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, a 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 June 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).
The LDP will be supported by other documents. These include a Strategic Environmental Assessment; Appropriate Assessment; Supplementary Planning 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). A 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 publicly 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 Planning Guidance

The Council is also in the process of, or committed to producing Supplementary Planning Guidance (SPG) which will sit alongside the Argyll and Bute Local Development Plan. This SPG 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 planning guidance will form part of the LDP and allows the Plan itself to be shorter and easier to understand. We aim for the SPG to be approved 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 SPG is required in association with the LDP:

- Developer Contributions
- Planning for managing floods
- Open Space Audit and Strategy
- Area Capacity Evaluation methodology
- Housing Density
- Landscape Capacity Studies
- Affordable Housing
- Designing for Sustainability / Energy efficiency
- Biodiversity
- Renewable Energy Strategy / Onshore Windfarm Cumulative Impact Study
- Woodland and Forestry strategy
- Coastal Development Strategy
- Greenbelt Masterplan
- Crofting
- Roads Standards
- Housing Layout and Design

There may also be a need to publish site specific development briefs and / or masterplans

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: Bowmore, Islay; Tobermory, Mull;
- Service Centres: Crossapol, Tiree; Craighouse, Jura and Scalasaig, Colonsay.
- Post Offices: Arinagour, Coll; Achnacroish, Lismore and Ardmuish, Gigha.
- Our website: http://www.argyll-ute.gov.uk/ldp

Production Timetable

The 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 the provisions of the Council’s Communication, Consultation and Public Involvement Strategy and with PAN 81: Community Engagement – Planning with People, and will be facilitated through the following:

- Workshops and public meetings;
- Dialogue with key agencies and organisations;
- Liase with Citizen’s Panel
- 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,
- Members of the European Parliament,
- Members of the Scottish Parliament,
- Ministry of Defence,
- NHS (including primary care trusts),
- North Ayrshire Council,
- Perth and Kinross Council,
- Schools (primary, secondary, and private sector),
- 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,
- SUStrans,
- TayPlan
- Transport Scotland,
- University of the Highlands and Islands Millenium 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,
- Crofters Union,
- 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),
• Interest groups,
• Keep Scotland Beautiful,
• Landowners,
• Local amenity groups,
• National Farmers Union (Scotland),
• National Trust for Scotland,
• Network Rail,
• Northern Lighthouse Board,
• Pensioners’ clubs,
• Perth and Argyll Forestry Forum,
• Port authorities,
• Quarry Products Association,
• Ramblers Association Scotland,
• Religious Groups,
• 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 Foundation,
• 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,
• Youth Development Officer,
• Youth forums.
General Public –

Innovative consultation methods will be adopted to ensure as many people as possible can engage with the preparation of the LDP. Particular measures will be undertaken to encourage certain groups (for example, people with mobility issues, people under 35, people in full-time work, unemployed people, travellers and ethnic minorities) that have been less involved in the planning process in the past than other groups of people.

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

Participation Timetable - (General; DPS & Issues report)

Involving :-

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

Form of Consultation:-

- Newsletter - making newsletter available to community councils, and sending them to people who send us application forms for planning permission and building warrants. Targeting hard-to-reach groups – by making newsletters available in job centres, to travellers’ communities, college students, large employers, and minority associations.

- Press release and articles in newspapers.

- Providing feedback forms online and in hard copies to ask your views on the ways we have involved you.

- Providing the scheme and leaflets online and in libraries.

- Making leaflets available in public buildings such as doctors’ surgeries, council service points, council offices with planning staff and in libraries.

- Asking schools and colleges what they think is important and how we could communicate with them most effectively.

- 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.

**Issues Report outcomes; LDP; SEA**

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<thead>
<tr>
<th>Phase</th>
<th>Date</th>
<th>Consultation Period</th>
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<td>Issues Report</td>
<td>Dec 2010</td>
<td>9 weeks</td>
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<tr>
<td>SEA</td>
<td>Dec 2010</td>
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<tr>
<td>LDP</td>
<td>Jan 2012</td>
<td>12 weeks</td>
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</table>

**Involving :-**

Elected Members, members of the public; Community groups; Private and public sector; Main agencies; Consultation authorities;

**Form of Consultation :-**

- Displays in libraries and major food retailers.
- Hold workshops for key stakeholders of the LDP.
- Attend meetings held by community councils.
- Holding ‘open day’ meetings in main settlements and selected island communities.
- Set up an Argyll and Bute wide forum to include focus groups through workshops.
- Schools – working with schools to develop a way of getting contributions from young people.
- Publish information in our newsletter, sending e-mails to people who are on our list of people to involve and particularly focus on hard to reach groups.
- Make a response form available online and in paper so you can give us your views about the changes.
- Provide documents online and in different languages if required.
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:
General – Sheila McKenzie - 01546 604140
Bute, Cowal and Kintyre – Paul Convery – 01546 604278
Helensburgh and Lomond – Mark Lodge – 01546 604280
Mid Argyll, Islay and Jura – Sybil Johnson – 01546 604308
Oban, Lorn and the Islands – Adrian Jackson-Stark – 01546 604312
Development Policy – Fergus Murray – 01546 604312

Send an e-mail to:
sheila.mckenzie@argyll-bute.gov.uk

Write to:
Development Plan Scheme
Development Policy
Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

You are welcome to visit our main office (by appointment) at:
Development Policy
Argyll and Bute Council
Kilmory
Lochgilphead
Argyll
PA31 8RT

Our website is at www.argyll-bute.gov.uk/idp

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 604140.