

	<h1>Report</h1>	<b>Agenda Item</b>  <h2>3</h2>
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Report to:	<b>Planning Committee</b>
Date of Meeting:	<b>27 February 2007</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Subject:	<b>South Lanarkshire Local Plan (Finalised): Modifications and Local Plan Inquiry</b>
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## 1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ Inform Planning Committee of the responses received to the deposit period of the South Lanarkshire Local Plan (Finalised)
- ◆ Authorise publication and advertisement of pre-inquiry modifications to the South Lanarkshire Local Plan (Finalised)
- ◆ Authorise the holding of a Local Plan Inquiry and select the reporters for this Inquiry

## 2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that the modifications to the finalised local plan, as detailed in Schedule 1, are approved;
- (2) the publication and press advertisement for the deposit of these modifications for further public consultation and representation is approved;
- (3) the responses to all representations to the Local Plan as detailed in the background papers circulated to members are approved;
- (4) that a Local Plan Inquiry be held in relation to all objections to the Local Plan, to hear evidence and determine whether any further changes to the Local Plan are required;
- (5) that the names of two inquiry reporters are randomly selected by Committee.

## 3 Background

3.1 On 25 May 2004 Planning Committee authorised the commencement of a Local Plan for South Lanarkshire and the publication of a 'Notice of Intention to Prepare' as the formal start of this work. Since that date the following stages have been progressed:

- publication of and consultation on a series of Issues Papers including consultation events across the Council area to engage the views of stakeholders in the Local Plan
- publication and consultation of the South Lanarkshire Local Plan Consultative Draft, and Draft Strategic Environmental Assessment Environmental Report, to seek views on draft policies and potential development sites, approved by Committee on 13<sup>th</sup> September 2005

- publication of a supplementary consultation to the Consultative Draft Plan to seek views on additional sites being considered for development, approved by Committee on 31<sup>st</sup> January 2006
- publication and public deposit of the South Lanarkshire Local Plan (Finalised and Strategic Environmental Assessment Environmental Report, to seek representations to the plan, approved by Committee on 21 June 2006

#### **4 Representations Received to the South Lanarkshire Local Plan (Finalised)**

4.1 Following approval by Planning Committee the finalised local plan was placed 'on deposit' at publicly available locations for a period of 6 weeks from the 3 August 2006 to 14 September 2006. The Plan was also published on the Council's web site. During this period representations in support or objecting to the plan could be submitted to the Council.

4.2 A significant number of representations have been submitted. A total of 10,051 people/organisations made comment on the plan, making a total of 19,765 representations in relation to the document, 19,443 objecting to the plan and 322 in support. These figures include the 9,132 people making 18,264 identical objections to the proposals for Calderglen Country Park and Colonsay Field, East Kilbride and 136 people under the banner 'Haughhead Action Group' supporting the plan's retention of land at Haughhead, Uddingston in the Green Belt. In turn this leaves a further 1,179 objections made by some 783 parties on other issues. These representations raised issues relating to a broad range of matters in addition to those mentioned above, including:-

- Objections to proposals for retail development on the site of the former Strathaven Auction Market
- Objections to proposals for retail development on the site of the Loch Park Stadium, Carluke
- Objections to the mix/balance of uses being supported for the redevelopment of land at Rolls Royce, Nerston, East Kilbride and at the Hoover Works/Bridge Street, Cambuslang
- Proposals for housing development at Hamilton Road, Bothwell
- Proposals for housing development at Lockhart Drive, Lanark
- The definition/extent of the Community Growth Areas
- Numerous objections regarding the plans exclusion of sites for new housing development
- Objections to the approach to control housing in the countryside

#### **5 Responses to Representations and Modifications**

5.1 Each representation has been recorded, summarised and considered. A recommendation as to how the Council might respond to each representation has been made. A document has been compiled which informs members of each representation and the recommendation as to whether a modification should be made to the local plan in light of comments received or whether no change should be made to the plan. This document is within the list of background papers and has been made available to Committee members electronically and as hard copies within the members' areas. If approved by Committee these recommended responses, where they relate to objections, will form the basis of the Council's approach to the local plan inquiry to take place later this year (see Section 6 Next Steps).

- 5.2 Some representations do however merit a recommendation to modify the Local Plan in some way. In addition, since publication of the finalised version of the plan last year, there have been further developments in policy or in site negotiations that require to be reflected in the plan to ensure that it remains up to date and relevant. Lastly, some 'technical modifications' to the plan are proposed. A schedule of recommended plan modifications is therefore attached to this report. Where changes to the Local Plan maps are required these are included in the background papers and, as with the representation responses, have been made available in the members' areas. Whilst appearing extensive it is important to note that none of the modifications present a major shift in local plan strategy but rather reflect a thorough and comprehensive review of the plan.

## **6 Next Steps**

- 6.1 Following approval of the modifications by Committee a document will be prepared for printing and electronic publication. In accordance with regulatory requirements the modifications will then be placed on 'deposit' at publicly available locations for a period of 6 weeks. It is anticipated that the deposit period will commence in the middle of March 2007. During this time representations in support or objecting to the modifications may be made to the Council. Representations will be able to be made via the internet or by using a standard form which will be made available. It should be made clear that only representations that relate to modifications will be accepted through this deposit process. As such representations made on matters/issues that are not subject to change or representations that raise new issues/sites cannot be accepted.
- 6.2 At the conclusion of the deposit period a report will be prepared to inform Committee of any representations received on the modifications. Following this process, objections that remain outstanding, including those originally made to the finalised local plan, will require to be considered at a local plan inquiry. This is a public inquiry that is held for the Council by a reporter (or reporters) from the Scottish Executive Inquiry Reporters Unit.
- 6.3 Discussions have already begun with the Reporters Unit regarding the timetabling and availability of Reporters for the inquiry. Two reporters will be required to resource the Local Plan Inquiry. The Reporters Unit has provided the Council with three names from which to choose from. They are:
- David Russell
  - Jill Moody
  - Trevor Croft

Committee is asked to randomly select the two reporters for the Inquiry.

## **7 Employee Implications**

- 7.1 The staffing implications of the Plan's publication can be met from within existing staff resources. The implications of staffing the Local Plan Inquiry have been the subject of a report to Enterprise Resources Committee (31<sup>st</sup> May 2006) which gave authority for the appointment of a temporary post to serve as a 'Programme Officer' for the Inquiry.

## **8 Financial Implications**

- 8.1 All publication and staffing costs arising from the recommendations of this report are accounted for within established budgets.

## **9 Other Implications**

9.1 None

## **10 Consultation**

10.1 The publication and deposit of the modifications will be advertised in the local press for two consecutive weeks. Copies of the modifications document will be made available via the Council's web page and at all Council offices/Q&A's and at Council libraries. Those who have made representations to the plan at the finalised stage will be informed of the publication of the modifications statement. Copies of the modifications statement will also be available for purchase. The deposit period will last for six weeks during which time anyone can make representations on the modifications.

**Iain Urquhart**

**Executive Director (Enterprise Resources)**

20 February 2007

### **Link(s) to Council Objectives**

- Creating Successful Communities
- Living in the Community

### **Previous References**

- 25<sup>th</sup> May 2004 (Planning Committee)
- 13<sup>th</sup> September 2005 (Planning Committee)
- 31<sup>st</sup> January 2006 (Planning Committee)
- 31<sup>st</sup> May 2006 (Enterprise Resources Committee)
- 21<sup>st</sup> June 2006 (Planning Committee)

### **List of Background Papers**

- Report of representations and recommended responses
- Mapping modifications

### **Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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