

Development Plan Scheme 2023

Outer Hebrides Local Development Plan



INTRODUCTION

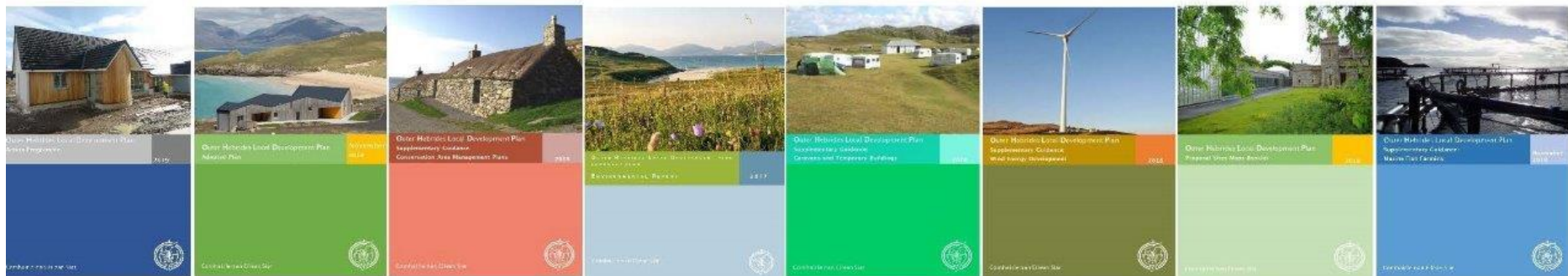
Comhairle nan Eilean Siar is required to prepare an annual Development Plan Scheme (DPS) statement. The DPS provides stakeholders and the general public with an update of the work programme for the Development Plan and details of how and when to get involved. The Development Plan sets out policies and allocations for the use and development of land in the Outer Hebrides. The DPS 2023 sets out:

- **Achievements:** An update on the actions set out in the 2022 DPS;
- The **Priorities** for 2023-24, setting out the programme of terrestrial development planning work we propose to progress;
- A draft **Participation Statement** setting out how we hope to engage with the community and other stakeholders, in relation to our work.

THE LOCAL DEVELOPMENT PLAN

In November 2018 the Comhairle adopted the Outer Hebrides Local Development Plan (LDP) and associated Supplementary Guidances and other supporting documents, as the Development Plan to guide development in the Outer Hebrides. This is the Comhairle's current Policy on the future use of land and informs the assessment of planning applications in the Islands.

The Planning (Scotland) Act 2019 has changed the way in which LDPs are produced, including more opportunities for community engagement in Planning. The Comhairle has initiated the process of preparing a new LDP under this legislation. The proposed programme for the preparation of the next LDP is outlined later in this document.



Cover image: Castlebay Pontoons, Isle of Barra.

ACHIEVEMENTS DURING 2022-23

Current Development Plan (LDP2)

The current LDP was adopted in November 2018, and under the 2006 Act would have been subject to revision and renewal every 5 years. As a result of [Planning Reform](#) and the [2019 Planning Act](#) the Development Plan cycle is moving to a different format and timeline. Development Plan Regulations and Guidance have been published. Meantime the Comhairle will seek to maintain an up to date and current Development Plan.

Work on the draft Supplementary Guidance for Marine Fish Farming remains deferred to await the publication of SEPA's sea lice risk-based framework but will be resumed as soon as directed accordingly.

Work continues on the preparation of the technical Supplementary Guidance on Minerals and will progress in 2023. The responses from the Mineral Audit have been analysed and used to inform the technical Supplementary Guidance policy framework.

Following screening/scoping exercises both the Guidances for Marine Fish Farming and Minerals have been deemed as requiring Strategic Environmental Assessment (SEA). These assessments will run concurrent with policy formulation.

New Local Development Plan (LDP3)

National Planning

Continuing from the work arising from the 2019 Planning Act the Comhairle has continued to respond to consultations on the national planning policy agenda including other secondary legislation emerging from the Planning Act to ensure the Islands' circumstances are recognised.

Local Development Plan 3

Work has commenced on the preparation of the Evidence Report, which replaces the previous Main Issues Report (MIR) stage of the next Plan and will be subject to verification by the Government's Department for Planning and Environmental Appeals (DPEA). A dedicated web page for the forthcoming [LDP3](#) has been created.

