

Proposed Local Development Plan Consultation

Consultation is open from
30th April to 29th June 2018

North Ayrshire council is consulting on an update to the Local Development Plan. It will set out how the Council will guide development and investment in the area over the next 20 years. This leaflet contains information on how to get involved and make sure your views are taken into consideration.

Key points about the consultation:

- Consultation responses (referred to as “representations” are invited for a period of 9 weeks (more than the legally required 6 weeks).
- Late submissions are not guaranteed to be considered.
- Representations are required to be concise (we cannot accept any more than 2,000 words plus any limited supporting documents).
- We will accept comments by email, document as attachment to email or via our online survey. Electronic submissions are easier and quicker to process. In particular, concise electronic comments can be copied directly onto forms in some instances and mean officers do not need to interpret objections.
- We will publish a form to assist submissions. This will be available to download on our website.
- Submission should clearly state which part of the LDP your comment relates to. Vague or general comments may not be able to be processed. Councils must summarise what the representation wants to change (e.g. inclusion/deletion of a development site: change of policy wording). It is beneficial to also summarise representations to key changes sought.
- Responses must relate to a material planning consideration in order to be considered. This means that it should serve the purpose of planning and relate to the development and use of land. Examples of material planning considerations are included on the following page.
- Consultation responses objecting to a part of the LDP will be considered by Scottish Ministers through an LDP examination.
- During the LDP examination, a Scottish Government appointed reporter will consider all points of objection to LDP.
- The reporter will make a decision on whether or not the objections should be accepted in the LDP. The reporter’s decision is final, unless very exceptional circumstances arise. The Council is usually bound by these changes.
- Only right of challenge to the conclusion of the examination is by judicial review.
- The volume of objections in not, in itself a material consideration. Therefore, standardised letters and petitions do not increase the likelihood of the objection being accepted by the reporter.
- Community drop-in events are to allow community members/developers and any other party to discuss Plan with officers. Officers will be happy to answer questions which will help individuals or organisations to submit their representation.
- Discussion cannot be recorded as a representation.
- We will notify the owner, lessees or occupiers of sites which the proposed plan specifically proposed to be developed. We will also notify owners, lessees or occupiers of land neighbouring (20 meters) to those sites.

The range of considerations which might be considered material in planning terms is very wide and can only be determined in the context of each case.

Examples of possible material considerations include:

- Scottish Government policy, and UK government policy on reserved matters
- The National Planning Framework
- Scottish planning policy, advice and circulars
- European policy
- A proposed strategic development plan, a proposed local development plan, or proposed local development plan, or proposed supplementary guidance.
- The National Waste management plan
- The design of the proposed development and its relationship to its surroundings
- The environment impact of the proposal
- Community plans
- Views of statutory and other consultees
- Access, provision of infrastructure and planning history of the site
- Legitimate public concern or support expressed relevant planning matters

You can view the Proposed Local Development Plan on our website, at local libraries or at the Council's Headquarters at Cunninghame House, Irvine.

Consultation Events, please see our website for updates

Tuesday 15th May - Fairlie Village Hall - 2 – 5pm

Wednesday 16th May - Saltcoats Town Hall - 6 – 8:30pm

Thursday 17th May - Largs Library - 10am – 1pm

Beith Library - 2 – 5pm

Tuesday 22nd May - Ormidale Pavillion, Brodick - 10am – 4pm

Wednesday 23rd May - The Portal, Irvine - 10am – 4pm

Thursday 24th May - West Kilbride, Village Hall - 3 – 8pm

Tuesday 29th May - Kilwinning bowling Club - 6 – 8pm

Wednesday 30th May - Kilbirnie Community Centre - 6 – 8:30pm

Thursday 31st May - Stevenston Library - 2 – 5pm

Tuesday 5th June - Garrison House, Millport - 3 – 7.30pm

Tuesday 12th June - Dalry Rosearden Hall - 6 – 8pm

This document can be made available in other formats such as on audio tape, on DC, in Braille or in large print. We can also provide it in other languages if you ask us to.

To find out more information or to download a Response Form, please visit our website:

www.north-ayrshire.gov.uk/planning-and-building-standards/ldp/ldp2

or email ldp@north-ayrshire.gov.uk



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath