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**Local Development Plan : Consolidated Supplementary Guidance Submission to the Scottish Government**

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**1.0 EXECUTIVE SUMMARY**

1.1 The main purpose of this report is to advise the Council of a further stage of the development plan process, which is the proposed submission to the Scottish Government of the Consolidated Supplementary Guidance (CSG) to support the Local Development Plan. The planning authority may adopt the Supplementary Guidance 28 days after submission, unless Scottish Ministers direct otherwise during this period.

1.2 Supplementary guidance (SG) forms a statutory part of the Development Plan once adopted by the Council. It provides further detail on the policies or proposals contained in the Local Development Plan. The Consolidated Supplementary Guidance consists of:

- The main element of Supplementary Guidance that was consulted on in parallel with the Local Development Plan and already agreed by Council for submission to the Scottish Government in March 2014.
- Minor editorial and non substantive changes to the above to reflect the latest Scottish Planning Policy (Published June 2014) and to improve clarity.
- the 3 new elements that have recently been consulted on, which are Green Network maps, SG LDP TRAN 4 – Public and Private Access Regimes and SG LDP ACE 1 – Area Capacity Evaluation and have already been recommended for approval by PPSL (See Appendix 2 : PPSL Minute and Report).
- Proposed amendments arising from the recent Strategic Environmental Assessment consultation (as set out in the SG Schedule 4s in Appendix 3)

1.3 The main element of Supplementary Guidance was submitted to the Scottish Government during July 2015. This followed adoption of the Local Development Plan and included non-substantive amendments to ensure alignment with the new Scottish Planning Policy and improve clarity. However, the Scottish Government requested additional supporting information in respect of environmental effects of the SG. To meet this request an addendum to the Strategic Environmental Assessment : Environmental Report was prepared and consulted on in relation to the Consolidated Supplementary Guidance throughout October of this year. This will accompany the CSG as part of the submission to the Scottish Government in order to demonstrate that the environmental effects of the CSG are fully understood.

**1.4 RECOMMENDATIONS**

**It is recommended that Members:-**

- Note the content of this Report.
- Approve the recommendations of the Planning, Protective Services and Licensing Committee held on 19/08/2015 in Appendix 2, *“to recommend to*

*Council that the proposed Supplementary Guidance [3 new elements] be submitted to the Scottish Ministers and thereafter adopted as a statutory part of the Development Plan, subject to satisfactory completion of the Scottish Ministers' evaluation";*

- Approve the proposed Consolidated Supplementary Guidance as amended (Appendix 1 of this report);
- Agree that the proposed Consolidated Supplementary Guidance be submitted to the Scottish Ministers and thereafter adopted as a statutory part of the Development Plan, subject to no recommendation for changes by the Scottish Ministers.

**Local Development Plan : Consolidated Supplementary Guidance Submission to the Scottish Government**

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## 2.0 INTRODUCTION

2.1 The main purpose of this report is to advise the Council of a further stage of the development plan process, which is the proposed submission to the Scottish Government of the Consolidated Supplementary Guidance (CSG) to support the Local Development Plan. The planning authority may adopt the Supplementary Guidance 28 days after submission, unless Scottish Ministers direct otherwise during this period.

## 3.0 RECOMMENDATIONS

**It is recommended that Members:-**

- i) Note that the content of this Report.
- ii) Approve the recommendations of the Planning, Protective Services and Licensing Committee held on 19/08/2015 in Appendix 2, *“to recommend to Council that the proposed Supplementary Guidance [3 new elements] be submitted to the Scottish Ministers and thereafter adopted as a statutory part of the Development Plan, subject to satisfactory completion of the Scottish Ministers’ evaluation”*;
- iii) Approve the proposed Consolidated Supplementary Guidance as amended (Appendix 1 of this report);
- iv) Agree that the proposed Consolidated Supplementary Guidance be submitted to the Scottish Ministers and thereafter adopted as a statutory part of the Development Plan, subject to no recommendation for changes by the Scottish Ministers.

## 4.0 DETAIL

### **Background**

4.1 The Planning etc. (Scotland) Act 2006 (Section 22) introduced the concept of Supplementary Guidance (SG) into the development plan process. The Local Development Plan (LDP) focusses on vision, the spatial strategy and overarching policies / proposals and the Supplementary Guidance contains the detail. Once adopted, SG becomes a statutory part of the development plan, which is the principle material consideration in the determination of submitted planning applications.

### **Consolidated Supplementary Guidance**

4.2 Supplementary guidance (SG) provides further detail on the policies or proposals contained in the Local Development Plan. The Consolidated Supplementary Guidance consists of i) The main element of Supplementary Guidance that was consulted on in parallel with the Local Development Plan and agreed for submission to the Scottish Government in March 2014; ii) Minor editorial and non substantive changes to this main

element to reflect the latest Scottish Planning Policy (Published June 2014) and to improve clarity. iii) the 3 new elements that have recently been consulted on, which are Green Network maps, SG LDP TRAN 4 – Public and Private Access Regimes and SG LDP ACE 1 – Area Capacity Evaluation (See Appendix 2 : PPSL Minute and Report), iv) Proposed amendments arising from the recent Strategic Environmental Assessment consultation (as set out in the SG Schedule 4s in Appendix 3).

4.3 The main element of Supplementary Guidance was submitted to the Scottish Government during July 2015. This followed adoption of the Local Development Plan and included non-substantive amendments to ensure alignment with the new Scottish Planning Policy and improve clarity. However, during the 28 day assessment the Scottish Government requested additional information in respect of environmental effects of the SG. To meet this request an addendum to the Strategic Environmental Assessment : Environmental Report was prepared and consulted on in relation to the Consolidated Supplementary Guidance throughout October and November of this year. This will accompany the CSG as part of the submission to the Scottish Government in order to demonstrate that the environmental effects of the CSG are fully understood.

4.4 The above consultation raised a number of points that will be incorporated in the Post Adoption Environmental Report and do not directly affect the SG policies. It also raised issues in respect of the Supplementary Guidance, some of which have resulted in proposed changes. The assessment of the consultation responses is set out in the attached SG Schedule 4s (Appendix 3). The elements where, following officer assessment of the representations, a change has been proposed to the SG are as follows:-

- SG LDP ENV 1 - Development Impact on Habitats, Species and our Biodiversity – minor amendment related to process,
- SG LDP ENV 4 - Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves – minor to amend with the finalised Scottish Planning Policy
- SG LDP ENV 9 – Development impact on our Wild Land - to better accord with the finalised Scottish Planning Policy,
- SG LDP ENV 16(b) – Demolition of Listed Buildings – to better accord with the Scottish Historic Environment Policy,
- SG LDP ENV 18 – Demolition in Conservation Areas – to clarify intent,
- SG LDP ENV 19 – Development Impact on Scheduled Ancient Monuments – to clarify intent.

The proposed changes shown in Appendix 3 have been included in the Consolidated Supplementary Guidance (Appendix 1).

### **Next Steps**

4.5 Following Council agreement the Consolidated Supplementary Guidance and all associated documentation will be submitted to the Scottish Ministers notifying them of the Council's intention to adopt. The scrutiny of the CSG by the Scottish Ministers prior to adoption will be focused on ensuring the principles of good public involvement and a proper connection with the LDP have been achieved consistently, rather than on the detailed policy content.

4.6 After 28 days have elapsed from submission of the CSG to the Scottish Government the authority may adopt the SG unless Scottish Ministers have directed otherwise.

## **5.0 CONCLUSION**

5.1 The Consolidated Supplementary Guidance has been subject to consultation, the responses analysed and issues raised taken into account.



5.2 Subject to Council approval, the proposed Consolidated Supplementary Guidance policies may be submitted to the Scottish Government. After 28 days have elapsed, the planning authority may then adopt the Supplementary Guidance unless Scottish Ministers have directed otherwise (Section 22(6)-(8)).

## **6.0 IMPLICATIONS**

- 6.1 Policy The Supplementary Guidance, once adopted, will form a statutory part of the development plan, which is the principle material consideration in the determination of submitted planning applications
- 6.2 Financial None arising from this report.
- 6.3 Legal None arising from this report.
- 6.4 HR None arising from this report
- 6.5 Equalities Equality impact assessment screening has been undertaken on the Local Development Plan overarching policies and proposals for the CSG. Strategic Environmental Assessment of the Supplementary Guidance has been carried out.
- 6.6 Risk There is a risk that the Scottish Ministers evaluation results in substantive changes to the CSG. The CSG would then require to be brought back to the Council to request approval to adopt the changed CSG rather than proceeding directly to adoption.  
In respect of SG LDP TRAN 4 it is noted that the production of the new Argyll and Bute Road Development Guides, which is integral to the delivery of the policy, is anticipated in February 2016. It is understood that Roads and Amenity Services will operate to a protocol during this period to manage the risk that roads policy may not accord with the up to date planning policy and latest expression of Council intent.

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**Policy Lead : Cllr Kinniburgh**

8<sup>th</sup> January 2015

**For further information contact:** Sybil Johnson 01546 604308

## **APPENDICES**

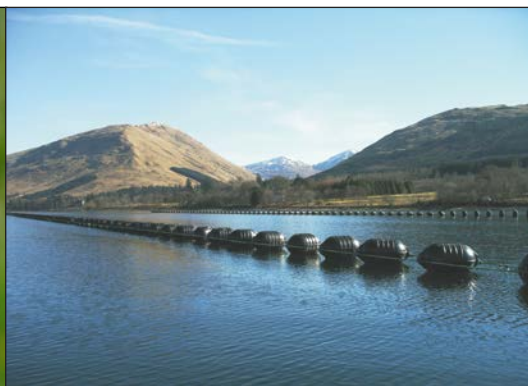
- Appendix 1 Consolidated Supplementary Guidance
- Appendix 2 Minutes of the PPSL and Associated Report
- Appendix 3 SEA Consultation - SG Schedule 4s

Argyll and Bute Local Development Plan  
**SUPPLEMENTARY GUIDANCE**  
PROPOSED FOR ADOPTION

January 2016



*Seirbheis Planaidh Earra-Ghàidheal is Bhòid*



# Argyll and Bute Local Development Plan – Supplementary Guidance

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## **SG LDP ENV 1— Development Impact on Habitats, Species and our Biodiversity**

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

**(A) When considering development proposals Argyll and Bute Council will give full consideration to the legislation, policies and conservation objectives, contained within the following:-**

- (i) Habitats and Species listed under Annex I,II & IV of the Habitats Directive;**
- (ii) Species listed under Annex I & II of the Birds Directive and Red and Amber status in ‘Birds of Conservation Concern’;**
- (iii) Article 10 Features under the Habitats Directive;**
- (iv) Wildlife and Countryside Act 1981; (and as amended by the Nature Conservation (Scotland) Act 2004); Species listed on Schedules 1, 5, 7, 8, 9 and 14;**
- (v) Wildlife and Natural Environment (Scotland) Act 2011. A Code of Practice on Non-Native Species supports this Act.**
- (vi) Protection of Badgers Act 1992**

**(B) When considering development proposals the Council will also seek to contribute to the delivery of the objectives and targets set by the Local Biodiversity Action Plan (LBAP) and the Scottish Biodiversity Strategy. Proposals that incorporate and safeguard existing site interests within the design wherever possible will be encouraged. Applications for medium and large scale developments will be required to complete a biodiversity checklist**

Where there is evidence to suggest that a habitat or species of European, national and/or local importance exists on a proposed development site or would be affected by the proposed development, the Council will require the applicant, at his/her own expense, to submit a specialist survey of the site’s natural environment, and if necessary a mitigation plan, with the planning application.

Development proposals which are likely to have an adverse effect on protected species and habitats will only be permitted where it can be justified in accordance with the relevant protected species legislation (contained within this Supplementary Guidance) or otherwise present the equivalent information within any required Environmental Impact Assessment (EIA).

### **1.1 Explanation of Policy Objectives**

1.1.1 Argyll and Bute is an internationally important area for nature and has the richest biodiversity in Scotland which provides us with a diverse range of the best examples in land-use, freshwater, marine and coastal habitats and species.

1.1.2 Biodiversity simply means the variety of life that surrounds and sustains us. This includes all living things both plant and animal, including people and the environment of which they are part.

1.1.3 In Argyll and Bute there are strong economic and social as well as moral and aesthetic, arguments for conserving biodiversity. Habitats and species could be lost to insensitive development and can never be replaced once lost. In order to ensure that biological diversity (or “biodiversity”) is as rich as possible, it is very important that every opportunity is taken to protect and enhance the quality of the wider environment.



## Argyll and Bute Local Development Plan – Supplementary Guidance

### Natural Environment

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1.1.4 The aim of this SG is to give stronger protection, and where appropriate seek enhancement, to habitats and species, even when they are not associated with specifically designated nature conservation sites.

1.1.5 At the same time it requires the early completion of a biodiversity checklist by developers, which includes invasive non-native species for medium and larger scale developments to help alert developers to potential biodiversity issues in an effort to avoid delay and unnecessary expense.

1.1.6 The Wildlife and Natural Environment (Scotland) Act 2011 modernises legislation on the management of wildlife and improves legislative provision for invasive non-native species where they become established and cause adverse ecological, environmental or economic impacts. A Code of Practice on Non-Native Species supports this Act.

1.1.7 [The Argyll and Bute Local Biodiversity Action Plan \(LBAP\)](#) was renewed in 2010 and forms part of the Environmental SG that is linked to this policy. The LBAP identifies habitats and species important in the local context and includes Action Plans for their conservation and enhancement.

1.1.8 The [Scottish Biodiversity List](#) is a list of flora, fauna and habitats considered of principal importance for the conservation of biodiversity. The overall list is the sum of four smaller lists:

- Terrestrial and fresh water species
- Terrestrial and freshwater habitats
- Marine species and habitats
- Culturally important species and habitats (identified by the Scottish public)

#### 1.1.9 This SG conforms to:

- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- [UK Biodiversity Action Plan](#)
- LDP Key Objectives E & I
- [EU Water Framework Directive](#)

#### 1.1.10 Background Information and Guidance:

- [Argyll and Bute Local Biodiversity Action Plan \(LBAP\)](#)
- [List of international, European, national and local designated sites.](#)
- [The Scottish Biodiversity List](#)



**SITE BIODIVERSITY CHECKLIST - initial observations - Sheet 1**

Site location:  OS Ref:

Site Ref No:  Date:

**Habitat Interest**

Present  Size I     
 Yes/No **Area I Survey**

Designated Site	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trees	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tree Line	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Woodland or Orchard	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hedges	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmland	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grassland	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scrub	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water courses	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ponds/Standing water	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rough Grassland/moorland	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Peatlands -Bogs/Wetland	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walls or Stone Dykes	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Build	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal and Marine	<input type="radio"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wildlife Corridor

**Wildlife Interest and Invasive Non-Native Species- circle appropriate species**

	Yes/No	LBAP Species	Survey
Breeding Birds	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mammals/General	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Otters(EPS), Water Vole, Badger, Red and/or Grey (INNS) Squirrels, Bats (EPS)	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Amphibians and Reptiles inc. Great Crested Newt (EPS)	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Trees	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Plants	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lichens and mosses	<input type="radio"/> <input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invasive Non-Native Species- (INNS) Japanese Knotweed etc <b>see Sheet 3.</b>	<input type="radio"/> <input type="radio"/>		<input type="radio"/>
Other			

please specify

e.g.

**External influence of Development**

- On water courses
- Increased public pressure on designated sites
- Wildlife corridors
- Habitat isolation or fragmentation
- Other


**Measures recommended: See Biodiversity Supplementary Guidance for European Protected Species (EPS) and Protected Species (PS)**

**Monitoring Agreed- with the following agencies- see below**

**Checklist – Organisations Contacted:**

- SNH – state which office
- SEPA – state which office
- FCS – state which office
- RSPB – state which office
- SWT – state which office



**SITE BIODIVERSITY CHECKLIST REPORT - Sheet 2**



Property Reference:		Full Address:				Forms completed by:					
Grid ref:	Designated Sites- <i>please circle the relevant type and in or adjacent ( i/a)</i>									Notes:	
	Type:	SSSI	LNCS	SAC	MCA	MPA	SPA	LNR	NNR		G&DL
	In or adjacent= i or a	i/ a	i/ a	i/ a	i/ a	I/ a	i/a	i/a	i/a		i/a
other:											
Habitat- dominant					Adjacent habitats- i.e. rivers, lochs, peatlands etc						
Species in Building/ Structure: Note evidence	Location with Building/Structure eg Walls, Underground sites, Roofs, Interior, Ponds/Water Features:					Recorded by:		Date:			
Recommendations for of each Habitat and Species:											
Species: note evidence, prints, spraint, droppings...	Seasonal Constraints: optimum time				Organisations Contacted: See: <a href="#">Biodiversity Technical Note</a>			Action to be Undertaken, Date & Initials: See Supporting Notes Ecological Survey ✓ box			



**CHECK LIST FOR INVASIVE NON-NATIVE SPECIES (INNS), CONTROL AND MANAGEMENT- Sheet 3**



1. Site Map required	Identify Areas for Action: Locate on site map and name eg. Area 1, Area 2 etc and attach map						
2. Identify Landowner ( if applicable)	Set up a meeting to discuss and agree the management of the INNS.						
3. Prioritise in terms of benefits	Rate 1-10						
	i. Habitat	ii. sight line	iii. Properties	iv. Neighbours			
4. Liaise with the Local Authority and relevant agencies- i.e. SNH, SEPA or Marine Scotland. <u>Yes/ No</u>	Gather Information on habitat by using Biodiversity Check Lists Sheet 1 and 2						
5. Draw up programme of work over a three year period and cost (include equipment, materials, professional and volunteer effort etc) See example Year 1.	Date 00/00/0000	Area according to site map- Area 1.	INNS species type	Control measure- type of chemical/ application rate	Cost / application	Photographs	Observation date; year 2 onwards and % rate of success
	Year 1	Area 1, 2, and 3...	Japanese Knotweed	Eg. Glyphosate; Rate: amount/m2	£/ App.	yes	00/00/0000; 80% success
	Year 2						
	Year 3						

<http://www.invasivespeciesscotland.org.uk/>

## SG LDP ENV 2 – Development Impact on European Sites

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

In all Development Management Zones development not directly connected with or necessary to the conservation management of a European site, proposed European site or Ramsar site and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will be subject to an appropriate assessment. Where it cannot be ascertained that the development would not adversely affect the integrity of the site it will not be supported unless:

(A) There is no alternative solution; AND,

(B) There are imperative reasons of over-riding public interest that may, for sites not hosting a priority habitat type and/or priority species, be of a social or economic nature.

Where the European site hosts a priority habitat type and/or a priority species (as defined in Article 1 of the Habitats Directive), the reasons referred to at (B) must relate to human health, public safety or beneficial consequences of primary importance to the environment, or other reasons which in the opinion of the European Commission (via Scottish Ministers) are imperative reasons of overriding public interest.

## SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

In all Development Management Zones development which would affect Sites of Special Scientific Interest and National Nature Reserves will only be permitted where it can be adequately demonstrated that either:

(A) The objectives of designation and the overall integrity of the area will not be compromised;  
OR,

(B) Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance and the need for the development cannot be met in other less ecologically damaging locations or by reasonable alternative means.

### 1.1 Explanation of Policy Objectives - SG LDP ENV 2 & 4

1.1.1 Argyll and Bute is an exceptionally important area for nature with international and national sites being designated. Protection is afforded at a national level through Site of Special Scientific Interest (SSSI) designations. Overlaying these designations, however, is protection now offered to some of these sites that are considered to be of European significance. These are known as Special Areas of Conservation (SAC) under the Habitats Directive and Special Protection Areas (SPA) under the Birds Directive. Collectively these are known as Natura 2000 sites. Some SSSIs have also been

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### Natural Environment

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declared as National Nature Reserves (NNR), which are concerned with management, education and public access. There is a requirement through legislation to protect all these sites from development that would have a detrimental impact upon their special environmental characteristics.

1.1.2 In the coastal area, Marine Consultation Areas have also been identified. These areas are non-statutory and help guide the Council's consideration of development proposals.

1.1.3 All designated sites listed in SG LDP ENV 2 & 4 have been included in the Local Development Plan Proposal Maps.

1.1.4 Argyll and Bute Council will seek to work in co-operation with other competent authorities/agencies and local communities to secure the conservation objectives of European sites dependant on wider management, such as marine sites. It will also encourage the management of features of the landscape, which are of major importance for wild flora and fauna.

1.1.5 **SG LDP ENV 2 & 4 conforms to:**

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- [UK Biodiversity Action Plan](#)
- LDP Key Objectives E & I]
- [EU Water Framework Directive](#)

## SG LDP ENV 5 - Development Impact on Local Nature Conservation Sites (LNCS)

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Development that would have an adverse effect on the integrity of the Local Nature Conservation Sites will not be supported unless the developer satisfactorily demonstrates that:

(A) Such adverse effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal, and,

(B) The Council is satisfied that all possible mitigation measures have been incorporated to minimise the adverse effects on the interests of the site.

Where development is allowed which could affect an LNCS, including beyond their boundaries, the developer must demonstrate that adequate measures will be taken to conserve and enhance the sites' ecological, geological and geomorphological interest.

### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this policy is to give Local Nature Conservation Sites protection from damaging development.

1.1.2 These sites play a valuable role in the environment, including providing vital links between different sites of nature conservation value, thus contributing to the development of habitat networks. They should therefore be protected against damaging development even when the site has been neglected or subject to poor management.

1.1.3 All Local Nature Conservation Sites have been included in the Proposals Maps.

1.1.4 **This SG conforms to:**

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- [UK Biodiversity Action Plan](#)
- LDP Key Objective E & I
- [EU Water Framework Directive](#)

## SG LDP ENV 6 - Development Impact on Trees / Woodland

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

In accordance with Schedule FW 2, Argyll and Bute Council will protect trees, groups of trees and areas of woodland by making Tree Preservation Orders (TPOs) where this appears necessary in the interests of amenity.

Argyll and Bute Council will also resist development likely to have an adverse impact on trees by ensuring through the development management process that adequate provision is made for the preservation of and where appropriate the planting of new woodland/trees, including compensatory planting and management agreements.

### Schedule FW 2 – Features of important woodland/trees to be safeguarded include:

- The whole area of woodland or segments of woodland when these are highly valued and not capable of absorbing development without fundamental damage occurring to the integrity, appearance or prized features of the woodland.
- The prize features of an important woodland may include:
  - the remaining part of an ancient, long established or semi-natural woodland;
  - recreational value to local people;
  - amenity value including within settlements, conservation areas and the setting of listed buildings;
  - the woodland setting;
  - the habitat value;
  - highly valued tree specimens;
  - windbreak characteristics;
  - the configuration of open space, glades, network, canopy and under-storey components within the woodland area;
  - the important contribution of the woodland, as key landscape features, to local and regional landscape character and distinctiveness.

## 1.1 Explanation of Policy Objectives

1.1.1 With approximately 30% of our land coverage in Argyll and Bute under tree cover wooded areas form a large part of our landscape character. These areas are vulnerable to change and the purpose of this SG is to ensure that the important features of woodland/trees are safeguarded when development is being taken forward in both urban areas and in the countryside.

1.1.2 Tree Preservation Orders (TPOs) may be made by the planning authority to protect individual trees, groups of trees, or whole woods (in an urban or rural setting). If a TPO has been served, permission is required to fell, top, lop or otherwise damage tree(s).

1.1.3 It should also be noted that trees in Conservation Areas and Sites of Special Scientific Interest are substantially protected due to these designations.

1.1.4 Development may provide opportunities for new planting. This should be in accordance with the local pattern of woodlands, thereby avoiding erosion of distinctive landscape patterns and enhancing landscape character.

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Natural Environment

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1.1.5 Argyll and Bute Council also seeks to protect the key environmental features of important woodland areas. These are set out in Schedule FW 2 of this Local Development Plan.

1.1.6 The council will also take into account [Argyll and Bute Woodland and Forestry Strategy](#) Supplementary Guidance and [The Scottish Government's Policy on Control of Woodland Removal](#) when taking decisions concerning woodland and trees.

1.1.7 **This SG conforms to:**

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- LDP Key Objectives E & I

## SG LDP ENV 7 - Water Quality and the Environment

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

In all Development Management Zones proposals for development that could affect the water environment will be assessed with regard to their potential impact on:

- (A) Water quality and quantity, ecological status including morphology and flow rate
- (B) Riparian habitats and wildlife;
- (C) Geomorphic processes;
- (C) Leisure and recreational facilities and users;
- (D) Economic activity;
- (E) The resources protected by Policy LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment and other relevant Local Development Plan policies and SG.

Developments that may have a significant detrimental impact on the water environment will not be permitted unless it can be demonstrated that the impacts can be fully mitigated so as to ensure non-deterioration of waterbody status as required by the EU Water Framework Directive and the River Basin Management Plans covering Argyll and Bute.

### 1.1 Explanation of Policy Objectives

1.1.1 Argyll and Bute has a rich and varied water environment. In addition to over 2000 miles of coastline, the area contains numerous lochs, reservoirs, rivers, burns and wetlands. These are resources of value, providing leisure, and recreation opportunities and indeed employment such as fishing, aquaculture, tourism and energy production.

1.1.2 The water environment including surface waters, waterbodies, groundwater, coastal and estuarine waters is sensitive to development. It can be affected directly, for example through river engineering works and water extraction for industrial processes, and indirectly, for example through pollution from surface water run-off, and industrial processes. It is therefore necessary to assess the impact of new development on the water environment. Proposals which contribute towards improvements or enhancements of the water environment in line with the objectives of the Argyll and Clyde Area Management Plans will be supported. Applicants are also asked to consider the requirements of SG LDP SERV 2 that deals with Sustainable Urban Drainage (SuDs) and SG LDP SERV 3 that deals with Drainage Impact Assessments (DIAs).

#### 1.1.3 This SG conforms to:

- [Water Environment and Water Services \(Scotland\) Act 2003 \(WESWA\)](#);
- [EU Water Framework Directive](#)
- LDP Key Objectives E, H) and I)



## SG LDP ENV 8 – Protection and Enhancement of Green Networks

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will encourage developments to contribute towards the creation, retention and improvement of Green Networks within and surrounding the Main Towns of Campbeltown, Dunoon, Helensburgh, Lochgilphead/Ardrishaig, Oban and Rothesay.

Within defined Green Networks, development proposals will be expected to demonstrate that they safeguard and enhance the environmental integrity and functionality of the Green Network.

### 1.1 Justification

1.1.1 Within Argyll and Bute a Green Network, describes the connectivity of areas of open space, natural habitats and pathways linking together natural, semi-natural and man-made corridors including leisure/recreational space, creating an interconnected network that provides opportunities for physical and recreational activity, enhancing biodiversity, the movement of species and the quality of the external environment and increasing accessibility within settlements and to the surrounding countryside.

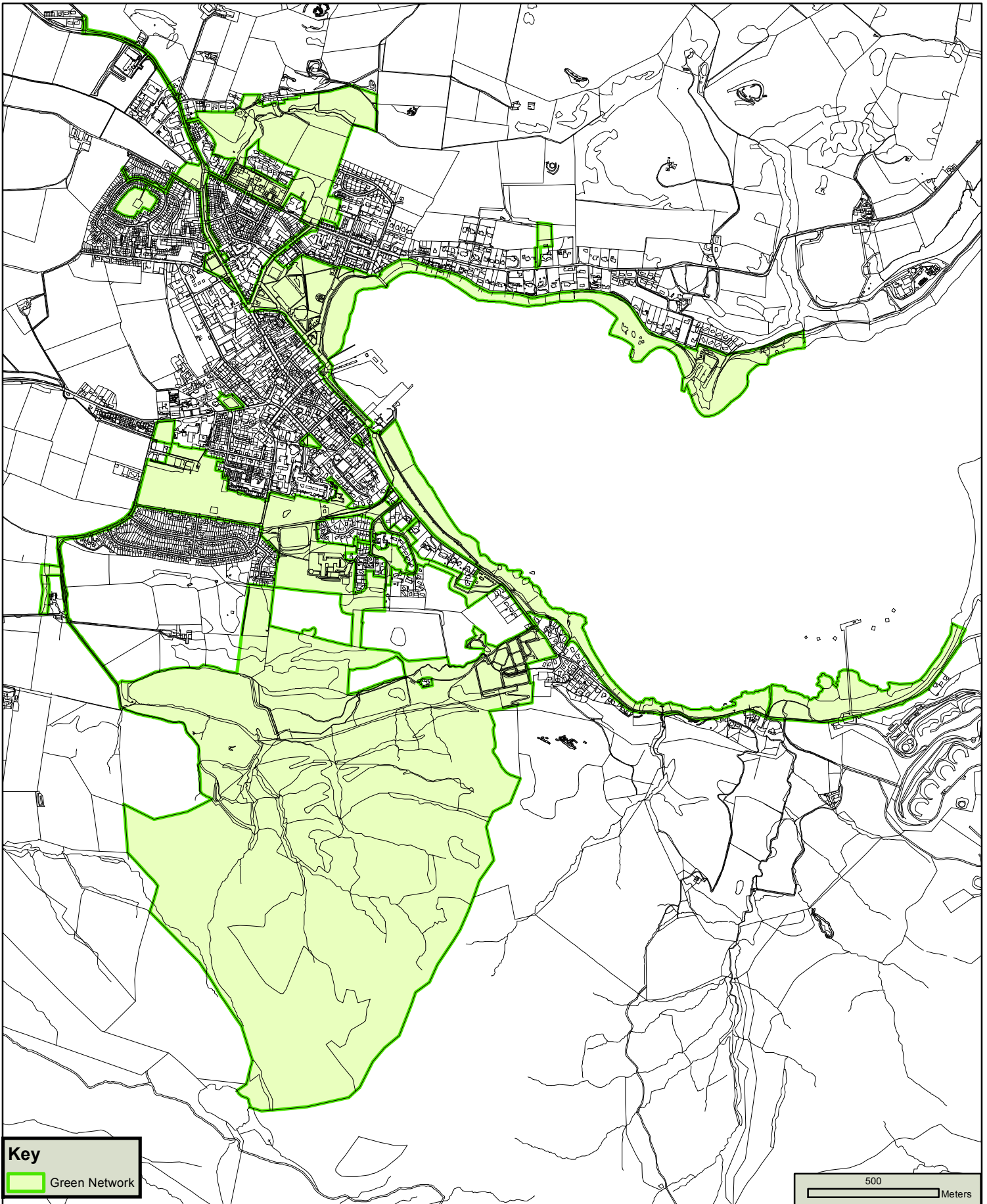
1.1.2 Argyll and Bute has identified Green Networks within and surrounding the Main Towns of Campbeltown, Dunoon, Helensburgh, Lochgilphead/Ardrishaig, Oban and Rothesay on maps that accompany this guidance.

1.1.3 Development proposals affecting these Green Networks are expected to safeguard their integrity and improve the quality of these green networks in a manner that is proportionate to the scale and impact of the development proposed.

1.1.4 The purpose of this policy is to ensure that Green Networks within and around Argyll and Bute's main towns increasingly form attractive settings for daily life, distinctive local identities for places, enhancing access to civic spaces, parks, playgrounds, and natural open space, and improving health and well-being within the wider community, enhancing bio-diversity and the movement of species, helping to mitigate against climate change, encouraging tourism and promoting sustainable use of scarce land resources.

#### 1.1.5 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- [UK Biodiversity Action Plan](#)
- [Green Networks in Development Planning – SNH \(2012\)](#)
- LDP Key Objectives A, E & G

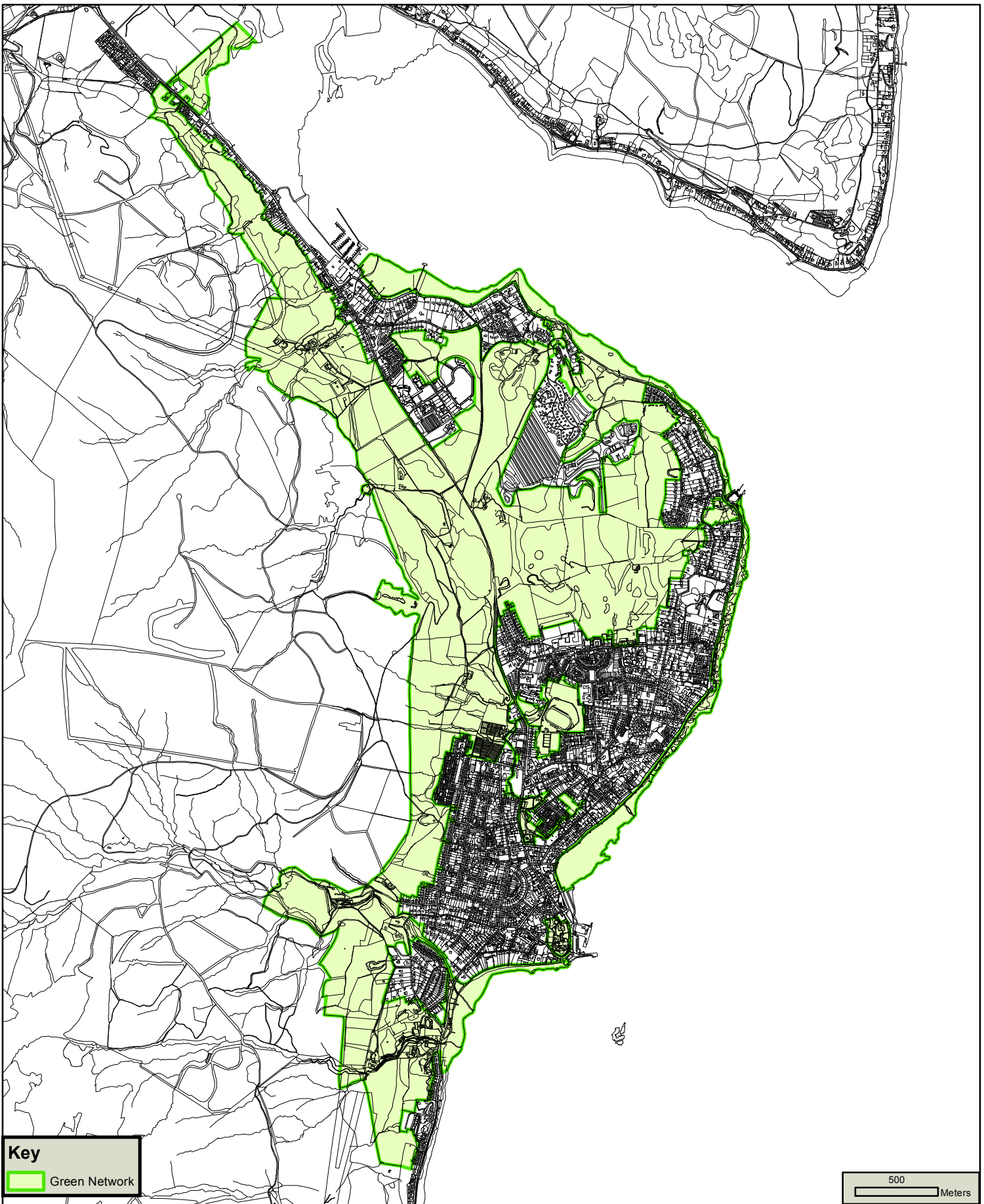


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Argyll and Bute Council  
Local Development Plan  
Supplementary Guidance

SG LDP ENV 8 - Protection and Enhancement of Green Networks  
**Green Networks - Campbeltown**





**Key**  
Green Network

500  
Meters

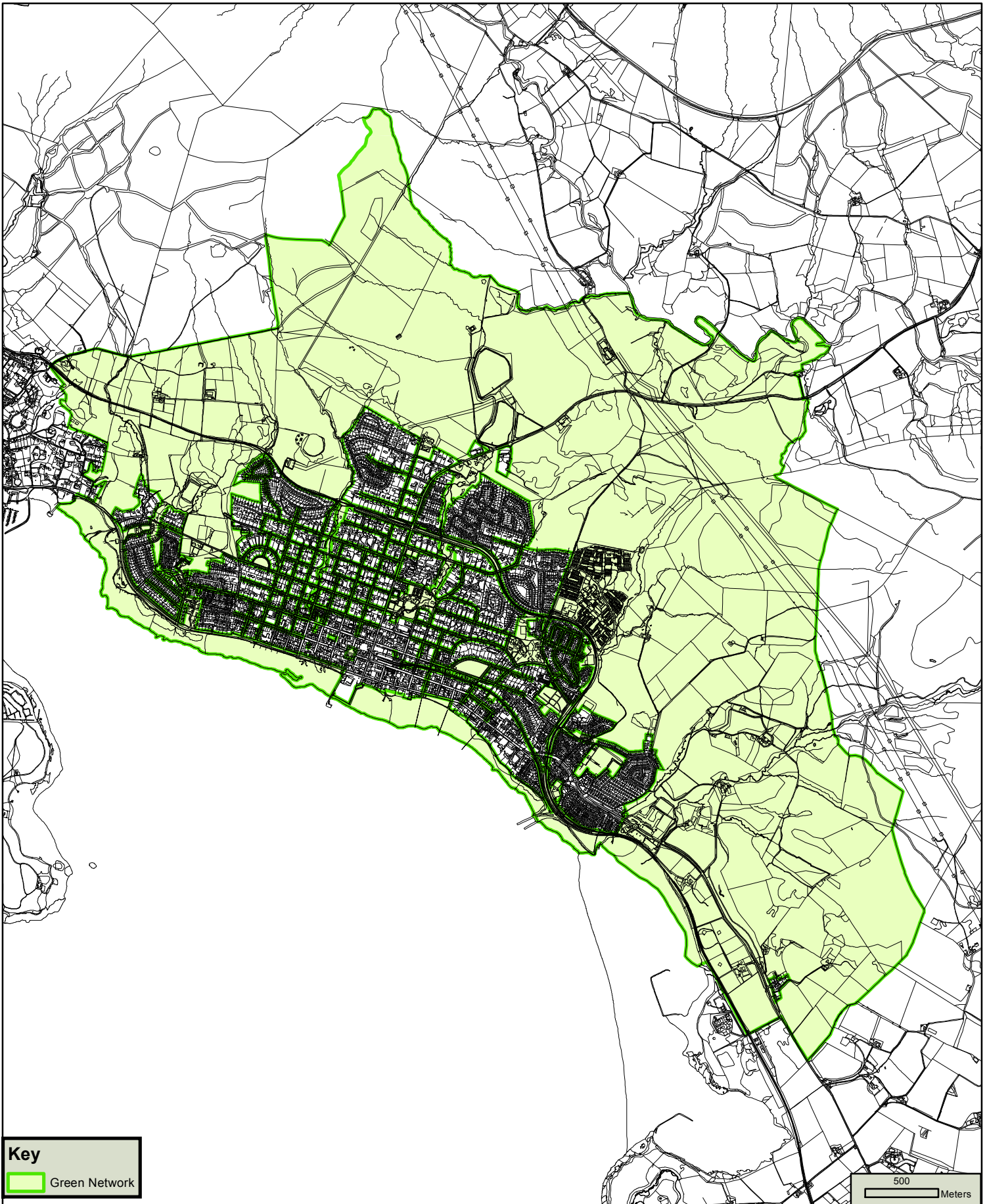
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Argyll and Bute Council  
Local Development Plan  
Supplementary Guidance

SG LDP ENV 8 - Protection and Enhancement of Green Networks  
**Green Networks - Dunoon**







**Key**  
Green Network

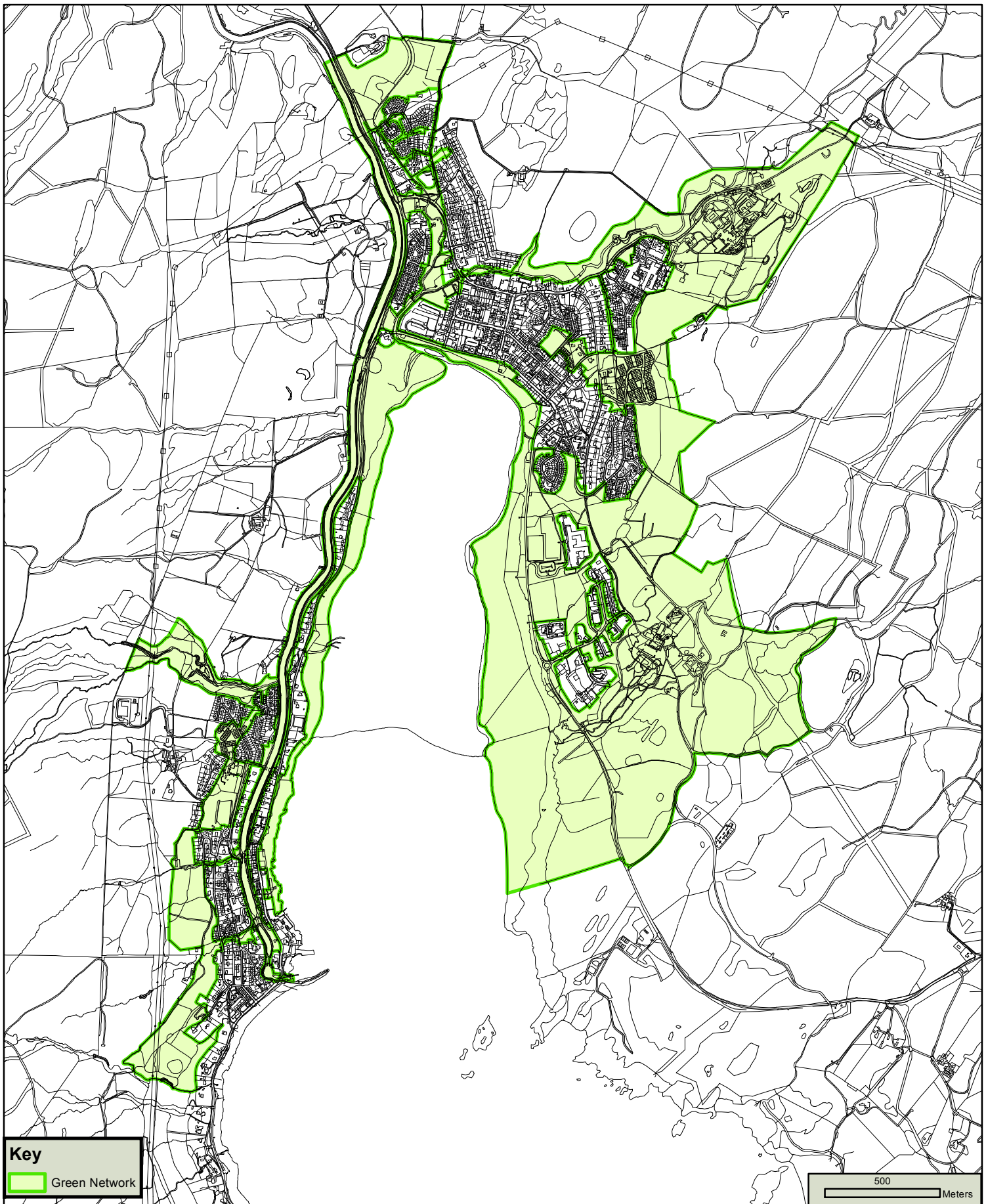
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Argyll and Bute Council  
Local Development Plan  
Supplementary Guidance

SG LDP ENV 8 - Protection and Enhancement of Green Networks  
**Green Networks - Helensburgh**





**Key**  
Green Network

500 Meters

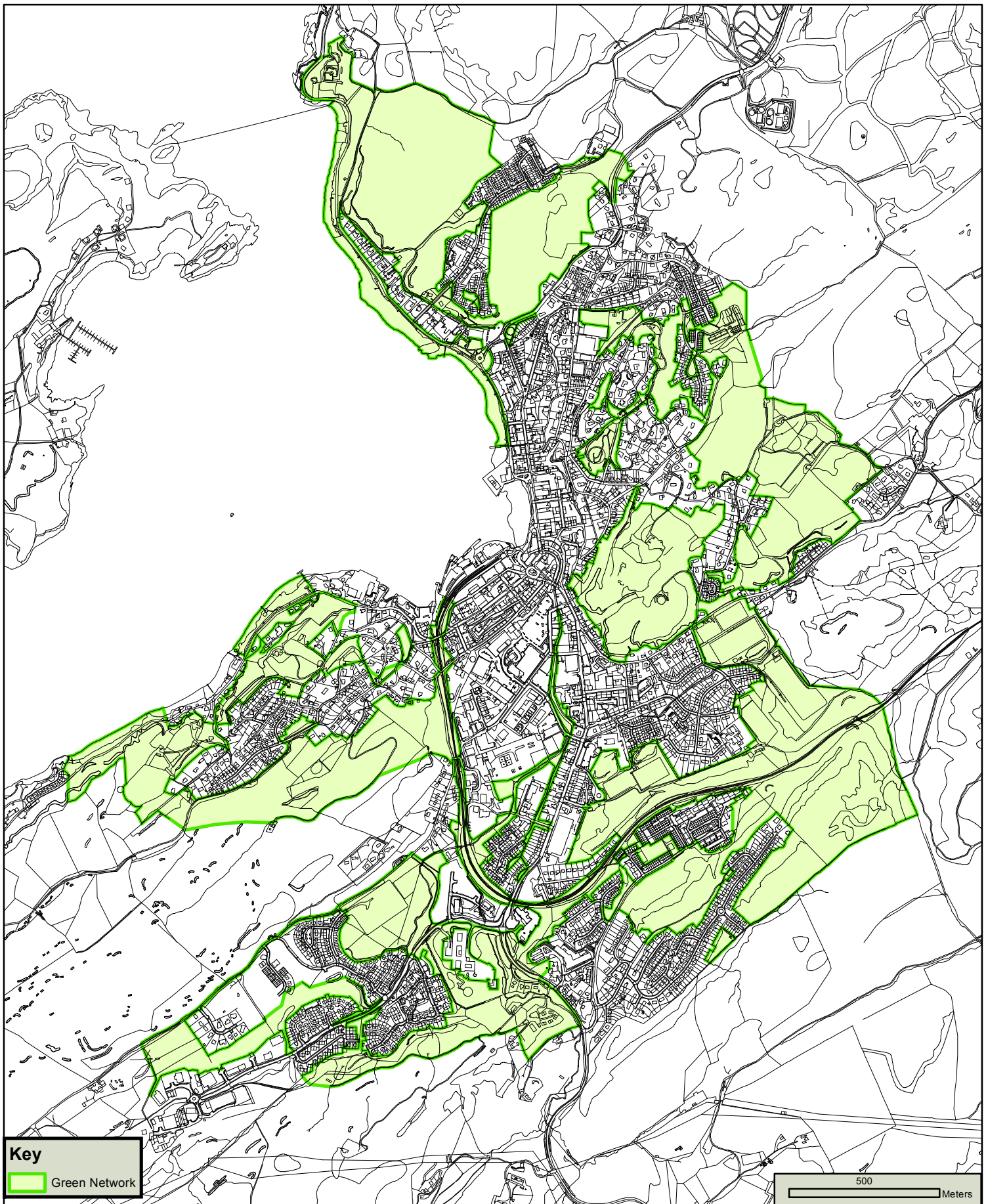
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Argyll and Bute Council  
Local Development Plan  
Supplementary Guidance

SG LDP ENV 8 - Protection and Enhancement of Green Networks  
**Green Networks - Lochgilphead/Ardrishaig**







**Key**  
Green Network

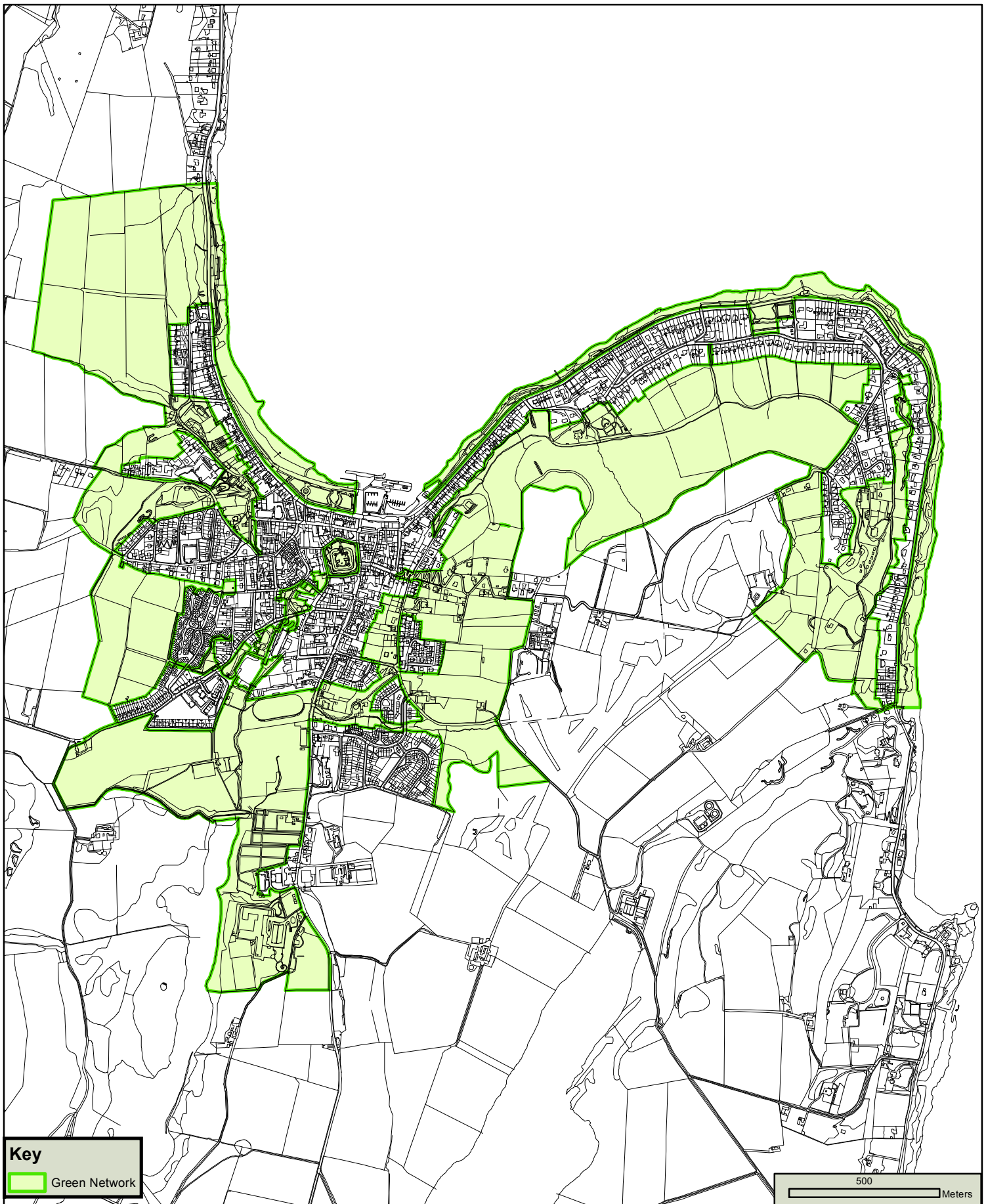
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Argyll and Bute Council  
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SG LDP ENV 8 - Protection and Enhancement of Green Networks  
**Green Networks - Oban**





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SG LDP ENV 8 - Protection and Enhancement of Green Networks  
**Green Networks - Rothesay**





## SG LDP ENV 9 – Development Impact on Areas of Wild Land

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will resist development proposals, located either within or outwith the Wild Land Areas as currently defined by SNH, where it is determined that the proposal would significantly diminish the wild character of a Wild Land Area, unless it is clearly demonstrated that these adverse effects can be substantially overcome by siting, design or other mitigation.