Housing & Planning

The Development Plan Team continues to assist colleagues in identifying and assessing potential affordable housing sites to realise delivery of the housing programme, and input to the emerging new Local Housing Strategy.

WORK PRIORITIES 2023-24

Current Development Plan (LDP2)

Supplementary Guidance

Work will recommence in 2023 on the revision of the Supplementary Guidance for Marine Fish Farming. Work will continue on the preparation of Supplementary Guidances (SG) on Minerals and Conservation Areas in 2023.

Following screening exercises both the SG's have been deemed as requiring Strategic Environmental Assessment (SEA). These assessments will run concurrent with policy formulation.

New LDP (LDP3)

The Town and Country Planning (Development Planning) (Scotland) Regulations 2023 come into full effect on the 19 May 2023. Table 1 below sets out the stages of the Plan preparation and when engagement and consultation will occur.

Evidence Report

The Planning Service will continue to gather information in order to prepare the Evidence Report. This will include working with Key Agencies, identified groups (defined in Planning Act) and the general public. Work will also commence on a number of assessments and audits which are required to accompany the Evidence Report.

Local Place Plans

One of the aspects of the new Local Development Plan process, is the invitation to Community Groups to write a Local Place Plan. LPPs are community-led plans that have a statutory role in the planning process and once registered by the Comhairle have to be taken into account when preparing the LDP.

The Planning Service has invited communities to prepare LPPs for submission by Autumn 2024. There is a [webpage](#) with guidance and information to assist communities.

Strategic Environmental Assessment

Concurrently with the work being undertaken for the Evidence Report, the environmental baseline data will be updated. This will be followed by the Scoping for the Strategic Environmental Assessment and Habitats Regulations Appraisal of the Plan.

Key Agency Group Collaborative LDP Offer

The Comhairle has been successful in being offered assistance under this pilot scheme. The KAG offer is to support the preparation and implementation of the new style LDP, initially supporting a place-based approach to evidence gathering and the evidence report.

Development Plan Programme

Table 1 below summarises the outline programme for preparing the new LDP3 which will replace the current LDP2. As with many planning authorities in Scotland, the early stages of the plan process were delayed due to uncertainties around the final content and timescale for implementation of the Planning (Scotland) Act 2019 which received royal assent in summer 2019. Under the new requirements, the Scottish Government has confirmed that the target is to have new LDP's in place within 5 years of NPF4 (2023) being adopted.

TABLE 1: DEVELOPMENT PLAN PROGRAMME 2022-23

LOCAL DEVELOPMENT PLAN	CONSULTATION & ENGAGEMENT	ENVIRONMENTAL ASSESSMENT	PROGRAMME
Development Plan Scheme	Annual and ongoing		June 2022
CURRENT DEVELOPMENT PLAN (LDP2)			
Monitoring framework	Monitor Development Plan to consider the use and impact of policies and the progress and status of proposals / liaise with stakeholders		Ongoing
Supplementary Guidance: Marine Fish Farming	Policy formulation informed by stakeholders, industry, and Key Agencies	Undertake SEA concurrent with preparation of draft SG.	Ongoing
	Finalise draft SG following publication of SEPA sea-lice risk-based framework. Seek Committee approval and undertake 6 weeks public consultation	Appraisal new policy for SEA	Ongoing
	Analysis consultation responses, consider modifications and report to Committee		Subject to Marine Scotland advice
	Subject to approval/mods, seek adoption of SG		

LOCAL DEVELOPMENT PLAN	CONSULTATION & ENGAGEMENT	ENVIRONMENTAL ASSESSMENT	PROGRAMME
Supplementary Guidance: Minerals	Policy formulation informed by stakeholders, industry, and Key Agencies	Undertake scoped SEA concurrent with prep of SG	Summer 2023
	Seek Committee approval and undertake 6 weeks public consultation		September 2023
	Analysis consultation responses, consider modifications and report to Committee Subject to approval/mods seek adoption of SG		February 2024
Supplementary Guidance: Conservation Areas Management Plan	Revision of Stornoway Conservation Area Character Appraisal (CACA)	Screen for SEA and HRA as necessary	Ongoing
	Engage with stakeholders on information gathering and context, and prepare SG informed by CACA		Ongoing
NEW DEVELOPMENT PLAN (LDP3)			
<i>Evidence Report Stage</i>			
Evidence Gathering	Collate baseline data for Evidence Report, identifying data deficits	Update environmental baseline	Ongoing
Preparatory stages	Seek views of Key Groups Initiate assessments (not all are led by the planning service) and public consultations as required: <ul style="list-style-type: none"> • Targets for meeting Housing • Open Space & Play Sufficiency • Blue and Green Infrastructure Audit • Forestry and Woodland Strategy • Self-Build Demand Register • Housing Land Audit/ SHIP/HNDA 	Scope LDP for SEA	Summer/ Autumn 2023

