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| **The Highland Community Planning Partnership** | Agenda Item | 4. |
| **Chief Officers Group – 2 February 2017** | Report No | COG  01/17 |

**West Highland and Islands Local Development Plan and Action Programme**

**Paper by Director of Development and Infrastructure, Highland Council**

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| **Summary**  This report presents the West Highland and Islands Proposed Local Development Plan (WestPlan) for consideration and endorsement, and for referral to the CPP Board. The Group is asked to consider the outcomes that the plan seeks to address, the implications of the plan for services provided by all CPP partners, and the actions for delivering the plan collaboratively. Particular areas for coordinated action in the plan are:   * a major economic development opportunity at Fort William following the recent acquisition of the Rio Tinto Smelter Site, and * a major refurbishment and expansion of the Kishorn Yard. |

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| **1** | **Background** |
| 1.1 | In 2015, both the Chief Officers Group and CPP Board agreed to take on new responsibilities in the preparation and implementation of Local Development Plans as outlined in Appendix 1. This approach has allowed the Community Planning Partnership to take greater ownership of Local Development Plans as a means to help achieve community planning outcomes and shape future communities in Highland. It is also aimed at ensuring that partners are aware of any responsibilities for delivering any element of the LDP. |
| 1.2 | This report presents the last in the sequence of three Area Local Development Plans to be prepared (the Inner Moray Firth, Caithness & Sutherland, and West Highland & Islands) which shows where and how development can be delivered in the West Highland and Islands area. Significant effort has been made to engage partner organisations and communities in the preparation process, and it is therefore hoped that the proposed WestPlan document aligns with both Council and CPP partner priorities and future plans. This report seeks confirmation of this from COG representatives. |
| **2** | **West Highland and Islands Proposed Local Development Plan (WestPlan)** |
| 2.1 | Following publication and consultation on the West Highland and Islands Local Development Plan (WestPlan) [Main Issues Report](http://consult.highland.gov.uk/portal/westplanmir?pointId=3622977) in 2016, key elements of the Proposed Plan have now been approved by the [Ross and Cromarty](http://www.highland.gov.uk/download/meetings/id/71473/item_9_-_west_highlands_and_islands_development_plan_rc-011-17) and the [Lochaber](http://www.highland.gov.uk/download/meetings/id/71487/item_4_-_west_highland_and_islands_proposed_local_development_plan) Committees, and will be going to the final [Isle of Skye and Raasay](http://www.highland.gov.uk/info/20003/committee_information/673/isle_of_skye_and_raasay_committee) Committee on 27 February. COG members are asked to consider and agree the following key elements of the Proposed Plan. |
| 2.2 | **Vision and Outcomes** -The 20-year vision for the WestPlan area is expressed as four headline outcomes for how the area should develop, enclosed at Appendix 2. These outcomes are intended to provide a framework for any development or investment activity carried out in the plan area. The outcomes have been distilled from the priorities set out in the Highland Single Outcome Agreement (SOA). We discussed and agreed these outcomes with a number of partner organisations and communities in the plan area, including the majority of organisations represented on the CPP Board. |
| 2.3 | **Spatial Strategy and Settlement Hierarchy** – The spatial strategy enclosed at Appendix 3 sets out the main spatial priorities for the West Highlands and Islands area. It also shows the settlement hierarchy for the plan which, in accordance with Scottish Government and Highland Council priorities, directs the majority of new development to existing settlements and town centre locations. Our emerging approach is to adopt a three tier hierarchy for managing new development through WestPlan:   1. Main Settlements with sites suitable for development, known as development allocations, within specific Settlement Development Areas (SDA). 2. Growing Settlements where new development proposals will be assessed against a list of considerations and guiding criteria without specific allocations or defined SDAs 3. Community Plan Settlements where a community has volunteered an interest in preparing their own plan in collaboration with Highland and other partners. |
| 2.4 | **Areas for Coordinated Action** - We would like to draw particular attention to major employment opportunity at the Smelter site in Fort William, recently acquired by the Liberty Group, and also at Kishorn Yard. Officers have commenced joint work with partner agencies to identify the actions required to support this scale of economic growth, including associated housing development at Fort William, and explore any other infrastructure or service improvements required. A Lochaber Smelter Response Team has also been set up to take forward any actions identified for Fort William. To inform this process, we invite the Chief Officers Group to comment on the steps to delivering and enabling these major development opportunities. |
| **3** | **WestPlan Proposed Action Programme** |
| 3.1 | The Action Programme which is being prepared to accompany the Proposed WestPlan document, and which would normally be considered by the COG, is proposed to be presented to the CPP Board once finalised. This will represent the outcome of discussion with partners on the actions required to deliver the plan. This includes the Areas for Coordinated Action for which actions will be identified and monitoring will be carried out through the Action Programme. To inform the content of the Action Programme we invite COG partners to express any views on the role of partner organisations and services in delivering the policies, proposals and the overall outcomes of the plan. |
| 3.2 | The actions for delivering the West Highland and Islands Plan will ultimately form part of a single consolidated Action Programme for Highland to simplify the process of implementing the Local Development Plans, and carrying out monitoring. |
| **4** | **Next Steps** |
| 4.1 | Subject to approval by the COG, CPP Board and the Skye and Raasay Local Committee, the Proposed Westplan and accompanying Action Programme will be subject to an 8 week consultation from 5 May 2017. The plan will then be referred back to Local Committees before being referred to Scottish Government for Examination. Once the plan is adopted, the accompanying Action Programme is intended to be updated on an ongoing basis with annual updates published to show how partners are jointly delivering against the policies, proposals and outcomes of all LDPs. |

