

Agenda Item	7
Report No	EDI/04/18

HIGHLAND COUNCIL

Committee: Environment, Development and Infrastructure

Date: 1 February 2018

Report Title: Development Plans Newsletter

Report By: Director of Development and Infrastructure

1. **Purpose/Executive Summary**

- 1.1 This report presents the 2018 Development Plans Newsletter for approval. This annual publication keeps communities and other stakeholders up to date with how and when they can get involved in preparing and updating Development Plan documents across Highland.

2. **Recommendations**

- 2.1 Members are asked to approve the 2018 Development Plans Newsletter at **Appendix 1** for publication, and submission to Scottish Ministers as the Council's 2018 Development Plan Scheme. Members are also asked to note the timescales for member and community input to documents that may be relevant or of interest to the communities and areas that they cover.

2. Background

2.1 Planning legislation requires that all local authorities to publish a Development Plan Scheme (DPS) outlining the timescales for preparing and consulting upon development plan documents. Since 2015 the DPS in Highland has been presented in a user-friendly Newsletter format to make it more engaging to our communities and stakeholders.

3. Updates in the 2018 Development Plans Newsletter

3.1 The priorities for 2018 that are reflected in the Development Plans Newsletter are based on completing ongoing Local Development Plan reviews, and planning for growth and infrastructure in the areas of greatest anticipated change in Highland. Priorities for the year ahead include:

- to finalise and adopt the Caithness and Sutherland Local Development Plan (CaSPlan);
- to submit the West Highland and Islands Local Development Plan (West Plan) to Scottish Ministers for Examination;
- focussing on the co-ordination and monitoring of development to ensure that plans are viable and deliverable. Following the publication of our first new-style Delivery Programme (also known as Action Programme) for the Inner Moray Firth Local Development Plan we will continue with our plans to create a single Delivery Programme for all our Local Development Plans;
- review of the existing Developer Contributions Supplementary Guidance;
- publishing a Draft Inverness East Development Brief;
- publishing a new Inverness City Centre Development Brief which outlines the priorities for enhancing and developing the City Centre;
- monitoring changes to the Scottish planning system likely to be confirmed in the year ahead; and
- postponing further work on the review of both the Highland-wide Local Development Plan and the Inner Moray Firth Local Development Plan until the implications of changes to the planning system are better understood.

3.2 Full details of these updates are set out in the enclosed Newsletter. The content of the DPS has been updated to track performance against timescales set out in the February 2017 DPS, and to provide an indicative programme for preparation of Development Plans, Development Briefs and Supplementary Guidance.

4. Implications

4.1 Resource_– The resource implications are reflected in the timescales set out in the enclosed Newsletter. Progress towards meeting these project timescales are monitored as part of the existing work programme of the Development Plans team.

4.2 Legal – It is not anticipated that there will be any legal implications for the Council.

4.3 Community (Equality, Poverty and Rural) – There are no direct implications arising from this report. All communities will be consulted with, and given the chance to influence development within their area through making representations to emerging Local Development Plans. All consultation documents are made available on our website with alerts placed on social media to raise awareness and reach out to all communities.

- 4.4 Climate Change/Carbon Clever – No implications
- 4.5 Risk – No implications
- 4.6 Gaelic – There are no Gaelic implications arising from this paper.

Designation: Director of Development and Infrastructure

Date: 18 January 2018

Author: Scott Dalgarno, Development Plans Manager

Development Plans Newsletter

Cuairt-litir Phlanaichean Leasachaidh

January 2018

This is the annual update of the Highland Council's Development Plans Newsletter which provides an overview of the timetable for preparing land use planning documents for the Highland Council area (except the part in the Cairngorms National Park*). It lets you know how and when you can get involved in preparing these plans. This Newsletter also acts as the Council's **Development Plan Scheme** that we submit to Scottish Government.

* Note that the Development Plan for Cairngorms National Park is prepared by the Cairngorms National Park Authority (CNPA) – see www.cairngorms.co.uk for further information. However, planning applications are still submitted to the Council in whose area it is, with the CNPA then calling in certain applications for its decision, although most applications are decided by the relevant Council.