### 1.1 Explanation of Policy Objectives

1.1.1 SPP states that Wild land character is displayed in some of Scotland's remoter upland, mountain and coastal areas, which are very sensitive to any form of intrusive human activity and have little or no capacity to accept new development.

1.1.2 SNH identified Wild Land Areas in 2014 following a detailed analysis of where wildness can be found across all of Scotland's landscapes. The wild character of parts of Argyll and Bute provide valued elements to local and national identity. They are enjoyed for recreational purposes and aesthetic reasons and are significantly important to the tourism industry, attracting visitors from around the globe. These Wild Land Areas within Argyll and Bute are shown on the proposals maps.

1.1.3 Intrinsically linked to landscape these Wild Land Areas in Scotland have been shrinking over time. Their character is under threat, with increasing pressure from development both within the Wild Land Areas and from the impact of development adjacent to them. This development pressure often arises from renewables development, infrastructure development and from aquaculture/ agricultural development, including hill tracks.

1.1.4 As Wild Land Areas have shrunk they have increased in value due to rarity, and so now require protection to ensure their retention both for locals and visitors at the present time and for future generations.

1.1.5 Developers submitting proposals that impact upon Wild Land Areas will be expected to submit supporting evidence that addresses the impact on the wild character of a Wild Land Area. This should be in the form of a detailed assessment of the actual expected impact, including the area affected, the degree of impact and any mitigation proposed. Such proposals will only be supported when it has been clearly demonstrated that the resultant impact of a development on wild character can be substantially overcome by siting, design or other mitigation.

#### 1.1.6 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- LDP Key Objectives E & I (pages 6 & 7)

#### 1.1.7 Background Information:

- [Wildness in Scotland's Countryside](#); SNH (2002)
- [Assessing the Impacts on Wild Land](#); SNH (2007)
- [Wild Land Areas 2014, SNH \(2014\)](#)



## SG LDP ENV 10 – Geodiversity

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will consider geodiversity impact when assessing development proposals. Development that would have a significant adverse effect on non- designated Geological Conservation Review Sites or Local Geodiversity Sites<sup>2</sup> will not be supported unless it is satisfactorily demonstrated that:

(A) Such adverse effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal, and

(B) The Council is satisfied that all possible mitigation measures have been incorporated to minimise adverse effects on the interests of the site. Where possible, any resultant rock exposures or other evidence of geodiversity interest should be considered for their potential as an educational or interpretative resource and a record is made prior to any loss.

### 1.1 Explanation of Policy Objectives

1.1.1 Geological diversity is an important natural factor underpinning biological, cultural and landscape diversity and therefore an important parameter to be considered in the assessment, protection, conservation, management and use of natural areas of Argyll and Bute. Designation of geological and geomorphological features in Sites of Special Scientific Interest (SSSIs) is underpinned by the Geological Conservation Review (GCR). The GCR was designed to identify those sites of national and international importance needed to show all the key scientific elements of the Earth Heritage of Britain. Further information on the location of important geodiversity sites can be found at [www.argyllgeology.co.uk](http://www.argyllgeology.co.uk).

1.1.2 New development should assess the potential impacts on geodiversity by taking steps to mitigate any damage that cannot be prevented, and identify opportunities that might benefit geodiversity. For example, some developments might allow the creation of more rock exposures, or offer an opportunity to re-establish natural systems; in others, planning permission may insist on mitigation, such as future monitoring and maintenance work. For effective conservation of geodiversity there is a need to integrate the efforts of all interested parties and seek to conserve geodiversity in the wider landscape and not just be concerned with conservation of geological sites or features.

#### 1.1.3 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- [UK Biodiversity Action Plan](#)
- Key Objective E & I
- [EU Water Framework Directive](#)

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• <sup>2</sup> <http://www.argyllgeology.co.uk/>

## SG LDP ENV 11 – Protection of Soil and Peat Resources

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will only support development where appropriate measures are taken to maintain soil resources and functions to an extent that is considered relevant and proportionate to the scale of the development.

Development that would potentially have a significant adverse effect on soil resources and functions or peat structure and function in terms of disturbance, degradation or erosion will not be supported unless it is satisfactorily demonstrated that:

(A) such adverse effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal; AND

(B) A soil or peatland management plan is submitted which clearly demonstrates how unnecessary disturbance, degradation or erosion of peat and soils will be avoided and how any impacts mitigated as much as possible. Evidence of the adoption of<sup>3</sup> best practice in the movement of, storage, management, reuse and reinstatement of soils must be submitted along with any planning application.

### 1.1 Explanation of Policy Objectives

1.1.1 Soil provides ecosystem services critical for life: soil acts as a water filter and a growing medium; provides habitat for billions of organisms, contributing to biodiversity; and supplies most of the antibiotics used to fight diseases. Soil is the basis of our nation's agricultural ecosystems which provide us with food feed for our livestock, provide fibre, and fuel. We use soil for holding solid waste, filter for wastewater and foundations for our buildings. Peat is a major carbon store; a healthy peat bog absorbs and stores carbon, but an unhealthy and drying-out bog releases carbon, adding to carbon dioxide in the atmosphere and contributing greatly to climate change.

1.1.2 Conserving soil will prevent it from being eroded and lost and from losing its fertility due to alteration in its chemical composition. Soil provides the foundation for landscaping to meet both conservation and amenity objectives.

#### 1.1.3 SG ENV LDP 11 conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- [UK Biodiversity Action Plan](#)
- LDP Key Objectives E & I
  
- [EU Water Framework Directive](#)
- [Scottish Soils Framework 2009](#)
- [Scotland's Land Use Strategy \(2011\)](#)

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• <sup>3</sup> [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#)

• [Good Practice During Windfarm Construction:](#)

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Natural Environment

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#### 1.1.4 Peat Supporting Information:

- [SEPA's Regulatory Position Statement – Developments on Peat.](#)
- [Guidance on the Assessment of Peat Volumes, Re-Use of Excavated Peat and Minimisation of Waste.](#)
- [Developments on Peatland: Site Surveys and Best Practice.](#)

#### 1.1.5 Soil Supporting Information:

Listed below are reports covering the overall principles of sustainable use of soil during construction.

SNIFFER: UKLQ01 in 2004 "[Planning for soil: advice on how the planning system can help to protect and enhance soils](#)".

DEFRA "[Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#)".

1.1.6 The section on related legislation is English based, however it provides a very good case study and practical example of soil management options applicable anywhere.

- SNH publication [Good Practice During Windfarm Construction](#)

1.1.7 In regards to restoration and reinstatement of development sites, there is no one source of information. Best practices guidance is often related to the biodiversity or conservation restoration and not soil itself. However some information is available from:

British Standards has recently updated its standard on the use and requirements for topsoil (BS3882:2007 - Specification for topsoil and requirements for use).

The Highways Agency and the Construction Industry Research & Information Association have produced a [best practice guide on habitat translocation](#) which includes useful information on soil handling.

Guidance related to specific activities also includes detail information on soil handling and management. For example [track construction guidance](#) and [wind farm development](#) .

There is some [additional information from the SNH web site](#) .

Please also note that soil map and information are now available free of charge (strictly for non-commercial use) by request to Scottish Government. [Scottish soil information](#) will also become available shortly to the public on line via a daughter website of Scottish Environment web site.

1.1.8 At present, only [summary information on soil](#) can be accessed via the Soil Indicators For Scottish Soils (SIFSS) web interface.

1.1.9 This report provides estimates of extent and condition of peatlands in Scotland and the rest of the UK and reviews sources of available information.

["Towards an assessment of the state of the UK Peatlands", JNCC, April 2011](#)

[The Scottish Government have provided a 'carbon calculator' which provides a method for estimating the impacts of wind farms on peat lands.](#)

The James Hutton Institute soil and peat depth maps provide a valuable dataset which will be used in the development assessment process.

## SG LDP ENV 12 - Development Impact on National Scenic Areas (NSAs)

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will resist any development in, or affecting, National Scenic Areas that would have an adverse effect on the integrity of the area, or that would undermine the Special Qualities\* of the area unless it is adequately demonstrated that any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

In all cases the highest standards, in terms of location, siting, design, landscaping, boundary treatment, materials and detailing will be required for developments within a National Scenic Area. Developments will be expected to be consistent with Policy LDP 9 – Development Setting, Layout and Design, associated SG and the relevant [Argyll and Bute Landscape Capacity Assessment](#).

\*As detailed in - The Special Qualities of the National Scenic Areas; SNH (2010)

### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this policy is to provide landscapes of national importance located within Argyll and Bute with adequate protection against damaging development that would diminish their outstanding scenic value.

1.1.2 There are seven National Scenic Areas within Argyll and Bute:

- Knapdale
- Scarba, Lunga and The Garvellachs
- Jura
- Lynn of Lorn
- Loch Na Keal
- Ben Nevis and Glencoe (Part of)
- Kyles of Bute

1.1.3 These NSAs encompass some of the most varied and valuable landscapes and coastscapes in Scotland. These NSAs are important not only for their physical landforms and scenic splendour, but also for the environmental assets that they represent. These qualities could easily be destroyed or damaged by even relatively small, insensitive development or in some areas by any development at all. They therefore must be protected.

The seven National Scenic Areas within Argyll and Bute have been identified on the Main Proposals Maps.

1.1.4 **This SG conforms to:**

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- LDP Key Objectives D & E

## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

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### 1.1.5 **Background Information:**

- [Landscape Assessment of Argyll and the Firth of Clyde \(SNH\) 1996.](#)
- [The Special Qualities of the National Scenic Areas; SNH \(2010\)](#)
- [Argyll and Bute Landscape Capacity Studies](#)

## SG LDP ENV 13 - Development Impact on Areas of Panoramic Quality (APQs)

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will resist development in, or affecting, an Area of Panoramic Quality where its scale, location or design will have a significant adverse impact on the character of the landscape unless it is adequately demonstrated that:

(A) Any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, economic or environmental benefits of community wide importance;

In all cases the highest standards, in terms of location, siting, design, landscaping, boundary treatment and materials, and detailing will be required within Areas of Panoramic Quality. Developments will be expected to be consistent with Policy LDP 9 – Development Setting, Layout and Design, associated SG and the relevant [Argyll and Bute Landscape Capacity Assessment](#).

### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this policy is to provide locally important landscapes in Argyll and Bute, with adequate protection against damaging development that would diminish their very high scenic value. The Council has identified Areas of Panoramic Quality and these are shown on the main Proposals Maps. These APQs are important not only for their physical landforms and scenic value, but also for the environmental assets that they represent. These qualities could easily be destroyed or damaged by even a relatively small, insensitive development. They therefore must be protected.

#### 1.1.2 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- LDP Key Objectives D & E

#### 1.1.3 Background Information:

- [Landscape Assessment of Argyll and the Firth of Clyde \(SNH\) 1996](#).
- Technical Working Note 2.3 Landscape Classification (SRC).
- [Argyll and Bute Landscape Capacity Assessments](#).

## SG LDP ENV 14 – Landscape

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Outwith National Scenic Areas and Areas of Panoramic Quality, Argyll and Bute Council will consider landscape impact when assessing development proposals, and will resist development when its scale, location or design will have a significant adverse impact on the character of the landscape unless it is demonstrated that:

(A) Any such effects on the landscape quality are clearly outweighed by social, economic or environmental benefits of community wide importance; AND

(B) The Council is satisfied that all possible mitigation measures have been incorporated into the development proposal to minimise adverse effects.

Developments will be expected to be consistent with Policy LDP 9 – Development Setting, Layout and Design, associated SG.

### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this policy is to provide the varied landscapes in Argyll and Bute with adequate protection against development that would undermine distinctive landscape character. These landscapes are important not only for their physical landforms, but also for the environmental assets that they represent and economic, identity and spiritual benefit that they provide. These qualities could easily be destroyed or damaged by even a relatively small, insensitive development. They therefore must be protected.

#### 1.1.2 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 60 \(Planning for the Natural Heritage\)](#)
- LDP Key Objectives E & I

#### 1.1.3 Background Information:

- [Landscape Assessment of Argyll and the Firth of Clyde \(SNH\) 1996.](#)

## **SG LDP ACE 1 – Area Capacity Evaluation**

**This policy provides additional detail to policy LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment of the Adopted Argyll and Bute Local Development Plan.**

### **1.1 Introduction**

1.1.1 This Supplementary Planning Guidance note has been developed in association with the Argyll and Bute Local Development Plan for use in the determination of applications in the Rural Opportunity and Countryside development management zones. This note sets out to explain why an ACE should be done, who should do it, what it should contain, and how it should be used to inform the development management decision making process.

For further general information on siting and design see also: **LDP Sustainable Siting and Design Principles**

### **2.1 When Should an Area Capacity Evaluation Be Carried Out**

2.1.1 The Argyll and Bute Local Development Plan establishes when an ACE should be triggered through Policy LDP DM1 – Development within the Development Management Zones, Criteria (D) and (E) and this is explained below:

- An ACE will only be carried out for certain development proposals within these two development management zones (Rural Opportunity Areas and Countryside). It will never be carried out for medium or large scale housing development in either zone as there is a presumption against such development within SG LDP HOU1 – General Housing Development Including Affordable Housing Provision.
- Within Rural Opportunity Areas an ACE will be required for all non-housing development of medium and large scale (see table below for detail of scales), where an exceptional case has been made. An ACE will not be required for small scale housing in a Rural Opportunity Area.
- Within the Countryside Zone all development proposals which are not small scale infill, rounding off, or redevelopment will require to accord with an ACE subject to an exceptional case being made. An ACE will not be required for small scale housing which is infill, rounding off, or redevelopment within the Countryside Zone.
- Notwithstanding this, an ACE should never be carried out for renewable energy related developments which are the subject of environmental impact assessment or temporary buildings or proposals.
- The ‘exceptional case’ required to justify carrying out of an ACE is in all circumstances, either; the demonstration of a locational and/or operational need tied to a precise location which is agreed with and acceptable to the planning authority, or; demonstration of an overriding economic or community benefit which outweighs other policies of the Local Development Plan and is agreed with and acceptable to the planning authority.



## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

2.1.2 The scales of development in relation to type of development are defined in the Argyll and Bute Local Development Plan, these are summarised in the table below:

**Table 1: Definitions of Scale of Development by Type**

	Scale of Development		
Type of Development	Large	Medium	Small
Business and Industry (Class 4,5,6 and 7)	Building of more than 600 square metres gross building or site area exceeding 2 hectares	Building between 200 and 600 square metres gross or site area between 0.5 and 2 hectares	Building up to 200 square metres gross or site area not exceeding 0.5 hectares
Retail (Class 1,2,and 3)	Building exceeding 1000 square meters gross	Building between 201 and 999 square meters gross	Building up to 200 square meters gross
Tourist facilities and accommodation, including static and touring caravans and campsites	Tourist facility buildings exceeding 600 square meters gross; more than 60 letting units; more than 50 caravans or stances; 100 tent pitches.	Tourist facility buildings between 200 and 600 square meters gross; 11 to 60 letting units; 11 to 50 caravans or stances; 50 to 100 tent pitches.	Tourist facility buildings up to 200 square meters gross; up to 10 letting units; up to 10 caravans or stances; up to 50 tent pitches.
Mineral extraction*	Extraction area exceeding 800 cubic meters, or more than 20 metres on the longest edge of the site or exceeding 2 metres in extraction depth.	*As large scale.	Extraction area not exceeding 800 cubic metres, or not exceeding 20 metres on the longest edge of the site and not exceeding 2 metres in extraction depth.
Housing	More than 30 housing units.	Between 6 and 30 housing units inclusive.	Not exceeding 5 housing units.
Waste related development	Sites exceeding 0.25 hectares.	Sites between 500 square metres and 0.25 hectares.	Sites less than 500 square metres.

2.1.3 Any application would also require to be assessed against all other relevant policies in the development plan, this may mean that satisfying the requirements of the ACE may not necessarily result in planning permission, e.g. retail developments would also require to accord with Policy LDP 7/ SG LDP RET 1.

2.1.4 An ACE is to be carried out by the planning authority, primarily by Development Management staff with support from Development Policy staff as appropriate. It is to be used as a tool to assess planning applications in the relevant development control zones, in order to establish the capacity of the wider countryside containing the application site to successfully absorb that particular development. Where an ACE has been triggered by a planning application it should be recorded as a component of the planning report on the submitted application.

## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

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### 3.1 The Purpose Of The ACE

3.1.1 The aim of the ACE process is simply to comprehensively and methodically assesses the capacity of the landscape to successfully absorb the proposed development. **The aim should not be to identify a definitive quantity or how much development can be accommodated in a landscape but to explore landscape ‘sensitivity’ to the particular development proposal under consideration.**

3.1.2 Landscape capacity refers to the degree to which a particular landscape character type or area of common landscape character is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed. For the purposes of the ACE, Landscape Capacity should not refer to the quantity of development that can be accommodated.

3.1.3 We should take a comprehensive view of landscape, taking account of more than just the visible components and identifying the key environmental features. We should recognise that historical and cultural associations and the total experience of landscape through all the senses and through knowledge are integral to understanding landscape character.

### 4.1 Guidance For Carrying Out an ACE

4.1.1 The techniques described below are based on the current best practice guidance for a systematic approach to landscape and visual impact assessment developed by the Landscape Institute and the Institute of Environmental Management and Assessment with support from SNH. They are set out not as a prescriptive process but to provide a brief suggested framework for carrying out an ACE

#### Desk Top Preparation:

##### Collation of Existing Assessments, Maps, Aerial Photos

1. Collate and assess existing Landscape Character Assessments which have been carried out at a more macro level and will form the baseline. All areas will have at least the SNH Argyll and Clyde Character Assessment and any additional local and national designations should be noted.
2. Aerial Photographs and mapping at a detailed level with contours is available on Local View for all areas and should be printed.

#### Stage 1:

##### Record Landscape Components and Key Environmental Features

1. Print field sheets to structure the approach to observation and description. No standard Field sheet would accommodate all landscape types so they should be adapted as appropriate.
2. On site: **Use Field Sheets 1A & B to observe and note Landscape Components and Key Environmental Features.** All of these components are: real, physical, measurable, tangible–touchable as well as visible. They can be described with objectivity as a matter of fact, not opinion.
3. Some components will be more significant than others. The significant ones may contribute to the character of the landscape or may form conspicuous features within the landscape that are not typical. **Highlight visually important or frequent features on the field sheets.**

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### Landscape and Design

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4. Having identified and noted the landscape components and key environmental features in this way should allow an Area of Common Landscape Character or ACE Compartment to be defined. This should be identified and mapped using OS maps or aerial photographs. This will commonly be bounded by limits of inter-visibility with the proposal, but will sometimes be shortened by key changes in landscape character such as prominent linear features, lochs etc...

#### **Stage 2:**

##### **Describe Experience of the Landscape and Sense Of Place**

1. On site **use Field Sheet 2 to describe the experience and sense of place** by noting the non-physical components of the landscape. These do not lend themselves to accurate measurement but can be described within a range of common adjectives. For example: openness may be described as: tightly enclosed, confined, open or exposed. These adjectives give us a fairly descriptive picture.
2. Use field sheet 2 in combination with field sheets 1A&B to consider if the combination of landscape characteristics observed, create a unique Area of Common Landscape Character and if the ACE compartment should be refined to reflect this.

#### **Stage 3:**

##### **Predict and Assess Visual Impact**

1. On site use field sheet 3 to predict and assess the visual impact.
2. It is necessary to visualise the proposal in situ. It is important to consider the proposal at all stages of its life including, how it will be constructed, the means of access during construction and operation, import and export of material, infrastructure required, and mitigation measures which are proposed.
3. Visual receptors should commonly reflect those used to describe the landscape components and key environmental features in Field Sheet 1A&B. Amend Field Sheet 3 appropriately to reflect this.
4. The aim is to assess impact in terms of the sensitivity of receptors and the magnitude of impact. By combining the two gives an assessment of the significance of any impact and this can be recorded in the notes section of Field Sheet 3. For example a receptor which has low sensitivity (perhaps because of the infrequency with which it would be seen) might be combined with a magnitude of impact which is major, but still be considered of little significance. Equally the converse could apply with a very sensitive receptor and low magnitude impact.

#### **Stage 4:**

##### **Predict and Assess Landscape Impact**

1. On site use field sheet 4 to predict and assess landscape impact.
2. This is a very similar process to stage 3 visual impacts but it is important to differentiate.
3. Landscape receptors should also commonly reflect those used to describe the landscape components and key environmental features in Field Sheet 1A&B. Amend Field Sheet 4 appropriately to reflect this.

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### Landscape and Design

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4. Factors to consider:
  - the magnitude or scale of the impact;
  - duration whether it is a permanent or temporary impact;
  - the importance of the receptor as a landscape component (or the number of people affected, what they are doing and the context of the view).
  - Specific landscape components e.g. shoreline, hill or river
  - Areas of distinctive character
  - Valued landscapes such as local beauty spots or specific viewpoints
  - Historic, designed landscapes
  - People – residents, workers, travellers
  - Cumulative and visual impacts
5. Again the sensitivity of the landscape feature and the magnitude of effect should be combined to describe the significance of impacts in the notes effect.

#### **Stage 5:**

#### **Key Outputs**

1. If filled in systematically, following these stages should result in:
  - Desk top assessment of the area's landscape context.
  - Clear assessment of Area's landscape components and Key Environmental Features using Field Sheet 1 A & B.
  - Clear description of the Experience of the Landscape & Sense Of Place using Field Sheet 2.
  - Definition and refinement of ACE compartment.
  - Clearly differentiation between Landscape and Visual Impacts using Field Sheets 3 & 4.
  - Consideration of fair / accurate and appropriate illustrations (photo's/aerial photo's) if available but always used with caution.
  - Consideration of proposed and or potential mitigations and all stages of construction and operation.

## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

### FIELD SHEET 1A: Landscape Components and Key Environmental Features

<b>Location</b>				
<b>ACE title/ref.</b>				
<b>Date</b>				
<b>Visible, physical components of landform, its features and characteristics</b>				
High Plateau	Peak	Knoll ridge	Spur/crags	Outcrops
Corrie/gully	Low plateau	Distinct hills	Rolling hills/slopes	Glen valley
Gorge	Bench/terrace	Flats	Wide basin	Confined basin
Den	Hollows	Plain	Mounds/moraines	Cliff
Coastal brae	Bay	Headland	Beach	Intertidal
Notes:				
<b>Land cover and land use –water</b>				
Sea	Sea loch	Intertidal	Mud/sand	Delta
Estuary	Loch	Lochans	Pools	River
Whitewater	Burn	Drain/ditch	Canal	Waterfall
Reservoir				
Notes:				
<b>Land cover and land use – forestry, woodland and trees</b>				
Coniferous plantation	Mixed plantation	Broadleaved plantation	Semi-natural woodland	
Tree clumps/copses	Shelterbelts/tree lines	Roadside tree belts	Policy/parkland trees	
Hedgerow trees	Notable single trees			
Notes:				
<b>Land cover and land use – agriculture</b>				
Arable	Horticulture	Intensive livestock	Ley grassland	
Permanent pasture	Unimproved grassland	Rough hill grazing	Moorland	
<b>Animals:</b>	Cattle	Sheep	Pigs	
	Poultry	Horses	Deer	
Notes:				
<b>Land cover and land use – fields and boundaries</b>				
Stone dykes	Dykes with fencing	Remnant dykes	Continuous hedgerows	
Hedgerows with gaps	Remnant hedgerows	Lost hedgerows	Post and wire fencing	
Post and rail fencing	High stone walls	Stone pillars	Wooden/metal gates	
Beech hedges	Hawthorn hedges			
<b>Field size:</b>	Very large	Large	Medium	Small
Maps/Aerial photos showing proposed ACE boundary				
Notes:				

## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

### FIELD SHEET 1B: Landscape Components and Key Environmental Features

<b>Location</b>				
<b>ACE title/ref.</b>				
<b>Date</b>				
<b>Land cover and land use – other uses</b>				
Country park	Urban park	Nature reserve	Car parks	Sports field
Golf course	Angling	Camping site	Caravan site	Marine/boats
Dock/harbour	Military	Open cast coal	Sand and gravel	Hard rock industrial
Industrial	Warehousing	Airfield	Retail	Utilities
Notes:				
<b>Land cover and land use –settlements</b>				
Nucleated	Scattered	Linear	Unplanned	Model/planned
Traditional	Modern	Mixed	Frequent	Infrequent
Absent	Town	Village/township	Hamlet	Sprawling
<b>Steadings:</b>	Regular	Irregular	Absent	Frequent
		Infrequent	Small	Medium
		Traditional	Modified	Extended
			Large	Converted
Notes:				
<b>Dominant Building Materials</b>				
Stone colour	Brick colour	Render/colourwash		
Tile roof colour	Slate roof colour	Stone roof colour		
Notes:				
<b>Linear Features</b>				
Motorway	Main road	B roads	Minor roads	Tracks
Road Nos/Name				
Core paths/LDR/ROW	Drove roads	Hill tracks	Derelict/operational railway	
Embankments	Cuttings	Power lines	High voltage	Low voltage
Rivers/watercourses	Overhead telephone	Pipelines	Coast/shoreline	
Notes:				
<b>Single point features</b>				
Church	Castle	Ruin	Folly/obelisk	Wind turbine
SAM/Unlisted mons	Bridge	Large house	Steadings	Signs
Mast/transmitter	Industrial site	Waste disposal site	Quarry/mine	Quarry buildings
Notes:				

## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

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### FIELD SHEET 2: Describe Experience of the Landscape & Sense of Place

<b>Location</b>				
<b>ACE title/ref.</b>				
<b>Date</b>				
<b>Components of landscape experience – visible/spatial characteristics</b>				
SCALE	Intimate	Small	Large	Vast
OPENNESS	Tightly enclosed	Confined	Open	Exposed
COLOUR	Monochrome	Muted	Colourful	Garish
TEXTURE	Smooth	Varied texture	Rough	Craggy
DIVERSITY	Uniform	Simple	Diverse	Complex
FORM	Vertical	Sloping	Rolling	Flat/horizontal
LINE	Straight	Angular	Curved	Sinuous
BALANCE	Harmonious	Balanced	Discordant	Chaotic
MOVEMENT	Dead	Calm	Active	Busy
PATTERN	Random indistinct	Organised irregular	Planned regular	Formal geometric
MANAGEMENT	(Semi) natural	Derelict/disturbed	Tended	Manicured
<b>Components of landscape experience – other senses</b>				
SOUND	Silent	Quiet	Disturbed	Noisy
SMELL	Fresh	Agricultural	Coastal	Industrial
OTHER				
Notes:				

## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

### FIELD SHEET 3: Predict and Assess Visual Impact

<b>Location</b>			
<b>ACE title/ref.</b>			
<b>Date</b>			
<b>Visible, physical components of landform, its features and characteristics</b>			
Proposal			
<b>Visual receptors</b>	<b>Sensitivity of viewpoint</b>	<b>Impact: eg. visual intrusion/obstruction</b>	<b>Magnitude of impacts</b>
Trunk roads and motorways	High/Medium/Low		Major/Moderate/Low/Negligible
A and B roads	High/Medium/Low		Major/Moderate/Low/Negligible
Minor roads	High/Medium/Low		Major/Moderate/Low/Negligible
Rights of way/paths/core paths	High/Medium/Low		Major/Moderate/Low/Negligible
Important viewpoints	High/Medium/Low		Major/Moderate/Low/Negligible
Railways	High/Medium/Low		Major/Moderate/Low/Negligible
Open space and recreation areas	High/Medium/Low		Major/Moderate/Low/Negligible
Public buildings	High/Medium/Low		Major/Moderate/Low/Negligible
Residential properties	High/Medium/Low		Major/Moderate/Low/Negligible
Workplaces	High/Medium/Low		Major/Moderate/Low/Negligible
<b>Notes:</b>			



## Argyll and Bute Local Development Plan – Supplementary Guidance Landscape and Design

### FIELD SHEET 4: Predict and Assess Landscape Impact

<b>Location</b>			
<b>ACE title/ref.</b>			
<b>Date</b>			
Proposal			
Landscape receptors What will be affected?	Sensitivity How important is it	Impact What will the effect be?	Magnitue of impact
Landform	High/Medium/Low		Major/Moderate/Low/ Negligible
Water	High/Medium/Low		Major/Moderate/Low/ Negligible
Woodland and trees	High/Medium/Low		Major/Moderate/Low/ Negligible
Agriculture	High/Medium/Low		Major/Moderate/Low/ Negligible
Fields and boundaries	High/Medium/Low		Major/Moderate/Low/ Negligible
Other land uses	High/Medium/Low		Major/Moderate/Low/ Negligible
Settlement pattern	High/Medium/Low		Major/Moderate/Low/ Negligible
Linear features	High/Medium/Low		Major/Moderate/Low/ Negligible
Point features	High/Medium/Low		Major/Moderate/Low/ Negligible
Aspects of landscape experience			
Colour	High/Medium/Low		Major/Moderate/Low/ Negligible
Texture	High/Medium/Low		Major/Moderate/Low/ Negligible
Pattern etc.	High/Medium/Low		Major/Moderate/Low/ Negligible
Notes:			

## SG LDP ENV 15 – Development Impact on Historic Gardens and Designed Landscapes

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Where development would affect a heritage asset or its setting the developer will be expected to demonstrate that the impact of the development upon that asset has been assessed and that adequate measures will be taken to preserve and enhance the special interest of the asset. Measures of assessment will be expected to follow the principles set out in the joint guidance “New Design in Historic Settings” produced by Historic Environment Scotland, Architecture and Place, Architecture and Design Scotland. Guidance provided in Scottish Historic Environment Policy and Managing Change in the Historic Environment Guidance Notes, which are available to download from Historic Environment Scotland’s website, is also expected to be followed.

Measures to mitigate against impact are likely to include enhanced physical access, interpretation and the provision of an open space or landscaped buffer zone, as appropriate.

In assessing proposals for development in, or adjacent to, gardens or designed landscapes particular attention will be paid to the impact of the proposal on:

- (A) The archaeological, historical or botanical interest of the site;
- (B) The site’s original design concept, overall quality and setting;
- (C) Trees and Woodland and the site’s contribution to local landscape character within the site including the boundary walls, pathways, garden terraces or water features; AND,
- (D) Planned or significant historic views of, or from, the site or buildings within it.

### 1.1 Explanation of Policy Objectives

1.1.1 Argyll and Bute enjoys a wealth of historic gardens and designed landscapes. They are an important part of the area’s history, character and scenery and add greatly to the enjoyment of the countryside and settlements. In many cases they provide a landscape setting for an important building, have rare plant collections or contain interesting woodland or wildlife habitats. It is for these reasons that it is important for these sites to be protected and if possible enhanced to allow future generations to enjoy them in the years ahead.

1.1.2 An Inventory of Historic Gardens and Designed Landscapes in Scotland is compiled and maintained by Historic Environment Scotland. The effect of proposed development on an historic garden or designed landscape is a material consideration in the determination of a planning application. Planning authorities must consult with the Scottish Ministers on any proposed development that may affect a site contained in the Inventory.

1.1.3 These sites have been identified on the Proposals Maps of the Local Development Plan. Further information can also be found here on the [locations of Historic Gardens and Designed Landscapes in Argyll and Bute](#) .

1.1.4 This SG conforms to:

- [SPP](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- LDP Key Objectives A and E

### **SG LDP ENV 16(a) – Development Impact on Listed Buildings**

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Development affecting a listed building or its setting shall preserve the building or its setting, and any features of special architectural or historic interest that it possesses.

All developments that affect listed buildings or their settings must

- 1) be of the highest quality, and respect the original structure in terms of setting, scale, design and materials,
- 2) the proposed development is essential to securing the best viable use of the listed building without undermining its architectural or historic character, or its setting.
- 3) the proposed development conforms to Scottish Historic Environment Policy 2011 and the accompanying Managing Change Guidance Notes,

Where development would affect a heritage asset or its setting the developer will be expected to satisfactorily demonstrate that the impact of the development upon that asset has been assessed and that measures will be taken to preserve and enhance the special interest of the asset. The use of appropriate design statements and conservation plans are expected to facilitate this assessment. Where the development may have a significant impact, measures of assessment will be expected to follow, the principles set out in the joint guidance “New Design in Historic Settings” produced by Historic Environment Scotland, Architecture and Place, Architecture and Design Scotland.

Enabling development proposals which have not already been identified in the Local Development Plan, subject to other policies and SG, will be considered in the following circumstances.

- 1) the building is Listed and on the Building at Risk Register, or in exceptional circumstance unlisted but considered worthy of conservation and reuse by the Council.
- 2) all other possibilities of development funding to secure the conservation and reuse of the building have been exhausted.
- 3) This includes exploring grant aid and determining if any other group, such as a Building Preservation Trust, is willing to undertake the project; and putting the building on the open market for a period of time and price (reflecting condition and redevelopment costs) which can be considered reasonable to achieve a sale in the context of prevailing market conditions.
- 4) it is demonstrated that the amount of enabling development is the minimum required to meet a verifiable conservation deficit that would achieve conservation and reuse and, if required, this has been confirmed through an independent professional survey by an agency chosen by the council.
- 5) the wider public benefits of securing the conservation and reuse of the building through enabling development significantly outweigh any disadvantages of the development.

Measures to mitigate against impact are likely to include enhanced physical access, interpretation and the provision of an open space or landscaped buffer zone, as appropriate.

## Argyll and Bute Local Development Plan – Supplementary Guidance Historic Built Environment and Archaeology

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### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this policy is to preserve Listed Buildings, or their setting, or any features of special architectural or historic interest which they possess in accordance with current guidance and legislation.

1.1.2 Listed Buildings make a significant contribution to the character and amenity of Argyll and Bute. They are a valuable resource that can stimulate enjoyment of the wider environment and act as an important medium for education, economic development, recreation and tourism. As such, they must be protected.

1.1.3 Grants towards the repair of listed buildings may be available from [Historic Environment Scotland](#) as well as various other funding bodies, more details regarding funding can be found on the [“Funding for Historic Buildings”](#) website: and on the [Heritage Lottery](#) web site.

1.1.4 Argyll and Bute Council have a [dedicated resource to support groups and projects](#) through the funding process.

In the event of the planning authority being minded to grant listed building consent for works affecting category A or B listed buildings or for demolition of category C(S) listed buildings, the planning authority must notify Historic Environment Scotland. To help assess proposals affecting listed buildings, Historic Environment Scotland will therefore be consulted at an earlier stage, where appropriate, on proposals affecting category A or B listed buildings or the demolition of category C(S) listed buildings. We will also seek the views of the Architectural Heritage Society of Scotland and Architecture and Design Scotland, as appropriate.

1.1.5 To [search for a Listed Building](#) please consult Historic Environment Scotland’s web site or the [past map service](#).

#### 1.1.6 Enabling Development:

1.1.7 The aim of Enabling Development is to facilitate restoration of valued built heritage and urban/rural regeneration in circumstances where it is deemed acceptable by the planning authority and its advisors. The SG provides measures for the planning authority to assess the merits, plausibility and detail of submitted applications.

1.1.8 Enabling Development will only be used where the public benefit of securing the future of a significant listed building or economic development opportunity decisively outweighs the disadvantages of breaching normal policy presumptions.

1.1.9 In exceptional cases, securing the future of significant unlisted buildings that are considered to be of sufficient historic or architectural value may also be supported by enabling development. Proposals will not be supported if the planning authority is not convinced that the public benefit will be gained.

1.1.10 For proposals associated with listed building restoration and reuse, the physical separation of the restored or reused listed building from the enabling development is normally preferred.

1.1.11 Associated housing development will, wherever possible, be built off-site at a suitable location. Where off-site housing is not possible, the housing development must retain and enhance the special interest, character and setting of the listed building and any other adjacent historic environment asset.

## Argyll and Bute Local Development Plan – Supplementary Guidance Historic Built Environment and Archaeology

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1.1.12 Measures such as a change of use, compatible with the character and appearance of an historic building, but otherwise contrary to policy could also be considered. Such cases would be examples of the “all other possibilities of development funding to secure the conservation and reuse of the building” which must be exhausted prior to using the policy and this SG for the purposes of housing led enabling development.

### 1.1.13 **This SG conforms to:**

- [SPP](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- LDP Key Objectives A and E

## SG LDP ENV 16(b) – Demolition of Listed Buildings

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Proposals for the total or substantial demolition of a listed building will be supported only where it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the planning authority that the building;

- (1) Has been actively marketed at a reasonable price and for a period reflecting its location, condition, redevelopment costs and possible viable uses without finding a purchaser; AND
- (2) Is beyond economic repair and incapable of re-use for modern purposes through the submission and verification of a thorough structural condition report prepared by a conservation accredited professional and a detailed verifiable breakdown of costs in line with guidance provided in the Managing Change Guidance Note “Demolition” (available to download from Historic Environment Scotland’s website).

In exceptional circumstances retention of a building may prevent wider public benefits that may derive from the redevelopment of that site. Justification for demolition in the interest of wider public benefit may be considered in these instances. This justification would only be considered if the proposed redevelopment was of regional or national significance and that clear evidence shows that every effort was made to incorporate the listed building into the new development or that every effort to place the new development in an alternative location was made.

Should demolition be approved the Planning Authority must approve detailed proposals for the restoration and reuse of the site, including any replacement buildings or other structures, and may require that a contract be let for redevelopment in advance of demolition in appropriate cases.

In cases where the Planning Authority is minded to grant consent to the demolition (whole or part) of a listed building it will consider attaching conditions in respect of:

- (A) The recording of the building to be demolished, in addition to the requirement to formally notify Historic Environment Scotland.
- (B) Methods of demolition to be employed;
- (C) The conservation, retention or salvaging of architectural or other features, artefacts or other materials.

### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this Supplementary Guidance is to provide protection to Listed Buildings in accordance with current guidance and legislation. Listed Buildings make a significant contribution to the character and amenity of Argyll and Bute. They are a valuable resource that can stimulate enjoyment of the wider environment and act as an important medium for education, economic development, recreation and tourism. As such, they must be protected. Consent for demolition may be considered where it can be demonstrated that the subject is no longer of sufficient interest to merit listing. Should justification for demolition be sought on this basis applicants must provide a recent listing review from Historic Environment Scotland.

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Historic Built Environment and Archaeology

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1.1.2 [Grants towards the repair of listed buildings](#) may be available from Historic Environment Scotland as well as various other funding bodies, more details regarding funding can be found on the [“Funding for Historic Buildings”](#) website and on [the Heritage Lottery](#) web site.

