



PLANNING AND ACCESS COMMITTEE

MEETING: Monday 27th February 2017

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| SUBMITTED BY: | Head of Planning & Rural Development |
| SUBJECT: | Local Development Plan Action Programme and associated planning guidance |

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1 SUMMARY AND REASON FOR PRESENTATION

1.1 This paper provides Members with an update on the finalisation of the Local Development Plan Action Programme which is included as Appendix One to this report. It also updates Members on progress with finalisation of Planning Guidance on Listed Buildings and Conservation Areas (included as Appendix Two) and minor amendments that require to be made to the Authority's existing Planning Guidance on Renewable Energy.

2 RECOMMENDATION

That Members:

- (a) Approve the Local Development Plan Action Programme (Appendix One) and delegate authority to the Head of Planning and Rural Development to make any necessary minor editorial amendments, adopt and publish this prior to the 22 March 2017;**
- (b) Adopt the Planning Guidance on Listed Buildings and Conservation Areas (linked document as Appendix Two); and**
- (c) Delegate authority to the Head of Planning and Rural Development to make minor amendments to referencing to the Local Development Plan in the current adopted Renewable Energy Planning Guidance.**

3 BACKGROUND

(a) Local Development Plan Action Programme

- 3.1 The Local Development Plan (the Plan) was adopted and published on the 22nd December 2016. Section 21 of the Planning etc. (Scotland) Act 2006 requires that the accompanying Action Programme is adopted within three months of the Plan being adopted (prior to the 22 March 2017). It must then be published electronically, placed in local libraries and sent to Scottish Ministers.

Purpose of Action Programme

- 3.2 Action Programmes have a critical role in ensuring a delivery-focused development plan and pro-actively driving development delivery. They are increasingly being recognised as an important project management tool and the Scottish Government is encouraging planning authorities to give greater focus to using Action Programmes to actively guide and manage delivery of the Plan.
- 3.3 The purpose of the Action Programme is to set out how the National Park Authority proposes to progress implementation of the Plan. It is required to set out:
- A list of actions required to deliver each of the plan's policies and proposals;
 - The name of the person who is carrying out the action; and
 - The timescale for carrying out each action.
- 3.4 Essentially the Action Programme should set out the pathway to delivery of development for all involved in this process. It should be area specific to identify the actions to deliver development however in order to be proportionate, should focus on key development areas and major developments. It should reflect the role of different parties in delivery – landowners, local authorities, communities and the National Park Authority – this is not solely a role for the Authority.

Process to Prepare Action Programme

- 3.5 A draft Action Programme was prepared to accompany the Proposed Local Development Plan in 2015. Stakeholder engagement at this time included National Park Authority, Stirling Council (SC), West Dunbartonshire Council (WDC), Argyll & Bute Council (A&BC), Perth and Kinross Council (P&KC), Transport Scotland (TS), Scottish Water (SW), Historic Environment Scotland (HES), Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH) along with landowners, developers and community organisations. Further feedback on the draft Action Programme was welcomed during 2016.
- 3.6 A further round of stakeholder engagement has been undertaken throughout January/ early February 2017 in order to update the status and actions for the proposals within the Plan. This has helped to update the final document and establish a basis for monitoring delivery moving forward.

Role of Action Programme in facilitating delivery

- 3.7 The Action Programme itself has been revised in format and content in order to more strongly support the Plan's strategy and place making vision. Introductory sections have been created upfront in the document to focus on the three main growth areas including Callander, Balloch and Arrochar, as well as new sections for the other villages identified in the Plan as being 'placemaking' priorities: Aberfoyle, Blairmore, Drymen, Tarbet and Tyndrum. In doing so it is hoped that this format will more clearly convey the package of development needed to realise the vision for each of these communities and allow

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opportunity for alignment in development delivery and funding. Strategic transport and infrastructure proposals are identified separately to enable progress to be tracked more effectively.

- 3.8 Legislation requires that the Action Programme is updated and republished at least every two years, with planning authorities keeping them under review. However good practice contained in [Draft Planning Delivery Advice: Housing and Infrastructure](#) recommends that planning authorities move towards Action Programmes being 'live' documents, updated and published annually, where practical, aligning with the Housing Land Audit. They should also be used as a corporate document 'owned' by the Park Authority as a whole as well as community planning partnerships, infrastructure providers and developers. Communities will also have an interest in Action Programmes.
- 3.9 The final draft Action Programme has been prepared with these aspirations in mind and in a format that will enable the document to be used more as a project management tool that can be updated regularly and used to track progress and to trigger action where more focus or effort is required to bring forward development. The establishment of the new Local Development Plan Monitoring Framework during 2017 will allow opportunity to link monitoring (including the annual housing land audit) more closely with the Action Programme, enabling more focussing effort to be placed managing the delivery phase of the Plan.

(b) Planning Guidance on Listed Buildings and Conservation Areas

- 3.10 Draft Planning Guidance on Listed Buildings and Conservation Areas was prepared and consulted on alongside the Proposed Plan. It supports the eight historic environment policies in the Plan and is largely based on the technical and policy advice available from Historic Environment Scotland. Having guidance in place helps reinforce the National Park Authority's commitment to protect and enhance the historic environment. The planning guidance is intended to guide both:
- **Applicants** when considering works to listed buildings or properties in conservation areas, and the
 - **National Park Authority** when determining applications affecting the historic environment.
- 3.11 The draft guidance has subsequently been reviewed and amended to reflect comments received during consultation on the Plan. The main changes are in response to comments received from Historic Environment Scotland relating to the setting of listed buildings. This section (Section 2.3, page 33) has been revised in consultation with Historic Environment Scotland in order to ensure their comments are now fully addressed and that the guidance is comprehensive in this regard. A copy of the final version of the Planning Guidance on Listed Buildings and Conservation Areas is provided in Appendix Two to this report. A copy of the comments received during consultation is provided in Appendix Three.

(c) Planning Guidance on Renewable Energy

Planning Guidance on Renewable Energy was prepared and adopted by the National Park Authority to accompany the former Local Plan and support of the renewable energy policies contained therein. Renewable energy policy within the new Local Development Plan is an update on the former local plan policy rather than new policy approach and the planning guidance remains relevant in support of the new Plan. Approval is sought from Members to simply amend and update referencing within the Renewable Energy Planning Guidance to

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now refer to the Local Development Plan and the new policy referencing to allow both documents to be used together. Members are not being asked to re-consider the content of the guidance as this has been considered and adopted at a previous date and no substantive change is proposed.

4 CONCLUSION

The Local Development Plan Action Programme will be used as an effective project management tool to track and help implement delivery of development across the National Park and to support and strengthen partnership working. Members are asked to approve the Action Programme for publication. Members are also asked to adopt the Listed Buildings and Conservation Areas Planning Guidance and to authorise minor referencing amendments to the previously adopted Renewable Energy Planning Guidance.

List of Appendices:

- Appendix One: Local Development Plan Action Programme***
- Appendix Two: (Linked document) Planning Guidance: Listed Buildings and Conservation Areas***
- Appendix Three: Planning Guidance: Listed Buildings and Conservation Areas Consultation Comments***