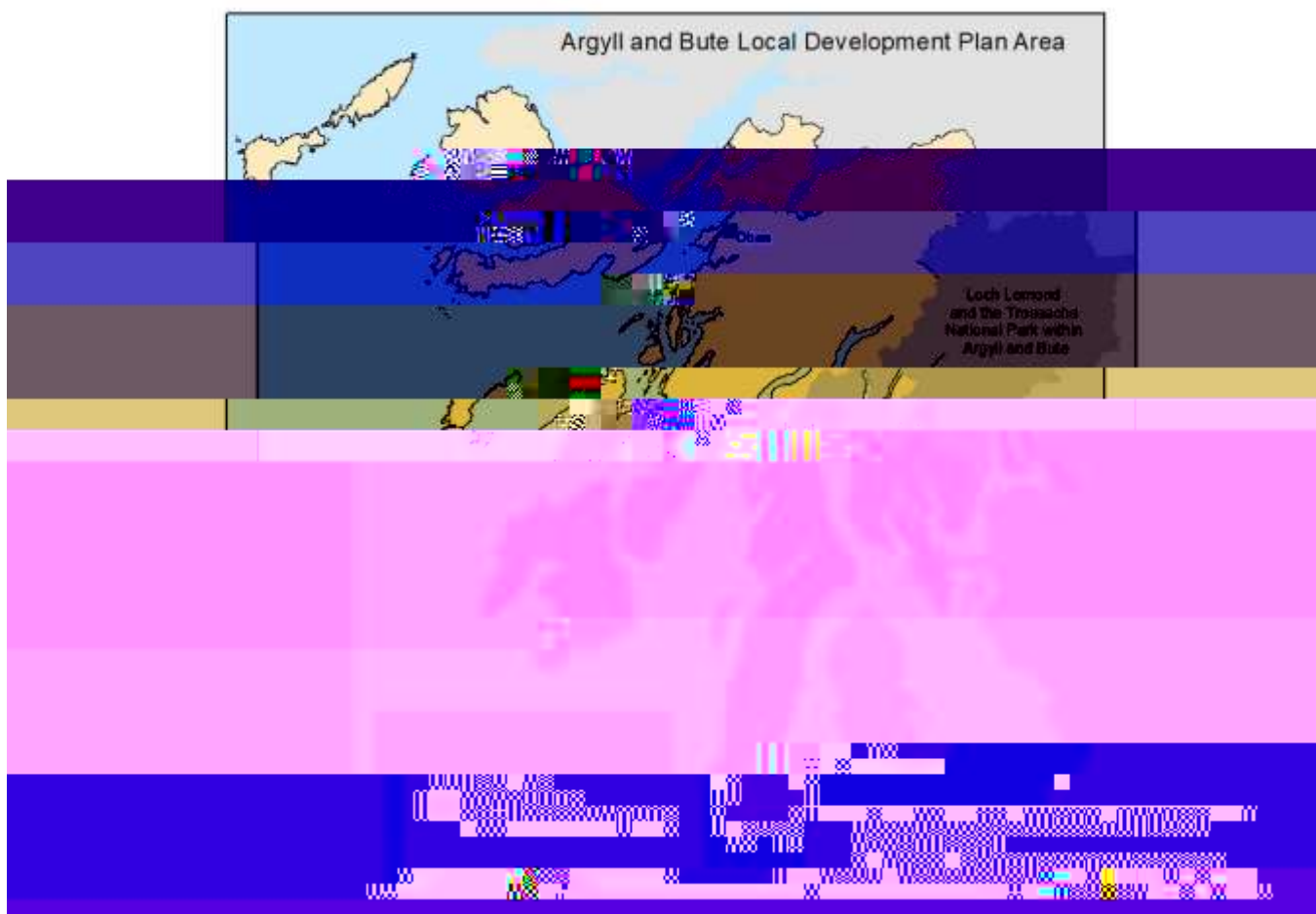


## ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN 3: DEVELOPMENT PLAN SCHEME

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2. What is a Development Plan Scheme?
3. Current Local Development Plan (LDP2)
4. New Local Development Plan Arrangements
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7. Other Work to Support LDP3 including Impact Assessments
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10. Indicative LDP3 Timeline



## 1.0 WHAT IS A DEVELOPMENT PLAN?

1.1 Development Plans set out a spatial strategy to promote development, and guides decisions on applications for planning permission in line with that strategy. The statutory Development Plan comprises the [National Planning Framework 4 \(NPF4\)](#) (which is prepared by Scottish Ministers for the whole of Scotland) and the Local Development Plan (which is prepared by the Local Authority).

