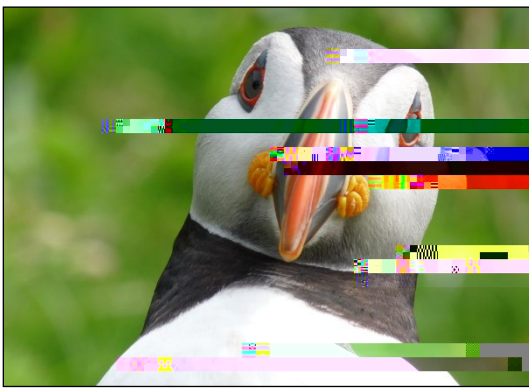
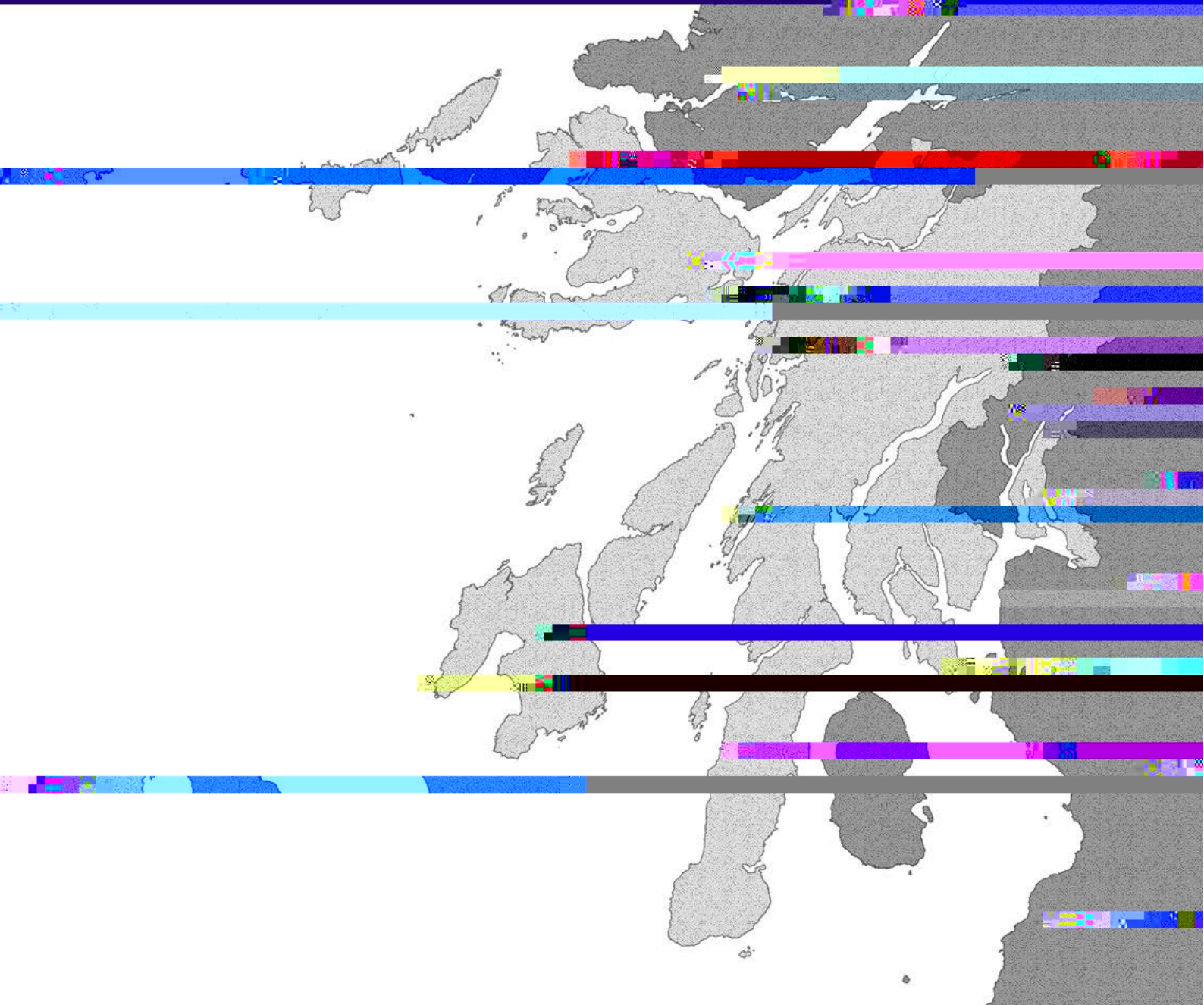


