

# Highland Local Place Plans Learning Event

## Q&A



Shown below are questions asked by community representatives who attended a Local Place Plans Learning Event held on 28 May 2024. Answers are provided by The Highland Council, with [External information] indicating where a body external to the Council contributed to an answer/provided information.



To ask about this event or Local Place Plans, email: [lpp@highland.gov.uk](mailto:lpp@highland.gov.uk)

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### **Q1: Will this presentation be made available?**

Answer: The event recording and the presentation slides can be found on the Council's Local Place Plan webpage [www.highland.gov.uk/localplaceplans](http://www.highland.gov.uk/localplaceplans)

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### **Q2: What part does an Independent Community Action Plan play in a Local Place Plan?**

Answer: Planning Aid Scotland has a really helpful explanation of how action plans and place plans differ: [www.pas.org.uk/what-we-do/community-led-plans/](http://www.pas.org.uk/what-we-do/community-led-plans/)

Place plan: community proposals for development and use of land.

Action plan: setting out a vision for the community and how to get it done.

We are seeing a lot of action plan content in place plans which are starting to come forward.

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### **Q3: Black Isle Local Place Plan**

[External information] If anybody wants to look at the Black Isle Local Place Plan that was submitted to the Council last week for registration, you can see it here: [www.black-isle.info/opportunity-black-isle-black-isle-place-plan.asp](http://www.black-isle.info/opportunity-black-isle-black-isle-place-plan.asp)

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### **Q4: We have a Community Action Plan. Firstly, I would like to understand the level of duplication the Local Place Plan will require over that already done as part of the CAP, and secondly, what is the authority of the Local Place Plan? If it has no authority, what is the point of producing it?**

Answer: Colleagues will say more during their presentation (<https://youtu.be/Mu1cE-gdkXc?t=2721>). However, here are some key points:

- Whereas CAPs don't have formal authority, LPPs are used as evidence for preparation of the planning authority's development plan for future land use. LPPs also a 'material consideration' in relation to planning applications.
- There are legal requirements for the content of an LPP, but not for CAPs. LPP must for example include mapping showing the location of any community proposals for land use.

[External information] It's not in Highland, but you might be interested in this recently registered Local Place Plan for Crail in Fife. The community had an action plan which they'd produced before COVID and have simply updated it to become a Local Place Plan.

[www.fife.gov.uk/kb/docs/articles/have-your-say2/community-planning/local-place-plans/register-of-local-place-plans](http://www.fife.gov.uk/kb/docs/articles/have-your-say2/community-planning/local-place-plans/register-of-local-place-plans)

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**Q5: Our group covers three adjacent community council areas and hope to work together to create a plan as we share many facilities as well as problems. I note that other groups seem to have worked this way and wonder how successful it has been. We are considering having separate village activity days rather than one. Is this how others have worked? Any tips?**

Answer: This collaborative approach has been taken for both the Black Isle and also in Nairnshire. As Becky Richmond mentioned in her presentation (<https://youtu.be/Mu1cE-gdkXc?t=426>), there have been steering groups in both cases. Reps from each community council oversaw the process, whereas content came from the wider community. In Nairn, the steering group also includes the Business Improvement District. They set out and published agreements on how each group and others would be involved.

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**Q6: We have been discussing with the Community Council and Applecross Trust (owner of 95% of the peninsula) about jointly developing a Local Place Plan (building on our 2019 Community Land Use Plan). However, the Sept 2024 deadline doesn't work for us; ACC and Applecross Trust are separately updating our strategic plans in next 2 years and would prefer to develop the LPP after that. I have two Qs - a) is it ok to submit a LPP late, on our timeframe (rather than THC schedule)? b) will future funding for developments on the peninsula be conditional on having a LPP in place?**

Answer: There's no requirement for an LPP. However, it can inform how the Development Plan sets out the way land is used in future.

An LPP can certainly be submitted after the September deadline (which is so the planners can notify Scottish Government of what LPPs will be used as evidence for the next Highland-wide Development Plan). Later submissions of LPPs would then be considered at the next opportunity. They won't be missed.

Yes, LPPs can be prepared and submitted after THC's announced date, as David Cowie explains: <https://youtu.be/Mu1cE-gdkXc?t=4128>. Having an LPP will assist funding bids but at this stage we're not aware of any funding streams being limited to LPP-identified projects.

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**Q7: LPPS are new to us. But we too have a community action plan on the way. How do we avoid this becoming too 'disjointed' with two potential plans in play?**

Answer: A good way of distinguishing the two types of plan is that an LPP is where things go (land use), whereas action plan is what's needed and how to get it done.

There are some helpful links and comments on this next to Q2.

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**Q8: Good presentations so far, thanks. The LPPs exemplified are very different in size. Is there perceived to be an 'ideal' size for LPPs?**

Answer: The 'big' collaborative approaches from Nairnshire and Black Isle roughly match the Council Ward geography. The area covers those represented by the groups involved.

An important consideration is how the community is defined for your community council or community-controlled body. Also, the practical aspect of how you can engage with your community to bring forward their views and involvement. More typical is community council geography.

