

Update On Progress With Local Development Plan Process

1. SUMMARY

1.1 This report provides an update on the progress with the Local Development Plan (LDP) process and also seeks approval to amend the timetable associated with the LDP in order to better engage with the plan's wide range of stakeholders, including Elected Members, and take full account of a range of ongoing planning considerations some of which have emerged in recent weeks.

1.2 The Argyll and Bute Local Development Plan (LDP): Main Issues Report (MIR) was published for consultation for a nine week period that ended on the 18th July. In general the MIR was well received with 699 representations submitted. Work is currently underway to analyse their content with a view to reporting back the main findings to respective Area Committees in December prior to preparing the proposed LDP and all associated supplementary planning guidance. Following approval by the Council the LDP will be subject to a three month consultation period.

2. RECOMMENDATIONS

2.1 It is recommended that the SMT;

- i) note the content of this report detailing with the progress made with regard to the Local Development Plan Main Issues Report (MIR).
- ii) approve the re-scheduling of the publication of the Local Development Plan in line with the amended timetable attached in **Appendix A** of this report.

3. BACKGROUND

- 3.1** The Main Issues Report is the first formal stage of the Local Development Plan that will eventually replace the existing Argyll and Bute Development Plan.
- 3.2** The consultation on the MIR lasted for a nine week period with 699 representations received that included a significant amount of information which is currently being analysed with a view to reporting back the findings to respective Area Committees in December and January.
- 3.3** Initial findings indicate that there was significant support for the preferred options as set out in the Main Issues Report (MIR). This included a broad welcome for the approach taken in the MIR from the Key Agencies (such as SNH, SEPA, and Scottish Water), community organisations such as community councils, other organisations, developers, land owners and private individuals. This welcome included for example, the concept of green networks, placing higher densities on appropriate sites, taking a more flexible and pro active approach to the need for sustainable economic development particularly in our more fragile areas, adjusting the affordable housing policy to better meet local needs, the proposed settlement strategy, the concept of strategic business sites and renaissance settlements, the coastal development strategy, the landscape capacity study for renewables, reducing policies in the plan and placing more detail in statutory Supplementary Guidance.
- 3.4** Notwithstanding this, a number of alternative suggestions, concerns and ideas were also put forward. Meetings have consequently been held, or arranged, with key agencies, developers, individuals, community councils and associations with an expressed interest in the LDP in an effort to better understand these concerns and bring forward agreed solutions where necessary or policy changes. For example, it is likely at this stage that policy changes will include the policy response to crofting and the removal of the requirement to have additional energy saving measures in remoter communities.
- 3.5** A number of the preferred spatial sites identified for additional housing and retail opportunities attracted objections from local communities and further discussion will be required before a recommendation on their future inclusion in the Local Development Plan can be made.
- 3.6** In addition to the responses received to the MIR, there are a number of ongoing land use planning considerations that need to be determined

prior to the publication of the proposed Argyll and Bute LDP. These include:-

- Taking account of pending decisions regarding a number of significant retail developments in both Dunoon and Helensburgh.
- The recent announcement of the Lorn Arc TIF that could potentially have implications for the final distribution of business and housing allocations in the Lorn area that will require careful consideration before inclusion in the LDP.
- Further consideration of any land use outcomes associated with the preferred development option for Tiree and the proposed Argyll Array off shore wind farm.
- The recent commitment by the Council to consult on amendments to the Masterplan relating to Helensburgh Pier and further consideration of development options relating to the site of the former Hermitage School in Helensburgh.
- The further consideration of other Council assets including depot sites.
- The further consideration of a number of new development sites submitted through the MIR consultation.

3.7 Work is also continuing on developing a range of supplementary planning guidance to support the Local Development Plan such as the landscape capacity study for on shore wind and design guide for smaller scale turbines, the coastal development strategy, aligning the supply of existing and future housing sites throughout Argyll and Bute with the Council's finalised housing strategy and a planning assessment of all existing allocations in order to determine if they can still be delivered.

3.8 In an effort to engage Elected Members with the LDP process meetings have been arranged with the four Area Committees in December. Depending on the feedback from Elected Members at these meetings there may also be a need to conduct a further round of public consultation on additional sites that have been submitted through the MIR process that may, or may not be included in the LDP.

4. PROPOSED AMENDMENT TO TIMETABLE FOR LDP

4.1 In order to take proper account of the planning considerations detailed in this report coupled with the need to take on board comments received through the MIR consultation process it is proposed that the publication of the LDP be re-scheduled from a proposed publication in

May 2012 to August 2012. The public consultation period will last for 3 months.

- 4.2** The re-scheduling of the publication for the proposed LDP will also allow for any subsequent consultation on new development sites already submitted through the MIR process. The proposed publication in August 2012 will also avoid conflict with the local government elections to be held in early May of 2012 and provide the added advantage of allowing any new Elected Members to have the opportunity to engage with the LDP process prior to publication. The proposed timetable and key milestones are included in **Appendix A** of this report.

5. CONCLUSION

- 5.1** The Main Issues Report consultation has ended with 699 representations received. The preferred policy options as set out in the MIR have been generally welcomed albeit there is likely to be some changes to the preferred policy options presented in the MIR. It is intended to prepare reports for each of the Area Committees to consider in December to allow Elected Member input into the Local Development Plan (LDP) process. Work is continuing on a range of supplementary planning guidance to support the LDP and a number of other planning considerations, some very recent such as the announcement of the successful TIF bid, are also required to be taken into account prior to the publication of the LDP. Consequently, it is proposed that the publication of the proposed LDP be re-scheduled for August 2012.

6 IMPLICATIONS

Policy	The Main Issues Report proposed land use policy options for consultation that will require a Council decision prior to the publication of the Local Development Plan.
Financial	Consultation costs are being met from Development Policy budget
Legal	All statutory regulations have been followed and exceeded where budget permits.

Personnel Development Policy staff are responsible for delivering the Local Development Plan.

Equal Opportunities An Equality Impact Assessment has been undertaken and will be updated for each phase of the Local Development Plan process to ensure that the policies are assessed in terms of their impacts.

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Appendix A

DATE	SUBJECT	MEETING
December 2011/January 2012	Responses to Main Issues Report : Presentation of policy and site issues arising from consultation for discussion	Area Committee Business Days
November 2011 – February 2012	Additional engagement with stakeholders, as required, relating to MIR responses.	
February 2012	Additional sites/Strategic Environmental Assessment consultation – Report	Area Committees
March 2012	Additional sites/Strategic Environmental Assessment consultation – Report	Executive Committee
March-April 2012	Additional sites/Strategic Environmental Assessment consultation	Public Consultation Period
June 2012	Proposed Local Development Plan – Report Strategic Environmental Assessment Habitats Regulation Assessment	Area Committee
August 2012	Proposed Local Development Plan – Report SEA/HRA	Executive Committee
August 2012	Proposed Local Development Plan – Report SEA/HRA	Council
August - November 2012	Proposed Local Development Plan /SEA/HRA - Consultation	Public Consultation Period 3 months