

THE HIGHLAND COUNCIL

**PLANNING, ENVIRONMENT AND DEVELOPMENT
COMMITTEE**

15 May 2013

Agenda Item	11
Report No	PED 36/13

HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN – ACTION PROGRAMME

Report by Director of Planning and Development

Summary

The Highland-wide Local Development Plan was adopted in April 2012 and was accompanied by an Action Programme approved by members in March 2012. This report outlines the content of the newly updated Action Programme for 2013 (attached at Appendix 1) and informs members of the progress made to date whilst seeking continued approval for the ongoing work relating to Development Planning.

The work outlined in this report contributes to the Council's commitment for producing a comprehensive development plan and strategy for growth as set out in the Council's Programme for 2012 to 2017. An up to date development plan helps to deliver sustainable economic growth and encourage inward investment. The work therefore contributes to the Single Outcome Agreement local outcomes for Sustainable Highland Communities and for Safeguarding Our Environment.

1. Background

1.1 The Planning etc (Scotland) Act 2006 introduced a requirement for each planning authority to publish an Action Programme alongside their adopted Development Plans. Their purpose is to set out the actions required to deliver the vision, spatial strategy and policies of the Plan, and they need to be updated at least every two years following adoption. This report presents an update of the Action Programme published alongside the Highland-wide Local Development Plan.

2. Highland-wide Local Development Plan – Action Programme 2013

2.1 The Highland-wide Local Development Plan was adopted in April 2012 and was accompanied by an Action Programme. The Action Programme is a live document and reflects the continuous process of delivering development through partnership working with key agencies and other partners, internal and external to the Council. This 2013 update highlights a number of successes over the last year as well as actions required to continue implementation of the Highland-wide Local Development Plan.

2.2 This updated version of the Action Programme includes more detailed information on actions to deliver the Plan compared to the original 2012 version. The tables for each aim, objective or policy item include more detailed lists of both completed and projected actions along with name or names of those responsible for each step. This is aimed to give users of the Plan a better idea as to what steps are involved in achieving the objectives and provide further clarity on when key agencies and working partners will be required to input towards its implementation.

3. Equality and Environment Implications

3.1 It is not anticipated that there will be any equality or climate change implications for The Highland Council.

4. Resource Implications

4.1 It is not anticipated that there will be any direct resource implications for the Council as preparation of this document is part of the existing work programme of the Development Plans Team.

5. Legal and Risk Implications

5.1 No legal or risk implications are anticipated.

6. Conclusion

6.1 The publication of an updated Action Programme will contribute to The Highland Council's progress towards the production of a streamlined, modernised development planning system as required by Scottish Government.

7. Recommendation

7.1 The Committee is asked to agree the content of the Highland-wide Local Development Plan Action Programme 2013 update.

Designation: Director of Planning & Development

Date: 26 April 2013

Author: Scott Dalgarno

Highland-wide Local Development Plan
Am Plana Leasachaidh Air Feadh na Gàidhealtachd

Action Programme
Prògram Gnìomha

May 2013
An Cèitean 2013

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Introduction

Ro-ràdh

The Highland Council was one of the first local authorities in Scotland to adopt a new style Local Development Plan (the Highland-wide LDP) alongside which an Action Programme was produced. In line with Section 21 of the Planning etc. (Scotland) Act 2006 it indicates the various pieces of work which will be undertaken to implement the plan.

An Action Programme must set out:

- A list of actions required to deliver each of the plan's policies and proposals;
- The name of the person who is to carry out the action; and
- The timescale for carrying out each action.

The Action Programme accompanying the HwLDP largely follows the order of the Plan, and identifies the key projects which the Council is, and intends to be involved in to deliver the Local Development Plan vision and spatial strategy. Action Programmes are important documents which provide clarity as to the steps required to achieve the goals and visions set out in the LDP, who must be involved, who is leading the action process and sets out clearly the stages and timescales to which we are working in order to let the public know how we are delivering development and achieving the goals set out in the HwLDP.

The action programme is a 'live' document reflecting the continuous process of delivering development. It is based on information currently available and will be updated to include further information as it comes forward. It will also be used to provide an update on the progress of particular actions. To deliver this Action Programme we will work with other partners on specific actions. Where this is the case and where partners are required to feed into the identified actions they are named in the Action Programme, this includes Key Agencies, local interest groups and the development industry.

Whilst the original Action Programme adopted in April 2012 set out the key objectives of the plan we felt some of these objectives could be broken down further to give those partners who will be involved, and the general public a better idea as to exactly what steps are needed to achieve the objectives and provide further clarity on when key agencies and working partners will be required to input to the process. It is hoped this 2013 Action Programme will provide greater clarity as to what we have achieved recently and what we are beginning to work on over the coming months. This should provide readers with an improved understanding of how delivery of the aims in this area will be achieved and when this is likely.

