

**SCOTTISH GOVERNMENT REPORTER'S FINDINGS ON THE ARGYLL AND BUTE  
PROPOSED LOCAL DEVELOPMENT PLAN 2: NEXT STEPS**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 This report updates the Council on progress with the Local Development Plan 2 (LDP2) process; provides an outline of the next steps in the statutory adoption process, and seeks approval to progress with those steps, with a view to Local Development Plan 2 being fully adopted by November 2023.
- 1.2 The LDP2 process has involved evidence gathering, analysis, significant levels of engagement across a wide range of communities and stakeholders and statutory consultations. Scottish Government appointed Reporters have independently examined the remaining unresolved representations. Adoption is the culmination of the LDP process, giving an up-to-date plan against which robust planning decisions can be made with confidence and in an efficient manner.
- 1.3 The Argyll and Bute Local Development Plan 2 as proposed for Adoption is a good alignment with National Planning Framework 4 (NPF4) and will help to promote sustainable, liveable and productive places. It contains a strategy for sustainable economic growth that is backed by effective allocations (land for 3682 housing units & 71.5 Ha of employment land) and will be accompanied by an Action Programme. It will allow timeous and efficient determination of planning applications, promote economic investment, and is key to supporting effective funding applications.
- 1.4 The Department for Planning and Appeals was satisfied with the Council's community engagement when developing the plan. There were 188 unresolved issues dealt with at Examination and 128 issues resulted in no change to the plan. A summary is available in Appendix 1. The full Examination Report is available [here](#). The proposed map modifications are shown in Appendix 2.
- 1.5 The recommendations in the Examination Report are largely binding on the planning authority. The Adoption process involves submission of the plan to the Scottish Ministers for a 28 day period of scrutiny, notification, publicity, deposits

of the plan and all other required materials at libraries and a designated office and statutory adverts.

## **RECOMMENDATIONS**

It is recommended that Council:-

- i) Note and endorse the content of the report;
- ii) Consider and agree the recommendations contained within the Scottish Ministers Reporter's Examination Report;
- iii) Agree to the submission of the revised Local Development Plan 2 to the Scottish Ministers stating intent to adopt as modified in accordance with the recommendations in the Report of Examination, taking into account any consequential amendments and non-notifiable modifications. The Plan will be Adopted within 28 days of submission unless otherwise directed by the Scottish Ministers.
- iv) Delegate authority to the Executive Director with responsibility for Development and Economic Growth to move this matter forward on behalf of the Council, including all editorial and statutory requirements.

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**2.0 INTRODUCTION**

2.1 The Examination by Scottish Government appointed Reporters into the Argyll and Bute Proposed Local Development Plan 2 (PLDP2) has concluded. The next steps in the LDP process are to progress the plan through to Adoption.

2.2 This report aims to:

- i) update Council on progress with the Local Development Plan 2 (LDP2) process;
- ii) advise Council of the content of the Examination Report;
- iii) provide information to allow the Council to consider the recommendations contained in that Report; and
- iii) progress the Proposed Local Development Plan 2 through the adoption process, with a view to being fully adopted by November 2023.

**3.0 RECOMMENDATIONS**

3.1 It is recommended that Council:-

- i) Note and endorse the content of the report;
- ii) Consider and agree the recommendations contained within the Scottish Ministers Reporter's Examination Report;
- iii) Agree to the submission of the revised Local Development Plan 2 to the Scottish Ministers stating intent to adopt as modified in accordance with the recommendations in the Report of Examination, taking into account

any consequential amendments and non-notifiable modifications. The Plan will be Adopted within 28 days of submission unless otherwise directed by the Scottish Ministers.

- iv) Delegate authority to the Executive Director with responsibility for Development and Economic Growth to move this matter forward on behalf of the Council, including all editorial and statutory requirements.

## **4.0 DETAIL**

- 4.1 The LDP2 process has involved evidence gathering, analysis, significant levels of engagement across a wide range of communities and stakeholders, including statutory consultations. Key stages were:
- the use of the Place Standard Tool to open engagement with communities;
  - Call for Sites;
  - Call for Ideas;
  - Main Issues Report to consult formally on the proposed sites and ideas that were emerging;
  - Workshops with Councillors;
  - Consultation on the Proposed Local Development Plan; and
  - Examination of any unresolved issues.
- 4.2 The proposed LDP2 was submitted for examination in January 2022. Scottish Government appointed Reporters independently examined the remaining unresolved representations. The final examination report was received in June 2023. There was some delay to the process due to the publication of National Planning Framework 4. The elements of the plan before the Reporters were reassessed for alignment with this new part of the Development Plan, with engagement from the Council and other relevant parties. The Scottish Government Planning and Environmental Appeals (DPEA) charge for the examination was £131,872.70 (inc. V.A.T.).
- 4.3 The findings of the examination were generally favourable. 188 remaining unresolved issues were dealt with at Examination, of these 128 issues resulted in no change to the submitted plan. A high proportion of changes proposed by the Council were either accepted in part or in full by the Reporters. A summary of the Examination Report is available in Appendix 1. The full Examination Report is available [here](#). The proposed map modifications are shown in Appendix 2.
- 4.4 The DPEA was satisfied with the Council's community engagement when developing the plan. The Council publishes a Development Plan Scheme (DPS) as part of the LDP process to indicate how and when people may become involved in the different stages of plan preparation. A Statement of Conformity was submitted to the DPEA alongside the DPS to demonstrate how participation in the LDP process was met. This required to be verified by the DPEA before the examination commenced.

- 4.5 The recommendations in the Examination Report are largely binding on the planning authority. There are only a few specific circumstances, set out in The Town and Country Planning (Grounds for Declining to Follow Recommendations) (Scotland) Regulations 2009, where a planning authority may depart from the recommendations. These relate to consistency with NPF4; compatibility with Conservation regulations; and if the Reporter's conclusions could not have been reasonably reached based on the evidence considered during the examination. It is considered that none of these considerations apply to the Argyll and Bute PLDP2 Examination Report. Adoption is the culmination of the LDP process, giving an up-to-date plan against which robust planning decisions can be made with confidence and in an efficient manner.
- 4.6 There are also a number of non-notifiable modifications, which are editorial in nature e.g. typos, non-material updates such as removal of references to Scottish Planning Policy (which has been superseded) included in Appendix 4
- 4.7 The aim of proposed Local Development Plan 2 was to promote sustainable development through a simplified and less prescriptive approach to delivering development across Argyll and Bute. A key tool for this was changes to the Settlement and Countryside policies. These policies received objections both for and against the proposals. Although the Reporter recommends modification to these policies it is considered that the aims for a simplified and less prescriptive approach to support delivery of development have been achieved in Policies 1 and 2 as modified.
- 4.8 National Planning Framework 4 (NPF4) was published during the examination and is now part of the Development Plan for Argyll and Bute. Planning applications are assessed against the Development Plan. Although this led to some delay in the process it has ensured better integration between the proposed plan and NPF4. The main changes were to aquaculture Policy and renewables Policy.
- 4.9 The Local Housing Land Requirement set out in the Local Development 2 has been endorsed at 3,000 units with a total supply from effective and windfall sites shown as 3,266 units. The total supply on housing allocations is 3,682 units. There were only minor modifications to housing allocations and Policy.
- 4.10 Objections were received regarding the proposed green belt boundary around Helensburgh/Rhu/Cardross. The examination report has confirmed the green belt boundaries around Helensburgh and Rhu and recommended a minor amendment at Cardross.
- 4.11 Some of the key points about the Argyll and Bute Local Development Plan 2 as proposed for Adoption are:
- good alignment with National Planning Framework 4 (NPF4) to help promote sustainable, liveable and productive places;
  - a tool to support Argyll and Bute in creating places that consider climate change, environmental issues and the challenging transition to a net zero economy;

- contains a strategy for sustainable economic growth that is backed by effective allocations, policies and an Action Programme;
  - identifies allocations for 3,682 housing units and 71.5 hectares of industrial and business land;
  - key document for delivering development in Argyll and Bute over the next five years, being the main consideration in determining planning applications;
  - up-to-date, reflecting current Policy issues and allowing for robust and efficient decision making.
- 4.12 There are a number of supporting documents that are required to accompany Local Development Plan 2. The [Strategic Environmental Assessment: Environmental Report](#) has already been prepared and Strategic Environmental Assessment: Post Adoption SEA statement will be published following adoption of LDP2. The Habitats Regulation Assessment needs to be finalised. The impact assessments (equalities, islands, fairer Scotland duty) have been dealt with through the Equalities and Socio Economic Impact Assessment (EqSEIA) (Appendix 3). The Scottish Government was consulted on the Council approach to EqSEIA, prior to the publication of the island communities impact assessment guidance. The Council approach to the EqSEIA was considered to have fulfilled these duties. The plan also requires to have an Action Programme, which is to be published within 3 months of Adoption of the Plan.
- 4.13 The Proposed Local Development Plan 2, read in conjunction with the Report of the Examination, is currently considered to be a strong material consideration in the determination of planning applications.
- 4.14 The Adoption process involves submission of the plan intended for Adoption to the Scottish Ministers for a 28 day period of scrutiny. The plan is then Adopted unless a direction is received from the Scottish Ministers with further instruction. There is also a requirement for statutory notification, publicity, and deposit. The plan as proposed to be Adopted and a document showing the proposed modifications need to be placed (deposited) in libraries in the planning area and a designated Council office. Statutory adverts have to be placed in a local newspaper at both the intention to adopt stage and on adoption of the plan. The cost of the adoption process is estimated at £4500 - £5000.
- 4.15 The plan will be supported by additional technical notes to assist with the delivery of the policies. Many of these are already noted in PLDP2, for example LDP2 TN01- Masterplanning; LDP2 TN02 - Advertisement and Signage Policy; LDP2 TN03 - Delivery of Affordable Housing. Technical Notes will be considered in the future by the Planning, Policy and Licensing Committee as appropriate.

## **5.0 CONCLUSION**

- 5.1 The Local Development Plan 2 once Adopted would constitute the local part of the Development Plan, sitting alongside National Planning Framework 4. It has been through a lengthy statutory process, which has allowed for significant levels

of engagement throughout, including independent Examination. It is considered that the Examination Report findings are generally positive and have been dealt with in an appropriate manner.