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**Q9: Kinlochleven Local Place Plan**

[External] Here's a link to the dedicated website that's been set up for the Kinlochleven Local Place Plan that Mark Taylor and Mhairi Tordoff are talking about. The website is being built up as the plan progresses to tell the story of how it's being developed, act as a source of information, and keep people updated: [www.kinlochlevenfutures.net/](http://www.kinlochlevenfutures.net/)

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**Q10: It would be great to know from the groups sharing their process the degree of outsourcing, and the stages of work which were outsourced to Planning Aid Scotland/Community Enterprise/Scottish Community Development Centre, etc to produce their plans. OR were existing development officers doing most of the work, or was someone contracted locally specifically for this work?**

Answer: Broadly speaking there has been a local coordinator who is the central point of contact for the practical aspects of working with the community and doing the leg work. Both Black Isle and Nairnshire employed a local to do this by applying for funding.

We've seen consultants engaged in some cases (usually the more ambitious in scope) - typically to plan and deliver workshops for getting input from the public and debating potential content. Also, to author plans.

Having said that, an LPP can be as ambitious or limited in scope as relevant / practical. Also, they don't need to be glossy publications. David Cowie (<https://youtu.be/Mu1cE-gdkXc?t=3012>) and Helen Bailey will speak more about what the minimum requirements are (<https://youtu.be/Mu1cE-gdkXc?t=3602>).

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**Q11. On average what is the turnaround time from submission to validation?**

Answer: At the moment, it is taking The Highland Council (planning authority) about ten working days. However, this depends a lot on number of submissions being considered at that time and how quickly the community group can respond to queries for clarification (we understand you are volunteers and may also need time to hold meetings). As Helen Bailey

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just mentioned, September looks likely to be extremely busy for LPP submissions - so response times may be longer around then (<https://youtu.be/Mu1cE-gdkXc?t=3295>).

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**Q12: We would hope to work alongside Applecross Community Company and the Applecross Trust with the Community to help build on previous plans but are not sure how we would go about funding. Noticing now that a lot of neighbouring CCs have already obtained considerable funds from the Regeneration Fund or a lesser amount from the local Ward 5 Discretionary Fund. Also interested in how this sits with Wester Ross Biosphere staff already working on an Area Plan for our Ward?**

Answer: Scottish Government are still to confirm what funding will be available going forward for the next round of Community Regeneration Funding. Once confirmed, there will be more information online:

[www.highland.gov.uk/info/283/community life and leisure/1027/community regeneration funding](http://www.highland.gov.uk/info/283/community%20life%20and%20leisure/1027/community%20regeneration%20funding)

Wester Ross Biosphere are preparing what's been described here tonight as an 'Area Place Plan'. This is different - on behalf of the Council and Community Planning Partnership. These are intended to address area-level priorities for land use, community planning and public service delivery. It is intended that LPPs that are ready by September this year will be considered in preparation of those plans.

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### **Q13. Some weblinks**

[External information]

Highlands and Islands Climate Hub Membership - <https://hiclimatehub.co.uk/membership>

Morvern Community Plan - [www.morvern.org/community](http://www.morvern.org/community)

Place Standard with a Climate Lens - [www.ourplace.scot/Place-Standard-Climate](http://www.ourplace.scot/Place-Standard-Climate)

Ardgour Place Plan - [www.ardgourcommunitiestogether.net/home-1-1](http://www.ardgourcommunitiestogether.net/home-1-1)

Community Climate Adaptation Resource - [www.adaptationscotland.org.uk/how-adapt/tools-and-resources/community-climate-adaptation-routemap](http://www.adaptationscotland.org.uk/how-adapt/tools-and-resources/community-climate-adaptation-routemap)

Climate Ready Places - [www.adaptationscotland.org.uk/climatereadyplaces](http://www.adaptationscotland.org.uk/climatereadyplaces)

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**Q14: When will the next 'round' of submissions for Local Place Plans be, after September 2024? Will it be regular?**

Answer: Local Place Plans can be prepared by a community body at any time and submitted for validation and registration at any time. If your community has not submitted its Local

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Place Plan before 27 September 2024, they should continue to prepare it and submit it when they can after this date, as David Cowie explains: <https://youtu.be/Mu1cE-gdkXc?t=4128>.

In our Evidence Report for the new Highland Local Development Plan, we will list the Local Place Plans that have been registered in Highland, but we will also list the Local Place Plans that are being prepared, as part of our summary of evidence for use in preparing the Highland Local Development Plan. Therefore, notifying us of your intention to prepare Local Place Plans, and keeping us up to date with your progress, is useful as it will help us to have the most up-to-date position on Local Place Plan preparation in Highland.

We will, however, reach a point in the Highland Local Development Plan preparation when we have to finalise our Plan, so it is best if your Local Place Plans can be submitted sooner, rather than later.

The next Local Development Plan preparation cycle, after this current cycle for which we are currently gathering evidence, is in approximately eight-years' time, because we have to review our Local Development Plans every 10-years.

