

PROPOSED ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN (LDP)

1. SUMMARY

1.1 This report sets out the main elements of the Proposed Argyll and Bute Local Development Plan (LDP). The LDP has been developed following extensive consultation and discussion with a wide range of stakeholders over a considerable period of time and taking into account detailed constraints and opportunities. The LDP aims to provide a land-use vision for Argyll and Bute for the next 10 years, subject to a 5-year review, that addresses key challenges facing Argyll and Bute through a clearly identified headline vision, set of aims, key themes and policy responses. The LDP consists of three elements for consideration by the Council in this report prior to recommending approval to publish the proposed LDP for a 3 month public consultation period commencing in mid-January 2013. The three elements of the LDP for approval consist of the Written Statement (**Appendix A**), Proposals Maps Changes (**Appendix B**) and Supplementary Guidance (**Appendix C**).

2. RECOMMENDATION

2.1 That members approve the Proposed Argyll and Bute Local Development Plan (LDP) as contained within **Appendix A** (Written Statement), **Appendix B** (Proposals Maps Changes) and **Appendix C** (Supplementary Guidance), subject to any changes they require to be made, for a three month public consultation period commencing in the third week of January 2013.

2.2 That the Executive Director of Development and Infrastructure be given delegated authority to carry out necessary changes to the LDP following the end of the consultation process and come back to the Council for final approval prior to submission to Scottish Ministers.

3. BACKGROUND

3.1 Following approval of the Argyll and Bute Local Plan in August 2009 work began on the renewal of the Development Plan (Structure and Local Plan) with their proposed replacement by a single document to be known as the Argyll and Bute Local Development Plan: Initial work included a series of local and

strategic stakeholder meetings to identify future challenges and areas of change. From the findings of this the Main Issues Report (MIR) was produced and then published for a nine week consultation period that ended on the 18th July 2011. Over 700 representations were received and their content analysed. A further public consultation was then carried out on a range of potential additional sites that could be included in the LDP and this was concluded on the 20th August 2012 with 120 responses received.

3.2 Both of these public consultation processes, together with contributions from key agencies (such as SNH, SEPA, Historic Scotland and Scottish Water), community organisations such as community councils, other organisations, developers, land owners and private individuals together with monitoring of outputs from the current Development Plan have shaped the content and overall approach taken in the Proposed Local Development Plan.

4 KEY ELEMENTS

4.1 The new LDP will replace the existing Development Plan (Structure and Local Plan), once adopted, by the Council. It has to ensure that there is a five year supply of effective housing land and ten years for business land and this is primarily done through the allocation of land for specific purposes. The LDP has to contain a clear settlement/spatial strategy and to help mitigate and address the impacts of climate change. In addition the LDP must also be:-

- **Efficient** - up to date, responsive to change, providing certainty, identifying development opportunities;
- **Inclusive** - involvement of local people on local issues;
- **Integrated** – provides spatial dimension to national and local strategies, action plans including EDAP, REAP, Housing Strategy;
- **Fit for purpose** – supports high quality outcomes on the ground and addresses Argyll and Bute's issues in a challenging economic environment;
- **Sustainable** – fully supports sustainable economic growth without harming our outstanding environment;
- **Deliverable** - realistic and accompanied by an agreed action programme with our partners.

4.2 The LDP consists of three elements for approval consisting of the Written Statement (**Appendix A**), Proposals Maps Changes (**Appendix B**) and Supplementary Guidance (**Appendix C**). Given the size of these Appendices they can all be found here:-

with paper copies also located at Kilmory (Committee Room 1). Member's attention is drawn to a number of key differences of approach proposed in the LDP that include the following:

- Ensuring the central challenge for the LDP is to deliver Sustainable Economic Growth;
- Reducing core policies in the plan to 11 and placing more detail in statutory Supplementary Guidance;
- Spatial approach taken for each council administrative area;
- Creation of Green networks and Wild areas of land;
- Higher densities for development on appropriate housing sites to generate greater economies of scale;
- Introduction of potable water conservation measures in our Islands and parts of Lorn;
- Taking a more flexible and pro-active approach to the need for sustainable economic development particularly in our more economically fragile areas;
- Adjusting the affordable housing policy to better meet local needs and the sustained challenges of the economy;
- Introducing the concept of Strategic Industrial Business Locations;
- Identification of key investment sites in the LDP that require a strategic Masterplan approach;
- Identification of crofting township sites, community ownership and community plan areas;
- The creation of Tourism Development Zones and the identification key tourism development sites
- The creation of 27 Key Rural Settlements;
- The creation of a new Coastal Development Strategy as supplementary guidance;
- The identification of Broad Areas of Search for Wind turbines over 50 meters;
- The merging of the Sensitive Countryside Zone and Countryside Around Settlement to form the Countryside Zone;

- The remodelling of the Rural Opportunity Areas in NSAs and APQs to reflect the findings of the landscape capacity studies;
- Consolidation of strategic and local Areas For Action (AFAs):

5 TIMETABLE

5.1 Following approval by the Council, incorporating any changes required by Members, the LDP will be subject to a three month period of public consultation beginning the third week of January 2013 to avoid the Christmas/New Year holiday period. Following the consultation necessary changes will be made to the LDP and this will be reported back to the Council for their approval prior to submitting the LDP to Scottish Ministers. It is then anticipated that an examination of the Proposed LDP will be made by a Scottish Government appointed Reporter. Following this the Proposed LDP will be published and with its post examination modifications and subsequently adopted by the Council as Planning Authority. Within three months of that date an Action programme for the implementation of the LDP will be adopted and published. **Annex A** of this report contains additional information on the LDP process and how the different elements of the plan will be dealt with.

