

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to South Ayrshire Council
of 7 December 2023**

**Subject: Commencement of Local Development Plan 3
Preparation and Development Plan Scheme 2023**

1. Purpose

- 1.1 The purpose of this report is to seek approval to commence the preparation process for the new Local Development Plan and to publish the Development Plan Scheme for Local Development Plan 3.

2. Recommendation

2.1 It is recommended that the Council:

- 2.1.1 **approves the commencement of work on preparing the next South Ayrshire Local Development Plan (LDP3);**
- 2.1.2 **approves the Development Plan Scheme 2023 (Appendix 1) for publication, and consultation, including the proposed Participation Scheme for public and stakeholder engagement;**
- 2.1.3 **agrees that an invitation be issued to all Community Councils to prepare a Local Place Plan for their area and that this invitation will be followed up with community-based meetings to take place early 2024; and**
- 2.1.4 **agrees that a report be brought to Council on 29 February 2024 recommending member/officer governance arrangements to oversee the preparation of LDP 3 and providing an update on the engagement strategy and the initial programme for community meetings (per recommendation 2.1.3).**

3. Background

- 3.1 The Planning (Scotland) Act 2019 introduced a new regime for development planning which means the next Local Development Plan will look significantly different and follow a different process to the previous plans.

- 3.2 The purpose of the LDP will remain the same, but the way it is created and presented, the consultation and involvement of local communities will be different. The new LDP process will prioritise greater, and earlier, community engagement, and will have a stronger emphasis on issues such as sustainability, biodiversity, local living, placemaking and community wealth building, which are key themes of National Planning Framework 4 (NPF4).
- 3.3 National Planning Framework (NPF4) was adopted by the Scottish Government in February as a comprehensive, national set of planning policies. This now forms part of the development plan, along with the Local Development Plan, and the two Plans are now used in the determination of planning applications.
- 3.4 While NPF4 sets out many of the general planning policies of the area, the role for the next South Ayrshire Local Development Plan (LDP3) will be to focus more on local-level policies that are tailored to the needs of South Ayrshire and modify NPF4 policies where we can demonstrate that is appropriate. LDP3 will also be aligned with a forthcoming Regional Spatial Strategy for Ayrshire, which, although not part of the development plan for determining planning applications, will identify priority objectives in each Council area and across the Ayrshire region.
- 3.5 Planning legislation requires a Development Plan Scheme to be published annually. The Development Plan Scheme set out in Appendix 1 is the first to be published under the new LDP regime and highlights the key stages and timetable for the LDP preparation process. It also contains a Participation Statement, which explains how, when and who the Council will engage and consult with throughout the development of the Plan, including local communities, the wider public, key stakeholders, public and private organisations. There will initially be an opportunity for public feedback on whether people feel the range of participation proposals and methods within the DPS are appropriate and sufficient.
- 3.6 The DPS also acts as an ongoing project management tool to help co-ordinate and manage the LDP process and the timescales set out.
- 3.7 A further new feature of the Planning (Scotland) Act 2019 is the introduction of Local Place Plans, which are community-led plans setting out a community's aspirations for its future development with proposals for the development and use of land. Once completed and then registered by the planning authority as complying with the Regulations set out by Scottish Government, they are to be taken into account in the preparation of the relevant local development plan.
- 3.8 The Local Development Plan, alongside NPF4, constitutes the development plan for South Ayrshire, and sets out statutory land use designations and planning policies that are to be considered in determining planning applications. However Local Place Plans, if received and registered by the planning authority as part of the evidence gathering stage, will be taken into account in preparing Local Development 3, so as to better reflect community ambitions and priorities at a local level. A diagram explaining the relationship of the various Plans is set out in Appendix 2.

4. Proposals

Development Plan Scheme (DPS)

- 4.1 As set out in the proposed Development Plan Scheme (Appendix 1), the first stage in the new system for Local Development Plans is the Evidence Report, for which work will commence in December 2023. This is an extensive evidence-gathering exercise on a wide range of factors covering social, economic, environmental, demographic and infrastructure data. This will be used to inform the policy direction for the next stage of the Plan-making process.
- 4.2 While it will largely be for each planning authority to decide what evidence will be required, the Scottish Government has set out certain pieces of evidence that are mandatory to be included. These include an Open Space Strategy and Play Sufficiency Assessment. Gathering this qualitative and quantitative information will require close working with other services (including Greenspace, Neighbourhood Services, Education and Thriving Communities) and organisations outside the Council (e.g. NHS, energy companies, and Scottish Government key agencies (such as SEPA, Transport Scotland, Nature Scot).

Community and Stakeholder Engagement

Local Place Plans (LPPs)

- 4.3 It is important that local communities are engaged early so that they can start to prepare an LPP. It is recommended that an invitation for communities to prepare their own Local Place Plan will be issued alongside the LDP3 launch in December through the Online Hub mentioned in para 4.8 below. This invitation will be followed up with an information meeting with Community Councils that will be organised for early 2024. The meeting will provide an 'Assistance Pack' to local communities to assist them in their preparation of LPPs. The Assistance Pack will include further advice on what an LPP is, advice on how to go about putting one together, key information, sources of other information that they may find helpful and completing an LPP.
- 4.4 This meeting will also kick start the wider engagement on the LDP3 itself, providing an initial opportunity to engage with local communities to understand their thoughts, ideas and concerns about their areas. The Planning Strategy team is developing a tailored engagement strategy with the Thriving Communities team to co-ordinate engagement work with other Council services, particularly Thriving Communities, who have been conducting similar place-based conversations with communities, in order to optimise the engagement and avoid duplication of work and 'consultation fatigue' from the public.
- 4.5 A key requirement of the new system is that planning authorities engage with groups that are traditionally hard to reach, including gypsy- traveller communities, young people and older people.
- 4.6 The Planning Service will utilise a range of methods to engage with these groups throughout the LDP process, which it is hoped will lead to the creation a more inclusive and community-focussed Plan. A full engagement strategy, a programme for community meetings and an outline of measures for assistance with communities in preparing their LPPs will be reported to Council on 29 February 2024. It is intended that an initial phase of engagement will commence in Spring 2024.

4.7 Further key stages include:

- submission of the Evidence Report to the Gatecheck process, which is an assessment by a Scottish Government Reporter of whether the planning authority has provided sufficient information to prepare an LDP.
- Preparation, consultation and modifications on a Proposed Plan, which sets out the Council's intended policies and proposals for South Ayrshire in a place-based document. It will identify where new development should take place and where it should not and will articulate the ambitions and priorities for the future development of the plan area, including housing land requirements, business, tourism and environmental objectives. It will need to follow the key themes set out in NPF4 and will largely follow the policy framework of NPF4.
- Publication of the Delivery Programme, which sets out how the Council will implement the LDP. It is an important part of the Plan-making process and will help in the project management of Plan outcomes, helping to focus development planning resources on delivery as well as plan-making.
- LDP Examination of the Proposed Plan, again through a Scottish Government Reporter, for independent consideration of any issues raised during the formal consultation on the Proposed Plan that have not been resolved through modifications.
- The Development Plan Scheme anticipates that the new LDP will be adopted within 4 years of commencement of the process, by Quarter 3 of 2027. The LDP timetable will however be kept under review and updated as necessary each year with in the annual Development Plan Scheme.

LDP3 Online Hub

- 4.8 In order to allow the LDP3 process to be as engagement focussed, user friendly and accessible as possible, the Planning Strategy team is pioneering the innovative use of GIS-based software, ESRI Hub Premium for developing and consulting on the LDP. Following Council approval of this report, [a virtual 'LDP Hub' page](#) will be launched, using the software to provide a high quality, attractive and interactive portal which will allow the public to view documents and maps, often in a 'StoryMap' format, sign up easily for updates and join in online consultations and discussions relating to the LDP. As well as providing a more useful and engaging experience for members of the public and stakeholders, and helping to reach groups that may not usually engage in the Plan making process, it will allow for more efficient management of the LDP production process.