Following the adoption of the Highland-wide Local Development Plan the Action Programme will be updated every 12 months, this 2013 programme being the first since the HwLDP was adopted in April 2012, with progress reported to The Highland Council's Planning, Environment and Development Committee. We have a statutory duty to update the Action Programme every 2 years but we feel it will help us measure progress against our priorities if we review it more frequently.

What we have achieved

Na tha sinn air a choileanadh

Since approval of the Highland-wide Local Development Plan Action Programme (2012) we have:

- Published and statutorily adopted the following Supplementary Guidance:
 - Green Networks
 - Historic Environment Strategy
 - Flood Risk and Drainage Impact Assessment
 - Open Space in New Residential Developments
 - Sustainable Design Guide
 - Trees, Woodlands and Development
 - Housing in the Countryside
 - Physical Constraints
 - Statutorily Protected Species
 - Public Art Strategy
 - Houses in Multiple Accommodation
 - Developer Contributions
 - Waste Management in New Developments

- Adopted the Highland Core Path Plans
- Published a number of pieces of research and information including:
 - Open Space Audit
 - Housing Land Audit
 - Heat Mapping toolkit
 - Special Landscape Area Citations

- Published and adopted the following Development Briefs
 - City Centre Development Brief
 - Sandown Development Brief
 - Nigg Yard Masterplan

- Consulted on the Inner Moray Firth MIR, currently finalising responses to the representations received, in readiness for preparing the Proposed Plan.
- Carried out two whole-town Charrettes in Wick and Thurso as part of initial preparations for commencing work on the Caithness and Sutherland Local Development Plan (CaS Plan). Prior to this a 'call for sites' was carried out to identify suitable employment land for the development of onshore elements of offshore renewable energy projects.

The following 2013 Action Programme lists some of the tasks we've been working on and shows which actions we have completed and which tasks we will be progressing over the coming months and in some cases, years.

Action Programme Key	
✓	Actions have been completed.
	Medium or longer term actions either started or commencing soon.

Highland-wide Local Development Plan Action Programme

Am Plana Leasachaidh Air Feadh na Gàidhealtachd – Prògram Gnìomha

Inner Moray Firth

Linne Mhoireibh A-staigh

Consolidating the City

The Council continues to see Inverness as the key driving force behind growth in Highland. This has been demonstrated through the progress made on a number of projects which aim to ensure that the City of Inverness is consolidated prior to significant expansion of the City to the East.

Aim	Description	Lead Agency	Actions	
Incorporate Inverness City Vision Ideas and Principles Within Development Plan	Embody overarching design and other city growth principles within the development plan.	The Highland Council (Development Plans Team, 01463 702259)	Autumn 2013: Inner Moray Firth LDP Proposed Plan publication and consultation with the community and key stakeholders.	
			Winter 2014: Adoption of Inner Moray Firth LDP.	
			On-going: Production of City development briefs, framework plans and other supplementary guidance to detail and implement City Vision.	
Provide Detailed Planning Guidance for Inverness City Centre via a City Centre Development Brief	Provides an overall framework for the development of the City Centre and sets out guidelines on design and other standards expected by the Planning Authority.	The Highland Council (Development Plans Team, 01463 702259)	May 2012: Public and key agency consultation.	✓
			September 2012: Outcomes reported to City of Inverness and Area Committee.	✓
			March 2013: Adopted as Statutory Supplementary Guidance to the Highland-wide Local Development Plan.	✓

Aim	Description	Lead Agency	Actions
Provide Detailed Planning Guidance for the Longman Area of Inverness	Provides an overall framework for the development of the Longman Core and sets out guidelines on design and other standards expected by the Planning Authority.	The Highland Council (Development Plans Team, 01463 702259)	2013 - 2015: Working with key agencies, Network Rail, HIE, and private developers, prepare, consult and adopt Longman Core / Landfill Development Brief as Statutory Supplementary Guidance.
Provide Detailed Planning Guidance for the Muirtown/South Kessock Area of Inverness	Provides an overall framework for the development of the area and sets out guidelines on design and other standards expected by the Planning Authority.	The Highland Council (Development Plans Team, 01463 702259)	<p>August 2013: Project Initiation working with all key agencies.</p> <p>September 2013: Initial community engagement to shape ideas for the development of the area.</p> <p>January 2014: Report to City of Inverness and Area Committee.</p> <p>February 2014: Public Consultation.</p> <p>April 2014: Adoption as statutory supplementary Guidance to the Highland-wide Local Development Plan.</p>
Provide Detailed Planning Guidance for the Inshes/Raigmore area of Inverness	Provides an overall framework for the development of the area and sets out guidelines on design and other standards expected by the Planning Authority.	The Highland Council (Development Plans Team, 01463 702259)	2013 - 2015: Working with all key agencies, HIE and NHS Highland to prepare, consult on and adopt Inshes/Raigmore Framework Plan as Statutory Supplementary Guidance.
To Improve Inshes Roundabout Junction and Associated Transport Issues	Work to design, fund and implement an improvement to Inshes roundabout and associated transport issues.	The Highland Council (Roads and Transport, 01463 702607)	2013 - 2015: working with all key agencies, HIE, NHS Highland, Police Scotland, THC Planning, and private developers, prepare, consult on and adopt Inshes/Raigmore Framework Plan as Statutory Supplementary Guidance including transport solution.

