
**Argyll and Bute Community Planning
Partnership**

**Management Committee
20 January 2010**



LOCAL DEVELOPMENT PLAN

1. SUMMARY

- 1.1 The purpose of this report is to advise the CPP of the preparation of the new Local Development Plan and the process for engagement in this.

2. RECOMMENDATIONS

- 2.1 It is recommended that the CPP;
- i) note the content of this report, and
 - ii) agree to engagement in the Local Development Plan process at the relevant stages in order to assist with the preparation of the next Local Development Plan.

3. BACKGROUND

- 3.1 Argyll and Bute Council is required to prepare a development plan for the planning authority area (excludes Loch Lomond and the Trossachs National Park). The development plan is central to the planning system, providing a clear vision of how an area should develop in the future. It is also the core document against which planning applications are assessed by the planning authority. The current development plan for our area consists of the Argyll and Bute Structure Plan (Approved November 2002) and the Argyll and Bute Local Plan (Adopted August 2009).
- 3.2 The Planning System has been subject to considerable change recently in an effort to make the process more efficient and transparent. As a result the Council must now prepare a Local Development Plan (LDP). The LDP is an updated and combined version of the existing Structure Plan and Local Plan and will replace these two documents in due course.
- 3.3 The Local Development Plan will set out policies and proposals for the use and development of land and property in Argyll and Bute. It will influence housing, shopping, business, industry, transport and the built and natural heritage, and will aim to guide future development to the most appropriate locations. It will provide clear guidance on what forms and scales of development will or will not be allowed and where they will be located. The decisions we make on Planning Applications are primarily made in accordance with the LDP. In these challenging times, with increasing pressures on budgets and resources and requirements for development to be sustainable, it is important to identify and focus on the main issues affecting development within Argyll and Bute when producing the LDP and not make changes for changes sake.

- 3.4** A Development Plan Scheme (DPS) has been drawn up which sets out the Council's programme for preparing and reviewing the LDP and what is likely to be involved at each stage. The DPS also includes a Participation Statement. This details when, how and with whom consultation on the LDP will take place, and the Council's proposals for public involvement in the Plan preparation process. It also includes a timetable, specifying the month the Council proposes to publish its main issues report and its proposed LDP along with when it proposes to submit the LDP to the Scottish Government. The DPS is being reviewed and will be published following the Executive Committee in January. The Community Planning Partnership has been highlighted in the DPS as an organisation with whom the planning authority should engage throughout this process. This will help ensure that the plan that is developed meets the requirements of our area, aligns with the Single Outcome Agreement and has buy in from the key stakeholders involved in Argyll and Bute.
- 3.5** Key stages for engagement are as follows:-
Current consultation to 31st March 2010 :-
- Community Consultation and Future Potential Development Sites.
Each organisation represented on the CPP should have received notification of this exercise.
 - Stakeholder meetings – to be arranged
 - Main Issues Report – Consultation
 - Proposed Local Development Plan – Representations
 - Examination of Proposed Plan
 - Publication of any Modifications and Proposed Modified Plan
 - Adoption of Local Development Plan
- 3.6** The process is now “front loaded” with far more engagement taking place in the initial stages of plan preparation in order to draw out all the issues early in the process and resolve as many as possible prior to publication of the proposed plan.
- 3.7** Further information regarding the LDP process can be found on the Council's web site at www.argyll-bute.gov.uk/ldp. The questionnaires are also to be found on these pages.

4. CONCLUSION

- 4.1** The Local Development Plan process is currently underway. Engagement of the CPP in this process is a key factor in ensuring that community issues are more fully addressed, to enhance ownership of the resultant plan and to assist with the delivery of the Single Outcome Agreement.

For further information contact: Sybil Johnson

Telephone 01546 604308