Self-Build Register

- 4.9 An additional requirement at this stage is to prepare and maintain a list of persons who have registered interest with the authority with the intention of acquiring land in South Ayrshire for self build housing. A section of the Planning website will be created to allow people to register their interest in self build plots, and this will be publicised through the LDP Hub.

LDP3 Governance Arrangements

- 4.10 It is proposed that a new LDP advisory group of elected members will be established shortly for consulting/advising members at regular and key stages of the Plan process.
- 4.11 In developing Member/ officer governance arrangements there will be a review of previous arrangements that operated during the production of LDP1 and 2. There will be an emphasis on maximising opportunities for members to engage in the process, while ensuring that arrangements are manageable. Officers will report back with recommendations in February 2024. The same report will report on any initial feedback from the LDP Hub, provide a full engagement strategy and provide an update on the programme for community engagement.

5. Legal and Procurement Implications

- 5.1 The process set out in this paper for approving the LDP 3 complies with the requirements of the Planning (Scotland) Act 2019. Legal advice will be provided as required.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 Fees are payable to the Scottish Government's Planning and Environmental Appeals Division (DPEA) for the entering the Gate Check and Local Development Plan Examination processes. Although the exact costs are not yet known, they are estimated to be approximately £30,000 each for the Gate Check and LDP Examination. The Gate Check is expected to take place in 2024/25.

7. Human Resources Implications

- 7.1 The range of work set out in the Development Plan Scheme will be largely met within the existing resources of the Planning Strategy Team. The assistance of resources within Thriving Communities will also be required in undertaking the engagement strategy and liaising with communities on the development of their Local Place Plans.

8. Risk

Risk Implications of Adopting the Recommendations

- 8.1.1 There are no risks associated with adopting the recommendations.

Risk Implications of Rejecting the Recommendations

- 8.2.1 There is a risk that if the recommendations are rejected that the Council will not be able to proceed with the next Local Development Plan as required by Planning legislation. This could impede the Council's ability to meet strategic objectives including those related to economic and housing growth, lead to poorer communication about, and delays to, the Council's programme for making the next Local Development Plan and opportunities for stakeholders to be involved in the process.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 3.

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - SEA will be undertaken at later stages of the Local Development Plan process to scope out issues and consider the environmental impacts of all policies and proposals.

11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Priority 2 of the Council Plan: Live, Work, Learn/ Work and economy (Outcome 2).

13. Results of Consultation

- 13.1 No formal consultation has yet taken place, but informal engagement and formal stages for representation will be carried out as indicated in Appendix 1 (Development Plan Scheme). Members of the Planning Liaison Group were updated on the context and next stages for the Local Development Plan/Development Plan Scheme in September 2023.
- 13.2 Consultation has taken place with Councillor Bob Pollock, Portfolio Holder for Economic Development, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Publication and consultation on the Development Plan Scheme will commence in December 2023	December 2023	Coordinator - Planning Strategy
Launch of online LDP3 Hub and invitation to communities to prepare Local Place Plans	December 2023	Coordinator - Planning Strategy
Report to Council on proposed member/officer governance arrangements and update on engagement strategy	February 2024	Assistant Director – Planning and Development
Commencement of evidence gathering process for Evidence Report	December 2023	Service Lead - Planning and Building Standards

Background Papers [Scottish Government Local Development Planning Guidance](#)
[The Town and Country Planning \(Development Planning\) \(Scotland\) Regulations 2023.](#)
[Planning circular 1/2022: Local Place Plans](#)

Person to Contact **Craig Iles, Service Lead – Planning and Building Standards**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 616417
E-mail craig.iles@south-ayrshire.gov.uk

Date: 30 November 2023

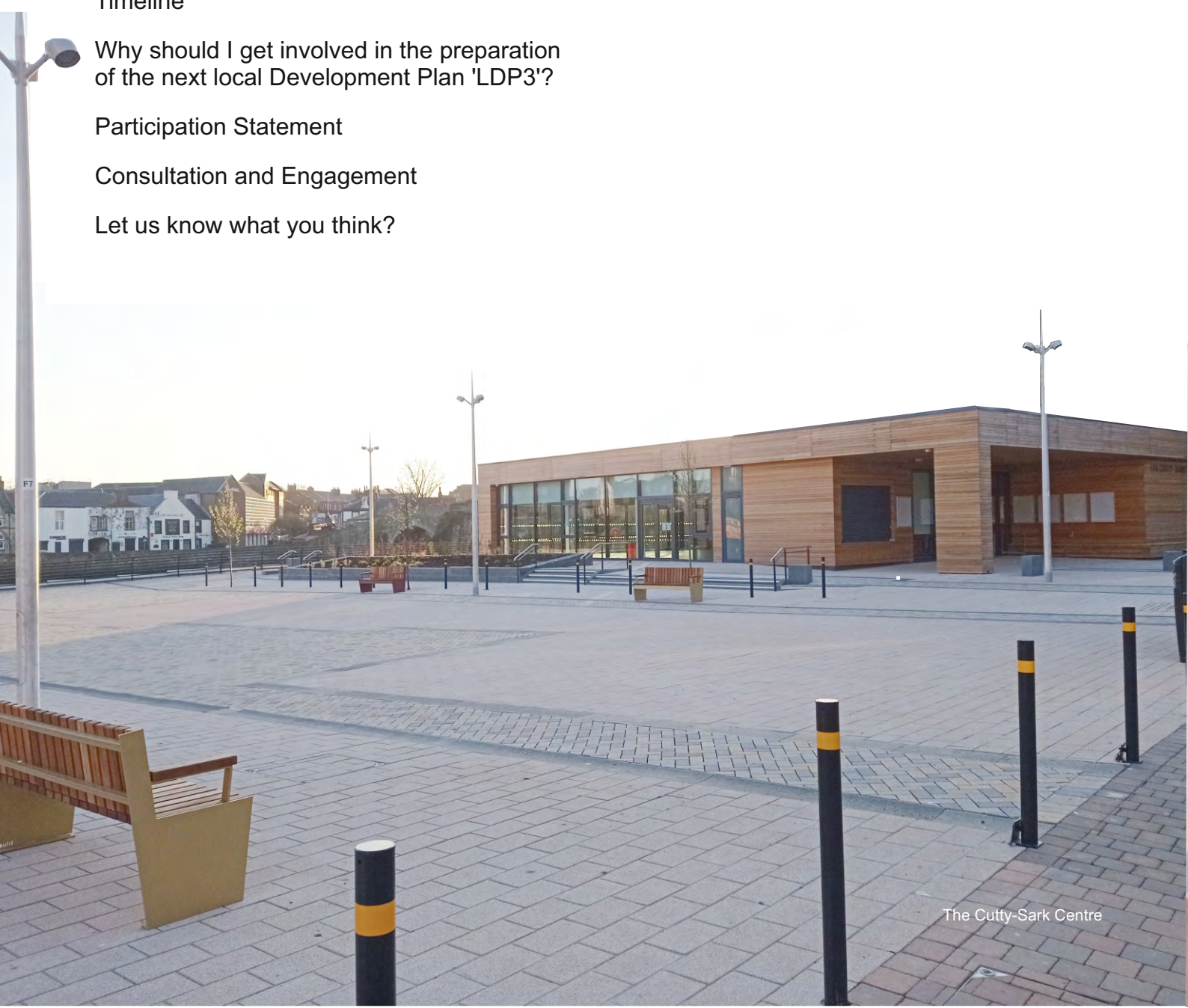
Development Plan Scheme

published December 2023



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Introduction

Every Local Authority must produce a Development Plan Scheme, at least annually, as required by section 20B of the Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019 and the Town and Country Planning (Development Planning) (Scotland) Regulations 2023. The Development Plan Scheme is an important communications tool. It is key to supporting deliverable and people-focussed plans by letting stakeholders know when and how they can get involved in the preparation of the next Local Development Plan and keep them informed of progress.