Aim	Description	Lead Agency	Actions
Provide Detailed Planning Guidance for the Torvean/Ness-side Area of Inverness	Provides an overall framework for the development of the area and sets out guidelines on design and other standards expected by the Planning Authority in the context of a river and canal crossing.	The Highland Council (Development Plans Team, 01463 702259)	September 2012: Torvean and Ness-side Charrettes, shaping the future development of the area based upon community engagement ✓
			April 2013: Report to City of Inverness and Area Committee detailing a draft development brief ✓
			April - May 2013: Public consultation seeking views on the draft Development Brief
			August 2013: Report results of consultation to City of Inverness and Area Committee
			September 2013: Adopt as statutory Supplementary Guidance to the Highland-wide Local Development Plan
Provide Better Connectivity Across the South West Part of the City	Design and Implementation of West Link crossing River Ness and Caledonian Canal.	The Highland Council (Roads and Transport, 01463 702607)	March 2012: Reported to The Highland Council and agreed on 1 March 2012. ✓
			April - May 2013: Work with key agencies then hold public consultation seeking views on detailed designs for West Link.
			August 2013: Report results of consultation to City of Inverness and Area Committee.
			August/September 2013: Developers to submit planning application for West Link plus associated application, procedures, orders, etc.
			2015 - 2021+: Construction of West Link and associated developments.
Progress Inner Moray Firth Local Development Plan	Preparation of an area local development plan which will aim to build on and deliver the vision and spatial strategy for the Inner Moray Firth as set out in the Highland-wide	(Development Plans Team, 01463 702259)	April - July 2012: Public consultation on Main Issues Report. ✓
			On-going: Consideration of comments made to Main Issues Report.
			May 2013: Consultation on New Sites submitted during Main Issues Report Consultation. Work with all key agencies

Aim	Description	Lead Agency	Actions
	Local Development Plan.		<p>August 2013: Report to Planning, Environment and Development Committee on the Proposed Inner Moray Firth Local Development Plan.</p> <p>September - November 2013: Public Consultation on Proposed Plan.</p> <p>Summer 2014: Submission to Scottish Ministers for Examination.</p> <p>Winter 2014: Adoption of the Inner Moray Firth Local Development Plan.</p>

A96 Corridor – Phasing and Infrastructure

The A96 corridor is the focus of significant growth over the plan period and road and other infrastructure improvements will be a key step in maximising the growth potential within this area.

Aim	Description	Lead Agency	Actions	
Secure A96 Corridor Developer Contributions	Protocol for securing developer contributions within the A96 Corridor.	The Highland Council (Development Plans Team, 01463 702259)	On-going: Discussions with key agencies, HIE, and landowners / developers using consistent approaches to securing contributions.	
Promote Improvements to the A96	The work will identify the preferred solutions for dualling the A96 between Inverness and Nairn, a new link connecting the A96 to the A9 south of Inverness and an A96 Nairn bypass.	Transport Scotland (Trunk Road and Bus Operations Directorate)	February/March 2012: Public consultation on indicative routes.	✓
			2012/2013: Review of routes and alternatives, including further transport modelling work.	
			2013/2014: Public consultation on routes by Transport Scotland (assisted by THC).	
Increase Water and Sewerage Capacity in the A96 Corridor	This work will continue to build on work previously carried out to identify the implications of development on current water supply and waste water treatment capacity of facilities serving the A96 Corridor.	Scottish Water	2011: Planning permission for new Ardersier WWTW issued.	✓
			On-going: Future construction of Ardersier WWTW and strategic network improvements to link to it, working with key agencies and private developers.	
Joint Working to Activate A96 Corridor Allocations - Especially at Campus and Inverness East	To ensure that the early phases of east Inverness developments take place in line with the provisions of the Proposed Plan, and that infrastructure is provided in the right place at the right time.	The Highland Council (Development Plans Team, 01463 702259)	2011: After extensive consultation with key agencies and HIE, Inverness East “New Town” planning permission issued.	✓
			2011/2012: Working with HIE previously - outline and first phase University Campus planning permissions issued.	✓
			On-going: Consulting with Network Rail, Transport Scotland, future permissions to be issued for later phases and co-ordination of transport improvements to open up these phases.	

Nairn

Nairn is a key settlement within the Council's strategy for growth along the A96 Corridor however such growth is currently constrained with only one major housing site under construction. To this end the Council have identified major mixed use land allocations to the south and west of Nairn and prepared policy documents to support and shape development proposals for each expansion site.