- 5.2 The proposed Local Development Plan 2, incorporating the Examination modifications, contains up-to-date local Policy against which to determine planning applications effectively and efficiently. It also contains a portfolio of allocated sites with land designated for housing and economic uses suitable for the next 5 years. On this basis the Council is advised to progress with the Adoption process.

## **6.0 IMPLICATIONS**

- 6.1 Policy - Once Adopted, Local Development Plan 2 will be part of the Development Plan for Argyll and Bute (excluding Loch Lomond and the Trossachs National Park) alongside National Planning Framework 4. The planning authority, in the determination of planning applications, shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. The Adopted Plan contains the planning authority's policies, proposals and allocations.
- 6.2 Financial - The cost for issuing of all materials, notifications, statutory adverts and publicity related to the Adoption process is estimated at £4500 - £5000, is within the DIS – Development Policy budget. The cost of the DPEA Examination is a cost pressure, but only £121,303.10 has been dealt with in 22/23, leaving £10,569.60 (inc. V.A.T.) in 23/24
- 6.3 Legal - The Adoption process is a statutory process. Once adopted the planning authority is required to have regard to the provisions of the local development plan as part of the Development Plan for the area, so far as material to the application, and to any other material considerations, in the determination of planning applications.
- 6.4 HR – None.
- 6.5 Fairer Scotland Duty:
- 6.5.1 Equalities - protected characteristics – An Equalities and Socio Economic Impact Assessment has been prepared that covers this issue. Appendix 3
- 6.5.2 Socio-economic Duty – An Equalities and Socio Economic Impact Assessment has been prepared that covers this issue. Appendix 3
- 6.5.3 Islands - An Equalities and Socio Economic Impact Assessment has been prepared that covers this issue. Appendix 3
- 6.6 Climate Change - The strategy and policies in the plan provide an up-to-date position in terms of land use development and climate change impacts against which to assess planning applications. A [Strategic Environmental Assessment:](#)

[Environmental Report](#) has been prepared and Strategic Environmental Assessment: Post Adoption SEA statement requires to be published following adoption of LDP2.

- 6.7 Risk - Failure to Adopt would result in i) lack of an up-to-date Plan which reflects current Policy issues; ii) reduced alignment of Policy with National Planning Framework 4 giving rise to uncertainty in the determination of applications; iii) reduction in efficiency in the planning application process. Failure to follow the statutory process correctly may open the Council to legal challenge.
- 6.8 Customer Service - The plan is the result of significant engagement in LDP process by communities, landowners, developers, Key Agencies and other stakeholders. Going forward its role is to provide i) a portfolio of sites for future development and ii) a strategy and Policy framework against which to assess planning applications.

**Executive Director with responsibility for Development and Economic Growth,  
Kirsty Flanagan**

**Policy Lead for Planning and Regulatory Services, Councillor Kieron Green**

23rd August 2023

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**APPENDICES**

Appendix 1 Examination Report Summary

Appendix 2 Examination Report recommended map modifications

Appendix 3 Equalities and Socio Economic Impact Assessment

Appendix 4 Non Notifiable Modifications Schedule

## Appendix 1 Examination Report Summary

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 001	Policy 01 - Settlement Areas	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>Adding the following text as new paragraphs after the final paragraph of Policy 01 – Settlement Areas on page 12 of the proposed plan: “Development of a site in any Settlement Area that is, or is part of, a European Site will not be permitted where we cannot conclude that there would be no adverse effect upon the integrity of the European site.</li> </ol> <p>Where development of a site in any Settlement Area would take place outwith but close to a European Site, development proposals may need to satisfy the requirements of Policy 74 of this Plan.</p> <p>Proposals for development of a site in any Settlement Area that is, or is part of, a Site of Special Scientific Interest, National Nature Reserve, or a Local Nature Conservation Site must also satisfy the requirements of Policies 75 or 76 of this Plan, as appropriate.”</p>

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 002	Policy 02 - Outwith Settlement Areas	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the final bullet point of paragraph 3.2 on page 8 with: <ul style="list-style-type: none"> <li>• And adopt a less prescriptive approach to sustainable development in countryside areas.</li> </ul> </li> <li>2. Amending Policy 02 – Outwith Settlement Areas on page 12 as follows: <p>Policy 02 – Outwith Settlement Areas</p> <p>Outwith the Settlement Areas shown on the proposals map, development will only be acceptable where it can be demonstrated that it accords with:</p> <ul style="list-style-type: none"> <li>• an allocation of this plan, or</li> <li>• parts A, B or C as set out below, and</li> <li>• all other relevant policies of the LDP2.</li> </ul> <p>With respect to the third bullet point, particular attention is drawn to the need for development proposals to accord with Policies 70 to 76 with respect to landscape and the natural environment.</p> <p>Development proposals will also be required to demonstrate that there will be no unacceptable adverse effects (either individually or cumulatively) on natural heritage resources, built and/or cultural heritage resources, and landscape and visual amenity. Where a major development is proposed, or for any development where there is preliminary evidence that there may be such adverse effects (and where a formal environmental impact assessment is not required), a landscape and visual impact assessment, natural heritage assessment, or built and/or cultural heritage assessment may be required. In circumstances where there is otherwise evidence of a risk to the environment (for example flood risk or environmental pollution) other assessments may be required. The need for any such assessments would be determined at the development management stage, generally through pre-planning application processes.</p> <p>A – Countryside Areas</p> <p>Within the countryside areas there is a presumption in favour of sustainable development where this is of an appropriate scale, design, siting and use for its countryside location, as detailed in the relevant subject policies. In particular, the following types of development will be supported by</p> </li> </ol>

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			<p>the council, generally without the need for detailed environmental assessments, although such may still be required where there is evidence of any environmental risk:</p> <ul style="list-style-type: none"> <li>• Infill; or</li> <li>• Rounding off; or</li> <li>• Redevelopment opportunities of clusters; or</li> <li>• Previously developed sites.</li> </ul> <p>Note: development adjacent to, but outwith settlement boundaries which are delineated in the proposals maps will not constitute infill, rounding off or redevelopment.</p> <p>B – Remote Countryside Area</p> <p>Within the remote countryside area, only specific categories of development on appropriate sites will generally be supported. These comprise:</p> <ul style="list-style-type: none"> <li>• Renewable energy related development</li> <li>• Telecommunications/Digital or other infrastructure where a specific locational requirement has been demonstrated</li> <li>• Development directly supporting <ul style="list-style-type: none"> <li>• agriculture</li> <li>• aquaculture, or</li> <li>• other recognised countryside activity.</li> </ul> </li> </ul> <p>. C – Helensburgh and Lomond Greenbelt</p> <p>Within the Helensburgh and Lomond Green Belt development will only be supported where this is appropriately designed, located and landscaped and comprises:</p> <ul style="list-style-type: none"> <li>• Agriculture related development</li> <li>• Farm diversification proposals where these relate to small scale tourism and rural business-related development (excluding dwelling houses)</li> <li>• Development directly supporting the provision of essential infrastructure with a demonstrable need to be located within the greenbelt</li> <li>• Outdoor sport and outdoor recreational development which requires a countryside location</li> <li>• Development required to manage and sustain the natural heritage or access resources of the</li> </ul>

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			<p>greenbelt</p> <ul style="list-style-type: none"> <li>• Demolition and replacement of buildings and alterations or extensions of such buildings, including dwelling houses subject to no change of use occurring, and gross internal area not exceeding 1.5 times that of the original building</li> <li>• Extensions and outbuildings within the curtilage of existing buildings which are proportionate and appropriately designed in relation to the existing building</li> <li>• Change of use of buildings to residential institutional use.</li> </ul> <p>In exceptional cases development outwith the categories above may be permitted where it can be demonstrated that the proposals will retain a significant building at risk.</p>
Issue 003	Policy 03 - Simplified Planning Zones and Masterplan Consent Areas	No Change	No modification

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Issue 004	Policy 04 - Sustainable Development	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “built heritage resources” in criterion h) of Policy 04 – Sustainable Development on page 24 of the proposed plan and substituting therefor “heritage assets”.</li> <li>2. Deleting “and” in the text of criterion d) of Policy 04 – Sustainable Development on page 24 of the proposed plan and substituting therefor a comma.</li> <li>3. Adding “, solar panels, ground, water and air source heat pumps and other forms of renewable energy generation” between “efficiency” and the semi-colon at the end of the text of criterion d) of Policy 04 – Sustainable Development on page 24 of the proposed plan.</li> <li>4. Adding “, including the creation of district (renewable) heat networks, where viable” between “...benefit” and the semicolon at the end of the text associated with criterion a) of Policy 04 – Sustainable Development on page 24 of the proposed plan.</li> </ol>
Issue 005	Policy 05 - Design and Placemaking	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “, where possible, meet” from the first line of the first paragraph of Policy 05 – Design and Placemaking on page 25 of the proposed plan and substituting therefor “endeavour to comply with all of”.</li> </ol>

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Issue 006	Policy 06 - Green Infrastructure	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “2050” in the second line of paragraph 3.42 on page 23 of the proposed plan and substituting therefor “2045”.</li> <li>2. Deleting “42% by 2020” in the third line of paragraph 3.42 on page 23 of the proposed plan and substituting therefor “75% by 2030”.</li> <li>3. Adding “and Blue ” between “Green ” and “Infrastructure” in the policy title of Policy 06 – Green Infrastructure, on page 27 of the proposed plan.</li> <li>4. Deleting the text associated with fifth bullet point of Policy 06 – Green Infrastructure on page 27 of the proposed plan and substituting therefor “How development proposals will manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All SUDS features should be in accordance with the Principles of The SuDS Manual (C753)”.</li> <li>5. Adding the following hyperlinked text on a new line below hyperlinked text “Argyll and Bute Food Strategy” under the heading “Related documents:” associated with Policy 06 – Green Infrastructure on page 27 of the proposed plan [hyperlink to read: <a href="https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx">https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx</a>]: “CIRIA – The SuDS Manual (C753)”.</li> </ol>

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 007	Policy 08 - Sustainable Siting	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing the second sentence of the first bullet point in Policy 08 on page 29 as follows:   “Particularly careful attention should be given to hilltop, skyline or ridge locations, where development will only be acceptable if such a location cannot be avoided and any significant adverse landscape and visual effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal, and have been sufficiently mitigated through an environmental impact assessment or landscape and visual impact assessment”.</li> <li>2. Replacing the text of paragraph 4.21 on page 28 as follows:   “New developments in the countryside may require a landscape and visual impact assessment. Details of the criteria for this can be found in Policy 02”.</li> <li>3. Replacing the second sentence in bold text in the paragraph following the bullet points in paragraph 3.43 on page 24 as follows:   “Further, that proposals for development located within the countryside may require a landscape and visual impact assessment (LVIA) to be undertaken and submitted as a component part of the planning process”.</li> </ol>
Issue 008	Policy 09 - Sustainable Design	No Change	No modifications.

