

LDP NEWS



Local Development Plan Newsletter

March 2018

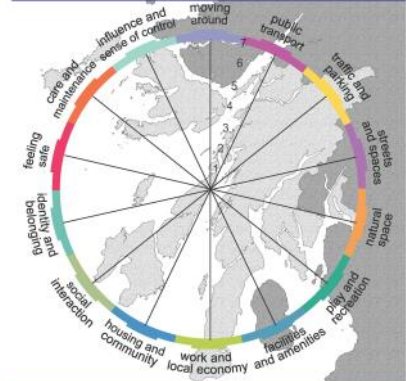
Update on the new Local Development Plan (LDP)

Argyll and Bute Council adopted its current statutory plan to guide development in March 2015 – the Argyll and Bute Local Development Plan (LDP). Supplementary Guidance which provides additional detail has also been prepared and sits alongside the Local Development Plan. Together these documents make up the statutory Development Plan. Since March 2015 the Local Development Plan has been the basis for providing advice on planning proposals, for guiding decision making on planning applications and for ensuring that the right development happens in the right place.

Work on the new LDP started in 2016 and includes:

- An assessment of all the current Allocations and Potential Development Areas to examine their effectiveness;
- A review of where major changes are occurring;
- An assessment of what we need to do to keep policies up to date and in alignment with current government policy and legislation;
- A call for and assessment of future development opportunity sites to accommodate future growth in Argyll and Bute.
- Pre Main Issues Report engagement including:-
- Call for Ideas and Place Standard Tool public consultation
- Main Issues Report consultation for 8 weeks, including:- Public Drop in events and Community Council meetings,

Place Standard Tool



“In the Spring we used the Place Standard Tool as part of our pre Main Issues Report engagement”

In This Issue

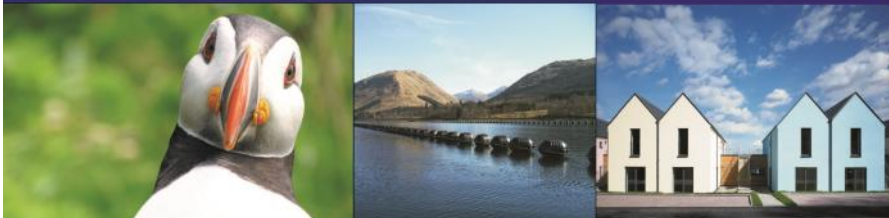
- Update on the new Local Development Plan
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Argyll and Bute Council - Planning, Housing and Regulatory Services

LDP2 Main Issues Report October 2017



Plana-leasachaidh Ionadail Earra-ghàidheal is Bhòid



Main Issues report



Public Consultation

The first phase of engagement on the replacement LDP consisted of the 'Call for Sites' where the council invited interested parties to submit sites for inclusion in the next LDP. These sites could be for housing, business, tourism and other commercial or leisure uses. A total of **81 sites have been submitted**.

During 2017 we moved into the pre Main Issues Report engagement phase. During this phase we assessed the sites proposed during the Call for Sites and sought further information on these from the Key Agencies. We engaged with the public and other stakeholders through the Call for Ideas and Place Standard Tool public consultation. In addition we held Community Council sessions and a Councillor Workshop.

Gathering these views helped us prepare the **Main Issues Report (MIR)** which shows options to address the key areas of change in the area, and sets out our assessment of both the existing sites in the current LDP and the new sites submitted during the 'Call for Sites' stage. The Council's preferred option was shown and questions asked about that option. Engagement included consultation for 8 weeks, including Community Council meetings, public drop in events, publicity – including social media, use of an interactive Storymap and an on line form. At the same time we also published the Monitoring Report, a draft Environmental Report for the Strategic Environmental Assessment and the draft Equalities Impact Assessment.

Over 183 responses to the MIR consultation have been received.



Next Stage

The planning policy team are currently examining the results of the Main Issues Report consultation with a view to developing the Council's draft LDP2. This will be subject to a further round of public consultation in the autumn of 2018. Any valid objections to the proposed plan will then be subject to independent scrutiny by Reporters appointed by the Scottish Government. After considering these and the Council's responses to them the Reporters will then make binding recommendations on any changes that should be made to LDP2 before it is formally adopted in 2020.

Development Plan Scheme Updated

The Council's Planning, Protective Services and Licensing Committee approved the revision of the Development Plan Scheme (DPS) at its meeting in January of this year. The Development Plan Scheme is updated annually and identifies the key stages of the plan process, including all periods of formal public consultation and how the Council intends to do this.

The DPS can be found on the Council's web site at www.argyll-bute.gov.uk/ldp

Consultation on Conservation Area Appraisals for Easdale Island and Ellenabeich

Our programme of Conservation Area Reviews and Appraisals is continuing. The draft conservation area appraisals for Ellenabeich and for Easdale Island have been issued for public consultation, and can be viewed on our website here:

<https://www.argyll-bute.gov.uk/consultations/conservation-area-appraisals-easdale-and-ellenabeich>

The consultation on these two conservation area appraisals runs until 30th April 2018. You can find out more and respond online by following the above link.

You can keep up to date, access information on the Local Development Plan and contact the Argyll and Bute Council Local Development Plan Team as set out below.



Ellenabeich

Argyll and Bute Council to be part of the Simplified Planning Zones for Housing Pilot

Argyll and Bute Council are one of three councils to have been selected to take part in a Scottish Government funded pilot to test the effectiveness of Simplified Planning Zones for delivering new homes. We are looking at delivering opportunities for self build or custom build homes. Simplified Planning Zone (SPZ) is an area where the need to apply for planning permission is removed for certain types of development, it requires the preparation of an SPZ Scheme by the planning authority which details the types of development and nature of uses that are permitted together with any limitations, conditions and guidelines that a development proposal must comply with. Should a development proposal, in this case a new house, comply with the SPZ Scheme an application for planning permission would not then be required. This is a new and alternative approach to housing delivery that seeks to de-risk and simplifying the development process for potential plot purchasers. Over the coming months the Development Policy team will be working with consultants to prepare SPZ schemes for two sites, one in Lochgilphead and one on the Isle of Mull in order to pilot the schemes in two different scenarios. Local people will be fully engaged in the preparation of the schemes through workshop events and will have the opportunity to really get involved. We believe these are positive and exciting projects that could deliver new homes in an innovative way, bringing real benefits to local people and communities. Look out for further updates in future newsletters, as well as on our webpage and Twitter profile as the projects progress.



Follow Local Development Plan progress at:

www.argyll-bute.gov.uk/ldp2
 and on **Twitter** at:
 @ABC_Planning

Any questions please email:
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LDP 2



View from Crinan towards Mull