Aim	Description	Lead Agency	Actions	
Preparation of an updated Development Brief for Sandown to be used as Supplementary Guidance	In line with Policy 16, the Council will support development at Sandown in the short term subject to the preparation of a development brief. The development brief preparation will be guided by a Charrette and must include an access solution that provides unfettered links to the Delnies development area to the west and shared arrangements wherever possible.	The Highland Council (Development Plans Team, 01463 702259)	January - February 2012: A design Charrette was held where the public and other interested parties were able to help shape future development of the site. A concept masterplan was produced identifying a broad land use outline for the site.	✓
			February - March 2012: Outcomes of the Charrette were reported to the Nairn Ward Forum then PED Committee. Sandown Development Brief adopted as interim supplementary guidance.	✓
			March 2013: Sandown Development Brief adopted as Statutory Supplementary Guidance.	✓
Support the development of a co-ordinated masterplan for Nairn South	In line with Policy 18, the Council will work with development interests in south Nairn on a co-ordinated masterplanning exercise for development in the area to enable existing and future planning applications to be determined.	The Highland Council (Development Plans Team, 01463 702259)	August 2012: Masterplanning exercise with development and land owner interested parties.	✓
		Private Developers	January 2013: Presentation of draft Strategic Masterplan to PED Committee, further consultation with interested parties.	
			May 2013: Masterplan prepared by THC in consultation with key agencies, network rail and land owners in Nairn South to be reported to PED Committee in May.	

Cawdor

Cawdor is a settlement where there is a demand for housing and significant spare capacity in key infrastructure including Cawdor Primary School. However the existing village, with its unique character and distinctive identity, is a sensitive context for future development. A masterplanning process with significant community input is therefore required to ensure proposals develop in a manner appropriate to the location.

Aim	Description	Lead Agency	Actions
Support the development of a masterplan for Cawdor village	In line with Policy 22, the Council will support the development of a masterplan for the development of Cawdor village.	The Highland Council (Development Plans Team, 01463 702259)	September - November 2013: Consultation of IMF LDP Proposed Plan, consideration of further detail to Cawdor allocation.
		Cawdor Estates	On-going: Developers will consult with THC, HIE and all key agencies to develop a village masterplan which will guide future development proposals within the area.

Nigg

A better use of the Nigg site in future may be to incorporate renewable energy operations on the site such as manufacturing of renewables components or fabrication and assembly. Development on site will be guided by the Nigg Development Masterplan Supplementary Guidance.

Aim	Description	Lead Agency	Actions
Support the development of Nigg in line with the approved Nigg Yard Masterplan Supplementary Guidance	The Council has prepared a Nigg Development Masterplan which updates the planning context for the yard, and is being used to progress development on site.	The Highland Council (Development Plans Team, 01463 702259) – Masterplan	March 2013: Nigg Yard Masterplan adopted as Statutory Supplementary Guidance. ✓
		Private Developers	On-going: Offer advice and consideration of development proposals for Nigg Yard and proximal lands.

Caithness and Sutherland

Gallaibh agus Cataibh

The Council has undertaken many projects in the Caithness and Sutherland area throughout 2012. Much work has been done in producing a vision for the north Highlands to promote the area as the right place to invest, especially with regards to offshore marine renewable works. The gradual decommissioning of the Dounreay nuclear plant brings many challenges to the area and every effort is being made to provide the right infrastructure and the right policy framework to ensure that appropriate development can happen with the minimum of delay. The focus for 2013 is to start the process for producing a new Caithness and Sutherland area Local Development Plan to be used alongside the HwLDP. This document will provide the framework to ensure the existing settlements in the area are enhanced but will also allow for development to help them expand, where appropriate, and ensure their vitality into the future.

Aim	Description	Lead Agency	Actions
Adoption of the Caithness and Sutherland Local Development Plan (CaS Plan)	Preparation of a new area Local Development Plan which aims to build on and deliver the vision and spatial strategy for Caithness and Sutherland as set out in the Highland-wide Local Development Plan.	The Highland Council (Development Plans Team, 01463 702259)	Feb 2013: Wick and Thurso Charrettes completed – outcomes to be taken forward through Main Issues Report for CaSPlan. ✓
			May 2013: Council to take Charrette report to Caithness & Sutherland Area Committee to agree next steps.
			May/June 2013: Council to discuss the Charrette outcomes and next steps with local representatives and Community Councils.
			Summer/Autumn 2013: Council to carry out a Call for Sites across CaSPlan area – seek suggestions from community, landowners, businesses, and agencies on land for possible development and/or safeguarding.
			Summer/Autumn 2013: Council to liaise with key agencies about Charrette outcomes and priorities for CaSPlan area.
			Late 2013: Publish Main Issues Report for consultation – publish then hold consultation events and gather responses from key agencies and the public on the content of the MIR.
			2014: Publish Proposed Plan for consultation.
			Early 2015: Adopt and publish Caithness and Sutherland Local Development Plan.