The Development Plan is a set of documents that guide where and how new building and development can take place across Highland. These documents include Local Development Plans (LDPs) that set out policies and site allocations, and Supplementary Guidance (SG) which contain more detailed guidance on specific issues or places. Planning applications for all types of development are assessed against these documents so it's important that people know when and how they can input to them. The best place to view and comment on Development Plans in Highland is the Council's website or the online Development Plans portal:

www.highland.gov.uk/developmentplans

<http://consult.highland.gov.uk/>

What's happening now and looking ahead

The focus for the year ahead will be to complete Local Development Plan reviews and plan for growth in the areas of greatest anticipated change in Highland. We will continue to focus on supporting the delivery of development and associated infrastructure. In December, alongside the new **Delivery Programme for the Inner Moray Firth** we jointly published two other monitoring documents – the Housing Land Audit and the School Roll Forecasts – which were also published as online maps. Other updates include:

- In spring/summer 2018 we will finalise and adopt the **Caithness & Sutherland Local Development Plan (CaSPlan)** once we have received the Examination report from Scottish Ministers, then finalise and adopt the Delivery Programme (Action Programme) in summer.
- In spring 2018 the **West Highland and Islands Local Development Plan (West Plan)** will be considered by the relevant Area Committees for approval to submit to Scottish Ministers for Examination.
- Officers will be focussing on the coordination and monitoring of development to ensure that the proposals in our plans are viable and deliverable. Following the publication of our first new-style **Delivery Programme** (also known as Action Programme) for the **Inner Moray Local Development Plan** we will continue with our plans to create a **single Delivery Programme** for all our Local Development Plans.
- A consultation has been launched on **new draft guidance for developer contributions** that will help us to review the existing Developer Contributions Supplementary Guidance.
- We have published a **Draft Inverness East Development Brief** that seeks people's views on delivering a series of new communities and supporting infrastructure on the eastern edge of the City.
- We have published a new **Inverness City Centre Development Brief** which outlines the priorities for enhancing and developing the City Centre.

- At the national level, we are keeping a close eye on **changes to the Scottish planning system** likely to be confirmed in the year ahead. The Bill could change what Development Plans need to cover and how they are prepared. In light of this we think that the focus should be on delivery and ongoing projects and so the review of both the **Highland-wide Local Development Plan** and the **Inner Moray Firth Local Development Plan** will not be progressed until the implications of these changes are better understood.

West Highland and Islands Local Development Plan (West Plan)

West Plan will be the third Area LDP to be progressed for Highland. We have encouraged participation in the plan preparation process throughout and High Schools in the area were closely involved in the early stages of preparing the Plan. We have also been working with partners for the Fort William area to identify a vision for major employment development at the Smelter site.

We carried out a consultation on the **Proposed Plan** between May and June 2017. Issues raised in comments received during the consultation have been considered and the Council's position will be finalised by the relevant Area Committees in Spring 2018. This should allow for submission of the plan to Scottish Ministers in Summer 2018 requesting an **Examination** of the plan.

We have assisted in preparation of detailed planning advice for Aonach Mor, the Isle of Rum and Mallaig Harbour that will eventually form Supplementary Guidance to this Plan. We will progress or input to other masterplans / briefs as resources allow including for land at Blar Mor, Fort William.