6 PUBLIC CONSULTATION DETAILS

6.1 It is intended to have a three month period for the consultation on the LDP commencing in the third week of January 2013. Following approval an LDP newsletter will be issued to key stakeholders alerting them to the forthcoming consultation and all individuals with major changes (i.e. new housing allocation for example) adjacent to them will be notified. The first month of the consultation is intended primarily for awareness raising of the new LDP through press releases, newspaper adverts, posters, the creation of a LDP portal on the council's web site, area meetings and drop in sessions. It is also intended to employ social media to allow people to engage in the process including the setting up of daily blog raising various key issues throughout the process.

7 CONCLUSION

7.1 The Proposed Local Development Plan (LDP) has involved the views of over 1,000 individuals and organisations so far in its preparation. The plan provides a ten year land use strategic vision for Argyll and Bute, subject to review every five years, with a set of key objectives and policy responses that aim to address the many different challenges that face our communities in the years ahead. The LDP also addresses the many opportunities that are available in Argyll and Bute by taking a promotional approach that seeks to draw attention to our past successes and our considerable future development potential. Sustainable economic growth therefore remains at the heart of the plan but is re-emphasised as our central

message with additional measures to help stimulate the local economy in the most challenging circumstances. It is only by having a successful economy can we hope to retain and grow our economically active population, retain the essential services and infrastructure we all need and maintain our outstanding environment for future generations to enjoy.

- 7.2** The LDP consists of three elements for consideration by the Council in this report. The three elements of the LDP for approval consist of the Written Statement (**Appendix A**), Proposals Maps Changes (**Appendix B**) and Supplementary Guidance (**Appendix C**) which can be found here.

<http://www.argyll-bute.gov.uk/moderngov/ieListDocuments.aspx?CId=257&MIId=5401&Ver=4>

Annex A of this report contains additional information on the LDP process and how the different elements of the plan will be dealt with.

8 IMPLICATIONS

- 8.1 Policy:** The new LDP will replace, once adopted, the existing Development Plan (Structure Plan and Local Plan) with a single document designed to be more flexible and responsible to local circumstances.

Financial: No direct consequences arising from this report.

HR: None.

Equalities: The LDP is subject to an Equalities Impact Assessment

Risk: Not having an up to date LDP may ultimately result in the Scottish Government taking action to make better progress.

Customer Service: Staff will be employed to deliver the detailed consultation commitments.

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Annex A

Proposed Local Development Plan

Scottish Ministers expect the proposed plan to represent the planning authority's settled view as to what the final adopted content of the plan should be.

Representations by stakeholders and the general public should be concise, but should fully explain the issues that people wish to be considered at the examination. There is no automatic opportunity for parties to expand on their representation later in the process. It is therefore considered appropriate to offer a longer period, of up to 12 weeks, to give parties sufficient time to formulate the entirety of their case.

Valid representations will be considered and it is recommended that the Executive Director of Development and Infrastructure be given delegated authority to carry out necessary changes to the LDP following the end of the consultation process and come back to the council for final approval prior to submission to Scottish Ministers.

The council will request the Scottish Ministers to appoint a Reporter(s) to deal with any unresolved representations through an Examination. The council must submit:-

- A summary of unresolved issues;
- copies of the unresolved representations;
- the environmental report;
- the proposed action programme;
- the monitoring statement; and
- the current participation statement when the proposed plan was published.
- Any supporting productions should also be submitted at this stage.

There is no provision for those who have made representations or the planning authority to submit any further material to the examination beyond this unless required to do so by the appointed person. The examination may comprise a range of methods including written submissions, hearings and inquiry sessions. Examination reports are largely binding on planning authorities. The council then follows the appropriate process with respect to any modifications and then can proceed to adopt the Local Development Plan.

Supplementary Guidance (SG)

This can be adopted and issued by a planning authority in connection with an adopted LDP. Any such guidance will form part of the local development plan.

It is proposed that the Supplementary Guidance goes out for consultation at the same time as the proposed LDP. Following consultation the responses will be considered and it is recommended that the Executive Director of Development and Infrastructure be given delegated authority to carry out necessary changes to the Supplementary Guidance following the end of the consultation process and come back to the council for final approval prior to submission to Scottish Ministers along

with a statement setting out the publicity measures they have undertaken, the comments they received, and an explanation of how these comments were taken into account. Supplementary Guidance is submitted to the Scottish Ministers following the Adoption of the LDP.

After 28 days have elapsed, the authority may then adopt the guidance unless Scottish Ministers have directed otherwise. It is not subject to the Examination process.