

12th December 2012

1. SUMMARY

- 1.1 This report sets out the main elements of the Proposed Argyll and Bute Local Development Plan (LDP) with particular reference to land use issues within your area. The LDP has been developed following extensive consultation and discussion with a wide range of stakeholders including local communities, landowners, key agencies and developers. The LDP aims to provide a land-use vision for Argyll and Bute for the next 10 years, subject to a 5-year review, that addresses key challenges facing Argyll and Bute through a clearly identified vision, set of aims and thematic policy responses. The LDP consists of three elements for consideration by the Area Committee in this report prior to them recommending approval to the Council at its meeting on the 21st of December 2012. Following approval by the Council the Proposed LDP is intended to be released for a 3 month public consultation period commencing in mid-January 2013. The three elements of the LDP consist of the Written Statement (attached as **Appendix A**), Proposals Maps (attached as **Appendix B**) and Supplementary Guidance (attached as **Appendix C**).

2. RECOMMENDATION

- 2.1 That the Oban, Lorn and the Isles Area Committee recommend to the Council that it approves the Proposed Argyll and Bute Local Development Plan (LDP), as attached to this report as Written Statement (Appendix A), Proposals Maps (Appendix B) and Supplementary Guidance (Appendix C), subject to any changes they require to be made for a 3 month period of public consultation commencing in mid-January 2013.

3. BACKGROUND

- 3.1 Following approval of the Argyll and Bute local Plan in August 2009 work immediately began on the renewal of the Development Plan (Structure and Local Plan) with their proposed replacement by a single document to be known as the Argyll and Bute Local Development Plan (LDP). Initial work included a series of local and strategic stakeholder meetings to identify future challenges and areas of change and a call for new development sites. From the findings of these consultations, the Main Issues Report (MIR) was produced and subsequently published for a nine week consultation period that ended on the 18th July 2011. Over 700 representations were received and their content analysed to inform the proposed LDP. A further public consultation was also carried out on a range of potential additional development sites that could be included in the LDP and this was concluded on the 20th August 2012 with 120 responses received.

- 3.2** Both of these public consultation processes, together with contributions from key agencies (such as SNH, SEPA, Historic Scotland and Scottish Water), community organisations such as community councils, other organisations, developers, land owners and private individuals together with monitoring of outputs from the current Development Plan have shaped the content and overall approach taken in the Proposed Local Development Plan. It should be noted that much of the content of the existing Development Plan has been retained within the new LDP, focussing on areas of change that have been brought to our attention through legislative change or changes in local circumstances or new opportunities.

4. KEY ELEMENTS

- 4.1** There are a number of key differences of approach proposed in the LDP that include:

- Spatial approach taken for each council administrative area;
- Creation of Green Networks and Areas of Wild Land;
- Merging Sensitive Countryside with Countryside Around Settlement to form a new Countryside Zone;
- Reducing the size of the Rural Opportunity Areas in National Scenic Areas and Areas of Panoramic Quality to reflect the landscape capacity studies;
- Higher densities for development on appropriate housing sites to generate greater economies of scale;
- Introduction of potable water conservation measures in our islands and parts of Lorn;
- Taking a more flexible and pro active approach to the need for sustainable economic development particularly in our more economically fragile areas;
- Adjusting the affordable housing policy to better meet local needs and the challenges of the economy;
- Introducing the concept of Strategic Industrial Business Locations;
- Identification of key investment sites in the LDP that require a strategic masterplan approach;
- Identification of crofting township sites and community plan areas;
- The creation of Tourism Development Zones and the identification key tourism development sites
- The creation of 27 Key Rural Settlements;
- The creation of a new coastal development strategy as

supplementary guidance;

- A landscape capacity study and design guide for on-shore windfarm developments;
- Consolidation of strategic and local Areas For Action (AFAs);
- Reducing core policies in the plan to 11 and placing more detail in statutory Supplementary Guidance.

4.2 The central challenge of the LDP is to deliver sustainable economic growth in order to support the retention and growth of our population. The LDP sets out a vision for each planning area that is linked to an Area Spatial Diagram, schedule of development and regeneration sites and aspiration action points:-

“Oban’s role as the gateway to the Isles and principal service centre for the north of Argyll provides the engine room for growth in Lorn and beyond. The LDP needs to ensure that this potential for growth can be fully realised through a planned expansion of Oban, including the Dunbeg Corridor, that at the same time addresses known infrastructure constraints, including the need for high quality affordable housing. The LDP’s spatial strategy will also need to take account of the fragility of the island economies and accommodate the emerging off shore renewable energy industry in such a way that supports and enhances both local communities and the area’s outstanding natural environment.”

By 2024, Oban Lorn and the Isles will be:

- A better connected and accessible place with improved ferry services, road, rail, air and active travel links together with improved telecommunications networks and broadband coverage.
- A place of outstanding natural and built heritage with enhanced natural assets and new community owned facilities such as the Lismore Community Museum, the Luing Atlantic Centre and the Coll Community Centre.
- A place that can offer a wide range of housing choice in places with modernised essential services and infrastructure with a focus of larger scale growth in Oban, the Dunbeg Corridor and Tobermory in Mull.
- A competitive place better connected to the global economy – with thriving island and mainland communities that provide an incentive for businesses to locate too, particularly at Dunstaffnage in relation to the European Science Park and the implementation of the Lorn ARC* together with major tourism related developments at Saulmore Farm and Tom Leith at Dunbeg.
- A greener place with community led smaller scale renewable

energy projects and larger scale commercial off shore wind, wave and tidal projects that have helped grow the local and national economy.

** The "Lorn Arc" project is an ambitious £20million proposal to extend Oban's North Pier and construct road infrastructure in Dunbeg/Dunstaffnage. The proposal covers Oban, Dunstaffnage, Dunbeg, North Connel and Barcaldine.*

5. LOCAL LDP ISSUES

- 5.1** In addition to all of the existing Allocations and PDAs in the current Argyll and Bute Local Plan that are to be retained, a number of new development sites have been identified for a range of new housing, tourism and business opportunities.

6. TIMETABLE

- 6.1** Following approval by the Area Committee, incorporating any changes required by Members, the LDP will be presented to the full Council meeting scheduled for 21st December 2012. Thereafter it is intended to carry out a three month period of public consultation beginning in mid-January 2013 to avoid the Christmas/New Year holiday period.

7. CONCLUSION

- 7.1** The proposed LDP will replace the current Development Plan (Structure and Local Plan) following its adoption. The new LDP focuses on areas of change in response to changing legislation, local issues and new opportunities. The LDP contains a vision, key aims and core policy statements together with a settlement and spatial strategy that all seek to articulate a land- use vision of where Argyll and Bute needs to be to respond to the key challenges we have to address over the next decade and beyond. Sustainable economic growth remains at the heart of the LDP but re-emphasised as our central message with additional flexibility built in throughout the plan in order to assist delivery in the current economic climate. This report asks for the Area Committee to recommend to the Council to approve, subject to any changes they might have the three elements of the LDP that consist of the Written Statement (attached as Appendix A), Proposals Maps (attached as Appendix B) and Supplementary Guidance (attached as Appendix C) for a three month period of consultation commencing in mid-January 2013.

For further information
contact:
Telephone

Fergus Murray
01546 604308