

Development Plan

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Development Plan

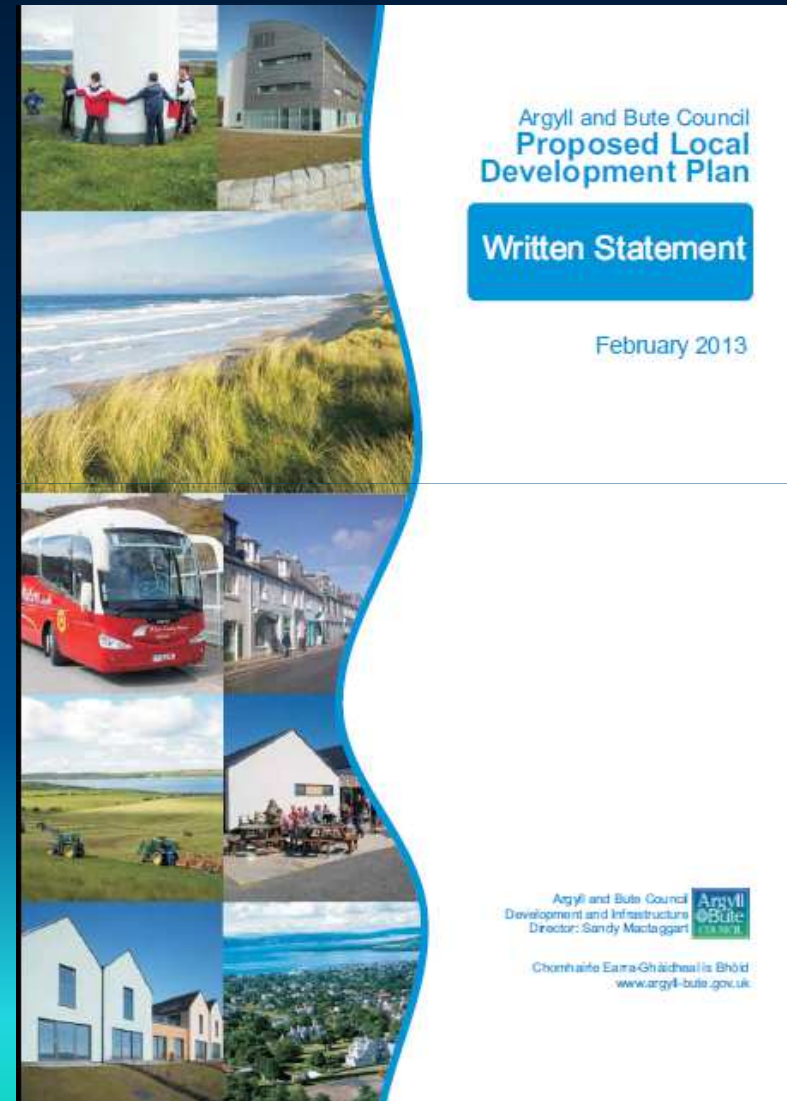
- Local Development Plan Adoption Process
- Role of the Development Plan
- The LDP : Bute and Cowal context
- Delivery : Working with the CPP

Local Development Plan Adoption Process

- Proposed LDP Examination concluded
- Council accepted all Reporters recommendations January 2015
- Formal adoption – 20th March 2015
- Action Programme now published

Development Plan

- Development Plan
 - Local Development Plan
 - Written Statement
 - Proposals Maps
 - Supplementary Guidance
 - Action Programme
- Replaces
 - Structure Plan 2002
 - Local Plan 2009



Role of Development Plan

Confidence

- Councillors
- Communities
- Developers
- Key Agencies

Promotional

- Economic opportunities
 - CHORD
 - Allocations
 - PDAs
 - AFAs

What the LDP aims to deliver

Vision

- *an economically successful, outward looking and highly adaptable area, which enjoys an outstanding natural and historic environment, where all people, working together, are able to meet their full potential and essential needs, locally as far as practicable, without prejudicing the quality of life of future generations.*

Challenges and Key Objectives



Strategy/Policies

- Economy
 - Alignment to SOA , EDAP and REAP
 - Generous supply of industrial and business land
 - Key growth industries
 - aquaculture, renewables, agriculture, forestry, whisky, tourism
 - Fragile Areas
 - Tourism Development Areas
 - Safeguards - natural and built resources as sustainable economic assets

Strategy/Policies

- Hierarchical Settlement Strategy
 - Key Settlements
 - Facilities/Services/Opportunities
 - Regeneration of our Main Towns and Key Settlements (Inc CHORD)
 - Supporting smaller rural settlement
 - Crofting townships
- Development Management Zones
- Housing allocations ,affordable

Strategy/Policies

- Environment – Safeguard/Enhance
 - Natural Environment
 - European, National, Local designations
 - Wider partnership policy RBMP, LBAP,
 - Built Environment
 - SAMs
 - Listed Buildings
 - Conservation Areas