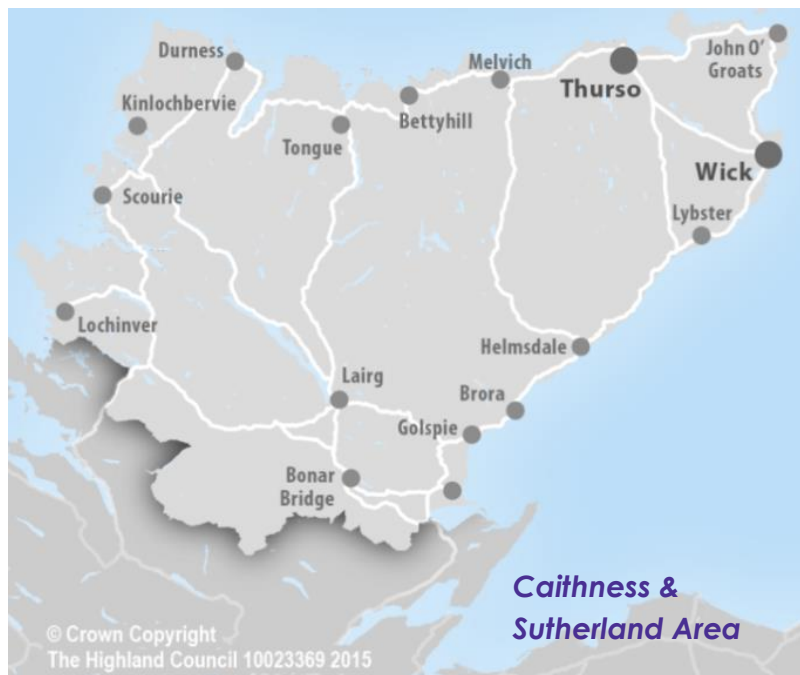
West Highland and Islands Local Development Plan			G R E E N
Where we Expected to be	Where we are Now	Future Stages	
Proposed Plan to be published 2016/2017. Submission to Scottish Ministers early 2018 and adoption in late 2018.	Proposed Plan published in May 2017	Plan representations reporting to relevant area committees Spring 2018. Plan submission to Scottish Ministers Summer 2018. Following Adoption of West Plan we will finalise and adopt the associated Delivery Programme (Action Programme) during summer 2018.	
West Highland and Islands Area Based Supplementary Guidance			
Where we expected to be	Where we are Now	Future Stages	
Mallaig Harbour Masterplan Development principles, priorities for investment and regeneration in the harbour area.			
Nevis Forest & Mountain Resort Masterplan Development principles, priorities for investment and regeneration on land at Aonach Mor access road.			
Isle of Rum Community Land use Plan Development principles and priorities for growth and development on the Isle of Rum.			
The principles of these masterplans are embodied within WHILDP Proposed Plan	WHILDP Proposed Plan published May 2017 incorporating these sites	These masterplans/community plans will be adopted as part of the WHILDP in early 2019 after it has been adopted itself	
Uig Harbour Landward Area Development Brief Development principles, priorities for investment and regeneration adjoining the proposed expanded harbour.			
n/a	Proposed Plan published May 2017 incorporating site for harbour expansion and redevelopment of adjoining land	Draft Development Brief to area committee Summer 2018 with public consultation thereafter	

Caithness and Sutherland Local Development Plan (CaSPlan)

The CaSPlan is the second Area LDP under preparation in Highland. The **Modified Proposed Plan** set out the Council's settled view on the vision, strategy and allocations that should guide future development. It was submitted to Scottish Ministers in April 2017 for the **Examination** of all outstanding issues (including those carried forward from the earlier **Proposed Plan** stage).

We anticipate receiving the report of the **Examination** in February/March 2018. We expect to then follow the formal steps to consider the report and for finalising and **Adoption** of CaSPlan during spring/summer 2018.

Following **Adoption** of CaSPlan we will finalise and adopt the associated Delivery Programme (Action Programme) during summer 2018.