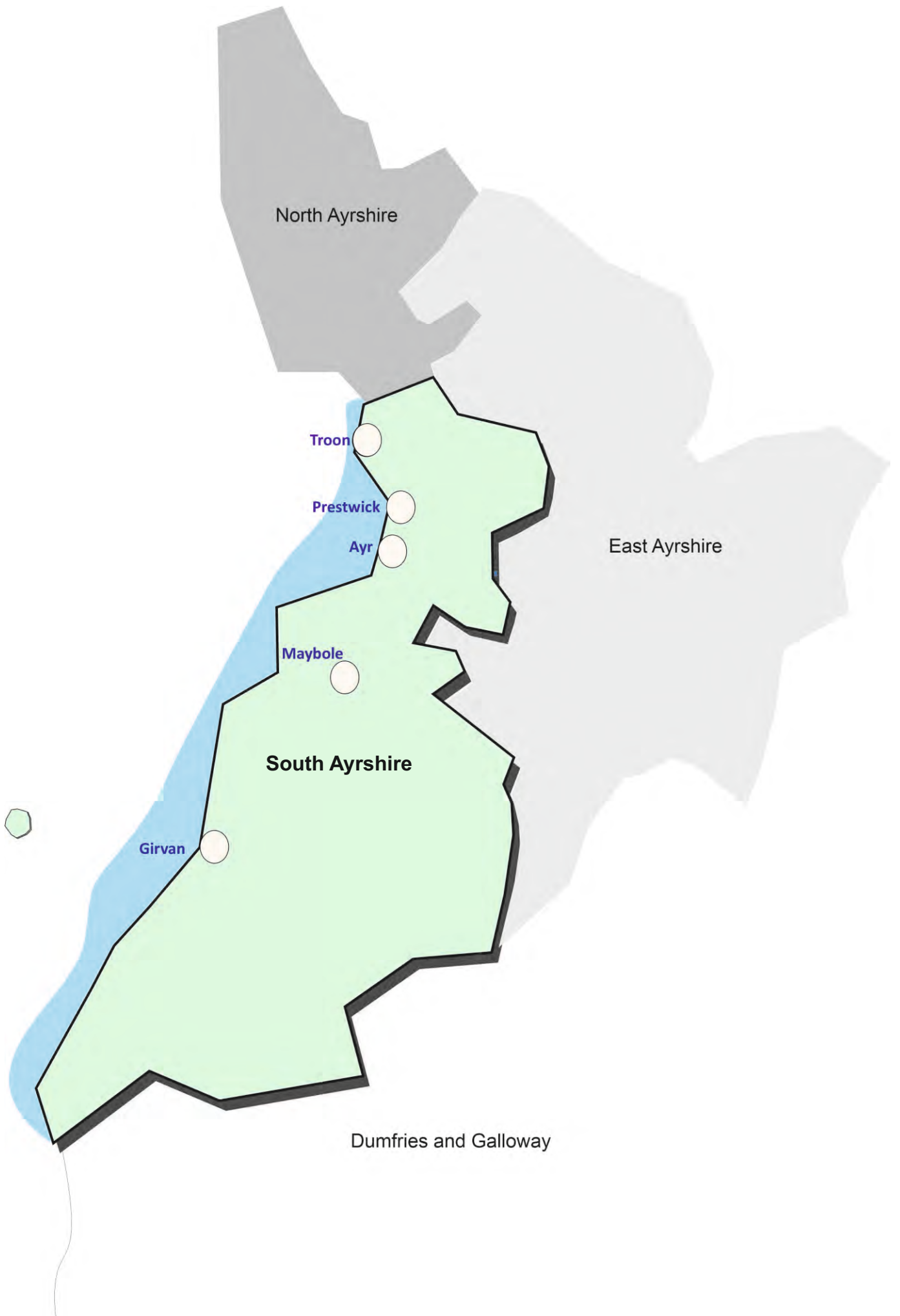
The Development Plan Scheme

The principal purposes of the South Ayrshire Council Development Plan Scheme (DPS) are to:-

- Set out a timetable for producing the South Ayrshire Local Development Plan 3;
- Outline what is involved at each stage of preparing the Local Development Plan; and
- Explain when and how stakeholders can engage in the process and influence the content of the Development Plan
- Seek views on the Participation Statement

The previous Development Plan Scheme was published in 2022 and reflected the emerging national planning position ahead of the final National Planning Framework (NPF) 4, Local Development Plan regulations and guidance being published in 2023. It therefore set out an indicative timetable for the production of the next Local Development Plan.

This DPS includes information on the current plan, LDP2 and how we will be preparing the next plan, LDP3. A review of planning at the national level has changed how LDPs are to be prepared and what they are to include. Following the adoption of National Planning Framework 4 (NPF4), it is considered that this DPS is the first document of the LDP3 process. This DPS provides an update on those planning reforms, a timescale for LDP3 and when, how, and why you can get involved and seek the views on the content of the Participation Statement.



North Ayrshire

Troon

Prestwick

Ayr

East Ayrshire

Maybole

South Ayrshire

Girvan

Dumfries and Galloway

What is a Local Development Plan?

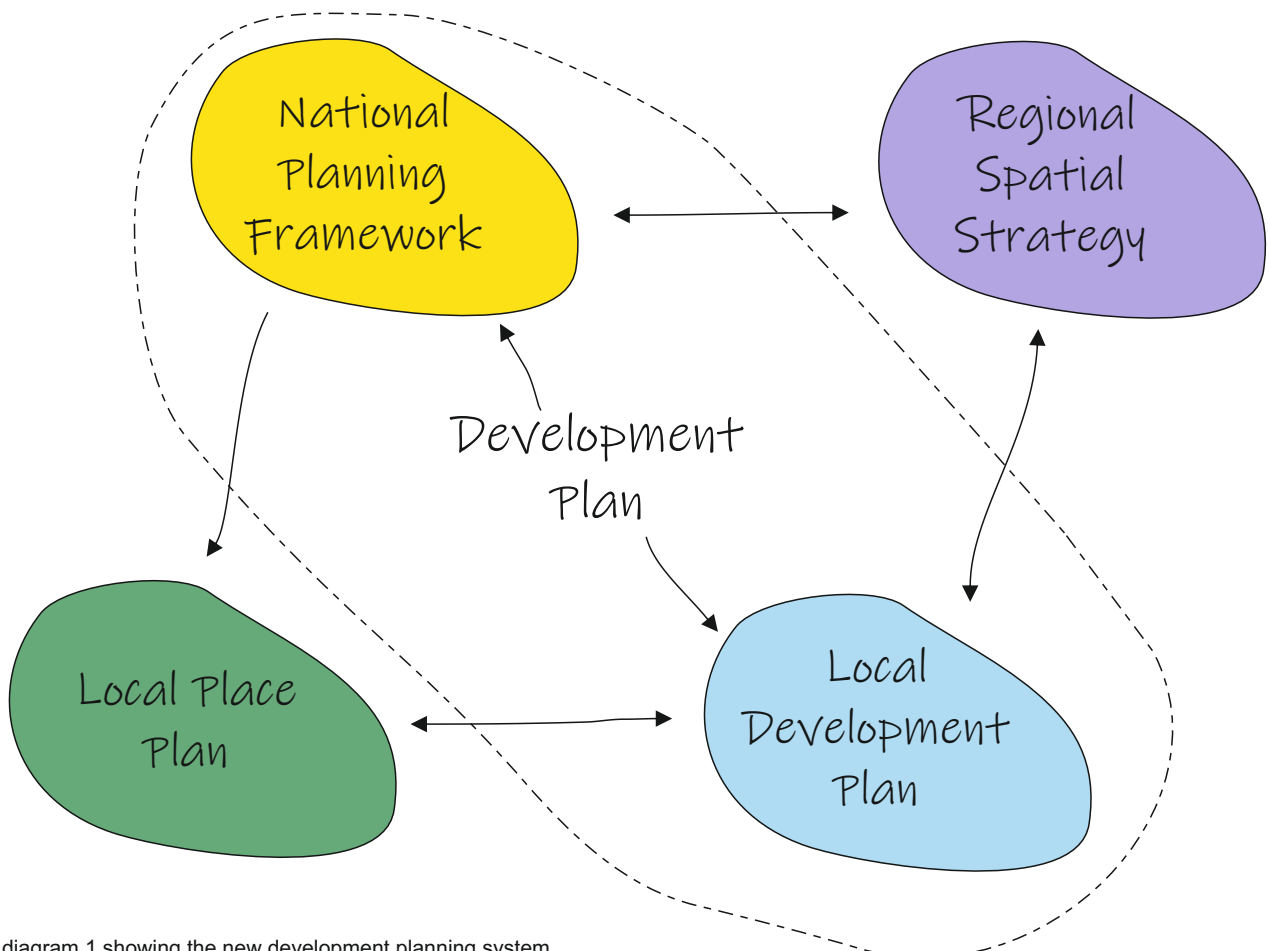
Local Development Plans (LDP) are spatial land use documents which guide the future use of land in our cities, towns and rural areas by setting out where development should happen and where it should not. LDPs provide an overall, joined up approach to managing development that can set out ambitious but realistic long-term visions for the area they cover. They indicate where development should and should not happen and provide the policy framework against which all planning applications must be assessed, thereby providing confidence for investors and communities alike.

