

Agenda Item	8
Report No	EDI 04/19

HIGHLAND COUNCIL

Committee: Environment, Development and Infrastructure

Date: 31 January 2019

Report Title: Development Plans Newsletter

Report By: Director of Development and Infrastructure

1. Purpose/Executive Summary

- 1.1 This report presents the 2019 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 2019 Development Plans Newsletter at **Appendix 1** for publication, and submission to Scottish Ministers as the Council's 2019 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.

3. Background

- 3.1 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.

4. Updates in the 2019 Development Plans Newsletter

- 4.1 The 2019 Development Plans Newsletter places emphasis on ensuring our development plans, and the sites and infrastructure projects within them, remain viable and deliverable, and to update our position on key planning policy matters. Priorities for the year ahead include:-
- Monitoring and reviewing the planning and delivery of development and infrastructure to ensure that development proposals are viable and deliverable. A **single consolidated Delivery Programme** for our Area LDPs will be prepared. This follows adoption of a new **Developer Contributions Supplementary Guidance** in November 2018.
 - A review of the **Inner Moray Firth Local Development Plan** will be undertaken starting with analysis of sites allocated and alternative options for future development and infrastructure. In early 2019 we expect to receive the Report of Examination of the **West Highland and Islands Local Development Plan (WestPlan)** and we hope to complete adoption of the plan by summer 2019. We will consider the findings of the **Fort William 2040** consultation to support future growth. Following adoption of the **Caithness & Sutherland Local Development Plan (CaSPlan)** and Delivery Programme in 2018, the focus will now be on implementation.
 - A review of selected policy areas in the adopted **Highland-wide Local Development Plan** will be carried out. Progress and further detail on future changes to the Scottish Planning system will be carefully monitored.
 - A **Housing Land Audit** and **Town Centre Health Check** have been published in an interactive Storymap format. We will continue to update our auditing and monitoring processes, and publish any updates in a transparent format.
 - We have published the **Inverness East Development Brief** that is shaping the development of a series of new communities and supporting infrastructure on the eastern edge of the City.
 - An update to the **Development Brief for Torvean and Ness-side** is being prepared to plan for land uses around Stage 2 of the West Link Road Project. It is expected to be published in spring 2019.
- 4.2 Full details of these updates are set out in the enclosed Newsletter. The content has been updated to track performance against timescales set out in the 2018 Newsletter, and to provide an indicative programme for preparation of Development Plans, Development Briefs and Supplementary Guidance.

5 Implications

- 5.2 Legal – It is not anticipated that there will be any legal implications for the Council.
- 5.3 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.

- 5.4 Climate Change/Carbon Clever – No implications
- 5.5 Risk – No implications
- 5.6 Gaelic – There are no Gaelic implications arising from this paper.

Designation: Director of Development and Infrastructure

Date: 14 January 2018

Author: Scott Dalgarno, Development Plans Manager

Development Plans Newsletter

Cuairt-litir Phlanaichean Leasachaidh

January 2019

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*. 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 Cairngorms National Park Authority (CNPA) prepare their own Development Plan – see www.cairngorms.co.uk. However, planning applications are still submitted to, and mostly determined by, the Council in whose area it is, with the CNPA able to call in certain applications for its decision.

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 consultation portal:

www.highland.gov.uk/developmentplans

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

What's happening now and looking ahead

The priority for the year ahead will be to focus on ensuring our development plans, and the sites and infrastructure projects within them, remain viable and deliverable, and to update our position on key planning policy matters. Updates include:

- There will be a focus on monitoring and reviewing development and infrastructure to ensure that development proposals are viable and deliverable. A **single consolidated Delivery Programme** for our Area LDPs will be prepared. This follows adoption of a new **Developer Contributions Supplementary Guidance** in November 2018.
- A review of the **Inner Moray Firth Local Development Plan** will be undertaken starting with analysis of sites allocated and alternative options for future development and infrastructure. In early 2019 we expect to receive the Report of Examination of the **West Highland and Islands Local Development Plan (WestPlan)** and we hope to complete adoption of the plan by summer 2019. We will consider the findings of the **Fort William 2040** consultation to support future growth. Following adoption of the **Caithness & Sutherland Local Development Plan (CaSPlan)** and Delivery Programme in 2018, the focus will now be on implementation
- A review of selected policy areas in the adopted **Highland-wide Local Development Plan** will be carried out. Progress and further detail on future changes to the Scottish Planning system will be carefully monitored.
- A **Housing Land Audit** and **Town Centre Health Check** have been published in an interactive Storymap format. We will continue to update our auditing and monitoring processes, and publish any updates in a transparent format.
- We have published the **Inverness East Development Brief** that is shaping the development of a series of new communities and supporting infrastructure on the eastern edge of the City.
- An update to the **Development Brief for Torvean and Ness-side** is being prepared to plan for land uses around Stage 2 of the West Link Road Project. It is expected to be published in spring 2019.

