.

3. THE LOCAL PLAN

- 3.1 The South Ayrshire Local Plan has been produced in three sections, viz:-
- Text of the Finalised Local Plan;
 - Document of Proposals Maps; and
 - Document detailing various site specific and general topic based strategies.

A Development Opportunities Brochure, giving particulars about a range of Strategic Development Areas, redevelopment Opportunity Sites and Residential Opportunity Sites also accompanies, but does not form part of, the Local Plan.

- 3.2 The Policy content of the Local Plan is considered to be in compliance with the provisions of the approved Ayrshire Joint Structure Plan and there do not appear to be any particular gaps in policy coverage between the two documents. While the wording of the policies contained in the Local Plan differs substantially from the wording of equivalent policies in the East Ayrshire Local Plan, it is also considered that the overall aims and objectives of the policies are generally in accord. Many of the policies contained in the South Ayrshire Local Plan

are specific to individual sites within the Authority Area and do not impact in any way on East Ayrshire.

3.3 The above comments notwithstanding, there are a number of observations which, it is suggested, the Council may wish to make in respect of the Local Plan, these being as detailed in Annex 1 to this report in relation to the following subjects.

- (i) The Rural Protection Area/Rural Diversification Area Boundary;
- (ii) The Scenic Area Boundary;
- (iii) ENV 2: Non-Statutory Wildlife Sites;
- (iv) ENV 11 & 12: Woodland Planting;
- (v) SERV 15 Waste Disposal and Waste Management; and
- (vi) Enabling Development.

3.4 It is recommended that the observations made in respect of the Scenic Area Boundary should be lodged as a formal objection to the Local Plan as the omission of the area of land in question from the Local Plan is not in compliance or conformity with the provisions of the Ayrshire Joint Structure Plan. It is considered that the remaining observations should remain as comments for consideration only, rather constituting formal objections to the plan.

4. FINANCIAL IMPLICATIONS

4.1 None.

5. LEGAL/AUTHORITY IMPLICATIONS

5.1 None.

6. PERSONNEL IMPLICATIONS

6.1 None.

7. RECOMMENDATIONS

7.1 It is recommended that the Committee:-

- (i) agrees to note the contents of this report; and
- (ii) agrees the action taken by the Head of Planning and Building Control in lodging an objection, on behalf of the Council, to the Finalised South Ayrshire Local Plan.

Stephen Chorley
Director of Development Services

9 December 2002

(JL/MMM)

LIST OF BACKGROUND PAPERS

1. Finalised South Ayrshire Local Plan.

Implementation Officer: Alan Neish

**EXTRACT FROM OFFICER RESPONSE TO
FINALISED SOUTH AYRSHIRE LOCAL PLAN**

I have the following observations to make on those elements of the plan which have cross boundary implications with East Ayrshire Council or which would appear to deviate from the provisions of the approved Ayrshire Joint Structure Plan:-

(i) Rural Protection Area/Rural Diversification Area Boundary

In the approved Ayrshire Joint Structure Plan, an indicative boundary between the two areas is clearly shown on the key diagram, with the boundary running in a general easterly direction from a point north of Girvan to a point north of Patna. This general line does not seem to have been followed closely in the South Ayrshire Local Plan. As a consequence, the boundary as indicated in the South Ayrshire Plan meets the Council boundary at a point due east of Dalmellington, some 6 kms south of the point where it is indicated in the Structure Plan that this boundary crossing should occur. While it is appreciated that it is up to individual local plans to determine detailed policy boundaries and that the Structure Plan boundary is indicative only, it is considered that such a large deviation from the structure plan boundary is not warranted in this particular case. In this regard, the Structure Plan would include the settlements of Straiton and possibly Crosshill in the Rural Diversification Area. However, the Local Plan clearly shows these settlements included in the Rural Protection Area. It is considered therefore that the Rural Protection Area/Rural Diversification Area Boundary should be amended to ensure greater consistency with the Structure Plan.

(ii) Scenic Area Boundary

In the approved Structure Plan Key Diagram, a Sensitive Landscape Area is indicated broadly following the course of the River Doon, linking the Doon Valley with Ayr. This Sensitive Landscape Area designation has been reflected in the East Ayrshire Local Plan by including a broad strip of land on the northern banks of the River Doon, along that stretch of the River which forms the local authority boundary between Patna and Dalrymple, also as a Sensitive Landscape Area. No similar allocation of land along the southern banks of this particular stretch of the River Doon as a Scenic Area has been made in the South Ayrshire Local Plan. It is therefore considered that, in order to fully comply with the Structure Plan provisions, the Scenic Area identified in the South Ayrshire Local Plan should be extended to follow the course of the River Doon, eastwards from Dalrymple to a point east of High Woodston Farm. This would ensure greater conformity with the provisions of the Ayrshire Joint Structure Plan.

(iii) Policy ENV 2: Non-Statutory Wildlife Sites

Policy ENV 2 mentions a series of non-statutory wildlife and other sites which are considered to be of local natural heritage value. However, no indication is given either on the local plan maps or on the maps accompanying the Wildlife Strategy Document as to the precise location and extent of these areas. It may be worthy of consideration for clarification purposes, for South Ayrshire to provide an appendix to the local plan providing this information on a map base. This would also enable East Ayrshire Council to ascertain if there are any cross boundary issues to be addressed regarding such designations.

(iv) Policy ENV 11 and 12: Woodland Planting

It is considered that the policies could be strengthened by making specific reference to all woodland planting etc being carried out in strict conformity to the provisions of the recently published Ayrshire Woodland Strategy.

(v) Policy SERV 15: Waste Disposal and Waste Management

It is considered that, because of the significant cross boundary issues pertaining to Waste Disposal and Waste Management, the policy coverage of the subject in the Local Plan requires expansion to set out the Authority's views on the full range of possible Waste Management Processes in line with the NPPG 10: Planning and Waste Management and the emerging Area Waste Strategy.

(vi) Enabling Development

Although the restoration of an original country estate building can be cross subsidised by limited new development, in terms of the text accompanying Policy BE 8 of the Local Plan, no specific mention of such an 'enabling development' is mentioned in the policy itself. It is considered that the concept of enabling development would be given more weight should it be incorporated in Policy BE 8 itself. As has been evidenced by the 'enabling development' proposal at Coodham House, close to the East Ayrshire Boundary, the erection of 41 houses or thereby has cross boundary implications regarding housing supply and demand within East Ayrshire. It is considered that a specific policy in the South Ayrshire Plan relating to such enabling developments would be beneficial in addressing such issues.

It is intended that the contents of this letter will be presented to the next Development Services Committee of the Council for information. However, in the interim, I would be grateful if you could treat this letter as representing the Council's views on the Local Plan.

In summary, I would confirm that, with the exception of point (ii) above relating to the Scenic Area Boundary, the Council would not wish the comments made to represent formal objections to the Local Plan. However, the Council would wish to state its formal objection to the plan in relation to the omission of a

Scenic Area designation to the south of that section of the River Doon which forms the boundary between the two local authority areas. Should South Ayrshire Council agree to modify the local plan to include this particular area as a Scenic Area in the plan, in order to ensure conformity with the Structure Plan, East Ayrshire Council would be prepared to re-assess their position on this particular objection.

I will confirm the Council's formal views on the matter once they have been ascertained at the Committee Meeting on 17 December 2002.