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Issue 009	Policy 10 - Design – All Development	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the full stop at the end of the text associated with the seventh bullet point of the list in Policy 10 – Design: All Development on page 30 of the proposed plan and substituting therefor “; and”.</li> <li>2. Adding an eighth bullet point to the list in Policy 10 – Design: All Development on page 30 of the proposed plan and associating with it the following new text: “Incorporate the use of flood resistant and resilient materials and construction methods.”.</li> </ol>
Issue 010	Policy 11 - Design – Conversions and Change of Use	No Change	No modifications.
Issue 011	Policy 13 - Advertisements	No Change	No modifications.

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Issue 012	Policy 15 - Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “established character” in the first bullet point of Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting therefor: “special characteristics and/or cultural significance”.</li> <li>2. Deleting “integrity or special qualities” in the first bullet point of Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting therefor: “special characteristics and/or cultural significance”.</li> <li>3. Deleting “historic environment” in paragraph 4.38 on page 34 of the proposed plan and substituting therefor “heritage assets”.</li> <li>4. Adding “historic” between “...of our” and “built environment...” on the first line of paragraph 4.39 on page 34 of the proposed plan.</li> <li>5. Adding “historic” between “...of the ” and “built environment...” on the third line of paragraph 4.39 on page 34 of the proposed plan.</li> <li>6. Deleting the first line of hyperlinked text under the heading “Related documents” on page 34 of the proposed plan and substituting therefor the following hyperlinked text [hyperlink to read: <a href="https://app-hes-pubs-prod-neu-01.azurewebsites.net/api/file/de59184a-f9e1-40ee-a780-aa2a0088701f">https://app-hes-pubs-prod-neu-01.azurewebsites.net/api/file/de59184a-f9e1-40ee-a780-aa2a0088701f</a>]: “Historic Environment Policy for Scotland, published May 2019”.</li> <li>7. Deleting the second paragraph of Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting therefor: “Proposals for development that would affect either a designated or non-designated heritage asset or their setting will be expected to demonstrate that they would enable positive change by balancing the need to secure the long-term sustainability of the asset against the need to address the impacts of climate change and to meet the council’s wider regeneration objectives, where appropriate”.</li> </ol>

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Issue 013	Policy 16 - Listed Buildings	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “ALL of” from the first sentence of Policy 16 – Listed Buildings on page 35 of the proposed plan.</li> <li>2. Deleting “AND” from the end of the text of the first bullet point of Policy 16 – Listed Buildings on page 35 of the proposed plan and substituting therefor “OR”.</li> <li>3. Inserting a new bullet point and associated text before the first bullet point of criterion B. Demolition of Policy 16 – Listed Buildings on page 36 of the proposed plan. The associated text shall read: “It can be demonstrated that the building is no longer of special interest, OR”</li> <li>4. Deleting the first sentence of paragraph 4.43 of the proposed plan and substituting therefor the following new sentence: “Historic Environment Scotland will be consulted on planning applications that would affect a category A listed building or its setting, and on applications for listed building consent for works to category A and B listed buildings, or for a proposal by the planning authority itself affecting a listed building of any category.”</li> <li>5. Adding “, to allow for adequate recording of the listed building and its features and context” after “...start of the works” in the first sentence of paragraph 4.44 of the proposed plan.</li> </ol>
Issue 014	Policy 17 - Conservation Areas	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Replacing “protect, conserve” with “preserve” in the first sentence of the first paragraph of Policy 17 – Conservation Areas A. Development on page 37 of the proposed plan.</li> <li>2. Replacing “protect, conserve and where appropriate” with “preserve or” in the first sentence of the second paragraph of Policy 17 – Conservation Areas A. Development on page 37 of the proposed plan.</li> </ol>

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Issue 015	Policy 20 - Gardens and Designed Landscapes	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the first and second paragraphs of Policy 20 – Gardens and Designed Landscapes on page 39 of the proposed plan and substituting therefor “Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact upon important views to, from and within the site, or its setting.</li> </ol> <p>Development proposals should protect and preserve in situ regionally or locally important Gardens and Designed Landscapes and their settings, wherever feasible.</p> <p>All proposals affecting designated or non-designated Gardens and Designed Landscapes or their settings shall be accompanied by an assessment that follows the principles set out in the most up-to-date relevant guidance published by Historic Environment Scotland.”.</p> <ol style="list-style-type: none"> <li>2. Replacing “archaeological, historical and botanical” with “artistic, historical, horticultural, architectural, scenic, and nature conservation” in the first bullet point of Policy 20 – Gardens and Designed Landscapes on page 39 of the proposed plan.</li> <li>3. Deleting “, AND” from the end of the text of the final bullet point of Policy 20– Gardens and Designed Landscapes on page 39 of the proposed plan and substituting therefor a full stop.</li> <li>4. Deleting the final sentence of Policy 20 – Gardens and Designed Landscapes on page 39 of the proposed plan.</li> </ol>
Issue 016	Map 38 - Sandbank South	No Change	No modifications
Issue 017	Policy 22 - Economic Development	No Change	No modifications

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 018	Policy 25 - Tourism Development Opportunities and Diagram 6: Tourism	Modify	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding the location of Loch Awe to the Tourism Development Opportunities identified by an open red circle on Diagram 6: Tourism (page 49) of the Argyll and Bute Proposed Local Development Plan 2 Written Statement. The location of the open red circle to be added should be the same as that occupied by an open blue circle on Authority Document AD002 - ISSUE 018 - Proposed Amendment to Diagram 6.</li> </ol>
Issue 019	Policy 27 - Huts and Hutting Developments	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 020	Policy 28 - Supporting Sustainable Aquatic and Coastal Development	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding three additional paragraph spaces between the glossary entries for “Ancillary use” and “Area for action (AFA)” on page 124 of the proposed plan.</li> <li>2. Inserting the heading “Aquaculture” into the second paragraph space between the glossary entries for “Ancillary use” and “Area for action (AFA)” on page 124 of the proposed plan. The text formatting shall match that used in all other glossary headings.</li> <li>3. Inserting “The propagation and husbandry of aquatic plants, animals, and other organisms for commercial, recreational, and scientific purposes. This includes, but is not restricted to, the farming of marine finfish (including Atlantic salmon), shellfish and seaweed.” into the third paragraph space between the glossary entries for “Ancillary use” and “Area for action (AFA)” on page 124 of the proposed plan. The text formatting shall match that used in all other glossary entries.</li> <li>4. Deleting “Government guidance” in the text associated with the tenth bullet point of Policy 28 – Supporting Sustainable Aquatic and Coastal Development on page 53 of the proposed plan and substituting therefor “national planning policy”.</li> <li>5. Deleting “the presumption is that it should be allowed to operate unless there are considerations which would render a particular site unsuitable for environmental reasons” in paragraph 5.20 on page 52 of the proposed plan and substituting therefor “the intent of this Policy is to guide new aquaculture development in line with National and Regional Marine Planning, and to minimise adverse environmental impacts, including cumulative impacts, that arise from other existing and planned aquaculture developments in the area, whilst also reflecting industry needs.”</li> <li>6. Deleting all of the text associated with the ninth bullet point of Policy 28 – Supporting Sustainable Aquatic and Coastal Development on page 53 of the proposed plan and substituting therefor “Potential benefits of sustainable site management proposals, which seek to mitigate or reduce environmental risk from fish farming operations, including escapes, disease and sea lice management or manage risk through adaptive management in response to environmental monitoring.”</li> <li>7. Deleting “presumption established in favour of aquaculture in coastal waters established by Scottish Planning Policy (SPP)” in paragraph 5.26 on page 52 of the proposed plan and substituting</li> </ol>

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
			<p>therefor “support for a sustainable, diverse, competitive and economically viable aquaculture industry expressed in Policy 32 of National Planning Framework 4 (NPF4)”.</p> <p>8. Adding “Proposals for new open cage/pen sites and the expansion of existing open cage/pen sites will only be permitted where there will be no adverse impact upon wild salmon using migratory routes. Where proposals are likely to impact wild salmon migratory routes, the operator must mitigate these effects through the implementation of an agreed Environmental Management Plan prepared in accordance with advice provided by Marine Scotland Science, NatureScot, and the Planning Authority.” as a new paragraph after the text associated with the eleventh bullet point of Policy 28 – Supporting Sustainable Aquatic and Coastal Development on page 53 of the proposed plan.</p> <p>9. Adding three additional paragraph spaces under the bottom of the box containing the text of Policy 29 – Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan.</p> <p>10. Inserting “Related documents:” into the second paragraph space under the bottom of the box containing the text of Policy 29 – Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan. The format of the text shall match that used under the box containing the policy wording for Policy 25 – Tourism Development Opportunities on page 50 of the proposed plan.</p> <p>11. Inserting the following hyperlinked text into the third paragraph space under the bottom of the box containing the text of Policy 29 – Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan [hyperlink to read: <a href="https://www.dynamiccoast.com/">https://www.dynamiccoast.com/</a>]: “Dynamic Coast”. The format of the hyperlinked text shall match that used in the related documents section of the Tourist Related Development section on page 50 of the proposed plan.</p>
Issue 021	Policy 29 - Existing Fish Farm Consolidation and Rationalisation	No Change	No modifications.