LOCAL DEVELOPMENT PLAN	CONSULTATION & ENGAGEMENT	ENVIRONMENTAL ASSESSMENT	PROGRAMME
	<ul style="list-style-type: none"> Local Heat and Energy Strategic Flood Risk Assessment 		
Local Place Plans	Issue invitation for Communities to prepare LPPs Submission date for LPPs to inform LDP3	Assess against guidance	Spring 2023 Autumn 2024
Gatecheck	Submit evidence report to DPEA for Gatecheck		Spring/ Summer 24
<i>Proposed Plan Stage</i>			
Call for Sites and Ideas	Publish public call for sites and Ideas. Site Assessments	SEA site assessment/ identify reasonable alternative	Winter 23/24 Spring/summer 24
	Extensive consultation/ Engagement		Spring 24 >spring 25
Prepare Appraisals and Assessments	<ul style="list-style-type: none"> Transport Appraisal Public Sector Equality Duty Assessment Fairer Scotland Duty Assessment Islands Communities Impact Assessment 		Summer 24 to Spring 25
Prepare plan, spatial strategy and delivery programme	Proposed plan and delivery programme approved by full Council Minimum 12-week consultation	SEA policy Assessment Prepare SEA ER	Spring 24 to spring 25 Spring/autumn 2025
Prepare summary of unresolved reps			Autumn/winter 2025
<i>Examination and Adoption</i>			
Examination	Submission to Scottish Ministers for examination		2026
<u>Adoption of LDP</u>	Adopt and publish delivery programme within 3 months – keep under review / update every 2 yrs		Spring / Summer 2027

PARTICIPATION STATEMENT

Community Engagement

The Comhairle is committed to meaningful community engagement. It seeks to:

- involve a range of interests, build on early engagement, particularly with communities, key agencies, identified groups of people and other stakeholders, to inform the shape of plans, proposals and guidance;
- take into account the National Standards for Community Engagement;
- tailor consultation to different plan stages, document types and/or interest groups;
- provide communications/documents that are easily accessible and easy to understand;
- listen and to fully consider representations; and maintain an open and transparent consultation process.

As work progresses on the reviewed and new Supplementary Guidances, consultation with communities, relevant interest groups, Key Agencies and stakeholders will take place. This, along with national policy changes, will inform these documents, and will apply to any planning briefs prepared for housing or development sites.



DIAGRAM 1: WHO WE WILL CONSULT

Consultation Methods

A range of methods will be utilised to effectively engage with agencies and the public. In light of Covid 19, subsequent legislation and guidance issued, consultations methods have evolved. The methods used will vary and will be tailored to the different interest groups to make the best use of resources, maximising participation and inclusion. These are outlined in Diagram 2 and 3 and include:

- **Advertisements** and **media articles** in local and community papers;
- **Comhairle website** and **Social-Media** (including potentially Facebook and Twitter, Instagram); to publicise current progress and information on how to become involved;
- **Meetings**, particularly with agencies and with other bodies, utilising video and conference calls as necessary;
- **Use of Storymap** when presenting documents online and for interactive consultation and engagement;
- **Consultation response forms** to encourage input, whilst promoting use of online form platforms;
- **Place Standard Tool** - different versions of the tool will be used as required to engage with different audiences;
- Building Standards and Planning Service **Stakeholder Newsletter** is published regularly and provides updates on the LDP and wider Development Plan activities to stakeholders. This promotes awareness and provides an opportunity for wider engagement at key Plan milestone.



DIAGRAM 2: METHODS OF COMMUNICATION

DIAGRAM 3: PROPOSED ENGAGEMENT AT EACH LDP STAGE