1.1.3 Argyll and Bute Council have a [dedicated resource to support groups and projects](#) through the funding process.

1.1.4 In the event of the planning authority being minded to grant listed building consent for demolition of a listed building or unlisted building in a conservation area, the planning authority must notify Historic Environment Scotland. To help assess proposals of demolition, Historic Environment Scotland will be consulted at an earlier stage. We will also seek the views of the Architectural Heritage Society of Scotland, the Scottish Civic Trust and any other relevant organisation as appropriate.

1.1.5 To [search for a Listed Building](#) please consult Historic Environment Scotland’s web site or the [past map service](#).

1.1.6 **This SG conforms to:**

- [SPP](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- LDP Key Objectives A and E



## **SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas**

**This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.**

**There is a presumption against development that does not preserve or enhance the character or appearance of an existing or proposed Conservation Area or its setting, or a Special Built Environment Area.**

**New development within these areas and on sites forming part of their settings must be of the highest quality, respect and enhance the architectural and other special qualities that give rise to their actual or proposed designation and conform to Scottish Historic Environment Policy 2011 and accompanying Managing Change Guidance Notes.**

**Where development would affect these areas or their setting the developer will be expected to satisfactorily demonstrate that the impact of the development upon that special area has been assessed and that measures will be taken to preserve and enhance the special interest of the asset. The use of appropriate design statements, conservation plans, character appraisals etc. are expected facilitate this assessment. Where appropriate, measures of assessment will be expected to follow the principles set out in the joint guidance “New Design in Historic Settings” produced by Historic Environment Scotland, Architecture and Place, Architecture and Design Scotland.**

**Outline planning applications will not normally be considered appropriate for proposed development in conservation areas.**

**The contribution which trees make towards the character or appearance of a Conservation Area will be taken into account when considering development proposals.**

### **1.1 Explanation of Policy Objectives**

1.1.1 The aim of this Supplementary Guidance is to maintain and enhance the character and amenity of existing and proposed Conservation Areas in accordance with current guidance and legislation. New development, which is well designed, respects the character of the area and contributes to its enhancement, will be welcomed. Argyll and Bute currently has 32 Conservation Areas. The boundaries of the Conservation Areas are shown on the Main Proposals Maps.

1.1.2 Conservation Areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Argyll and Bute and therefore must be protected.

1.1.3 When considering applications for new development in Conservation Areas, the Council’s priority will be to have regard for the special architectural and other special qualities that are the reason for the area’s designation.

1.1.4 The Planning Authority intends to continue to review its Conservation Areas and to prepare and review detailed Conservation Area Appraisals. There are currently Conservation Area Appraisals for Campbeltown, Rothesay Town Centre, and Helensburgh.

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Historic Built Environment and Archaeology

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1.1.5 Argyll and Bute Council also wish to protect and where possible enhance **Special Built Environment Areas (SBEAs)** that have also been identified on the main Proposals Maps. They have sufficient quality to require safeguarding as part of the development control process and may have the special architectural or historic interest required of Conservation Areas.

1.1.6 **This SG conforms to:**

- [SPP](#)
- [PAN 71 \(Conservation Area Management\)](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- LDP Key Objectives A and E

## SG LDP ENV 18 – Demolition in Conservation Areas

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Proposals for the demolition of any structure which contributes to, or enhances the character, or appearance, of the Conservation Area or its setting will be considered as if that structure was listed – as set out in SG LDP ENV 16(b).

Consent for demolition of an unlisted building in a Conservation Area may be considered where it can be demonstrated that the subject of the application does not make a positive contribution to the character, appearance, or history of the area.

In exceptional circumstances retention of a building may prevent wider public benefits that may derive from the redevelopment of that site. Justification for demolition in the interest of wider public benefit may be considered in these instances. This justification would only be considered in the proposed redevelopment was of regional or national significance and that clear evidence shows that every effort was made to incorporate the building into the new development or that every effort to place the new development in an alternative location was made.

Should demolition be approved the Council must approve detailed proposals for the reuse of the site, including any replacement buildings or other structures, and may require that a contract be let for redevelopment in advance of demolition in appropriate cases.

### 1.1 Explanation of Policy Objectives

1.1.1 Planning permission is required for demolition in a Conservation Area. The aim of this policy is to safeguard the buildings, the building patterns and enclosures that give Conservation Areas their special character. Demolition can very often mean the loss of character and will be resisted. In cases where, every possible alternative has been exhausted and demolition remains the only option, permission may be granted if acceptable plans for an appropriate replacement building have been approved.

#### 1.1.2 This SG conforms to:

- [SPP](#)
- [PAN 71 \(Conservation Area Management\)](#).
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- LDP Key Objectives A and E

## SG LDP ENV 19 – Development Impact on Scheduled Monuments

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

There will be a presumption in favour of retaining, protecting and preserving Scheduled Monuments and the integrity of their settings. Developments that have an adverse impact on Scheduled Monuments and their settings will not be permitted unless there are exceptional circumstances.

Where development could affect adversely a heritage asset or its setting the developer will be expected to satisfactorily demonstrate that the impact of the development upon that asset has been assessed and that measures will be taken to preserve and protect the special interest of the asset. The use of appropriate archaeological assessment, setting analysis, design statements, conservation plans, character appraisals etc. are expected facilitate this assessment.

### 1.1 Explanation of Policy Objectives

1.1.1 Scheduled Monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979 and are scheduled by the Scottish Ministers. The preservation of ancient monuments and their settings is a material consideration when determining planning applications, whether a monument is scheduled or not. Any works to a scheduled monument would also require Scheduled Monument Consent. Further information on the location of Scheduled Monuments within Argyll and Bute can also be found at [www.pastmap.org.uk](http://www.pastmap.org.uk) and [www.wosas.net/search.php](http://www.wosas.net/search.php)

#### 1.1.2 This SG conforms to:

- [SPP](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- [PAN 42 \(Scheduled Monument Procedures\)](#)
- LDP Key Objective E

## SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

1. There is a presumption in favour of retaining, protecting, preserving and enhancing the existing archaeological heritage and any future discoveries found in Argyll and Bute. When development is proposed that would affect a site of archaeological significance, the following will apply:
  - (a) The prospective developer will be advised to consult the Council and its advisers the West of Scotland Archaeology Service at the earliest possible stage in the conception of the proposal; AND,
  - (b) An assessment of the importance of the site will be provided by the prospective developer as part of the application for planning permission or (preferably) as part of the pre-application discussions.
2. When development that will affect a site of archaeological significance is to be carried out, the following will apply:
  - (a) Developers will be expected to make provision for the protection and preservation of archaeological deposits in situ within their developments, where possible by designing foundations that minimise the impact of the development on the remains; AND,
  - (b) Where the Planning Authority deems that the protection and preservation of archaeological deposits in situ is not warranted for whatever reason, it shall satisfy itself that the developer has made appropriate and satisfactory provision for the excavation, recording, analysis and publication of the remains.
3. Where archaeological remains are discovered after a development has commenced, the following will apply:
  - (a) The developer will notify the West of Scotland Archaeology Service and the Council immediately, to enable an assessment of the importance of the remains to be made; AND,
  - (b) Developers should make appropriate and satisfactory provision for the excavation, recording, analysis and publication of the remains. (Developers may see fit to insure against the unexpected discovery of archaeological remains during work).

**Note:** The West of Scotland Archaeology Service must be consulted for all sites in each category.

### 1.1 Explanation of Policy Objectives

1.1.1 Argyll and Bute contains a wide variety of archaeological features ranging from prehistoric features such as ancient forts and duns, early Christian chapels, mediaeval castles and recent industrial archaeology. Some such as the Kilmartin Glen may be of potential World Heritage site status, while others are of national or more local importance. Much of Argyll and Bute's archaeology makes an important contribution to the tourism economy of the area, and can also have nature

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conservation benefits. The Council supports the retention of features or sites of archaeological importance and will expect developers to take account of archaeological interest in putting forward detailed proposals. Where the applicant convinces the Council that such features cannot be retained and there are overriding reasons why development should be permitted, the Council may grant permission subject to ensuring that the site is adequately excavated and recorded prior to development taking place.

#### 1.1.2 This SG conforms to:

- [SPP](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- [PAN 42 \(Scheduled Monument Procedures\)](#)
- LDP Key Objective E

## SG LDP ENV 21 – Protection and Enhancement of Buildings

This policy provides additional detail to policy *LDP 3 Supporting the Protection, Conservation and Enhancement of our Environment* of the Adopted Argyll and Bute Local Development Plan.

Opportunities for the enhancement and re-use of existing buildings will be sought, through proposals for re-building, re-use or change of use, to maintain the fabric of the building and its value to the community. New uses will be approved in principle if;

- (A) The amenities of surrounding properties and residents are safeguarded within the framework of other LDP policies and SG;
- (B) Access and car parking proposals fully meet the criteria set out in SG – Access and parking Standards;
- (C) Any proposed alteration or extension to the building respects the appearance, scale and character of the original building and surrounding area;
- (D) The proposed new use is consistent with other LDP policies and SG.

### 1.1 Explanation of Policy Objectives

1.1.1 There are many buildings in Argyll and Bute which, although not considered to be worthy of inclusion on the official List of Buildings of Architectural and Historic Interest, make a substantial contribution to the character and appearance of an area; some of these are buildings that are under used or vacant, having out-lived their original function or purpose. Many are still structurally sound and capable of refurbishment and reuse, the sustainable management and protection if these buildings secure their long-term survival, preserve their embodied energy and stimulate economic growth.

1.1.2 There are numerous examples throughout Argyll and Bute where the retention of a valued local building has greatly enhanced the local environment. This policy aims to encourage the further use of such buildings and development opportunities will be highlighted in the Plan's.

1.1.3 Areas for Action (AFAs) development briefs (see the **Action Programme** that accompanies the LDP).

Grants towards the repair and reuse of such buildings may be available from various funding bodies; Argyll and Bute Council have a [dedicated resource to support groups and projects](#) through the funding process.

1.1.4 Further information on funding can be found here; [Funding for Historic Buildings](#) and [Heritage Lottery](#) .

1.1.5 **This SG conforms to:**

- [SPP](#)
- [Scottish Historic Environment Policy 2011](#)
- [Managing Change Guidance Notes](#)
- LDP Key Objectives A and E

## **SG LDP BUS 1 – Business and Industry Proposals in Existing Settlements and Identified Business and Industry Areas**

**This policy provides additional detail to policy LDP 5 – Supporting the Sustainable Growth of Our Economy of the Adopted Argyll and Bute Local Development Plan.**

**Proposals for the development of new, or extensions to existing, business and industrial enterprises (Use Classes 4, 5, 6 and 7) and waste management developments (as defined in SG SERV 5) within existing settlements and industry and business areas will normally be permitted provided that:**

- (A) The development is of a form, location and scale, consistent with Policy LDP DM 1, Schedule B 1, and Schedule B 2;**
- (B) Greenfield sites are avoided if brownfield land (see LDP glossary) is available in close proximity;**
- (C) In residential locations the proposed development would not erode the residential character of the area, or adversely affect local residents, through an increase in traffic levels, noise, fumes or hours of operation;**
- (D) The proposal is consistent with any other relevant Local Development Plan policy and associated SG;**
- (E) Technical standards in terms of parking, traffic circulation, vehicular access and servicing, and pedestrian access are met in full (see SG – LDP TRAN 6 Access and Parking);**
- (F) The design, scale and siting of the new development respects the landscape/townscape character and appearance of the surrounding area (see SG –Sustainable Siting and Design Principles);**

**The conversion or change of use of existing buildings to industrial or other employment generating uses which includes waste management developments will also generally be encouraged if the above criteria are met. According to the type and lifespan of the development proposed, the Planning Authority may impose conditions limiting the hours of operation and/or duration of the planning consent.**

### **1.1 Explanation of Policy Objectives**

1.1.1 The aim of this policy is to promote well ordered, sustainable industrial and business development in all existing settlements. The preferred location for any new business or industry proposal is within identified Business and Industry Areas (these are made up of - Established Business and Industry Areas (EBIA), Strategic and Local Business and Industry Allocations. Potential Development Areas identified for industry and business development are also promoted, subject to resolution of the identified constraints.

1.1.2 Other locations within settlements may also be appropriate for small-scale developments, particularly office type developments. The plan therefore supports small scale low impact industrial, business and service uses which can co-exist with housing and other sensitive uses without eroding amenity in the settlement areas. This includes businesses which involve working from home, where the amenity of surrounding properties will not be significantly affected.

1.1.3 When planning any development the developer should consider the need to minimise waste, through for example the use of secondary aggregates, retention and re-use of demolition materials on site and the inclusion of recycling facilities on major new developments.



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1.1.4 The policy allows issues of sustainability, accessibility, amenity, design, conservation and traffic issues to be taken into account. In some instances, where it is considered that a proposed development will have a significant impact on these issues, additional information may be requested. This information should be submitted with the application. Development Management officers are happy to give applicants advice about any additional information which may be required depending on the type of development being proposed.

1.1.5 To give additional support to assisting economic development in the Economically Fragile Areas identified in the Economic Diagram of the LDP variation in the permitted scales of development will be considered through **SG LDP BUS 5**. Applicants should also see Policies **LDP 3– Supporting the Protection, Conservation and Enhancement of our Environment; Policy LDP 4 – Supporting the Sustainable Development of our Coastal Zone; Policy LDP 11 – Improving our Connectivity and Infrastructure.**

1.1.6 This SG conforms to:

- [SPP](#)
- [PAN 73 Rural Diversification](#)
- [PAN 33 Development of Contaminated Land](#)
- [PAN 63 Waste Management Planning](#)
- [Scottish Government Economic Strategy](#)
- LDP Objectives A, B, D, E, H, I

#### Schedule B1 – Business and Industry scales of development:

<b>Large-scale –</b>	buildings exceeding 600m <sup>2</sup> footprint, gross site area exceeding 2 hectares.
<b>Medium scale –</b>	buildings between 200m <sup>2</sup> and 600m <sup>2</sup> footprint, gross site area between 0.5 hectares and 2 hectares.
<b>Small scale –</b>	buildings not exceeding 200m <sup>2</sup> footprint, gross site area not exceeding 0.5 hectares.

In the Economically Fragile Areas consideration will be given to variation of the above permitted scales of development - see **SG LDP BUS 5**.

#### Schedule B2 – Preferred locations for business and industry:

In the settlements: -

- Strategic Industrial and Business Locations (SIBL)
  - are preferred locations for all scales of business and industry development.
- Business and Industry Allocations (outwith SIBL), Potential Development Areas (PDAs) designated for business and/or industry (subject to resolution of identified constraints) and Established Business and Industry Areas\*
  - these are preferred locations for all scales of business and industry development, subject to the constraints of and appropriate capacity within the specific sites.
- Other locations in settlements
  - these are preferred locations for small scale business development; and for small scale industry development.

\*Established Business And Industry Areas (EBIAs) – for the purposes of **SG LDP BUS 1**, these areas correspond to EBIs as shown in the proposal maps as well as to individual lawful business and industry use on sites which are not currently mapped in the plan.

## **SG LDP BUS 2 – Business and Industry Proposals in the Countryside Development Management Zones\***

This policy provides additional detail to policy LDP 5 – Supporting the Sustainable Growth of Our Economy of the Adopted Argyll and Bute Local Development Plan.

Proposals for the development of new, or extensions to existing business and industrial enterprises (Use Classes 4, 5, 6 and 7\*) in the Countryside Development Management Zones will only be permitted where:

(A) The development is of a form, location and scale, consistent with policy LDP DM 1. Of particular note: Development proposals must also take account of SG LDP ENV 14 and comply with Schedule B1 and Schedule B3; OR,

(B) Proposals are for all scales of development in the rural opportunity areas, or for small scale development in the countryside zone, where the applicant can demonstrate a clear operational need for a specific location within these zones.

In all cases the proposals will also require to meet the following criteria:

- (i) Greenfield sites are avoided if brownfield land (see glossary) is available close by;
- (ii) The proposal is consistent with any other relevant Local Development Plan policies and SG;
- (iii) Technical standards in terms of parking, traffic circulation, vehicular access and servicing, and pedestrian access are met in full (see SG LDP TRAN 6 - Access and Parking );
- (iv) The design, scale and siting of the new development respects the landscape/townscape character and appearance of the surrounding area (see SG –Sustainable Siting and Design Principles and SG LDP ENV 14);
- (v) Good quality agricultural land is avoided, if poorer quality land is available close by.

Depending on the scale and type of development proposed, where appropriate, agreements under Section 75 of the Town and Country Planning (Scotland) Act 1997 will be entered into for the purpose of restricting or regulating the development or use of the land.

The granting of planning permission for exploration or appraisal proposals will be without prejudice to any subsequent application to develop at that location.

The Council acknowledges that exploratory work may be required to assess the viability of projects. However, permitting exploratory work does not commit the Council to subsequently approving a detailed commercial development for that site, irrespective of the outcome of the exploratory findings.

\* Countryside Development Management Zones consist of Rural Opportunity Areas, Countryside Zone, Greenbelt and Very Sensitive Countryside.

\*Details of the Use Classes are given in the LDP SG.

**Schedule B3 – Preferred locations for business and industry:**

In the countryside

- Business and Industry Allocations, Potential Development Areas (PDAs) designated for business and/or industry (subject to resolution of identified constraints)
  - All scales of business and industry development, subject to the constraints of and appropriate capacity within the specific sites.
- Other locations in the countryside
  - Small scale business and industry development on infill, rounding-off and redevelopment sites in the countryside zone and rural opportunity areas; these to be non-residential locations\*\* in the case of industry.

\*\*locations where residential use does not predominate – this includes mixed use areas.

## **1.1 Explanation of Policy Objectives**

1.1.1 With the exception of small scale business and industry development, the preferred location for business/office and industrial proposals is within existing settlements, as this strengthens their viability and vitality, reduces transport costs and makes use of existing infrastructure and public investment.

1.1.2 However, Argyll and Bute has a number of indigenous and emerging industries that are not suited to a location within an existing settlement. The special needs of the fragile economic areas are also recognised. There may also be business opportunities arising from farm, croft or estate development programmes. Therefore, where an applicant can clearly demonstrate that their proposal requires a location in the countryside, permission will normally be granted, providing that redundant buildings and brownfield sites are used where possible. Any proposal must also satisfy the criteria listed in the policy and if required ensure that appropriate site restoration proposals are in place. In cases where additional control is required an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 will be negotiated.

1.1.3 For tourism development please refer to **SG LDP TOUR 1**.

1.1.4 **This SG conforms to:**

- [SPP](#) –
- [PAN 73 Rural Diversification](#)
- [PAN 33 Development of Contaminated Land](#)
- [PAN 63 Waste Management Planning](#)
- [Scottish Government Economic Strategy](#)
- LDP Key Objectives A, B, D, E, H, I

### **SG LDP BUS 3 – Safeguarding Existing Business and Industry Sites**

**This policy provides additional detail to policy LDP 8 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.**

**The loss of existing business and industry areas\* to non-employment uses will not be permitted unless it has been demonstrated, to the planning authority’s satisfaction, that:**

**(A) the retention of the land or premises for employment use has been fully explored without success; OR,**

**(B) The land or premises are unsuitably located in terms of its impact on the surrounding environment, the generation of traffic and its impact on the general amenity of the area or adjoining occupiers; AND**

**there does exist suitably located land or premises either on the market or with outstanding planning permissions for displaced firms to relocate to within a reasonable distance.**

**New uses at these locations will need to be consistent with all other LDP policies and Supplementary Guidance (SG) where relevant.**

\*Established Business And Industry Areas (EBIAs) – for the purposes of policy **SG LDP BUS 3**, these areas correspond to EBIAAs as shown in the proposal maps as well as to individual lawful business and industry use on sites which are not currently mapped in the plan.

## **1.1 Explanation of Policy Objectives**

1.1.1 The aim of this policy is to safeguard existing business and industry areas. The Council however recognises that there are some business and industrial uses that are located in inappropriate areas, including being adjacent to residential areas or in areas of high amenity such as the Green Belt and National Scenic Areas. The redevelopment of these sites will therefore be encouraged provided suitable alternative accommodation could be made available for any displaced firms. The Council will also ensure that the new use of the site will be appropriate to the location.

### **1.1.2 This SG conforms to**

- [SPP](#)
- [PAN 73 Rural Diversification](#)
- [Scottish Government Economic Strategy](#)
- LDP Objectives A, B, D, E, H, I

## SG LDP BUS 4 – Strategic Industrial and Business Locations

This policy provides additional detail to policy LDP 5 – Supporting the Sustainable Growth of Our Economy of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council will support the further development of five strategic industrial and business sites in the Local Development Plan. The sites have been identified in the following locations.

- Dunstaffnage European Science Park;
- Kilmory Industrial Estate;
- Machrihanish Green Energies Hub;
- Sandbank Industrial Estate;
- Faslane Naval Base (linked to the Maritime Change Project):

These sites are important in order to help generate future investment into Argyll and Bute and generate high quality jobs for local people.

The LDP will support the addition of employment generating activities on these sites and the Council and its partners will prepare, where appropriate, Masterplans for each of the sites to help provide investor certainty and encourage their future development. The sites have been identified on the Economic Theme Diagram and the Proposals Maps of the LDP.

Proposals for these sites will also need to be consistent with all other LDP policies and associated SG where relevant.

### 1.1 Explanation of Policy Objectives

1.1.1 A central aim of the LDP is to deliver sustainable economic growth. The identification of the five Strategic Business and Industry Sites will help achieve this and the Council will work with its partners, including the private sector, HIE and Scottish Enterprise to drive things forward.

1.1.2 This SG conforms to:

- [SPP](#)
- LDP Key Objectives A and D

## **SG LDP BUS 5 – Economically Fragile Areas**

**This policy provides additional detail to policy LDP 5 – Supporting the Sustainable Growth of Our Economy of the Adopted Argyll and Bute Local Development Plan.**

**In the Economically Fragile Areas, identified in the LDP Economic Diagram, consideration will be given to variation of the permitted scales of economic development where it is judged by the planning authority that:-**

- i) it has been demonstrated that no suitable preferred location is available;**
- ii) the proposal is directly linked to the main potential growth sectors supported by the LDP and EDAP;**
- iii) a sustainability checklist has been completed and it has been demonstrated that any concerns that have been identified over the sustainability of the proposal can be addressed satisfactorily;**
- iv) Greenfield sites are avoided if brownfield land (see LDP glossary) is available in close proximity;**
- v) In residential locations the proposed development would not erode the residential character of the area, or adversely affect local residents, through an increase in traffic levels, noise, fumes or hours of operation;**
- vi) The proposal is consistent with any other relevant Local Development Plan policy and associated SG;**
- vii) Technical standards in terms of parking, traffic circulation, vehicular access and servicing, and pedestrian access are met in full (see SG LDP TRAN 9 - Access and Parking);**
- viii) The design, scale and siting of the new development respects the landscape/townscape character and appearance of the surrounding area (see SG –Sustainable Siting and Design Principles).**

### **1.1 Explanation of Policy Objectives**

1.1.1 Fragile areas are characterised by factors including declining population, scarcity of economic opportunities, proportionately fewer young people, geographical and transport challenges, and below average income levels.

1.1.2 These areas are recognised by Highlands and Islands Enterprise as requiring interventions to develop enterprise and help local people create new economic opportunities.

1.1.3 It is important to support development in these areas that have significant economic and social impact, assist businesses and social enterprises to generate growth and social impacts, and contribute to community resilience.

1.1.4 To support economic growth and population retention in the Fragile Areas the LDP identifies a range of economic development opportunities. The LDP also sets out a settlement strategy which provides a framework to deliver sustainable development for the communities in these areas. In addition, to provide increased flexibility from the planning system in support of the LDP objectives for sustainable economic growth and to support population retention and growth in these areas the Fragile Areas SG BUS 5 permits consideration of the variation of scales of economic development.

1.1.5 This SG conforms to

- [SPP](#),
- [PAN 73 Rural Diversification](#)
- [Scottish Government Economic Strategy](#)
- LDP Key Objectives B, C, D, E, H, I



**SG LDP TOUR 1 – Tourist Facilities and Accommodation, Including Static and Touring Caravans**

This policy provides additional detail to policy LDP 5 Supporting the Sustainable Growth of our Economy.

There is a presumption in favour of new or improved tourist facilities and accommodation provided:

- (A) The development is of a form, location and scale, consistent with Policy LDP DM 1;
- (B) They respect the landscape/ townscape character and amenity of the surrounding area;
- (C) They are reasonably accessible by public transport where available, cycling and on foot, or would deliver major improvements to public transport services;
- (D) They are well related to the existing built form of settlements or the existing development pattern outwith the settlements and avoid dispersed patterns of development, unless the developer has demonstrated a locational requirement based on the need to be near to the specific tourist interest being exploited, and that the facility will not damage those interests;  
**AND,**
- (E) The proposal is consistent with other policies and SG contained in the Local Development Plan;
- (F) In the green belt tourism development should only relate to farm diversification schemes such as the conversion and restoration of existing traditional buildings, woodland related activities, or recreational uses that are compatible with an agricultural or natural setting.

<b>Tourist Scales of Development</b>	
<b>Large Scale</b>	exceeding 60 letting units; or other tourist facility buildings over 600m <sup>2</sup> ** gross; or exceeding 50 caravan or stances; or exceeding 100 tent pitches. ; or any similar scale combination of the above e.g. 26 caravans and 51 tent pitches are at the bottom end of large scale
<b>Medium Scale</b>	exceeding 11-60 letting units; or other tourist facility buildings between 200 and 600m <sup>2</sup> gross**;;or 11-50 caravans or stances; or 50-100 tent pitches, or any similar scale combination of the above e.g. 25 caravans plus 50 tent pitches would be the top end of medium scale

<b>Small Scale</b>	up to 10 letting units; or other tourist facility buildings up to 200m <sup>2</sup> ** gross; or up to 10 caravans or stances; or up to 50 tent pitches; or any similar scale combination of the above e.g. 5 caravans and 25 tent pitches would be the top end of small scale ** to include no more than 200 sq m gross retail floor space(Class 1).
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## Argyll and Bute Local Development Plan – Supplementary Guidance Support for Industry and Business – Main Potential Growth Sector : Tourism

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### 1.1 Explanation of Policy Objectives

1.1.1 Every area of Argyll and Bute has potential for tourism. In a fragile rural economy, the tourism industry offers the prospect for real growth. It is something that everyone can benefit from and participate in. The aim of this Policy and the Local Development Plan is to encourage development but at the same time protect residential amenity and Argyll and Bute's outstanding environment.

1.1.2 As long as it is not overdeveloped, tourism is essentially a sustainable industry. It is of considerable potential value to the economy of Argyll and Bute as recognised in the Economic Development Action Plan. It is also a key sector in Scotland's Economic Strategy March 2015 and this sector is supported by both Highlands and Islands Enterprise and Scottish Enterprise. As such tourism should be promoted and for this reason facilities for participation sports and other recreational activities requiring unimpeded access to remote open country will normally be accepted on appropriate sites in the Countryside Development Management Zones (see **SG LDP REC/COM 1**). However, tourism must not destroy those very qualities that bring tourists to the area in the first place. Tourist related development must therefore be carefully located, sited and designed to provide high quality facilities that fit successfully into the environment. Retail outlets in particular will only be accepted where they are clearly ancillary to a tourism activity.

1.1.3 Tourism development and facilities can generate large amounts of traffic, mainly in the form of cars. It is therefore important that they are located in areas and locations which are accessible by public transport where available, and other modes such as cycling and walking.

#### 1.1.4 This SG conforms to:

- [SPP](#),
- [Scotland's Economic Strategy March 2015](#)
- LDP Key Objectives A,B,C, D, E, H, I

## SG LDP TOUR 2 – Safeguarding Valued Tourist Areas Vulnerable to Change of Use

This policy provides additional detail to policy *LDP 5 Supporting the Sustainable Growth of our Economy*

Within a Valued Tourist Area Vulnerable to Change of Use (VTA), non-tourist related development shall be resisted unless it comprises:

- (A) An alteration, extension or expansion of an existing non-tourist related development on its current site within the VTA; OR,
- (B) The provision of managerial and other staff accommodation directly associated with the tourist related development within the VTA; OR,
- (C) Other development which will not directly or cumulatively prejudice the effective functioning of the VTA (both in its own right and in respect of its network function) and there being little likelihood of objection arising from the proposed use in relation to neighbouring tourist related development; AND,
- (D) The proposal is consistent with all other policies and SG of the Local Development Plan.

### 1.1 Explanation of Policy Objectives

1.1.1 The tourist industry plays a significant role in the future economic prosperity of Argyll and Bute. The aim of **SG LDP TOUR 2** is to safeguard the role of key tourism sites and areas – referred to in this plan as Valued Tourism Areas (VTAs). These areas are viewed as key sites within the overall tourism infrastructure of the planning area e.g. the main tourist caravan sites or bed and breakfast areas form part of an integral network of facilities which if broken would be to the detriment of the whole network.

1.1.2 Other proposed development within a VTA will be resisted where it is considered to have a detrimental effect on that VTA, which reduces its ability to function either individually or as part of the tourism network. Valued Tourism Areas have been identified in the Main Proposals maps of the Local Development Plan.

1.1.3 **This SG conforms to:**

- [SPP](#),
- LDP Key Objectives A,B,C, D, E, H, I

## **SG LDP TOUR 3 – Promoting Tourism Development Areas**

**This policy provides additional detail to policy *LDP 5 Supporting the Sustainable Growth of our Economy*.**

**The Tourism Development Areas shown on the Economic Diagram in the LDP contain significant opportunities for the sustainable growth of the Argyll and Bute tourism industry.**

**These areas will be promoted by a range of partners (HIE, SE, FCS, Local tourist organisations and VisitScotland) to encourage the further development of new high quality tourism developments that are intended to add to the appeal of Argyll and Bute as a compelling destination for tourists and also as a better place to live for local residents.**

**Wherever practicable existing infrastructure will be utilised and best use will be made of all modes of transport to access new sites**

**Applications for new tourism developments will also be subject to all other policies and SG of the LDP.**

### **1.1 Explanation of Policy Objectives**

1.1.1 Tourism is a strategically important sector for Argyll and Bute that will continue to play a significant role in the economy of Argyll and Bute as recognised by the LDP and the Council's Economic Development Action Plan (EDAP).

1.1.2 The identification of Tourism Development Areas throughout Argyll and Bute highlights the potential for this industry to expand in a sustainable way close to major tourist routes.

1.1.3 During the life of this LDP additional Supplementary Guidance will be developed to help inform future tourism development within these areas in conjunction with HIE, SE, FCS and VisitScotland. The LDP has also helped identify a number of key tourism sites throughout Argyll and Bute in the form of allocations and potential development areas.

1.1.4 Finally, it should be noted that the identification of Tourism Development Areas within the LDP does not preclude tourism investment in other areas of Argyll and Bute.

1.1.5 **This SG conforms to:**

- [SPP](#)
- LDP Key Objectives A, B, C, D, E, H, I

## SG LDP RET 1 – Retail Development in the Main Towns and Key Settlements – The Sequential Approach

This policy provides additional detail to policy *LDP 7 Supporting our Town Centres and Retailing of the Adopted Argyll and Bute Local Development Plan*.

There will be a presumption in favour of retail development (Use classes 1, 2 and 3\*) provided:

- (A) It is within a defined town centre; OR,
- (B) Where the developer demonstrates that no suitable sites within defined town centres are available, on the edge of a defined town centre; OR,
- (C) Where the developer demonstrates that no suitable sites are available within defined town centres, or on the edge of defined town centres, elsewhere in the town in a location that is or can be made accessible by a choice of means of transport; AND IN ANY OF THESE CASES,
- (D) There is no significant detrimental impact on the vitality or viability of existing town centres (the Council may request an assessment at the developer's expense, as it considers necessary, to establish this, and may require applications to be accompanied by a reasoned statement of the anticipated impact of the proposal on the town centre); AND,
- (E) The proposal is consistent with all other LDP Policies and associated SG.

Convenience shops located and designed to serve only a local residential area, as well as those associated with recognised tourist facilities, farm and factory shops, are exempt from the sequential test requirement but may require a Retail Impact Assessment at the Planning Authority's request.

\*Details of the Use Classes are given in the *Town and Country Planning (Use Classes) (Scotland) Order 1997*.

### Scales of retail development:

<b>Large-scale retail development -</b>	Building exceeding 1,000 sq gross floor space
<b>Medium-scale retail development -</b>	Building between 201 sq m – 999 sq m gross floor space
<b>Small-scale retail development -</b>	Buildings up to 200 sq m gross floor space

## 1.1 Explanation of Policy Objectives

1.1.1 The aim of this guidance is to protect and enhance the vitality and viability of the defined town centres in the larger settlements of Argyll and Bute through a sequential approach to new retail development.

1.1.2 The sequential test for selecting sites for new retail development ensures that first preference is given to town centre sites, followed by edge of centre sites, and then finally out-of-town centre sites. Otherwise, opportunities to enhance the retailing role of town centres may be lost and their role may become threatened. The only exceptions to this requirement are small shops serving the day to day needs of local communities and specialist forms of retailing such as those associated with recognised tourist facilities, farm shops and factory shops where the retail floor space element is less than 200 square metres, and this is ancillary to the main business use of the site.

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Retail Developments (including changes of use to and from shops)

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1.1.3 When considering new retail development proposals the Planning Authority will look closely at the potential impact on the vitality and viability of existing town centres. New retail developments will therefore have to demonstrate that they will not have a significant adverse impact. If a potential adverse impact is identified, this will have to be mitigated through an appropriate developer contribution or such other action (possibly under a Section 75 Agreement).

1.1.4 Town Centres and Edge of Town Centre Zones (including Core Shopping Areas) have been identified on the main Proposals Maps.

1.1.5 **This SG conforms to:**

- [SPP](#),
- LDP Policy 7 – Supporting Our Town Centres and Retailing)
- LDP Key Objectives A, C, D, E, G, H and I

## **SG LDP RET 2 – Change of Use to and from Use Class 1 (Shops) in the Core Shopping Areas of the Main Town Centres**

This policy provides additional detail to policy *LDP 7 Supporting our Town Centres and Retailing* of the Adopted Argyll and Bute Local Development Plan.

Within the ground floor frontage premises in the “core shopping areas” of Campbeltown, Dunoon, Helensburgh, Lochgilphead, Oban and Rothesay, change of use from non-retailing uses to Use Class 1 (Shops) is consistent with this policy.

Within these ground floor frontage premises change of Use Class 1 (Shops) to any other use other than a Use Class 3 (Food and Drink), is contrary to this policy unless it is demonstrated that: Every effort is made by the applicant to retain a lively street frontage.

The premises have been vacant and unused for at least 12 months despite reasonable attempts (including a clear marketing strategy) to market the property/business; OR,  
The development is part of a wider building refurbishment or redevelopment which, in the view of the planning authority, will add value to the economic vitality or built environment of the town centre.

### **1.1 Explanation of Policy Objectives**

1.1.1 Within the six main town centres of Argyll and Bute “core shopping areas” have been identified on the proposals maps. In these areas the vitality of the town centres and the commercial interests of individual shops benefit from ground floor shop premises being close to one another. The guidance seeks to limit the change of use within these core shopping areas and ground floor premises to a range of uses, which are viewed as being complimentary with one another and as reinforcing the economic integrity of these areas and a lively street frontage is retained. The frontage premises correspond to the retail frontage excluding rear storage, offices or servicing areas.

#### **1.1.2 This SG conforms to:**

- [SPP](#),
- LDP Policy 7 – Supporting Our Town Centres and Retailing
- LDP Key Objectives A, C, D, E, G, H and I



## SG LDP RET 3 – Retail Development in the Key Rural Settlements, Villages and Minor Settlements

This policy provides additional detail to policy *LDP 7 Supporting our Town Centres and Retailing* of the Adopted Argyll and Bute Local Development Plan.

There will be a presumption in favour of retail development (Use Classes 1, 2 and 3) provided:

- (A) The principles of the sequential test outlined in SG LDP RET 1 (Retail Development in the Main Towns – the Sequential Approach) are satisfied;
- (B) The proposal does not exceed 1,000m<sup>2</sup> gross retail floor space;
- (C) Reasonable account has been taken by the developer of the possibilities of locating the proposal on brownfield land or in disused buildings;
- (D) The site has good access to the public transport network, where available, or delivers major improvements to public transport services in scale with the development; AND,
- (E) The proposal is consistent with all other policies and associated SG in the Local Development Plan.

Convenience shops located and designed to serve only a local residential area are exempt from the sequential test requirement but may require a Retail Impact Assessment at the Planning Authority's request.

### 1.1 Explanation of Policy Objectives

1.1.1 The Council seeks to protect and enhance the vitality and viability of undefined shopping centres in the smaller settlements in Argyll & Bute through a sequential approach to new retail development, and only allow out of centre retail development in exceptional circumstances. The rural shopping centre will be taken to be that area which can be described as such by the juxtaposition of land uses and its central location.

1.1.2 Rural shops play a key role in supporting a healthy rural economy. The aim is to support local facilities that provide an effective and valuable service to the community. In terms of retailing, existing food stores and small supermarkets often play a key role in maintaining the quality and range of shopping in rural centres as well as providing an essential service to both the surrounding settlement and its hinterland. These centres are preferred locations for both comparison and convenience retail development.

Given the potential impact on the variety of shopping in rural centres as well as surrounding settlements and village shops, the scope for superstores and other large retail developments is likely to be more limited in the smaller settlements than elsewhere. Therefore, it is appropriate to indicate a maximum store size, which is consistent with maintaining a variety of shops to ensure the development has no net detrimental impact. While a formal Retail Impact Assessment is required for larger retail developments (over 2,500 sq m gross retail floor space), smaller proposals should also be accompanied by reasoned statements of the anticipated impact on the shopping centre.

1.1.3 This SG conforms to:

- [SPP](#),
- LDP Policy 7 – Supporting Our Town Centres and Retailing
- LDP Key Objectives B, C, D, E, G, H and I

## SG LDP RET 4 – Retail Development within Countryside Development Management Zones

This policy provides additional detail to policy *LDP 7 Supporting our Town Centres and Retailing* of the Adopted Argyll and Bute Local Development Plan.

There will be a presumption in favour of retail development (Use Classes 1 and 2) in the Countryside Development Management Zones provided:

- (A) Retail floor space does not exceed 200 square metres gross;
- (B) New build development does not take place in Very Sensitive Countryside and open areas within the Countryside Zone;
- (C) Within the Greenbelt the proposal relates to the conversion of an existing traditional farm building, and where the proposals are part of a farm diversification scheme primarily to serve the tourist trade or to sell agricultural products from local farms;
- (D) The proposal is consistent with all other Policies and associated SG in the LDP.

### 1.1 Explanation of Policy Objectives

1.1.1 The Council aims to support the viability and vitality of the town centres, by requiring larger scale developments to locate in these centres, but recognising that small-scale retail development can be developed at other locations without adverse impacts on the core shopping functions of town and village centres. Smaller scale retail developments in the countryside, particularly where these relate to farm diversification schemes, tourist related development (see also **SG LDP TOUR 1**) and specialist niche marketing of quality Argyll and Bute products, support the aims of promoting a diversified rural economy.

#### 1.1.2 This SG conforms to:

- [SPP](#),
- LDP Policy 7 – Supporting Our Town Centres and Retailing
- LDP Key Objectives B, C, D, E, G, H and I

## **SG LDP RET 5 – Change of Use of shops outwith Designated Town Centres**

This policy provides additional detail to policy *LDP 7 Supporting our Town Centres and Retailing* of the Adopted Argyll and Bute Local Development Plan.

Outside designated town centres, the Council will only permit the change of use of shops (Use Class 1) to other uses provided:

- (A) That day-to-day local convenience shopping provision/post office is available in the same community or in close proximity to; OR
- (B) That all reasonable steps over a period of 12 months have been taken to market the property as a retail concern.

### **1.1 Explanation of Policy Objectives**

Changes in peoples' shopping habits have resulted in an increasing reliance on car-related, out of town centre shopping development and a gradual loss of local/village shops. Such changes can undermine communities and disadvantage people who do not have ready access to private cars. This is especially the case when the shop under threat of closure is the last in the settlement/village.

1.1.1 These guidelines are intended to help minimise the loss of local shopping facilities and accords with the concept of sustainable development.

1.1.2 **This SG Conforms to:**

- [SPP](#)
- LDP Policy 7 – Supporting Our Town Centres and Retailing
- LDP Key Objective B

## SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision

This policy provides additional detail to policy *LDP 8 Supporting the Strength of Our Communities* of the Adopted Argyll and Bute Local Development Plan.

(A) There is a general presumption in favour of housing development other than those categories, scales and locations of development listed in (B) below. Housing development, for which there is a presumption in favour, will be supported unless there is an unacceptable environmental, servicing or access impact.

(B) There is a general presumption against housing development when it involves:  
In the settlements:

- i) Large-scale housing development in Key Rural Settlements and Villages and Minor Settlements;
- ii) Medium-scale housing development in the Villages and Minor Settlements;

In the rural development management zones;

- iii) Large and medium scale housing development in all the countryside development management zones;
- iv) Small-scale housing development in the Greenbelt, Very Sensitive Countryside and in open/ undeveloped areas and non-croft land in the Countryside Zone.

This general presumption against housing development does not apply to single houses in the open/undeveloped Countryside Zone, when on a bareland croft and/or where a specific locational/operational need has been accepted by the planning authority. In these instances an Area Capacity Evaluation (see SG Area Capacity Evaluation) that assesses the site as being acceptable in terms of landscape impact will be required.

(C) Housing Developments of 8 or more units will generally be expected to contribute a proportion (25%) of units as on site affordable housing. Supplementary Guidance Delivery of Affordable Housing provides more detail on where the affordable housing is required and how it should be delivered follows on from this policy.

(D) Housing development, for which there is a general presumption against, will not be supported unless an exceptional case is successfully demonstrated in accordance with those exceptions listed for each development management zone in the justification for this supplementary guidance.

(E) Housing Developments are also subject to consistency with all other policies and associated SG of the Local Development Plan.

### Scales of Housing Development:

Small-scale	will not exceed 5 dwelling units
Medium-scale	between 6 and 30 dwelling units inclusive
Large-scale	exceeding 30 dwelling units

## 1.1 Explanation of Policy Objectives

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1.1.1 The main general housing policy sets out general presumptions in favour or against different scales and circumstances of housing within the following development management zones.

#### 1.1.2 Housing in Settlements

In the case of settlements, the presumptions in favour or against are based largely on whether the housing development is of an appropriate scale (small-, medium- or large-scale) for the size of the settlement (Main Town, Key Settlement, Key Rural Settlement, Village or Minor settlement). The scales of housing development have been defined in **SG LDP HOU 1**.

1.1.3 Where the proposal involves large-scale housing development in a Key Rural Settlement, or medium-scale and above in a Village or Minor Settlement there is a general presumption against. These larger scales of development would only be supported by a deliberate attempt to counter population decline in the area, to help deliver affordable housing, or else meet a particular local housing need. Such proposals should not overwhelm the townscape character, or the capacity, of the settlement and be consistent with all other policies and associated SG of the Local Development Plan.

#### 1.1.4 Housing in Greenbelt

Within the Greenbelt, a strict policy regime applies, based on resisting urban expansion and new housing development. Accordingly, there is a presumption against and resistance to new housing development within this zone of any scale. The only exceptions to this are, firstly, where an operational need has been established and the applicant demonstrates that there is a specific locational need to be on, or in the near vicinity of the proposed site, and secondly, in the very exceptional circumstances of a housing conversion proving to be an acceptable means of securing the future of a valued existing building or community asset, or, in the very exceptional circumstances of housing enabling development, to secure the retention of a highly significant building at risk.

#### 1.1.5 Housing in Rural Opportunity Areas (ROAs)

The **ROAs** have been mapped specifically with a view to identifying areas within which there is a general capacity to successfully absorb small scale housing development. This includes open countryside locations where appropriate forms of small- scale housing development will be in tune with landscape character and development pattern. Consequently, there is a presumption in favour of small-scale housing development within this zone, subject to on-going capacity evaluation. Conversely, there is a presumption against medium and large-scale housing development that would not be generally appropriate for these rural areas and would undermine the intentions of the settlement strategy.

#### 1.1.6 Housing in Countryside Zone

The **Countryside Zone** does not have the general capacity to successfully absorb any scale of new housing development when it is located away from existing buildings. Consequently, the presumption in favour of new housing development is restricted to change of use of existing buildings or small-scale development in close proximity to existing buildings on infill, rounding-off, and redevelopment sites, where these are not immediately adjacent to defined settlement boundaries.

1.1.7 Notwithstanding the initial presumption against new housing development, on a bareland croft or where an operational need has been established and the applicant demonstrates that there

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### General Housing Development

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is a specific locational need to be on, or in the near vicinity of the proposed site, small-scale housing may be considered in locations away from existing buildings within this zone. This is provided there is sufficient capacity to successfully integrate the proposed housing development within the landscape. The planning authority will conduct an Area Capacity Evaluation (ACE) in order to assess the direct and cumulative landscape impact of any such development. The ACE process is further explained in SG Area Capacity Evaluation.