Argyll and Bute Local Development Plan 2 Development Plan Scheme March 2022

*Planadh, Taigheadas is Seirbheisean Riaghlaidh
Chomhairle Earra-Ghàidheal is Bhòid*



Argyll and Bute Local Development Plan 2 : Development Plan Scheme

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- 2 What is a Development Plan Scheme?
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- 5 The Next Steps
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- 1.1 This section sets out what a local development plan is and why we need to update it. Argyll and Bute Council, as the planning authority for its area (excluding the Loch Lomond and the Trossachs National Park), has a statutory duty to prepare **development plans** for guiding land use and development for up to ten years ahead. Development Plans can be Strategic or Local dependent on the area covered. In Argyll and Bute we are required to produce a **Local Development Plan**. It is a requirement that the development plans are kept up to date and so, the Adopted Local Development Plan (LDP) is being reviewed to prepare Local Development Plan 2.
- 1.2 To guide land use local development plans contain a “Vision” which sets out a future ideal for the area in terms of places and how we would like to see it develop. A strategy sets out how this vision can be achieved. The strategy is supported through allocations and policies. Sites are allocated for specific uses such as housing or industry to provide a sufficient supply of effective land for the plan period. The LDP also contains policies to promote sustainable development that helps us achieve the vision. The policies also help us safeguard resources, including landscape, built heritage and nature.
- 1.3 The Council adopted its current statutory plan to guide development in March 2015 – the **Argyll and Bute Local Development Plan** (Adopted March 2015). 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.
- 1.4 We need to keep the plan up to date to reflect changing circumstances as land is developed and new issues arise or other factors change. There is a requirement to review the current adopted LDP and prepare a new one within 5 years of adoption (Planning etc. (Scotland) Act 2006. A new planning act (Planning (Scotland) Act 2019) has been put in place since we started preparing the new Local Development Plan 2 (LDP2). But the preparation of this LDP2 is required to be completed under the process set out in the 2006 Act.
- 1.5 The aim is that this new plan (Local Development Plan 2) should be concise, focused on areas of change, involve the community at an early stage and enable delivery of development. Until the new Local Development Plan 2 is adopted, the current Local Development Plan’s statutory status remains. Ministers expect LDPs to focus on their specific main proposals for the period up to year 10 from adoption.

2.1 **A Development Plan Scheme (DPS)** tells you about the preparation of a Development Plan.

2.2 Whether you are a resident, landowner, developer, community representative, agent or public body your input into the process is vital. The Development Plan Scheme aims to provide you with an easy to use guide as to when, where and how you can engage in the preparation process for the development plan.

2.3 This Development Plan Scheme (DPS) covers the preparation process for the **Argyll and Bute Local Development Plan 2 (LDP2)**. LDP2 covers the whole of Argyll and Bute except for the area in the Loch Lomond and the Trossachs National Park, which is a separate planning authority. This Development Plan Scheme separate plbeenh

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consulted throughout the LDP2 process.

Our Communities

- 3.6 The input of local communities is very important. The aspirations of local communities are communicated in a number of ways, including through formal documents such as Community Plans and via their community councils. The priorities for communities influence the outcomes of the planning process. It is also important that individuals are able to be involved in shaping the future of our area.

Development Sector

- 3.7 Developers, landowners, businesses and investors are all important to this process. Through land that they own or finance they are looking to invest or businesses which they wish to grow or set up in the area. These interests are critical to realising the vision identified in the Local Development Plan.

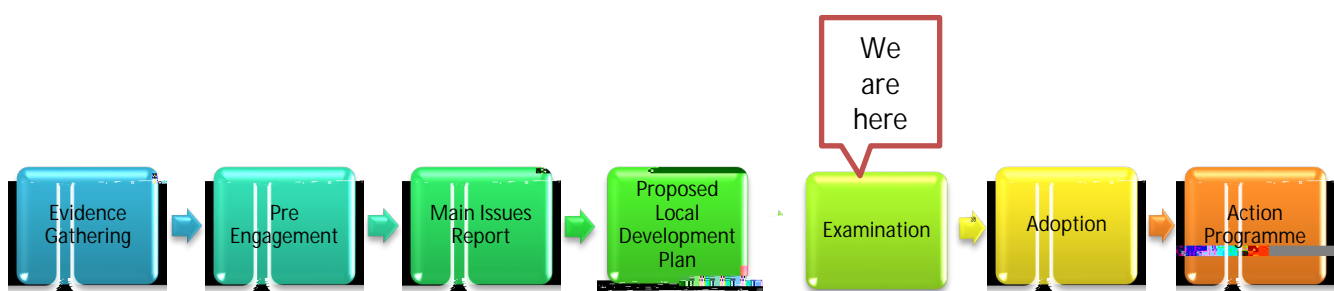
Stages

- 3.8 The Local Development Plan process has a number of key stages as set out below:-

