

Dumfries and Galloway Council

# Development Plan Scheme

NOVEMBER 2016

8th Edition



# THE DEVELOPMENT PLAN SCHEME

This edition of the Development Plan Scheme (DPS) focuses on consultation and aims to reach out to different groups of people who may not normally get involved and who have an interest in future development in Dumfries and Galloway.

## COMMUNITY CONSULTATION

*"Effective community engagement means ensuring that people are made aware of proposals that affect them as early in the process as is possible, that they have the facts to allow them to make a contribution, that they have had the opportunity to engage and that having made their views known, they get clearer explanations of how and why decisions were made".*

Scottish Government, PAN 81: P.14.



### Inside this issue:

1. What is the DPS?
2. The current Local Development Plan (LDP)
3. Participation Statement - how we will enable you to get involved and have your say
4. Progress so far
5. The next steps: Publication of the Main Issues Report (MIR)
6. Timescales for preparing LDP2



## 1. What is the DPS?

The DPS sets out the programme for preparing the LDP. It will guide you through the main stages in the process and tells you when and how to find out more. The Scheme is updated every year to let you know how the LDP is progressing and gives you more details on the next stages and how and when you can get involved.

## 2. The Current LDP

The LDP provides guidance and policies on the type and location of development that can take place in the region, and helps the Council to plan for the future and make decisions about current planning proposals. The current LDP was adopted in September 2014. A new Plan has to be published every five years so the Council are now preparing the next Plan (**LDP2**), which should be in place by September 2019.

The LDP is supported by several pieces of supplementary guidance, planning guidance and various land use audits which can be found on the Council's Development Planning webpages at [www.dumgal.gov.uk/LDP](http://www.dumgal.gov.uk/LDP).

The LDP sets the context within which development can happen. Development, whether new or proposed, can affect the lives of people and communities. Therefore we want to involve as many people as we can to inform them of policies, proposals and issues, to encourage them to participate and provide their input as early on in the stage of plan preparation as possible so they have an opportunity to shape and influence the new LDP.

Early consultation allows any conflicts or issues to be raised early on so they can be considered and dealt with before decisions are made. Please note we cannot guarantee everyone will get the outcome they desire; however, we think it is important people can understand how and why decisions are made in a clear and transparent manner.





### 3. Participation statement - how we will enable you to get involved and have your say

The **participation statement** sets out the level of stakeholder involvement that will take place in preparing LDP2 including: when, how, and with whom consultation will take place.

**Throughout the preparation of LDP2, we will consult with:**

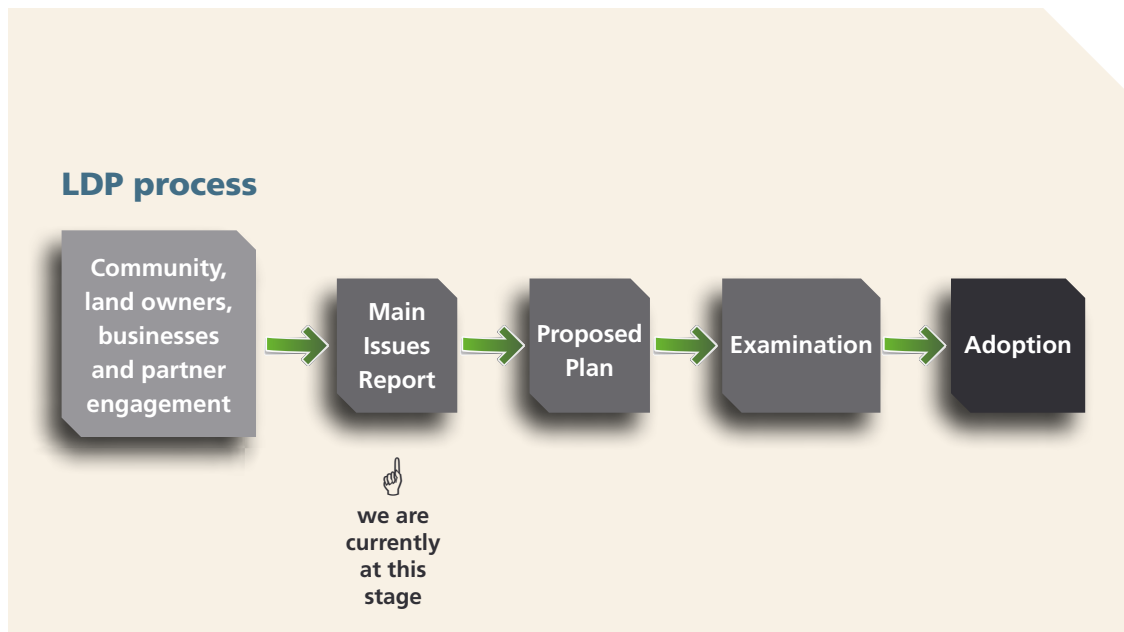
- Stakeholders/key agencies in the public sector (such as key government agencies, statutory bodies, and non-governmental organisations), for example Scottish Environment Protection Agency (SEPA); Transport Scotland and Scottish Natural Heritage (SNH)
- The private sector (such as business interests, landowners and developers)
- The local community including residents, Community Councils, community representatives, community organisations and other interested bodies