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Issue 022	Policy 30 - The Sustainable Growth of Renewables	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing the spatial framework in Diagram 7, page 56, from the proposed plan.</li> <li>2. Deleting the second sentence of Policy 30, page 54, from the proposed plan (from the word “proposals” to the end of the third bullet point).</li> <li>3. Amending the second bullet point in the list of criteria in Policy 30, page 54, by deleting the words “including effects on wild land”.</li> <li>4. Adding a criterion to the bullet points in the list of criteria in Policy 30, page 54: <ul style="list-style-type: none"> <li>• impacts on trees, woods and forests.</li> </ul> </li> <li>5. Replacing the fourth sentence in paragraph 5.29 of the proposed plan on page 54 which states: <p>“In terms of landscape, and cumulative landscape impacts, developers will be required to demonstrate how they have taken into consideration the detailed strategic guidance set out in the Argyll and Bute Landscape Wind Energy Capacity Study 2017”</p> <p>with the following text:</p> <p>“In considering landscape and visual impacts, Policy 30 should be read in the context of the development plan as a whole including the objectives and principles of NPF4 and its topic specific policies including Policy 11. In terms of landscape, and cumulative landscape impacts, guidance is provided within the Argyll and Bute Landscape Wind Energy Capacity Study 2017”.</p> </li> </ol>

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Issue 023	Policy 31 - Minerals	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “rare” in the fifth bullet point of the second paragraph of Policy 31 – Minerals on page 57 of the proposed plan and substituting therefor “rare minerals (e.g. gold, silver, barite)”.</li> <li>2. Deleting “these are near to or on the site of associated development (e.g. windfarm or road or other infrastructure developments) provided that it can be demonstrated that there are significant environmental, community and operational benefits, and will be subject to conditions which will be time limited, tied to the proposal, and provide for full restoration and aftercare” in the fourth bullet point of the second paragraph of Policy 31 – Minerals on page 57 of the proposed plan and substituting therefor “the proposal is found to be acceptable after being assessed against National Planning Framework 4 Policy 33 criterion e)”.</li> </ol>
Issue 024	Policy 32 - Active Travel	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “foreshore or loch side” from the final sentence of Policy 32 – Active Travel on page 62 of the proposed plan and substituting therefor “foreshore, loch side or riverside”.</li> <li>2. Deleting “an active travel route” from paragraph 3.26 on page 21 of the proposed plan and substituting therefor “the Cross-Scotland Pilgrim Way”.</li> <li>3. Deleting “Pilgrims” from the text associated with the third bullet point of paragraph 6.9 on page 61 of the proposed plan and substituting therefor “The Cross-Scotland Pilgrim”.</li> </ol>
Issue 025	Policy 33 - Public Transport	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting “, Network Rail,” between “Transport Scotland” and “ and the Scottish Government” in paragraph 6.11 on page 62 of the proposed plan.</li> <li>2. Adding “ Infrastructure” to the title of Policy 33 – Public Transport on page 63 of the proposed plan and making consequential amendments to the Contents table on page iii of the proposed plan and to the heading on page 62 of the proposed plan.</li> <li>3. Inserting “and the national rail network (including level crossings)” between “road network”</li> </ol>

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
			<p>and “ so that it may” in the second sentence of the second paragraph of Policy 33 – Public Transport, on page 63 of the proposed plan.</p> <p>4. Deleting “impact” in the first sentence of the second paragraph of Policy 33 – Public Transport, on page 63 of the proposed plan.</p> <p>5. Deleting “green transport” in the first sentence of the second paragraph of Policy 33 – Public Transport, on page 63 of the proposed plan and substituting therefor “travel”.</p> <p>6. Adding the following hyperlinked text on a new line below hyperlinked text “SPT–Regional Transport Strategy (2008 – 21)” under the heading “Related documents” associated with Policy 33 – Public Transport on page 63 of the proposed plan [hyperlink to read: <a href="https://www.transport.gov.scot/media/4589/planning_reform_-_dpmtag_-_development_management_dpmtag_ref_17_-_transport_assessment_guidance_final_-_june_2012.pdf">https://www.transport.gov.scot/media/4589/planning_reform_-_dpmtag_-_development_management_dpmtag_ref_17_-_transport_assessment_guidance_final_-_june_2012.pdf</a>]: “Transport Scotland Transport Assessment Guidance (2012)”.</p> <p>7. Adding the following hyperlinked text on a new line above hyperlinked text “SPT – Regional Transport Strategy (2008 – 21)” under the heading “Related documents” associated with Policy 33 – Public Transport on page 63 of the proposed plan [hyperlink to read: <a href="https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2021/05/transport-scotland-core-documents/documents/key-agencies-documents---transport-scotland/development-and-the-trunk-road-network/development-and-the-trunk-road-network/govscot%3Adocument/Development%2Band%2Bthe%2BTrunk%2BRoad%2BNetwork.pdf">https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2021/05/transport-scotland-core-documents/documents/key-agencies-documents---transport-scotland/development-and-the-trunk-road-network/development-and-the-trunk-road-network/govscot%3Adocument/Development%2Band%2Bthe%2BTrunk%2BRoad%2BNetwork.pdf</a> ]: “Development and the Trunk Road Network (March 2016)”.</p> <p>8. Adding “ Early engagement is advised with Transport Scotland for sites adjacent to the trunk road network.” after “justify their proposal.” in the second paragraph of Policy 33 – Public Transport on page 63 of the proposed plan.</p>

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Issue 026	Policy 34 - Electric Vehicle Charging	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding “Existing Publicly Available ” before “Car Charging Points” in the key to Diagram 8: Connectivity, on page 60 of the proposed plan.</li> <li>2. Deleting all text (including spaces) after the colon in the wording associated with the first bullet point of Policy 34 – Electric Vehicle Charging on page 64 of the proposed plan and substituting therefor “a minimum of 1 EV charging point for every 5 residential communal off-street parking spaces and for dedicated cable ducting to be installed to allow all remaining such parking spaces to be provided with a charging point in the future.”.</li> <li>3. Deleting “to assess the potential for the capability/cable ducting to allow for the installation, where appropriate,” in the wording associated with the second bullet point of Policy 34 – Electric Vehicle Charging on page 64 of the proposed plan and substituting therefor “: install dedicated cable ducting connecting each private residential parking space to the nearest electricity supply connection point capable of supporting the installation of a 7-kilowatt EV charging point.”.</li> <li>4. Deleting all text (including spaces) after the colon in the wording associated with the third bullet point of Policy 34 – Electric Vehicle Charging on page 64 of the proposed plan and substituting therefor “a minimum of 1 EV charging point for every 5 parking spaces at non-residential developments that attract a significant number of vehicles and for dedicated cable ducting to be installed to allow all remaining such parking spaces to be provided with a charging point in the future.”.</li> </ol>
Issue 027	Policy 42 - Safeguarding Piers, Ports and Harbours	No Change	No modifications.
Issue 028	Policy 48 - Developer Contributions	No Change	No modifications.
Issue 029	Policy 52 - Community Plans, Local Place Plans and Locality Plans	No Change	No modifications.
Issue 030	Policy 53 - Crofting Townships	No Change	No modifications.
Issue 031	Policy 54 - Safeguarding Zones of Notifiable Installations	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 032	Policy 55 – Flooding, Policy 56 – Land Erosion and Policy 57 – Risk Appraisals	Modify	<p>Modify the local development plan by:</p> <p>1. Deleting the text of Policy 55 – Flooding, on pages 82 and 83 of the proposed plan and substituting therefor:</p> <p>“Policy 55 – Flooding</p> <p>Development on the functional flood plain (land with greater than 0.5% (1 in 200) probability of flooding in any year) will be considered contrary to the objectives of this plan, except in the limited circumstances set out in part c) of this policy. Development elsewhere will be subject to assessment as set out in parts a) and b) of this policy, as relevant. Where redevelopment of existing sites within built up areas at risk from flooding is proposed, the planning authority will take into account the impact on flood risk elsewhere and the resilience and adaptation measures proposed. In all cases development proposals will be subject to assessment using Flood Risk Management Plan: Highland and Argyll Local Plan District; Flood Risk Management Plan: Clyde and Loch Lomond Local Plan District; and The River Basin Management Plan for Scotland 2021-2017 (see LDP2 T16 Technical Working Note: Flood Risk Framework).</p> <p>The type of development that will be generally permissible taking into account the probability of flooding is set out below. However, it should be noted that in all cases where the potential for flooding is highlighted, the planning authority will exercise the ‘precautionary principle’ and refuse development proposals where such proposals do not comply with parts a), b), c) or d) of this policy and/or on the advice of the Scottish Environment Protection Agency (SEPA).</p> <p>a) All types of development within areas with a probability of flooding of less than 1:1000 annual probability of flooding are acceptable in terms of this policy unless local circumstances and/or the nature of the development dictate otherwise;</p> <p>b) All types of development, excluding essential civil infrastructure, within areas with a probability of flooding between 1:1000 and less than 1:200 annual probability of flooding are acceptable in terms of this policy unless local circumstances dictate otherwise;</p> <p>c) Within flood risk areas (1:200 or greater annual probability of flooding) only those categories of development indicated in criteria i), ii) or iii) of this policy may be acceptable.</p> <p>i) Redevelopment of residential, commercial and industrial development and which are of an</p>

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			<p>equally or less vulnerable use within built-up areas providing flood prevention measures to a 1:200 year plus climate change standard already exist or are under construction. Water resistant materials/ construction together with a suitable freeboard allowance as appropriate;</p> <p>ii) Development on undeveloped and sparsely developed areas within the functional flood plain and compromising:</p> <ul style="list-style-type: none"> <li>• Essential development such as navigation and water based recreation use and essential transport and some utilities infrastructure; and an alternative lower risk location is not achievable;</li> <li>• Essential infrastructure which should be designed and constructed to remain operational during floods;</li> <li>• Certain water compatible recreational, sport, amenity and nature conservation uses providing adequate evacuation procedures are in place.</li> </ul> <p>iii) Development, which is in accord with flood prevention or management measures as specified in association with a Local Development Plan 2 Allocation or development brief.</p> <p>d) All development proposals at risk of flooding or in a flood risk area shall demonstrate that:</p> <p>i) All risks of flooding are understood and addressed;</p> <p>ii) There is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;</p> <p>iii) The development would remain safe and operational during floods;</p> <p>iv) Flood resistant and resilient materials and construction methods are used, and</p> <p>v) Future adaptations can be made to accommodate the effects of climate change.”.</p> <p>2. Adding the following hyperlinked text on a new line below hyperlinked text “SEPA: Flood Risk Assessment (FRA) Checklist” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/426913/lups_cc1.pdf">https://www.sepa.org.uk/media/426913/lups_cc1.pdf</a>]: “Climate Change Allowances for Flood Risk Assessment in Land Use Planning”.</p>

