

PROPOSED LOCAL DEVELOPMENT PLAN 2

1.0 EXECUTIVE SUMMARY

- 1.1** The main purpose of this report is to seek Council approval of the Proposed Local Development Plan 2 as the “*settled view*” of the Council and for this to be published for consultation for an 8 week period. (Appendix1).
- 1.2** This report sets out the process to prepare Local Development Plan 2 which covers all of Argyll and Bute excluding the Loch Lomond and the Trossachs National Park (LLTNP). This process started soon after adoption of the current Argyll and Bute Local Development Plan in March 2015 and has involved various stages, set out in a Governance Regime agreed by Council in January 2016. It has included, assessment of the current sites, a “*Call for New Sites*” and engagement with; Members at PPSL Committee, Area Committees and Business Days, a series of Member workshops, and key stakeholders. It has taken in to account the latest policy positions. PLDP2 has been prepared during a significant review of the planning process. The emerging direction proposed for development plan preparation and content has been taken into consideration as far as reasonably practicable within the current legislative procedures and given the degree of uncertainty.
- 1.3** The report also outlines the main elements of the Proposed Argyll and Bute Local Development Plan 2 (PLDP2). PLDP2 aims to provide a land-use vision for Argyll and Bute for the next 10 years that addresses key challenges facing Argyll and Bute through a clearly identified headline vision, set of aims, key themes and policy responses. The key aim is to deliver sustainable and inclusive development, supporting the Single Outcome Improvement plan aim to grow the population of Argyll and Bute. The plan contains an effective 5 year land supply for housing and a 10 year supply of allocated industrial and business land to support delivery.
- 1.4** There is a statutory process for the consultation involving deposit of the documents and neighbour notification. The proposed plan will be accompanied by a draft Action Programme, draft Strategic Environmental Assessment, draft Habitat Regulation Appraisal, draft Equalities and Socio-Economic Impact Assessment and Council Land Ownership Schedule.
- 1.5** The next steps following consultation on PLDP2 are set out in paragraph 4.12. The outcome of the consultation will be brought back to Council. Any elements of the plan that are objected to and not resolved are required to go to an Examination, which will be conducted by a Scottish Government appointed Reporter. There will be costs associated with the consultation and Examination. An estimated amount has been included in the budget for 2019/20 – 2020/21 as a budget pressure.

1.6 It is recommended that the Council:-

- i) Approve the Proposed Argyll and Bute Local Development Plan 2 as contained within **Appendix 1** as the Council's "settled view" to be published for an 8 week public consultation commencing in October 2019;
- ii) Agree that the Executive Director with the responsibility of Development and Economic Growth, that includes Planning Services, be given delegated authority to undertake the statutory consultation including, non-material edits of PLDP2, preparation of associated documents, statutory notification and statutory adverts.

Proposed Local Development Plan 2

2.0 INTRODUCTION

2.1 There is a statutory duty under the Planning etc. (Scotland) Act 2006 on planning authorities to prepare Development Plans for their areas and to keep them up to date (every 5 years). This plan allocates sites, either for new development, such as housing, or sites to be protected. It also includes policies that guide decisions on all planning applications. The Development Plan consists of the Local Development Plan (Written Statement and Proposals Maps) and associated Supplementary Guidance. The current Local Development Plan for Argyll and Bute, excluding Loch Lomond and the Trossachs National Park (LLTNP) was adopted in March 2015. The process to prepare the new Local Development Plan 2 has been underway since January 2016 and has involved widespread engagement, site assessment, policy review and statutory consultation. The preparation of Proposed Local Development Plan 2 (**Appendix 1**) has taken this into account and is the next statutory consultation stage. It represents the Council's "*settled view*". Any element of the PLDP2 that has a valid objection will go to an examination and be considered by a Scottish Government appointed Reporter. Following examination and any necessary modifications the Council may adopt the new Local Development Plan 2.

3.0 RECOMMENDATIONS

It is recommended that the Council:-

3.1 Approve the Proposed Argyll and Bute Local Development Plan 2 as contained within **Appendix 1** as the Council's "*settled view*" to be published for an 8 week public consultation commencing in October 2019;

3.2 Agree that the Executive Director with the responsibility of Development and Economic Growth, that includes Planning Services, be given delegated authority to undertake the statutory consultation including, non-material edits of PLDP2, preparation of associated documents, statutory notification and statutory adverts.