Aim	Description	Lead Agency	Actions	
Produce a North Highland Onshore Vision (NHOV) and progress steps required to achieve the vision set out	We have published an Onshore Visioning Report produced by the Prince's Foundation for the Built Environment. We have used the recommendations in this report to help us prepare a 10-point action plan to take forward land-use planning issues related to the marine renewables sector. The 10 points are:	The Highland Council (Development Plans Team, 01463 702259)	November 2012: 10-point Action Plan – progress report and update agreed by Caithness & Sutherland Area Committee.	✓
			On-going 2013: Working with HIE and The Crown Estate, ensure NHOV is joined up with National Renewables Infrastructure Plan and related work.	
	- Business and Industrial Land Audit	Highlands and Islands Enterprise	Autumn 2013: Working with HIE, a summary business and industrial land audit has been prepared with further work required to finalise the completed audit.	
	- Call for Sites		Late 2012 - on-going: Carried out a 'call for sites' for potential business and industrial land around Wick and Thurso to support the onshore elements of offshore marine renewable projects. Details of all the sites received have been published online and will be incorporated into the CaS Plan Main Issues Report.	
	- Enterprise zones		Summer 2012 onwards: Worked with the Scottish Government to establish Scrabster as an Enterprise Area. Planning Protocol published - continue to work with HIE and Scrabster Harbour Trust to assist their continued progress.	
	- Delivering development	THC (Highlands and Islands Enterprise - broadband)	2011 onwards: Work with key agencies, CNSRP, NDA, DSRL and continue to improve the efficiency of the planning process for applications relating to the marine renewables sector. Prepare a Marine Spatial Plan with Orkney Islands Council and Marine Scotland for the Pentland Firth and Orkney Waters. Expected rollout of broadband to commence in 2013.	
	- Siting and design guidance	The Highland Council (Development Plans Team, 01463 702259)	Summer/Autumn 2013: Working with key agencies, OIC, and HIE, draft Siting and Design SG in consideration of onshore requirements for offshore marine renewable developments.	

Aim	Description	Lead Agency	Actions
	- Masterplans for Scrabster/ Thurso West and for Wick Harbour and Lower Pulteneytown	Highlands and Islands Enterprise	Early 2013: Working with landowners, SG, Harbour Trust and key agencies, masterplan work for Scrabster/Thurso West and Wick Harbour/Lower Pulteneytown has informed the whole-town Charrettes held in February 2013. ✓
	- Community benefits		2013 (policy), 2017 (delivery): THC has produced community benefit policy with implementation detail still required for offshore developments. Actual community benefit delivery from developers is not expected until 2017.
	- Housing need and demand assessment		Late 2012 onwards: Housing Need and Demand Assessment carried out for the HwLDP. Details from this will inform CaS Plan. ✓
	- Promotion of Caithness and North Sutherland		On-going: HIE alongside Caithness Chamber of Commerce, CNSRP and THC have carried out or are carrying out a number of initiatives to support and promote investment. Key outcome so far is the creation of the Pentland Firth and Orkney Waters Marine Energy Park.
Produce and adopt an updated Dounreay Planning Framework (DPF2)	The Dounreay Planning Framework 2 document is being prepared by the Council in partnership with Dounreay Site Restoration Limited and will be adopted as Supplementary Guidance to the HwLDP. It provides guidance on the decommissioning, remediation, phasing and end state of the site.	The Highland Council (Development Plans Team, 01463 702259)	<p>Autumn 2012: A draft updated Dounreay Planning Framework (DPF2) has been prepared in partnership with DSRL. ✓</p> <p>Spring 2013: Publish DPF2 for consultation with public and key agencies, including SEPA and HIE, before reporting back to Caithness & Sutherland Area Committee and PED committee in summer/autumn 2013.</p> <p>Autumn 2013: Adopt Dounreay Planning Framework 2 as Statutory Supplementary Guidance.</p>

Aim	Description	Lead Agency	Actions
Prepare Caithness Masterplans	In line with Policy 27 of the Proposed Plan The Council will consider expansion proposals for smaller settlements in the Caithness area in advance of the review of the area Local Development Plan subject to the developer following a masterplanning process. This process must include effective public consultation, the input of the planning authority and other agencies as appropriate and application of sustainable design principles.	The Highland Council (Development Plans Team, 01463 702259)	On-going: THC will work with developers to produce masterplans for smaller settlements as and when development is proposed. The requirement for such masterplanning will reduce as work on CaS Plan advances and is ultimately adopted.
Produce Castletown Masterplan	In line with Policy 26, the Council will work with development interests in Castletown to prepare a co-ordinated masterplan for development in the area.	The Highland Council (Development Plans Team, 01463 702259)	Summer 2013 onwards: The Prince's Foundation prepared a masterplan for Castletown in 2007. This will be taken forward as part of CaS Plan.
Produce John O'Groats Masterplan	In line with Policy 25, the Council will work with development interests in John O'Groats to prepare a co-ordinated masterplan for development in the area.	The Highland Council (Development Plans Team, 01463 702259)	Summer 2013 onwards: A masterplan for John O'Groats was prepared by HIE in 2009 and has already informed development in the area. It will be taken forward as part of CaS Plan.