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			<p>3. Adding the following hyperlinked text on a new line above hyperlinked text “Highland Council: Flood Risk Management Plan” under the heading “Related documents” associated with Policies 55 – Flooding; 56– Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/306610/planning-information-note-4-sepa-position-on-development-protected-by-a-flood-protection-scheme.pdf">https://www.sepa.org.uk/media/306610/planning-information-note-4-sepa-position-on-development-protected-by-a-flood-protection-scheme.pdf</a>]: “SEPA Planning Information Note 4: SEPA Position on Development Protected by a Flood Protection Scheme”.</p> <p>4. Adding the following hyperlinked text on a new line below hyperlinked text “On line Planning Advice on Flood Risk” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/594088/211222-final-rbmp3-scotland.pdf">https://www.sepa.org.uk/media/594088/211222-final-rbmp3-scotland.pdf</a>]: “The River Basin Management Plan for Scotland 2021-2027”.</p> <p>5. Deleting the hyperlinked text “Highland Council: Flood Risk Management Plan” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan and substituting therefor “Flood Risk Management Plan: Highland and Argyll Local Plan District” (hyperlink to read: <a href="https://www2.sepa.org.uk/frmplans/documents/lpd1-highland-and-argyll-frmp-2021.pdf">https://www2.sepa.org.uk/frmplans/documents/lpd1-highland-and-argyll-frmp-2021.pdf</a>).</p> <p>6. Deleting the hyperlinked text “Glasgow City Council: Clyde and Loch Lomond Local Flood risk Management Plan” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan and substituting therefore “Flood Risk Management Plan: Clyde and Loch Lomond Local Plan District” (hyperlink to read: <a href="https://www2.sepa.org.uk/frmplans/documents/lpd11-clyde-and-loch-lomond-frmp-2021.pdf">https://www2.sepa.org.uk/frmplans/documents/lpd11-clyde-and-loch-lomond-frmp-2021.pdf</a>).</p>
Issue 033	Port Ellen and Surrounding Area, Islay	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 034	Chapter 3 – Spatial and Settlement Strategy	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “the most recent report from” in paragraph 3.38 on page 23 of the proposed plan and substituting therefor “In 2018”.</li> <li>2. Deleting “published in 2018 recommends” in paragraph 3.38 on page 23 of the proposed plan and substituting therefor “recommended”.</li> <li>3. Deleting “2018” in paragraph 1.5 on page 1 of the proposed plan.</li> <li>4. Deleting “2018” in paragraph 1.8 on page 2 of the proposed plan.</li> <li>5. Deleting “low carbon” in paragraph 3.44 on page 24 of the proposed plan and substituting therefor “net zero”.</li> <li>6. Deleting “low carbon” in paragraph 4.23 on page 29 of the proposed plan and substituting therefor “net zero”.</li> <li>7. Deleting “grow a low-carbon” in paragraph 5.2 on page 41 of the proposed plan and substituting therefor “move towards a net zero”.</li> <li>8. Deleting “low carbon” in paragraph 6.3 on page 59 of the proposed plan and substituting therefor “net zero”.</li> <li>9. Deleting “low carbon” in paragraph 6.12 on page 63 of the proposed plan and substituting therefor “net zero”.</li> <li>10. Deleting “low carbon” in paragraph 6.24 on page 67 of the proposed plan and substituting therefor “net zero”.</li> <li>11. Deleting “simpler and more flexible” in paragraph 3.1 on page 8 of the proposed plan and substituting therefor “less prescriptive”.</li> <li>12. Deleting “The spatial strategy for the LDP2” in paragraph 3.1 on page 8 of the proposed plan and substituting therefor “In comparison with the first local development plan, the LDP2 spatial strategy”.</li> </ol>

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			13. Deleting “will” in the seventh line of paragraph 3.44 on page 24 of the proposed plan and substituting therefor “may”.
Issue 035	Policy 59 - Water Quality and The Environment	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “flow rate” from criterion a) of Policy 59 – Water Quality and the Environment on page 85 of the proposed plan and substituting therefor “hydrology (i.e. flow rate) chemical and biological status;”.</li> <li>2. Adding the following text as a new paragraph after criterion e) of Policy 59 – Water Quality and the Environment on page 85 of the proposed plan: “Argyll and Bute Council will actively seek to protect natural watercourse features by preventing or avoiding development on sites where there would be an unavoidably detrimental impact upon a watercourse. Opportunities for improvement such as de-culverting, re-meandering, and/or naturalisation will be supported where carefully considered by the applicant from the outset in the proposed layout and design. Development proposals that would be adjacent to a watercourse should be supported with details showing how a minimum 6-metre riverbank buffer strip could be provided.”</li> </ol>
Issue 036	Proposed Tourism Infrastructure - Craignure, Mull	No Change	No modifications.

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Issue 037	Policy 61 - Sustainable Drainage Systems (SUDS)	Modify	<p>Modify the proposed plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “Proposals for SuDs measures compliant with technical guidance will be required in relation to all development prior to determination” from Policy 61 – Sustainable Drainage Systems (Suds) on page 86 of the proposed plan and substituting therefor: “Development proposals will manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All SUDS features should be in accordance with the Principles of The SuDS Manual (C753).”</li> <li>2. Adding the following hyperlinked text on a new line below hyperlinked text “PAN 79 – Water and Drainage” under the heading “Related documents” associated with Policy 61 – Sustainable Urban Drainage Systems (Suds) on page 86 of the proposed plan [hyperlink to read: <a href="https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx">https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx</a>]: “CIRIA – The SuDS Manual (C753)”.</li> </ol>
Issue 038	Policy 62 - Drainage Impact Assessments	No Change	No modifications.
Issue 039	Proposed Potential Development Area for Housing - North Connel	No Change	No modifications.
Issue 040	Proposed Settlement Area - Port Appin	No Change	No modifications.
Issue 041	Policy 66 - New Residential Development on Non-Allocated Housing Sites within Settlement Areas	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the first sentence of Policy 66 – New Residential development on non-allocated housing sites within Settlement Areas and substituting therefor: “All proposals for new residential development within settlements must demonstrate that they meet the tests laid down in National Planning Framework 4 Policy 16 criterion f).”</li> </ol>
Issue 042	Policy 67 - Provision of Housing to Meet Local Needs including Affordable Housing	No Change	No modifications
Issue 043	Policy 68 - Housing Greenspace	No Change	No modifications

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Issue 044	Policy 70 - Development Impact on National Scenic Areas (NSA's)	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “consistent with the” in criterion b) of Policy 70 – Development Impact on National Scenic Areas (NSA’s) on page 94 of the proposed plan and substituting therefor: “has taken into account the content of any”.</li> <li>2. Deleting “have an adverse effect on the” in the first paragraph of Policy 70 – Development Impact on National Scenic Areas (NSA’s) on page 94 of the proposed plan and substituting therefor: “compromise the objectives of their designation and the overall”.</li> <li>3. Deleting “undermine the” in the first paragraph of Policy 70 – Development Impact on National Scenic Areas (NSA’s) on page 94 of the proposed plan and substituting therefor: “fail to safeguard”.</li> </ol>
Issue 045	Policy 71 - Development Impact on Local Landscape Area (LLA)	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “consistent with the” in criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “has taken into account the content of any”.</li> <li>2. Deleting “unless it is adequately demonstrated” in the first paragraph of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “. All development proposals in or affecting a Local Landscape Area must demonstrate”.</li> <li>3. Deleting “and” after the semi-colon at the end of the text associated with criterion a) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan.</li> <li>4. Deleting “an LVIA and consistent with the” in the text associated with criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “a landscape and visual impact assessment and has taken account of the content of any”.</li> <li>5. Deleting the full stop at the end of the text associated with criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “; and”.</li> </ol>

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			<p>6. Adding the following new criterion on a new line after the text associated with criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan: “c) The location, scale, design, materials and landscaping would be of a high standard and would safeguard or enhance the special qualities and character of the Local Landscape Area.”.</p>
Issue 046	Policy 72 - Development Impact on Areas of Wild Land	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting all of the text associated with Policy 72 – Development Impact on Areas of Wild Land on page 96 of the proposed plan and substituting therefor: “Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal: <ul style="list-style-type: none"> <li>i. will support meeting renewable energy targets; or,</li> <li>ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area.</li> </ul> <p>All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate.”.</p> </li> <li>2. Deleting “SPP states that” from paragraph 9.7 on page 95 of the proposed plan.</li> <li>3. Deleting “SNH” in paragraph 9.8 on page 95 of the proposed plan and substituting therefor: “NatureScot”.</li> <li>4. Deleting all of the text associated with paragraph 9.10 on page 95 of the proposed plan and renumbering subsequent paragraphs.</li> <li>5. Deleting all of the text associated with paragraph 9.12 on pages 95 and 96 of the proposed plan and substituting therefor: “Where a development proposal within a Wild Land Area is capable of being supported in principle, a wild land assessment shall be prepared by the applicant, and should</li> </ol>

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			<p>be carried out in line with the most up-to-date NatureScot guidance available at the time the application is submitted.”.</p> <p>6. Deleting “SNH” from the hyperlinked text descriptor under the heading “Related documents” on page 96 of the proposed plan and substituting therefor “NatureScot”.</p> <p>7. Deleting the second line of hyperlinked text under the heading “Related documents” on page 96 of the proposed plan and substituting therefor the following hyperlinked text [hyperlink to read: <a href="https://www.nature.scot/doc/assessing-impacts-wild-land-areas-technical-guidance">https://www.nature.scot/doc/assessing-impacts-wild-land-areas-technical-guidance</a>]: “NatureScot: Assessing impacts on Wild Land Areas – technical guidance”.</p>
Issue 047	Policy 73 - Development Impact on Habitats, Species and Biodiversity and supporting text	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “and safeguard the” in criterion b) of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 96 of the proposed plan and substituting therefor “, safeguard and enhance”.</li> <li>2. Adding the following text on a new line after criterion a) iii) of Policy 73– Development Impacts on Habitats, Species and Biodiversity on page 96 of the proposed plan: “iv) The Conservation (Natural Habitats, &amp;c.) Regulations 1994, species listed on Schedules 2 and 4.”</li> <li>3. Adding a new criterion as a new paragraph after criterion d) of Policy 73 – Development Impacts on Habitats, Species and Biodiversity on page 97 of the proposed plan: “e) Development proposals that would be likely to have an adverse effect on a European Protected Species will not be permitted unless it can be shown that: <ul style="list-style-type: none"> <li>i) there is no satisfactory alternative; and</li> <li>ii) the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and</li> <li>iii) the development would not be detrimental to the maintenance of the population of the species at a favourable conservation status in its natural range.”.</li> </ul> </li> <li>4. Adding three additional paragraph spaces under the bottom of the box containing the text of Policy 73 – Development Impact on Habitats, Species and Biodiversity on</li> </ol>