The Planning (Scotland) Act 2019 has brought numerous reforms to Scotland's development plan system, which are in the process of being implemented. A significant milestone in this was the adoption of National Planning Framework 4 (NPF4) by Scottish Ministers on 13 February 2023. NPF4 replaced NPF3 and Scottish Planning Policy, incorporating an updated Scottish Planning Policy, containing detailed national policy on a number of topics.

The new style plans are expected to be place-based with a greater emphasis on maps, site briefs and masterplans, with minimal policy wording. It is envisaged that the policies and proposals within the LDP will be focused on places and locations, working within the context provided by NPF4.

Under the new local development planning system introduced by the Planning (Scotland) Act 2019 (see diagram 1 below), the statutory "development plan" for South Ayrshire comprises two documents:-

- The adopted National Planning Framework 4 (February 2023)(produced by Scottish Government); and
- The adopted South Ayrshire Local Development Plan 2 (August 2022)



The diagram 1 showing the new development planning system

The current Local Development Plan 2

The South Ayrshire Local Development Plan 2 (LDP2) was adopted in August, 2022 and replaced the Local Development Plan 2014 and the Town Centre and Retail Local Development Plan (2017) as the Council's development plan. LDP2 provides policies and proposals to help guide development and to ensure that the right development takes place in the right location. LDP2 is supported by supplementary guidance, planning guidance, technical papers and land use audits which provide background information and an evidence base to the policies and strategies contained in the Plan.

New Local Development Plan Arrangement

Under the new development planning system introduced by the Planning (Scotland) Act 2019, the process for preparing Local Development Plans has changed, as outlined below.

New local development planning process: the new system introduces three distinct parts to LDP preparation:-

1. Evidence involving the gathering of data and information to inform the production of the new LDP,
2. Plan preparation to produce the new LDP for adoption, and
3. Delivery of the adopted LDP.

Further details for each stage, including timescales, are set out in the timeline (Page 7)

The main elements of reform affecting development plans are the adoption of the National Planning Framework 4 (NPF4) which sets out the national spatial strategy for Scotland (upto 2045) and plans for development and investment in infrastructure, identifies national developments and other strategically important opportunities in Scotland. NPF4 was adopted in February 2023. NPF4 contains both spatial and thematic planning policies in the same document and sets out the national policy position for land use planning. It will be used to determine planning applications. As NPF4 contains planning policy, new LDPs will be place-based documents with emphasis on maps, site briefs and masterplans, with minimal policy wording.

Following the adoption of NPF4, this DPS is considered the first LDP3 related document to be published. This DPS builds on the consultation methods set out in the last DPS which proposed the type of consultation and engagement to be undertaken throughout the LDP3 process along with an indicative timetable. The timescales and work programmes within the last DPS (November 2022) have been amended following the publication of Scottish Government Guidance for Local Development Planning, dated May 2023.

Supplementary Guidance

Statutory supplementary guidance will no longer form part of the Development Plan following the adoption of any new LDP under the new system. Instead, any planning guidance published in association with the development plan will be non-statutory guidance (i.e. not a part of the development plan).

The transitional arrangements set out in the Chief Planner's Letter published on 8th February 2023, however, allow for Local Authorities to continue to prepare and adopt statutory supplementary guidance associated with LDPs until 31 March 2025. Supplementary Guidance adopted under those provisions is to be treated as forming part of the development plan for the area to which the LDP relates.

Other Plans and Strategies

The Planning (Scotland) Act 2019 introduced the requirement for a number of other plan and strategy documents to inform and improve the planning system in Scotland. These are:

Regional Spatial Strategy - all planning authorities, either individually or acting together as a regional grouping, are required to prepare a Regional Spatial Strategy (RSS). Although not part of the statutory development plan, planning authorities must have regard to adopted RSSs when preparing local development plans. These strategies will identify the outcomes, needs, priorities, and proposed locations of strategic development and will help inform NPF4. South Ayrshire Council worked with North Ayrshire and East Ayrshire Councils to publish a joint Indicative Regional Spatial Strategy (IRSS) for Ayrshire.

Further work is required to agree formal working arrangements between the authorities on how an Ayrshire Regional Spatial Strategy might be prepared.

Local Place Plans - community-led plans setting out proposals for the development and use of land. Communities will have the opportunity to prepare Local Place Plans (LPPs), setting out their proposals for the development and use of land in their local area, and so providing a new opportunity for communities to feed into the LDP preparation process at the outset of the process. Although not part of the statutory development plan, planning authorities must have regard for registered LPPs in the preparation of local development plans. While the Council cannot prepare LPPs, we are required by legislation to provide information on the assistance available for local communities in preparing an LPP for their area. While the regulations set out the legislative process, they leave scope for different approaches to consultation and production of an LPP. For each LPP to be taken into account in the LDP process, the LPP should be submitted and validated in advance of the finalisation of the Evidence Report and in advance of the Gate Check.

The Council will issue an invitation to local communities to prepare a Local Place Plan and will keep a register of validated Local Place Plans in South Ayrshire and make information about them available online.

Scottish Government guidance to communities and planning authorities on the preparation, submission and registration of Local Place Plans is contained in Circular 1/2022: : [Planning Circular 1/2022: Local Place Plans](#)

Open Space Strategy – planning authorities are required to prepare a strategy setting out a strategic framework of policies and proposals for the development, maintenance and use of green infrastructure, including open spaces and green networks. The strategy is to contain an audit of existing open space provision and an assessment of current and future requirements.

Play Sufficiency Assessment – planning authorities are required to assess the sufficiency of play opportunities for children in preparing the Evidence Report for the Local Development Plan.

Forestry and Woodland Strategy – planning authorities are to prepare a strategy which identifies woodlands of high nature conservation, and sets policies and proposals for the development of forestry and woodland, and the protection, enhancement and expansion of woodlands. The Council will consult on its Forestry and Woodland Strategy.