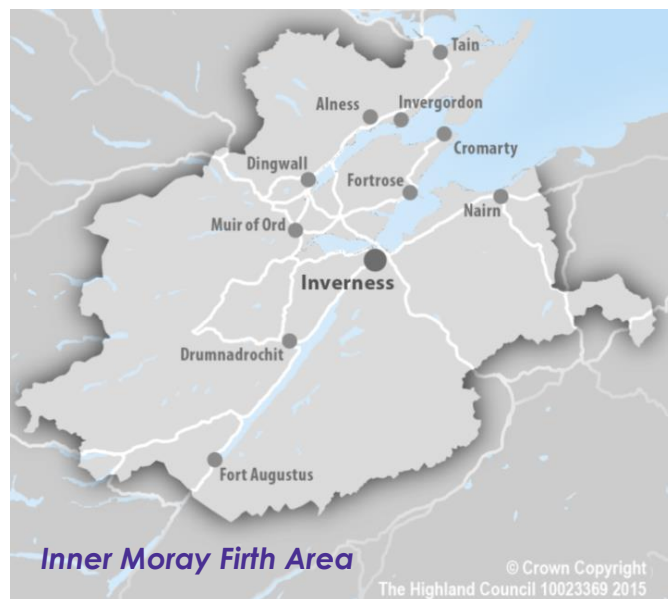
Caithness and Sutherland Local Development Plan			
Where we Expected to be	Where we are Now	Future Stages	
Consideration of results of consultation by Local Committees in February 2017. Submitting to Scottish Ministers for Examination of outstanding issues from spring 2017 to autumn 2017. Adoption early 2018.	Consideration by Local Committees and submission to Scottish Ministers went ahead as planned. Timescale for Examination is longer than was originally estimated.	We anticipate receiving the report of the Examination in February/March 2018. We expect to then follow the formal steps to consider the report and for finalising and Adoption of CaSPlan during spring/summer 2018. Following Adoption of CaSPlan we will finalise and adopt the associated Delivery Programme (Action Programme) during summer 2018.	A M B E R
CaSPlan Area Based Supplementary Guidance			
Where we Expected to be	Where we are Now	Future Stages	
Dounreay Planning Framework 2			
To carry forward this SG as part of CaSPlan.	The Modified Proposed Plan at Examination includes reference to this document being carried forward under the adopted CaSPlan.	Completion of carry forward to CaSPlan, subject to outcomes of Examination (report awaited).	
Thurso West Development Brief			
Continue to identify intention to prepare a brief within the Modified Proposed Plan at Examination.	We intend to prepare a brief which we have continued to identify in the Modified Proposed Plan at Examination.	We anticipate that preparation of this brief may commence late 2018 / early 2019.	

Inner Moray Firth Local Development Plan (IMFLDP)

The IMFLDP was adopted by The Highland Council on 31 July 2015. An update to the Action Programme was published in December 2017 and sets out the actions for delivering the plan. This new Delivery Programme is illustrated in a new online interactive map

www.highland.gov.uk/deliveryprogramme.

In January 2018 we published a draft Development Brief for East Inverness area with a public consultation underway until 9 March 2018 at consult.highland.gov.uk/portal/iedb. The consultation seeks people's views on the delivery of future growth in this part of the City which coincides with the new Transport Scotland link road connecting the A9 at Inshes with the A96 Smithton roundabout.



In the year ahead we will also begin work on an update to the adopted Torvean & Ness-side Development Brief to plan for land uses around the second phase of the West Link Road and the new canal crossing. We will also begin to prepare a new Development Brief for the regeneration area that covers the former landfill site at Longman.

In early 2018 a new City Centre Development Brief will be published shaping how the City Centre grows and develops.

Inner Moray Firth Local Development Plan		
Where we Expected to be	Where we are Now	Future Stages
The IMFLDP was adopted on 31 July 2015 with the accompanying Action Programme published in October 2015.	The Delivery Programme was published in late 2017. A single Action Programme covering all LDPs will be prepared	The updated Action Programme will be prepared as a single consolidated document for the whole of Highland area, updated on an ongoing basis.
IMFLDP Area Based Supplementary Guidance		
Where we Expected to be	Where we are Now	Future Stages
Inverness City Centre Development Brief Development principles, priorities for investment and regeneration in Inverness City Centre.		
To have the final Development Brief considered by the City Committee in September 2017.	The City Committee approved the final Development Brief for adoption in November 2017 with adoption due in early 2018.	n/a
Inverness East Development Brief Development principles and requirements for the delivery of development in the area.		
To proposed to take a draft Development Brief to the City Committee in June or September 2017.	The draft Development Brief was approved in November 2017 and has been submitted to Ministers for approval to adopt.	We will consider feedback from the consultation and seek approval for a final version of the Development Brief later in 2018.
Longman Development Brief Development principles and requirements for the delivery of development in the Longman area of Inverness including the former landfill site.		
	We will start early work on a draft Development Brief later in 2018 including research, analysis and engagement with key partners.	
Torvean & Ness-side Development Brief - update Update to the adopted Development Brief to provide the land use planning framework for Phase 2 of the West Link road project.		
	We are looking into holding an interactive consultation event in spring/summer 2018 to update and refine the plans for development alongside Phase 2 of the West Link Road Project. Timescales to be confirmed in late February.	