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			<p>page 97 of the proposed plan.</p> <p>5. Inserting the text “Related documents:” into the second paragraph space under the bottom of the box containing the text of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 97 of the proposed plan. The format of the text shall match that used under the box containing the policy wording for Policy 72 – Development Impact on Areas of Wild Land on page 96 of the proposed plan.</p> <p>6. Inserting the following hyperlinked text into the third paragraph space under the bottom of the box containing the text of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 97 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/144266/lups-gu31-guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf">https://www.sepa.org.uk/media/144266/lups-gu31-guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf</a>]: “Land Use Planning System SEPA Guidance Note 31: Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems”. The format of the hyperlinked text shall match that used in the related documents section for Policy 72 – Development Impact on Areas of Wild Land on page 96 of the proposed plan</p> <p>7. Deleting the text associated with paragraph 9.15 on page 96 of the proposed plan and substituting therefor: “The statutory duty placed on the Council by the Nature Conservation (Scotland) Act 2004 to further the conservation of biodiversity is not restricted to sites, habitats or species that are subject to statutory protection. Other features of local importance for biodiversity can be found outside of protected sites, but their importance may never have been surveyed or assessed. A number of plant and animal species receive statutory protection through international and national legislation, whether or not they are found within protected sites. The level of protection depends on the species concerned. European Protected Species receive the highest level of protection. All proposals will be assessed for their impact on European Protected Species and other nationally protected species.”.</p>
Issue 048	Policy 74 - Development Impact on Sites of International Importance	Modify	<p>Modify the local development plan by:</p> <p>1. Deleting all of the text associated with Policy 74 – Development Impact on sites of international importance on page 97 of the proposed plan and substituting therefor: “Unless development is directly connected with or necessary to their conservation, proposals likely to have a significantly adverse effect, including cumulative, upon an existing or proposed Special Protection Area, existing or candidate Special Area of Conservation, or Ramsar Site (i.e. European Sites), including development outwith the site, shall require appropriate assessment.</p>

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			<p>Where appropriate assessment is required, permission may be granted where mitigation of any assessed significant effect is possible. Where mitigation is not possible, permission may only be granted if:</p> <p>(i) there are no alternative solutions; AND,  (ii) there are imperative reasons of overriding public interest, including those of a social or economic nature; AND  (iii) compensatory measures are identified and provided to ensure that the overall coherence of the network of European Sites is protected.”.</p>
Issue 049	Policy 75 - Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves	Modify	<p>Modify the local development plan by:</p> <p>1. Deleting the text of Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves on page 97 of the proposed plan and substituting therefor:  “Development that would affect a Site of Special Scientific Interest or a National Nature Reserve will only be permitted where it can be adequately demonstrated that:</p> <p>(i) neither the natural feature(s) or qualities of special interest or objectives for which the land was notified, nor the overall integrity of the area, would be compromised; OR  (ii) any significant adverse effects upon the natural feature(s) or qualities of special interest or objectives for which the land was notified are clearly outweighed by social, environmental, or economic benefits of national importance, AND  (iii) the need for the development cannot be met in another, less environmentally sensitive, location.”.</p>

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 050	Forestry, Woodland and Trees	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “ and acting as a carbon store and renewable source of fuel” in the text associated with the sixth bullet point of paragraph 9.14 on page 98 of the proposed plan and substituting therefor “, acting as a carbon store, and as a renewable source of fuel and construction material.”.</li> <li>2. Inserting “ (including Atlantic Oakwoods)” between “long-established woods” and “, hedgerows and” in the first paragraph of criterion a) of Policy 77 – Forestry, Woodland and Trees on page 99 of the proposed plan.</li> <li>3. Deleting all of the text associated with Policy 77 – Forestry, Woodland and Trees on pages 99 and 100 of the proposed plan and substituting therefor “There is a strong presumption in favour of protecting our woodland resources. Particular care will be taken to ensure that ancient semi-natural woodland, native or long-established woods (including Atlantic Oakwoods), hedgerows and individual trees (including veteran trees) of high nature conservation value are safeguarded, conserved and, where possible, enhanced.</li> </ol> <p>Removal of woodland resources will only be permitted where it would achieve significant and clearly defined additional public benefits. These benefits will be secured by attaching a planning condition or by requiring a developer to enter into a planning obligation.</p> <p>Where woodland, hedgerows or individual trees are removed in association with development, adequate provision must be made for the planting of new woodland resources, including compensatory planting in accordance with the sequential approach set out in Policy 78 – Woodland Removal. Mitigation will be required where a development proposal would sever or impair connectivity between important woodland habitats.”.</p> <ol style="list-style-type: none"> <li>4. Deleting all of the text associated with Policy 78 – Woodland Removal on page 100 of the proposed plan and substituting therefor “Proposals that would involve the removal of woodland resources will be assessed against the criteria for determining the acceptability of woodland removal, as explained in Annex C of the Scottish Government’s Control of Woodland Removal Policy.</li> </ol> <p>Where this assessment concludes that compensatory planting would be appropriate, developers will need to provide for this in accordance with the advice in Annex 5 of the Scottish Government’s Control of Woodland Removal Policy: implementation guidance, published February 2019, and the</p>

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			<p>Argyll and Bute Woodland and Forestry Strategy.</p> <p>All agreed compensatory planting will be located in accordance with the following sequential approach:</p> <p>i) On-site (most preferable);  ii) Off-site within Argyll and Bute, or  iii) Elsewhere within Scotland (least preferable).”.</p>
Issue 051	Proposed Removal of Settlement Zone - Ascog, Bute	No Change	No modifications.
Issue 052	Policy 79 - Protection of Soil and Peat Resources	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the words “as much as possible” from the end of the first sentence of sub-paragraph b) of Policy 79 – Protection of Soil and Peat Resources on page 101.</li> <li>2. Adding the following links to external documents after Policy 79 on page 101:   SEPA Guidance – Developments on Peat and Off-Site Uses of Waste Peat  NatureScot – Carbon and Peatland 2016 Map.</li> </ol>
Issue 053	H3012 - Campbeltown - Dalintober	Modify	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Modifying the number of housing units from “15” to “4” in the Schedule 10 H3012 entry for Campbeltown – Dalintober on page 113.</li> </ol>
Issue 054	Policy 81 - Open Space Protection Areas	No Change	No modifications.

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Issue 055	Policy 82 - Contaminated Land	Modify	<p>Modify the local development plan by:</p> <p>1. Inserting the following 2 sentences in paragraph 9.31 on page 104, before the final sentence:</p> <p>“The council will ensure that remediation proposals and objectives are consistent with the requirements of Planning Advice Note 33: ‘Development and Contaminated Land’, insofar as the development is suitable for use post remediation and that it is not causing unacceptable risk to human health and to the wider environment, including all aspects of the water environment. Consideration will be given to both radioactive and nonradioactive sources of contamination.”.</p>
Issue 056	Policy 83 - Safeguarding Agricultural and Croft Land	Modify	<p>Modify the local development plan by:</p> <p>1. Replacing the first sentence of paragraph 9.33 on page 104 with the following:</p> <p>“Argyll and Bute has a significant area of agricultural land which is predominantly rough and hill grazing, with a very limited amount of good quality land.”.</p>
Issue 057	Proposal A - Oban Strategic Development Framework	Modify	<p>Modify the local development plan by:</p> <p>1. Inserting additional text within the box entitled “Proposal A – Oban Strategic Development Framework” on page 14 as follows:</p> <ul style="list-style-type: none"> <li>• “infrastructure providers” after “key agencies” in the second line.</li> <li>• “and rail” after “strategic road” in the seventh line.</li> <li>• “the consented” before “Dunbeg Half-Way Roundabout” in the eighth line.</li> </ul>
Issue 058	Proposal B - Helensburgh Strategic Development Framework	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 059	Cairndow/Inverfyne	Modify	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Amending the underlying land to allocation “X1001” from Countryside Area to Settlement Area on Map Number 21 Inverfyne.</li> <li>2. Amending the settlement name “Cairndow” to “Cairndow/Inverfyne” in the Settlement list in the Written Statement on page 132 as well as in any diagrams that Cairndow is shown upon and also within the title to the related Proposals Maps, these being Map Number 5 Cairndow and Map Number 21 Inverfyne.</li> </ol>
Issue 060	Proposal E - Cruachan Dam Pumped Storage Hydro-Electricity Facility Expansion	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding the words “and ancient woodland” after the word “interest” within the first sentence of (second) paragraph 3.25 on page 20 .</li> <li>2. Adding a new sentence at the end of the first sentence in (second) paragraph 3.25 on page 20:  “A project level Habitats Regulations Appraisal will be required with respect to development affecting the qualifying interests of the European sites.”.</li> <li>3. Adding a new paragraph following paragraph 3.27 on page 21.  “Infrastructure – there may be requirements for new infrastructure associated with this project, including electricity grid infrastructure upgrades”.</li> </ol>
Issue 061	Proposal F - Housing Development on Allocated Housing Sites	No Change	No modifications
Issue 062	Business and Industrial Land at Sandbank	No Change	No modifications
Issue 063	Open Space Protection Area and Settlement Area, Lonan Drive, Oban	No Change	No modifications
Issue 064	Countryside, Portnacroish, Appin	No Change	No modifications