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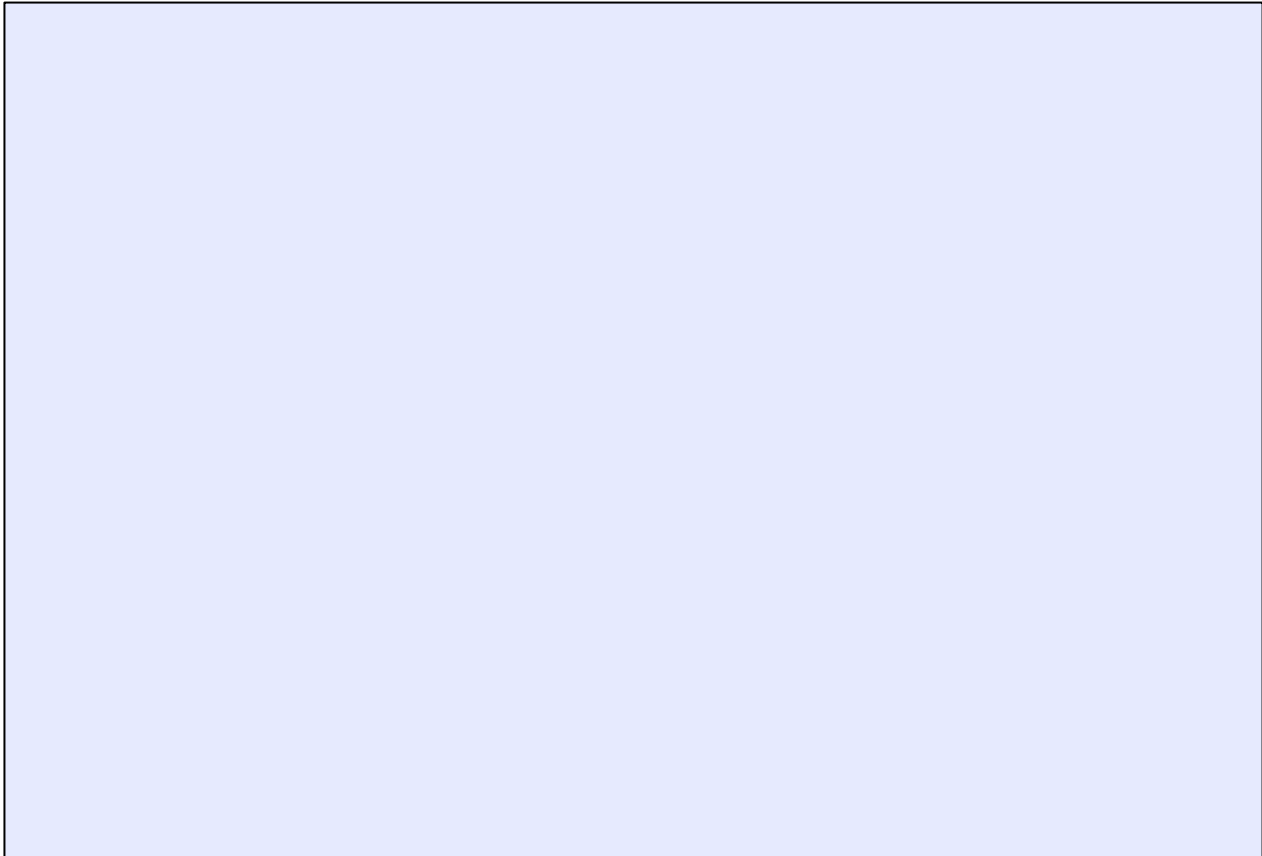
- 4.1 The Local Development Plan was adopted in March 2015 and was followed by the publication of the Action Programme in June 2015. We then needed to think about preparing the new plan – Local Development Plan 2. The first step was **evidence gathering** to help us prepare Local Development Plan 2 (LDP2). We started this with an assessment of our current sites to retest their effectiveness. We also started gathering information, including a “*Call for Sites*” and got involved with communities through *Charrettes* (intensive planning sessions with the community and other stakeholders) for Tiree, Crinan Corridor and Rothesay, all of which will help inform LDP2.
- 4.2 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.
- 4.3 Gathering these views helped us prepare the Main Issues Report, which shows options to address the key areas of change in the area. 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 a Monitoring Report, a draft Environmental Report for the Strategic Environmental Assessment and a draft Equalities Impact Assessment.
- 4.5 During 2018 we assessed the consultation responses we received during the Main Issues Report consultation. This included officer assessment, a Councillor workshop and further engagement with Key Agencies and stakeholders on specific issues.
- 4.6 The Proposed Plan was drawn up during 2019 (PLDP2). This was approved as the Council’s “settled view” and was published for consultation for a 10 week period starting in November 2019 and closing in January 2020.
- 4.7 All the representations submitted to the planning authority have been considered. There are unresolved representations and therefore a request was made to the Scottish Government for an **Examination** of the unresolved issues in January 2022. This is an independent process carried out by Scottish Government appointed Reporters.
- 4.8 See the diagram below showing the key stages in the process. We are now at Examination.