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The Highland-wide Local Development Plan

The **Highland-wide Local Development Plan (HwLDP)**, was adopted in April 2012, and contains a 20 year vision and spatial strategy for the Highlands, with planning policies and some strategic site allocations to help make decisions on planning applications.

We started the process of reviewing the HwLDP with a **Main Issues Report (MIR)** consultation in 2016. It proposed making the HwLDP a policy only document, with all place-based issues covered in Area Local Development Plans. However, in December 2017 the Scottish Government published a Planning Bill outlining potential changes to the Scottish planning system. This includes possible changes to the content of Local Development Plans and how they are prepared, and a broadening of the issues covered by national policy namely Scottish Planning Policy. In light of these changes we think that the review of the HwLDP should be postponed until the implications of the Planning Bill are more clearly understood.

The adopted HwLDP is accompanied by Supplementary Guidance (SG) which provides further detail on various topics. The list below outlines priorities for Supplementary Guidance for the year.

Highland-wide Local Development Plan			
Where we expected to be	Where we are Now	Future Stages	A M B E R
We had proposed to prepare a Proposed Plan in late 2017 after the Area Local Development Plans for Caithness & Sutherland and West Highland & Islands have been taken to an advanced stage.	The HwLDP review will not be progressed until the implications of the Planning Bill are known.	To be confirmed	
Topic Based Supplementary Guidance			
Where we expected to be	Where we are Now	Future Stages	
Onshore Wind Energy Guidance on managing onshore wind energy.			
Final Landscape studies to be subject to consultation and adoption throughout 2017.	Batch of Landscape studies consulted on, amendments agreed and adopted December 2017. Further batch largely drafted and being prepared for consultation. Final programmed Landscape study yet to be commenced.	Remaining programmed Landscape studies to be subject to consultation and adoption throughout 2018 and early 2019.	
Developer Contributions Supplementary Guidance Guidance on calculating developer contributions to mitigate the impact of development.			
Last year's Development Plans newsletter raised the possibility of reviewing this Supplementary Guidance.	The review of this guidance was brought forward and a draft guidance document was published for consultation in January 2018. Over the past year we have also published a note which clarifies how new school costs will be calculated through the adopted Developer Contributions Supplementary Guidance.	Feedback on the draft guidance will be reported to the Environment, Development and Infrastructure Committee later in 2018 along with a finalised guidance document.	

Monitoring to support the delivery of development

Auditing and monitoring work provides evidence for preparing and implementing Development Plans. We prepare a range of documents on a variety of topics to help ensure that the Development Plan is based on the most up to date information. The use of online mapping is helping to improve access to and sharing of information.

In December 2017 the latest **Housing Land Audit, School Roll Forecasts** and the **IMFLDP Delivery Programme** were published as a package of documents and were made available through [online mapping](#). These documents allow us to better forecast the requirements for infrastructure to support future development. They also help us in seeking developer contributions and in managing other possible sources of finance to deliver such infrastructure.

The updated timetable for other audit and monitoring work is set out below.

Audits and Monitoring			
Theme	Baseline	Update Schedule	Target Publication month
House Completions	NA	Monthly	NA
Planning Approvals	NA	Weekly	NA
Housing Land Audit	June 2017	Annual	September
Retail Audit	June 2017	Annual	Jan
Renewables Wind	April 2017	Annual	March
Renewables Hydro	Feb 2017	Annual	March
Minerals	Late 2015	Annual	November

Monitoring of **weekly planning approvals** continues. **Monthly housing completions** continue to be reported on the Council's website with data aggregated by different geographies by month, year and financial year A briefing Note reflecting housing completions across Highland by year/ward and Housing Market Area in the decade to December 2017 will be available in early 2018.

Renewables information was enhanced in 2017 to include all [Hydro schemes](#) and alongside the existing [Wind Farm Mapping](#) will be updated in early 2018

In 2017 we captured Retail Audit information for Inverness Centre to provide a quality baseline for Town Centre Health Checks. This will be rolled out across other Highland Town Centres in 2018. Work on a wider Employment Land Audit and Minerals audit and monitoring has been delayed until the requirements of the Highland-wide Local Development Plan are clearly defined.