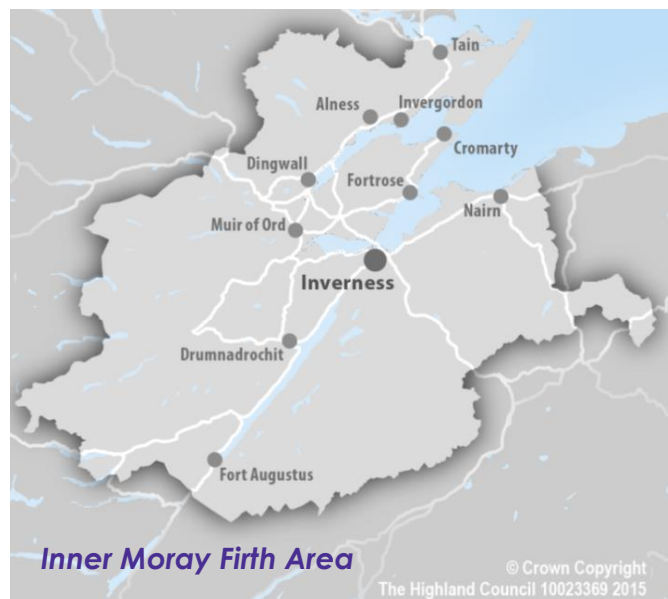


Inner Moray Firth Local Development Plan (IMFLDP)

The IMFLDP was adopted by The Highland Council on 31 July 2015. A review of the plan will commence this year starting in March/April with analysis of existing sites and alternative options for future development and infrastructure. As part of this process we will be inviting landowners/developers to provide evidence of the effectiveness of existing and candidate sites. This work aims to ensure that sites and infrastructure are viable and deliverable within the plan period, and can make a contribution to plan outcomes. A Main Issues Report will follow later in 2019 with a Proposed Plan scheduled for late 2020.

We have started to prepare 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 June 2018 we adopted the East Inverness Development Brief which sets out how future development can be delivered in this part of the City along with major infrastructure including Transport Scotland's new link road connecting the A9 at Inshes with the A96 Smithton roundabout.



Inner Moray Firth Local Development Plan		
Where we Expected to be	Where we are Now	Future Stages
No work was proposed on the IMFLDP until more was known about the Planning Bill. A single updated Action Programme will be prepared.	We propose to begin a review of the IMFLDP starting with an investigation of existing sites and alternative options for future development. It is proposed to prepare a single Action/Delivery Programme covering all Area LDPs	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
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.		
To hold a consultation in spring/summer 2018 to inform the update to the document.	Draft Development Brief out for consultation until 25 January 2019.	Final Development Brief to be considered at City Committee in May 2019 with construction of Stage 2 of the West Link Road Project also due to begin in May.
Longman Development Brief Development principles and requirements for the delivery of development in the Longman area of Inverness including the former landfill site.		
To start early work on a draft Development Brief later in 2018 including research, analysis and engagement with key partners.	Early research has been undertaken and we have been providing advice to the proposal for a waste management facility and for Transport Scotland road improvements in the area.	Draft Development Brief to be prepared for Committee consideration in August subject to an announcement on the preferred option for A9/A82 Longman junction improvements.
Inverness East Development Brief Development principles and requirements for the delivery of development in the area.		
To seek approval for a final version of the Development Brief later in 2018.	The Development Brief was adopted in June 2018 ahead of schedule.	n/a

GREEN

West Highland and Islands Local Development Plan (WestPlan)

WestPlan will be the third Area LDP to be adopted for Highland. We have encouraged participation in the plan preparation process through targeted engagement with schools and other young people's groups.

The Plan has been under Examination by Scottish Government appointed Reporters during mid to late 2018 and in early 2019 we expect to receive the Report of Examination. Thereafter, hopefully by summer 2019, we will complete the processes leading to the adoption of the Plan.