Development Plan Process



- 5.1 The Examination into Proposed Local Development Plan 2 is now underway. Examinations usually take around 9 months. During the Examination we will make copies of the submitted plan available in an office of the planning authority, in public libraries and also publish it on line. However, if Covid-19 restrictions are still in place at this time the Coronavirus (Scotland) Act 2020 allows for development plan engagement to be conducted on line. Therefore public libraries and an office of the planning authority may not be required to hold copies, dependent on the circumstances. But we will have online information available throughout.
- 5.2 The Scottish Government has produced a useful [guidance note](#) for those who have submitted representations as part of the Local Development Plan process. Please note you do not need to take any action unless you receive a request from the Reporter. Your representation is your evidence and the planning authority has forwarded all unresolved representations to the DPEA to be taken into account during the Examination. The Reporter(s) will look at the Schedule 4s (summaries of the issues), copies of the unresolved representations, the Environmental Report, the proposed Action Programme, the Monitoring Statement and the Participation Statement current when the Proposed Plan was published. The Examination looks at the written submissions but the Reporter(s) may also ask for further written information, hearings or inquiry sessions.
- 5.3 The Reporter will issue their conclusions and recommendations at the end of the Examination. The recommendations are largely binding on the planning authority. There are only specific defined circumstances when an authority may depart from the recommendation(r)-3 (ec)-1 Tw 0.81 (i)1 (t)-3 (r)-()The Reporte (ac)-1 (t)-3 (il (hedu)-5 l)1 (i)5 (s)

- 6.1 Community engagement is important in the planning process and has influenced the current plans policies and proposals in the Proposed Local Development Plan 2.
- 6.2 At key stages we have consulted: dhavs



- 7.1 As we progress through the Local Development Plan process we will make information on the Strategic Environmental Assessment, Habitats Regulations Appraisal and the Equality and Socio-Economic Impact Assessment available on line at www.argyll-bute.gov.uk/ldp2

Strategic Environmental Assessment

- 7.2 The Environmental Assessment (Scotland) Act 2005 requires us to carry out a Strategic Environmental Assessment of the Local Development Plan. This is a process for identifying and assessing the environmental effects of proposed strategies, plans and programmes so that these are taken into account before they are approved or adopted. It is a vital tool which places environmental considerations at the heart of decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken.

- 7.3 We have consulted with Scottish Natural Heritage, Historic Environment Scotland and the Scottish Environmental Protection Agency in preparing our Strategic Environmental Assessment. This end result of this is an Environmental Report.

Habitats Regulations Appraisal

- 7.4 We have produced a new Habitats Regulations Appraisal of the potential impacts of the proposed Local Development Plan on European Sites. This has been submitted to Scottish Ministers alongside the proposed Local Development Plan 2. There are a number of designated 'Natura' sites within Argyll and Bute and so any emerging plans and policies have been considered with regards to potential adverse impacts on these protected sites and species.

8 How to keep up to date

- 8.1 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.



Activities

Stakeholders



Activities	Stakeholders	Engagement Techniques	Communication Techniques	Indicative Timescale
			Direct mail to Scottish Ministers	
Action Programme				
Publish Action Programme	Councillors Scottish Ministers	Council process	Publication of Action Programme on dedicated Council web page Copies available in public libraries*; Copies sent to Scottish Ministers	May 2023

* Hard copies will be made available during advertised consultation periods in local libraries and at the council office, Manse