#### 1.1.8 Housing in Very Sensitive Countryside

The **Very Sensitive Countryside** corresponds to the isolated coast, relatively high ground, mountain areas and to especially vulnerable lowland areas where there is generally extremely limited capacity to successfully absorb any scale of new housing development. Consequently, there is a presumption against new housing development of any scale in this zone. The only exception made is in the very special circumstance of a house being required for operational reasons and/or where it can utilise an existing building.

#### 1.1.9 Housing on Croft Land

A balance needs to be struck between supporting limited amounts of housing on crofts that will benefit both individual crofters and the wider crofting community whilst discouraging the break-up of croft land assets and speculative development that would be detrimental to the environment. Accordingly new housing on bareland crofts is generally supported but is dependent on specific proposals being assessed as having no significant adverse landscape impact and further supported by a business case (albeit it is acknowledged that a croft has limited income potential) being provided by the applicant. Advice will also be taken from the Crofting Commission on the suitability or otherwise of the croft being established.

#### 1.1.10 Affordable Housing

There is a general commitment to facilitate greater choice in housing in terms of location, design, tenure and cost. However, it is recognised that the market will not be able to meet some important housing needs. This includes locations and circumstances where affordable housing to lower income groups is not adequately supplied by the market. In a limited context, the planning system can assist with the provision and retention of such housing where a particular need for affordable housing has been demonstrated. The housing allocation schedules in the LDP detail the level of affordable housing required for each site, and these take precedence over the general level expressed in policy SG LDP HOU 1. Additional information on the provision of affordable housing is provided in Delivery of Affordable Housing SG.

## Delivery of Affordable Housing

### 1. Introduction

- 1.1 This Supplementary Guidance provides further detail on the delivery of affordable housing in support of Policy LDP 8 of the Argyll and Bute Local Development Plan, and associated Supplementary Guidance SD LDP HOU1. A key aim of the Local Development Plan and Argyll and Bute Council is to facilitate greater housing choice in terms of location, design, tenure and cost. However, we currently live in challenging economic times which is not likely to change for the foreseeable future. Consequently, given the lack of private and public capital it is recognised that the market will not be able to meet some important local housing needs, including affordable housing. That said, in a limited context, the planning system can however assist with the provision and retention of such housing where a particular need for affordable housing has been clearly demonstrated.
- 1.2 The local need for affordable housing in Argyll and Bute is set out in the **Argyll and Bute Housing Need and Demand Assessment (HNDA)** which has been used to help inform the Local Housing Strategy, Local Development Plan policy content and associated supplementary guidance (SG). The level of affordable housing provision required in the Local Development Plan is indicated in the Written Statement Housing Allocations and relevant Potential Development Areas (PDAs); Schedules and Proposals Maps. These sites (where capacity of over 8 residential units is shown in Housing Market Areas that clearly demonstrate affordable housing need, see paragraph. 1.3) have been selected on the basis of their location and suitability for affordable housing provision in response to the needs identified in the Housing Need and Demand Assessment.
- 1.3 Outwith these specific sites new housing developments proposed for 8 or more homes are required to deliver a minimum of 25% of affordable housing units. The only exceptions to this general requirement for affordable housing provision are for proposals which are located within a housing market area where The Council's HNDA studies indicate that there is a limited requirement. These housing market areas are identified in the Councils approved Local Housing Strategy and Strategic Housing Investment Plan, and currently comprise; The Island of Bute, including Rothesay and South Kintyre including Campbeltown and for a two year period Cowal, including Dunoon. The other exceptions are for proposals involving the conservation and conversion of a listed building or a significant building within a conservation area, where the provision of affordable housing would undermine the economic viability of the proposed scheme. Applicants will be required to provide evidence to demonstrate that scheme proposed is the minimum required to meet a verifiable conservation deficit that would allow conservation and reuse of the building.
- 1.4 Affordable housing can be delivered by a variety of means including social rented housing, mid-market rented housing, the payment of commuted sums and also the building of houses/apartments designed to meet the needs of first time buyers\*.

*\* provided these are available at affordable levels as defined by the Councils Housing Need and Demand Assessment and within the lower quartile of the housing market of their respective housing market area.*

### 2. Policy Context

- 2.1 There is a need for high quality, energy efficient and affordable housing, in the right locations, to support our economic competitiveness, social justice and sustainable development. The Council, working in partnership with the private sector and housing agencies, is committed to ensuring that a decent home should be within the reach of every household. Whilst the responsibility for delivering this lies primarily with private



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developers, there are certain situations where, sufficient affordable housing may not be available to households drawn from the lower income groups.

- 2.2 Scottish Planning Policy establishes that the provision and retention of affordable housing is a legitimate planning concern. Local Development Plan policies and associated SG must be based on a robust assessment of local housing needs in each community to be undertaken in conjunction with the local Housing Authority. Based on this evidence, clear guidance must then be given on what constitutes affordable housing and the appropriate mechanism for securing it. Policies may provide for the retention of affordable housing for successive, as well as the initial occupants, and seek to reserve such properties for people falling within particular categories of need.
- 2.3 Suitable delivery mechanisms include the selective use of planning conditions, Section 75 and other legal Agreements and through partnership working with private developers and Registered Social Landlords (RSLs), for example, by promoting land in public ownership, the placing of rural burdens, or schemes that benefit from grant support. The Council's policy approach to affordable housing is set out in the Argyll and Bute Local Development Plan **Policy LDP 8 – Supporting the Strength of our Communities – making them better places to live, work and visit**. Greater detail is provided in **SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision**.

### 3. Needs Evaluation

- 3.1 The Local Development Plan sets out anticipated housing requirement figures, which for a ten year plan period suggest the need for the Local Development Plan to allocate sufficient land for an average of **475** new homes per annum across Argyll and Bute.
- 3.2 The Council must have regard for the proper operation of the development land market and the viability of housing schemes, which are undertaken by the private sector. In line with SPP and Pan 2/2010, it is concluded that an objective target of a minimum of 25% affordable housing provision should normally be expected, and in the context of Argyll and Bute that this should be applied to all developments comprising eight or more new homes located within those housing market areas which have been identified with affordability issues.

### 4. Definition of Affordable Housing

Categories of affordable housing have been defined in SPP and PAN 2/2010 as:

#### Social rented

- **Housing provided at an affordable rent** and usually managed locally by a RSL such as a Housing Association, Housing Co-operative, local authority or other housing body regulated by the Scottish Housing Regulator.

#### Subsidised low cost housing for sale

- **Subsidised low cost sale** - a subsidised dwelling sold at an affordable level. Discounted serviced plots for self-build can contribute. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers. In rural areas this may be achieved through a rural housing burden.
- **Shared ownership** - the owner purchases part of the dwelling and pays an occupancy payment to a RSL on the remainder. The owner can buy percentages of 25%, 50% or 75% of the property;

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- **Shared equity** - the owner pays for the majority share in the property with the RSL, local authority or Scottish Government holding the remaining share under a shared equity agreement. Unlike shared ownership, the owner pays no rent and owns the property outright.

#### **Unsubsidised low cost housing for sale**

- **Entry level housing for sale** - a dwelling without public subsidy sold at an affordable level. Conditions may be attached to the missives in order to maintain the house as an affordable unit to subsequent purchasers.
- **Shared equity** - the owner purchases part of the dwelling, with the remaining stake held by a developer.

#### **Mid-market or intermediate rented**

- Private rented accommodation available at rents below market rent levels in the area and which may be provided either over the medium or long term.

### **5. Mechanisms for Securing Affordable Housing**

5.1 Where the housing allocation schedule requires affordable housing to be provided, this is expected to be fully integrated on site, delivered by a number of different mechanisms including shared equity where appropriate and taken forward in a tenure blind manner. Only in exceptional circumstances and once the developer has demonstrated to the satisfaction of the Planning Authority that on site provision is not practicable will other options then be considered. In order to secure the most appropriate affordable housing for each site therefore a sequential approach will be applied to the delivery of affordable housing, in the following order:

- 1(a) the provision of affordable (social rented/shared equity) housing on-site**
- OR**
- 1(b) the transfer of an area of serviced land on-site to a registered social housing provider**
- OR – if this is not achievable for market, investment, location or other reasons:**
- 2(a) the provision of affordable housing (social rented/shared equity) off-site within the same community or housing market area**
- 2(b) the transfer of an area of services land off-site to a Registered Social Landlord (RSL)**

#### **5.2 Option 1 – On site provision**

Where affordable housing is being provided on-site the units will either be built by or transferred to an RSL with the exception of discounted for sale, unsubsidised houses, student accommodation and approved private rented accommodation including housing for on-site workers. In such circumstances care should be taken to integrate the different parts of the development. The affordable houses should be similar in design and materials to the development of which it forms part – the objective will be that it is not possible to tell the different tenures apart from the external appearance of the houses.

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The whole development should be completed within a similar timescale unless otherwise agreed and the land transferred for affordable housing should not be subject to any particular development constraints.

Where a Registered Social Landlord, to be nominated by the Council, is involved developers should enter into partnership / discussion with them at an early stage to ensure that the development will provide the type and size of affordable housing required to meet the needs in the area and that the Housing and Regeneration Division of the Scottish Government funding requirements are met.

The developer will be required to build an agreed number, type and mix of affordable housing units on site (to Housing for Varying Needs standards issued by the Housing and Regeneration Division of the Scottish Government) for subsidised sale or rent through an approved Registered Social Landlord. The housing must be sold at a price equal to the Housing and Regeneration Division of the Scottish Government benchmark costs in force at that time (less Registered Social Landlord on costs). Where the affordable element is to be delivered by the developer deadlines must be set for the delivery of the affordable housing relative to the timescale of delivery of the private housing.

Alternatively the land for the affordable housing element can be transferred to a RSL for them to develop. Developers will agree to transfer an area of serviced land for a valuation based on affordable housing only (as agreed by the District Valuer or an agreed chartered valuation surveyor) to an approved Registered Social Landlord. The valuation will be the residual valuation based on the Housing and Regeneration Division of the Scottish Government benchmarks less development costs.

#### 5.3 Option 2 – Off Site Provision

In cases where on-site provision is unacceptable, the Council may be willing then to accept the provision of affordable housing off-site or the transfer of an area of serviced land off-site. The judgement as to whether off-site provision is acceptable will be based on a number of factors including the desire to achieve balanced communities, the individual site circumstances in terms of the location and accessibility, and any difficulties associated with its development.

If Argyll and Bute Council is prepared to accept the provision of the affordable housing contribution off-site the developer will be required to build an agreed number, type and mix of affordable housing units on another site in the community that is under their control (to Housing for Varying Needs standards issued by the Housing and Regeneration Division of the Scottish Government) for subsidised sale or rent through an approved Registered Social Landlord. The housing must be sold at a price equal to the Housing and Regeneration Division of the Scottish Government benchmark costs in force at that time (less Registered Social Landlord on costs). Where the affordable element is to be delivered by the developer deadlines must be set for the delivery of the affordable housing relative to the timescale of the private housing. For the avoidance of doubt any provision of affordable housing off-site will be in addition to the affordable housing requirement relating to the alternative site,

**OR**

Alternatively the land for the affordable housing element can be transferred to a RSL for them to develop. Developers will agree to transfer an area of serviced land for a valuation based on affordable housing only (as agreed by the District Valuer or an agreed chartered valuation surveyor) to an approved Registered Social Landlord.

**Where the options 1 or 2 are not available for market, investment, location or other reasons the following options can also be considered on an equal basis namely:-**

#### 5.4 Option 3 - Commuted Payment

##### **Commuted Payment (Sum to be agreed by the District Valuer\* for each Housing Market Area)**

The use of commuted Payments may be acceptable only if there are no acceptable sites brought forward after following the sequential tests above. However given the limited nature of the funds available to provide affordable housing in Argyll and Bute the Council fully acknowledges the use of commuted payments may become increasingly common.

These payments will be used to enable off-site provision to make an equal and equivalent financial contribution to an affordable housing accumulator fund managed by Argyll and Bute Council to promote the direct provision of affordable accommodation with an approved Registered Social Landlord on other sites in the local housing market area. Income from this source will be identified in the local authority's Strategic Housing Investment Plan (SHIP) The commuted payment should be equivalent to the difference between the value of the affordable housing unit and the value of the equivalent private unit to ensure that the financial impact to the developer is the same as if the developer provided the affordable units on site. Where commuted payments are agreed, they will normally be payable at the same stage as on site provision would have been required in order to ensure that the time lag between the supply of private housing and the affordable housing is minimised.

If the Council is unable to attract public funding for the provision of affordable housing within a five year period (from completion of the first private house) in the form of onsite or off-site provision, then the provision in relation to commuted payments will be invoked and the developer will be entitled to develop the remainder of the site for mainstream housing.

\*To assist with this process the Council has commissioned the District Valuer to produce a set of valuations for each housing market area in Argyll and Bute, and these will be used to calculate standard levels of commuted payment which will be expected in lieu of onsite provision.

The level of commuted payment will be calculated so as to ensure that the pro rata financial burden is the same as on site provision. This is based on the Residual Land Value method, which means that the commuted sum is based on the value of the serviced land for general needs housing minus its value for affordable housing. Where a Landowner or developer is unhappy with the standard commuted payment levels, they may at their own expense request an individual valuation from the District Valuer, this will require an open book approach and be based on the residual land valuation method outlined above.

#### 5.5 Option 4 – Discounted low Cost Sale

**Discounted low cost sale** – a dwelling sold at a percentage discount of its open market value to households in the priority client group. Discounted serviced plots for self-build can also contribute, particularly in rural areas. A legal agreement can be used to ensure that subsequent buyers are also eligible buyers.

In rural areas this may be achieved through a rural housing burden under the Title Conditions (Scotland) Act 2003. The Rural Housing Burden (RHB) retains a pre-emption right to secure the affordability of land bought and the houses then built on it, so that successive local purchasers on modest incomes, who could not otherwise afford to compete on the open housing market, will be able to access a form of low cost home ownership in which the “subsidy” remained locked in forever. Local Housing Associations and Trusts are registered rural housing bodies which means they would be allowed to attach Rural Housing Burdens to the title of land sold.

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#### 5.6 **Option 5 – Affordability by Design and without Subsidy**

**Housing without subsidy** - non-subsidised affordable housing is likely to take the form of entry level housing for sale, some built at higher densities and with conditions attached to the missives designed to maintain the houses as affordable units to subsequent purchasers. Homes delivered without subsidy may be considered to fulfil part of the overall affordable housing requirement where it can be clearly demonstrated that they will meet the needs of, and be affordable to, groups of households identified through a housing needs assessment. These houses/apartments should be designed to meet the needs of first time buyers and be available at affordable levels as defined by the Councils Housing Need and Demand Assessment and within the lower quartile of the housing market of their respective housing market area.

#### 6. **Type, Design and Layout of Affordable Housing**

- 6.1 The tenure split of affordable housing required will be informed by Argyll and Bute Council's Housing Needs Assessment and the Local Housing Strategy. Out with these assessments the type of affordable housing required will be determined on a site-by-site basis and developers are encouraged to enter into early discussions with the Council who will advise on the type of affordable housing required.
- 6.2 The affordable housing component should be well-integrated into the overall development and have good linkages to surrounding services including public transport where available and usable public open space or green networks in our Main Towns. The range of house types included within the affordable element should reflect the composition of households in need identified through the Local Housing Strategy, common housing register and current local housing needs surveys.
- 6.3 Potential Developers should always aim to deliver an overall visual integration of affordable and market housing. There should not be a significant outward difference in the style of units or layouts between affordable and market housing. Affordable housing should wherever possible be indistinguishable from the general mix of other houses on the site in terms of architectural quality and detail.

#### 7. **Retention of Affordable Housing**

- 7.1 In any of the above options for the delivery of affordable housing in Argyll and Bute the retention of affordable housing stock as such is a factor that will require careful consideration when securing affordable housing contributions from development proposals. Housing Associations are expected to provide the main mechanism for the delivery of affordable housing developments and the charitable status of many of these organisations is important in securing the long term availability of affordable housing.
- 7.2 Landowners and developers will not be permitted to evade the terms of this policy by artificial sub-division of landholdings since the terms of the Section 75 Agreement will be made binding on successive proprietors. Agreements will require the transfer of land, erection of buildings or financial payments for affordable housing purposes to be completed to a similar time scale to the non-affordable housing unless otherwise agreed with the Planning Authority.

#### 8. **Monitoring and Review**

- 8.1 In an effort to ensure that the Local Development Plan policies, associated SG and specifically this supplementary guidance will deliver affordable housing the Planning Authority will monitor the use of this guidance in how it delivers affordable housing through the planning process. The Planning Service will publish an annual report on the number of

## Argyll and Bute Local Development Plan – Supplementary Guidance

### General Housing Development

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affordable housing units delivered through the planning process as part of the Local Development Plan's monitoring. In addition, the Council will also endeavour to update its housing needs assessment on a regular and on-going basis.

## SG LDP HOU 2 – Special Needs Access Provision in Housing Developments

This policy provides additional detail to policy *LDP 8 Supporting the Strength of Our Communities* of the Adopted Argyll and Bute Local Development Plan.

(A) Housing development proposals shall make appropriate access, recreational and open space provision for the following special needs groups:

- a. the disabled including wheelchair operators
- b. those with sight and hearing impairments
- c. the frail, the elderly and groups vulnerable to crime
- d. young children and parents with prams
- e. pedestrians and cyclists.

(B) Housing development proposals which make inadequate provision in respect of the above will be resisted.

### 1.1 Explanation of Policy Objectives

1.1.1 Special group access needs to be taken into account by housing development proposals in the interests of ensuring equality for all sectors of our society including the most vulnerable.

1.1.2 This SG conforms to:

- [SPP](#)
- LDP Key Objectives F and G



### SG LDP HOU 3 – Housing Green-Space

This policy provides additional detail to policy *LDP 8 Supporting the Strength of Our Communities* of the Adopted Argyll and Bute Local Development Plan.

New residential\* development proposals of 20 dwelling units or more are required to provide both:

- (A) A minimum of 12 sq m per unit of casual\*\* open space; AND,
- (B) A minimum of 6 sq m per unit of equipped children’s play space including provision for under 5 year olds; AND,
- (C) Provision must be made by developers for the on-going maintenance of such open and play space by:
  - (i) The developer maintaining and providing public liability insurance for the play space area/equipment directly, and a contractual/factoring arrangement entered into by the new landowners/ property owners. This will include the use of a Section 75 Agreement or a condition to ensure that this is delivered as part of a factoring scheme in perpetuity; OR, as an alternative to all the above, and subject to the agreement of the Planning Authority.
- (D) The developer will be required to make an appropriate direct financial contribution to the Council for the improvement to an existing children’s play area in close proximity to the new housing development. This will involve the use of a Section 75 Agreement.

\* Residential proposals specifically intended for the elderly will be exempt from providing an equipped childrens’ play space under this policy.

\*\*Casual open space is defined as space that is functional for informal recreation and shall not include private gardens/driveways or road verges/landscaped areas that provide the settings of new buildings.

## 1.1 Explanation of Policy Objectives

1.1.1 The provision of community space or amenity areas is important in residential developments, both in urban and rural areas, as it provides a formal outdoor space for the residents’ enjoyment. Such spaces are particularly important in high-density developments where private gardens are limited.

1.1.2 New developments will therefore be required to provide open space according to the standards set out in **SG LDP HOU 3** except where need is diminished due to the development being for “special needs” housing such as sheltered accommodation; or where physical restrictions (i.e. the development lies within a Conservation Area or high density urban space) are such that public open space cannot be provided. In such cases applicants may be asked to make an appropriate financial contribution (to be determined by the Council) to improve existing facilities in close proximity to the proposed development.

### 1.1.3 This SG conforms to:

- [SPP](#)
- LDP Key Objectives E and F

## SG LDP HOU 4 – Residential Caravans and Sites (for Permanent Homes)

This policy provides additional detail to policy *LDP 8 Supporting the Strength of Our Communities* of the Adopted Argyll and Bute Local Development Plan.

No new residential caravans\* or caravan sites (except for a new caravan on the basis of temporary necessity), nor any extension to an existing site, will be permitted for permanent homes.

For the purpose of this guidance “temporary necessity” will normally apply only to emergency situations where re-housing is urgently required as a result of unforeseen circumstances such as fire, flood or storm damage to a principal residence, or for the purpose of temporary occupation when building a principal residence on site.

\* This guidance also applies to all other non- permanent structures used for residential purposes.

### 1.1 Explanation of Policy Objectives

1.1.1 Residential caravan use for permanent homes do not normally provide a satisfactory living environment in the Argyll and Bute wet and damp climate and is therefore not encouraged.

1.1.2 In addition static caravans are often visually intrusive in the landscape or townscape and can have a detrimental impact on the amenity of the local area.

1.1.3 **This SG conforms to:**

- [SPP](#)
- LDP Key Objectives E and F

## **SG LDP REC/COM 1 – Sport, Recreation and Community facilities**

This policy provides additional detail to policy LDP 8 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.

**(A) There is a presumption in favour of new or improved sport, recreation and other community facilities provided:**

- (i) In the settlements and countryside zones the development is of a form, location and scale broadly consistent with policy LDP DM1, and that the scale of any development should be determined by the size of the settlement, the nature of the facility and the community that it serves;**
- (ii) They respect the landscape/townscape character and amenity of the surrounding area;**
- (iii) They are readily accessible by public transport where available, cycling and on foot;**
- (iv) They are located close to where people who will use the facility live and reduce the need to travel: AND,**
- (v) The proposal is consistent with the other policies and SG contained in the Local Development Plan;**
- (vi) Participation sports and recreational activities requiring unimpeded access to remote open country are exempt from the requirements of clauses (iii) and (iv).**

### **1.1 Explanation of Policy Objectives**

1.1.1 Sport, recreational and community facilities are essential to the quality of life, health and well-being of both local communities and visitors to Argyll and Bute. They also play an important and growing role in developing the economy of the area.

1.1.2 The aim of this policy therefore is to promote the creation of sport, recreation and other community facilities such as schools, health facilities, community halls, heritage centres and art venues in places that are accessible by foot, cycling and public transport where it is available. To help assess development proposals the views of SportScotland may be sought.

1.1.3 The policy does not define the scale of community facilities in the way that other forms of development are defined, rather there should be a more flexible approach where the scale of a particular facility should reflect the size of the settlement or the community that it serves. It is not realistic to specifically define the scales of different types of community facility that this policy covers.

#### **1.1.4 This SG conforms to:**

- [SPP](#),
- LDP Objectives A, B, C, D, E,G, H and I

## **SG LDP REC/COM 2 – Safeguarding Sports Fields, Recreation Areas and Open Space Protection Areas**

This policy provides additional detail to policy LDP 8 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.

**(A) The development or redevelopment of formally established public or private playing fields or sports pitches or those recreational areas and open space protection areas shown to be safeguarded in the LDP Proposals Maps shall not be permitted except where:**

- (i) The proposed development is ancillary to the principal use of the site as a playing field; Or;**
- (ii) The proposed development involves a minor part of the playing field which would not affect its use and potential for sport and training; Or,**
- (iii) The playing field which would be lost would be replaced by a new playing field of comparable or greater benefit for sport and in a location which is convenient for its users, or by the upgrading of an existing playing field to provide a better quality facility either within the same site or at another location which is convenient for its users and which maintains or improves the overall playing capacity in the area; Or,**
- (iv) A playing field and pitches strategy, prepared in consultation with SportScotland, has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision; Or**
- (v) In the case of valued recreational areas (public or private) it can be adequately demonstrated that there would be no loss of amenity through either partial, or complete development and that an alternative provision of equal benefit and accessibility be made available.**

### **1.1 Explanation of Policy Objectives**

1.1.1 The aim of this policy is to safeguard areas of valued open space, sports pitches and playing fields from being lost to new development without adequate alternatives being provided by the developer proposing those works.

1.1.2 **This SG conforms to:**

- [SPP](#),
- LDP Objectives A, B, C, D, E,G, H and I

### SG LDP REC/COM 3 – Safeguarding Key Rural Services

This policy provides additional detail to policy LDP 8 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.

**(A) In remote rural areas the Council will only permit change of use of key rural services, including hotels with public bars, pubs and petrol stations to other uses provided:**

- (i) That a similar facility is available in the same community or in close proximity to;**
- (ii) That evidence is provided that all reasonable steps have been taken over a twelve month period to market the business as a going concern.**

#### 1.1 Explanation of Policy Objectives

1.1.1 The aim of the policy is to safeguard against the loss of key services and facilities such as hotels with a public bar, public houses and petrol stations in our remote rural communities in the interests of sustainable development and keeping these communities strong as once these facilities are lost they are very difficult to replace.

1.1.2 **This SG conforms to:**

- [SPP](#),
- LDP Objectives A, B, C, D, E,G, H and I

## SG LDP COM 2 – Community Plans and New/Extended Crofting Townships

This policy provides additional detail to policy *LDP 8 Supporting the Strength of Our Communities* of the Adopted Argyll and Bute Local Development Plan.

Proposals for community plans and new or extended crofting townships (including forest crofts) are generally supported by the council where they can successfully demonstrate that:-

(A) they can bring significant benefits to the local community concerned and have widespread community support;

(B) they are compatible with landscape character, including landform and the surrounding settlement pattern;

(C) they offer a high standard of design and amenity for local residents to enjoy;

(D) there are no significant adverse impacts on natural, built and cultural features particularly with regard to designated sites;

(E) adequate access and servicing arrangements can be achieved in accordance with establish policy and supplementary guidance;

(F) good land management practices will be delivered (the Crofting Commission will confirm the bona fides for crofting proposals);

(G) the proposals comply with all other relevant policy and SG of the Local Development Plan. In particular an ACE will be required when the proposed Community Plan or Crofting Township lies within the Countryside development management zone.

(H) in support of planning applications for new crofting townships, the following information will also be required:

- a business plan (albeit, there is no expectation of a full time income from a croft);
- where the proposal involves the large scale restructuring of agricultural land or use of uncultivated /semi-natural areas for intensive purposes, then an Environmental Impact Assessment also may be required.
- for woodland crofts, a management plan must be submitted which meets the UK Forestry Standard and where deforestation of an area is required [the Scottish Government's Policy on Control of Woodland Removal](#) should be taken into account.
- a masterplan for the entire development area, focussing on issues such as the preferred density, siting, design and layout of buildings (with reference to the Council's suite of [Sustainable Design Guides](#)) and associated infrastructure and services.

### 1.1 Explanation of Policy Objectives

1.1.1 In many parts of Argyll and Bute populations are either falling or static. In an effort to counter this negative trend the council welcomes the production of Community Plans and the creation of new crofting townships in appropriate locations where it can be demonstrated that there is widespread public support in the local area for them being established. Proposals should also be able to demonstrate significant benefits to the wider communities within which the lie, including both crofters and non-crofters.

1.1.2 With Community Plans, this could be achieved through a variety of measures including the creation of housing, business, recreation, tourism and community facility opportunities which enhance the socioeconomics of the wider community.

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### Community Plans and new or extended crofting townships

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1.1.3 With Crofting Townships, this could be achieved through a variety of measures including the significant enhancement of land through habitat creation, the growing of local food, the management of better access or recreation provision, provision of affordable housing and/or the retention of the land in community ownership including tenancy agreements. Whilst the preferred route for the delivery of both Community Plans and new crofting townships is through the review of the Local Development Plan, in some instances, particularly when the LDP are broadly adhered to, there may also be other opportunities for new proposals to be lodged via the planning application process.

#### 1.1.4 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- [PAN 73 – Rural Diversification](#)
- LDP Key Objectives B & C



## SG LDP PG 1 – Planning Gain

This policy provides additional detail to policy LDP 8 *Supporting The Strength of Our Communities* of the Adopted Argyll and Bute Local Development Plan.

(A) Where appropriate the council shall seek appropriate elements of planning gain\* in association with development proposals emerging from partnership activity, from the LDP process and from planning applications. This shall be in liaison with participating partners and developers and be proportionate to the scale, nature, impact and planning purposes associated with the development and shall be in accord with the Policy Tests set out in Circular 3/2012.

In developing planning obligations, consideration will be given to the economic viability of proposals and alternative solutions can be considered alongside options of phasing or staging payments.

\*e.g. this may cover the provision of affordable housing, in accordance with SG LDP HOU 1 within housing development sites over 8 units in areas demonstrating housing need as set out in the LDP.

### 1.1 Explanation of Policy Objectives

1.1.1 Planning gain usually refers to circumstances, in association with particular development proposals, when community benefits can be achieved such as the provision of affordable housing. Argyll and Bute Council, along with partners, will seek to achieve such planning gain when it is appropriate to do so and as set out in the requirements for affordable housing in the Local Development Plan. The Council will not expect planning gain from development proposals beyond the stated requirement for affordable housing and green/play space provision as set out in the LDP or where there may be a requirement for other off-site improvements/works proportional to and directly related to the development that are necessary to allow it to proceed. A balanced and measured approach to planning gain issues is therefore required and this is the basis of the criteria set out in SG LDP PG 1.

(see also Supplementary Guidance – delivery of affordable housing; SG LDP HOU 3 – Housing Green Space)

#### 1.1.2 This SG conforms to:

- [SPP](#)
- [Circular 3/2012: Planning Obligations and Good Neighbour Agreements](#)

## Policy SG LDP ENF 1 - Enforcement Action

This policy provides additional detail to policy LDP 5 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.

- (A) Unauthorised breaches of planning control issues shall be assessed on the basis of a planning application deemed to have been submitted for the development that is the subject of the breach;
- (B) Swift enforcement action shall be pursued and may be expected when the unauthorised development:
  - (i) Has a severe and unacceptable impact on public health or public safety; OR,
  - (ii) Has a severe and unacceptable bad neighbour impact; OR,
  - (iii) Without swift remedy, will result in unacceptable damage occurring to the natural and historic environment;
- (C) Enforcement action shall be undertaken in line with the Planning Service’s Enforcement charter taking into account the nature of the offence or potential breach of planning control and shall be pursued at the discretion of the planning authority in proportion to the offence and resulting risks to human, natural or built environment resources.
- (D) This enforcement action shall be consistent with the principle of natural justice; shall be co-ordinated with other enforcement processes; and shall be effectively resourced to meet enforcement priorities.

### 1.1 Explanation of Policy Objectives

1.1.1 The primacy, integrity and purposes of the Local Development Plan will break down unless there is effective enforcement of statutory planning controls. However, enforcement action should also be measured, co-ordinated and in proportion to the gravity and scale of the development impact. Of particular concern are developments which impact adversely on public health and public safety; on neighbouring land use and property; and on those highly valued elements of the natural and historic environment, which this plan seeks to sustain. **SG LDP ENF 1** presents such a measured approach to enforcement.

#### 1.1.2 This SG conforms to:

- [SPP](#)

## **SG LDP DEP 1 - Departures To The Local Development Plan**

This policy provides additional detail to policy LDP 8 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.

(A) The Council shall seek to minimise the occurrence of departures to the Local Development Plan and to grant planning permission as a departure only when material planning considerations so justify.

(B) The incidence of departures shall be monitored as part of the review of this plan, with consideration to be given to modifying or introducing policies that can respond effectively to the issues underlying the departure circumstances.

### **1.1 Explanation of Policy Objectives**

1.1.1 For the purposes of this plan, a proposed development will be a departure to the Local Development Plan whenever it is determined by the planning authority that the development is not in accord with one or more development management or supplementary guidance (SG). It is important to ensure that departures to the Local Development Plan are kept to a minimum and only pursued whenever justified by material planning considerations. The occurrence of departures should be monitored and the Local Development Plan itself should be kept up to date to avoid departures becoming an increasing occurrence. This is the basis of **SG LDP DEP 1**.

#### **1.1.2 This SG conforms to:**

- [SPP](#)

## SG LDP BAD 1 – Bad Neighbour Development

These policies provide additional detail to policy LDP 8 – Supporting the Strength of Our Communities of the Adopted Argyll and Bute Local Development Plan.

Proposals for developments classed as “Bad Neighbour” Developments\* will only be permitted where all the following criteria are satisfied.

- (A) There are no unacceptable adverse effects on the amenity of neighbouring residents;
- (B) The proposal includes appropriate measures to reduce the impact on amenity as defined by the use classes order (i.e. noise, light, smells);
- (C) There are no significant transport, amenity or public service provision objections;
- (D) Technical standards in terms of parking, traffic circulation, vehicular access and servicing, and pedestrian access are met in full. (see SG on Access and car parking Standards);
- (E) The proposal does not conflict with any other Local Development Plan policy and SG.

## SG LDP BAD 2 – Bad Neighbour Development in Reverse

In all Development Management Zones there is a general presumption against proposals that will introduce new incompatible development and associated land uses into, or adjacent to, areas already containing developments classed as “Bad Neighbour” Developments.\*

Policy Note: \* as defined in Schedule 7 of the Town and Country Planning (General Development Procedure) (Scotland) Order 1992

### 1.1 Explanation of Policy Objectives

1.1.1 Proposals for “Bad Neighbour” developments (including motor car, motor cycle racing, pubs clubs, and wastewater treatment plant can be made adjacent to established residential or quiet amenity areas. A number of these uses often involve a high turnover of customers, often occurring at unsociable hours or can result in unpleasant odours. Accordingly, proposals for all such uses will be considered on their individual merits, subject to the proposals meeting the criteria of supplementary guidance **SG LDP BAD 1** in full. Where appropriate, planning conditions or section 75 agreements under the Town and Country Planning (Scotland) Act 1997 may be used to restrict business hours and other aspects of the operation. In other cases land use compatibility may be achieved by the imposition of safeguarding zones.

1.1.2 In circumstances of “Bad Neighbour” in reverse, supplementary guidance **SG BAD 2** seeks not to prejudice the operational integrity of safeguarded land use and operations. For example, new residential development can expect to be refused if the proposal is located in close proximity of a waste treatment plant or industrial process plant.

#### 1.1.3 This SG conforms to:

- [SPP](#),
- LDP Key Objectives A, B, C and E

## **SG LDP ADV 1 - Advertisements**

This policy provides additional detail to policy LDP 9 – Development Setting, Layout and Design of the Adopted Argyll and Bute Local Development Plan.

**(A) Within commercial and residential areas of settlements the Council, when considering applications to display advertisements, will take into account:**

**(i) The impact on the amenity of the site, or surrounding area, or character of the building in terms of positioning, scale, design or materials and where appropriate conform with the SG on Shopfront/Advertising Design Principles of this Local Development Plan;**

**(ii) The impact on public safety (including pedestrians and road users); AND,**

**(iii) Within Conservation Areas and Special Built Environment Areas, in addition to the above points they preserve or enhance the character and amenity of the area.**

**(B) Within the Countryside Development Management Zones, advertisements will be refused unless they are directional or advance warning signs for business or tourist facilities that are not reasonably visible from any main road. In each case it must be shown that a tourist ‘brown sign’ is not a suitable first option; AND they must satisfy A) (i), (ii) and (iii) above.**

### **1.1 Explanation of Policy Objectives**

1.1.1 The aim of this SG which is linked to **Policy LDP 9 – Development Setting, Layout and Design** is to control advertisements allowing for information to be displayed to the public, without loss of character, amenity or safety. Advertisements, which include hoardings (freestanding or otherwise), advance signs, shop fascia and projecting signs are amongst the most lively but also potentially most intrusive elements in our environment. As a result they have always merited their own specific mention in planning legislation and their own set of regulations that require controls to be exercised. If these controls were not exercised, character, amenity and safety may be compromised. Due to their special nature, Conservation Areas and Special Built Environment Areas require stricter controls. The control of advertisements in industrial areas will be less strict than elsewhere. Nevertheless, the general principles of preserving amenity (e.g. appropriate scale and design) and public safety will be applied. Business and tourist signs, although very important, need to be restricted to those necessary, and existing signs with no operational need should be removed. Further information on the design of acceptable advertising is contained in **Supplementary Guidance Shopfront/Advertising Principles** as set out below.

## Supplementary Guidance

### Shopfront/Advertising Design Principles

#### The Purpose of These Principles

- 1.1 These design principles have been produced to ensure that planning applications for shopfronts, canopies, hoardings and security measures are submitted with due consideration to the historic setting and the architectural quality of Argyll and Bute's many towns and settlements. These design principles apply in particular to Conservation Areas, but could also be applied to shopfronts in other development control zones. This appendix also provides supplementary information on advance warning signs in rural areas with the aim to safeguard Argyll and Bute's outstanding natural heritage.
- 1.2 Many historic shopfronts have been considerably altered or replaced over time. These design principles have been created with the intention of protecting and enhancing the historic character of the Town Centre, balanced with the commercial requirements of the shopkeepers.

#### The Need for Planning Permission

- 2.1 Planning permission is required for any alteration that materially affects the external appearance of a building, including canopies/awnings and external security measures (and painting within Conservation Areas).
- 2.2 Listed Building Consent (separate from planning permission) is required for any alterations to a listed building which affect its character as a building of special architectural or historic interest.
- 2.3 It should be noted that many proposed signs require advertisement consent.

#### Context

- 3.1 Scottish Planning Policy paragraph 60 states
  - ***“apply a town centre first policy when planning for uses which attract significant numbers of people, including retail and commercial leisure, offices, community and cultural facilities;***
  - ***encourage a mix of uses in town centres to support their vibrancy, vitality and viability Throughout the day and into the evening;***
  - ***ensure development plans, decision-making and monitoring support successful town centres;”***
- 3.2 These design principles follow established good practice. Further guidance may well be issued in the future for individual town centres such as Dunoon, Campbeltown, Oban, Rothesay, Lochgilphead/Ardrishaig or Helensburgh to take account of their distinct local identities.

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Shopfront and Advertising Design Principles

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#### Shopfront Guidelines

- 4.1 Inappropriate shopfronts in Conservation Areas for example those constructed from garish materials, can detract from the character of such areas. The use of non-traditional or gimmicky style shopfronts/architecture will be discouraged in the Conservation Areas.
- 4.2 Original 19thC and early 20thC shopfronts should be retained and restored. There will be a presumption against removal/alteration of surviving shopfronts that contribute to the architectural quality, or historic interest of the Town Centre.
- 4.3 Timber fascias should be repaired as necessary and repainted. Traditional shopfronts should be painted rather than stained. Garish ‘modern’ combinations of colours should not be used, but bright traditional colours will be more acceptable.
- 4.4 Shop signs should preferably be painted onto the fascias or onto signboards on the masonry above shop windows where the original signs are likely to be found.
- 4.5 Signs should be contained within the fascia and not repeated on window glass.
- 4.6 Sign materials should be compatible with those of the historic (or modern) building.
- 4.7 The shopfront should not be designed in isolation from the rest of the building or adjoining frontages. The Council will seek to achieve a level of consistency in the style of shopfronts to ensure that new proposals blend in with neighbouring premises, displaying compatibility of design, materials, colours and lettering between a shop and its neighbours.
- 4.8 Where the same user occupies the ground floor of two buildings, taking one fascia across both frontages might destroy the individual character of the two. Two relating fascias should be installed, designed to suit each façade.
- 4.9 Lettering should be balanced-out on fascias to avoid overcrowding at one end and should not be oversized. If lettering is to be individually mounted it should be of good quality.
- 4.10 New signs should not obscure significant features of the historic building.
- 4.11 Where company signs are proposed they should be modified, where necessary, to ensure that the shop front harmonises with the character of the area and the building concerned.
- 4.12 If the need for externally mounted light fittings can be demonstrated they should be of unobtrusive design, size and colour, and fixed to the buildings in a manner that will not damage the building fabric.
- 4.13 No internally illuminated signs or plastic fascia signs will be permitted.
- 4.14 The Council will endeavour to negotiate improvements to shopfronts when applications are submitted for advertisement consent, listed building consent and planning permission in the Conservation Areas or Special Built Environment Areas.
- 4.15 All of these principles recognise that a shopfront must attract customers into a shop so a fair degree of flexibility must be exercised. Equally, a shopping area’s character and attractiveness to customers can be destroyed by inappropriate or unsympathetic design.

#### Projecting Signs

- 5.1 The use of projecting signs may be considered in some circumstances. For example on shops that are located on narrow streets. They should not be obtrusive or restrict pedestrian or vehicular movement.



## Argyll and Bute Local Development Plan – Supplementary Guidance

### Shopfront and Advertising Design Principles

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- 5.2 Projecting signs should be of good design and in proportion to the building. Proliferation/clutter of signs should be avoided and a single projecting sign per building frontage will normally be considered the maximum acceptable.

#### **Shopfront Security Guidelines**

- 6.1 The addition of shopfront security must be given careful consideration as the inclusion of such measures can have a damaging effect on the visual amenity of a streetscape.
- 6.2 Where shopfront security is essential, it is necessary to ensure that the historical/architectural character of the Conservation Areas and Special Built Environment Areas is maintained. The following advice should be adhered to.
- 6.3 Externally fitted shutters will not be acceptable, as they would have a detrimental impact by obscuring existing shopfronts and their details. They can also present a rundown and unwelcoming image to a town centre.
- 6.4 Externally mounted roller shutters require a large box above the window to accommodate the shutter and substantial channels at each side of the opening to guide the shutter down and provide side restraint. The architectural quality of the shopfront and the street on which it is situated will be greatly diminished.
- 6.5 Another problem associated with externally fitted shutter systems is that potential customers will not be able to view goods in the window when the shop is closed.
- 6.6 Removable external grills will be considered to be more appropriate than fixed shutter systems, provided that daytime storage is available. Alternatively, brick bond internal retractable security shutters may be considered behind the glass of the shop window.
- 6.7 In cases where the risk to security is not excessive, the use of a glazing material that will resist breakage, such as laminated or toughened safety glass may offer adequate protection. Anti-bandit glass has thicker layers than laminated glass and provides greater security, without the need to install internal or external grilles.

#### **Sunblinds/Awnings and Dutch Canopies**

- 7.1 The erection of sun blinds (also referred to as awnings) and canopies in Conservation Areas will generally be discouraged by the Council unless valid reasons for their introduction can be shown (e.g. to protect perishable goods from sunlight).
- 7.2 The following is therefore applicable for the reason of promoting good design and safeguarding the amenity of the town centre.
- 7.3 The Council will favour traditional flat projecting canvas sunblinds, which are hardwearing and fully retractable.
- 7.4 Proposals for Dutch canopies, designed with a curved profile and enclosed ends, will be discouraged on properties in Conservation Areas and Special Built Environment Areas and on all Listed Buildings. This is because their size, shape and projection can make them appear intrusive thus creating difficulties of integrating them into a historic town centre.
- 7.5 The style/design of the proposal should be sympathetic to the building and its existing features and they should be restricted to the width of the individual window. Its size should also respect the proportions of the shopfront.
- 7.6 The Council will favour the use of traditional sunblind materials, such as woven materials or canvas, in preference to PVC or plastic; in neutral rather than bright colours.

### Advertisements

- 8.1 Advertisements play an important role in our lives, providing important safety information and raising awareness of services and products. In addition where sited sensitively advertisements can have an important visual benefit, e.g. screening unsightly gap sites or unattractive buildings.
- 8.2 That said, if not carefully controlled advertisements can create clutter, undermine public safety, especially along main roads and adversely impact on the amenity of an area, especially in sensitive locations.

### Advertising Hoardings

- 9.1 **Location** – these signs require to be confined to small gap sites in urban areas, particularly those of a temporary nature, where it is proposed to erect a new building. There will be a presumption against new hoardings in all of the countryside development control zones, Conservation Areas, Special Built Environment Areas, predominantly residential areas, open areas within settlements and on, or adjacent to, listed buildings.
- 9.2 **Scale and Design** – the scale and design of a hoarding has to relate to the size and layout of the site. Where a gap site is involved a generous landscaping treatment should be incorporated. If free standing, it should be integrated into the framework of a wall, fence or purpose built structure.
- 9.3 **Illumination** – in areas where hoardings are permitted it will normally be sufficient street lighting to cancel the need for additional illumination.

### Advance Warning Signs for Individual Premises

- 9.4 **Location** – where the principle of an individual advance warning sign is accepted, the display should normally comprise of one double-sided sign at the public/private road junction leading directly to the premises advertised. A series of repetitive signs will not be acceptable. In cases where two or more advance signs are justified at the same road junction, the use of a combined sign will be strongly encouraged. All signs must be erected outwith the highway boundary. Signs with a visual backdrop of existing trees, native planting and walls will be preferred.
- 9.5 **Scale and Design** – The overall size of the advance warning sign shall not normally exceed 1200mm by 600mm or be more than 2 metres in height from ground level. The signs should only contain explanatory information rather than general advertising. The maximum size of letter used will depend on traffic speeds.
- 9.6 **Illumination** – illumination will only be permitted provided it can be done without prejudice to road safety. External down lighting will be the preferred method of illumination and lights should be coloured to match the colour of the sign.