We have undertaken an innovative project known as **Fort William 2040** which has involved working with local stakeholders to develop a vision and delivery programme for development and infrastructure in Fort William and the Lochaber area. We will consider the findings of a consultation and work with others to support future growth in the town and the wider Lochaber area.

During 2019, we will also continue to advise and assist communities, developers and other agencies in activating allocated development sites and in progressing community plans including input to a masterplan at Corpach Harbour and to housing development at Upper Achintore, 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	
Plan representations reporting to relevant area committees Spring 2018. Plan submission to Scottish Ministers Summer 2018.	Plan at Examination	Report of Examination expected January 2019. Adoption of Plan expected summer 2019.	
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.			
These masterplans/community plans will be adopted as part of the WHILDP in 2019.	Plan at Examination. Adoption expected Summer 2019.	Submission of documents to Scottish Ministers for adoption as statutory Supplementary Guidance late 2019.	
Uig Harbour Landward Area Development Brief Development principles, priorities for investment and regeneration adjoining the proposed expanded harbour.			
Draft Development Brief to area committee Summer 2018 with public consultation thereafter	Public consultation completed. Comments being considered.	Expected to take report on representations and final Brief to area committee in spring / summer 2019.	
Other Guidance			
Fort William 2040 Monitoring to help coordinate the delivery of development and infrastructure in Fort William and the wider Lochaber area.			
Consultation undertaken in mid 2018 with report published by late 2018.	Consultation undertaken in mid-late 2018. Area Committee to consider report in early 2019.	Annual FW2040 monitoring exercise to be undertaken with stakeholders and communities.	

Caithness and Sutherland Local Development Plan (CaSPlan)

CaSPlan is the second Area LDP prepared in Highland. Following receipt of the report of Examination in spring 2018, the finalised Plan was **Adopted** in summer 2018. It sets out the vision, strategy and allocations that guide future development.

Following **Adoption** of CaSPlan we then finalised and adopted the associated Delivery Programme (Action Programme) in autumn 2018.

The focus going forward is on implementation of the Plan. The Council, its partners and other stakeholders will be undertaking actions that will help deliver development and achieve the outcomes set out in CaSPlan and will be monitoring delivery. The Council will also be preparing Supplementary Guidance documents as indicated in CaSPlan.



Caithness and Sutherland Local Development Plan			
Where we Expected to be	Where we are Now	Future Stages	A M B E R
Receipt of the Examination Report in February/March 2018. Consideration of the report, finalisation and Adoption of CaSPlan and Delivery Programme (Action Programme) during spring/summer 2018.	Received the Examination Report in April 2018. Considered the report, finalised and Adopted CaSPlan during spring/summer 2018. Finalised and adopted the associated Delivery Programme (Action Programme) during autumn 2018.	The Action Programme will be monitored and updated. The updated Action Programme will be prepared as a single consolidated document for the whole of Highland area, updated on an ongoing basis.	
CaSPlan Area Based Supplementary Guidance			
Where we Expected to be	Where we are Now	Future Stages	
Dounreay Planning Framework 2			
Completion of carry forward to CaSPlan, subject to outcomes of Examination.	The Adopted Plan provides the required context and Dounreay Planning Framework 2 is therefore carried forward.	Dounreay Planning Framework 2 will be used primarily to guide planning applications. We may be required to consider re-adopting the Framework if and when the Highland-wide Local Development Plan is formally replaced and would consider whether under those circumstances any review of the Framework is required.	
Town Centre Health Checks and Strategies			
Health Checks were undertaken for the town centres of Thurso, Wick, Brora, Golspie and Dornoch.	Data gathering for these Town Centre Health Checks commenced in June 2018 and Health Checks were published in December 2018.	Informed by the Health Checks, Town Centre Strategies will be prepared for the five locations during 2019 which will be consulted upon and subsequently adopted as Supplementary Guidance.	
Thurso West Development Brief			
Preparation of the brief possibly commencing late 2018 / early 2019.	Preparation of the brief has yet to commence.	Preparation of the brief may commence 2019: timing will be influenced by degree of pressure for development.	

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. As the main planning policy document for Highland it is felt that the policies remain largely fit for purpose. The site allocations have largely been superseded by more recent Area LDPs. However, over the coming year it is proposed to carry out a review of selected policy areas to refine and clarify their implementation.