West Highland and Islands

A' Ghàidhealtachd an Iar & Na h-Eileanan

West highland and Islands will be the final area within the Highland Council area to have an area Local Development Plan prepared for it. This area is the least populated area within Highland Council and comprises a great deal of wild land which is of great scenic importance.

Aim	Description	Lead Agency	Actions
Adoption of the West Highland and Islands Local Development Plan	Preparation of a new area Local Development Plan which aims to build on and deliver the vision and spatial strategy for the West Highland and Islands as set out in the Highland-wide Local Development Plan.	The Highland Council (Development Plans Team, 01463 702259)	2014: Start preparation of the West Highland and Islands Local Development Plan.
			Council to carry out a Call for Sites across the West Highland and Islands LDP area – seeking suggestions from community, businesses, and agencies on land for possible development and/or safeguarding.
			Council to publish a Main Issues Report (MIR) of the West Highland and Islands LDP for consultation – publishing and then holding consultation events and gathering responses from key agencies and the public on the content of the MIR.
			Council to publish the Proposed Plan of the West Highland and Islands LDP for consultation – after considering the representations received from key agencies and the public to the MIR.
			Department of Planning and Environmental Appeals to consider through Examination any outstanding issues raised after consultation on the Proposed Plan of the West Highland and Islands LDP.
			Council will publish the proposed plan with changes recommended by the reporter.
			2017: Council to adopt the West Highland and Islands Local Development Plan.

Aim	Description	Lead Agency	Actions
			2017: Council to adopt and publish an Action Programme for the West Highland and Islands LDP.
Support the regeneration/enhancement of the Kishorn Yard so that it can provide infrastructure to support off-shore wind energy development	The owners, with developers, are working to develop their plans to regenerate/enhance the use of Kishorn Yard in line with the National Renewables Infrastructure Plan. In doing so they seek to provide a strategic framework for development of the site.	Private Owners/Developers	<p>February/March 2012: Developer consults with THC, HIE, key agencies and the community then seeks guidance through the Council's major pre-application advice service on a draft masterplan to regenerate Kishorn Yard so that it can provide infrastructure to support off-shore wind energy development.</p> <p>May 2013: Owner/Developer aims to submit two separate planning applications - one planning application in principle for the accommodation units which will include a design brief - the other a full planning application for all the associated engineering works including works on the pier, docks and quarry.</p>



Spatial Strategy – General Policies

Ro-innleachd Farsaingeachd – Poileasaidhean Coitcheann

Most of the aims in this part of the Action Programme are for the production of Supplementary Guidance related to the General Policies of the HwLDP. Many of these have now been completed, including statutory adoption as part of the Development Plan, following completion of key steps including Public Consultation and, where necessary, Strategic Environmental Assessment and Habitats Regulations Appraisal. There remain some Supplementary Guidance work to be completed; these are either dependent upon completion of related work, some of which is led by agencies other than the Council (Onshore Wind Energy; Wild Areas), or linked with the timescales for preparation of the 'Area' Local Development Plans (Residential Layout and Design; Green Networks). Housing Group Capacity Studies are being progressed on an 'as required' basis. Work to forward plan effectively for the Marine Renewables sector is on-going, linked with work led by other agencies on the National Renewables Infrastructure Plan and related projects and gradually becoming better informed on emerging requirements from developers.

Aim	Description	Lead Agency	Actions	
Provide Residential Layout and Design: Supplementary Guidance	Provides guidance on the layout and design of new residential developments in the Highland area.	The Highland Council (Development Plans Team, 01463 702259)	Winter 2012: Work has commenced on preparation of draft Residential Layout and Design SG in liaison with Council's TEC Services.	✓
			August 2013: Seek Committee approval of draft Residential Layout and Design SG for the purposes of publishing for public consultation.	
			September - November 2013: Public Consultation on Draft SG alongside IMFLDP Proposed Plan.	
Provide Developer Contributions: Supplementary Guidance	Protocol for securing developer contributions for the Highland Area [now incorporating guidance on: Affordable Housing; Education and New Residential Developments; aspects of Managing Waste in New Developments] [excluding strategic contributions in the A96 Corridor].	The Highland Council (Development Plans Team, 01463 702259)	March 2012: Draft Developer Contributions SG approved by Committee for the purposes of publishing for public consultation.	✓
			May - July 2012: Public Consultation on draft SG.	✓
			January 2013: Results of consultation on draft SG considered by Committee and amended Guidance approved as Interim SG.	✓
			March 2013: Developer Contributions Supplementary Guidance statutorily adopted.	✓