## Sustainable Siting and Design Principles

This policy provides additional detail to policy LDP 9 –  
Development Setting, Layout and Design of the Adopted Argyll  
and Bute Local Development Plan.

### Sustainability

- 1.1 The concept of sustainability was embraced at the Rio Earth Summit in 1992 and now is at the heart of all planning policy. The short and long-term environmental impacts of a new development should be considered from the outset of a project and the design should aim for sustainability. Sustainable building makes economic sense, saving money in the long term as well as being environmentally friendly. In a landscape where man and the environment are so closely linked this interdependency will work better if nature is respected.
- 1.2 All new development should be designed, sited and built to be sustainable. The fundamental principles are set out in the following guidelines:
- **Environmental Impact:** the development should integrate into the landscape or existing built form and therefore minimise detrimental impact on the landscape and environment. In some cases there may be a case for high quality design that acts as a landmark development. The impact of access roads and tracks, infrastructure and other services should also be considered.
  - Further information on the landscape assessment methodology used to assess particular development proposals in the countryside can be found in **LDP Policy SG ACE 1**.
  - **Protecting Agricultural Assets:** most of the agricultural land within Argyll and Bute is of a poor quality, with no agricultural land classified as Class 1 or 2 and only small areas of Classes 3.1 and 3.2 in Kintyre and Islay. Nevertheless agriculture remains an important part of the economy of Argyll and Bute and also provides forms of continuous and locally sensitive land management. In all countryside development management zones, new development should not be considered where it would require the loss of better quality agricultural land or result in the fragmentation of field systems or the loss of access to better quality agricultural land.
  - **Positioning:** the development should be positioned within the landscape to make best use of solar gain, natural ventilation and shelter from the elements and minimises environmental disturbance;
  - **Energy Efficiency:** is a fundamental sustainability aim. Development should be as energy efficient as possible and have an energy rating. At the very least the development should have double or triple glazing and high levels of insulation to the whole building. The building should be sited and planned to control solar gain, minimise heat loss and utilize natural ventilation to minimise energy use. It is in the interests of long term sustainability that all developments incorporate energy efficient heating and cooling systems. Alternative forms of energy, such as solar panels or wind turbines will be encouraged where appropriate. Draught proofing is also very important to minimise heat loss. Energy advice is available from the Allenergy in Oban and from the Council's Building Standards Officers;

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- **Lifecycle:** the lifecycle of the development, its materials and components should be considered at the start of the project. Higher quality materials and systems will be more expensive at the outset but will recoup the investment in the longer term;
- **Materials:** building materials should be from sustainable sources and manufacturing processes, be recycled or otherwise have low environmental impact. Full use should be made of design and technology to maximise the efficient use of resources. Sourcing materials locally can also cut down in transport/energy costs;
- **Flooding:** new development should not be built on land that is subject to flooding or at risk from land erosion;
- **Water Supply/Drainage:** new development should minimise the use of water and utilise environmentally friendly ways of waste disposal wherever feasible including the use of Suds.
- **Habitats and Species:** Valuable habitats and species should be protected, and opportunities should be examined where possible for their enhancement.

#### Development Affecting National Scenic Areas – Areas of Panoramic Quality

- 2.1 Argyll and Bute has some of the UK's finest landscapes, which are a source of pleasure to local people and visitors, as well as being of national importance. They are an important part of Argyll and Bute's identity. It is therefore vital that these landscapes are not scarred by insensitive development and that their identity is not diluted through design that makes the area in which we live look more like anywhere else. The unique identity of Argyll and Bute's landscape is likely to be strengthened either by design that draws on traditional forms and materials, or that builds on best qualities of modern design.
- 2.2 In the national context, National Scenic Areas (NSA) are considered to be of outstanding scenic beauty and therefore worthy of special protection measures. The designation is primarily an aesthetic one: it is not directly related to any ecological concerns. In Argyll and Bute there are 7 NSAs:
- Ben Nevis and Glen Coe (Part of);  
Jura;  
Knapdale;  
Kyles of Bute;  
Loch Na Keal;  
Lynn of Lorn;  
Scarba, Lunga and the Garvellachs.
- 2.3 Planning authorities have a duty to protect NSAs from developments that would seriously detract from their landscape value. Within NSAs, some works that would not normally require planning consent, e.g. vehicle tracks and road works, are required to be the subject of a planning application. In addition, Planning Authorities have a statutory duty to consult Scottish Natural Heritage (SNH) on planning applications within certain categories of development (e.g. tall buildings, groups of caravans and houses).
- 2.4 The conservation and enhancement of the landscape will be given prime consideration in the determination of development proposals. Any proposal that would harm the landscape will be refused or amended. Development permitted within the NSA must therefore not damage the landscape. This can be achieved through good design and sensitive siting. In this regard, Landscape Capacity Studies (LCS) covering all NSAs will be produced. These LCSs will identify key characteristics of both the natural landscape and

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built environment within each NSA and will identify areas and locations where development capacity exists.

- 2.5 The plan also identifies Areas of Panoramic Quality (APQ) that are considered important for the quality of the landscape. Within these areas the impact on the landscape is a major consideration when new development is proposed. Similarly to NSAs, Areas of Panoramic Quality will also have LCSs produced in order to address this issue.
- 2.6 All significant developments or land use changes within or impacting on NSA or Areas of Panoramic Quality as defined in the Local Development Plan Proposals Maps will be assessed for their compatibility with present landscape character as detailed in the SNH Argyll and Firth of Clyde Landscape Character Assessment.

#### **Design of New Housing in the Countryside Development Management Zones – see also SG LDP ACE 1**

- 3.1 In many places the Argyll and Bute landscape could be easily spoiled by careless development. If its uniqueness and beauty are not to be destroyed, the design and construction of new houses within this landscape must respect local identity and the environment. All new buildings and other structures should be designed taking the following advice into account.
- **Location:** houses must be carefully located within the landscape to complement their surroundings and should make the minimum possible physical impact. Hilltop, skyline or ridge locations should be avoided for wind exposure and visual reasons.
  - **Siting:** must respect existing landforms and development patterns, and the amenity of other dwellings. Southerly aspect and shelter should be maximised. Clues can often be gained from old houses as to the best orientation for a new building, relative to shelter and aspect.
  - **Principles of Design:** high standards of design will be expected. The scale, form, proportions, materials, detailing and colour must all work together to enhance the existing built form and landscape. Traditionally roofs would be between 35° and 45°, windows and doors would be carefully proportioned within the elevation, and dormers would be subordinate to the main roof (and not box/flat-roofed). The roof itself should not sit directly onto the window-heads, as this disrupts the proportions of the elevations.
  - **Materials and Detailing:** for a new house to sit happily within the landscape or group of existing buildings, the materials and detailing should be compatible with the traditions of the area and be sympathetic to the landscape. This does not mean that houses should be always disguised by camouflage colours or be an exact copy of traditional houses. More advice on the use of innovative design is provided in the Argyll and Bute Design guides.
  - **Outbuildings:** should relate to the main building in form and design and be carefully positioned on the site, relating to the house.
  - **Landscaping and Boundaries:** Where privacy and amenity is important, built form should be screened or buffered from viewpoints (e.g. access ways) by using appropriate native planting. Existing planting and hedges should be supplemented and/or retained where possible. Hard-landscaping should be kept to a minimum and will work best when its colour is close to that of the local stone. Boundaries will either integrate a site into the landscape or alienate it. While the ideal of a dry stane dyke may not always be possible, the most unobtrusive alternative is post and wire fencing.

Native hedging and/or vertical boarded fences may also be appropriate, but horizontal ranch-style fencing or block-work often appears to look very out-of-place.

- **Parking:** Car parking areas should not be dominant features which are highly visible from access ways or dominate views from within buildings. Other things to consider are services provision (power, telephone, water and sewerage) as well as proximity to community facilities and services (such as schools, shops or bus-routes).

### **Design of New Housing in Settlements**

4.1 The location of houses within a settlement is the most critical factor. New development must be compatible with, and consolidate, the existing settlement. Unlike isolated and scattered rural development, the relationship with neighbouring properties will be paramount, as issues such as overlooking and loss of privacy may arise. Bullet points 1, 4, 5, 6 and 7 of section 3.1 can also apply here.

4.2 As a general principle all new proposals should be designed taking the following into account:

- **Location:** new housing must reflect or recreate the traditional building pattern or built form and be sympathetic to the setting landmarks, historical features or views of the local landscape.
- **Layout:** must reflect local character/patterns and be compatible with neighbouring uses. Ideally the house should have a southerly aspect to maximise energy efficiency.
- **Access:** should be designed to maximise vehicular and pedestrian safety and not compromise the amenity of neighbouring properties. In rural areas, isolated sections of urban-style roads, pavements and lighting are best avoided.
- **Open Space/Density:** all development should have some private open space (ideally a minimum of 100 sq. m), semi-detached/detached houses (and any extensions) should only occupy a maximum of 33% of their site, although this may rise to around 45% for terrace and courtyard developments.
- **Services:** connection to electricity, telephone and wastewater i.e. drainage schemes will be a factor – particularly if there is a limited capacity.
- **Design:** The scale, shape and proportion of the development should respect or complement the adjacent buildings and the plot density and size. Colour, materials and detailing are crucial elements to pick up from surrounding properties to integrate a development within its context.

### **Development Briefs, Design Statements and Pan 46 Assessments**

5.1 Groups of new houses require attention to design and layout if they are to sit well in the landscape and provide the best possible environment for the new residents and existing local householders. Following pre-application discussion, guidance in the form of a development brief or design statement may be prepared by the Planning Authority detailing road layout, service provision, grouping, density, scale, height, sustainability issues, materials, colour and open space requirements.

5.2 In exceptional circumstances, a similar brief may be prepared for the development of a single house, where for example it affects the setting of a listed building, is in a woodland setting, or if it is in a prominent, isolated site.

- 5.3 The decision as to whether or not a development brief is required will normally be taken when an application for outline planning permission is considered, but the Planning Authority may arrange for the preparation of one following an informal proposal by a developer. The Planning Authority may also call for the need to undertake a PAN 46 Assessment.

### **Development and Colour**

- 6.1 New development appears less obtrusive when its colouring ties in with existing development, or in the case of rural sites, where the colour harmonises either with the colour of the surrounding landscape or with the colours traditional to rural development in that area.
- 6.2 The traditional combination of bright white walls and black roof is as appropriate as ever. Generally however, light coloured roofs combined with dark walls tend to be less satisfactory, as a dark roof will visually ground the building into the landscape.

### **Under-Building and Excavation**

- 7.1 Large unfenestrated under buildings generally are detrimental to buildings and look inappropriate in most settings. They also generally increase construction costs whilst not providing usable accommodation on sloping sites. On sloping sites, careful positioning combined with minor excavation works often provides a cheaper and more attractive design solution than under-building, and can also give a house added shelter from prevailing winds. If a 1½ or 2 storey house is in fact what is required, on a sloping site it should either be cut into the landscape or stepped down the hill; this will minimise both visual and physical impact. If a basement or garage below the living accommodation is required, that accommodation should be designed into the building, rather than appear as a separate element or afterthought.
- 7.2 The extent of any under-building or excavations should be clearly shown on submitted plans including the use of cross-sections. Any waste materials from excavations should be re-graded, landscaped, and utilised to backfill against areas of under build that would otherwise remain exposed or alternatively be removed from the site, restoring the site to its natural condition.

### **Alterations, Extensions, Conversions**

- 8.1 Where planning permission is required alterations and extensions can add valuable extra space to a house, thereby increasing its value and if, carefully designed, improving its appearance. However, care needs to be taken to ensure that the design, scale and materials used are appropriate in relation to the existing house and neighbouring properties.
- 8.2 Alterations and extensions should be in scale and designed to reflect the character of the original dwelling house or building, so that the appearance of the building and the amenity of the surrounding area are not adversely affected. Approval will not be granted where the siting and scale of the extension significantly affects the amenity enjoyed by the occupants of adjoining properties, taking into account sunlight, daylight and privacy. Proposals to construct two storey extensions onto single storey buildings will need special consideration. Care should be taken not to over-develop the site (see paragraph 4.2 on Open Space/Density). The following criteria will also be taken into account when considering house extensions:-



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- (a) Extensions should not dominate the original existing building by way of size, scale, proportion or design;
- (b) External materials should be complementary to the existing property;
- (c) Extensions should not have a significant adverse impact on the privacy of neighbours, particularly in private rear gardens.
- (d) Flat-roofed extensions, and multiple dormer window extensions, which give the appearance of a flat roof will not be permitted where they do not complement the existing house style and design.

#### Roadside Development

- 9.1 Lines of houses straggling along main roads beyond existing settlement boundaries are to be avoided. As they are likely to:
- increase the number of uncontrolled vehicle turning movements;
  - lead to on-road parking;
  - give rise to demands for lengthy sections of pavement or street lighting;
  - sterilise development land to the rear;
  - suburbanise the countryside, detrimentally impacting on visual amenity;
  - result in greater risks to children from fast traffic than would be the case with off-road housing.

#### Infill Development

- 10.1 Infill development can be defined as being new development on land between existing buildings. It is normally bounded on at least two sides by existing development, but must have at least one side open for means of access.
- 10.2 The things that must be considered when developing an infill site are access and car parking provision and the scale and design of the proposal, which should be in harmony with the surrounding area, particularly the adjacent buildings. The amenity and privacy of neighbouring properties should also be considered. Infill development should take care not to sterilise future development opportunities. Guidance and standards for overlooking are given below.

#### Back-land Development

- 11.1 Back-land development can be defined as new development behind a row or group of existing buildings. Access to such development is normally gained via a separate road from that serving the existing buildings, although joint accesses are sometimes possible.
- 11.2 Back-land development can provide additional housing within existing residential areas and make good use of neglected and/or unused vacant land. However, such development needs to take account of the settlement's existing built character and the area's historical development. It requires to be designed to maintain the privacy and amenity of the original property and allow for an appropriate and safe vehicular and pedestrian access.
- 11.3 Planning applications for back-land sites should include details that clearly indicate the siting, aspect and height of the building, the proposed and existing accesses, and a clear, scale plan of all adjacent roads and footpaths.

#### Garages/Outbuildings

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- 12.1 Domestic garages/outbuildings are useful structures, which normally add to the amenity and value of any house. The scale, design and building materials should complement the house and not dominate it, or detract from its amenity or the amenity of the surrounding area and properties. Generally they should be built using the same materials as the house and be placed satisfactorily in relation to it, not haphazardly in one corner of the site. The total amount of building on the site should not exceed 33% of the site area.

#### Overlooking

- 13.1 Privacy in the home is something that everyone has a right to expect, and in order to protect this basic right, new development needs to be carefully sited and designed. The use of windows that are taller than they are wide can greatly reduce problems of overlooking, particularly in built-up areas or where the road or footpath is close to the house.
- 13.2 The following standards have been successfully applied by the Council for many years and it is intended that their use will continue.
- 13.3 No main window of a habitable room (i.e. all rooms except bathrooms and hallways) within a dwelling shall overlook (directly facing) the main windows of habitable rooms in neighbouring dwellings at a distance of less than 18 metres\*. Plans submitted with planning applications will be required to show the location of all adjoining properties and the exact position of their main windows. A distance of 12 meters is required between habitable room windows and gable ends or elevations with only non-habitable room windows. These standards may be relaxed where the angle of view or the design (i.e. use of frosted glass) of the windows allows privacy to be maintained. In some cases a condition may be attached to a planning consent withdrawing permitted development rights to insert new window openings.

\*This may not be possible in densely built areas or 'courtyard-type' schemes.

#### Developments Affecting Daylight to Neighbouring Properties

- 14.1 Householders can legitimately expect a reasonable amount of direct daylight into all or at least some living room windows, and this should be protected as far as possible in order to maintain reasonable levels of household amenity.
- 14.2 When considering a site for a new house, or an extension to an existing house, applicants should ensure that the house will not significantly affect daylight and direct sunlight to existing neighbouring properties. Applicants should refer to published standards "Site Layout Planning For Sunlight and Daylight" BRE 1991.
- 14.3 Where a proposed development has a significant adverse effect on daylight and direct sunlight to existing neighbouring properties planning permission will be refused.

#### Landscaping and Biodiversity

- 15.1 Landscaping can significantly assist the integration of new development within the built or natural environment. Landscaping can take the form of soft or hard features and performs its function best when designed as an integral aspect of a new design.
- 15.2 The biodiversity within and adjacent to development sites should be maintained and improved where possible by:
- Retaining valuable habitat features

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- Avoiding any fragmentation of corridors and linkages for wildlife
- Retaining an open buffer between development and trees and watercourses
- Planting of native species for benefit to both landscape and wildlife
- Other biodiversity enhancement measures, such as bird and bat boxes, SuDS wetland
- Timing of works to avoid sensitive periods for wildlife, eg. bird breeding

See also Policy SG LDP ENV 1 – Development Impact on Habitats, Species and our Biodiversity (ie. biological diversity) and;

#### The **SITE BIODIVERSITY CHECKLIST**

#### **Listed Buildings, Scheduled Monuments, Historic Gardens and Designed Landscapes, Conservation Areas and Special Built Environment Areas**

- 16.1 Listed Buildings, Scheduled Monuments, their surroundings, Historic Gardens and Designed Landscapes, Conservation Areas and Special Built Environment Areas are all subject to special protection measures to ensure that, inappropriate or unsympathetic development does not damage the property or its setting.
- 16.2 When undertaking any proposals; building lines, character, form, materials and detailing must all be compatible with the existing building(s) or area subject to special protection.
- 16.3 In the case of Listed Buildings, Conservation Areas and Special Built Environment Areas the Council will apply the advice contained in Scottish Historic Environment Policy 2008. This guidance refers to all types of development from replacement windows to new houses or commercial buildings.

#### **Agricultural Buildings**

- 17.1 New agricultural buildings should be sympathetically sited and of a high standard of design appropriate to their setting in the landscape. When locating agricultural buildings consideration should be given to the local topography and the scale and colour of the building. Sites on the skyline should be avoided, natural contours should be used to marry the building into the landscape and in most cases dark/natural matt colours will be most appropriate.
- 17.2 The erection of all agricultural buildings or significant extensions to existing buildings requires the submission of a Prior Notification form to the Planning Authority. Depending on their size and location, some agricultural buildings also require planning permission. If in doubt farmers and crofters should seek advice from the Council's Planning Service before starting work.

#### **Isolated Industrial/Commercial Development**

- 18.1 Before establishing a commercial, or industrial operation, particularly one in a remote area, the appearance of the development should be considered. The form and pattern of the landscape will largely determine the acceptability of the proposal. The extent to which the proposal(s) would be clearly visible from public roads, viewpoints and neighbouring local communities is also an important factor.
- 18.2 When assessing the appearance of isolated commercial development, including industrial proposals, the Planning Authority will take the following into consideration:

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- The size and extent of the proposal(s). This includes the visual impact of the scheme and the distance/location from which it is visible.
- The location of the proposal(s) and its landscape setting, including the way in which the development has used the natural contours of the site is of prime importance. A large building must be absorbed by the landscape as much as possible, whether by excavating and building into the landform, using existing landforms to mask the development or screening by new trees.
- The design and colour of the development(s) and ancillary structures can be used to minimise their perceived bulk and visual impact. Natural materials such as timber and stone will help to fit a large building into the landscape, as will dark natural colours (particularly on the roof).

#### Domestic Satellite Positioning

19.1 Where planning permission is required the preferred locations for domestic satellites are as follows:

Siting on the rear garden ground/curtilage and building elevation unless the following applies:

- A more suitable ground or wall location is available that affords a greater level of screening from public view than the rear garden curtilage or elevation.

The following locations for domestic satellite dishes will be resisted when:

- The dish would project above the ridgeline of the main roof of the dwelling house;
- The dish is located on the front elevation of a dwelling house;
- The dish is in a garden facing a road and is not adequately or appropriately screened;
- The dish is on a roof or wall where the dish will be readily visible from a public place and where the installation will have a detrimental impact on the general amenity of an area;
- The dish is in a position where it will constitute a significant visual intrusion adversely affecting the amenity of an adjacent property.

## SG LDP SERV 1 - Private Sewage Treatment Plants and Wastewater (i.e. drainage) Systems

This policy provides additional detail to policy LDP 10 - Maximising our Resources and Reducing our Consumption of the Adopted Argyll and Bute Local Development Plan.

Connection to the public sewer as defined in the Sewerage (Scotland) Act 1968 will be a prerequisite of planning consent for all development proposals in the main settlements identified in the plan with a population equivalent of more than 2000 and wherever significant development (large scale) is proposed.\*

Elsewhere, connection to the public sewer will be required, unless the applicant can demonstrate that:

- (i) connection is not feasible, for technical or economic reasons, or
- (ii) the receiving waste water treatment plant is at capacity and Scottish Water at that time has no programmed investment to increase that capacity; and
- (iii) the proposal is not likely to result in or add to existing environmental, amenity or health problems.

Planning consent for development with private waste water systems will only be allowed where proposals satisfy (i) or (ii) above, and satisfy (iii). Any such systems in areas adjacent to waters designated under EC Shellfish Directives 79/923/EEC or 91/492/EEC or Bathing Directives should discharge to land rather than water.

\*In settlements where there is limited or no capacity for additional foul drainage connections to the public sewer, the Council may accept temporary drainage solutions provided that Scottish Water has programmed investment to upgrade the foul drainage system in that settlement and the proposed temporary system is acceptable to Scottish Water and SEPA.

### 1.1 Explanation of Policy Objectives

1.1.1 The Council wishes to ensure that where practicable, all new development is drained to a public sewer. However, the Council recognises that within rural areas septic tanks and small wastewater schemes are essential for development. The aim of this policy is to ensure that septic tanks and other private foul drainage arrangements where permitted, are properly sited and have no adverse effects on the surrounding area, and in areas served by wastewater schemes, new development is connected to the system where capacity allows. Applicants should note that the proliferation of septic tanks will be resisted through this policy. Further guidance on environmentally friendly methods of wastewater disposal is provided in the [Sustainable Design Supplementary Guidance](#) prepared by the Council. Applicants for wastewater systems are also asked to see the requirements of **SG LDP SERV 2 and 3**.

#### 1.1.2 Additional Information:

<http://www.sepa.org.uk/media/143338/lups-gu19-planning-guidance-on-waste-water-drainage.pdf>

<https://www.scottishwater.co.uk/assets/business/files/connections%20documents/sfsv3may2015.pdf>

1.1.3 This SG conforms to:

- [SPP](#)
- Associated legislation
- LDP Key Objectives H and I

## SG LDP SERV 2 - Incorporation of Natural Features/Sustainable Drainage Systems (SuDS)

This policy provides additional detail to policy LDP 10 - Maximising our Resources and Reducing our Consumption of the Adopted Argyll and Bute Local Development Plan.

In accordance with Government Advice the Council will encourage developers to incorporate existing ponds, watercourses or wetlands as positive environmental features in development schemes. The Council will also require that canalisation or culverting, which can increase the risk of flooding and also greatly reduce the ecological and amenity value of watercourses are avoided wherever practicable and designed sensitively where unavoidable.

Sustainable Drainage Systems (SuDs) (see Glossary) provide benefits in terms of flood avoidance, water quality, habitat creation and amenity. Proposals for SuDs measures compliant with technical guidance will be required in relation to all development prior to determination.

### 1.1 Explanation of Policy Objectives

1.1.1 This SG embraces two separate issues; the enhancement and protection of natural watercourses and the use and promotion of sustainable drainage systems. Rivers, burns, lochs, ponds and wetlands are important wildlife habitats forming an integral part of the Argyll and Bute landscape. In the past many watercourses have been buried under culverts in order to allow development and this has greatly reduced their ecological and amenity value. The Water Framework Directive requires that all inland and coastal water within defined river basin districts must reach at least good status by a set deadline. Where major new developments are planned the Council will seek to encourage the retention of existing watercourses and the creation of buffer zones on development sites, to reduce the risk of flooding which can occur through the forcing of water through alternative/man made routes. The retention of natural watercourses also helps to protect and enhance biodiversity. SuDS should also be considered as a way of improving the landscape impact of the proposal. Developers are advised to undertake pre-application discussions with planning officers to address SuDs issues at the earliest stage of the proposal.

#### 1.1.2 This SG conforms to:

- [SPP](#)
- [PAN 61 \(Sustainable Urban Drainage Systems\)](#)
- [PAN 79 – Water and Drainage](#)
- LDP Key Objectives H and I

#### 1.1.3 Background Information:

- The Water Framework Directive
- [The Water Environment \(Controlled Activities\) \(Scotland\) Regulations 2011: A Practical Guide](#)

<http://www.sepa.org.uk/media/143195/lups-gu2-planning-guidance-on-sustainable-drainage-systems-suds.pdf>

### **SG LDP SERV 3 - Drainage Impact Assessment (DIA)**

This policy provides additional detail to policy LDP 10 - Maximising our Resources and Reducing our Consumption of the Adopted Argyll and Bute Local Development Plan.

The Council will require developers to demonstrate that all development proposals incorporate proposals for SUDS measures in accordance with technical guidance. Developers will be required to submit a Drainage Impact Assessment (DIA) with the following categories of development:

- (A) Development of six or more new dwelling houses;
- (B) Non-householder extensions measuring 100 square metres or more; AND,
- (C) Other non-householder extensions involving new buildings, significant hard standing areas or alterations to landform.

Developments excluded from the above three categories might also require a DIA when affecting sensitive areas such as areas affected by flooding, contamination or wildlife interest.

In all cases the Council will encourage the use of sustainable options for waste and surface water drainage.

#### **1.1 Explanation of Policy Objectives**

1.1.1 The Council will require developers to submit a Drainage Impact Assessment (DIA) along with SuDs (see **SG LDP SERV 2**) as part of all significant new development proposals and for all proposals where there are contamination or flood risk issues. A DIA takes into consideration the impact of the proposed development on its catchment areas essentially with regard to flood risk and pollution.

1.1.2 **This SG conforms to:**

- [PAN 69 \(Planning and Building Standards Advice on Flooding\)](#)
- LDP Key Objectives H and I



## SG LDP SERV 4 – Contaminated Land

This policy provides additional detail to policy LDP 10 - Maximising our Resources and Reducing our Consumption of the Adopted Argyll and Bute Local Development Plan.

Where development is proposed at a site that is known to be contaminated, or at a site where there is a reasonable expectation of contamination, the applicant will be required to undertake a contaminated land assessment and implement suitable remediation measures before the commencement of any new use.

### 1.1 Explanation of Policy Objectives

1.1.1 Under Part II of the Environmental Protection Act 1990, the Council is required to inspect land for contamination and to prepare a Contaminated land Strategy. Where the contaminated land is identified, the Council has a duty to secure its remediation. SEPA has a duty to regulate and secure remediation of “special sites”.

1.1.2 Land may be contaminated by a wide variety of substances and materials in the form of solids, liquids or gases. Contaminants may be spread across a site, or concentrated in pockets; readily identifiable, or hard to detect. Contamination may give rise to hazards, which put people or the environment at risk. Land contamination is regarded as a material consideration when individual planning applications are considered. It is anticipated that the majority of contaminated land issues will be addressed through the normal planning process. It is therefore not impossible for contaminated land to be developed, but appropriate measures will be required before the site can be re-used.

#### 1.1.3 This SG conforms to:

- [PAN 33 \(Development of Contaminated Land\)](#)
- [PAN 51 \(Planning and Environmental Protection\)](#)
- LDP Key Objectives H and I

## SG LDP SERV 5 - Waste Related Development and Waste Management

This policy group provides additional detail to policy LDP 10 *Maximising Our Resources and Reducing Consumption Together* of the Adopted Argyll and Bute Local Development Plan.

(A) Development proposals and associated land use and operations shall conform with the Zero Waste Plan for Scotland;

(B) There is support in principle for waste related development on industrial and employment land provided it does not involve the following:

1. the importation into and subsequent storage of radioactive waste products at any sites within Argyll and Bute;
2. large scale energy from waste facilities in any location unless it complies with the objectives of the Zero Waste Plan;
3. waste storage, sorting (for recycling) and collection facilities:
  - of any scale in the Greenbelt, very sensitive countryside and of medium or large scale within the countryside zone (subject to settlement plan consistency) and rural opportunity areas;
  - of medium or large scale in settlement locations other than in business and industry areas or at other locations which are well separated from residential and other vulnerable land use;
4. the processing, recycling and disposal of waste (including landfill, composting and storage of waste for onward transportation) in the countryside zone bordering villages or minor settlements, or in the Green belt or Very Sensitive Countryside;

(C) A development under (B 1-4) above may be exceptionally supported if it is demonstrated that:

1. in the case of (B) 1 above, there is an overwhelming and undisputed community benefit and there is a persuasive environmental justification for the proposal having regard to environmental impact at the proposed location as well as at other considered alternative locations;
2. in the case of (B) 2, 3, and 4 above, the proposal can be treated as vital infrastructure and that there are no other more suitable sites available for the development within the planning area;
3. in all cases :- (B) 1-4 above, the proposal being consistent with (A) above and will not result in unacceptable environmental, bad neighbour, servicing or access impacts and is consistent with all other policies and SG in the LDP.

### SG LDP SERV 5(b) – Provision of Waste Storage and Collection Facilities within New Development

Developments shall make effective land use and layout provision for the storage, separation, recycling, composting and collection of waste consistent with the following:

- I. housing, commercial and institutional development shall make effective provision for the storage, recycling, composting where appropriate, separation and collection of waste from within the development site or when appropriate, from an appropriate roadside or other specified collection point or points (for onward reuse and recycling);
- II. in the case of detailed applications for medium or large-scale development, details of the arrangements for the storage, separation and collection of waste from the site or roadside collection point shall be submitted. This shall include provision for the safe pick-up by refuse collection vehicles;
- III. Developers shall ensure the minimisation of waste generated during construction and demolition by the production of Site Waste Management Plans (SWMPs) in support of development proposals.

### SG LDP SERV 5(c) – Safeguarding Existing Waste Management Sites

The Council will seek to ensure that existing and proposed sites for medium to large scale\* waste management facilities (as shown on the Proposals Maps) are protected as far as practicable from development that would prejudice a waste management use. (see also SG LDP BAD 2)

\* development on sites exceeding 500m<sup>2</sup>

#### Scales of waste related development:

<b>Large-scale waste related development -</b>	Development on sites exceeding 0.25 hectares
<b>Medium-scale waste related development -</b>	Development on sites between 500m <sup>2</sup> and 0.25 hectares
<b>Small-scale waste related development -</b>	Development on sites less than 500m <sup>2</sup>

## 1.1 Explanation of Policy Objectives

1.1.1 The Zero Waste Plan for Scotland sets out the national context and criteria for waste management. The sustainable approach to waste management as incorporated in the above is supported by this Local Development Plan.

1.1.2 This approach, for municipal waste management, involves segregated kerbside collection initiatives to collect recyclates; community composting and the development of mechanical biological treatment (MBT) plants to process waste into composted material; with residual waste disposed of

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at two landfill sites within Argyll and Bute (by Lochgilphead and near Dunoon) and at one site in the neighbouring West Dunbartonshire Council area to service Helensburgh and Lomond. The settlement plan components of this Local Plan for Lochgilphead, Dunoon/Sandbank and Helensburgh take account of these provisions.

1.1.3 SG LDP SERV 5 conforms to the above, and it further supports, conditions and resists waste related development having regard to the general capacity of the various settlement and countryside management zones to absorb such development. Requirements for waste management within development sites are also specified in the SG.

1.1.4 Due to the nature of waste operations and their particular requirements e.g. in terms of hydrology and geology, waste disposal sites require careful selection and are not easy to find. When suitable sites are identified they therefore require protection from inappropriate development that may prejudice the existing, or allocated, waste management use.

1.1.5 With regard to existing sites, this policy aims to safeguard permitted waste management operations, which contribute to waste management in the Plan area (see Theme Diagram and Proposal Maps). Identification under this policy should not be taken to imply that additional planning permission would be granted. Further planning proposals will be determined having due regard to the policies, SG and criteria contained in the Local Development Plan and the National Zero Waste Plan.

1.1.6 **This SG conforms to:**

- [SPP](#)
- LDP Key Objectives H and I

1.1.7 **Background Information:**

- [National Zero Waste Plan](#)
- <http://www.sepa.org.uk/media/143299/lups-gu6-guidance-on-input-to-development-management-consultations-in-relation-to-zero-waste-plan-issues.pdf>

## SG LDP SERV 6 - Private Water Supplies and Water Conservation

This policy provides additional detail to policy LDP 10 - Maximising our Resources and Reducing our Consumption of the Adopted Argyll and Bute Local Development Plan.

- (A) There is support in principle for the use of private water supplies where a public water supply is not, or could not be made available. This support is subject to the private water supply being of adequate quality and quantity to serve the proposed development without prejudicing the lawful interests of neighbouring properties or land and water users. Applicants will be required to submit full details of the proposed private water supply arrangements with their application, including a report by independent and suitably qualified engineers demonstrating that the proposed water supply has sufficient capacity and quality to supply existing water users and the proposed new development.
- (B) In addition, in those areas where Scottish Water advise (see Maximising Our Resources Theme Diagram in Written Statement) that there are on-going public water supply shortages. All developments that require water supplies for either human or animal consumption, or for other processes or activities relating to industrial or commercial activities shall require to demonstrate the incorporation of water conservation measures such as rainwater harvesting or the re-use of grey water.

### 1.1 Explanation of Policy Objectives

1.1.1 In Argyll and Bute many properties are served by a private water supply due to a lack of a public system. While water supply development is generally compatible with most locations a new private water supply will not generally be supported where a public water supply is available. Where there is no other option other than a new private water supply the Council will ensure that there is sufficient capacity and quality to meet the anticipated demand of the new development. Care must also be taken that new development will not have an adverse impact on existing private water supplies and water quality (see SG LDP ENV 7). This approach will reinforce the delivery and maintenance of effective and high standards of water supply services.

1.1.2 The Council will continue to work in partnership with Scottish Water and SEPA to increase the availability of public water supplies to meet projected needs. However, there are areas within Argyll and Bute where the public water supply remains at limited capacity and it is therefore appropriate to ensure that new development minimises, where practicable the abstraction from the public water supply through water conservation measures such as rainwater harvesting and the re-use of grey water.

#### 1.1.3 This SG conforms to:

- [SPP](#)
- LDP Key Objectives H and I

#### Additional Information:

<https://www.scottishwater.co.uk/assets/business/files/connections%20documents/wfsv3may2015.pdf>

### **Additional Supplementary Guidance**

#### **Minimising Water Consumption**

1.1.4 Argyll and Bute Council will expect applications for development in areas where Scottish Water advise there are current limitations on treatment capacity, should incorporate a range of water conservation measures designed to reduce mains water usage. Scottish Water are keen that these measures be considered to be a practical efficiency enhancement to modern homes, in parallel to Scottish Water's programme of investment where appropriate. In most circumstances it should be practicable to include measures to achieve a minimum standard of internal potable water consumption of no more than 120 litres per day per person in all residential developments. In office developments it should be practicable to include measures to ensure that water consumption is reduced to an average of 3m<sup>3</sup> per person/year.

1.1.5 Where this cannot be achieved, evidence will be required to demonstrate that full consideration has been given to the potential for the use of water saving measures including the use of reclaimed water through the inclusion of rainwater collection and greywater recycling systems.

1.1.6 While Argyll and Bute has a high rainfall in comparison to many parts of the UK a number of areas experience potable water shortages in the summer months where visitor numbers increase. This is a particular problem in our island communities of Mull, Tiree and Islay where the shortage of potable water has constrained growth in the past and limited the capacity of businesses to produce their products.

1.1.7 This situation is likely to increase given the unpredictability of the weather due to the growing impacts of climate change and the demand for new households and new business activity.

1.1.8 To cope with this increased demand for water new developments should seek to use water more efficiently. In addition, although it is not usually factored into the carbon footprint for a building, the amount of energy used to purify water is predicted to increase due to more exacting environmental standards being introduced, with the resulting CO<sub>2</sub> emissions also contributing to climate change.

1.1.9 The prudent use of natural resources means ensuring that we use them wisely and efficiently in a way that respects the needs of future generations. Planning policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use of existing resources, rather than making new demands on the environment, this should include policies relating to the sustainable use of water resources.

1.1.10 A number of measures can be incorporated into developments in order to minimise water consumption, including:

- 6/4 Dual flush WC systems;
- Flow reducing / aerating taps throughout;
- 6-9 litres per minute shower (average electric shower uses 6/7 litres per minute);
- Water meters;
- 18 litre maximum volume dishwasher; and
- 60 litre maximum volume washing machine.

#### **1.1.11 Rainwater harvesting**

On average around 200 litres of rainwater fall on the roof of a 100m<sup>2</sup> house each day in the UK. In residential developments, the provision of water butts and/or community storage facilities to collect rainwater is a simple and low cost measure.

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On new developments where collecting and reusing water is feasible, in the areas subject to water shortages, developments the council will welcome applications that include water-saving facilities in the proposed development. These may include:

- Water Butts to all downspouts where appropriate, including any outbuildings such as garages or garden buildings where designed in to a scheme. Water butts can become blocked with slime / debris and should be cleaned at least annually;
- Underground water storage tanks for rainwater collection that could be used for many greywater uses in the development; and Retention ponds as a rainwater storage facility.

#### 1.1.12 Reclaimed Water

Reclaimed water refers to the use of rainwater and grey water for non-potable uses such as the flushing of toilets and outdoor water use such as watering the garden. To facilitate the best use of reclaimed water the introduction of a separate or dual supply system is encouraged where these are feasible. The public has a general expectation of a single supply of drinking quality water.

1.1.13 Changing perceptions to accept the use of dual systems with a separate supply of much lower quality water will not be easy. However, although this is key to the success of the full use of reclaimed water, there are still some issues in relation to control and maintenance, as some grey water may contain contaminants. For example, there can be blockage problems reusing bath water and kitchen water should never be reused due to detergents, food particles and grease. Furthermore, at the current time grey water and rainwater recycling systems are expensive to purchase. The council does not therefore expect to see full dual use systems, but there are a number of much easier quick-win systems that will be expected.

## SG LDP SERV 8 - Development in the Vicinity of Notifiable Installations

This policy provides additional detail to policy *LDP 10 Maximising our Resources and Reducing our Consumption* of the Adopted Argyll and Bute Local Development Plan.

Proposed developments that are to be located within the Safeguarding Zones of Notifiable Installations will require the Planning Authority to formally consult the Health & Safety Executive to assess the risk to the proposed development. Dependent upon the nature, scale and location of development relative to the Notifiable Installation, the Council may seek to refuse applications for development based on advice given by the Health & Safety Executive.

### 1.1 Explanation of Policy Objectives

1.1.1 The area covered by this Plan contains a number of installations handling notifiable substances. Whilst they are subject to stringent controls under existing health and safety legislation, it is also a requirement of EU Directive 96/82/EC (Seveso II) to control the kind of development permitted in the vicinity of these installations. In determining whether or not to grant planning permission for a proposed development within these consultation distances, the Planning Authority will consult with the Health & Safety Executive about risks to the proposed development from the notifiable installation. This will take into account the requirements of the Seveso II Direction to maintain appropriate distances between establishments and residential areas, areas of public use and areas of particular natural sensitivity or interest, so as not to increase the risks to people.

1.1.2 In the interests of clarity and accuracy notifiable sites and their respective safeguarding distances are shown in the list of technical constraints that accompanies this Plan.

#### 1.1.3 This SG conforms to:

- [EU Directive 96/82/EC \(Seveso II\)](#)
- LDP Key Objectives H and I



## SG LDP SERV 9 – Safeguarding Better Quality Agricultural Land

This policy provides additional detail to policy *LDP 10 Maximising our Resources and Reducing our Consumption* of the Adopted Argyll and Bute Local Development Plan.

Argyll and Bute Council expects new development proposals to minimise the loss of better quality agricultural land including in-bye land and croft land. Consequently, in all development management zones new development proposals will not be supported where it would result in:

- (A) the loss of better quality agricultural land;
- (B) the fragmentation of field systems;
- (C) the loss of access to better quality agricultural land.

If proposals do not meet the above criteria they will only be deemed acceptable where the applicant can adequately demonstrate that:

- (D) there exists a proven and justified significant economic, environmental or social wider community interest to allow the development to proceed; And
- (E) there is no alternative viable land outwith the in-bye or croft land concerned for the development to proceed.

### 1.1 Explanation of Policy Objectives

1.1.1 Argyll and Bute has a very limited supply of good quality agricultural land and efforts need to be made to safeguard it to help ensure our future food security, reduce our carbon footprint and assist in the further development of our economically important food and drink industry.

As a consequence Argyll and Bute Council seeks to protect our better quality agricultural land, including in-bye or croft land, particularly where there are opportunities to develop poorer quality land in the same community. An exception to this approach can be taken where the applicant concerned can fully justify the loss of better quality agricultural land where wider economic, environmental and/or social benefits can be delivered to the same community.

#### 1.1.2 This SG conforms to:

- [NPF3](#)
- [SPP](#)
- LDP Key Objectives D, H & I

## **SG LDP SERV 7 - Flooding and Land Erosion – The Risk Framework for Development**

This policy provides additional detail to policy LDP 10 - Maximising our Resources and Reducing our Consumption of the Adopted Argyll and Bute Local Development Plan.

### **Flooding**

Development on the functional flood plain will be considered contrary to the objectives of this plan. In exceptional circumstances, where land is required to facilitate key development strategies which come forward through the Local Development Plan process, land raising may be acceptable provided effective compensatory flood storage can be demonstrated and it will not lead to flooding elsewhere, and the objectives of the EU Water Framework Directive are not compromised in so doing. 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 mitigation measures proposed.

Guidance on the type of development that will be generally permissible within specific flood risk areas 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); (D) and (E) as set out below and/or on the advice of the Scottish Environment Protection Agency (SEPA):

- (A) All types of development within “little or no risk areas” (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;
- (B) All types of development, excluding essential civil infrastructure, within “low to medium risk areas” of between 1:1000 and 1:200 annual probability of flooding) are acceptable in terms of this policy unless local circumstances dictate otherwise;
- (C) Within “medium to high risk areas” (1:200 or greater annual probability of flooding) only those categories of development indicated in (C) (i), (ii) and (iii) may be acceptable:
  - i) Residential, commercial and industrial development within built-up areas providing flood prevention measures to the appropriate standard (1:100 year return period) already exist or are under construction. Water resistant materials/ construction together with a suitable freeboard allowance as appropriate;
  - ii) Development on undeveloped and sparsely developed areas within the functional flood plain and comprising:
    - Essential development such as navigation and water based recreation use, agriculture and essential transport and some utilities infrastructure; and an alternative lower risk location is not achievable;
    - Essential infrastructure should be designed and constructed to remain operational during floods;
    - Certain recreational, sport, amenity and nature conservation uses providing adequate evacuation procedures are in place;
    - Certain job related residential use with a locational need;
    - In all cases loss of storage capacity in the functional flood plain is minimised and

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suitably compensated for, and any such measures would not compromise the objectives of the EU Water Framework Directive. Where compensatory flood water storage is deemed necessary it should be designed to provide like for like storage, that is volume for volume and level for level;

- In all cases new development should not add to the land which requires protection by engineered flood prevention measures.
- iii) Development, which is in accord with flood prevention or management measures as specified in association with a Local Development Plan Allocation or development brief.

### Land Erosion

- (D) Within land erosion risk areas, new development, other than the categories specified in (D) (i) and (ii) shall be resisted; exceptions may be made if the proposal successfully demonstrates that the level of risk is acceptable having regard to the nature of the development proposed, operational considerations and land erosion remedial measures:
- i) Development which is ancillary to an existing lawful use or involves a building replacement, alteration, extension or provision of minor access works;
  - ii) Development that is in accord with land stabilisation measures as specified in association with a local plan Allocation or development brief.

### Risk Appraisals

Flood Risk Assessments, Drainage Impact Assessments\*, or land Erosion Risk Appraisals shall accompany development applications when required by the Planning Authority, or in consultation with the Scottish Environment Protection Agency (SEPA). This requirement shall have regard to information held by the Planning Authority on its Flooding and Land Erosion Trigger Maps and to awareness of potential for flooding, including the possible effects of climate change, or land erosion risks associated with the specific development proposed.

\*See SG LDP SERV 3

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### SG LDP CC 1 – Climate Change and Sustainable Buildings

This policy provides additional detail to policy *LDP 10 Maximising our Resources and Reducing our Consumption* of the Adopted Argyll and Bute Local Development Plan.

(A) The Council will expect developers to deliver well designed, sustainable buildings and high-quality environments suitable for low-carbon living in a changing climate.