Everyone will have the opportunity to engage and comment at the MIR and Proposed Plan stages (see below for an explanation of these stages). Once these stages pass there will be limited opportunity for engagement so it is important to get involved during these periods to ensure your voice is heard.

We will use a range of techniques to consult and communicate with people and provide them with clear information to enable them to make informed comments. We are looking at a range of different and innovative consultation methods in order to reach as many people as possible, as well as continuing with more traditional forms of consultation.

**Methods of Consultation will include:**

- Press releases
- Adverts in local newspapers
- Posting information and updates on the Council's website
- Directly notifying people signed up to mailing list of any news and updates via The GovDelivery system - this is where people can subscribe to email alerts and updates about the LDP
- Social media such as Facebook and Twitter
- Drop-in sessions in various locations across the region
- We will also explore how we can reach out to younger people as well as other groups of people who may not normally get involved in the planning process



## 4. Progress so far

An early opportunity for members of the public, landowners, developers and other interested parties to submit details of potential development sites they wanted considered for inclusion in LDP2 took place through a Call for Sites and Comments exercise. The exercise also encouraged people to submit comments they have about the existing LDP.

Six community based workshops were held across the region in August to hear community views on where they live and what could be done to shape how where they live will look and operate in the future. PAS (previously known as Planning Aid Scotland) helped to facilitate the workshops. PAS is a planning and educational charity which helps people to engage with the place where they live. The workshops were attended by 116 people. The **Place Standard** tool, which has been developed by the Scottish Government, NHS Scotland and Architecture + Design Scotland, was used to help facilitate discussion. The Tool encourages people to think about their place and enables them to have a structured discussion around a series of themes and questions. The outcomes from the workshops will be used to inform the MIR.



## 5. The next steps: Publication of the Main Issues Report (MIR)

The MIR sets out the Council's proposals for development including, where possible alternative options as well as the main planning issues affecting the region and how the proposed new policies and strategies would influence these. It is the first stage of consultation where we will be asking for formal comments to be submitted regarding the proposals and issues.

We will hold a number of drop-in sessions across the region - the list of locations, venues and times is listed below. The drop-in session will provide an opportunity for people to see and discuss what changes the Council are proposing to make to the current LDP.

Date 2017	Location	Time
Monday 20 February	Former Bakers Oven, Dumfries	12 noon – 5.00pm
Tuesday 21 February	Stranraer Library	3.00pm - 6.30pm
Thursday 23 February	Annan Town Hall	3.00pm - 6.30pm
Monday 27 February	Castle Douglas Community Centre	3.00pm - 6.30pm
Tuesday 28 February	A' the Airts, High Street, Sanquhar	3.00pm - 6.30pm
Wednesday 1 March	Cochran Hall, Kircudbright Academy	3.00pm - 6.30pm
Thursday 2 March	Whithorn Community Centre	3.00pm - 6.30pm
Saturday 4 March	Loreburne Shopping Centre, Dumfries	10.00am – 4.00pm
Monday 6 March	Langholm Library	3.00pm - 6.30pm
Wednesday 8 March	McMillian Hall, Newton Stewart	3.00pm - 6.30pm
Thursday 9 March	Stormont Hall, Gretna Green	3.00pm - 6.30pm
Tuesday 14 March	Dalbeattie Town Hall	3.00pm - 6.30pm
Thursday 16 March	Lockerbie Town Hall	3.00pm - 6.30pm

Section 6 sets out in greater detail the various stages of the LDP preparation and the timescales for when these can be expected, which stakeholders will be involved and the engagement and communication techniques that will be implemented at each stage.