How to get involved in preparing Development Plans

Involving people who live, work and invest in the Highlands is an essential part when preparing a Development Plan. We encourage people to get involved from the start of the process and aim to make this as simple as possible.

The 5 key stages of preparing a Local Development Plan are shown in the diagram above. This begins with the Call for Sites and Main Issues Report (MIR) stages (**shown in green**), followed by the Proposed Plan (**amber**). At the final stage an Examination (**red**) is carried out by independent Reporters who may invite further comments from those who commented on the Proposed Plan. When preparing Supplementary Guidance we will always invite comments on a draft and consider these in preparing and adopting a final version.

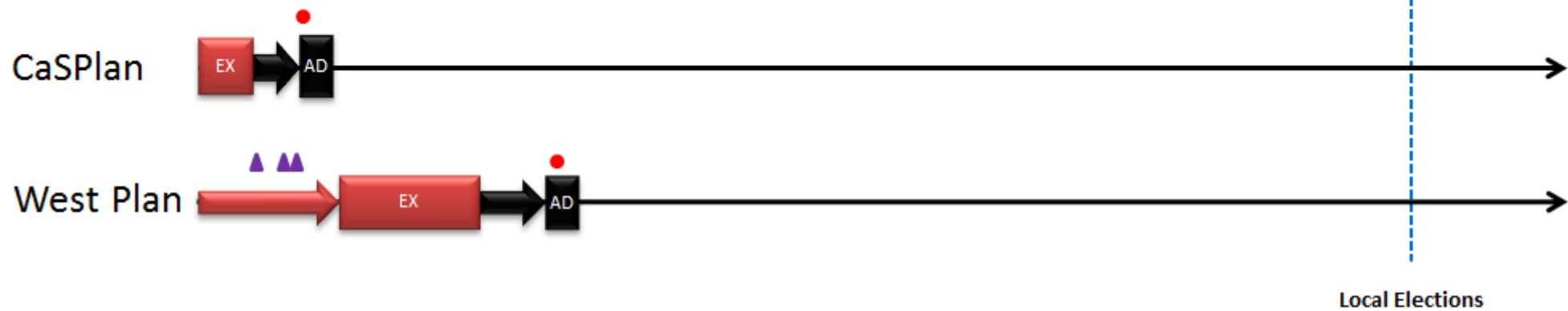
This Newsletter tells you how and when you can get involved at each stage. Our **Participation Statement** below outlines our commitment to involving you. We will:

- Produce interactive online documents that are easy to read and comment upon
- Include clear maps and graphics in our documents
- Use a range of media to keep you up to date and let you know how and when you can get involved
- Provide copies of consultation documents in Libraries in the relevant plan area
- Work with community groups and stakeholders to encourage them to participate
- Notify the immediate neighbours of potential development sites at both the Main Issues Report and Proposed Plan stages of our Area Local Development Plans
- Use public meetings and committees to provide regular progress updates
- Maintain our availability so you can speak with the people preparing the plans










The five key stages for preparing a Local Development Plan



2018				2019				2020				2021				2022			
Jan – Mar	Apr – Jun	Jul – Sep	Oct – Dec	Jan – Mar	Apr – Jun	Jul – Sep	Oct – Dec	Jan – Mar	Apr – Jun	Jul – Sep	Oct – Dec	Jan – Mar	Apr – Jun	Jul – Sep	Oct – Dec	Jan – Mar	Apr – Jun	Jul – Sep	Oct – Dec



Key Stages

-  Call for Sites
-  Main Issues Report
-  Proposed/Modified Plan
-  Examination
-  Adoption
-  Targeted Local Area Committee meeting
-  Targeted Environment, Development and Infrastructure Committee meeting
-  Targeted Highland Council meeting
-  Preparation Stages

Contacts and Updates
 If you wish to be kept informed of progress with the preparation of the Development Plan please register online at: consult.highland.gov.uk

To contact the Development Plans Team:
devplans@highland.gov.uk T: 01349 886 608

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