



# DEVELOPMENT PLAN SCHEME DRAFT



## The Planning System

Planning affects most people at some point in their lives. The planning system includes Development Plans. Both the procedures associated with the production of Development Plans and the actual content and extent of Development Plans is changing due to the new Planning etc (Scotland) Act 2006.

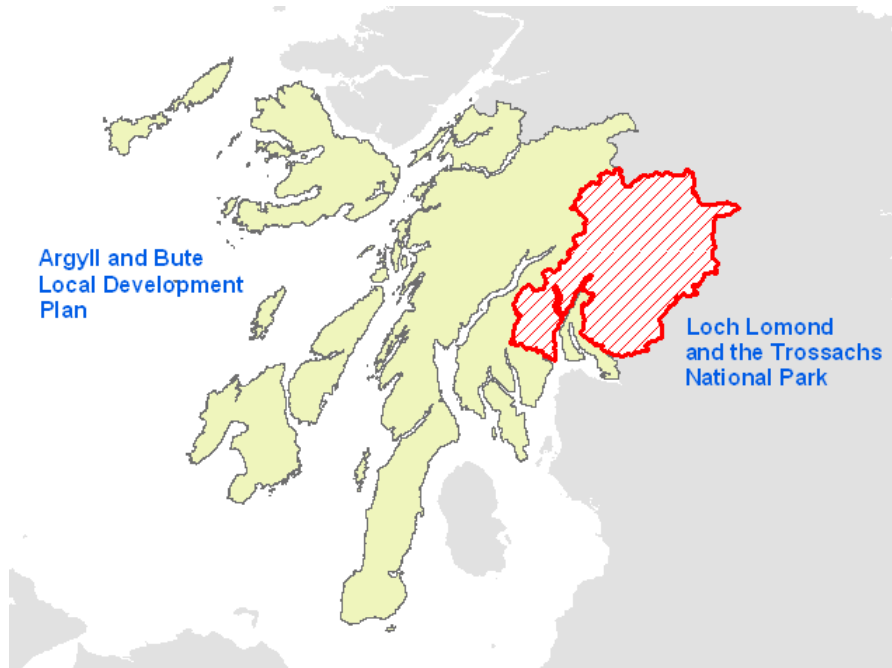
At the moment, our Development Plan is made up of both a Structure Plan and associated Local Plan. They both contain statements (known as policies) which tell you where particular types of development can and cannot take place. Decisions on planning applications will normally be made in line with the Development Plan.

The Argyll and Bute Structure Plan was approved by Scottish Ministers in 2002. The Structure Plan looks at strategic development issues in the long-term. It sets out how much development should happen and broadly where it should take place.

The Argyll and Bute Local Plan sets out more detailed policies and proposals on precisely where particular development types should be allowed. The Argyll and Bute Local Plan was adopted in August 2009.

The Planning etc (Scotland) Act 2006 requires Argyll and Bute Council to replace the existing Structure Plan and Local Plan with a single new plan, the Local Development Plan (LDP). The LDP will set out our long-term vision for future development and land use across Argyll and Bute.

The Loch Lomond and the Trossachs National Park Authority prepares the LDP for their area within Argyll and Bute (see map below).



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The LDP will be supported by other documents. These include a Strategic Environmental Assessment; Appropriate Assessment; Supplementary Guidance and Action Programme.

### **Strategic Environmental Assessment**

In tandem with the production of the LDP, the Council is required to carry out Strategic Environmental Assessment (SEA). An SEA is a process which helps identify how we can implement development so that it minimises harm to the environment. The consultation authorities, who are Scottish Natural Heritage (SNH), Scottish Environment Protection Authority (SEPA), and Historic Scotland (HS), will assist us with the SEA. Each stage of the SEA and its environmental report will be publically available for viewing / comment.

