

SIMPLIFIED PLANNING ZONE HOUSING PILOTS

- April 2019 Update



What?

The Simplified Planning Zone (SPZ) Housing Pilots

- will create the **first SPZs specifically for housing**; and
- **inform any potential legislative changes** through the Planning Bill.

Funding?

The Scottish Government awarded **£90,000** funding to support the 3 pilot local authorities to develop SPZ schemes.

Who?

The 3 pilot authorities are:

- **Argyll & Bute**
- **Dumfries & Galloway; and**
- **North Ayrshire**

Architecture & Design Scotland are also a partner with Dumfries & Galloway Council.

Where?

The pilots are exploring how the SPZ model can be used in a variety of contexts, and can support:

- **town centre living**; (Lochgilphead)
- **repopulation of remote rural communities**; (Mull)
- **edge of town development** (Dumfries)
- **a large strategic extension** (Irvine)

Aims?

The pilots are exploring how the SPZ consenting model can support:

- **innovative housing delivery**, through **self and custom build**;
- **inward investment and economic activity**; and
- **proactive placemaking**.

How? (work to date)

We have been working with the pilot authorities to analyse their sites, and to create responsive designs and masterplan layouts to include in their SPZ schemes. Work is continuing on drafting conditions to include in the draft SPZ schemes.

When?

The intention is for the SPZ schemes to **be ready to go out for formal consultation over the coming months**.

Simplified Planning Zone Housing Pilots

ARGYLL & BUTE

[Dual rural approach de-risking sites to support self build]

The pilot with Argyll & Bute pilot offers an opportunity to demonstrate the use of SPZs in contrasting rural contexts, to support self build.

Through these pilots the aims are to explore:

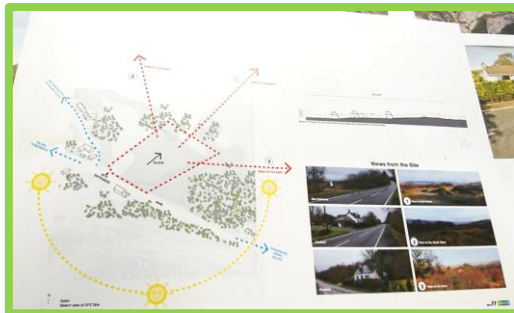
- a new way of planning for and delivering homes in a sustainable manner, that have the potential to enhance existing settlements.
- how a local authority can play a more proactive role in making Council owned land effective and marketable for housing.
- options for servicing sites for self build, to assist in de-risking the sites for development, improving self-builders access to finance and encouraging self-build.

SPZ schemes for **two sites** are being progressed as part of this pilot:

An island site at Salen on Mull, where there's a local demand for more affordable housing options to strengthen the economic and social fabric of the island.



This is a partnership project with a local housing association who will service the front part of the site.



And the site of the former primary school in Lochgilphead, supporting regeneration by tackling vacant land and supporting the nearby town centre with the provision of new homes.



The scheme supports the provision of serviced self build plots, with greenspace, in walking distance of the town centre and local schools.



DUMFRIES & GALLOWAY – Hardthorn Road, Dumfries [Plot Passport – self build]

In this pilot Dumfries and Galloway Council are working with Architecture & Design Scotland to create a SPZ scheme for a development of self build plots.

This pilot aims to enhance quality of place and extend choices for housing in a rural community by improving the quality of serviced sites and self-build development. It will also support affordable housing choice for householders looking to build their own homes

The scheme aims to respond to the site's landscape and wider setting and make a positive contribution to the quality of place and enhance local connections.

The SPZ scheme provides for 12 house plots and follows a 'Plot Passport' model, with a simplified spatial masterplan, design code, and bespoke 'Plot Passport' requirements for each plot. The SPZ scheme will set out parameters for development (the conditions for the build) and opportunities for customisation and personalisation of homes.

Proposals that comply with the scheme will benefit from not having to go through the standard planning application process – enabling speed of development, and an open for business approach for potential self builders.



NORTH AYRSHIRE – Montgomerie Park, Irvine [Proactive Designing Streets approach- delivering housing]

This SPZ pilot forms part of North Ayrshire’s corporate approach to reversing population decline by attracting housing investment into the area.

Land at Montgomerie Park, an established strategic growth location for housing identified in the LDP, and owned by the Council was chosen as the location for their SPZ pilot.

The SPZ scheme offers the opportunity for a more proactive approach to consenting, by setting out the Council’s expectations for the site reflecting Scottish Government’s design policies (Designing Streets) as well as the priorities of local residents and potential developers.

The SPZ should simplify the planning process for development within Montgomerie Park, so that, subject to a design code, it can be demonstrated that the planning process is no impediment to allowing development to proceed.

Alongside this new approach to consenting, a range of site specific public sector interventions have been promoted including deferred land payments and front-funded infrastructure, to provide a more attractive commercial proposition for developers to invest in the area.

The Council will consult on the draft SPZ over the summer (2019) and follow that by marketing the site.