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**Q15: Could I get clarification on a point raised by Helen Bailey that I may have misunderstood- Does a LPP have to cover an area smaller than the defined community of the group undertaking the plan (or can it cover the same area?)**

Answer: What Helen Bailey intended to say is that the geographic area covered by an LPP must not extend beyond that represented by the group preparing it. So, community council boundary (including potential collaborations across CCs), or the community of benefit defined in governing articles for a SCIO or community company. The reason is that of "community control" over the process of preparing the plan - so that all affected by the proposed plan can get involved by joining the group. Group governance primarily defines who can join based on where they live.

See also the correction on the event recording: <https://youtu.be/Mu1cE-gdkXc?t=3441>

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**Q16: Given that the legislation only requires local authorities to 'take into account' local place plans in preparing local development plans, and the guidance refers only to the 'aspirations' of local communities, how much attention can we expect to be paid to any bodies set up, or actions undertaken, by a community promoting a place plan, with the intention of taking the plan forward and preventing it gathering dust on a shelf?**

Answer: Both Highland Council and the Community Planning Partnership have formally committed to 'place based planning' being at the heart of how we deliver services for the benefit of communities served:

[www.highland.gov.uk/download/meetings/id/79296/10\\_future\\_highlands\\_strategic\\_partnership\\_priority\\_4\\_-\\_place\\_based\\_planning\\_and\\_investment\\_in\\_communities](http://www.highland.gov.uk/download/meetings/id/79296/10_future_highlands_strategic_partnership_priority_4_-_place_based_planning_and_investment_in_communities)

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We would highlight from comments from the groups presenting that the process of preparing place plans has strengthened relationships with the local authority and planning authority.

Q16 was also answered during the online event: <https://youtu.be/Mu1cE-gdkXc?t=4682>

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### **Q17. Local Place Plan Templates**

Answer: The templates that Helen Bailey mentioned can be found online here:

[www.highland.gov.uk/info/178/development\\_plans/1043/local\\_place\\_plans/2#templates](http://www.highland.gov.uk/info/178/development_plans/1043/local_place_plans/2#templates)

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### **Q18: Is delivery against LPP's in the final LDP measured/reported?**

Answer: As indicated in para 27 of Annex B on p186 of the Government's Local Development Planning Guidance (2023), planning authorities should be clear in their reasoning for supporting or not supporting elements of LPPs in the spatial strategy. We therefore expect to do this and to provide a summary of this in our Committee Report on the Proposed Plan.

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### **Q19: When were LPP's first highlighted to Community Bodies as a desirable process to undertake? - seems we are very much behind in this whole process.**

Answer: There was a press release and webpage set up by The Highland Council in December 2022 and a formal invitation was sent to community councils and other community groups in June 2023 (the passage of time was us waiting for Scottish Government to confirm how the process is to be administered and to trigger the duty on the planning authority to issue the formal invitation).

To help you get up to speed, I would recommend looking at the webpage, which has a lot of really helpful guidance and links to more information: [www.highland.gov.uk/localplaceplans](http://www.highland.gov.uk/localplaceplans)

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### **Q20: If you already have a local community plan which is e.g. five years old and was demanding/costly to produce, can you incorporate this plan into a place plan, or do you have to start from scratch?**

Answer: Existing plans can be a good basis from which to develop a Local Place Plan – especially where they have identified community priorities with implications for land use, or buildings of particular significance locally. We are aware of many communities who are looking at existing community action plans as a starting point to engage with their communities on where potential community actions may involve development or other priorities for land use. However, care must be taken to ensure that the resulting plan fulfils the regulatory requirements of a Local Place Plan, including mapping of any proposals, etc (see guidance online at [www.highland.gov.uk/localplaceplans](http://www.highland.gov.uk/localplaceplans)). Depending on proposals being put forward and how current the existing plan may be, it may also be important to

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update and engage with the wider community to gauge views and the level of support – especially, if land use or spatial matters (where things go) were not part of prior community engagement for the existing plan.

[External information] A Local Place Plan has very recently been registered for Crail in Fife. The community had an action plan which they'd produced before COVID and have simply updated it to become a Local Place Plan. Maybe worth you having a look at.

[www.fife.gov.uk/kb/docs/articles/have-your-say2/community-planning/local-place-plans/register-of-local-place-plans](http://www.fife.gov.uk/kb/docs/articles/have-your-say2/community-planning/local-place-plans/register-of-local-place-plans)

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**Q21: Would any groups be willing to share a copy of their LPP survey - if they used one? We are going to attempt a CAP and a LPP more or less in tandem this year, to avoid duplication of work, and want to make sure our survey covers specifically LPP relevant questions as well as the CAP vision.**

Answer: The Highland Council is happy to use its Local Place Plan webpage to host examples of documents that communities are preparing for use during their Local Place Plan preparations, if any communities are happy to share these. Please contact us on the email address at the bottom of this page if you have a document you wish to share. Thank you.

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Thank you for your interest in Local Place Plans in Highland  
and we hope you find these questions and answers useful.

Should you have other Local Place Plan questions, please email us on:

[lpp@highland.gov.uk](mailto:lpp@highland.gov.uk)

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