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| **Recommendation**  The Chief Officers Group is asked to:   * consider, discuss and agree the key elements of the Proposed West Highland and Islands Local Development Plan outlined in section 2 and Appendices 2 and 3; * consider and discuss respective partners’ roles in collaboratively delivering the Westplan, and in particular the Areas for Coordinated Action, to inform the contents of the Action Programme; * agree for the finalised Action Programme to be referred to the CPP Board for approval alongside the Proposed Westplan document; * note the next steps for preparing and delivering the Local Development Plan |

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Date: 25 January 2017

**APPENDIX 1: CPP Board and COG Responsibilities**

**Roles and Responsibilities of the Community Planning Partnership and Chief Officers Group in preparing Development Plans**

**Tasks for Local Development Plans**

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| Prior to consideration by Committee unless stated: | **Chief Officers Group** | **Community Planning Partnership Board** |
| **Main Issues Report** | * Review and agree the proposed Outcomes and Spatial Strategy for the new Plan * Review Preferred Options and background papers through weblink provided | n/a |
| **Proposed Plan & Proposed Action Programme**  (9-12 months after MIR) | * Review and agree the Proposed Plan * Review and agree Action Programme and consider implications for services / infrastructure, or Capital Programmes | * Review and agree the Proposed Plan and Action Programme to confirm ownership by CPP Board |
| **Examination** | n/a | n/a |
| **Adopted Local Development Plan and Final Draft Action Programme** (within 3 months of LDP adoption) | * Note Plan for adoption * Review and agree Final Action Programme and provide any updates necessary since Proposed Plan version | * Note Plan for adoption * Review and Responsible organisations to provide comments on actions for delivery * Review and agree implications for partners’ investment priorities |

**APPENDIX 2: Westplan Headline Outcomes**

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| **Theme** | **Headline Outcomes For West Highland & Islands** |
| **Employment** | The local economy is growing, diverse and sustainable. West Highland has an enhanced reputation as a heritage tourism destination, as a base for marine renewables and as an effective place for working at home and with the land. |
| **Growing Communities** | All places are better designed. Larger settlements and their centres have retained and expanded facilities. Their populations have increased because of this better access to facilities and because they are safe, attractive and healthy places to live. |
| **Connectivity and Transport** | Public agencies and other partners co-ordinate and optimise their investment in agreed growth locations. Communities are better supported to become more self reliant, to have more pride in their area and identity, to diversify their populations, and to have more control of local resources. |
| **Environment and Heritage** | Resources are better managed:   * a higher proportion of journeys are shorter, safer, healthier, more reliable and made in a carbon efficient way; * water, heat sources, land and buildings are used, sited and designed in a way that is carbon clever and respectful of heritage resources; * waste is reduced, reused, recycled or treated as close to source as possible to generate renewable energy. |

**APPENDIX 3: Spatial Strategy Map**