## 2.0 WHAT IS A DEVELOPMENT PLAN SCHEME?

- 2.1 A Development Plan Scheme (DPS) tells you about the preparation of a Local 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 DPS 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 Local Development Plan.
- 2.3 This DPS covers the preparation process for the Argyll and Bute Local Development Plan 3 (LDP3). LDP3 will cover 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.
- 2.4 The DPS also includes what is involved at each stage of preparation or review, and a Participation Statement in section 8 which outlines when consultation is likely to take place, with whom and its likely form, including the steps to be taken to involve the public.
- 2.5 The DPS includes a timetable in section 10 of when we intend to reach key stages of LDP3. These include:
  - Publication of the Evidence Report
  - Publication of the Proposed LDP3
  - Submission of the Proposed LDP3 to the Scottish Ministers
  - Expected adoption of LDP3
- 2.6 This is the first DPS setting out the programme for preparing and reviewing LDP3, which will be updated annually, taking into account ongoing stakeholder feedback on the Participation Statement.
- 2.7 We will update the DPS on at least an annual basis to reflect the progress of the preparation of LDP3.

## 3.0 CURRENT LOCAL DEVELOPMENT PLAN (LDP2)

- 3.1 The current Local Development Plan (LDP2) is expected to be adopted in February or March 2024. Although new arrangements were in place prior to the adoption of this Plan (see section 4), under section 4 of the Planning (Scotland) Act 2019 (Commencement No. 12 and Saving and Transitional Provisions)

Regulations 2023, LDP2 was able to progress under the old system in terms of requirements in these Regulations on their form and content, preparation, publication and publicity, Examination and monitoring.

3.2 LDP2 aligns with NPF4 as has been assured through the Examination process and final modifications prior to its adoption. This will be accompanied by an Action Programme within 3 months of adoption. The Action Programme sets out how the policies and proposals are to be delivered. It must be published by the Council within 3 months of adoption of LDP2 and is to be reviewed every 2 years.

3.3

## 5.0 INFLUENCES OF PLAN DEVELOPMENT

- 5.1 There are a wide range of factors that need to be taken into consideration in the preparation of a new Local Development Plan. The main ones are set out below:
- 5.2 **National Planning context**– Local Development Plans are influenced by a number of statutory requirements with the main Acts being the Town and Country Planning (Scotland) Act 1990 as amended by the Planning (Scotland) Act 2019, and the Planning etc. (Scotland) Act 2006. At national level the Scottish Government has published the National Planning Framework 4 (NPF4) which forms part of the statutory Development Plan. Planning Authorities are required to take into account the NPF4 in the preparation of an LDP.
- 5.3 **Argyll and Bute Outcome Improvement Plan** – Local Development Plans are also influenced by a range of other plans, strategies and policies, in particular for Argyll and Bute the Outcome Improvement Plan (formerly Single Outcome Agreement) which is viewed as the overarching governing document. This is prepared jointly by the Council and other Community Planning partners and establishes the overarching policies and actions for the management of Argyll and Bute. It has an outcome focused approach and ensures that the Community Planning Partnership's aims are delivered in an integrated manner and aligned with Scottish Government outcomes.
- 5.4 The policies and actions with development and land use implications of the Outcome Improvement Plan are reflected in the current Local Development Plan (LDP2) and will be reflected in LDP3. The Action Programme that accompanies LDP2 sets out how the Council proposes to implement the Plan. The Action Programme has been renamed the Delivery Programme under the new Regulations and will be published within 3 months of adoption of LDP3.
- 5.5 All planning authorities, either individually or working jointly with other authorities, are required to prepare a **Regional Spatial Strategy** (RSS). This does not form part of the Statutory Development Plan however planning authorities must have regard to any adopted RSS's when preparing an LDP. An Indicative Regional Spatial Strategy (iRSS) was prepared by Argyll and Bute Council in 2020 which provided Scottish Ministers input into their preparation of the NPF4. Regulation regarding preparation of RSS is awaited from the Scottish Government.
- 5.6 **Local Place Plans** (LPP's) are community-led plans setting out proposals for the development and use of land. Communities must have regard to the NPF4 and LDP (and any locality plan if applicable). LPP's do not form part of the statutory Development Plan however planning authorities must have regard for LPP's when preparing an LDP. Valid Local Place Plans will be registered by the planning authority and made available online.