## 6. Timescales for preparing LDP2

Stage	When	Who	How
<b>Development Plan Scheme</b>			
Publish 8 <sup>th</sup> edition of the Development Plan Scheme.	November 2016 and annually thereafter.	Members of the public and other interested parties.	Press release about the publication of the DPS. It will be published on the Council's website and paper copies will be available in libraries and Council planning offices. The Council will inform Community Councils and other interested parties that a new LDP is being produced.
<b>Publish Main Issues Report</b>			
Publish and consult on the MIR and Strategic Environment Assessment (SEA) Report.	January 2017 - April 2017	Members of the public, Community Councils and Groups, private and public sector, key consultation agencies, Scottish Ministers.	The MIR and comment forms will be published on the Council's website and information will be sent via email to all subscribers to our mailing list. Paper copies of the MIR will be provided at libraries and Council planning offices. Announcements via the press and adverts will be placed in newspapers across the region. Drop-in sessions will be held at various locations across the region. Neighbours adjacent to proposed development sites will be notified that the site is being considered for development.
<b>Publish Proposed Plan</b>			
Publish Proposed LDP & Action Programme for representation.	January 2018 - February 2018	Members of the public, Community Councils and Groups, private and public sector, key consultation agencies, Scottish Ministers.	The Proposed Plan and representation form will be published on the Council's website and information will be sent via email to all subscribers to our mailing list. Paper copies of the Proposed Plan and representation form will be provided at libraries and Council planning offices. Announcements via the press and adverts will be placed in newspapers across the region. Neighbours adjacent to proposed development sites will be notified that the site is being proposed for development.
<b>Examination</b>			
Examination of Proposed LDP	October 2018 - March 2019	Scottish Government/ Reporter	Similar techniques will be used as for the MIR.
<b>Examination</b>			
Examination of Proposed LDP	October 2018 - March 2019	Scottish Government/ Reporter	A Reporter who is appointed by the Scottish Ministers will assess the representations received to the Proposed Plan.
<b>Adoption</b>			
Adopt and publish LDP2.	By September 2019	Members of the public, Community Councils and Groups, private and public sector, key consultation agencies, Scottish Ministers.	The adopted LDP2 will be published and available to view on the Council's website. There will also be paper copies available in libraries and Council offices. Available to buy on request.

Stage	When
Publish 7th edition of the Development Plan Scheme	November 2015 and annual thereafter
<b>Pre-Main Issues Report Engagement</b>	
Opportunity to submit sites and comments	November 2015 - January 2016
Community/stakeholder events	May 2016 - July 2016
<b>Main Issues Report</b>	
Prepare the Main Issues Report (MIR) & Monitoring Statement (MS)	June 2016 - December 2016
Publish the MIR and Strategic Environmental Assessment (SEA) Environmental Report for consultation	January 2017 - April 2017
<b>Proposed Plan</b>	
Prepare Proposed LDP and Action Programme	January 2017 - December 2017
Publish Proposed LDP, Action Programme and amendments to the SEA Environmental Report for comment	January 2018 - February 2018
Assess representations. Consider any changes and progress to examination stage	March 2018 - September 2018
<b>Examination</b>	
Examination of Proposed LDP	October 2018 - March 2019
<b>Reporters Recommendations</b>	
Consider Examination recommendations. Publish any changes. Resend modified Proposed LDP to Scottish Ministers.	April 2019 - July 2019
<b>Adoption</b>	
Publish & Publicise Adopted LDP2	August 2019
Publish SEA Post Adoption Statement	After August 2019

If you have any questions about this Development Plan Scheme, would like to be added to our mailing list or e-bulletin or have any other general queries about the Local Development Plan, please get in touch:

**Local Development Plan Co-ordinator**

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