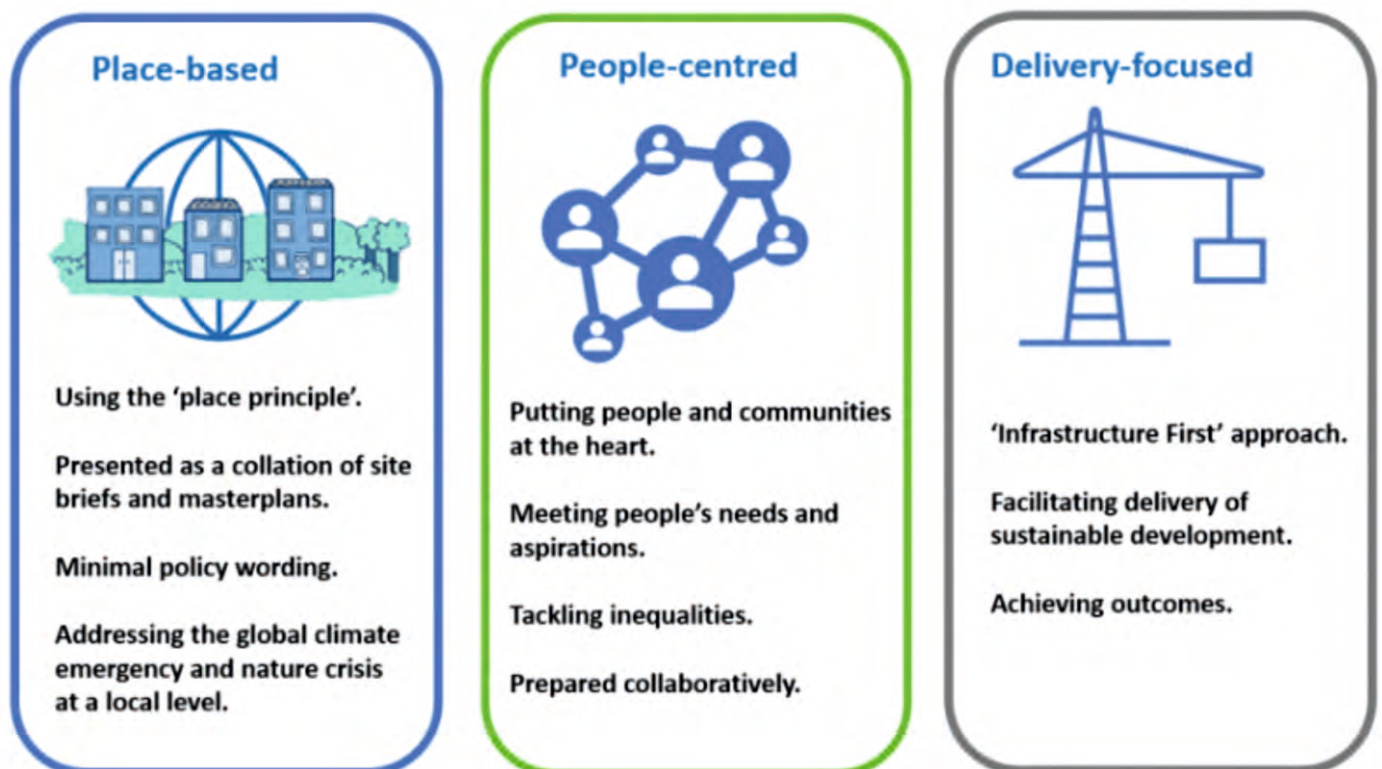
Preparation for Local Development Plan 3

The Council will prepare its next Local Development Plan (LDP3) under the new local development planning arrangements introduced by The Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Development Planning) (Scotland) Regulations 2023 and associated guidance.

There are several different assessments which must be undertaken to support the preparation of LDP3. They are an integral part of the plan making process and should inform, and be informed by, the plan as it is being prepared. The various impact assessments are listed below.

- Strategic Environmental Assessment (SEA)
- Equalities Impact Assessment
- Public Sector Equality Duty Assessment
- Fairer Scotland Duty Assessment
- Habitat Regulations Appraisal

LDP3 should consider the ambitions and outcomes for our region, looking ahead to 20 years in the future. It should be developed through collaboration and based on robust evidence so that it is deliverable. The LDP should be place-based, people-centred and delivery focused with the inclusion of a clear Spatial Strategy shown in a collection of maps, site briefs and masterplans. Plans should be relevant and easily understood by the people with an interest in their place.



The Scottish Government expects every planning authority in Scotland to have adopted a new local development plan within five years of the regulations coming into force, i.e. by May 2028. We intend to adopt LDP3 around year end 2027, with the formal preparations commencing in December 2023.

Delivery Programme

The Council is required to prepare a Delivery Programme to set out how they propose to deliver the actions set out in the LDP3 policies and sites.

The Delivery Programme that accompanies LDP3 will set out how the Council proposes to implement the Plan. It will include a list of actions to deliver the proposals in LDP3 in accordance with the policies in the same plan; and a timescale for the conclusion of each action. Regular monitoring of LDP3 will determine how successfully LDP3 is being delivered. Monitoring will help identify and mediate any issues that occur and, depending on the circumstances, consider the status of housing sites including whether they are still deliverable or if they should be de-allocated.

The Delivery Programme is prepared in parallel with the preparation of the Local Development Plan and is reviewed and updated at least every 2 years. The Delivery Programme must set out:

- A list of actions required to deliver policies and proposals contained in the LDP;
- An explanation as to how those actions are to be undertaken;
- The timescale for the conclusion of each action; and
- The expected sequencing of, and timescales for, delivery of housing on sites allocated by the LDP.



LDP Process

Evidence Report – the purpose of the Evidence Report is to bring together a range of information which has been gathered about South Ayrshire, in order to inform the Local Development Plan. The aim is to gather evidence to clearly inform and support the quality and effectiveness of the Local Development Plan by front-loading the work and use the evidence to inform the plan. The content of the Evidence Report should be informed and influenced by the people and places that are likely to be affected by LDP3, including though Local Place Plans. The Evidence Report should provide a summary and an analysis of what the evidence means for the LDP, however, it is not expected that the Evidence Report will contain all the detail of the evidence. The views of stakeholders are to be sought when preparing the Evidence Report.

Following approval by the full Council, the Evidence Report, is then sent to Scottish Ministers.

Gatecheck – Prior to preparing the Proposed Plan, the Evidence Report will be assessed by a Directorate and Environmental Appeals (DPEA) Reporter. This is known as the Gatecheck. The Reporter can decide whether there is sufficient information and the planning authority can move to prepare its Proposed Plan, or the Reporter may consider there is not sufficient information and provide recommendations for improving the Evidence Report. The Gatecheck also provides an opportunity for the Reporter to consider and attempt to resolve disputes that may exist about the evidence submitted.

Preparation of the Proposed Plan – the Evidence Report must have successfully completed the Gatecheck stage. The Proposed Plan will identify where new development should take place and where it should not and can convey the ambitions and priorities for future development for South Ayrshire. The preparation of the proposed Plan is to be informed by community engagement and a wide range of other policy and strategy documents. The Scottish Government guidance sets out requirements in relation to the form and content of the Proposed Plan. The Proposed Plan is published for consultation, after which Proposed Plans can be modified.

An invitation will be made by the Council to seek ideas and suggestion of sites (Call for Ideas) to be put forward by the public and stakeholders. The information from community engagement and the Evidence Report can inform the Proposed Plan. The contents of Local Place Plans will be considered at this stage of the development plan process.