4.0 DETAIL**Background**

4.1 The current Local Development Plan was adopted in March 2015 and consists of the [Local Development Plan](#) Written Statement and Proposals maps, which are accompanied by Supplementary Guidance. Together all of these documents constitute the Development Plan. Early engagement and assessment work began the review of the Development Plan in January 2016. Because of the detailed and complex process

involved, preparation of development plans requires rigorous project management. Accordingly a governance regime (known as the Development Plan Scheme) to ensure an efficient and effective process was agreed by Council in January 2016. This has involved,

- Call for Sites – developers and landowners given a 6 month period to submit information to support the inclusion of new sites in LDP2.
- Place Standard Tool – joint work with Community Planning to find out what communities thought about the place they live and start the conversation about these issues.
- Call for Ideas – stakeholders were asked more detailed questions about the place they live and asked to submit ideas for the future of their area.
- Workshops –
 - Member & SMT workshop to agree content of the Main Issues Report (which essentially set out the main proposed changes to the current LDP and included possible changes to sites)
 - Member & SMT workshop to report public consultation response on the Main Issues Report and the proposed way forward.
 - Area Business Day consultations on all proposed LDP2 site allocations.
 - Member & SMT workshop to summarise main PLDP2 strategy and policies.
- Offer to all Members to have one to one sessions if required.
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- Review
 - Policy review – engagement with Development Management, assessment of revised national and Argyll and Bute policies.
 - Site assessment – currently designated sites & new sites assessed
- Key Agency meetings

4.2 From the findings of this pre-engagement the Main Issues Report (MIR) was produced and then published for an 8 week consultation period in May 2018. The Main Issues Report was the first statutory consultation and was conducted on-line with communities, developers, key agencies, interest groups and other stakeholders. A number of events were also held, including a webinar for island and remote community councils. Over 100 representations were received and their content analysed (**see Appendix 2: Summary of MIR Analysis**). There was strong support for the aim to simplify the plan and make it more flexible in order to improve delivery.

PLDP2 Content

4.3 The above process, which has involved significant engagement, has informed the PLDP2 content. PLDP2 places a strong emphasis on creating good places for communities to live, work and enjoy themselves.

4.4 It contains an overarching Vision and Objectives which align with the Argyll and Bute Outcome Improvement Plan and that are focussed on delivering sustainable and inclusive development. PLDP2 sets out how the future built development in Argyll and Bute can support the key aim that *“Argyll and Bute’s economic success is built on a growing population”*.

4.5 The spatial strategy has been simplified with a clear focus on economic growth areas, regeneration areas and economically fragile areas. The focus on settlements has been maintained as centres with existing infrastructure, services and community facilities. A balanced and less complex approach is taken to countryside development. Delivery of built development is supported through a range of identified sites and a flexible and simplified policy framework which continues to safeguard our key environmental resources.

4.6 Climate change presents a wide range of threats and opportunities to the environment, infrastructure, economy and communities. Due to the significance of this issue it is addressed at the start of the plan in the spatial and settlement strategy and throughout in individual policies in order to drive Argyll and Bute towards a low carbon economy which seeks to mitigate and adapt to the impacts of climate change.

4.7 Planning policies are often cross-cutting in nature but have been grouped into the most relevant chapters of PLDP2, which are based on the identified objectives. High Quality Places – covers design and place-making, green infrastructure and built heritage; Diverse and Sustainable Economy – aligns with the Argyll and Bute Economic Strategy and covers economic development potential and opportunity, supporting economically fragile areas, and Priority Sectors i.e. tourism, food and drink, creative industries, renewables, forestry, marine science and engineering including defence industries; Connected Places – deals with active travel, public transport, roads and parking and key transport and telecommunications infrastructure; Sustainable communities – covers retail, community based plans, crofting, the water environment (flooding, water supply and drainage etc.), community facilities and developer contributions; Homes for People – addresses meeting our future housing needs; and High Quality Environment – covers landscape, nature conservation and other natural resource issues.

4.8 The Schedules set out the range of sites that have been designated to meet future needs. The Schedules include a generous and effective housing land supply to deliver homes throughout the plan period; a supply of industrial and business land that contains a range of deliverable sites across the area; community facility allocations and Areas for Action where partnership working is required to address identified issues. The role of windfall development is important in particular in our remote rural and island areas (i.e. on non-designated sites) and is given specific recognition in the plan.

Consultation on PLDP2

4.9 Consultation on PLDP2 is a statutory process with set requirements. These include publishing a statutory notice in a local newspaper and on the internet, sending information to the key agencies, community councils and neighbouring planning authorities, having deposit copies printed and available at a Council office and in public libraries and publication on the internet. There are notification requirements for all sites specifically proposed in the plan to be developed. The PLDP2 needs to be accompanied by a range of documents:- draft Strategic Environmental Assessment, draft Habitat Regulation Assessment, draft Equalities and Socio-Economic Impact Assessment and a draft Action Programme.