Aim	Description	Lead Agency	Actions	
Provide Public Art Strategy: Supplementary Guidance	Strategy for securing and managing contributions from developments for the provision of Public Art.	The Highland Council (Development Plans Team, 01463 702259)	March 2012: Draft Public Art Strategy SG approved by Committee for the purposes of publishing for public consultation.	✓
			May - July 2012: Public Consultation on draft SG.	✓
			November 2012: Results of consultation on draft SG considered by Committee and amended Strategy approved as Interim SG.	✓
			March 2013: Public Art Strategy Supplementary Guidance statutorily adopted.	✓
Provide Housing in the Countryside: Housing Group Capacity Studies	These capacity studies will be produced on an as-required basis and will assess the ability of housing groups to accommodate additional development.	The Highland Council (Development Plans Team, 01463 702259)	March 2012: Balnafoich Housing Group Capacity Study agreed for use as a material consideration in the determination of applications.	✓
			Spring 2013: Work has started on Scotsburn / Lamington Housing Group Capacity Study.	✓
			Autumn 2013: Conclude Scotsburn / Lamington Housing Group Capacity Study.	
Provide Historic Environment Strategy: Supplementary Guidance ("Heritage Strategy")	Provides guidance on the protection and enhancement of the built heritage of the area.	The Highland Council (Development Plans Team, 01463 702259)	March 2012: Results of consultation on draft SG considered by Committee and amended Strategy approved as Interim SG. (NB. Standards for Archaeological Work also approved.)	✓
			January 2013: Historic Environment Strategy Supplementary Guidance statutorily adopted.	✓
Provide Wild Areas: Supplementary Guidance	Wild land is being identified by SNH at a national level. The Highland Council will produce supplementary guidance providing advice on how best to accommodate change	Prerequisite work: Scottish Government and SNH Supplementary Guidance: The Highland Council (Development Plans Team, 01463 702259)	December 2012 - January 2013: The Council, within its response to first stage consultations for National Planning Framework 3 and Scottish Planning Policy Review, seeks provision in those national documents of clarity from Scottish Government on 'wild land' as a planning consideration (this clarity and any related national mapping are a prerequisite to preparation of Wild Areas SG).	✓

Aim	Description	Lead Agency	Actions
	within these areas while safeguarding their qualities and how to safeguard from impacts from development outwith.		<p>Late Spring/Summer 2013: Scottish Government due to publish and consult on Main Issues Report for NPF3 and draft SPP Review; Council to respond to consultation in respect of wild land issue.</p> <p>2013 - 2014: Subject to the above, prepare Wild Areas SG, including consultation on draft SG prior to finalisation and adoption.</p>
Provide Flood Risk and Drainage Impact Assessment: Supplementary Guidance	Provides guidance on reducing the risk of flooding in line with the Council's duties under Flood Risk Management (Scotland) Act 2009.	The Highland Council (Development Plans Team, 01463 702259)	<p>March 2012: Results of consultation on draft SG considered by Committee and amended Guidance approved as Interim SG. ✓</p> <p>January 2013: Flood Risk and Drainage Impact Assessment Supplementary Guidance statutorily adopted. ✓</p>
Provide Onshore Wind Energy: Supplementary Guidance	Replaces parts of the Highland Renewable Energy Strategy, identifies areas to be afforded protection from wind farms, other areas with constraints, broad areas of search for wind farms, and sets out criteria for the consideration of proposals.	The Highland Council (Development Plans Team, 01463 702259)	<p>March 2012: Results of consultation on draft SG for Onshore Wind Energy considered by Committee and amended Guidance approved as Interim SG. ✓</p> <p>August - October 2012: Public Consultation on draft SG for Small-Scale Wind Turbine Proposals. ✓</p> <p>November 2012: Results of consultation on draft SG for Small-Scale Wind Turbine Proposals considered by Committee and amended Guidance approved as Interim SG. ✓</p> <p>December 2012 - January 2013: Consultants engaged jointly with Argyll and Bute Council for Scottish Government funded 'landscape cumulative study' covering parts of Highland; completion expected Summer 2013. ✓</p> <p>Summer /Autumn 2013: Consider revisions to Onshore Wind Energy SG in light of 'landscape cumulative study' and emerging picture on 'wild land' issue.</p>

Aim	Description	Lead Agency	Actions	
			Autumn/Winter 2013: Progress Onshore Wind Energy SG (and Small-Scale Wind Turbine Proposals SG) to statutory adoption.	
Provide effective forward planning for development of the Marine Renewables sector	Work with the marine energy industry and partners to establish the likely land requirements and infrastructure needs of this emerging industry, linking with the National Renewables Infrastructure Plan; where appropriate, feed into LDPs and/or SG.	The Highland Council (Development Plans Team, 01463 702259) NRIP work: HIE	2012: On-going engagement with port, harbour, service base and electricity grid interests with respect to planning for future developments. Progress on actions under banner of North Highland Onshore Vision. On-going NRIP work and related projects of The Crown Estate, including engagement with marine energy developers.	✓
Provide Green Networks: Supplementary Guidance	We have adopted guidance with the general principles and detail for the A96 Corridor. The detail needs to now be added for the rest of the Highland Green Network to promote greenspace linkages and safeguard /enhance wildlife corridors in and around new and existing developments.	The Highland Council (Development Plans Team, 01463 702259)	January 2013: Green Networks Supplementary Guidance statutorily adopted.	✓
			Summer/Autumn 2013: Work up green networks detail for remaining parts of IMFLDP area, and consult on as part of the Proposed Plan and any requisite additions or amendments to the Green Networks SG.	
			2014: Work up green networks detail for C&SLDP (CaS Plan) area, and consult on as part of the Proposed Plan and any requisite additions or amendments to the Green Networks SG.	
			2015 - 2016: Work up green networks detail for WH&ILDP area, and consult on as part of the Proposed Plan and any requisite additions or amendments to the Green Networks SG.	