The Proposed Plan will be published for consultation. Representations received to the Proposed Plan will be used to finalise the Proposed Plan. The full Council will consider the Proposed Plan and if approved, the Proposed Plan will be sent to the Scottish Ministers for examination.

Consultation on the Environmental Report will be undertaken alongside the Proposed Plan.

Delivery Programme – the Delivery Programme sets out how an authority proposes to implement its Local Development Plan. A proposed Delivery Programme must be published with the Proposed Plan. It is to be reviewed and renewed at least every two years.

Examination – following the submission of the Proposed Plan, the Scottish Ministers will appoint a Reporter from the DPEA to consider the issues raised in any unresolved representations and the consultation and involvement of the public in the preparation of the Plan. Following the Examination, the Reporter will prepare a report setting out reasons for their conclusions and recommendations, including proposed modifications proposed.

Adoption – adoption is the final stage in the preparation of the Plan and occurs after the Council has received and considered the Examination report and any recommendations and modifications it proposes. A Delivery Programme should accompany the adoption of LDP3.

LDP Timeline

There are 3 key stages in the preparation of the new LDP.

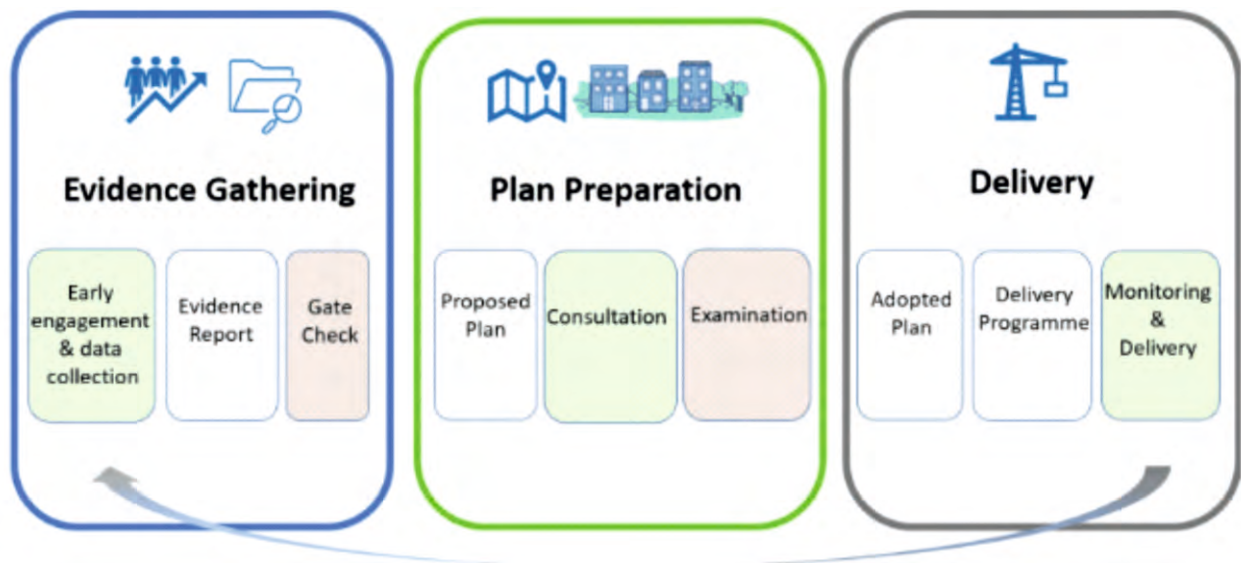


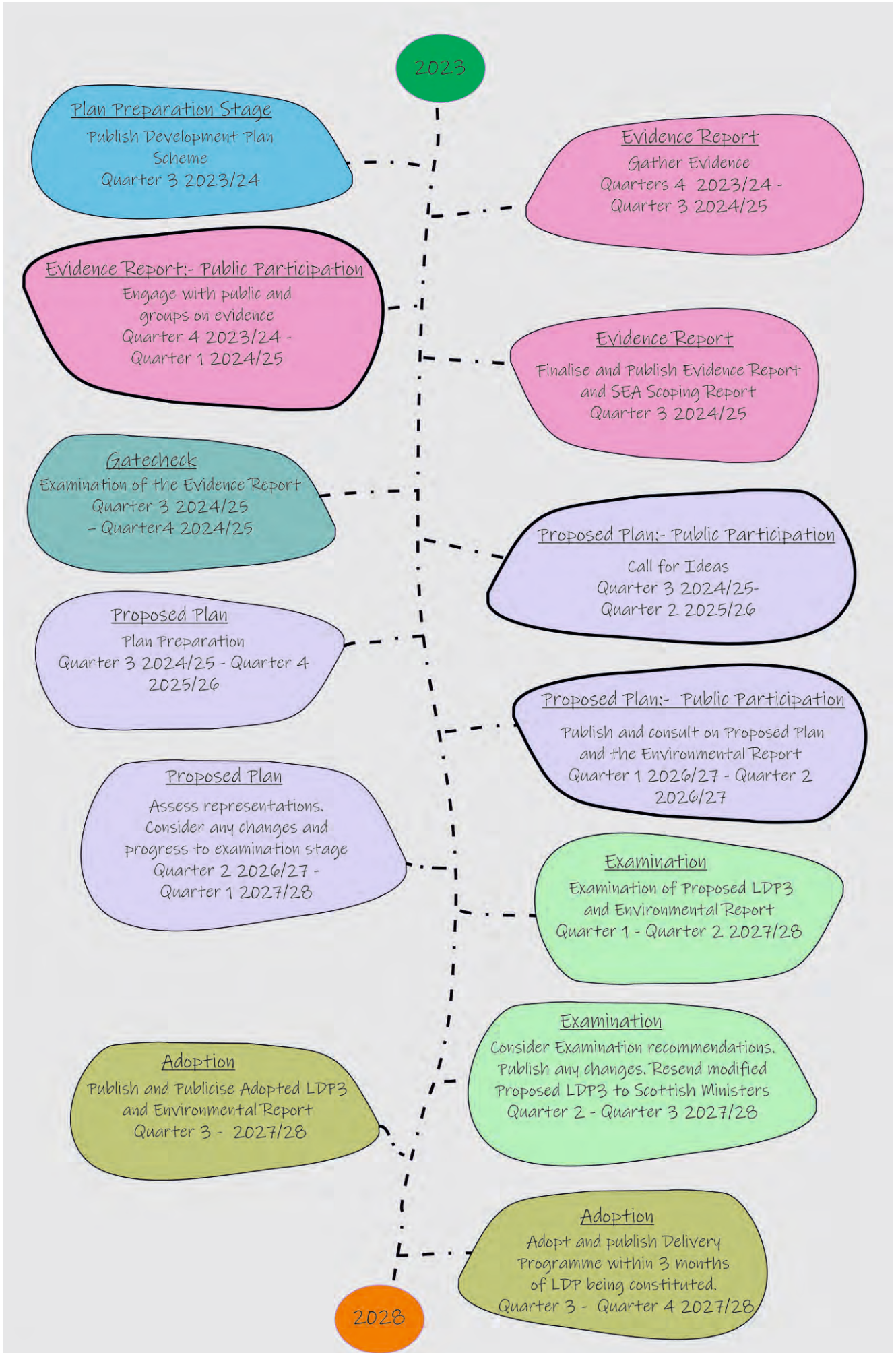
Diagram 4 sets out the indicative timescales for the preparation of Local Development Plan 3. The timetable may change, however, alterations to the timetable will be conveyed through future Development Plan Schemes (DPS).

As this is a new process, the timescales are a best estimate, and are aimed at ensuring the LDP Review is complete within 5 years of the Scottish Government's LDP Guidance being published i.e. May 2028. Future Development Plan Schemes will include any updates to the programming.