Meanwhile, the ongoing review of the Scottish planning system will continue to be monitored closely and at the appropriate stage a full review of the HwLDP will commence. This is to ensure that the replacement HwLDP fully complements the new Scottish Planning Policy document that emerges.

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
To await further detail on the Planning Bill before progressing with a full review of the plan.	We propose a mini-review of selected policy areas to provide clarity on the adopted HwLDP and Supplementary Guidance, and to aid their implementation.	The full HwLDP review will not be progressed until the implications of the Planning Bill become clearer.	
Topic Based Supplementary Guidance			
Where we expected to be	Where we are Now	Future Stages	
Developer Contributions Supplementary Guidance			
Guidance on calculating developer contributions to mitigate the impact of development.			
Draft guidance was to be reported to the Environment, Development and Infrastructure Committee later in 2018 along with a finalised guidance document.	New Developer Contributions Supplementary Guidance adopted November 2018.	Implementation of the new guidance will be monitored through an officer Developer Contributions Action Group.	
Onshore Wind Energy			
Guidance on managing onshore wind energy.			
Final Landscape studies were to be subject to consultation and adoption throughout 2018 and early 2019.	Further batch of studies to be prepared for consultation in 2019 with final programmed Landscape study yet to be commenced.	Remaining programmed Landscape studies to be progressed in 2019.	

Monitoring to support the delivery of development

Audit and monitoring work provides evidence for preparing and implementing Development Plans and provides information to the wider community. This makes the complex and comprehensive data easy for a broad range of users to access, at the level of detail or generalisation they require. This has been a focus of work over the last year – leading to the publication of information and analysis using innovative new approaches including dashboards and storymaps.

These tools have allowed the combination of textual commentary with images, graphics, graphs, and even videos – alongside detailed and overview mapping to present data in ways that are much easier to understand. An added benefit is that the data used in these output tools is from the single source used internally for presentation and analysis supporting policy and plan development.

In December 2018 the latest **Housing Land Audit** was published as a storymap. On the same date the latest **School Roll Forecasts** were published. 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 2018	Annual	December
Retail Audit and Town Centre Healthcheck	July 2018	Annual	November
Renewables	Feb 2018	Annual	March
Business and Industrial Land	Late 2019	Annual	February

Monthly housing completions are now displayed using a dashboard giving graphs and indicators of recent delivery in different Housing Market areas and totalled for the council area. A Briefing Note was published in January 2018 summarising housing completions across Highland by year/ward and Housing Market Area in the decade to December 2017.

In 2018 we carried out **Town Centre health checks** for the Town Centres defined in the current Local Development Plans to provide an understanding of retail and other conditions in a selection of town centres, based on a range of indicators including the quality and availability of green space, pavements and streets or ease of movement. This exercise has been the first of its kind in Highland and analysis of information gathered will inform future actions to be taken by Highland Council to support town centres, as well as creating a source of data to aid in the preparation of future Development Plans and other policy documents.

Work to provide a Business and Industrial Land Audit is underway and it is intended to publish the audit February 2019.

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.

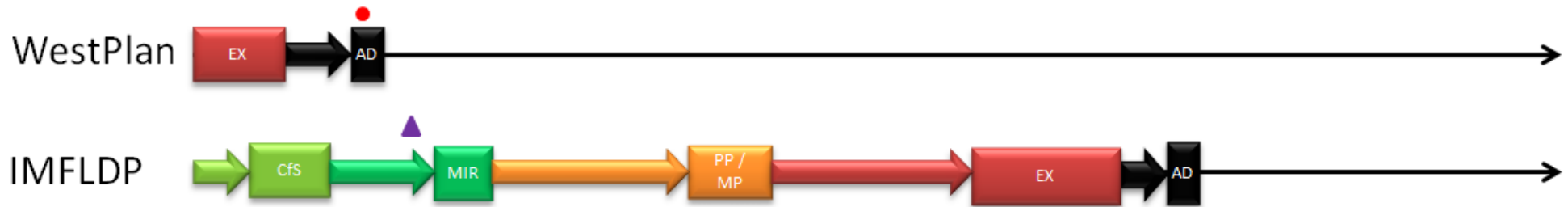
This Newsletter tells you how and when you can get involved at each stage. Our **Participation Statement** below outlines our commitment to involving you. We will:

- 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



2019				2020				2021				2022				2023			
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



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

Follow us on Twitter:

<https://twitter.com/highlanddevplan>



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