- 5.7 **Self-build** housing is where an individual (or individuals) commissions or is personally involved in the design and construction of a dwellinghouse as their main residence. Understanding the demand for self-build housing is important for the evidence base for the preparation of LDP3. Argyll and Bute Council are required to prepare and maintain a list of persons who have registered an interest with the intention of acquiring land for self-build. It is intended that information about this Self-build Register should be available from around June 2024.
- 5.8 **Local Authority and its Partners** Argyll and Bute Council has the statutory responsibility for planning in the Council area, excluding the Loch Lomond and Trossachs National Park where the Park Authority controls the planning function. It is important that all the relevant services within the Council (for example Economic Development, Roads and Amenity Services and Education) are fully engaged in the Plan preparation as they are integral to delivery of the LDP3 strategy and aims. LDP3 will also be influenced by the priorities of other stakeholders as set out in their own strategies and programmes. The stakeholders include key agencies, which (as set out in Regulation 25) are Historic Environment Scotland; Nature Scot; Scottish Environmental Protection Agency; Scottish Water; Scottish Enterprise; Highland and Island Enterprise; Regional Transport Partnerships; Crofting Commission; and Health Boards. The Scottish Government also require the following bodies to have the same level of involvement in the Local Development Plan process: Transport Scotland; Scottish Forestry; Marine Scotland; and any Regional Marine Planning Partnerships. Neighbouring authorities are also consulted throughout the LDP3 process.
- 5.9 **Communities**– 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, Community Development Trusts or other community organisations. 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.
- 5.10 **Development Sector** 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 will be critical to defining and realising the Vision that will be set out in LDP3.
- 5.11 **Governance**– The preparation of LDP3 is governed by a statutory process, the key stages of which are set out in this Development Plan Scheme. The [Local Development Planning Guidance](#) published in May 2023 (Circular 6/2013 and Circular 6/2013) and sets out the Scottish

## 6.0 STAGES OF PLAN DEVELOPMENT

**6.1 Early Preparation** This stage includes the preparation of this Development Plan Scheme (DPS), early consideration of the issues and inviting local communities to prepare



LDP and to identify and barriers to delivery – this then completes the loop as it will inform the initial stages of the subsequent LDP.

## 7.0 OTHER WORK TO SUPPORT LDP3 INCLUDING IMPACT ASSESSMENTS

7.1 As we progress through the Local Development Plan process we will make available information on the Strategic Environmental Assessment, Habitats Regulation Appraisal and the Equality and Socio-Economic Impact Assessment.

7.2 **Strategic Environmental Assessment** 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 the decision-making process and ensures that alternatives are fully and transparently regarded before final decisions are taken.

7.3 We will consult with Nature Scot, Historic Environment Scotland and the Scottish Environmental Protection Agency in preparing our Strategic Environmental Assessment. The end result of this is an Environmental Report.

7.4 **Habitats Regulation Appraisal** We will produce a new Habitats Regulations Appraisal on the potential impacts of the proposed Local Development Plan on European sites. This will be submitted to the Scottish Ministers along with the Proposed Local Development Plan 3. Th

## 8.0 PARTICIPATION STATEMENT

8.1 Community and stakeholder engagement is important in the planning process. It

8.4 We will use a variety of engagement techniques detailed in the list below. This includes information dissemination at each stage as well as full consultation, involvement and collaboration at key stages 2 and 4. We want to continue a discussion with all sectors of the community across Argyll and Bute but are particularly keen to secure the views and opinions of young people and families with children, as well as people in full time employment. These groups have been under-represented in the past and their involvement could help us look at new ways to achieve population retention and growth. In order to reach all sectors, information will be clear, accessible and in plain English where possible.

Provide information and consultation documents through [our website](#), promoted by social media

## 8.6 Stages of Engagement

### Stage 1: Early Preparation

Purpose (DPS): To give the public an opportunity to provide views on how the Council engages with them in the preparation of the Plan

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### Stage2: Evidence Report

Purpose To alert people to the start of the LDP3 preparation and involve communities gather information for the Evidence Report.

### Stage3: Gate Check

No consultation at this stage (Information and Publicity only)

### Stage4: Proposed Plan Preparation

Purpose (Early Engagement): To provide an opportunity for people to put forward ideas  
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8.7 Section 10 sets out in greater detail the stages we will go through and the estimated timescales for engagement and consultation. It provides a detailed