Development Plan Schemes are required to use Quarters in the DPS for timetabling in order to identify the Quarter (Q) in which the planning authority expects to publish certain elements of the Local Development Plan process. (Quarter 1 April-June; Quarter 2 July-September; Quarter 3 October-December; and Quarter 4 January-March).

Paragraph 22(2) of The Town and Country Planning (Development Planning)(Scotland) Regulations 2023 states that if the timetable within the DPS differs from the timetable in the previous DPS, the new DPS must identify the changes to the timetable and set out the reasons for the changes to the timetable.

The amended dates within the timeline reflect the NPF4 and the Development Planning Guidance produced in May 2023.



Why should I get involved in the preparation of the next local Development Plan 'LDP3'?

LDP3 will have an impact upon many people's lives within South Ayrshire. It is the principal document that guides where development should and should not take place, and will promote and facilitate developments that support and enhance the communities, economy and environment of South Ayrshire.

Participating in the preparation of the LDP is a chance to help shape your future surroundings. It is important therefore that everyone who wants to engage in the Plan process is able to do so. If you want to have a say in how the area develops over the next 10 years then the preparation of LDP3 is your opportunity to do so. In order to ensure we have heard from the widest range of people, and to ensure that the Plan reflects their input, the LDP process seeks to 'front-load' its engagement.

How will we involve people at each stage of the LDP3?

There are three main ways in which we will seek to involve stakeholders and the public in the preparation of LDP3:

Inform – Throughout the process, we provide information on the progress made and make people aware of the next stages in the process, and how and when they can be involved.

Engage – In the early stages of the process, we engage with a wide range of stakeholders, communities and the general public in order to identify the main issues to be addressed in the next Plan. This is the principal opportunity to influence the shape and direction of the Plan.

Consult – We will consult all stakeholders and the public on the policies, strategies and proposals set out in the published Proposed Plan. At other points in the process, we also will seek stakeholders' views on specific issues and options which have been identified for discussion or consultation.

The above-mentioned types of involvement reflect the main stages of the plan. As the Plan progresses and ideas and principles become established, different levels of involvement become more appropriate. To help stakeholders get involved in the most appropriate ways, at the most appropriate stages, we prepared a 'Participation Statement'.



Participation Statement

The Participation Statement sets out when, how and why you should get involved in the various stages of preparing LDP3. The responses received to the previous DPS have been taken into account and are included in this Participation Statement and have enabled us to tailor our approach and make sure people can get involved and engage in the various plan preparation and consultation stages. The experience of preparing previous LDPs has helped us learn how to improve the way we include the public and reach a wide range of people. We are proposing to have a mix of in person and digital platform consultation and engagement events and meetings.

Consultation and Engagement

The 2019 Planning (Scotland) Act has set a clear direction to improve engagement and help people in communities find a way to influence how their neighbourhood and the place they live will change for the better in the future. When preparing LDP3 we will share information and focus on early and meaningful consultation. We want to do the best we can to encourage people to take part and have their opinions and ideas heard so we will use the methods that have been shown to work and are now considered best practice for engaging with people. Everyone will have an opportunity to get involved and comment throughout the LDP3 in the various stages outlined above, including having a say on how you would like to be involved. Once the Proposed LDP3 has been published, there will be limited opportunity for further engagement, so it is important to get involved during the earlier stages of the process to ensure your voice is heard. We will keep you updated on when events are happening by publicising them on our website, through Council social media and using updates to those who have registered in contact database and through the DPS Participation Statement.

How will we consult?

South Ayrshire Council is committed to encouraging participation from as wide a range of stakeholders as possible in all Local Development Plan related activities, such as masterplans, development briefs and other guidance published throughout the lifetime of the Plan. This Participation Statement outlines in general terms how communities and stakeholders will be engaged and have the opportunity to engage, shape and inform the Local Development Plan and associated documents.

The Council aims to ensure that;

- All engagement events are inclusive, open and transparent, this will be reflected in the venues we use, the documents we produce and our methods of engagement;
- Representations are fully considered and help to shape our approach and that feedback is provide to all representations received;
- We take the extra step to engage with as wide an audience as possible, reflecting the diverse nature of our community,
- Particular steps will be taken by the council including methods on reaching under-represented groups, promote inclusive participation at all stages of LDP process and ensure views effect and influence LDP creation.



Who we will consult:

- The public in general
- Community groups, organisations and their representatives, including Community Councils
- groups such as Disabled people, Children and Young people, Gypsies and Travellers -
- Stakeholders and key agencies such as SEPA, Transport Scotland, Historic Environment Scotland, Scottish Forestry and Nature Scot;
- Private sector such as business interests, landowners, land managers, developers/housebuilders (including Housing Associations and Homes for Scotland)
- Other agencies/organisations and infrastructure providers
- Infrastructure and service providers including health board; public transport providers; telecommunications and electricity network companies
- Scottish Government
- Voluntary organisations
- Minority groups
- Relevant amenity bodies
- Council's wider services
- Central Scotland Green Network (CSGN)
- Key Agencies as designated by the Scottish Government
- Key Agency Groups such as SportScotland



Proposed methods for information sharing, engagement and consultation for the preparation of LDP3 may include:

Activity	Details of engagement methods may include the following:-
Publicity	Press Notice Press Releases Social Media Planning Hub Information and updates on Council website Targeted e-mails to stakeholders and interested groups, including key agencies and Scottish Ministers, CSGN, adjoining local authorities and Community Councils. Targeted communication with hard to reach groups including children and young people; older people; disabled people. Gypsies and Travellers and ethnic minority groups Neighbour Notification Mailings List
Circulation/Distribution of documents	Planning Hub Council Offices Libraries
Consultation Tools	Survey(s) On-line In-person events Place Standard Tool including Place Standard Tool for Children and Young People SP=EED Engagement Guide
Events	Targeted meetings with landowners, developers, business sectors and key agencies Events/Exhibitions Drop-in sessions and workshops in various locations across the Council area;
Additional activities	Use of existing consultations for Council Place Plans Engaging with under-represented groups; Engagement with Children and Young People Creative approaches to place making, including use of the Place Standard Tool; Notifying neighbouring properties to sites that are being considered for inclusion within the plan;

Let us know what you think?

Under the Planning (Scotland) Act 2019, we are required to seek the views of the public on the content of the participation statement. We would therefore like your views on our approach to engagement and how you would like to participate in the plan-making process. A Local Development Plan participant database has also been established to record the details of individuals and organisations wishing to be kept up-to-date with the Local Development Plan process. You can have your details added to the database by contacting us through any of the methods below:

- **Do you agree with the communication methods set out and the stages at which these should be used? Are there any additional methods missing that you feel would increase participation in the plan-making process?**
- **Are there better ways to for us to consult and engage with you?**
- **Should it be in person or online – or both?**
- **What locations are the most convenient, who else should we contact for information, comment and opinion?**
- **You can suggest some ideas for different types of consultation. We might get back in touch with you to discuss your ideas, if that's ok with you too?**

We want to tailor consultation and engagement events to suit circumstances, and learn from experience and best practice, and hear some new ways of doing this if you think the ways we've suggested might not work well. Please tell us if you have some ideas.

One of the most important stages in preparing our next Development Plan will be gathering of relevant and useful evidence and opinion about the types of development you want to see, and the most appropriate places for it. We will have to compile this information into an 'Evidence Report' and submit this to the Scottish Government for assessment before we can progress any further.

Annex E of Local Development Planning Guidance (May 2023) identifies what this evidence report must contain and it's the first time the Planning Authorities have been asked to do it. We will use the consultation methods mentioned above to gather information, but as this is the first stage of a new way of working, we'd really like you to get involved right from the start.