(B) In determining new planning applications, the Council will require proposed new development to be designed to contribute to achieving national targets to reduce greenhouse gas emissions by:

- (i) using innovative, well designed sustainable buildings that incorporate renewable technologies and/or seek to minimise energy use;
- (ii) using landform, layout, building orientation, massing and landscaping to reduce likely energy consumptions;
- (iii) using the layout, density and mix of development to support identified opportunities for localised energy generation;
- (iv) connecting to an existing decentralised energy supply system where there is capacity to supply the proposed development, or by being designed for a future connection where there are firm proposals for such a system;
- (v) providing public or private open space as appropriate so that an accessible choice of shade and shelter is offered, recognising the opportunities for people, biodiversity, flood storage and carbon management provided by multi-functional green spaces and green networks;
- (vi) give priority to the use of sustainable drainage systems (SuDS), paying attention both to the potential contribution to water harvesting to be gained from impermeable surfaces and to layouts that accommodate grey water recycling;
- (vii) support sustainable waste management by providing space for recycling and composting;
- (viii) reducing the need to travel, steering significant scales of development to our larger settlements, implementing green travel plans and ensuring connections are made to existing or new active travel routes;
- (ix) providing for safe and attractive walking and cycling opportunities, secure cycling, parking and, where appropriate, showers and changing facilities; and
- (x) managing the provision of car parking including the need for zero parking in town centre locations for specified scales of development;
- (xi) being designed to avoid adding to the vulnerability of existing or other proposed development to impacts arising from changes in the climate.

In assessing proposals account will be taken of policy LDP PROP 1 – SUSTAINABLE DEVELOPMENT and all other Policies and SG in the LDP that support or define these principles.

### 1.1 Explanation of Policy Objectives

1.1.1 Modern climate change is dominated by human influences, which are now large enough to exceed the bounds of natural variability. The main source of global climate change is associated with

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increased energy use through the heating and lighting of buildings, the movement of goods and people and land use changes. While there is still considerable uncertainty about the rates of change that can be expected change is already impacting on the way we live our lives in Argyll and Bute. Anthropogenic climate change is now likely to continue for many centuries. We are venturing into the unknown with climate, and its associated impacts could be increasingly disruptive. It is therefore prudent that we take account of this when considering planning applications for new development and at the same time look to minimise additional costs to potential developers.

### **Section 44 of the Climate Change (Scotland) Act 2009 requires all public bodies to act:**

- in the way best calculated to contribute to the emissions targets in the Act,
- in the way best calculated to help deliver the Government’s climate change adaption programme, and
- in a way that it considers is most sustainable.

1.1.2 Land use planning has a major role in both the mitigation of the causes of climate change and the adaption of the built and natural environment to both the short and long term impacts. The LDP plays a pivotal role in setting out a range of policies that contribute towards meeting these climate change objectives.

### 1.1.3 **This SG conforms to:**

- [SPP](#),
- [Climate Change \(Scotland\) Act 2009](#)
- LDP Key Objectives H and I

## Sustainability Checklist

1.1.1 This Sustainability Checklist has been adapted from a checklist created by **Network 21 a Highland and Islands based Well-being Alliance Partnership**. The sustainability principles identified in **POLICY LDP STRAT 1 – Sustainable Development** together with the requirement to undertake Area Capacity Evaluations (ACEs) for specific medium to large-scale developments in the Countryside Zone and Rural Opportunity Area Development Management Zones (see **Policy LDP DM1– Development within the Development Management Zones and SG LDP ACE 1**).

1.1.2 It is intended that potential developers will be asked to complete the checklist in exceptional cases and/or for large or medium scale planning applications judged by the Planning Authority to have the potential to have significant economic, community or environmental impacts. It is hoped by completing the checklist the applicant could take the opportunity to address concerns over the sustainability of their project and make changes to their application, where appropriate. The completed checklist will also help inform the planning process and be included as part of any eventual committee report submitted for Member’s approval.

### 1.1.3 How can I Use the Sustainability Checklist?

1.1.4 Sustainable Development is about improving our situation and getting the best out of the way we use things, while limiting any negative impact our actions have now or in the future. The purpose of your proposed development may primarily be economic, social, or environmental, but it might have impacts or benefits in other areas that you haven’t yet considered. A small amount of thought at an early stage might make a big difference as the project develops. Please complete this checklist in relation to your project or development when asked to do so by the Planning Authority. You are prompted to consider any impacts your project might have under the headings:

### Community; Economy; Environment; the Future:

**Applicants and/or their agents are also asked to refer to “Network for the 21<sup>st</sup> Century” Sustainability Checklist to help answer these questions.**

### Sustainability Checklist (Required for Major Applications)

Q	Community	Yes	No	N/A	Details
1	Does the project have widespread community support?				
2	Does the project strengthen the local community?				
3	Does the project help to ensure everyone has access to the same level of resources?				
4	Does the project have any impact on existing facilities or other organisations?				

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	<b>Economy</b>				
<b>5</b>	Does it help increase value of local products or make sustainable use of existing resources?				
<b>6</b>	Does it create jobs or retain existing jobs?				
<b>7</b>	Does it help to develop skills/ knowledge of local people?				
<b>8</b>	Does the project purchase goods and services locally?				
<b>9</b>	Does the project impact on existing businesses?				
	<b>Environment</b>				
<b>10</b>	Does the project help reduce waste and pollution?				
<b>11</b>	Has the project undertaken an Area Capacity Evaluation (ACE)?				
<b>12</b>	Does the project minimise energy use, including the need to travel by car, and/or support the development or use of renewable energy?"				
<b>13</b>	Does the project provide or safeguard access to and awareness of wildlife and open spaces?				
<b>14</b>	Does the project safeguard, protect and enhance the natural environment and support local biodiversity?				
<b>15</b>	Has the project considered the re-use of brown field land or an existing building?				
	<b>The Future</b>				
<b>16</b>	Will the project bring positive changes?				
<b>17</b>	Does the project link with existing services or organisations?				
<b>18</b>	Does the project have any long-term impacts on the environment?				

## SG LDP MIN 1 – Safeguarding of Mineral Resources

This policy provides additional detail to policy *LDP 10 Maximising our Resources and Reducing our Consumption* of the Adopted Argyll and Bute Local Development Plan.

Development likely to sterilise workable mineral reserves will be refused unless:

- (A) There is no alternative site for the development; AND,
- (B) The extraction of mineral resources will be completed before the development commences.

### 1.1 Explanation of Policy Objectives

1.1.1 The Council aim is to ensure mineral resources are not unnecessary sterilised or made impractical to work where they will contribute toward a land-bank of mineral resources.

1.1.2 SPP requires that development unrelated to mineral extraction shall not sterilise areas of significant workable reserves in order to safeguard valuable and finite natural resources. They are important in terms of their end use and for employment opportunities they create. It is therefore important that the sterilisation of this resource is avoided, wherever possible.

1.1.3 This SG conforms to:

- [SPP](#)
- LDP Objectives H and I



## SG LDP MIN 2 – Mineral Extraction

This policy provides additional detail to policy *LDP 10 Maximising our Resources and Reducing our Consumption* of the Adopted Argyll and Bute Local Development Plan.

There will be a presumption against the re-opening of abandoned works, new or extended quarry developments, where adequate permitted reserves already exist. Applications for planning consent will only therefore be considered where:-

- (A) The applicant can successfully demonstrate an exceptional local\* need for the specific mineral type and quality to be extracted; OR,
- (B) The applicant can successfully demonstrate that the proposal is to satisfy export demands for specialised minerals beyond the boundaries of Argyll and Bute and is consistent with national mineral policy;
- (C) Planning permission is limited to a period appropriate to the circumstances of the site and workings with the initial grant of consent not exceeding 20 years, unless varied by the planning authority;
- (D) The proposal would result in less environmental impact than an extension to an existing authorised extraction site within the same Planning Area;
- (E) The proposal is consistent with all other Local Development Plan policies and SG.

All applications for mineral extraction will require to be submitted in detail and include proposals for phased land restoration, after-care and after-use, community liaison and annual reporting. Section 75 Agreements and Financial Bonds may also be used in certain circumstances.

Where the Planning Authority considers a proposal is likely to create a significant impact in terms of its nature, size or location the applicant will be required to submit an Environmental Impact Assessment as part of the planning application.

Applications for the extension or renewal of mineral workings will also be required to submit an audit of the existing workings and its programme of closure, reinstatement and after-care.

\* Local need is defined as being for the predominant use within a 30 mile radius of the extraction site, or in the case of islands on the same island or within 30 mile transportation distance by road in the case of larger islands.

### Scales of Mineral Extraction:

<b>Small Scale</b>	Not exceeding 800m <sup>3</sup> and not exceeding 20 metres on the longest edge of the site and not exceeding 2 metres in extraction depth.
<b>Medium and Large Scale</b>	Exceeding 800m <sup>3</sup> or exceeding 20 metres on the longest edge of the site or exceeding 2 metres in extraction depth.

## 1.1 Explanation of Policy Objectives

1.1.1 The Monitoring Report has identified that there is a considerable supply of hard rock and peat available in Argyll and Bute but a shortfall in the supply of sand and gravel. This situation has

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recently been improved with a number of new sand and gravel works at Benderloch, Tiree and Cowal.

1.1.2 Consequently it is not anticipated that there will be a significant need for additional sites during the life of this LDP.

1.1.3 That said there is also a need to conserve and make best use of this resource wherever practicable and help reduce demand further by recycling wherever possible and find alternative materials.

1.1.4 There is therefore a presumption against mineral extraction development in most locations and circumstances in Argyll and Bute under the terms of **Policy LDP 10 – Maximising our Resources and Reducing Our Consumption** and supplementary guidance **SG LDP MIN 2 – Mineral Extraction**. This reflects the current availability of supply together with the fact that most landscapes in Argyll and Bute are vulnerable to the adverse visual impact that is generally associated with mineral extraction.

1.1.5 If new extraction proposals are going to be approved an exceptional case shall be required to be demonstrated justifying the proposal. This case requires to be founded on a demonstration of a specific local need (i.e. local road reconstruction) or an exceptional export demand for a specific type and quality of material. In the case of commercial peat extraction, this plan only supports planning applications where the extraction is to directly serve a local industrial process such as whisky production.

1.1.6 When considering what exceptional local need circumstances are required to justify a new mineral extraction, a number of factors need to come into play. The most significant of these is the island and extended peninsular geography of Argyll and Bute. Within this dispersed area mineral resources and markets are distributed widely. This adds substantially to mineral transportation and associated road maintenance costs and the impact on the general environment. It also reinforces pressures for local mineral supply to meet demand emanating from relatively localised areas and economies. Local need has therefore been defined as being for the predominant use within a 30 mile radius of the extraction site, or in the case of islands on the same island or within 30 mile transportation distance by road in the case of larger islands\*. Furthermore, this approach recognises that the island and peninsular geography concentrates environmental capacity issues into relatively small and localised areas.

*\* Mineral transportation distance by road from Mineral Products Association website Nov 2012*

1.1.7 **This SG conforms to:**

- [SPP](#),
- LDP Key Objectives H and I

## SG LDP TRAN 1 – Access to the Outdoors

This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.

(A) Argyll and Bute Council requires development proposals to safeguard and enhance public rights of access to the outdoors\* in a manner that is appropriate and proportionate to the specific site characteristics and the scale and impact of the proposed development on access issues. Accordingly, the Core Paths Plan, claimed Public Rights of Way and public rights of access to land and water under the Land Reform (Scotland) Act 2003 (LRSA) will be material considerations in assessing planning applications.

(B) Where development would have a significant adverse effect upon the public access interests identified in (A) alternative access provision will be sought at the developer's expense either by diverting the route or incorporating it into the proposed development in a way that it is no less attractive, safe or convenient for public use. Unless such appropriate provision is demonstrated.

(C) Where development would have a significant effect upon the public access interests identified in (A) the developer is required to submit an Access Plan\*\* which addresses access issues to the satisfaction of the Council.

(D) The Core Paths Plan, claimed Public Rights of Way and public rights of access to land and water under the LRSA will be material considerations in considering planning applications.

(E) Where there is development close to the foreshore or a loch side a strip of land four meters wide should be provided between the shore and any area from which the developer intends to exclude the public such as a garden or industrial area. Where there is a pier or other structure that will obstruct access along a foreshore or loch side a reasonable means of passing by the obstruction should be provided to allow the public to exercise their right of access along the shore.

\*including; Core Paths, Launching Points, claimed Public Rights of Way, identified safe routes to school, Long Distance Routes, walking paths, cycle ways, equestrian routes, trod earth paths, waterways and significant areas where there are wider rights of public access under the LRSA ie. woodlands, agricultural land, the foreshore and fresh water loch shores;

\*\*This should show all the existing paths and tracks on the site, together with proposed public access provision after completion of the development and should include links to the existing path networks and the surrounding area as well as launching points and access to the foreshore or water where appropriate. For larger developments close to settlements a phased approach may be required to the management of access during construction.

### 1.1 Explanation of Policy Objectives

1.1.1 Statutory access rights under the Land Reform (Scotland) Act 2003 apply to most land and inland water in Scotland, underpinning opportunities for outdoor recreation. Planning authorities should consider access issues and should protect core and other important routes and access rights when preparing development plans and making decisions on planning applications.

1.1.2 The opportunity for outdoor recreation is a key selling point of the Argyll & Bute tourism product and is an important factor in the health and wellbeing of our communities, in addition it can be a key factor for employers wishing to attract and retain key staff. The Land Reform (Scotland) Act 2003 established access rights to most land and inland water for everyone in Scotland. People only have these access rights if they exercise them responsibly by respecting people's privacy, safety

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and livelihoods and Scotland's Environment. The Council has a legal duty to protect and assert public rights of access to land and water as well as Public Rights of Way when determining Planning Applications.

1.1.3 To aid the Council in meeting the provisions of the Land Reform Act, the Council has produced a [Core Path Plan](#), which identifies the paths that communities value the most.

1.1.4 The development of a network of accessible paths will benefit residents of and visitors to Argyll & Bute supporting more active, healthier and independent lives. It will ensure that the places where we live, work and visit are well planned, safer and successful, meeting the needs of our communities. The Core Paths Network will also help to realise the full potential of our outstanding natural environment.

1.1.5 Long Distance Routes provide significant economic benefits to local communities along their routes and will be safeguarded. The Council will seek to enhance existing and proposed long distance routes and their settings. The routes of the paths have been identified in the Connectivity theme diagram in the Written Statement. Consideration will be given to developing/ improving further strategic multi user routes both inland, on water and along the coast with due regard to the impact on the Natural Heritage features along these routes.

### 1.1.6 **SCHEDULE A**

#### **Existing Long Distance Paths/Routes**

- **Cowal Way**
- **Kintyre Way**
- **National Cycle Network**
- **Three Lochs Way**
- **West Highland Way**
- **NCN routes (7, 75 and 78)**

### 1.1.7 **Proposed Routes**

- **Canoe Trails Loch Awe and Crinan Canal**
- **Craignure to Fionnphort Path**
- **Dumbarton to Helensburgh Cycle Path**
- **Tyndrum to Oban Cycle Route**
- **John Muir Way**

1.1.8 Part of the planning response to this issue is to ensure that developments avoid prejudicing public rights of way and core paths including public access on to and along coastal areas or along loch shores. SG LDP TRAN 1 sets out criteria for assessing development proposals in this regard. Where these involve access to the foreshore, reference should also be made to **SG LDP CST 1 - Coastal Development** and associated SG.

Foreshore in this context means the natural foreshore between the mean high and low water springs. The Council is required to protect public access rights to and along the foreshore for all non-motorised users. When alternative or modified public access is required in response to development proposals, this provision may require to be underpinned by planning conditions or a formal Section 75 Planning Agreement.

Paths may include, roads both adopted and private, footways, surfaced paths, un-surfaced paths, metalled forestry and farm tracks, trod earth paths which indicate an existing level of public use along a desire line or any other structure designed to facilitate access as defined by the Land Reform (Scotland) Act 2003 Section 6(2).

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1.1.9 It should be noted that the Council’s duties to protect and assert public rights of access do not override its other functions. For example, when considering planning applications for development on land over which access rights are exercisable it is still possible to give consent for developments. However, where appropriate, the Council will consider attaching suitable planning conditions to enable them to ensure reasonable continuing public access to and from the development site as well as around and across it.

1.1.10 **This SG conforms to:**

- [Land Reform \(Scotland\) Act 2003](#)
- [SPP](#)
- [Argyll & Bute Core Paths Plan](#)

**SG LDP - TRAN 2 - Development and Public Transport Accessibility**

This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.

(A) Development proposals which are likely to generate significant levels of journeys between places of residence, shopping, employment, leisure and social facilities, shall have regard to selecting and orientating development sites such that advantage can be taken of existing or potential public transport services to and from the locality;

(B) Development shall make appropriate internal layout provision for encouraging pedestrian and cyclist access, linking the development with public transport facilities and routes or with locations that contain such facilities e.g. town centres;

(C) When considered appropriate by the planning authority, developers will be asked to submit an independent transport impact assessment and/or green transport plan to help justify their proposal. Developers are also required, where appropriate, to mitigate the impacts of their developments to preserve the performance and safety of the strategic (Trunk) road network so that it may continue to provide for the safe and efficient movements of traffic.

**1.1 Explanation of Policy Objectives**

1.1.1 Public access between places of residence, shopping, employment, leisure and social facility can be further encouraged by ensuring that development proposals take sufficient account of access to public transport, both in terms of site selection and site-layout provision. The settlement plans that form part of this Local Development Plan (see the Proposal Maps) have sought to locate development, which has a relatively high demand for public transport, within easy reach of frequent journey destinations such as town centres or else within easy reach of existing or potential public transport routes. In certain circumstances developers will also be asked by the Planning Authority to submit an independent transport impact assessment and/or green transport plan to help justify their proposal.

Accordingly, the focus of this policy is on the following large-scale categories of development:

<b>Large-scale Categories of Development</b>	
<b>Large-scale housing development</b>	30 or more dwelling units.
<b>Large-scale shops</b>	gross floor space exceeding 1,000m <sup>2</sup>
<b>Large-scale business and industry development</b>	gross site area exceeding 2 ha.; or Building of more than 600 square metres gross.
<b>Large-scale leisure or tourist developments</b>	Tourist facility buildings exceeding 600 square meters gross; more than 60 letting units; more than 50 caravans or stances; 100 tent pitches, or exceeding 11-60 letting units.

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Reference in **SG LDP TRAN 2** to public transport services and facilities relates mainly to train, bus and ferry services.

### 1.1.2 This SG conforms to:

- [SPP](#)
- [PAN 75 \(Transport and Planning\)](#)
- LDP Key Objectives G, H and I

### SG LDP TRAN 3 - Special Needs Access Provision

This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.

(A) Development proposals, will be expected to make appropriate provision for:

1. Safe separation of pedestrian and vehicular traffic;
2. Access to open space, recreational and play space facilities and along desire-lines, including links to off-site destinations such as town centres, schools and recreational paths, as appropriate;
3. Cycle-ways and cycle-parking facilities where these form part of a green transport plan;
4. Walkway and access facilities designed for use by the disabled, older people, the infirm, the very young and parents with prams, including effective lighting provision as appropriate to the scale of the development and its location;
5. Walking and cycling opportunities as part of a green network in and around our main Towns to provide attractive corridors for active travel as appropriate.
6. Access requirements shall comply with the Disability Act and equalities legislation.

(B) All Developments shall make suitable provision for service vehicle (including emergency services) access and turning.

#### 1.1 Explanation of Policy Objectives

1.1.1 There are various aspects of special needs access provision that require to be considered when selecting sites and arranging development layouts. These include public transport accessibility addressed by **SG LDP TRAN 2** and special needs access is also given particular emphasis by this plan in **SG LDP TRAN 3** above.

1.1.2 This SG addresses the special needs of the disabled, older people, the very young, pedestrians, and cyclists. Reference should also be made to **SG LDP HOU 2** which addresses special needs provision in housing development.

1.1.3 **This SG Conforms to:**

- [SPP](#)
- LDP Key Objectives F, H and G



## **SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes**

This policy provides additional detail to policy LDP 11 Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan. Street design for new developments must consider place before movement and take into account the principles regarding development setting, layout and design set out in policy LDP 9 of the Local Development Plan.

Acceptance of development utilising new and existing public roads, private roads and private access regimes is subject to road safety and street design issues being addressed and the following:-.

**(A) Developments shall be served by a public road<sup>1</sup> (over which the public have right of access and maintainable at public expense;**

**Except in the following circumstances:-**

**(1) a new private access<sup>3</sup> may be considered appropriate if:**

- (i) The new private access forms an individual private driveway serving a single user development, which does not, in the view of the planning authority, generate unacceptable levels of pedestrian or vehicular traffic in terms of the access regime provided; or**
- (ii) The private access serves a housing development not exceeding 5 dwelling houses; or**
- (iii) The private access serves no more than 20 units in a housing court development;**

**OR**

**(2) further development that utilises an existing private access or private road<sup>2</sup> will only be accepted if:-**

- (i) the access is capable of commensurate improvements considered by the Roads Authority to be appropriate to the scale and nature of the proposed new development and that takes into account the current access issues (informed by an assessment of usage); AND the applicant can;**
- (ii) Secure ownership of the private road or access to allow for commensurate improvements to be made to the satisfaction of the Planning Authority; OR,**
- (iii) Demonstrate that an appropriate agreement has been concluded with the existing owner to allow for commensurate improvements to be made to the satisfaction of the Planning Authority.**

**(B) The construction standards to be applied are as follows:-**

**1. Public Roads:**

- (i) shall be constructed to a standard as specified in the Council's Roads Development Guide<sup>4</sup>. This takes account of Designing Streets to create a strong sense of place related to the development's location i.e. in a settlement, in a rural or remote rural situation, or in a Conservation Area. All roads submitted for adoption as a public road should form a continuous system with the existing public roads.**

**(ii) in areas with a predominant system of single track roads with passing places, housing**

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development of between 6 and 10 dwelling units may be accepted served by the *Variable Standard of Adoption* introduced in the Council’s Road Development Guide, in recognition of differing needs within more rural areas.

- (iii) which connect to or impact significantly on a Trunk Road<sup>5</sup> will require consultation with Transport Scotland.

### 1.Private Access

(i) shall be constructed to incorporate minimum standards to function safely and effectively as set out in the Council’s Road Development Guide, in particular in relation to adequate visibility splays, access gradients, geometry, passing places, boundary definition, turning capacities, integrated provision for waste management and recycling.

(ii) It must be demonstrated to the Planning Authority that consideration has been given by the applicant in the design process to the potential need to make future improvements to the access up to and including an adoptable standard.

(iii) which connect to or impact significantly on a Trunk Road will require consultation with Transport Scotland.

### Notes

<sup>1</sup>Public Road - roads on the Local Roads Authority’s list of public roads. This includes any new road (including any associated footway or verge) constructed in accordance with a Road Construction Consent, with public access and maintainable by the Local Roads Authority. All roads submitted for adoption as a public road should form a continuous system with the existing public roads.

<sup>2</sup>Private Roads – The public have the right of passage over a private road. Responsibility for the maintenance of a private road rests with the owner(s). However, the Roads Authority may, by notice to the frontagers, of an existing private road, require them to make the road up to, and maintain it at, such reasonable standard as may be specified in the notice. The Roads (Scotland) Act 1984 requires Road Construction Consent for new private roads, which means they now require to be built to an adoptable standard.

<sup>3</sup>Private access - private accesses are controlled (maintained) by the owner(s) and there is no public right of passage. These do not require a Road Construction Consent as there is no right of public access. The Roads Authority cannot make a notice to require a private access to be made up or maintained.

<sup>4</sup>The Council’s Roads Development Guide is being reviewed in light of the emergence of the SCOTS National Roads Development Guide (NRDG). Local variations to the NRDG are currently being prepared, which will include a variable standard for adoption for developments of 6-10 dwelling units (inclusive) in areas with a predominant system of single track roads with passing places, where the Roads Authority consider the variable standard is appropriate. Both the NRDG and the emerging Argyll and Bute Local Roads Development Guide seek to support the Scottish Government policy [Designing Streets](#).

<sup>5</sup>Trunk Road – a strategic road which is managed and maintained by Transport Scotland, on behalf of the Scottish Ministers.

### Explanation of policy objectives

This policy aims to provide additional detail to policy LDP 11 Improving our Connectivity and Infrastructure of the Argyll and Bute Adopted Local Development Plan. It provides a planned approach to street design to deliver an improved quality of place-making for new developments. SG

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LDP TRAN 4 refers to standards appropriate for Road Construction Consent. These can be found in the Council's Roads Development Guide.

The primary objective is the safety of all road users including pedestrian, cycle and motorised vehicles, achieved within a well-designed street environment.

### **Development and Public Roads**

The Local Roads Authority holds a list of **public roads** that require to be constructed to a set standard, are maintained by the Roads Authority and have a public right of access. These are also known as Adopted Roads. The Local Roads Authority may be requested to adopt, i.e. add to its list of public roads, any new road (including any associated footway or verge) constructed in accordance with a Road Construction Consent. All roads submitted for adoption as a public road should form a continuous system with the existing public roads. The aim is to have roads developed to an appropriate standard that are publically accessible and have a maintenance regime regulated by the Roads Authority. Therefore, within most developments it is appropriate for road construction standards to be applied and the roads to be adopted.

That said, in some limited circumstances, particularly in the more rural areas of Argyll and Bute, it is considered appropriate to introduce a *variable standard for adoption* to reflect the scale, nature and differing design requirements of development in these circumstances. This would apply to roads serving developments of 6-10 dwelling units (inclusive) in areas with a predominant system of single track roads with passing places, where the Roads Authority consider the variable standard is appropriate. This approach may also bring benefits to applicants, by helping to reduce initial development costs and to the environment, by allowing a more rural design solution. This could include removal of the requirement for pavements, lighting and a variation in the construction specification.

### **Development and Private Access/Private Roads**

It may also be appropriate to limit public access and/or vary construction standards by allowing the construction of a private access in the circumstances set out in the policy SG LDP TRAN 4, sections A1 and A2.

When assessing the circumstances when it may be appropriate to accept a development being served by a private access or an existing private road consideration needs to be given to the integration of place-making and technical matters to produce a safe, well designed street environment. A number of principles guide these considerations including:

- a) Private accesses should not result in significant barriers to and discontinuity of public access across settlements or between settlements, countryside and coast.
- b) Private accesses and private roads should be fit for purpose and become less appropriate in urban areas and in circumstances when serving development that generates substantial levels of pedestrian and /or vehicular traffic, particularly by visiting members of the public.
- c) Private accesses and private roads are more appropriate for smaller scale developments in rural areas.
- d) Private accesses and private roads should facilitate effective and safe access by emergency service vehicles (3.7m width from wall to wall) and where appropriate, by public service vehicles and include a turning area.
- e) Private accesses and private roads where they join the public road network should provide for an adequate visibility splay to be maintained in perpetuity and be constructed in such a manner to not cause undue safety issues.
- f) Private accesses provision should be designed in such a manner to allow for continuous improvement in the interests of sustainable development.

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In applying the above principles to the variety of locations and circumstances found in Argyll and Bute, distinction should be made between housing, commercial and other non-housing development.

### **Commensurate Improvements**

In situations where development aims to utilise an existing private access or private roads regime an informed assessment requires to be made. This needs to examine the access issues related to the proposed additional development and the current situation on the private access or private road, including any capacity for improvement. The assessment requires to be an integral part of the design stage. These factors will be used to determine the level of commensurate improvement required. Designing in future improvement capacity will promote a planned approach to street design, delivering an improved quality of place-making for new developments in the more rural areas rather than an incremental approach with its inherent issues.

The commensurate improvements that are required will be determined by the Roads Authority on a sliding scale related to the individual circumstances but taking a range of factors into account including :- existing access conditions, scale and nature of the proposed development and scale and nature of existing development. The Council Roads Development Guides will be applied.

The above factors have been taken into account in **SG LDP TRAN 4**.

### **This SG conforms to:**

- SPP
- PAN 75 (Transport and Planning).
- LDP Key Objectives F, G and H.
- LDP 11 Improving our Connectivity and Infrastructure
- LDP 9 Development Setting, Layout and Design

### **Background information**

- Designing Streets <http://www.gov.scot/Resource/Doc/307126/0096540.pdf>

## SG LDP TRAN 5 - Off-site Highway Improvements

This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.

Where development proposals will significantly increase vehicular or pedestrian traffic on substandard private or public approach roads, then developments will be required to contribute proportionately to improvements to an agreed section of the public or private road network.

### 1.1 Explanation of Policy Objectives

1.1.1 It can be appropriate in some circumstances to require a development to contribute to improvements to the public road approaching a development site. These circumstances include:

- When in the judgement of the Planning and Roads Authority that the development because of its projected traffic generation, is likely to result in unacceptable road safety conditions, and this will consequently place an unreasonable burden on the Roads Authority to improve a significantly substandard road.
- The improvements to the public or private road should be practical and proportionate to the nature and scale of development proposed; account should be taken of existing traffic usage of the road and its overall condition; the principle of continuous improvement should be applied whereby the road condition will have been improved after the development has taken place, notwithstanding the increased traffic.
- Where public or private road improvements are considered necessary for a development to proceed, and these involve private land a Section 75 Planning Agreement may be appropriate before planning consent is issued.

#### 1.1.2 This SG conforms to:

- [SPP](#)
- LDP Key Objectives F, G and H

## SG LDP TRAN 6 – Vehicle Parking Provision

This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.

Off-street car and vehicle parking shall be provided for development on the following basis:

### Car parking standards

(A) The car parking standards (including disabled parking) set out in the Access and Car Parking SG shall be applied to those specified categories of development.

Tolerance of zero parking provision In the Main Town Centres including the core shopping areas, zero parking provision for Special Needs Housing and small-scale\* flatted development; retail (up to 1,000m<sup>2</sup> floor space); Restaurants (use class 3); hot food takeaways; public houses; business (use class 4) (up to 600m<sup>2</sup> floor space) will be permitted.

\*Up to 5 units

## 1.1 Explanation of Policy Objectives

1.1.1 SPP recommends the use of national maximum parking standards for new developments, these national maximum car parking standards relate only to limited categories and scales of development e.g. retail development (food) and (non-food) of 1000m<sup>2</sup> and over. They do not apply to housing development. It is accepted that these national maximum car parking standards can operate in Argyll and Bute without resulting in unacceptable off-site parking consequences. Accordingly, these national standards form the basis of development in **SG LDP TRAN 6** and the **Access and Parking Standards Supplementary Guidance as set out below.**

1.1.2 The next question to address is whether minimum car parking standards should apply in the context of the Argyll and Bute particularly for those developments that are subject to National maximum standards. Given the essentially rural nature of Argyll and Bute and the correspondingly higher levels of dependency on car ownership it is considered appropriate to have minimum standards for the majority of new developments. These minimum standards do not exceed the National maximum standards and also form the basis of development in **SG LDP TRAN 6** and its accompanying **Access and Parking Standards Supplementary Guidance as set out below.**

1.1.3 In accordance with the advice in SPP there is a recognition that zero parking provision is appropriate for certain categories of developments within the main town centres. This represents a change in policy from the SRDG minimum standard. It is justified on the basis that certain categories of development are able to function effectively within these central areas without requiring on-site parking, relying instead on central area public car parking provision and the availability of public transport services. This policy will also reinforce efficient use of scarce land resources within these central areas in that it will reduce the extent of such land given over to low intensity car parking use. It is not considered necessary to make this zero provision aspect of policy compulsory on developers. The type of development where zero parking provision is considered appropriate is defined in **SG LDP TRAN 6** and its accompanying **Access and Parking Standards Supplementary Guidance as set out below.**

1.1.4 Specific provision should be made for disabled parking. Minimum standards are justified in tune with this guidance and are incorporated with **SG LDP TRAN 6** as part of car parking standards set out in its accompanying **Access and Parking Standards Supplementary Guidance as set out below.**

1.1.5 **This SG conforms to:**

- [SPP](#) Annex B – Parking Policies and Standards
- LDP Key Objectives G and H

## Access and Parking Standards

- 1.1 Where a proposed development is not specified on the council’s parking standards list, the council will use the nearest type of land use on the list as a basis for assessing the parking requirements.
- 1.2 Where a specific assessment of staff numbers is required, the likely maximum number of staff present at the busiest time period should be used.
- 1.3 Each car parking space should measure no less than 2.5 metres by 5 metres.
- 1.4 Parking layouts should include circulation aisles with a minimum width of 6 metres.
- 1.5 Assessments of the parking requirement for a particular proposal will be rounded up to the nearest whole parking space.
- 1.6 All developments must provide adequate off road facilities for parking operational vehicles and staff cars and include space such that all vehicles enter and leave the premises in forward gear. A commercial proposal should include adequate provision for servicing. The proposed layout should normally:
  - provide for all loading and other servicing to be carried out on-site;
  - accommodate the likely maximum number and size of delivery vehicles at any one time on-site, to prevent delivery vehicles having to queue or reverse on the street;
  - incorporate loading bays of a dimension which will cater for the largest size of service vehicle likely to be used;
  - allow service vehicles to manoeuvre with ease (i.e. there should be adequate manoeuvring space within the site for a vehicle to enter and leave the service area in a forward gear);
  - not inconvenience other users of the site when service vehicles are being loaded or unloaded.

The only possible exception to the requirement for all servicing to be carried out on-site may be where the construction of on-site service bays would seriously damage the character of the urban environment.
- 1.7 “Bulk retailing stores” require large display areas. In Argyll and Bute, supermarkets, garden centres and the sale of DIY goods, wallpaper, paints, carpets, furniture and furnishings may fit this category. All other retailing developments will be assessed by the “shops” standard.
- 1.8 “Wholesale warehouses” are premises where wholesale goods are collected by the customer (e.g. cash and carry businesses). Warehouses that are just transit stores for goods will be assessed by the “Factories, workshops and warehousing” parking standard.
- 1.9 Where a retail development car park is designed to provide general town centre parking, or can be demonstrated to do so to a significant extent, that should be recognised in the amount of parking that is permitted above that specifically allowed for the development.

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- 1.10 For stadia and leisure uses sufficient coach parking should be provided to the satisfaction of the Planning Authority and treated separately from car parking. Coach parking needs to be designed and managed so it will not be used for car parking.
- 1.11 For higher and further education uses the standard for students relates to the total number of students attending an educational establishment, rather than full-time equivalents.
- 1.12 In normal circumstances, adequate off-street parking or communal parking should be provided adjacent to all new development to ensure that vehicles are not parked on the road where they may impede traffic flow or cause a hazard. A degree of flexibility will be available where: -
1. It can be shown by the applicant that the parking requirement can be met by existing car parks and that the demand for parking in connection with the development will not coincide with the peak demand from the other land uses in the area.
  2. The development is a straight replacement that can use the existing parking provision. It should be noted that there may also be a requirement to provide additional parking spaces if there was a shortfall in the original provision.
  3. The development is adjacent to, and well served by, good public transport and pedestrian links.
  4. The development, due to special characteristics, is likely to generate a significantly lower demand for parking than the standards would imply.
  5. Environmental considerations are of prime importance e.g. the development is proposed within a Conservation Area.
  6. There is a need for additional disabled parking to serve the needs of the users of the building.
- 1.13 It should be noted however, that before the parking requirement is reduced or increased it would have to be shown to the council's satisfaction that the development complies with one or more of the above criteria.

### CAR PARKING STANDARDS

Reference to m <sup>2</sup> is to Gross Floor Area	Argyll and Bute Minimum Parking Standard	National Maximum Parking Standard
Bulk Retailing Stores	1 space per 25m <sup>2</sup>	1 space per 14m <sup>2</sup>
Shops	1 space per 30m <sup>2</sup>	1 space per 20m <sup>2</sup>
Wholesale Warehouses	1.1 space per 100m <sup>2</sup>	1 space per 20m <sup>2</sup>
Business (Use Class 4)	1 space 50m <sup>2</sup>	1 space per 30m <sup>2</sup>
Cinemas (Use Class 11 (a))	1 space per 10 seats	1 space per 5 seats
Conference Facilities	1 space per 10 seats	1 space per 5 seats
Stadia	Not applicable	1 space per 15 seats
Leisure (other than Cinemas and Stadia)	1 space per 22m <sup>2</sup>	1 space per 22m <sup>2</sup>
Hotels and Hostels	1 space per 3 staff plus 1.2 spaces per room	N/A



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Bed and Breakfasts	Housing Standards plus 1 space per letting room	N/A
Higher and Further Education	1 space per 2 staff plus 1 space per 15 students	1 space per 2 staff plus 1 space per 15 students
Storage or Distribution	4 spaces per 100m <sup>2</sup>	N/A
General Industrial	2 spaces per 100m <sup>2</sup>	
Open Air Markets	1 space per 50m <sup>2</sup> site area	1 space per 50m <sup>2</sup> site area
Restaurants (Use Class 3) Hot Food Takeaways and Public Houses	2 spaces per 22m <sup>2</sup>	2 spaces per 22m <sup>2</sup>
Housing (Use Class 9) and Flatted Dwellings	1.5 spaces per 1 bedroom unit 2 spaces per 2-3 bedroom unit 3 spaces per 4 or more bedroom units	N/A
Residential Institutions: Homes	1 space per 2 staff plus 1 space per 4 units/bedrooms	N/A
Sheltered Housing	1 space per warden plus 0.5 to 0.8 spaces per dwelling	N/A
Town Centre: Housing (Use Class 9) (all Scales) and Flatted Dwellings (medium to large scale)	0.5 spaces per unit	N/A
Hospital	1 space per doctor; 1 space per 3 staff plus 1 space per 3 beds; Day clinics and out patients 3 spaces per 100m <sup>2</sup>	
Non Residential Institutions	1 space per 2 staff plus 3 spaces per 100m <sup>2</sup>	N/A
Disabled Car Parking Provision	Minimum standards (retail, leisure and recreation) :- 3 spaces or 6% (whichever is greater) in car parks with up to 200 spaces: or 4 spaces plus 4% in car parks with more than 200 spaces. Places of employment:- 1 space per disabled employee plus 2 spaces or 5% (whichever is greater) in car parks with up to 200 spaces; or 6 spaces plus 2% in car parks over 200 spaces.	Specific provision should be made for parking for disabled people in addition to general provision. In retail, recreation, leisure developments, and places of employment. Disabled parking spaces should be at least 5 x 2.5 metres, with a clear space at least a 1 metre wide along one long side to facilitate access for wheelchairs. The clear space may be shared between 2 car parking spaces.

## ZERO PARKING PROVISIONS IN TOWN CENTRES INCLUDING CORE SHOPPING AREAS

**The limited categories of development that will not be expected to provide off-street car parking on development sites in identified town centre zones (including Core Shopping Areas) are set out below :**

Retail (Use Class 1)	Small and Medium scale (up to 1000m <sup>2</sup> gross floor space)
Restaurants (Use Class 3) Hot Food Takeaway and Public Houses	Any scale
Other Leisure Facilities (Use Class 11)	Small scale (500m <sup>2</sup> gross floorspace)
Special Needs Housing (Use Class 9)	Any scale (disabled car parking may however be required)
Flatted Dwellings (for single bedroom)	Small scale (up to five dwelling units)
Business (Use Class 4)	Small and Medium scale (buildings up to 600m <sup>2</sup> footprint and gross site area up to 2 Ha.)

Where specific types of developments are not included guidance should be sought from Development and Infrastructure, Policy and Assets Manager.

## SG LDP TRAN 7 - Safeguarding of Airports

This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.

Development will be refused where it would constrain the present and future operations of existing airports and airfields.

### 1.1 Explanation of Policy Objectives

1.1.1 The aim of this policy is to prevent unnecessary dangers to low-flying aircraft and to ensure that the scope for expansion of facilities at existing airports and airfields is not limited by inappropriate development.

1.1.2 A major concern for airports and airfields is danger to aircraft presented by tall buildings and structures, or land uses which may attract flocks of birds. The possibility of future expansion of airports, or the installation of new facilities, must also be borne in mind. It is therefore important to consider the effect of proposed development on the present and future operation of airports and airfields.

1.1.3 **This SG conforms to:**

- [SPP](#)
- LDP Key objective G

## **SG LDP TEL 1 – Telecommunications**

**This policy provides additional detail to policy LDP 11 – Improving our Connectivity and Infrastructure of the Adopted Argyll and Bute Local Development Plan.**

**There is a presumption in favour of proposals for telecommunications development provided that the following criteria are met: -**

- (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;**
- (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact on the external appearance of the host building;**
- (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the Planning Authority;**
- (iv) if proposing development in an environmentally sensitive area, the development should not have an unacceptable impact on areas of ecological interest, including Areas of Wild Land, National Scenic Areas, historic gardens and designed landscapes, other areas of landscape importance, the Greenbelt, the isolated coast sector of very sensitive countryside, archaeological sites, conservation areas, areas of townscape quality or buildings of architectural or historic interest. Special care should be exercised in these locations.**

**When considering applications for telecommunications development, the Planning Authority will have regard to the operational requirements of tele-communications networks and the technical limitations of the technology. Applicants will be expected to demonstrate compliance with ICNIRP guidelines.**

### **1.1 Explanation of Policy Objectives**

1.1.1 The Scottish Government’s policy is to enable the telecommunication industry to expand and diversify in a sensitive manner. The telecommunications industry’s operational and expansion plans are essential to the global competitiveness of a Smart Successful Scotland. Such economic and social benefits can only be secured if the industry’s infrastructure is developed and improved, including networks of radio base stations. The development of these networks is required to be undertaken with greater attention to the siting and design of apparatus.

1.1.2 The provisions of SPP are material to the determination of planning applications for telecommunications development. Planning Advice Note (PAN) 62 ‘Radio Telecommunications’ provides advice on the siting and appearance of telecommunications development and will also be treated as a material consideration in the determination of any planning application for telecommunications development.

1.1.3 The Council is mindful of the Scottish Government’s policy on emission, health and the role of the planning system, which states that it is not necessary for planning authorities to treat radio-frequency emissions as a material consideration, if the arrangements relating to the declaration of compliance with the ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines are undertaken.

## Argyll and Bute Local Development Plan – Supplementary Guidance Telecommunications

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1.1.4 Telecommunications investment is an economic and social priority for Argyll and Bute. In particular super-fast and reliable broadband services together with modern standards of mobile phone coverage are both deemed necessary to sustain our quality of life and enable sustainable economic growth to take place. It contributes to overcoming some of the challenges of remoteness in the island and extended peninsular geography of the area. The economic role and technical requirements of such development also requires to be balanced alongside environmental considerations.

1.1.5 **This SG conforms to:**

- [SPP](#)
- [PAN 62 \(Radio Telecommunications\)](#)
- LDP Key Objectives A, B, C, D and I

## Argyll and Bute Local Development Plan – Supplementary Guidance List of Settlements

These lists contain the names of the Main Towns and Key Settlements, Key Rural Settlements and Villages and Minor Settlements set out in section 2.9 of the Local Development Plan.

