

Highland Community Planning Partnership
Community Planning Board – 15 March 2017

Agenda Item	5.
Report No	CPB 03/17

West Highland and Islands Local Development Plan and Action Programme

Paper by Director of Development and Infrastructure, Highland Council

Summary

This report presents the West Highland and Islands Proposed Local Development Plan (WestPlan) for consideration and endorsement. The CPP Board 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.

1 Background

- 1.1 In 2015, both the Chief Officers Group and CPP Board agreed to take on new responsibilities to assist 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 Board 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](#) in 2016, key elements of the Proposed Plan have now been approved by the [Ross and Cromarty](#), [Lochaber](#) and [Isle of Skye and Raasay](#) Area Committees. Board 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:

- a) Main Settlements with sites suitable for development, known as development allocations, within specific Settlement Development Areas (SDA).
- b) Growing Settlements where new development proposals will be assessed against a list of considerations and guiding criteria without specific allocations or defined SDAs
- c) 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 two major employment opportunities at the smelter in Fort William, recently acquired by the Liberty Group, and at Kishorn Yard. The Fort William development in particular represents over £500m of investment in two new plants for alloy wheel fabrication and aluminium sheeting, with potential to create over 800 direct jobs and 850 indirect jobs. To enable this development a high level Delivery Group chaired by Fergus Ewing held its first meeting on 3 March, and the Lochaber Smelter Local Response Team has its second meeting on 7 March chaired by Stuart Black. Alongside, officers from the Council and partner agencies have commenced joint work to identify the actions required to support this scale of economic growth, including associated housing development and infrastructure or service improvements.

2.5 The main issues and actions highlighted so far are:

- the activation and delivery of housing sites; and
- the requirements for schools, transport infrastructure and health facilities.

For health facilities in particular, the requirement to deliver the new hospital has been discussed between Council officers and the NHS Highland Estates Manager who has also been invited to attend the Local Response Team to discuss the matter further. We invite the CPP Board to comment on the steps to enable and deliver these major development opportunities and associated infrastructure, to inform the content of the Action Programme (see below).

3 WestPlan Proposed Action Programme

- 3.1 An Action Programme is required to be prepared to accompany the Proposed WestPlan document, setting out the actions for all partner agencies in delivering the plan, including the **Areas for Coordinated Action**. The Action Programme was due to be presented to the CPP Board for consideration, however, discussions on the issues and actions to be identified are still ongoing. To inform the content of the Action Programme we therefore ask the CPP Board to consider and comment on the role of partner organisations and services in delivering the 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 monitoring the implementation of Local Development Plans in Highland.

4 Next Steps

- 4.1 Subject to approval by the CPP Board 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.

Recommendation

The Board is asked:

- to agree the key elements of the Proposed West Highland and Islands Local Development Plan outlined in section 2 and Appendices 2 and 3;
- to inform the content of the Action Programme by considering and discussing respective partners' roles in collaboratively delivering the Westplan, in particular the actions required to deliver development and associated infrastructure in the Areas for Coordinated Action at Fort William and Kishorn Yard; and
- note the next steps for preparing and delivering the Local Development Plan.

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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

Prior to consideration by Committee unless stated:	Chief Officers Group	Community Planning Partnership Board
Main Issues Report	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Review and agree the Proposed Plan • Review and agree Action Programme and consider implications for services / infrastructure, or Capital Programmes 	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Note Plan for adoption • Review and agree Final Action Programme and provide any updates necessary since Proposed Plan version 	<ul style="list-style-type: none"> • 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

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	<p>Resources are better managed:</p> <ul style="list-style-type: none"> • 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

