

ARGYLL AND BUTE COUNCIL – DEVELOPMENT PLAN SCHEME

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 Local Plans. 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.

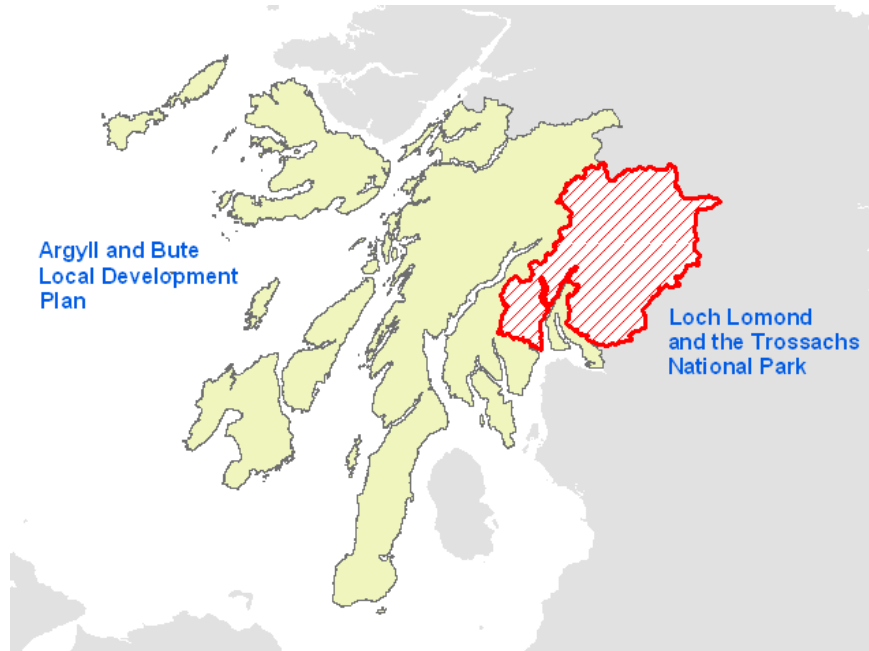
The Argyll and Bute Structure Plan was approved by Scottish Ministers in 2002. The Structure Plan looks at strategic development issues in the long-term. It sets out how much development should happen and broadly where it should take place.

The Argyll and Bute Local Plan set out more detailed policies and proposals on precisely where particular development types should be allowed. It is envisaged that the Argyll and Bute Local Plan will be adopted in the summer of 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 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 publically available for viewing / comment.

Appropriate Assessment

As the new LDP is likely to have a significant effect on a European site 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 SPA, 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

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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 Area Offices (with Planning Staff) in Oban, Helensburgh, Dunoon
- Our website : www.argyll-bute.gov.uk

Production Timetable

The main stages in the production of the Argyll and Bute Local Development Plan and the associated timescales are detailed in the table below.

Stage	LDP	SEA	Timescale
1	<ul style="list-style-type: none">• Publish the Development Plan Scheme.• Gather evidence to prepare for Stage 2.	<ul style="list-style-type: none">• Prepare the Screening Report (which identifies whether a SEA is needed) and send to the consultation authorities.• Publish this decision in Newspapers and website.• Prepare a Scoping Report	March 2009 to Feb 2010

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		(which identifies the kinds of issues to be looked at) and send it to the consultation authorities.	
2	<ul style="list-style-type: none"> • Prepare and publish Main Issues report. • Consult people over 12 weeks. 	Undertake SEA.	March 2010
3	<ul style="list-style-type: none"> • Prepare, publish and consult on the proposed LDP and Action Programme. • Assess objections and comments and provide feedback. 	Produce SEA report and carry out formal consultation.	Aug 2010
4	<ul style="list-style-type: none"> • Prepare and consult on changes we make to the plan. • Assess feedback from the consultation and the results of the SEA. 	Revise the SEA in light of proposed changes to the LDP.	Aug 2011
5	<ul style="list-style-type: none"> • Hold a Public Local Inquiry (PLI) (if necessary) 		March 2012
6	<ul style="list-style-type: none"> • Publish recommendations of the PLI. • Publish any changes • Adopt the LDP. 	<ul style="list-style-type: none"> • Revise the SEA in light of proposed changes to the LDP. • Adopt the SEA report and publish a post-adoption statement (this says how we have considered the environmental report and how we will monitor the effects the LDP has on the environment). 	Dec 2012
7	<ul style="list-style-type: none"> • Put plan into place and monitor our progress. 		Jan 2013 onwards

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 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,
- Loch Lomond and the Trossachs National Park Authority,
- Marine Safety Agency
- Maritime and Coastguard Agency
- Members of Parliament
- Members of the European Parliament

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- Members of the Scottish Parliament
- Ministry of Defence
- NHS (including primary care trusts)
- 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,
- SUStans
- Transport Scotland,
- University of the Highlands and Islands Millenium Institute (UHI)
- West Dumbartonshire 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
- Estates (large landowners)
- Fisheries trusts
- Friends of the Earth (Scotland)
- Game Conservancy Trust

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- 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,
- Residents Associations,
- Residents' associations
- Royal Commission on Ancient and Historic Monuments
- Royal Society for the Protection of Birds (Scotland),
- Royal Town Planning Institute (Scotland)
- Schools boards and parent councils,
- 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

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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 : Summer 2009 – Spring 2010

Involving :-

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

Form of Consultation:-

- Summary leaflets - making leaflets 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 leaflets 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.

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- Launching the development plan scheme (to include community groups, main agencies and consultation authorities, business groups, and so on). Giving information to community councils.

Issues Report outcomes; LDP; SEA & Modifications to LDP

Phase	Date	Consultation Period
Issues Report	March 2010	12 weeks
LDP	August 2010	12 weeks
SEA	Sept 2010	12 weeks
Modifications to LDP	August 2011	6 weeks

Involving :-

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

Form of Consultation :-

- Exhibitions or displays in mobile libraries and libraries, shopfronts and shopping centres.
- Information days or newsletters for the wider public, focusing on hard-to-reach groups and particular issues.
- Workshops for particular sections of the community.
- Attend meetings held by community councils and community groups.
- Holding 'sounding board' meetings.
- Set up an Argyll and Bute wide forum to include focus groups and workshops to look at ways of picturing on a computer the main issues in the report.
- Schools – working with schools to develop a way of getting contributions from young people.
- Go to community forums and youth forums and get people's views on the report.
- Provide feedback forms online and in hard copies to review methods of involving people.

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- Hold information days and focus groups.
- Publish information in our newsletter, sending e-mails to people who are on our list of people to involve.
- Possible roadshow, providing an exhibition in different areas in accessible locations.
- Provide documents online and in different languages if required.
- Make a response form available online and in paper so you can give us your views about the changes.
- Put feedback forms online, and send out paper copies, so you can tell us what you think of the ways we involved you.

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

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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

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.