### Argyll and Bute Main Towns

<b>1. Campbeltown</b>
<b>2. Dunoon</b>
<b>3. Helensburgh</b>
<b>4. Lochgilphead/Ardrishaig</b>
<b>5. Oban/Dunbeg</b>
<b>6. Rothesay</b>

### Argyll and Bute Key Settlements

<b>1. Cardross</b>
<b>2. Bowmore</b>
<b>3. Inveraray</b>
<b>4. Sandbank (including Ardnadam)</b>
<b>5. Tarbert</b>
<b>6. Tobermory</b>

### Argyll and Bute Key Rural Settlements

<b>1. Ardfern/Craobh Haven</b>
<b>2. Ardminish</b>
<b>3. Arinagour</b>
<b>4. Barcaldine</b>
<b>5. Benderloch (including Ledaig/Keil Crofts/Baravullin)</b>
<b>6. Bunessan</b>
<b>7. Cairndow</b>
<b>8. Carradale</b>
<b>9. Clachan</b>
<b>10. Craighouse – Keills</b>
<b>11. Craignure</b>
<b>12. Crossapol</b>

<b>13. Dalmally</b>
<b>14. Furnace</b>
<b>15. Garelochhead</b>
<b>16. Glenbarr</b>
<b>17. Kames/Tighnabruaich</b>
<b>18. Kilcreggan/Cove</b>
<b>19. Port Charlotte</b>
<b>20. Port Ellen</b>
<b>21. Rosneath/Clynder</b>
<b>22. Salen</b>
<b>23. Southend</b>
<b>24. Strachur</b>
<b>25. Taynuilt</b>
<b>26. Tayvallich (including Carsaig)</b>

Argyll and Bute Local Development Plan – Supplementary Guidance  
List of Settlements

**Argyll and Bute Villages and Minor Settlements**

1. Acha – Seil
2. Achahoish
3. Achnacroish – Lismore
4. Achnagoul
5. Achnamara
6. A'Chrois – South
7. Appin/Tynribbie
8. Ardbeg
9. Ardbrecknish
10. Ardentallen
11. Ardnagowan
12. Ardoch
13. Ardpeaton
14. Arduaine
15. Aros Bridge
16. Aros Mains
17. Baile Mor – Iona
18. Balemartine
19. Balephuill
20. Ballygrant – including Kilmeny
21. Balvicar
22. Balvicar Bay
23. Bellanoch
24. Bellochantuy
25. Black Mill Bay – Luing
26. Blackrock
27. Bonawe
28. Bridge of Awe
29. Bridge of Orchy
30. Bridgend
31. Bridgend/Waterfoot
32. Bruichladdich
33. Bunnahabhain
34. Cairnbaan

35. Calgary
36. Caol Ila
37. Clachaig
38. Clachan
39. Clachan of Glendaruel
40. Claddach
41. Cladich
42. Colgrain Farm
43. Colintraive
44. Conisby
45. Connel
46. Cornaigmore
47. Coulport/Letter
48. Creag a'Phuill/Poll
49. Crinan/Crinan Harbour
50. Croc-an Raer
51. Croggan
52. Cuan - Seil
53. Cui Dheis – north Balemartine
54. Cullipool – Luing
55. Cumloddan
56. Dalavich
57. Dervaig
58. Drumlemble
59. Duilletter
60. Eallabus
61. Easdale – Easdale Island
62. Ellenabeich – Seil
63. Eorabus
64. Eredine
65. Erraid – on the island of Erraid
66. Ettrickdale
67. Fearnoch
68. Fionnphort

**Argyll and Bute Local Development Plan – Supplementary Guidance**  
**List of Settlements**

69. <b>Ford</b>
70. <b>Glenegeedale</b>
71. <b>Grogport</b>
72. <b>Hynish</b>
73. <b>Innellan</b>
74. <b>Inverinan</b>
75. <b>Inverneill</b>
76. <b>Kames</b>
77. <b>Keills - Islay</b>
78. <b>Kenmore</b>
79. <b>Kenovay</b>
80. <b>Kerrycroy</b>
81. <b>Kilberry</b>
82. <b>Kilchenzie</b>
83. <b>Kilchrenan/Annat</b>
84. <b>Kilfinan</b>
85. <b>Killean</b>
86. <b>Killeonan/Knocknaha</b>
87. <b>Kilmartin</b>
88. <b>Kilmelford</b>
89. <b>Kilmichael/Bridgend</b>
90. <b>Kilmichael of Inverlussa</b>
91. <b>Kilmore/Barran</b>
92. <b>Kilninver</b>
93. <b>Kingarth/Kilchattan</b>
94. <b>Kintra</b>
95. <b>Kirn</b>
96. <b>Knockdrome/Ardfernal</b>
97. <b>Lagavulin</b>
98. <b>Laphraoig</b>
99. <b>Leachd</b>
100. <b>Leanach</b>
101. <b>Lephinmore</b>
102. <b>Letterwalton</b>
103. <b>Lochawe</b>
104. <b>Lochdon</b>

105. <b>Lochgair</b>
106. <b>Lower Altgatraig – Newton</b>
107. <b>Lunga</b>
108. <b>Machrihanish</b>
109. <b>Melfort</b>
110. <b>Mill Cottage – Glendaruel</b>
111. <b>Millhouse</b>
112. <b>Millpark</b>
113. <b>Minard</b>
114. <b>Muasdale</b>
115. <b>Nerabus</b>
116. <b>Newton</b>
117. <b>North Connel</b>
118. <b>Old Kilmore Parish Church</b>
119. <b>Old Kilmore Parish Church – East</b>
120. <b>Peninver</b>
121. <b>Pennyghael</b>
122. <b>Port Ann/Achnaba</b>
123. <b>Port Appin</b>
124. <b>Port Askaig</b>
125. <b>Port Bannatyne/Ardbeg</b>
126. <b>Port Ramsay – Lismore</b>
127. <b>Port Righ</b>
128. <b>Portavadie</b>
129. <b>Portincaple/Whistlefield</b>
130. <b>Portkil</b>
131. <b>Portkil House</b>
132. <b>Portnacroish</b>
133. <b>Portnahaven/Port Wemyss</b>
134. <b>Portsonachan</b>
135. <b>RAF Machrihanish</b>
136. <b>Rahane</b>
137. <b>Redhouses</b>
138. <b>Rhu</b>
139. <b>Saddell</b>



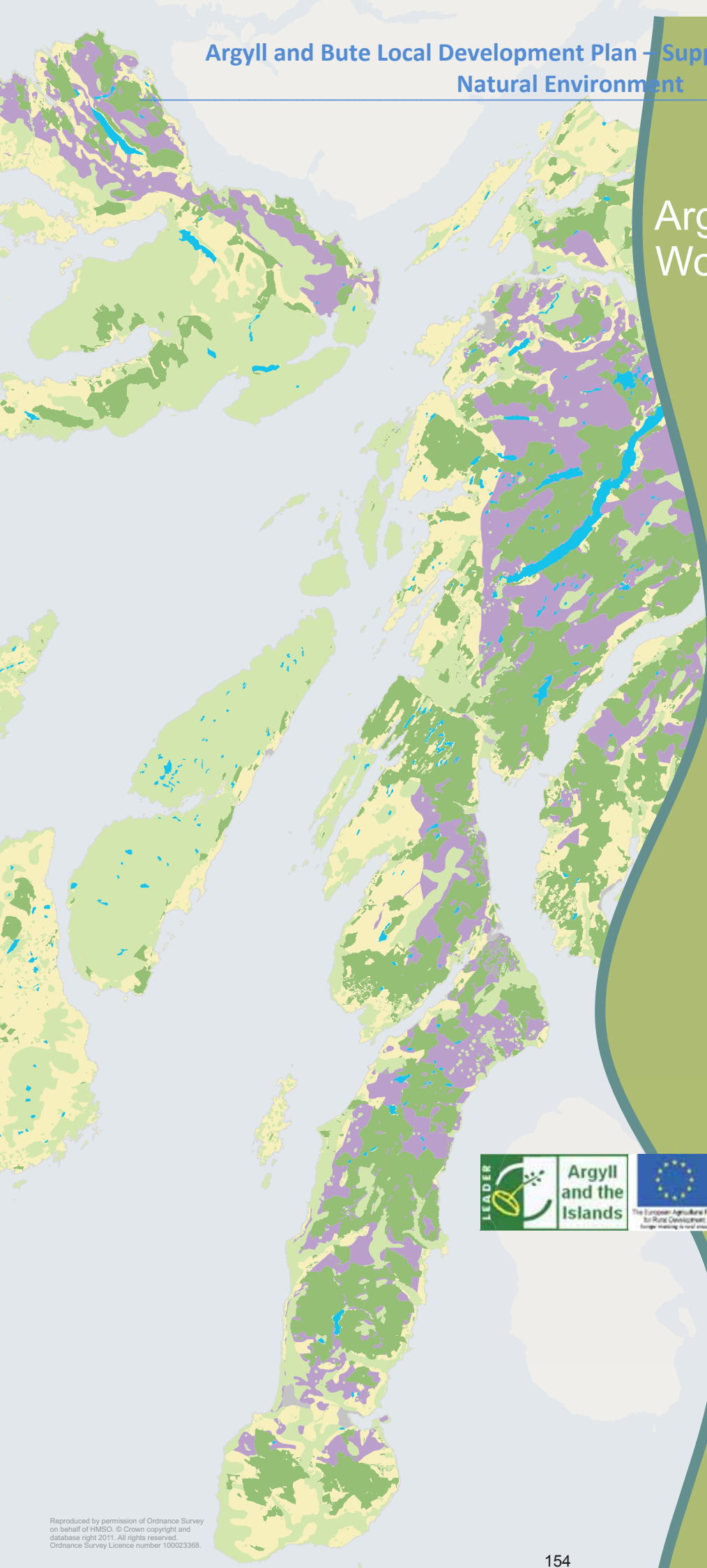
**Argyll and Bute Local Development Plan – Supplementary Guidance**  
**List of Settlements**

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140. <b>Sandaig</b>
141. <b>Sandhole</b>
142. <b>Scalasaig</b>
143. <b>Scarinish</b>
144. <b>Shandon</b>
145. <b>Skipness</b>
146. <b>Slockavullin</b>
147. <b>South Cuan – Luing</b>
148. <b>Sraid Ruadha/Balevullin</b>
149. <b>Sron-na-Bruic</b>
150. <b>St Catherines</b>
151. <b>Stewarton</b>

152. <b>Straad</b>
153. <b>Stronafian</b>
154. <b>Stronmilchan</b>
155. <b>Tayinloan</b>
156. <b>Toberonochy – Luing</b>
157. <b>Torinturk</b>
158. <b>Torran</b>
159. <b>Toward</b>
160. <b>Uisken</b>
161. <b>West Ardhu</b>
162. <b>West Loch Tarbert</b>
163. <b>Whitehouse</b>

# Argyll and Bute Council Woodland and Forestry Strategy April 2011



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Argyll and Bute Council  
Development and Infrastructure  
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This document was prepared by Land Use Consultants, Bidwells and the Small Town and Rural Development Group in conjunction with Argyll and Bute Council and the Forestry Commission Scotland. In addition, significant input from the Advisory Group (see Annex 1) and contributions from the communities and stakeholders in Argyll and Bute have helped to shape the document into one that reflects local priorities.

## Foreword



### **Foreword by Councillor Bruce Marshall, Spokesperson for the Environment**

I am pleased to present the Argyll and Bute Woodland and Forestry Strategy, which provides a vision of how forestry and woodland can contribute to the economy, communities and the environment of Argyll and Bute over the next 20 years. Woods and trees have a strong influence on our lives in Argyll and Bute, with just under one third of the total land area under woodland of varying types. Our forests provide employment, recreation opportunities, important habitats and a renewable resource for the future. This strategy will help us realise the full potential of this valuable resource.

The strategy was developed in partnership with the Forestry Commission Scotland and was part funded by the Scottish Government and the European Community Argyll and the Islands LEADER 2007 – 2013 programme and Scottish Enterprise. A partnership approach has been fundamental to developing this strategy, since so many interests are potentially affected by woodland and forestry. This approach will be continued as we move forward to implement the shared priorities. There are major opportunities for communities, landowners, and the agricultural and conservation sectors to contribute to and benefit from the achievement of the Strategy's aims.

Finally, I would like to thank all the people who have contributed voluntarily to the preparation of this strategy, in particular the Advisory Group, community groups, the forest industry and environmental groups.

***Bruce Marshall***

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## 1. INTRODUCTION

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- 1.1. Argyll and Bute is closely identified with woodland and forests. The social, cultural and environmental influence of its woods and trees is as great, if not greater, than in any other part of Scotland.
- 1.2. While Argyll and Bute contains important areas of semi-natural woodland, many of which make an important contribution to the area's natural and cultural heritage, much of the area's woodland was planted during the years following the establishment of the Forestry Commission in 1919. The area played a major role in the quadrupling of woodland cover in Scotland during the twentieth century and today the area exemplifies many of the issues that continue to face the forestry sector in Scotland.
- 1.3. Although it is important to acknowledge the achievement of a significant expansion of Argyll and Bute's woodland cover during the twentieth century, it should also be acknowledged that the creation of woodlands with limited species diversity attracted considerable criticism. This has reflected effects on landscape, important open ground habitats, the economy of upland sheep farming and, more recently, the impact of timber traffic. Much good work has been done to learn from the past to ensure a reasonable balance is struck between these diverse interests. A key role of the Strategy will therefore be to encourage and reinforce partnership and integration across the various land use sectors. This will help ensure that management and expansion of the existing woodland resource maximises the benefits and minimises negative impacts.
- 1.4. The recognition of the long term nature of forestry is important. It is an intergenerational activity that can provide a broad range of economic, environmental and social benefits. It is an important contributor to the economy of Argyll and Bute, providing important jobs in rural areas and thus supporting families and communities across the region. Native and non-native woodlands alike can support a huge range of flora and fauna, and host species which are declining or are no longer present in the rest of the UK.
- 1.5. Although woodlands are a major asset, they continue to pose challenges and opportunities for everyone involved in their creation, management and use. The potential impacts of climate change (and all that it might entail), variable markets, shifting political priorities and making best use of the natural resource that the trees provide are all major challenges across Scotland, and in particular Argyll and Bute.
- 1.6. Argyll and Bute's importance in terms of growing trees is not matched by a legacy of local processing or use of timber. The majority of forestry products are processed outside of Argyll and Bute, meaning that the area potentially misses out on much of the added value – something the forestry sector in Argyll and Bute shares with the rest of the primary sector. However, the area's timber harvesting sector has shown great resilience by expanding into new markets, including exporting to Ireland, other parts of Scotland and England by sea, to maintain its competitive edge and enhance its viability. Many jobs in rural Argyll continue to be supported by this resilience.

- 1.7. Adding value locally, and at appropriate scales, is therefore a key challenge for Argyll and Bute – and one which this Strategy seeks to address.



## WOODLAND AND FORESTRY IN ARGYLL AND BUTE: KEY FACTS

### Existing woodland cover

- Woodland covers around a third of Argyll and Bute, totalling 2000 square kilometres.
- Represent 15% of Scotland's total woodland resource
- Around 85% comprises non-native woodland, with the remainder comprising semi-natural and native woodland with birch and Atlantic oakwoods dominating
- Argyll and Bute has around 33,100ha of ancient woodland. 17,300ha are semi-natural in origin.

### Climate change

- UKCP09 Climate change projections suggest Argyll and Bute will experience warmer wetter winters, warmer drier summers and rising sea levels. Effects may include increased wind-throw, invasive species, pests and diseases, landslides and flooding
- Woodlands in Argyll and Bute currently store around 11 million tonnes of carbon and sequester an additional 0.6 million tonnes per annum. This compares with annual emissions of more than 1.1 million tonnes per annum for the whole of Argyll and Bute, based on average Scottish figures

### Timber sector

- Planted softwoods total around 165,000ha with Sitka accounting for 86%
- More than 80% of non-native softwoods are on land classed as being of limited or very limited flexibility for growth and management of trees. Of the unplanted area only around 19% is classed as being of moderate or better capability, representing a total of 87,500 hectares
- Ownership and management of woodland is divided almost equally between Forestry Commission Scotland and the private sector
- Timber production currently stands at around 1million cubic metres per annum (one sixth of the Scottish total) and is likely to rise to between 1.5 and 2million cubic metres over the next 10 to 20 years as forest blocks mature and are harvested
- 70% of production is currently saw log
- There is increasing use of timber to provide biomass for heat and energy production

### Business and economy

- It is estimated that woodlands in Argyll and Bute support (in Argyll and Bute and beyond) 1292 full time equivalent jobs directly and some 2255 full time equivalent jobs in areas such as tourism.
- It is estimated that the 'gross value added' associated with timber grown in Argyll and Bute stands at around £58million per annum. This compares with an estimated total of around £1200million for the Argyll and Bute economy as a whole.

### Communities, access and health

- Argyll and Bute has a population of around 92,000.
- Levels of deprivation are relatively low, though Campbeltown, Dunoon, Helensburgh, Oban and Rothesay have populations amongst the 15% most deprived in Scotland
- On average, 38.2% of households in Argyll and Bute are in fuel poverty – spending more than 10% of their annual income on energy – contributing to poor health outcomes and deprivation.
- Woodfuel provides cost-effective heating for affordable housing in Oban and Lochgilphead, tackling fuel poverty; and provides 80% of Campbeltown's 'Aqualibrium' leisure centre's energy needs
- The Core Path Plan proposed a network of over 1000 miles of existing paths and minor roads. Just under 30% of these were made up of Forestry Commission Scotland managed routes and a further 30% followed existing routes on private land.
- Community acquisition and management of woodland through the National Forest Land Scheme is already delivering benefits to local people on Mull – a model which could be replicated in other locations

### Environment

- 49 of the 122 Sites of Special Scientific Interest are designated, at least in part, for their woodland (39 for their Atlantic oakwoods). 70% are in unfavourable condition.
- Argyll and Bute contains one of only four UNESCO Biosphere Reserves in Scotland reflecting the presence of 'temperate rainforest' that has survived for almost 6000 years
- Large populations of red, sika and roe deer provide economically important resource, but also have the potential to damage sensitive woodland and open ground habitats through overgrazing
- There are seven National Scenic Areas (NSAs) either wholly or partly in Argyll and Bute. Woodland is an important component of most of these.
- Eight National Nature Reserves (NNR), three of which are designated for their woodland conservation interests
- Argyll and Bute has 10% of Scotland's Scheduled Ancient Monuments and around 10,000 unscheduled sites. 13.5% of the historic environment assets lie within woodlands planted during the 20<sup>th</sup> century
- Argyll and Bute has 21 registered Historic Gardens and Designed Landscapes, many of which include nationally important policy woodlands and specimen trees
- 64% of modified, and 68% of unmodified, water bodies achieving 'good' or better status. 46% of rivers and 72% of lochs failing to meet good ecological status are affected by forestry
- 1 designated Local Nature Reserve – Duchess Woods, Helensburgh

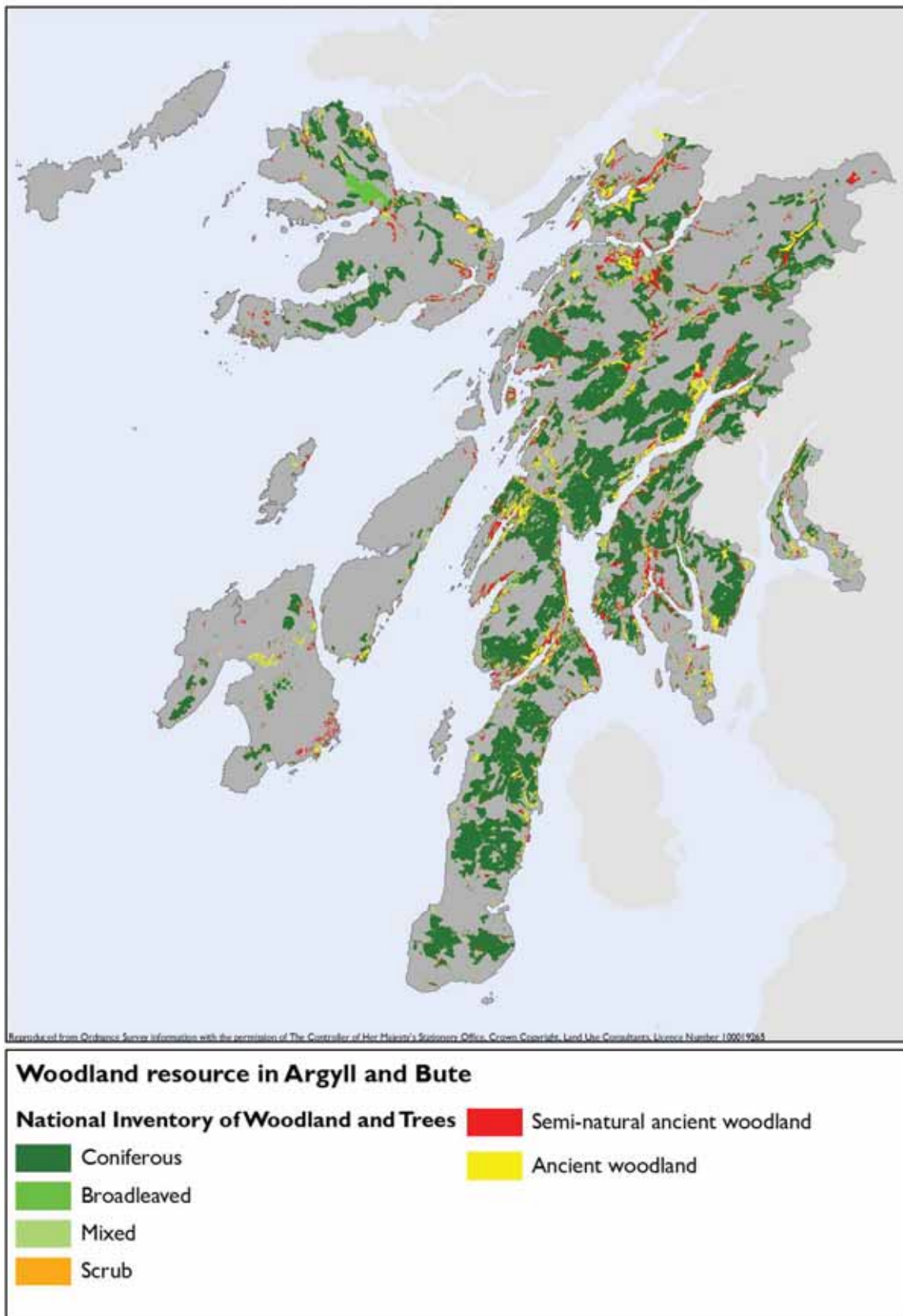


Figure 1: Argyll and Bute's woodland resource

## WHAT IS THE STRATEGY, AND WHAT IS IT FOR?

- 1.8. The Argyll and Bute Woodland and Forestry Strategy is a planning policy document that presents the vision of how the forestry industry can contribute to the economy, communities and the environment of Argyll and Bute.
- 1.9. The strategy is being developed as statutory supplementary planning guidance which will be adopted as part of the Argyll and Bute Local Development Plan. The strategy integrates with other Argyll and Bute Council and partnership strategies and action plans, including Argyll and Bute Council's Core Path Plan, Argyll and Bute Council's Economic Development Action Plan and the Argyll and Bute Renewable Energy Action Plan Strategy.
- 1.10. The strategy has a time horizon of at least 20 years, though it is likely there will be an opportunity to review it after five years. The strategy sets out long, medium and shorter term objectives.
- 1.11. The strategy sets out the role that Argyll and Bute can play in helping to achieve the Scottish Government's target of 25% woodland cover in Scotland by 2050.
- 1.12. The principle of partnership is fundamental to developing and implementing this strategy, since so many interests are potentially affected by woodland and forestry. Wide-ranging consultation with communities, stakeholders, industry representatives, environmental groups and statutory agencies has therefore been central to ensuring the strategy accurately reflects the specific issues affecting the practice of forestry in Argyll and Bute. Similarly, there are major opportunities for communities, landowners, and the agricultural and conservation sectors to contribute to and benefit from the achievement of the Strategy's aims.
- 1.13. The strategy applies to all forms of woodland and forestry activity in Argyll and Bute. In this context, 'woodland' ranges from semi-natural and ancient woodlands to the extensive planted conifer woodlands found across the area.

## WHY IS IT BEING DEVELOPED?

- 1.14. The current Indicative Forestry Strategy (IFS) covering Argyll and Bute was produced in 1995 as part of the Strathclyde Structure Plan, and does not effectively address many of today's issues – notably climate change and the related issue of renewable energy. Similarly, the direction of forestry policy and practice has changed significantly since 1995, with different support regimes and a greater emphasis on the creation and management of high quality woodlands which deliver a wide variety of public and private benefits.
- 1.15. A commitment was made in the 2002 Argyll and Bute Structure Plan to review the existing IFS.

## STRUCTURE OF THE STRATEGY

- 1.16. The Strategy has been structured around the seven Scottish Forestry Strategy (SFS) Themes of:
- Climate Change;
  - Timber;
  - Business Development;
  - Community Development;
  - Access and Health;
  - Environmental Quality; and
  - Biodiversity.
- 1.17. These themes are not mutually exclusive – the forestry sector fulfils a wide range of roles and links to many policy agendas. Most of these roles and links provide multiple benefits – for example, biomass has recently become an important economic timber product from Argyll and Bute’s woodlands but also delivers social and environmental benefits as a locally-sourced form of renewable energy contributing to climate change mitigation. Users should read the strategy as a whole to ensure that proposals for woodland management or expansion take into account the wider potential for adverse environmental impacts – and opportunities to add value.
- 1.18. **Strategic Priorities** are defined under each of these seven themes. These are backed by more detailed **Priority Actions** set out in Section 11 of the Strategy.
- 1.19. It is important that forestry is recognised as a truly multifaceted sector, providing potential benefits to everyone in society.
- 1.20. This strategy does not cover the area of Argyll and Bute within the Loch Lomond and the Trossachs National Park. However, the Strategy will link closely with the Woodland and Forestry Framework for the Loch Lomond and Trossachs National Park, which is currently under review.

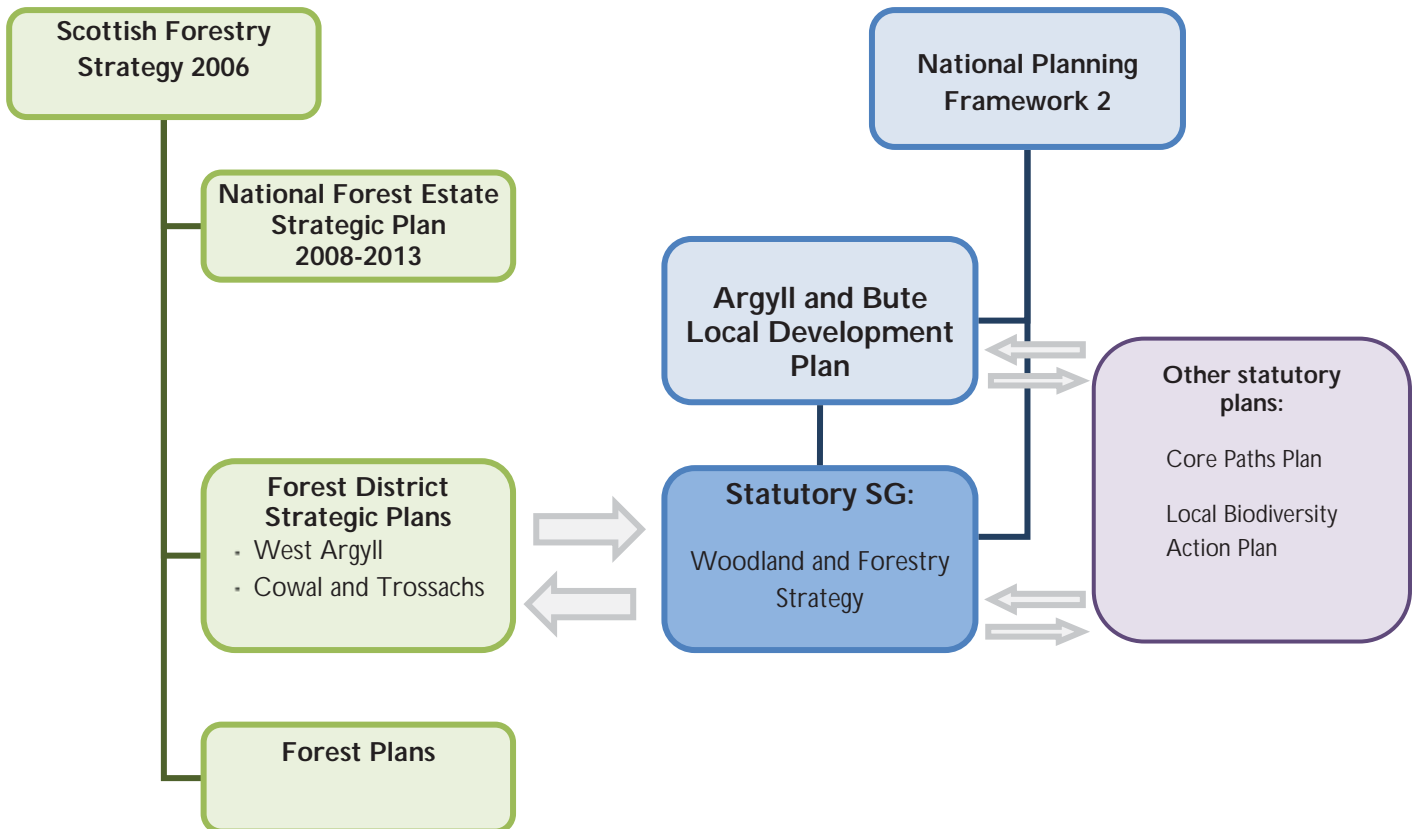
### Terminology

The emphasis of current Scottish Government policy makes the delivery of multiple benefits from all woodland – regardless of origin – a necessity. In line with this policy, this strategy uses the term ‘**woodland**’ throughout to refer to all areas of land, over 0.25 hectares in area, where trees are growing. Where clear differentiation is required, ‘softwood forest’ or ‘forest block’ is used to denote areas planted with introduced conifers, generally for timber production.

The term ‘**forestry**’ is used to refer to the science, art and practice of managing woodlands on a professional and sustainable basis to ensure that their economic, social and environmental benefits to society are optimised.

## CONTEXT OF THE STRATEGY

- 1.21. The Strategy was drawn up based on guidance provided by Scottish Development Department Circular 9/1999 and revised in light of its replacement, '*The Right Tree in the Right Place: Planning for forestry and woodlands*', issued by FCS during the development of the Strategy.



Note : Non statutory documents such as the Argyll and Bute Council's Economic Development Action Plan and Sustainable Design Guides and the Argyll and Bute Renewable Energy Action Plan prepared by the Community Planning Partnership have also been taken into account during the development of the Woodland and Forestry Strategy.

**Figure 2: Policy relationships of WFS**

- 1.22. As **statutory supplementary guidance**, it forms part of Argyll and Bute's development plan and is therefore a material consideration in planning decisions as defined by Paragraph 25 of the Scottish Planning Policy and Annex A of Circular 4/2009 *Development Management Procedures*.

- 1.23. Woodland creation and management proposals in Argyll and Bute are expected to conform to the following policy and guidance documents:
- UK Forestry Standard
    - Updated Forest Guidelines, as these become available
    - Practice Guides and notes
  - [Forestry Commission Scotland policies and guidance](#)
- 1.24. Ideally, proposals will also comply with the UK Woodland Assurance Standard (UKWAS).
- 1.25. Although focussed on Argyll and Bute, the Strategy is set within the context of the **Scottish Forestry Strategy**, produced in 2006 by Forestry Commission Scotland. It provides an opportunity to identify and develop local priorities which fit within national objectives, building on those set for the National Forest Estate by the **West Argyll** and **Cowal and Trossachs Forest District Strategic Plans**.
- 1.26. As woodland management and expansion proposals have the potential for both positive and negative environmental effects, larger schemes and proposals in sensitive areas are likely to require assessment under the **Environmental Impact Assessment (Forestry) (Scotland) Regulations 1999**, as amended.
- 1.27. In addition, an **appropriate assessment** under the Habitats Regulations will be required for all proposals which are likely to have a significant effect on a Natura 2000 site. Permission for such schemes will only be granted where the conclusions of the assessment show that it will not adversely affect the integrity of the Natura 2000 site<sup>1</sup>.

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<sup>1</sup> Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994, as amended



## **USING THE STRATEGY**

- 1.28. The Strategy is intended to be accessible and useful for all sections of society that may have an interest in woodland and forestry issues.

## **ARGYLL AND BUTE COUNCIL**

- 1.29. As statutory supplementary guidance, the Council will use the Strategy to inform consultations on applications for woodland creation and management grants. The Strategy provides a framework by which proposals can be judged against priorities for action (set out in Section 11 of this document) and links with the Scotland Rural Development Programme (SRDP) Rural Priorities. It will also be used to inform the Council's Economic Development Action Plan, as appropriate.

## **FORESTRY COMMISSION SCOTLAND**

- 1.30. FCS will require land managers seeking grants for woodland expansion or management to develop their proposals in line with this Strategy, ensuring that they are suitable for the environments, constraints and opportunities of the area.

## **WOODLAND MANAGERS AND DEVELOPERS**

- 1.31. The Strategy provides a clear indication of the Council's vision for how the woodland resource and forestry industry in Argyll and Bute should develop over the coming 20 years. The actions and priorities established in Section 11 provide clear guidance on what type of woodland management and creation schemes will be supported, and where, giving agents and landowners a degree of certainty in applying for support. They are also linked to the appropriate SRDP Rural Priorities to assist in the preparation of grant applications – supporting the aims and objective of this Strategy are a strong justification for approval.

## **COMMUNITIES**

- 1.32. The Strategy provides communities with a useful insight into the key issues, and the likely patterns of woodland management they are likely to see in their area. It also sets out the range of social, environmental and economic benefits that the Council expect woodland and forestry to deliver to local people.
- 1.33. Argyll and Bute's woodlands are a major resource for its people, providing employment and business opportunities, high quality environments and a largely untapped energy reserve. They also provide a range of less tangible benefits, known as 'ecosystem services' – such as clean air, protection from landslides and erosion and carbon storage – which contribute to everyone's wellbeing. The policies and actions set out in the Strategy ensure that local people have assurances that these interests will be safeguarded and enhanced.
- 1.34. The Strategy also provides an indication of the types of community ownership / management schemes that the Council will support, where planning considerations can be satisfactorily addresses, and the types of social, economic and environmental benefits that should be generated.





## 2. WOODLAND AND FORESTRY IN ARGYLL AND BUTE

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### INTRODUCTION

- 2.1. This section provides an overview of woodland and forestry in Argyll and Bute and their contribution to the environmental quality, recreation and tourism and the wider economy. It draws on a more detailed technical note which informed preparation of the strategy and which is available as a separate document.

### IMPORTANCE OF WOODLAND AND FORESTRY

- 2.2. The forestry industry, through planting, harvesting, management and maintenance activities and timber transport makes a major contribution to Argyll and Bute's economy and employs a relatively large number of people, particularly in rural areas. Foresters in Argyll and Bute have been very innovative in adapting to the market and economic conditions which, given the terrain and distance from markets, have always been challenging. In addition to the direct economic contribution, tourism and recreation focussed on woodland and forest areas adds an important dimension to regional income.
- 2.3. There is relatively little value added to timber within Argyll and Bute, with only one larger sawmill at Cardross at the extreme south-east of the area. This reflects the general tendency for large-scale processing and production to be located in accessible locations close to markets and communication links. The dispersed and remote nature of Argyll and Bute makes it unlikely that there will be investment in significant processing plant in the area, though there remains an understandable aspiration to realise this. However, there is potential to add value in different ways: most significantly by developing biomass as a source of low carbon energy; through development of smaller-scale local processing centres and wood-using businesses; expanding the hardwood sector and developing appropriate markets; and, local production and sourcing of building materials such as large logs, typically Douglas fir and larch, to reflect the growing interest in sustainable design and construction.
- 2.4. Woodlands can, and should, be managed to provide a variety of habitats for a wide range of plant and animal species, are major carbon stores and convey a range of benefits to communities and visitors alike. As such a major land use, woodlands are also central to the character of much of Argyll and Bute's landscape and identity. Managing this resource to address such a diverse range of objectives and agendas is a complex challenge which the public and private forestry sectors have grasped in partnership with key stakeholders and has enabled the sector to evolve beyond the production of timber, important though that remains.

## THE WOODLAND RESOURCE

- 2.5. Argyll and Bute is one of the most densely wooded of Scotland's local authority areas, with around 30% (over 2000km<sup>2</sup>) of the total land area under woodland of varying types<sup>2</sup>, compared with the Scottish national average of 17%.
- 2.6. Argyll and Bute contains around 15% of Scotland's woodland resource, around half of which is managed by Forestry Commission Scotland on behalf of the Scottish Ministers. The remaining resource is owned and managed by a variety of private interests, ranging from large estates to small-scale farm woodlands.

### *Historic Coverage and Planting*

- 2.7. Argyll and Bute has seen some of the most significant increases in woodland coverage of any region in the UK over the last 100 years. In 1924, approximately 4% of the land area was afforested<sup>3</sup>. By 2000, this had reached the current level of land coverage – a seven-fold increase.
- 2.8. The first moves towards organised, industrial woodland management were centred on the extensive semi-natural oak woodlands in mid-Argyll such as Fearnoch, Glen Nant and Inverliever. These were systematically exploited through coppicing to support iron-smelting in the 18<sup>th</sup> and early 19<sup>th</sup> centuries. The Bonawe Ironworks near Taynuilt remain as an impressive historic reminder of the era, together with sizeable remnants of oak woodland.
- 2.9. Some pioneering work on afforestation was undertaken by local lairds during the 17<sup>th</sup> century, gaining pace through the 19<sup>th</sup> century as estates sought to maximise the potential of their landholdings. One of the earliest state involvements in forestry was established by the Office of Woods and Forests at Inverliever in 1907, some 12 years before the Forestry Commission was established.
- 2.10. However, major planting began in 1919 following the creation of the Forestry Commission – Argyll and Bute was prominent virtually from the beginning with early FC woodlands at Inverliever, Benmore and Glenbranter. These woodlands have now had at least one rotation of trees grown, felled, and re-planted and demonstrate how non-native conifers can become part of the landscape over time. Significantly, the major woodland expansion in the area took place relatively recently during the 1960s, 70s and 80s. As these woodlands mature, are felled and re-planted so a similar process is likely to occur.
- 2.11. Conditions on the lower, mineral soils and sheltered parts of Argyll and Bute are conducive to tree growth and a wide variety of trees can be grown for timber production. Sitka spruce, and to a much lesser extent Douglas fir, have proved the most productive of these, whilst broadleaves also grow vigorously. The current tallest tree in Europe is located in Argyll and Bute, providing evidence of the how suitable these locations are for tree growth. Conifers form the main timber crop grown in Argyll and Bute for two reasons: they are the timber demanded by current

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<sup>2</sup> Figures from the National Inventory of Woodland and Trees and planted areas of FCS Grant Schemes spatial data

<sup>3</sup> Source: FCS Perth and Argyll Conservancy using NIWT data

markets, and they are capable of good growth in the varied site conditions found throughout the area. Native broadleaves and other conifer species – including Scots pine and larch – can also produce high quality timber, but this is generally restricted to better quality, less exposed sites. Conifers introduced from the Pacific Northwest are, given the similarities in climate and conditions, particularly suited to being grown in Argyll and Bute. The area has a long and distinguished history of experimenting with such introductions, as evidenced by the fine arboreta at Crarae and Inveraray.

- 2.12. After the Second World War, the emphasis on domestic food production meant that most new planting was directed onto the poorer and wetter uplands of Argyll and Bute. Here, Sitka spruce has been the only tree able to reliably thrive and produce volumes of timber on these constrained sites. Second rotation conditions allied with greater silvicultural knowledge may allow a wider variety of trees to be managed for timber production in the future though, at present, it is likely that Sitka spruce will remain Argyll and Bute’s ‘bread-and-butter’ timber tree.
- 2.13. In recent years, as indicated by Figure 4 and Figure 5 below, the proportion of native, broadleaved woodland planted has increased significantly, improving the landscape and biodiversity values of man-made woodlands and enhancing habitat connectivity.

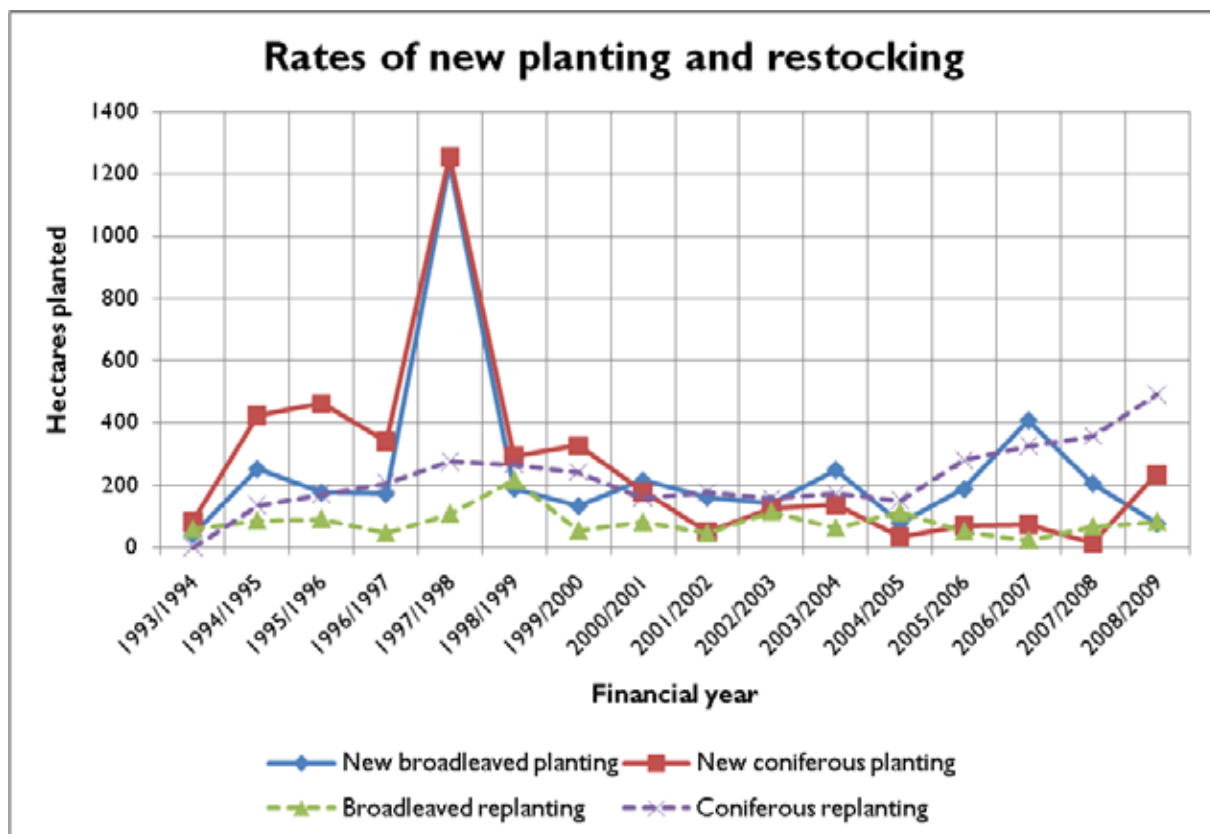


Figure 3: Comparative rates of new planting and restocking (FCS figures)

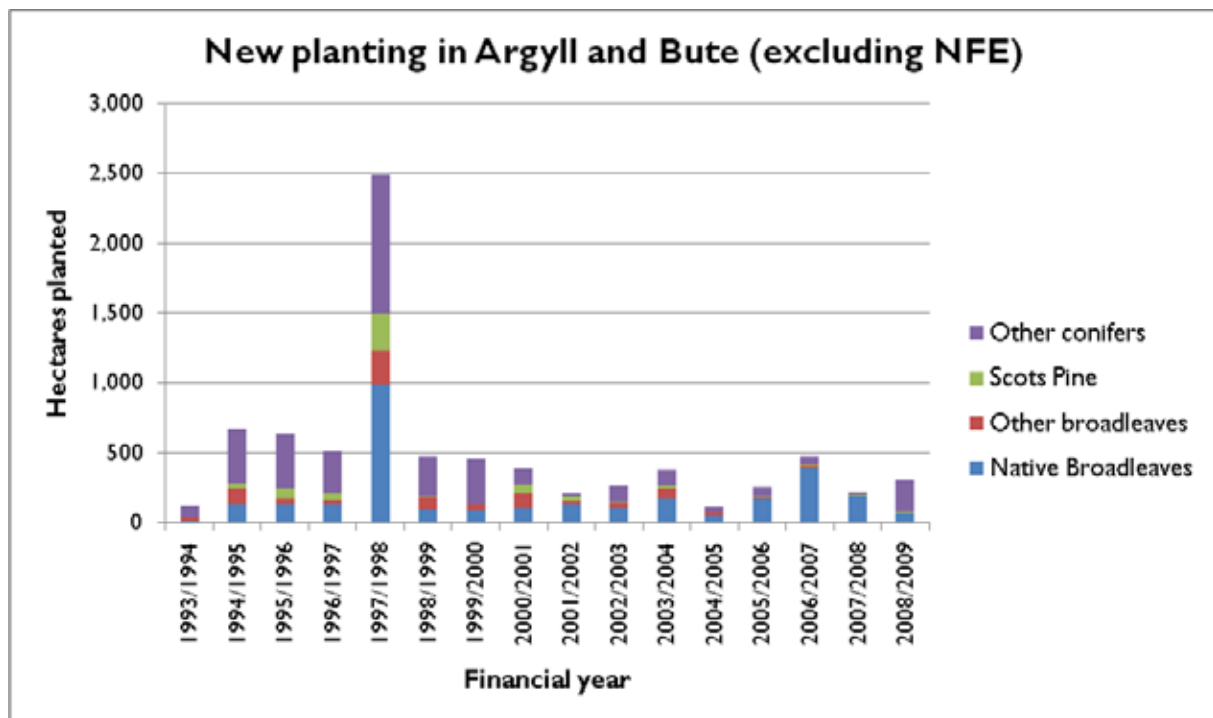


Figure 4: New planting in Argyll and Bute, 1993-2009 (FCS figures)

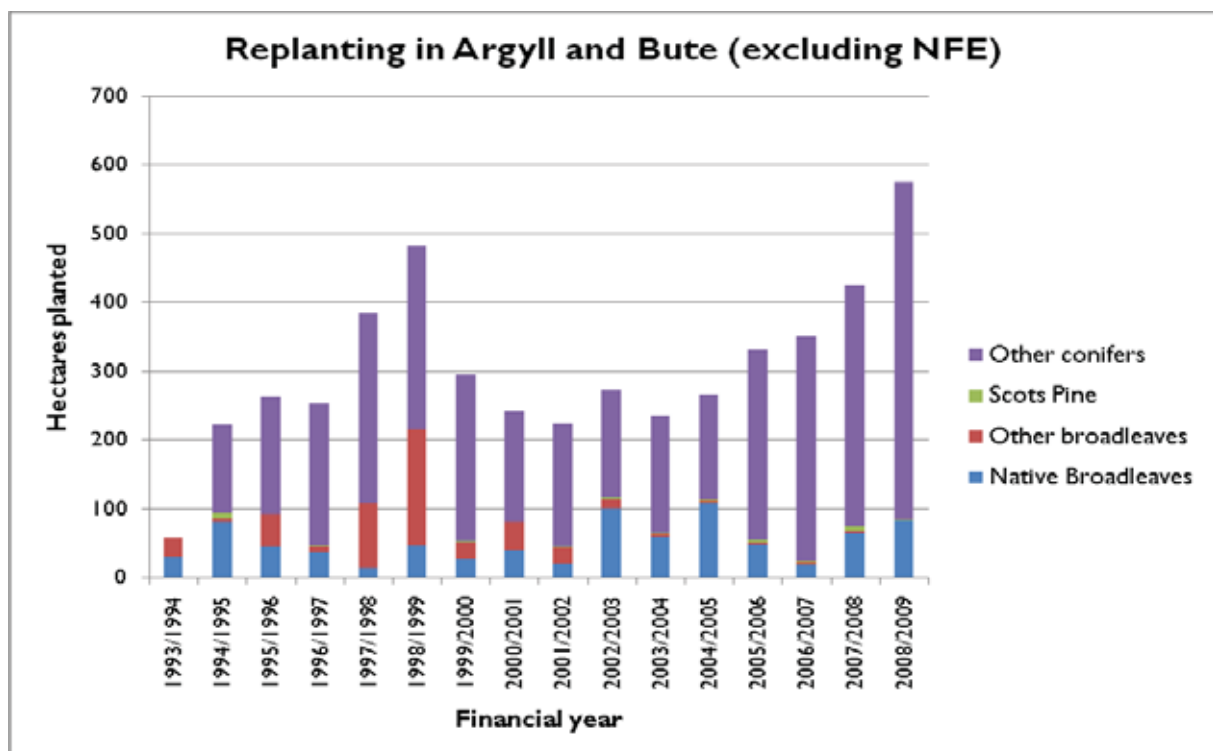


Figure 5: Replanting in Argyll and Bute, 1993-2009 (FCS figures)

***Woodland Composition***

- 2.14. Based on the National Inventory of Woodland and Trees for the former Strathclyde Region and more recent FCS Perth and Argyll Conservancy data, the current proportions of woodland type across Argyll and Bute are estimated to be:
- 71% Conifer;
  - 15% Broadleaf;
  - 2% Mixed;
  - 12% Open Ground (within the forest).
- 2.15. The topographic, soil and climatic conditions in the area are such that Sitka spruce, which can produce quality timber on wet and poor-quality ground where other trees struggle, is by far the dominant tree in softwood forests. This predominance is also a reflection of market demand. However, the topographic and geographic factors can make many sites hard to work, as steep slopes and remote locations make harvesting more difficult – and thus more expensive and more marginal – than other locations.
- 2.16. The native woodland of the area is largely broadleaved in character and is dominated by upland birchwoods. However, it is the area's oak woodland that embodies the character and importance of the native woodland resource. Recently, Atlantic hazelwoods have begun to be recognised as a key habitat virtually unique to western Scotland<sup>4</sup>. They can reasonably be considered to be of international significance in their own right and for the extensive communities of lower plants which they support – although they are not currently recognised in European legislation or the National Vegetation Classification. North Lorn also hosts the most southerly and westerly examples of 'Caledonian' pinewoods in Scotland. At the limits of their range, these woodlands represent the transition zone between the Atlantic broadleaved 'rainforest' and the ancient pinewoods of Highland Scotland.
- 2.17. In total, 41 of Argyll and Bute's 109 Sites of Special Scientific Interest (SSSI) are designated, at least in part, for their woodlands – an area of around 20,000 ha (equivalent to around 3% of the total land area of Argyll and Bute). Of these, 35 sites are notified for Atlantic oakwoods, reflecting the habitat's importance for a range of species, notably lichens, bryophytes and invertebrates. Argyll and Bute also has 29 Special Areas of Conservation (SAC), internationally protected sites of value for a range of species/habitats.