Mediation

Mediation is seen as a potentially useful tool for exploring, resolving or reducing disagreement on land use plans. It can be used to aid the engagement process and to help build bridges between stakeholders. It is a voluntary process between two parties, facilitated by a third independent party. There is no legislative requirement for mediation in the Scottish planning system but there are potential scenarios where it might assist in resolving issues that arise through the preparation of different types of land use plan. However, our aim is to remove or reduce the need for mediation by gaining awareness of proposals/sites that may prove contentious through early engagement with stakeholders in the preparation of plans including any community-led Local Place Plans.

We'd like you to get involved right from the start.

Register your interest in helping to shape the next Local Development Plan

Significant use will be made of the South Ayrshire Council **Local Development Plan Hub** and the Council website to both share information and seek stakeholders view upon it. Those that have registered through the portal will receive updates and announcements at key stages of the development plan preparation.

Contact us to register your interest, and we'll keep you informed about how and when you can get involved.

Feedback

For further information about this DPS, how to provide feedback or have any other general queries about the LDP, please find further information here: www.south-ayrshire.gov.uk

For news and updates on LDP3 we recommend that you register for our mailing list on the Planning hub.

You can contact us by telephone on:

0300 123 0900

and ask to speak to a member of the Planning Strategy team.

You can also e-mail the Development Planning team at

localdevelopmentplans@south-ayrshire.gov.uk

In writing:

Planning Service
South Ayrshire Council
Wellington Square
Ayr
KA7 1DR

Local Development Plan 3 Evidence Report Gatecheck Proposed Plan Examination Adoption

Local development plan 3

Local Development Plan 3

How to get involved with the Local Development Plan

Your views can help shape the future of South Ayrshire

Get involved in shaping the future of South Ayrshire

Sign up and join our LDP community to receive updates, attend events and create your own content.

Sign up

The Context of the Development Plan Scheme

How do Development Plans work?

Explains

The Development Plan Scheme

Every Local Authority must produce a Development Plan Scheme, at least annually, as required by section 20B of the Planning (Scotland) A...

Explains

Share this card

Let us know what you think? Engagement and consultation for the preparation of the LDP3

Information sharing, engagement and consultation for the preparation of LDP3

Take Survey

Stages of the Local Development Plan3 Process

2023

Plan Preparation Stage
Publish Development Plan Scheme
December 2023 - Quarter 3 2023

Evidence Report: Public Participation
Engage with public and groups on evidence
March - June 2024
Quarter 4 2023/24 - Quarter 1 2024

Evidence Report
By May Evidence
January - December 2024
Quarters 4 - 4 2023/24 - Quarter 3 2024

Evidence Report
Finalise and Publish Evidence Report and SEA Scoping Report
October 2024 - December 2024
Quarter 3 2024

Gatecheck
Examination of the Evidence Report
December 2024 - March 2025
Quarter 3 2024

Proposed Plan: Public Participation

This information can be made available, on request, in braille, large print or audio formats and can be translated into a range of languages. Contact details are provided below.

درخواست کرنے پر یہ معلومات نابینا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں مہیا کی جاسکتی ہے اور اسکا مختلف زبانوں میں ترجمہ بھی کیا جاسکتا ہے۔ رابطہ کی تفصیلات نیچے فراہم کی گئی ہیں۔

本信息可应要求提供盲文，大字印刷或音频格式，以及可翻译成多种语言。以下是详细联系方式。

本信息可應要求提供盲文，大字印刷或音頻格式，以及可翻譯成多種語言。以下是詳細聯繫方式。

ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕੇ ਬੇਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਅਤੇ ਸਣਨ ਵਾਲੇ ਰਪ ਵਚ ਵੀ ਲਈ ਜਾ ਸਕਦੀ ਹੈ, ਅਤੇ ਇਹਦਾ ਤਰਜਮਾ ਹੋਰ ਬੋਲੀਆਂ ਵਚ ਵੀ ਕਰਵਾਇਆ ਜਾ ਸਕਦਾ ਹੈ। ਸੰਪਰਕ ਕਰਨ ਲਈ ਜਾਣਕਾਰੀ ਹੇਠਾਂ ਵੱਢੀ ਗਈ ਹੈ।

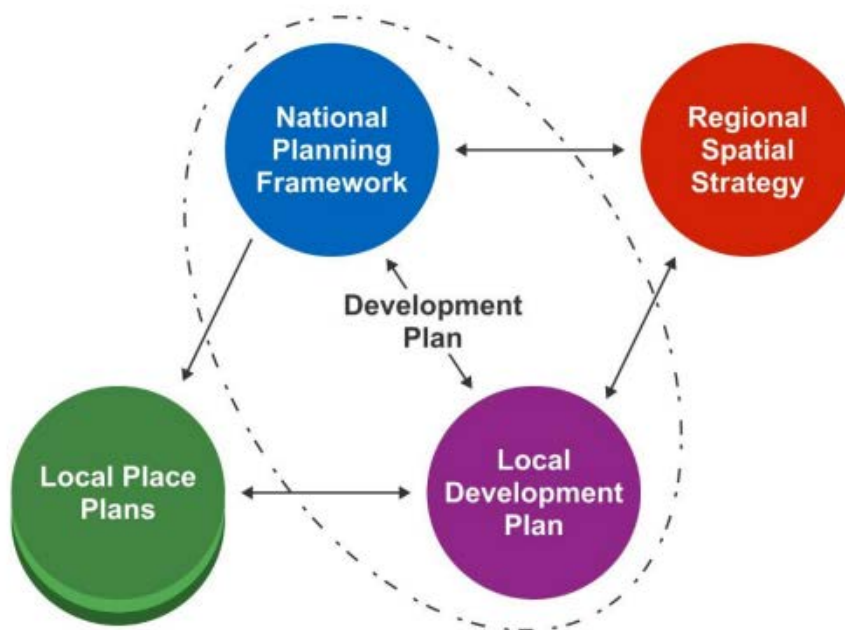
Niniejsze informacje mogą zostać udostępnione na życzenie w alfabecie Braille'a, w druku powiększonym lub w formie audio oraz mogą zostać przetłumaczone na wiele języków obcych. Dane kontaktowe znajdują się poniżej.

Faodar am fiosrachadh seo fhaighinn, le iarrtas, ann am braille, clò mòr no clàr fuaim agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.

South Ayrshire Council

www.south-ayrshire.gov.uk

Relationship of statutory development plan and related plans



South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Development Plan Scheme 2023
Lead Officer (Name/Position/Email)	Craig Iles Service Lead Planning & Building Standards craig.iles@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	N/A	N/A
Disability	N/A	N/A
Gender Reassignment (Trans/Transgender Identity)	N/A	N/A
Marriage or Civil Partnership	N/A	N/A
Pregnancy and Maternity	N/A	N/A
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	N/A	N/A
Religion or Belief (including lack of belief)	N/A	N/A
Sex – (issues specific to women & men or girls & boys)	N/A	N/A

Community or Groups of People	Negative Impacts	Positive impacts
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	N/A	N/A
Thematic Groups: Health, Human Rights & Children’s Rights	N/A	N/A

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	N/A	N/A
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	N/A	N/A
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	N/A	N/A
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	N/A	N/A
Socio-economic Background – social class i.e. parent’s education, employment and income	N/A	N/A

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low Positive
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low Positive
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low Positive
Increase participation of particular communities or groups in public life	Low Positive
Improve the health and wellbeing of particular communities or groups	Low Positive
Promote the human rights of particular communities or groups	Low Positive
Tackle deprivation faced by particular communities or groups	Low Positive

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	No
Rationale for decision: Not required as there is no specific impact on communities, groups of people, employees or thematic groups. A full EQIA will be carried out for the LDP3 Proposed Plan, when it is published for consultation.	
Signed : Craig Iles Service Lead -Planning & Building Standards Date: 07 November 2023	