<b>ISSUE NUMBER</b>	<b>ISSUE NAME</b>	<b>REPORTERS RECOMMENDATION</b>	<b>REPORTERS RECOMMENDATION IN FULL</b>
Issue 065	Oban South Glenshellach	No Change	No modifications
Issue 066	Policy 40 - Vehicle Parking Provision	Modify	Modify the local development plan by:  1. Inserting the following text at the beginning of line 3 in paragraph b) of policy 40 on page 68: "single bedroom".
Issue 067	H3003 - Inveraray South	No Change	No modifications.
Issue 068	C2001 – Helensburgh Pierhead – Community Facilities Allocation, A2006 – Helensburgh Town Centre and Waterfront.	No Change	No modifications
Issue 069	H4005 - Stronmilchan	No Change	No modifications.
Issue 070	Countryside Area, Baravullin	No Change	No modifications.
Issue 071	C4003 - Dunbeg School	Modify	The local development plan be modified by:  1. Adding the text "(Educational Expansion)" after "Community Facilities" in the Schedule 10 C4003 entry for Dunbeg School on page 118.
Issue 072	H1001 - Sandbank	No Change	No modifications.
Issue 073	H1004 - Rothesay – Barone Road	No Change	No modifications.
Issue 074	Housing Allocations: Strachur	No Change	No modifications.
Issue 075	Countryside, Eredine	No Change	No modifications.
Issue 076	Housing Allocations - Toward	No Change	No modifications.
Issue 077	H1015 - Dunoon – Gordon Street	No Change	No modifications.
Issue 078	Biodiversity - H1018 – Middle Innens Tighnabruaich; P1005 - Acharossan Tighnabruaich; M1004 - Clachan Quarry, Inverfyne, Cairndow	No Change	No modifications.

<b>ISSUE NUMBER</b>	<b>ISSUE NAME</b>	<b>REPORTERS RECOMMENDATION</b>	<b>REPORTERS RECOMMENDATION IN FULL</b>
Issue 079	Oban Development Road and Town Centre management (I4003, I4004, I4005, I4006)	Modify	Modify the local development plan by:  1. Deleting the two westernmost arms at the northern end of the transport infrastructure action I4004 on Map 210 in the Proposals Maps leaving one indicative line running along the public road to the eastern edge of site X4001.
Issue 080	Housing Allocations - Cardross	Modify	Modify the local development plan by:  1. Including the site occupied by two houses at Bloomhill, together with the land between those houses and Shira Lodge, within the settlement of Cardross. For the avoidance of doubt, the northern boundary of the site is (or is in line with) the post and wire fence constituting the northern boundary of the curtilage of the houses.
Issue 081	H2004 - Helensburgh East – Helensburgh Golf Club	No Change	No modifications.
Issue 082	Oban Airport	No Change	No modifications.
Issue 083	Kilcreggan Sites	No Change	No modifications.
Issue 084	OSPA, Dalintart Farm, Oban	No Change	No modifications.
Issue 085	H3010 and H3011 – Carradale and Peninver	No Change	No modifications.
Issue 086	H3013 Ardrishaig – Kilduskland South and H3019 Ardrishaig – Kilduskland North	No Change	No modifications.
Issue 087	H3015 - Tayvallich	No Change	No modifications.
Issue 088	OSPA, Druim Mor/Glenshellach Oban	No Change	No modifications.
Issue 089	Settlement, Kilmartin	No Change	No modifications.
Issue 090	Tobermory - Dalmally Growth Corridor	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 091	Glossary	Modify	<p>Modify the proposed local development plan by:</p> <ol style="list-style-type: none"> <li>1. Inserting the following glossary entry between the glossary entries for “Isolated coast” and “Key settlements” on page 127 (Appendix 1: Glossary) of the proposed local development plan: <p>“Key environmental features Prized or vital features of natural or built heritage (including biodiversity, development pattern and environment vital to human health); this plan seeks to sustain these features in their present or enhanced condition for at least the next 20 years (measured from the time of development proposals) for the benefit of existing and future generations with a focus on sustaining scarce non-renewable resources.”</p> </li> <li>2. Inserting the following glossary entry between the glossary entries for “Ancient monument” and “Ancillary use” on page 124 (Appendix 1: Glossary) of the proposed local development plan: <p>“Ancient woodland Land that is currently wooded and has been continually wooded since at least 1750. Its age means that it is important for biodiversity and our cultural identity.”</p> </li> </ol>
Issue 092	H3023 - Minard	No Change	No modifications.
Issue 093	Countryside, Taynult	No Change	No modifications.
Issue 094	H3028 - Kilmichael Glassary/Bridgend	No Change	No modifications.
Issue 095	H3029 - Lochgair	No Change	No modifications.
Issue 096	Bunessan	No Change	No modifications.
Issue 097	Countryside, South Cuan, Luing	No Change	No modifications.
Issue 098	Dunbeg B4006, H4007, H4015 and X4002	No Change	No modifications.
Issue 099	Countryside, Bridge of Awe	No Change	No modifications.
Issue 100	Policy 23 – Tourist Development, Accommodation, Infrastructure and Facilities Policy 24 – Existing Tourism Uses	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
	Policy 25 – Tourism Development Opportunities		
Issue 101	Economic Growth Sectors	No Change	No modifications.
Issue 102	Housing Land Tobermory	No Change	No modifications.
Issue 103	H4017 - Barcaldine	No Change	No modifications.
Issue 104	Housing Land Kilninver	No Change	No modifications.
Issue 105	H4022 - Craignure	No Change	No modifications.
Issue 106	Proposed Open Space Protection Area - Kilmelford	No Change	No modifications.
Issue 107	Bruichladdich	No Change	No modifications.
Issue 108	Housing Allocations H4025 - North Connel and H4027 - North Connel – Achnacree	No Change	No modifications.
Issue 109	Policy 04 – Sustainable Development	No Change	No modifications.
Issue 110	H4032 - Lochdon	No Change	No modifications.
Issue 111	Countryside, Barcaldine	No Change	No modifications.
Issue 112	H4037 - Taynuilt	No Change	No modifications.
Issue 113	Countryside, Connel	No Change	No modifications.
Issue 114	Kingarth Map Number 26	Modify	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Amending the boundary of allocation M1001 to reflect the extent of the boundary for permission 17/02586/MIN on Map Number 26 Kingarth and Kilchatten.</li> <li>2. Changing text under “Site Size (ha)” from “6.4” to “8.7” in the schedule 10 M1001 entry for Kingarth Quarry on page 108.</li> <li>3. Change the text beside “Total” from “45.6” to “47.9” in the schedule 10 entry for Minerals on page 108.</li> <li>4. Amending the settlement boundary of Kingarth to include the area defined on production RD202 on Map Number 26 Kingarth and Kilchatten.</li> </ol>

<b>ISSUE NUMBER</b>	<b>ISSUE NAME</b>	<b>REPORTERS RECOMMENDATION</b>	<b>REPORTERS RECOMMENDATION IN FULL</b>
Issue 115	Countryside Area, Kilmore	No Change	No modifications.
Issue 116	South of Arinagour, Coll, Countryside Area	No Change	No modifications.
Issue 117	Tourist Related Development	Modify	Modify the local development plan as follows:  1. Insert the following text after the first sentence of paragraph 5.12 on page 48:  “The tourism industry can be strengthened through greater business diversification, including farm diversification, for businesses serving the rural and island markets.”
Issue 118	M4006 - Benderloch – Culcharron and P4020 – Culcharron Quarry – Benderloch	No Change	No modifications.
Issue 119	M4007 - Fionnphort, Mull	Modify	Modify the proposed plan by:  1. Removing minerals allocation M4007 from schedule 10 on page 120 (and renumbering the remaining minerals allocations accordingly); the proposals map; and proposals map number 181.
Issue 120	P1001 – North Bute and Strategic Masterplan Area SM1001	No Change	No modifications.
Issue 121	P1003 - Glendaruel	No Change	No modifications.
Issue 122	Lismore	No Change	No modifications.
Issue 123	A1006 & P1007 - Ardyne	No Change	No modifications.
Issue 124	P2002 - Rhu Marina	No Change	No modifications.
Issue 125	Craobh Haven Settlement and Potential Development Areas	No Change	No modifications.
Issue 126	P3008 - Lochgilphead, Argyll and Bute Hospital	No Change	No modifications.
Issue 127	Chapter 10 - Schedules	No Change	No modifications.
Issue 128	P3016 - Lochgilphead – County Yard	No Change	No modifications.

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
Issue 129	Dunollie Beg Farm, Oban	No Change	No modifications.
Issue 130	P4003 - Barcaldine - Former Sealife Centre	No Change	No modifications.
Issue 131	Chapter 5	No Change	No modifications.
Issue 132	Greenbelt - Letrualt Farm	No Change	No modifications.
Issue 133	Potential Development Areas - Oban - Glencruitten (P4016, P4017, P4019, P4021 and P4022) situated within SM4001 Strategic Masterplan Area)	No Change	No modifications.
Issue 134	Chapter 8	Modify	<p>Modify the local development plan by:</p> <p>1. Replacing Table 6 on page 90 with the following table and notes:</p> <p>Table 6: Argyll and Bute Local Housing Land Requirement 2020-2029</p> <p>Administrative Areas Housing Market Areas Estimated housing share Local Housing Land Requirement (a) Effective housing land supply*1 (b) Windfall*2 (c) Totals (a-(b+c))</p> <p>Market Affordable Total</p> <p>Bute and Cowal Bute 90 0 90 390 352 97 +59</p> <p>Cowal 164 64 228</p> <p>Helensburgh &amp; Lomond Helensburgh &amp; Lomond 318 246 564 690 662 172 +144</p> <p>Mid Argyll, Kintyre and the Islands Mid Argyll 294 164 458 810 548 203 -59</p> <p>Kintyre 90 0 90</p> <p>Islay, Jura &amp; Colonsay 64 50 114</p> <p>Oban Lorn and the Isles Lorn 432 328 760 1,110 954 278 +122</p> <p>Mull &amp; Iona 64 50 114</p> <p>Coll &amp; Tiree 16 16 32</p> <p>Argyll &amp; Bute - 1,532 918 2,450 3,000 2,516 750 +266</p> <p>Notes:</p> <p>*1 – Derived from figure 18 of the 2020 housing land audit. Includes allocated Argyll and Bute Local Development Plan allocations; proposed plan allocations with no objections; and sites with extant planning permission not allocated in plans.</p> <p>*2 – 25% of the local housing land requirement (as evidenced from past windfall completions).</p>

