
Argyll and Bute Community Planning Partnership

Bute and Cowal Area Community Planning Group

10 November 2015

Agenda Item 7 (a)



Argyll and Bute Local Development Plan Update

1. Purpose

1.1 The aim of this report is to update the Community Planning Group on the recently adopted Argyll and Bute Local Development Plan and highlight areas for future involvement of community planning in assisting with the delivery of the plan.

1.2 A Planning and Strategies Officer will give a brief presentation on the plan process to adoption, aims of the plan - in particular as they relate to Bute and Cowal and where involvement of the community planning partnership could add value to the delivery of the plan. □

2. Recommendations

2.1 It is recommended that members of the Community Planning Group note the contents of the report, in particular the potential for future engagement related to the delivery aspects of the plan.

3. Background

3.1 This report provides the Community Planning Group with an update on the Argyll and Bute Local Development Plan (LDP) and the potential for the Community Planning Group to become involved in the delivery of the plan. The LDP is the statutory land use plan that promotes and guides future development across Argyll and Bute. Work will begin shortly on the preparation of the next LDP where there will be opportunities for the Community Planning Group to engage with and shape the next plan

4. Detail

4.1 The preparation of the LDP has involved engagement with key stakeholders over a 5 year period, including communities, private business, key agencies and other Council departments. An Examination was held by Scottish Government Reporters into unresolved objections to the plan during 2014. [Argyll and Bute](#)

[Council : Proposed Argyll and Bute Local Development Plan Examination](#). The Reporters recommendations were accepted by Council in January 2015 and agreement obtained to proceed to adoption. The adoption process involved publication of the plan and an intention to adopt (20th February 2015) followed by formal adoption, which took place on the 20th March 2015. An Action Programme requires to be published within 3 months of adoption of the plan. Following adoption, Supplementary Guidance has recently been passed to the Scottish Government, providing more detail on the LDP policies and proposals.

4.2 The LDP is the statutory land use plan that promotes and guides future development across Argyll and Bute. It contains sites that have the capacity to deliver over £1 billion of investment in our area. It contains a spatial strategy for Bute and Cowal to direct development over the next 5 years and with a longer term vision for the next 20 years.

4.3 Some of the key points about the LDP are:

- It is a strategy for sustainable economic growth that is backed by effective allocations and an Action Programme for delivery.
- The plan identifies effective allocations for over 4,500 housing units and 90 hectares of new industrial and business land, including significant new releases
- It is the key document for development in Argyll and Bute over the next five years, being the main consideration in determining planning applications
- It will support the council in unlocking the development potential of the area
- It aligns with and supports the objectives of the Argyll and Bute Community Planning Partnership Single Outcome Agreement to develop our economy and increase the population, and specifically outcome 2 – “We have infrastructure that supports sustainable growth”.

4.4 Key points from the examination report are:

- The reporters are content that the scale of housing allocations in the plan is appropriate.
- The Department for Planning and Appeals (DPEA) was satisfied with the council’s community engagement exercises when developing the plan.
- LDP Policy on Renewables and particularly wind farms to be amended in accordance with the July 2014 Scottish Planning Policy.

4.5 The plan will move into a delivery phase in the coming months and years, which will be directed by the Action Programme. This is a new requirement of the LDP process to ensure that there is a stronger focus on delivery. It is directed at the proposals in the LDP and linked to the single outcome agreement. The Key Agencies were consulted on the Action Programme and are identified as partners to help deliver the LDP. One of the actions is to deliver community based plans, and the Community Planning Group may wish to become engaged in the delivery process as it develops.

5. Conclusions

5.1 The Argyll and Bute Local Development Plan was adopted in March 2015. It will guide the delivery of development across Argyll and Bute.

5.2 The LDP contains a spatial strategy for Bute and Cowal, the delivery of which is set out in the Action Programme. The Community Planning Group may wish to become involved in delivery of actions in Bute and Cowal as appropriate and the development of the next LDP.

6.0 SOA Outcomes

Outcome 1 and Outcome 2

Name of Lead Officer

Matt Mulderrig, Planning Manager, Development and Infrastructure Services
Tel: 01436 658925

For further information please contact:

Paul Convery, Planning Policy Officer, Development and Infrastructure Services
Tel : 01546 604278