## 10.0 INDICATIVE LDP3 TIMELINE

LDP3 Activities	Engagement Level	Engagement Techniques
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Stage 2: Evidence Report Q3 24/25 to Q2 25/26 (Oct 24 to Sep 25)		
Gather and collate evidence  (Evidence to be monitored and reviewed)	Inform, Involve Collaborate	<p>Direct email to Developers</p> <p>Meetings with relevant Council officers and key agencies</p> <p>Community engagement</p> <p>Engagement with young people through education partners.</p> <p>Work with Community Planning Partnerships</p> <p>Information t available on the dedicated Council webpage</p> <p>Publicity - through social media and direct-mailshot to Community Councils, key agencies and others on the LDP3 contacts database</p> <p>Mediation may be used as a voluntary process to resolve issues of dispute between stakeholders</p>
SEA Scoping	Consult	Scoping
Evidence Report  Approval of Evidence Report by Council  Submission to Scottish Ministers	Inform	<p>Full Council to approve.</p> <p>Submission to Scottish Ministers</p> <p>Information t available on the dedicated Council webpage</p>

Publicity - through social media and direct-mailshot to Community Councils, key agencies and others on the LDP3 contacts database



		E-Newsletter to all in contacts database
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Proposed Plan (Drafting)

Prepare Proposed Plan including Spatial Strategy

Consultation on Delivery Programme

Present proposed Delivery Programme to full Council for approval

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		<p>Copies of Proposed Plan made available in public libraries and Development Policy Office (Manse Brae, Lochgilphead) and published on dedicated council webpage.</p> <p>Information t available on the dedicated Council webpage</p> <p>Publicity - through social media and direct e-mailshot to Community Councils, key agencies and others on the LDP3 contacts database.</p> <p>E-Newsletter to all in contacts database</p> <p>Notice in local newspapers</p>
<p><b>Stage 5: Examination</b>  <b>Q1 28/29 to Q3 28/29 (Apr 28 to Dec 28)</b></p>		
<p>Modification</p> <p>Modification of Proposed Plan (where appropriate)</p> <p>Preparation of Modification Report</p> <p>Revise SEA to reflect modifications and undertake further consultation if required</p> <p>Revise and update other assessments as required</p>	<p>Inform</p>	<p>Internal liaison</p> <p>Information t available on the dedicated Council webpage</p>
<p>Prepare Summary of Unresolved Issues</p>	<p>Inform</p>	<p>Full Council to approve</p>

<p>Submit Summary of Unresolved Issues and copy Proposed Plan, along with all supporting documents, to the Scottish Ministers</p>		<p>Submission to Scottish Ministers</p> <p>Proposed LDP3 made available in public libraries and Development Policy Office (Manse Brae, Lochgilphead) and published on dedicated council webpage.</p> <p>Publicity - through social media and direct emailshot to Community Councils, key agencies and others on the LDP3 contacts database</p> <p>Notice in local newspapers</p>
<p>Examination</p> <p>Examination Report issued by Reporter</p>	<p>Inform</p>	<p>Information - available on the dedicated Council webpage</p> <p>Publicity - through social media</p>
<p>Stage 6: Adoption Q428/29 (Jan to Mar29)</p>		
<p>Modification of SEA (where necessary)</p> <p>Submit amended SEA to Scottish Ministers</p>	<p>Inform</p>	<p>Direct mail to Scottish Minister (SEA)</p>
<p>Modification of LDP3 (where necessary)</p> <p>Adopt and publish LDP3</p> <p>Publish Report on Modifications or Recommended Modifications Statement</p>	<p>Inform</p>	<p>Full Council to approve</p> <p>Information - available on the dedicated Council webpage</p> <p>Notice in local newspapers</p>

<p>Prepare SEA post adoption statement</p> <p>Publish SEA post adoption statement</p>		<p>Direct mail to Scottish Ministers.</p> <p>Adopted LDP3, Report and Statement made available in public libraries and Development Policy Office (Manse Brae, Lochgilphead) and published on dedicated council webpage.</p> <p>Notify all those who made representation on the proposed Plan.</p>
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**Stage 7: Monitoring and Delivery**  
**Q1 29/30(Apr to Jun29)**

Publish Delivery Programme

Inform

## STAGE

Q4 23/24  
Jan t Mar 24  
Q1 24/25  
Apr t Jun 24  
Q2 24/25  
Jul t Sep 24  
Q3 24/25  
Oct t Dec 24  
Q4 24/25  
Jan t Mar 25  
Q1 25/26  
Apr t Jun 26  
Q2 25/26  
Jul t Sep 26  
Q3 25/26  
Oct t Dec 26  
Q4 25/26  
Jan t Mar 26  
Q1 26/27  
Apr t Jun 26  
Q2 26/27  
Jul t Sep 26  
Q3 26/27  
Oct t Dec 26  
Q4 26/27  
Jan t Mar 27  
Q1 27/28  
Apr t Jun 27  
Q2 27/28