Aim	Description	Lead Agency	Actions
Adopted Supplementary Guidance as part of the Development Plan	We intend to adopt our existing interim supplementary guidance as statutory supplementary guidance to give it full development plan status.	The Highland Council (Development Plans Team, 01463 702259)	November 2012: Completed necessary steps and submitted to Scottish Ministers the necessary documentation towards statutory adoption of 6 documents as SG. ✓
			January 2013: Statutorily adopted: <ul style="list-style-type: none"> • Open Space in New Residential Developments SG • Sustainable Design Guide SG • Trees, Woodlands and Development SG + 3 other 'General Policy topic' SGs as noted under other actions ✓
			February 2013: Completed necessary steps and submitted to Scottish Ministers the necessary documentation towards statutory adoption of 10 documents as SG. ✓
			March 2013: Statutorily adopted: <ul style="list-style-type: none"> • Highland's Statutorily Protected Species SG • Houses in Multiple Occupation SG • Housing in the Countryside and Siting and Design SG • Managing Waste in New Developments SG • Physical Constraints SG + 3 other 'General Policy topic' SGs as noted under other actions (+2 'Development Brief' SGs as noted under other actions) ✓
			2013 - 2014: Adopt further Supplementary Guidance documents (noted under other actions) as part of the Development Plan, as and when ready.

Other Monitoring and Research

Aim	Description	Lead Agency	Actions
Publish our Housing Land Audit	The Housing Land Audit provides a list of sites that have been allocated for housing in Local Development Plans, together with an indication of their capacity and likely phasing through time. This work builds on our previous Audit in 2010.	The Highland Council (Research Officer, 01463 702259)	On-going: Finalise our monitoring database, which extracts information on planning permissions and house completions from our case management systems. Expected completion Summer 2013.
			Summer 2013: Consult with land owners and developers on their assessment of market conditions and likely start dates and build rates at each site.
			Autumn 2013: Collate and review feedback and publish our findings.
Publish our Business and Industrial Land Audit	The Business and Industrial Land Audit provides a list of sites that have been allocated for commercial use in Local Development Plans, together with an indication of their capacity and the likely phasing through time. A partial Audit has already been prepared for Caithness and North Sutherland to ensure that there is adequate land available to support the expanding renewables industry.	The Highland Council (Research Officer, 01463 702259)	On-going: The Business and Industrial Land Audit will follow on from the Housing Land Audit, and timescales are dependant upon completion of the Housing Land Audit.
			On-going: Finalise our monitoring database, which extracts information on planning permissions and house completions from our case management systems. Expected completion Summer 2013.
			Autumn 2013: Consult with land owners and developers on their assessment of market conditions and likely start dates and build rates at each site.
			Winter 2013: Collate and review feedback and publish our findings.
Highland Greenspace Audit	The greenspace audit maps the quantity and	The Highland Council (Development Plans Team,	Summer 2013: Review Inner Moray Firth section of Open Space Audit.

Aim	Description	Lead Agency	Actions
	accessibility of open space across the main settlements in Highland. At least 20% of the audit will be reviewed each year.	01463 702259)	Spring 2014: Review Caithness and Sutherland section of Greenspace Audit. Spring 2015: Review West Highland and Islands section of Greenspace Audit.
Publish our Inner Moray Firth Local Development Plan Monitoring Report	The monitoring report sets out the key changes and trends in the population, economy and land use to inform the production of the Local Development Plan.	The Highland Council (Research Officer, 01463 702259)	March 2012: Publication of the Inner Moray Firth LDP Monitoring Report.
Publish our Caithness and Sutherland Local Development Plan Monitoring Report	The monitoring report sets out the key changes and trends in the population, economy and land use to inform the production of the Local Development Plan.	The Highland Council (Research Officer, 01463 702259)	On-going: Monitor the results of the 2011 census as they are published. Initial results from the census show that the population of Highland is 10,000 greater than we thought but we do not have the local detail yet to know whether this also applies to Caithness and Sutherland. The current timetable for the publication of local results – “release 2 from summer 2013 onwards” – could prejudice our timetable. September 2013: Publish Caithness and Sutherland LDP Monitoring Report.
Publish our West Highland and Islands Local Development Plan Monitoring Report.	The monitoring report sets out the key changes and trends in the population, economy and land use to inform the production of the Local Development Plan.	The Highland Council (Research Officer, 01463 702259)	Spring 2014: Publish West Highland and Islands LDP Monitoring Report.

