

**Argyll and Bute Local Development Plan Update**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 The aim of this report is to update the Community Planning Group on the progress of the Argyll and Bute Local Development Plan towards adoption and highlight areas for future involvement of community planning in assisting with the delivery of the plan.
- 1.2 The Senior 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 Oban, Lorn and the Isles and set out areas where involvement of the community planning partnership could add value to the delivery of the plan.
- 1.3 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.

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**2.0 INTRODUCTION**

2.1 This report provides the Community Planning Group with an update on the progress of the Argyll and Bute Local Development Plan (LDP) towards adoption 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.

**3.0 RECOMMENDATIONS**

3.1 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.

**4.0 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 involves publication of the plan and an intention to adopt (20<sup>th</sup> February 2015) followed by formal adoption, which is anticipated after the 20<sup>th</sup> March 2015. An Action Programme requires to be published within 3 months of adoption of the plan. Supplementary Guidance will also follow after adoption, 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 Oban, Lorn and the Isles 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.

#### 4.4 Key points from the examination report are:

- New rural opportunity areas on the islands of Luing, Coll, Tiree and Iona.
- Removal of a rural opportunity area at Shenavallie, North Lorn
- Recommendation for an additional business and tourism potential development area next to Oban Airport in accordance with the Council's suggestion.
- Reduction in the housing allocations of just 262 units, equating to only 3.1% of the total established housing land supply (8440 unit), including areas at:-
  - Dunbeg, near Oban; Seil, near Oban; Ganavan, near Oban
- 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

4.5 The plan will move into a delivery phase in the coming months, 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 such as that developed for Craignish. The community Group may wish to become engaged in the delivery process as it develops.

## 5.0 CONCLUSION

5.1 The Argyll and Bute Local Development Plan is anticipated to be adopted after the 20<sup>th</sup> March 2015. It will guide the delivery of development across Argyll and Bute.

5.2 The LDP contains a spatial strategy for Oban, Lorn and the Isles, 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 the Oban, Lorn and the Isles as appropriate.

## 6.0 IMPLICATIONS

6.1 Policy           None as a result of this report. The Local Development Plan is the statutory land use plan for Argyll and Bute (excluding the Loch Lomond and the Trossachs National Park). Planning decisions require to be made in accordance with the

development plan unless there are material considerations that outweigh it.

- 6.2 Financial    None as a result of this report
- 6.3 Legal        None as a result of this report
- 6.4 HR            None as a result of this report
- 6.5 Equalities   None as a result of this report. An Equalities Impact Assessment of the LDP is being finalised
- 6.6 Risk         None as a result of this report
- 6.7 Customer Service    None as a result of this report

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