### **Appropriate Assessment**

As the new LDP is likely to have a significant effect on a number of European sites an Appropriate Assessment will also be required by Regulation 48 of the Habitats Regulations 1984 implementing Article 6(3) of the Habitats Directive (92/43/EEC). A European site is any classified Special Protection Area (SPA), Special Area of Conservation (SAC), potential SPA, candidate SACs and listed Ramsar sites. The Council will undertake the assessment and notify Scottish Natural Heritage of its findings.

## Supplementary Guidance

The Council is also in the process of, or committed to producing Supplementary Guidance (SG) which will sit alongside the Argyll and Bute Local Development Plan. This SG provides more detail on the policies detailed in the LDP and will make sure everyone involved in the planning process, particularly people putting forward applications for development, are more aware of the Council's stance on particular development proposals.

Supplementary guidance will form a statutory part of the Development Plan and allows the LDP itself to be shorter and easier to understand. We aim for the majority of SG to be approved by the Council and available to use before or when the Argyll and Bute LDP is formally adopted.

The Council currently is of the view that the following SG is required in association with the LDP:

- Sustainable Design Guidance 1 – Small Scale Housing Development
- Sustainable Design Guidance 2 – Larger Housing Development
- Sustainable Design Guidance 3 – Working with Argyll and Bute's Built Heritage
- Sustainable Design Guidance 4 – Case Studies – Sustainable Materials and Technology
- Tiree Design Guide
- Coll Design Guide
- Appraisal of Conservation Areas in Helensburgh
- Campbeltown Conservation Area Appraisal and Conservation Area Management Plan
- Rothesay Conservation Area Town Centre Character Area Appraisal
- Tarbert Conservation Area Appraisal and Conservation Area Management Plan
- Easdale and Ellenabeich Conservation Area Appraisal and Conservation Area Management Plan
- Cullipool and Toberonochy Conservation Area Appraisal and Conservation Area Management Plan

- Helensburgh Pier and Hermitage Academey Masterplans
- Machrihanish Development Brief
- Ardrishaig Masterplan
- Loch Fyne ICZM Plan
- Loch Etive ICZM Plan
- Sound of Mull Marine Spatial Plan
- Greenspace Audit for Helensburgh and Lomond
- Argyll Communities Open Space Audit and Action Plan
- Playspace and Open Space in Housing Developments
- Pitches Strategy
- Woodland and Forestry Strategy
- Local Biodiversity Action Plan
- Biodiversity Checklist
- Biodiversity Development Guidance (General Developments and Minerals)
- Local Nature Conservation Sites Assessments
- Core Path Plan
- Renewable Energy Strategy/ Onshore Windfarm Cumulative Impact Study
- Developer Contributions
- Planning for Managing Floods
- Affordable Housing
- Green Belt landscape study
- Bute and Cowal Landscape Capacity Study

- Islay Landscape Capacity Study
- Jura Landscape Capacity Study
- North and South Kintyre Landscape Capacity Study
- Lorn Landscape Capacity Study
- Mid Argyll and Inveraray Landscape Capacity Study
- Mull Landscape Capacity Study
- Area Capacity Evaluation methodology

There may also be a need to publish site specific development briefs and / or masterplans as either planning guidance or statutory Supplementary Guidance

### **Action Programme**

The Council is also required to produce an Action Programme relating to the LDP. This Action Programme sets out how the main actions set out in the LDP will be achieved and will identify key organisations tasked with delivery. Action programmes are required to be adopted and published within three months of the LDP being adopted and be reviewed every two years.

## **Development Plan Scheme Requirements**

The Planning etc (Scotland) Act 2006 requires the Council to produce a Development Plan Scheme (DPS).

The DPS is a document that sets out the Council's programme for preparing and reviewing the Argyll and Bute Local Development Plan (LDP). We will update the DPS annually to inform people about how the Plan preparation is progressing.

The DPS includes:

- Timetable for producing the Argyll and Bute Local Development Plan;
- Processes involved at each stage of the Plan preparation; and
- Participation Statement (ie. how and when both individuals and organisations can expect to be involved).