4.10 The consultation will be conducted online using Storymap (a user friendly interactive system which was well received during the Main Issues Report consultation). In addition to the statutory requirements there will also be additional publicity including the use of social media, an E-newsletter, direct emails to all registered customers, consultation events for communities, including a web based session offered to Community Councils. There is a budget cost associated with the consultation, which was identified as a budget pressure and included in the 2019/20 budget.

Review of Planning

4.11 There has been a major review of the planning system which has implications for the Local Development Plan. The Planning (Scotland) Act 2019 received Royal Assent on 25th July 2019 but the regulations and interim arrangements are not as yet in place. Advice has been sought from the Scottish Government on the relevant procedures to follow given the advanced stage in the process and level of work that has gone into the preparation of PLDP2. The stage in the LDP preparation process and the adoption date of current plan are liable to be factors in any interim guidance. Given the stage Argyll and Bute is at in the LDP2 process and the Adoption date of the current plan the advice is that this PLDP2 should be progressed to adoption timeously. As far as is practicable and within the bounds of the current legislation, changes as set out in the 2019 Act have been incorporated in PLDP2 e.g. move away from Supplementary Guidance, inclusion of references to community based planning, etc.

Next Steps

4.12 After the close of the public consultation all representations will be assessed. Officers will then prepare a summary of the unresolved representations (objections) which is in a set format known as a Schedule 4. This summary groups the representations into issues and names the people or organisation making the representation. It includes a summary of the issues, not verbatim comments. It also contains the planning authority's reasons for not modifying the plan. A report on the consultation and the Schedules 4s will be brought back to Council for consideration prior to submission to the Scottish Government for Examination. Examinations of Local Development Plans take on average 9 months. An estimated cost has been identified as a potential cost pressure for the council.

5.0 CONCLUSION

5.1 PLDP2 is the result of a lengthy and thorough preparation process, which has involved considerable stakeholder engagement to date. The PLDP2 consultation is the next key stage in the preparation of Local Development Plan 2, giving all stakeholders an opportunity to make their views known and to be included in the Examination process should valid objections be raised and unresolved. PLDP2 offers a robust framework for the sustainable and inclusive development of Argyll and Bute (excluding LLTNP) and aligns well with national and local objectives. As such it is considered that PLDP2 is fit for purpose to be approved as the "*settled view*" of the Council and be published for public consultation.

6.0 IMPLICATIONS

6.1 Policy

The new LDP2 will replace, once adopted, the existing Development Plan (Local Development Plan 2015 and all of its associated Supplementary Guidance). This will provide the spatial context and range of opportunities for the delivery of sustainable inclusive development in Argyll and Bute (excluding the LLTNP) and an up to date policy framework for the determination of planning applications.

6.2 Financial

The consultation will have statutory advert and publication costs which has been included in budget. Any consultation events held during the period are liable to incur an additional cost for room hire etc. An Examination by Scottish Government Reporters into any valid objections is liable to be required following the consultation but not as a direct result of this paper. The cost of an Examination is dependent on scale and nature of the objections. An estimated amount has been included in the budget to meet this cost and identified as a potential cost pressure.

6.3 Legal

There is a statutory requirement to prepare a Local Development Plan and keep it up to date.

6.4 HR

None.

6.5 Fairer Scotland Duty:

6.5.1 Equalities - protected characteristics

6.5.2 Socio-economic Duty

6.5.3 Islands

All the above have been assessed in the draft Equalities and Socio Economic Impact Assessment and the draft Strategic Environmental Assessment

6.6 Risk

If the PLDP2 does not proceed to public consultation the process to prepare LDP2 will be delayed. The impact of this would result in an up to date Local Development Plan not being in place against which to take planning application and other economic investment decisions and failure to attain the required standard for other national performance measures.

6.7 Customer Service

Customers will have an opportunity to influence the next Local Development Plan during the PLDP2 consultation.

Executive Director with the responsibility of Development and Economic Growth, including Planning Services: Pippa Milne

Policy Lead David Kinniburgh

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For further information contact: Sybil Johnson, Sybil.johnson@argyll-bute.gov.uk

APPENDICES

- Appendix 1 Proposed Argyll and Bute Local Development Plan 2
- Appendix 2 Summary analysis of Main Issues Report consultation
- Appendix 3 Draft Equalities and Socio-Economic Impact Analysis