ISSUE NUMBER	ISSUE NAME	REPORTERS RECOMMENDATION	REPORTERS RECOMMENDATION IN FULL
			<p>2. Replacing paragraph 8.2 on page 90 with the following text:</p> <p>“An assessment of the levels of need and demand for housing across Argyll and Bute is provided by housing need and demand studies which are carried out periodically, and provide an evidence base for use in the Local Housing Strategy and the Local Development Plan 2. The HNDA has been used to help inform the council’s approach to housing land reflecting an overarching strategic goal to reverse population decline and support economic growth and will support the delivery of the Vision and Objectives set out in Section 2 of this Plan. The National Planning Framework 4 (as adopted in February 2023) establishes a 10 year minimum all-tenure housing land requirement of 2,150 and the council has translated that to a Local Housing Land Requirement of up to 3,000 homes. Table 6 provides a summary of how that may translate between areas and demonstrates that sufficient land is allocated. An annual housing land audit and the delivery programme will be used to track the progress of housing developments and to help identify where additional measures are required in order to promote the growth of vibrant economically active communities across Argyll and Bute. Beyond year 10, Proposals A-D of this Plan will help to identify where there is likely to be potential for delivery of further housing land in the long-term.”.</p>
Issue 135	Settlement - Portincaple	No Change	No modifications.
Issue 136	Greenbelt - Helensburgh and Rhu	No Change	No modifications.
Issue 137	OSPA, Garelochhead	No Change	No modifications.
Issue 138	Greenbelt - Countryside - Helensburgh	No Change	No modifications.
Issue 139	Oban – Ganavan P4023, H4006, H4009, I4002 and surrounding area	Modify	<p>Modify the local development plan by:</p> <p>1. Replacing the P4023 entry in schedule 10 on page 121 under the use column as follows: “Mixed – Housing, recreation, community and tourism”.</p>
Issue 140	Diagram 7 - Spatial Framework for Renewables	Modify	Recommendations as set out in Issue 22.
Issue 141	P4026, P4027 and P4029 Barcaldine - (i), (ii) and (iii)	No Change	No modifications.
Issue 142	Provision of Primary Health Care for New Affordable Housing	No Change	No modifications.

<b>ISSUE NUMBER</b>	<b>ISSUE NAME</b>	<b>REPORTERS RECOMMENDATION</b>	<b>REPORTERS RECOMMENDATION IN FULL</b>
Issue 143	OSPAs - Rhu	Modify	Modify the local development plan by:  1. Removing the designation of open space protection area from the former Rhu Bowling Club site on map 59, leaving the area shaded as part of the settlement area.
Issue 144	Countryside - Garelochhead	No Change	No modifications.
Issue 145	P4031 - Lismore - Northern Ferry Point	No Change	No modifications.
Issue 146	Carsaig	No Change	No modifications.
Issue 147	Countryside - Rosneath Peninsula, Rahane	No Change	No modifications.
Issue 148	T4003 - Appin Holiday Park - Appin	Modify	Modify the local development plan by:  1. Extending tourism allocation T4003 (Appin Holiday Park) on the proposals map to include land to the east as identified on planning authority document AD093; and amending schedule 10 on page 122 to reflect the change in hectarage.
Issue 149	Economic fragility of Kintyre	No Change	No modification.
Issue 150	X3002 - Bowmore and C3006 Bowmore – Shore Street	No Change	No modification.
Issue 151	B4001 - Oban South adjacent Livestock Centre and LDP1 sites BI-AL5/7 and PDA4011	No Change	No modification.
Issue 152	X4001 - Connel - Saulmore Farm	No Change	No modification.

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Issue 153	Transport Impact Assessment	Modify	<p>1. Replacing the second sentence in paragraph 3.8 on page 11 as follows:</p> <p>“PDAs are areas where specific development opportunities might be realised in the mid to longer-term (such as the expansion of Oban); or could be supported through the life of the plan subject to those constraints identified in the schedules of the PDA’s being successfully addressed.”.</p> <p>2. Replacing the fifth sentence of paragraph 3.11 on page 13 with the following:</p> <p>“Further growth may also be achieved in Oban (and the wider Growth Corridor area) through significant investments in road infrastructure as identified through a co-ordinated cumulative transport appraisal by perspective developers in partnership with the council and other key stakeholders, including land owners and Transport Scotland. This will be dependent on an integrated infrastructure-first approach to be advanced through a future local development plan.”.</p> <p>3. Including an additional sentence on the end of paragraph 5.6 on page 42 as follows:</p> <p>“For sites at Barcaldine (P4026, P4027 and P4029) access should be discussed with Transport Scotland; and a proportionate cumulative transport assessment and transport impact assessment will be required to enable delivery in the mid to longer-term. This will be dependent on an integrated infrastructure-first approach to be advanced through a future local development plan.”.</p>
Issue 154	Technical Notes	No Change	No modifications.
Issue 155	National Park	No Change	No modifications.
Issue 156	Policy 19 – Scheduled Monuments	Modify	<p>Modify the proposed local development plan by:</p> <p>1. Amending the text of the second sentence of paragraph 4.53 on page 38 as follows:</p> <p>“Scheduled monument consent will generally be required for works within the scheduled area, in addition to local authority planning permission.”.</p>
Issue 157	Proposed Settlement Area - Gigha	No Change	No modifications.
Issue 158	Tourism Infrastructure - Glendaruel	No Change	No modifications.
Issue 159	AFAs Bute and Cowal	No Change	No modifications.

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Issue 160	Colintraive	Modify	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Including the building and associated car park relating to the heritage centre as defined in document AD052 under “303D” as Settlement Area on Map Number 9 Colintraive.</li> <li>2. Including the areas defined in document AD052 under “303C” and 303E” as Open Space Protection Area on Map Number 9 Colintraive.</li> </ol>
Issue 161	Proposed OSPA Removal - Toward	No Change	No modifications.
Issue 162	Proposed Removal of Settlement Zone - Ettrickdale	No Change	No modifications.
Issue 163	Local Nature Conservation Sites	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Showing the <a href="#">local nature conservation sites (and any associated local nature reserves)</a> to which Policy 76 applies on the proposals maps, in a similar manner to those shown on the proposals maps for the adopted plan.</li> <li>2. Delete the third sentence of paragraph 9.13 on page 98, and replace with the following:   “All local nature conservation sites (and any related local nature reserves) to which Policy 76 applies are shown on the proposals maps, and further details are provided in LDP2 TN05 Technical Note: Local Nature Conservation Sites.”.</li> </ol>

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Issue 164	Tarbert Sites	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending Map Number 137 Tarbert West to include the area H-AL13/2 as defined in the Argyll and Bute Local Development Plan 2015 Map 140 as a Potential Development Area.</li> <li>2. Adding to the schedule 10 entry for Potential Development Areas on page 115 Reference defined by council Tarbert – Campbeltown Road Mixed use – housing and open space Site size to reflect H-AL13/2</li> </ol>
Issue 165	A2005 - Helensburgh Reservoirs	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Amending the description of Proposal A2005 on page 109 of the proposed plan, under the heading “use”, as follows:  “Local; consideration of access, leisure/recreational use, redevelopment of redundant reservoirs and environmental enhancement opportunities.”.</li> </ol>
Issue 166	Proposed Settlement Zone - Achnamara	No Change	No modifications.
Issue 167	Adopted 2015 Local Development Plan Allocations MU-AL5/4 and H-AL 5/15	Modify	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Amending Map 198 North Connel West to extend the settlement boundary to include the area H-AL 5/15 as defined in the Argyll and Bute Local Development Plan 2015 on Map 201.</li> </ol>
Issue 168	M4003 - Lon Mor, Glenshellach, Oban	No Change	No modifications.
Issue 169	Policy 50 – Retention of Community Facilities and Policy 51 – Retention of Key Services	No Change	No modifications.
Issue 170	Cemeteries and Crematoria	No Change	No modifications.

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Issue 171	Chapter 2	Modify	Modify the local development plan by:  1. Deleting “This is supported by” in the first line of paragraph 2.5 on page 4 of the proposed plan and substituting therefor “The ABOIP supports this with”.
Issue 172	Chapter 1 - Introduction	No Change	No modifications.
Issue 173	M3006 - Ballygrant	No Change	No modifications.
Issue 174	A3012 - MACC Business Park	No Change	No modifications.
Issue 175	Proposed Settlement Zone - Craighouse and Keills	No Change	No modifications.
Issue 176	Proposed Settlement Zone - Clachan Seil	Modify	Modify the local development plan by:  1. Including the full extent of the garden ground to the north of Fasgadh (as shown on title deed document RD009) as within the settlement area on the proposals maps.
Issue 177	Proposed Settlement Zones/OSPA Removal - North Connel	No Change	No modifications.
Issue 178	Loch Cuin and Surrounding Area, near Dervaig, Mull	No Change	No modifications.
Issue 179	Established Business and Industry Area – Port Ellen, Islay	No Change	No modifications.
Issue 180	Proposed New Settlement - Heylipol, Tiree	No Change	No modifications.
Issue 181	Proposed Tourism Allocation, Settlement Area or Masterplan Area - Tobermory	No Change	No modifications.

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Issue 182	Proposed Housing Land - Port Charlotte	No Change	No modifications.
Issue 183	Crinan Canal	No Change	No modifications.
Issue 184	Settlement Area and Environmental Designations – Claddach, Islay	No Change	No modifications.
Issue 185	Dalavich	No Change	No modifications.
Issue 186	Proposed Potential Development Area - Fishnish, Mull	Modify	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Identifying the site at Fishnish as a potential development area following the boundaries of PDA4013 shown in the adopted Argyll and Bute Local Development Plan (2015) on map 184; and updating schedule 10.0 (on page 121) to include the site as a potential development area with “marine related development” as the use.</li> </ol>
Issue 187	Proposed Settlement Area and Amendment to Open Space Protection Area, Kilchrenan	No Change	No modifications.
Issue 188	Proposed Settlement Area - Glenevedale	No Change	No modifications.