The DPS is sent to the Scottish Ministers.

You will be able to view the DPS in :

- All public libraries; Tarbert, Rosneath, Garelochhead, Cove, Cardross, Oban, Helensburgh, Dunoon, Rothesay, Campbeltown, Lochgilphead.
- Council Headquarters Offices, Kilmory, Lochgilphead.
- Council Offices : 1A Manse Bre Lochgilphead, Bowmore, Islay; Tobermory, Mull;
- Service Centres : Crossapol, Tiree; Craighouse, Jura and Scalasaig, Colonsay.
- Post Offices : Arinagour, Coll; Achnacroish, Lismore and Ardminish, Gigha.
- Our website : <http://www.argyll-bute.gov.uk/ldp>

## **Production Timetable**

The remaining main stages in the production of the Argyll and Bute Local Development Plan and the associated timescales are detailed in Flow Diagram A.

## **Participation Statement**

It is imperative that meaningful participation and engagement takes place with a full range of stakeholders in the production of the LDP. This participation and engagement will be carried out in line with Planning Advice Note 3/2010 – Community Engagement, and will be facilitated through the following :-

- Public meetings;
- Dialogue with key agencies and organisations;
- Setting up special phone lines and e-mail addresses;
- Providing a form where you can give us feedback;
- Putting everybody who responds on a database for newsletters (sent regularly by e-mail or post or just before consultation documents are issued);
- Website based information and document releases;
- Providing paper copies of documents at all libraries, council offices with planning staff, and other important local facilities;
- Providing CD copies of documents in response to individual requests;
- Carryout appropriate Neighbour Notification.

The key agencies and organisations to be consulted will include (others may be added in due course) the following :-

### **Public-sector organisations**

- Architecture and Design Scotland,

- British Telecom Scotland,
- British Waterways,
- Civil Aviation Authority,
- Crofters' Commission,
- Crown Estate Commission,
- Forestry Commission Scotland,
- Glasgow and Clyde Valley Strategic Development Plan Authority,
- Health and Safety Executive,
- Highland Council,
- Highlands and Islands Enterprise,
- Historic Scotland,
- HITrans,
- Inverclyde Council,
- Loch Lomond and the Trossachs National Park Authority,
- Maritime and Coastguard Agency,
- Members of Parliament – with responsibilities for Argyll and Bute,
- Members of the European Parliament– with responsibilities for Argyll and Bute,
- Members of the Scottish Parliament– with responsibilities for Argyll and Bute,
- Ministry of Defence,
- NHS (including primary care trusts),
- North Ayrshire Council,
- Perth and Kinross Council,
- Schools (secondary),
- Scottish Ambulance Service,
- Scottish Association for Public Transport,
- Scottish Enterprise,
- Scottish Environment Protection Agency (SEPA),
- Scottish Government Departments,
- Scottish Natural Heritage (SNH),
- Scottish Water,
- Sportscotland,
- SPT,
- Stirling Council,
- SUTrans ,
- TayPlan
- Transport Scotland,
- University of the Highlands and Islands Millennium Institute (UHI),
- West Dunbartonshire Council,
- Western Isles Council,
- West of Scotland Archaeology Service,