Bute and Cowal Spatial Strategy

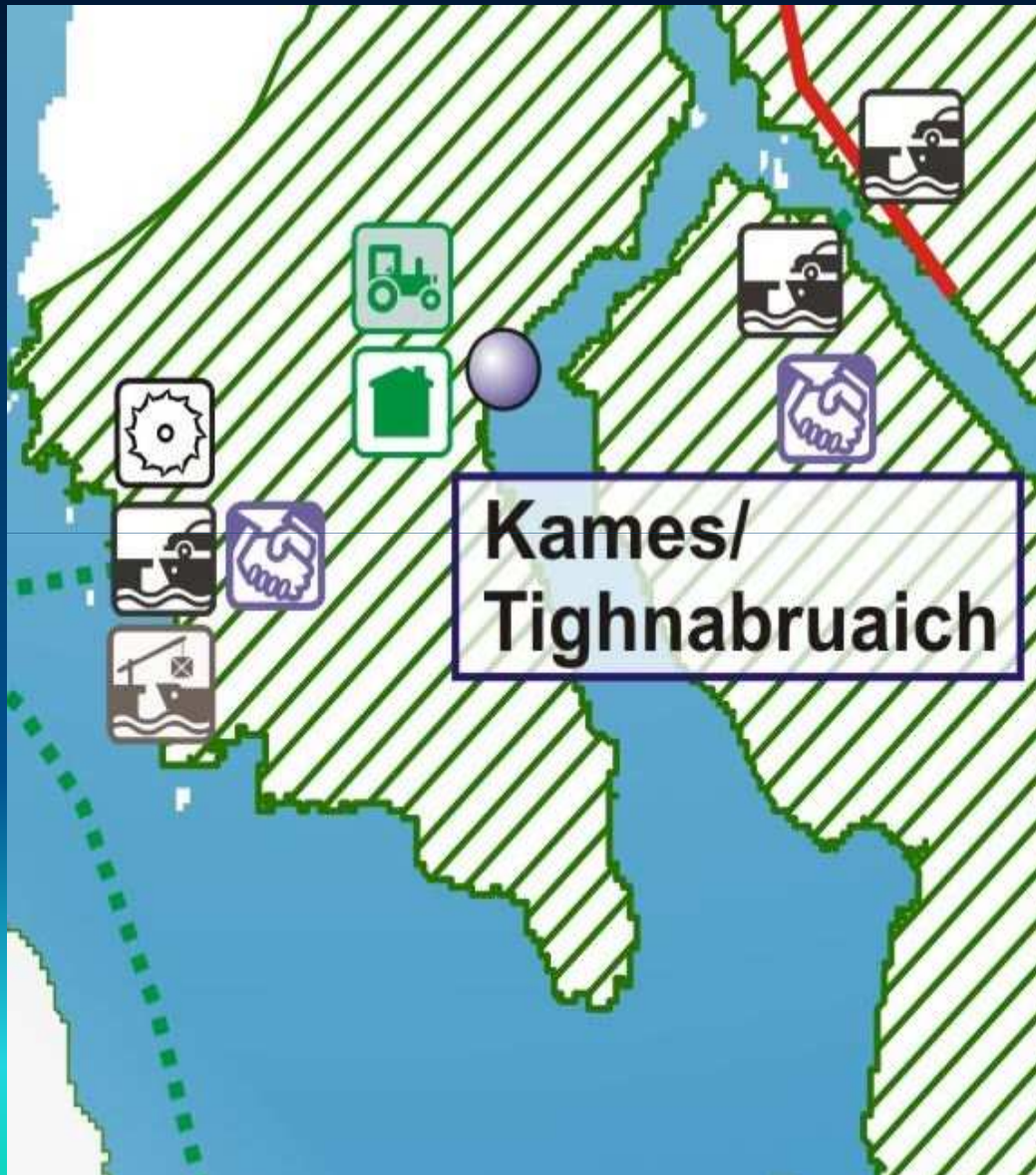
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Key

- | | | |
|---------------------------------|--|---|
| Main Town | Key Settlement | Tourism Development Areas |
| Key Rural Settlement | CHORD Regeneration | National Park Gateway |
| Areas for Action | Masterplan Locations | Improving Strategic Roads |
| Community Ownership Initiatives | Garden and Designed Landscape | Improving Ferry Routes |
| Crofting Townships | Enhanced Passenger Ferry Terminals | Biomass Energy Developments Greater than 0.3MW output |
| Large Scale Housing Investment | Enhanced Vehicle Ferry Terminals | Wind Energy Developments Greater than 0.3MW output |
| Medium Scale Housing Investment | Strategic Industrial Business Location | Hydro Energy Developments Greater than 0.3MW output |
| Conservation Area | Wood Fuel Supply | |

- Spatial Strategy for each Administrative Area
- Improving connectivity – road, ferries, broadband
- Benefiting from and safeguarding – outstanding natural and built environment
- Wide range of housing choice – focussing the larger scale into Main and Key settlements.
- Competitive location – thriving local communities, business hubs, tourism.
- Identifies the major opportunities

Kames/Tighnabruaich/Portavadie/North Bute



- PDA identified to support Acharossan Forest Crofts at Tighnabruaich
- PDA's at Portavadie supporting marina, leisure centre development
- Proposals for new distillery and redevelopment of the former Pollphail village currently under discussion.
- Support for Community ownership – Bute Forest – PDA and Strategic Masterplan area

Ardyne



- Area for Action – Ardyne
- Former oil rig construction site (brownfield)
- Strategic Masterplan Area
- Planning consent issued for aquaculture development within PDA designation

Action Programme

- Actions required to deliver the plan
 - Allocations, PDAs, AFAs,
 - Timeframe
 - Key partners
- Refresh every 2 years
- ABC – holistic integrated approach

Community Planning Delivery of the LDP

- The LDP is a major piece of work
 - Unlocking up to £1 Billion development
 - Allocations
 - Potential Development Areas
 - Settlement Strategy – Main towns, Key settlements
- Community Planning Partners - Delivery
 - Action Programme
 - Community Plans
 - Community Empowerment (Scotland) Bill