#### **Private-sector and Community Groups and Organisations –**

- Action for Planning Transparency,

- Association for the Protection of Rural Scotland,
- Association of Scottish District Salmon Fishery Boards,
- Chambers of Commerce,
- Community care forums
- Community Councils,
- Community health partnerships,
- Community Planning Partnership,
- Community Self Build Scotland,
- Community trusts and partnerships,
- Council for Scottish Archaeology,
- Councillors,
- Deer Commission for Scotland,
- Defence Estates,
- Disabled Access groups,
- Energy companies,
- Fisheries trusts,
- Friends of the Earth (Scotland),
- Game Conservancy Trust,
- Gypsy / Travellers,
- Heritage societies,
- Highlands & Islands Airports Ltd,
- Homes for Scotland,
- Housing Associations (ACHA, Dunbritton, Fyne Homes, West Highland),
- Keep Scotland Beautiful,
- Landowners,
- Local amenity groups,
- National Farmers Union (Scotland),
- National Trust for Scotland,
- Network Rail,
- Northern Lighthouse Board,
- Perth and Argyll Forestry Forum,
- Port authorities,
- Quarry Products Association,
- Ramblers Association Scotland,
- Renewable energy industry,
- Representatives of the development industry,
- Royal Commission on Ancient and Historic Monuments,
- Royal Society for the Protection of Birds (Scotland),
- Royal Town Planning Institute (Scotland),
- Scottish and Southern Electricity,
- Scottish Civic Trust,
- Scottish Coastal Forum,
- Scottish Council for Volunteer Organisations,
- Scottish Crofting Federation,



- Scottish House Builders Association,
- Scottish Renewables Forum,
- Scottish Rights of Way and Access Society,
- Scottish Rural Property and Business Association,
- Scottish Wildlife Trust,
- Sea Fish Industry Authority,
- The Architectural Heritage Society of Scotland,
- The Woodland Trust Scotland,
- Visit Scotland,

### **General Public –**

Innovative methods will be adopted to promote a good level of locally focussed involvement in the additional sites consultation and to ensure that the public are aware of the representation period on the proposed LDP.

We will make your responses and our feedback available for viewing at each formal stage and report to our Councillors at key stages.

### **Participation Timetable - (Additional Sites, Proposed LDP)**

#### **Involving :-**

Elected Members, members of the public; community groups; private and public sector; main agencies; consultation authorities.

#### **Form of Consultation:-**

- Newsletter - making newsletter available and utilising web- based social networking sites to disseminate information.
- Press releases.
- Providing feedback forms online and in hard copies to ask your views
- Providing the scheme and documents online and in Council libraries.
- Launching the development plan scheme (to include community groups, main agencies and consultation authorities, business groups, and so on). Giving information to community councils.
- Online versions of phases of LDP provided.
- Public 'drop in' meetings where elements of the LDP can be discussed.

- Invited audience meetings / events where elements of the LDP can be discussed.

## **LDP; SEA**

Phase	Date	Consultation Period
Additional Sites Consultation/ SEA	June 2012	6 weeks
Proposed LDP representation period	Sept 2012	12 weeks
Revised SEA	Sept 2012	12 weeks
New Supplementary Guidance consultation period	Sept 2012	12 weeks

### **Involving :-**

Elected members, community councils, members of the public; community groups; private and public sector; key agencies; consultation authorities;

### **Form of Consultation :-**

- Documents placed in libraries.
- Hold meetings for key stakeholders.
- Holding 'open day' meetings in main settlements and selected island communities.
- Present proposed LDP to Argyll and Bute wide fora, including Community Councils.
- Publish information in our newsletter, sending e-mails to people who are on our list of people to involve and utilise web based social networking forums.
- Make a response form available online and in paper so you can give us your views about the changes.
- Provide documents online.

### **Contact Details**

If you wish to comment on the Development Plan Scheme you can do so in the following ways:-

**Phone the Development Policy Unit (Mon – Fri : 9am – 5pm) on 01546 604158**

**Send an e-mail to:**

sheila.mckenzie@argyll-bute.gov.uk

**Write to:**

Development Plan Scheme  
Development Policy  
Argyll and Bute Council  
Manse Brae  
Lochgilphead  
Argyll  
PA31 8RD

**You are welcome to visit our main office (by appointment) at:**

Development Policy  
Argyll and Bute Council  
Manse Brae  
Lochgilphead  
Argyll  
PA31 8RD

Our website is at [www.argyll-bute.gov.uk/ldp](http://www.argyll-bute.gov.uk/ldp)

Relevant documents will be placed on this website.

If you need help reading this document (for example, if you need it in a different language or another format such as in larger text or on audio tape), please phone Sheila McKenzie on 01546 604158.