***Production, Employment and Value Added***

- 2.18. Current levels of production are estimated at around one million cubic metres per annum, around one sixth of the Scottish total. This figure is likely to rise over the next 10-20 years as the woodlands planted in the 1970s and 1980s reach maturity. It is likely that at its peak, production will be between 1.5m and 2m cubic metres per annum during this period, as greater amounts of private sector material is harvested.

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<sup>4</sup> A few examples of the habitat survive in western Ireland

- 2.19. Around 70% of production is saw log material (a significant proportion of which has been exported to Ireland in the recent past). The use of sea transport is an increasingly important aspect of the timber industry in Argyll and Bute. The TimberLINK service ships more than 200,000 tonnes of timber per annum from the four ports of Ardrishaig, Campbeltown, Portavadie and Sandbank to Ireland, Troon in Ayrshire and locations elsewhere in Europe, where it is moved to local wood processing plants. This removes around 8,000 (one-way) road journeys – equating to approximately 1.4 million timber lorry km for 2009/10 – a year from roads between Argyll and Bute and Ayrshire, including the busy tourist routes and the A82, saving an average of 355,000 litres of fuel per year<sup>5</sup>. Timber transport is likely to become an even more important issue, given the projected increase in production volume as mature blocks are harvested, increasing pressure on already strained infrastructure – in parallel with rising fuel prices and a need to reduce overall carbon emissions – making the development of more sustainable solutions a high priority.
- 2.20. The importance of the forestry sector to the economy of Argyll and Bute is shown by the levels of employment it generates. Research undertaken by FCS<sup>6</sup> in 2008 provided estimates for employment generated by the forestry sector at a national level. Using this information, some *pro rata* estimates for Argyll and Bute can be made. It is estimated that the forests of Argyll and Bute support (in Argyll and Bute and beyond):
- **1292** full time equivalent jobs (Direct employment); and
  - **2255** full time equivalent jobs (tourism and recreation).
- 2.21. From a similar *pro rata* estimate the direct Gross Value Added (GVA) of timber from Argyll and Bute is estimated to be approximately £58 million. The GVA attributable to visitor spending is estimated to be £26 million. The total GVA for Argyll and Bute is estimated at around £1200 million. These figures further demonstrate the importance of the forestry sector to the economy of Argyll and Bute.

### ***Landscape and Environment***

- 2.22. The environmental quality of Argyll and Bute is one of its key assets, and woodlands are a defining characteristic of its landscape. The relatively high proportion of coverage means that trees and woodland are a prominent feature throughout the area, and their contribution to the qualities of the landscape should not be underestimated. A large proportion of this is made up of planted conifer woodlands but there are still significant remnants of semi-natural native woodlands – this mixture creates a wide range of habitats and resources for humans, flora and fauna.
- 2.23. The climate and physical characteristics of the sheltered lower slopes of Argyll and Bute provide some of the best growing environments for trees in Europe, especially for those introduced tree species which now underpin the Scottish forestry sector.

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<sup>5</sup> TTR Ltd. 2010 *TimberLINK Environmental Benefits Review* Forestry Commission Scotland  
[http://www.forestry.gov.uk/pdf/TimberLINKEnvironmentalBenefitsReviewFinalReport.pdf/\\$FILE/TimberLINKEnvironmentalBenefitsReviewFinalReport.pdf](http://www.forestry.gov.uk/pdf/TimberLINKEnvironmentalBenefitsReviewFinalReport.pdf/$FILE/TimberLINKEnvironmentalBenefitsReviewFinalReport.pdf) Accessed 30/09/10

<sup>6</sup> The economic and social contribution of forestry for people in Scotland. FCS, September 2008.  
[http://www.forestry.gov.uk/pdf/fcrn102.pdf/\\$FILE/fcrn102.pdf](http://www.forestry.gov.uk/pdf/fcrn102.pdf/$FILE/fcrn102.pdf)



The presence of a large number of specimen trees, including some of Europe's tallest, exemplify this. However, as described earlier, much of the forest in Argyll and Bute is located on poorer quality and more exposed uplands which limit the type of woodland that can be successfully established.

- 2.24. Woodlands act as a major carbon store. It is estimated that trees in Argyll and Bute sequester around 0.6million tonnes of carbon each year, with a further 11million tonnes stored in standing timber. In addition the carbon locked in the soils because of the presence of woodland is around double that stored in the trees<sup>7</sup>. This compares with estimated annual emissions of 0.9 million tonnes of CO<sub>2</sub> per annum for Argyll and Bute, based on a per capita contribution to Scotland's national emissions from all sources, including land use change and forestry, but excluding international aviation and shipping<sup>8</sup>. While new woodland is an excellent means of sequestering atmospheric carbon and will play an important role in Scotland's response to climate change mitigation, protecting sensitive peat soils – major carbon stores in their own right – is critical to prevent unnecessary carbon liberation.
- 2.25. Trees and woodlands also provide a vital range of ecosystem services, including clean air, flood attenuation and land stability, and direct climate regulation in the form of shade and shelter. Maintaining a healthy natural environment is integral to the health, wellbeing, happiness and economic prosperity of Argyll and Bute. Protecting these resources is therefore a priority of this Strategy.
- 2.26. The growth in use of biomass as a fuel source also helps to reduce the amount of CO<sub>2</sub> released into the atmosphere by displacing fossil fuels. The contribution of materials that would once have been by-products from management, harvesting and processing are particularly important in this.
- 2.27. Argyll and Bute's woodland is also vital to the ecology and biodiversity of the region and nation. The importance of these habitats across Argyll and Bute is clear from the large proportion of national and international designations that they hold. European designations (Natura 2000 Sites<sup>9</sup>) also recognise the contribution Argyll and Bute woodlands and woodland managers make to UK and European woodland conservation and enhancement. Woodland planting and management in areas neighbouring these designated sites has potential to further enhance their biodiversity importance and contribute to wider habitat networks.
- 2.28. Argyll and Bute's woodlands support some of the most diverse communities of lower plants in the world, including endemic lichens and internationally scarce fungi. Important faunal species which depend on woodland habitats in Argyll and Bute include red squirrel<sup>10</sup>, bats, black grouse, and the pearl bordered fritillary butterfly, while Knapdale is the location for the current beaver reintroduction trial.

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<sup>7</sup> Source: 'Combating Climate Change: A Role for UK Forests (2009). The Stationary Office, Edinburgh.

<sup>8</sup> Based on national CO<sub>2</sub> emissions of 53.71Mt CO<sub>2</sub> in 2008, and Argyll and Bute representing 1.7% of Scotland's population – data from ONS and Scottish Neighbourhood Statistics

<sup>9</sup> Special Areas of Conservation (SAC) – designated under the EU Habitats Directive (92/43/EEC); and Special Protection Areas (SPA) – designated under the EC Birds Directive (79/409/EEC)

<sup>10</sup> There are three key red squirrel strongholds in Argyll and Bute – Eredine, Inverliever and Kilmichael – which are a key part of the overall squirrel conservation strategy for Scotland





### 3. THE STRATEGY

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- 3.1. This section of the strategy establishes the strategic vision for woodland and forestry in Argyll and Bute.

#### VISION

- 3.2. The following Vision for woodland and forestry in Argyll and Bute has been defined following the research and consultation undertaken to develop this strategy:

**The woodlands of Argyll and Bute will make a significant contribution to climate change mitigation and adaptation, have significant levels of economic value retained locally, enhance biodiversity and environmental quality and support the further development of recreation opportunities, for the benefit and well-being of local people and visitors alike. Sustainable and responsible stewardship of the resource will enable communities to play an active role in the ownership and management of woodlands in their area, developing business opportunities and helping to maintain the viability of rural living.**

- 3.3. This Vision sets out in broad terms the aspiration for woodland and forestry in Argyll and Bute. In order to achieve this vision, a series of Priority Actions have been identified under each of the thematic chapters that follow.
- 3.4. Achieving this Vision will also require the continued development and renewal of the woodland resource. The following section outlines a potential approach to woodland and forestry creation/management in Argyll and Bute.

#### FUTURE EXTENT OF WOODLAND AND FORESTS

- 3.5. As previously noted, around a third of the land area of Argyll and Bute<sup>11</sup>, totalling over 200,000ha, is currently covered by woodland. Of this, over 71% is coniferous planted woodland. Much of this dates back to the 1960s, 1970s and 1980s, since when there has been a marked decline in new woodland planting. The future extent of forests and woodlands in Argyll and Bute will be influenced by two related processes. The first is the cycle of harvesting, restructuring and replanting of existing areas of planted woodland. The second is the potential expansion of woodland cover, taking the form of new planting for timber production – comprising native and introduced conifers and broadleaves alike – together with native woodland expansion to develop habitat networks and reinforce the value of existing assets. Taking these two processes together, this strategy aims to ensure that the total area of woodland and forests in Argyll and Bute increases over coming decades, contributing to national targets, but also meeting a wide range of economic, environmental and community objectives across the area.

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<sup>11</sup> Excluding the area within the Loch Lomond and Trossachs National Park; afforested area calculated from NIWT, WGS and Ordnance Survey spatial data (OS Licence Number 100019265)

### Existing Woodland and Forests

- 3.6. Some areas that were planted in the past would not be considered suitable under modern criteria. Woodland restructuring, forest habitat network creation and more considered replanting after felling, should significantly mitigate the effects of this over time. However, by avoiding replanting with inappropriate tree/woodland types in unsuitable locations, and through the inclusion of a higher proportion of open space, it is possible that the net area under forest cover will decrease. For example, feedback from existing approved Forest Plans suggests that between 7 and 8% of all approved clear-felling will not be restocked as part of the restructuring of first rotation woodland (including plantations being removed from sites with greater environmental value as open ground habitat) – resulting in some 15,000ha being removed from woodland. This underlines the importance of creating additional, locally-appropriate woodlands of all types in order to maintain the existing level of tree cover and to safeguard future timber supplies.
- 3.7. Similar issues have arisen in recent years as a result of windfarm development in afforested areas. The requirement for clear areas around turbines has in some cases resulted in a loss of woodland cover. The Scottish Government’s policy on ‘Control of Woodland Removal’ has clarified how such proposals should be considered by the Planning Authority. This requires that any woodland loss proposed as a consequence of development should either be amended to avoid such loss or offset by compensatory planting on the part of the developer. This will help maintain the current extent of woodland and its carbon sequestration potential.

### Woodland Expansion

- 3.8. Although, by comparison with many other parts of Scotland, Argyll and Bute has a relatively high proportion of woodland cover, the topography and climate, together with a limited range of alternative land uses, mean there remains potential for multi-benefit woodland expansion.
- 3.9. Current policy drivers for woodland creation will ensure an appropriate mix of tree species are utilised in the expansion of Argyll and Bute’s woodland resource, ensuring that multiple social, environmental and economic benefits are optimised.
- 3.10. The pioneering work of traditional estates and of the FC in the early part of the 20<sup>th</sup> century has created attractive mixed forests which serve as useful models on how good forest management can integrate a number of management objectives by sound management planning and forest design. The multi-objective model of woodland management – incorporating timber and biomass production, carbon sequestration, biodiversity and landscape enhancement, the protection of ecosystem services and the increasing role of public and community benefits and participation – will ensure that Argyll and Bute’s woodlands are a more resilient, flexible and sustainable resource for future generations.
- 3.11. Appropriate woodland creation could support further diversification of upland pastoral farms and extensive sporting estates which remain the predominant land uses for much of the open land in Argyll and Bute. However, any expansion should protect key agricultural resources, avoiding fragmentation of holdings and ensuring that land which is likely to become viable for cultivation due to the effects of climate

change is safeguarded. Successful delivery will depend on securing the involvement of tenant farmers who often have little incentive to make the long term investment that woodland creation requires. Developing a beneficial mixture of native woodlands and softwoods to enhance landscape and habitat values, create an utilisable resource for local/on-farm timber and biomass use.

- 3.12. The native woodland resource of Argyll and Bute should be considered a nationally important resource, hosting a range of iconic and often internationally scarce species and habitats. While the protection of the remaining resource is secured through designations and appropriate planning and forestry policy, enabling the natural regeneration and expansion of key sites is a priority. Creating links, expanding habitat corridors and enhancing woodland edge and interface habitats is also important – building functioning ecosystems and combating fragmentation. Similarly, ensuring that important sites and habitats are afforded appropriate ‘climate space’ to enable adaptation to the likely effects of climate change should be the focus of close monitoring, planning and cooperation between the Council, statutory agencies, communities, land managers and other bodies with an interest in biodiversity issues. This will ensure that expansion is focused where it is ecologically appropriate and where most value can be added.
- 3.13. Securing an appropriate mix of species through careful woodland design will be central to ensuring that the broadest possible range benefits are conveyed in the most appropriate locations. While market, climatic and ground conditions dictate that Sitka spruce is likely to remain the principal timber tree across the region, maximising the potential for new and restructured conifer forests to incorporate native woodland – either through new planting or enhancing and expanding existing features – can significantly enhance landscape and biodiversity values. Similarly, opportunities for diversification of the timber resource should be explored on suitable sites, tapping into and developing markets for softwoods and hardwoods alike.

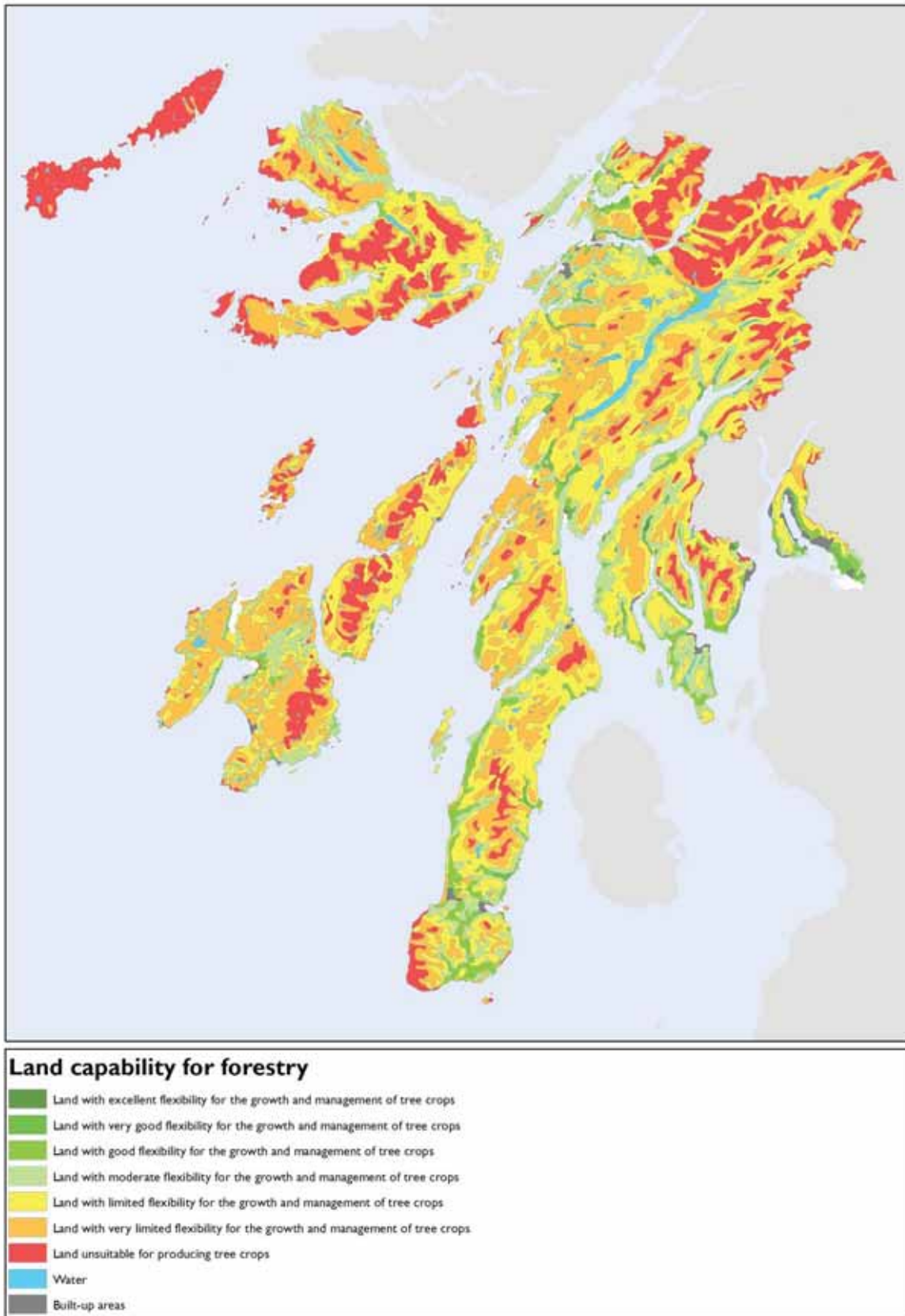


Figure 6: Land capability for forestry

## Argyll and Bute Local Development Plan – Supplementary Guidance

### Natural Environment

Land Capability for Forestry (flexibility for the growth and management of tree crops)	Total (ha)	Proportion of Argyll and Bute	Existing afforestation (ha)	Proportion of afforested area	Area Remaining (ha)	Proportion of remaining area
Excellent	260	0%	34	0%	227	0%
Very good	8043	1%	776	0%	7267	2%
Good	23115	4%	2415	2%	20699	4%
Moderate	77031	12%	17721	11%	59309	13%
Limited	211128	33%	82840	52%	128288	27%
Very limited	187260	29%	50830	32%	136431	29%
Unsuitable	116265	18%	5441	3%	110824	23%
Other (built-up areas, water)	15613	2%	5441	3%	10172	2%
<b>TOTAL AREA</b>	<b>623102</b>		<b>165498</b>		<b>473217</b>	

**Table 3.1:** Land capability for forestry

- 3.14. Table 3.1 and Figure 6 shows that around 20% of land is physically unsuitable for woodland creation (classed as unsuitable or 'other'), and a further 29% is assessed as being of very limited potential.
- 3.15. In addition, a significant proportion of Argyll and Bute's land area is covered by natural heritage (25%) and historic environment (1%) designations<sup>12</sup>. While native woodlands are a characteristic feature of many of these designated areas, and it is possible that some expansion of such woods will be encouraged (for example by the development of habitat networks) these areas are unlikely to be suitable for the creation of areas of new woodlands for timber production. Where designated sites are already within plantations, restructuring offers a major opportunity to add value through habitat enhancement or improvements in access to and interpretation of heritage assets.
- 3.16. A major constraint, particularly for commercial timber and larger-scale biomass operations, will be the capacity of Argyll and Bute's road infrastructure. Many more remote rural areas do not have the road capacity to sustain large volumes of timber being transported along them unless significant additional investment is made. Proposals for new commercial woodlands in locations where this is an issue (see Agreed Routes Map for Argyll and Bute prepared by the Argyll Timber Transport Group) are unlikely to be approved unless the question of future timber transport is resolved or at least agreed to be resolved in the future. Similarly, the geographic isolation of the islands severely limits the potential for significant expansion for timber production intended for off-island markets, largely due to the additional cost of transport.

<sup>12</sup> Area compiled from SSSI, SPA, SAC, Ramsar, NNR, Scheduled Monument and Gardens and Designed Landscapes spatial data (Listed Buildings and Conservation Areas excluded as in built up areas and LBs only available as point data). It should be noted that the footprint of Scheduled Monuments is not a proxy for the approximate area of historic environment significance – merely the currently designated area.



## CATEGORISATION OF LAND

- 3.17. The land area of Argyll and Bute has been classified by sensitivity to woodland expansion, based on the guidance provided by 'The Right Tree in the Right Place' – FCS and the Scottish Government's recent publication on forestry and woodland strategies. The categorisation is necessarily a strategic process, giving a **general impression** of an area's suitability or otherwise for woodland expansion – on detailed examination there will inevitably be small areas that could readily fall into a different category. **The importance of site-specific assessment of individual proposals for woodland expansion, or woodland removal, is therefore paramount.** The following categories have been adopted:

***Preferred:** land that offers the greatest scope to accommodate future expansion of a range of woodland types, and hence, to deliver on a very wide range of objectives. Sensitivities are limited and it should be possible to address any site-specific issues within well-designed proposals that meet the UK Forestry Standard and associated guidelines.*

***Potential:** land that offers considerable potential to accommodate a range of woodland types, but where at least one significant sensitivity exists. Design of proposals in this area will require careful, site-specific consideration to ensure they are of an appropriate type and scale to be successfully accommodated.*

***Sensitive:** areas where the nature or combination of sensitivities restricts the scope to accommodate woodland expansion or removal. Limited expansion is only likely to be possible where proposals are of a scale and character which can be accommodated without significant negative impacts, and/or where it would positively enhance features of interest*

***Existing softwood forest:** land that is currently under planted conifer woodland. Management priorities will vary significantly from site to site depending on local conditions and sensitivities.*

- 3.18. These categories are indicative and it is likely that some areas identified as being suitable for softwood forest for timber production, for example, could be equally suitable for the development of native woodlands or the creation of new habitat network links. As new woodlands are developed and existing blocks restructured, the capacity of the landscape to accommodate further expansion will change – therefore careful case-by-case analysis will continue to determine whether proposals are appropriate. However, the analysis does provide a starting point for the identification of the potential to accommodate woodland planting of different types.

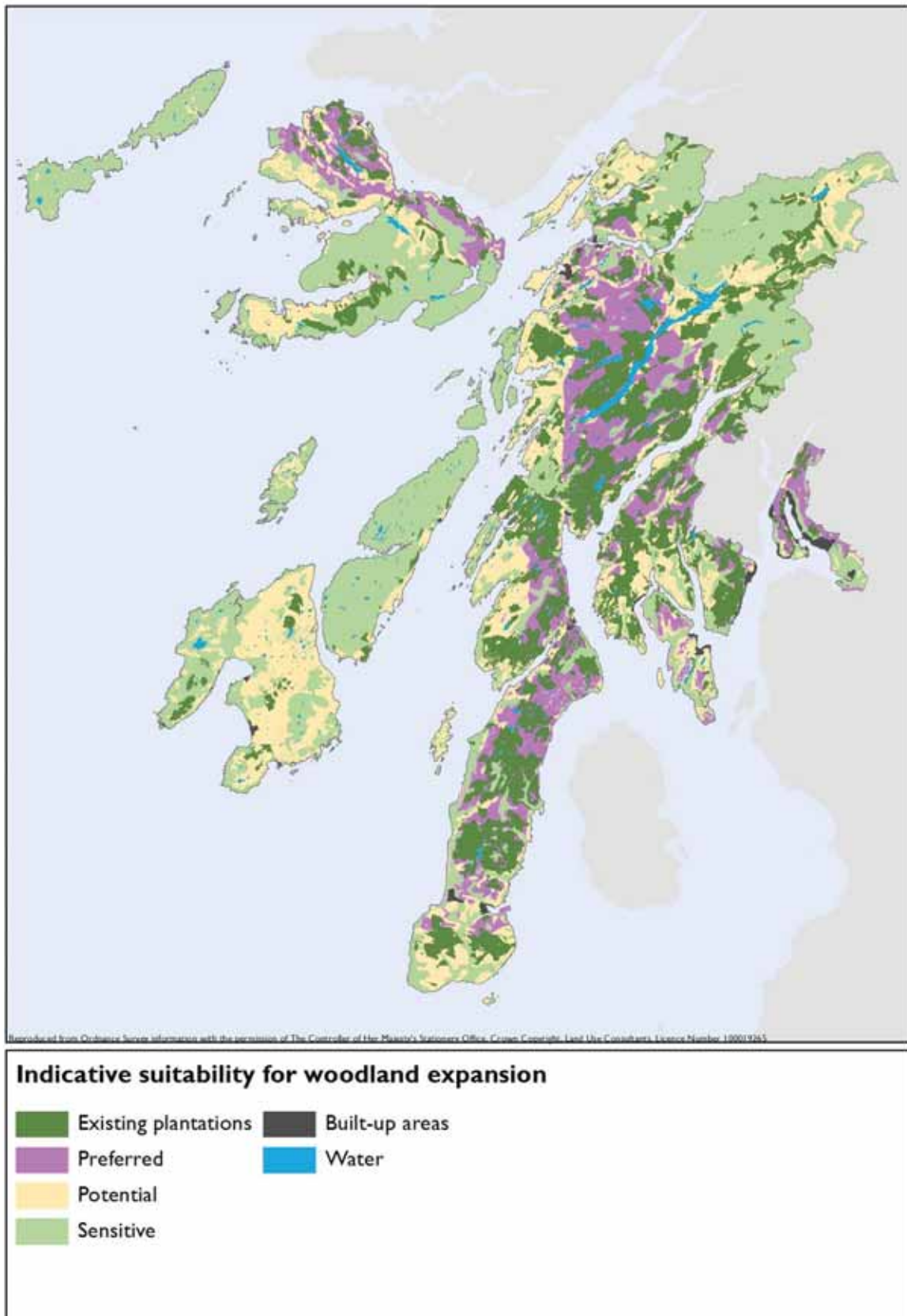


Figure 7: Indicative suitability for woodland expansion

### Contributing to National Targets for Woodland Expansion

- 3.19. The Scottish Government aspiration of 25% woodland coverage by the latter half of the 21<sup>st</sup> century is an ambitious target and one which, at current rates of planting, will not be achieved. Argyll and Bute already has woodland and forest cover of around 30%, suggesting it is 'punching above its weight' in terms of contribution to the national target. However, there is a strong case for increasing Argyll and Bute's contribution by expanding woodland cover to address a range of social, economic and environmental objectives.
- 3.20. Argyll and Bute has good conditions for growing a limited range of trees – conditions that could improve if current climate change projections are correct. There is also significant forestry expertise in place with a long track record in woodland creation, management and harvesting enabling the area to benefit from significant economies of scale. The sector is well-placed to facilitate further suitable expansion and the jobs and economic, environmental and social benefits which will arise.
- 3.21. Forestry in Argyll and Bute also has considerable potential to respond to the challenges presented by climate change – providing sources of low carbon heat and power, locking up additional carbon in standing woodlands and in locally sourced building materials, helping us mitigate impacts on the climate.
- 3.22. The historic rate of afforestation in Argyll and Bute during the 20<sup>th</sup> century was, on average, approximately 2,500ha per annum – the majority of which was for softwood timber production. The rate slowed considerably in the 1990s and early part of the 21<sup>st</sup> century, when it fell to around 500ha per annum. The mix of trees planted also altered considerably to around 44% conifer and 56% broadleaved or mixed woodland. The national target for woodland expansion means there is a requirement to plant at least 15,000ha per annum across the whole of Scotland – however, the Scottish Government has resisted setting local or regional targets. Given that Argyll and Bute currently has around 13% of Scotland's woodland cover, this suggests that there may well be scope to support around a net increase of up to 1000ha per annum.
- 3.23. This contribution could be made up of a number of different types of woodland, including conifers and hardwoods for timber, native woodland expansion and forest habitat networks to improve connectivity between existing assets and enhance biodiversity values.
- 3.24. Ensuring that new woodland expansion is integrated with land uses such as agriculture will be critical, in terms of realising the potential for expansion, maintaining a viable agricultural sector and in making a positive contribution to rural incomes. The creation of new woodlands provides a means of diversifying and supplementing agricultural incomes whilst creating shelter for stock, providing a source of woodfuel, and contributing to carbon storage and the development of wider habitat networks. Appropriate woodland creation will continue to offer a viable alternative land use for under-used upland grazing, addressing the continued contraction in hill farming and enabling land inundated with bracken to be brought into positive management. Argyll and Bute is well-placed to develop more integrated



approaches between forestry and farming, something that the SRDP is keen to support. A key challenge, however, is to make investment in new woodlands attractive for agricultural tenants – a group who have not traditionally had the incentive to make long-term investments in the land under their management – and landowners alike.

- 3.25. It will be equally important to encourage a wide range of ways in which the value of woodland and forests can be recognised and retained locally – economically and in terms of recreation provision and the creation of further opportunities for community participation. Developing opportunities for community ownership and management of woodlands also offers an important mechanism to create small-scale woodlands and positively manage existing sites. Expansion also needs to reflect cultural and natural heritage sensitivities, avoiding the most sensitive areas but also finding ways in which new woodlands and forests can enhance key values and people’s appreciation of the wider natural and historic environment.
- 3.26. The following section describes in more detail how and where future afforestation could be accommodated in Argyll and Bute. Given the significant variations in physical, social, economic and environmental characteristics with Argyll and Bute, the strategy identifies a series of ‘zones’ within which different approaches to woodland and forest expansion and management are likely to be appropriate.

## **ZONES**

- 3.27. The identification of ‘zones’ to help prioritise action on woodland planting is based on an analysis of landscape character, SNH ‘Natural Heritage Futures’ areas, and a review of the current pattern of woodland. This approach has identified six zones:
- North Lorn;
  - Mid Argyll and South Lorn;
  - Kintyre;
  - Bute and Cowal;
  - The Islands; and
  - Helensburgh, Gareloch and Rosneath Peninsula.
- 3.28. The zones share broad environmental characteristics, potential issues and opportunities for woodland and forestry. Table 3.3 provides information on the potential areas for woodland expansion and management for each of these zones:

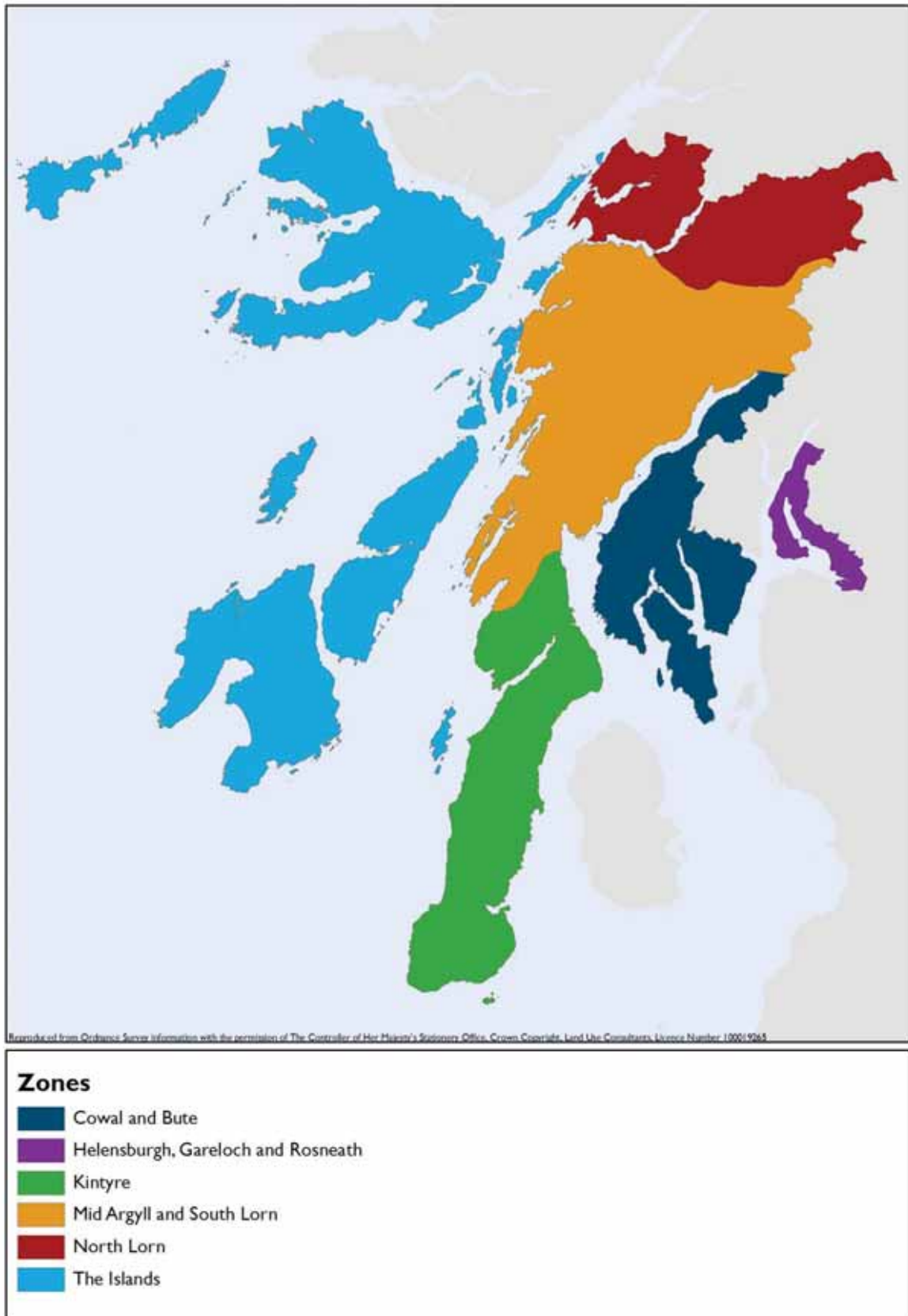


Figure 8: Landscape zones

**Argyll and Bute Local Development Plan – Supplementary Guidance**  
**Natural Environment**

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**Table 3.3: Potential for woodland creation by Zone**

Category	Bute and Cowal		Helensburgh, Gareloch, Rosneath		Kintyre		Mid-Argyll and South Lorn		North Lorn		The Islands	
	Ha	%	Ha	%	Ha	%	Ha	%	Ha	%	Ha	%
Preferred	9435.9	13%	4408.4	33%	20847.6	22%	30644.7	19%	1182.5	2%	14792.3	8%
Potential	15250.7	21%	584.3	4%	10135.4	11%	27793.9	17%	11427.6	15%	14024.9	8%
Sensitive	16260.0	23%	4222.2	32%	21578.9	23%	32546.6	20%	47858.3	63%	130831.5	71%
Existing softwood forest	28835.8	41%	2139.3	16%	39537.2	42%	63325.3	39%	15325.2	20%	21849.4	12%

*Where percentages do not total 100%, the remaining area comprises open water, built-up areas and unavoidable processing errors created by differing scales of data capture in source GIS datasets*

## NORTH LORN

- 3.29. A significant proportion of this zone comprises upland environments unsuited to large-scale woodland expansion. Much of this upland area is also included within the Glen Etive portion of the Glen Etive and Glen Fyne Special Protection Area (SPA), designated for golden eagle. The conservation of heather moorland, blanket bog, rough grassland and other open ground habitats required by this species and their preferred prey are therefore a high priority and is unlikely to be compatible with large-scale upland woodland expansion. Consequently, these areas are included within the 'sensitive' category of the indicative suitability for woodland expansion map (Figure 7). Any afforestation proposals likely to have a significant effect on the SPA will require Appropriate Assessment as defined by the Habitats Regulations<sup>13</sup>.
- 3.30. Low productivity on some current sites highlights the value of concentrating on enhancing landscape character and biodiversity objectives, particularly where replanting for timber may not be economically viable. Encouraging the regeneration of open and woodland mosaic habitats may be the most appropriate reuse for such sites, whilst maintaining tree cover - albeit of a different kind. Marginal areas therefore have considerable potential to contribute to the creation of habitat networks, as does the restructuring and redesign of existing softwood forests.
- 3.31. Timber production should therefore focus on sites with potential to continue to produce quality and economic timber for established and projected markets while meeting current environmental standards. Harvesting mature forest blocks provides an opportunity to replant productive sites at optimal densities to maximise returns while applying enhanced design standards and, where appropriate, lower impact silviculture. Such techniques may also assist in securing the conservation status of watercourses and sensitive marine environments – such as Loch Creran – through reductions in run-off, sediment loading and acidification.
- 3.32. This zone includes some of Atlantic Scotland's few native pinewoods, and the opportunity to enhance and facilitate natural expansion of these assets. Where climatic and soil conditions allow, more extensive use could potentially be made of Scots pine as a timber tree in restructuring of existing sites in the northwest of this zone.
- 3.33. Promoting improved access to forest land may provide additional leisure and tourism opportunities in the area which can be linked to existing assets, such as the extensive trail network in the Barcaldine Forest and the Glasdrum Woods National Nature Reserve (NNR). There are also opportunities to support greater community involvement in biodiversity, recreation, woodfuel and environmental education projects.

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<sup>13</sup> Regulation 48 of the Conservation (Natural Habitats, &c.) Regulations 1994, as amended. The SPA qualifies under Article 4.1 of EC Directive 79/409 on the Conservation of Wild Birds as it regularly supports a population of European importance of Annex 1 species golden eagle *Aquila chrysaetos* (19 active territories, comprising more than 4% of the GB population)

## MID-ARGYLL & SOUTH LORN

- 3.34. As the largest contiguous zone, Mid-Argyll and South Lorn presents perhaps the most diverse range of opportunities in the area. It includes some of the most productive softwood forests, larger centres of population, key tourist sites and a suite of high quality environmental assets including the nationally important historic landscape of Kilmartin Glen.
- 3.35. Recent changes introduced by the Climate Change (Scotland) Act 2009, enabling FCS to develop the potential of the national forest estate for wind energy generation, may increase the likelihood of continued wind farm development in this zone. This offers a major opportunity for state-owned and other forest land to contribute to the mitigation of climate change and to diversify income streams. This may be particularly significant where opportunities for wind energy coincide with unproductive or low quality timber resources, provided it complies with the Policy on Woodland Removal, local and national planning policy and where other environmental constraints allow.
- 3.36. Many of the large conifer blocks in this zone are approaching, or have reached, maturity. Harvesting in these areas therefore presents an opportunity for restructuring these woodlands, potentially securing a range of benefits in addition to contributing to future timber resources. Improving the contribution of plantation woodlands to landscape character is an important objective, particularly in areas of high scenic value such as the Knapdale National Scenic Area. Restructuring also creates the opportunity to develop and enhance networks of important native woodland, mosaic and open ground habitats, even in areas that will remain important for timber production. Improving the interface between softwood forests and open moorland environments by retaining and enhancing open ground and transition habitats, naturalistic planting and use of native species will make an important contribution to management for key species such as black grouse and to landscape quality. There are, however, many examples of fine woodland landscapes in those older softwood forests in Cowal, around Benmore and Glenbranter (now in the LLTNP), where longer rotations have allowed non-native conifers to develop into very large trees managed as continuous cover for habitat and landscape benefits in addition to timber production. These could serve as a useful model for how to manage the younger plantations where conditions allow.
- 3.37. Expansion of native woodland cover in this zone could similarly focus on developing connections between existing strongholds, enhancing and expanding remnant woodlands in river corridors and along lochsides to create a more coherent resource.
- 3.38. These developments will also be paralleled by enhancements to the access and recreation potential of the woodland resource, particularly around larger settlements, important tourist sites and areas designated for their landscape or natural heritage value. Reappraisal of the woodland resource – particularly the National Forest Estate – has the potential to create opportunities for greater community involvement in the ownership and management of woodland. Sites that have lower value for large-scale commercial timber could, conversely, convey major benefits to local people by through the creation of community woodland, developing

- wood-based business and, where opportunities arise and planning considerations allow, the creation of Woodland Crofts.
- 3.39. Mid-Argyll and South Lorn also has perhaps the greatest potential for expansion of woodland for timber production. While Sitka spruce is likely to remain the most important commercial crop, expansion of the biomass and hardwood sectors may also create opportunities for economically productive forests of more diverse species as well as native woodland.
- 3.40. Despite the positive benefits flowing from harvesting and restructuring, the increased volume of timber will inevitably have an impact on the already-fragile transport network. Efforts to enhance infrastructure, sustainable transport schemes and, where opportunities arise, local processing capacity will be important in ensuring that wider impacts are avoided.
- 3.41. Positive management and expansion of the existing native woodland resource may provide additional benefits to biodiversity, environmental quality and access as well as limited production of quality hardwoods. The role of the Atlantic oakwoods in the area's cultural heritage should be promoted as a major asset to encourage further use and appreciation of the resource – notably around Taynuilt and the Bonawe Ironworks and in the Glen Nant NNR.
- 3.42. Given the high proportion of existing woodland cover, any proposed expansion in this zone will be required to have regard to the protection and enhancement of high quality open ground habitats and associated species – not least within the Glen Fyne portion of the Glen Etive & Glen Fyne SPA.
- 3.43. As patterns of agriculture and land management continue to change within the zone, there may be increased potential to develop small farm woodlands for small-scale biomass production and to provide shelter for buildings, crops and livestock. Land that is underused and has issues with bracken encroachment due to lower grazing pressure could benefit from the establishment of small-scale short-rotation planting for biomass and enhancement of native woodland resources. Providing additional opportunities for local business development may assist in improving the viability of rural communities, helping to reverse population decline and offering alternatives to traditional seasonal employment. There is also significant potential for these sites to contribute to the development of habitat networks to aid adaptation to climate change.

## **KINTYRE**

- 3.44. Although heavily afforested, Kintyre currently lacks connectivity between woodland areas, an issue which is becoming increasingly apparent as a significant proportion of the resource reaches maturity. The dense, even-aged forest blocks are often difficult to access for harvesting because of isolation from the transport network, unfavourable topography and sensitivity to erosion. These factors combine to adversely affect the economic viability of certain areas of Kintyre's woodland resource. However, continuing development of strategic timber haul routes and marine transport links offer an important opportunity to improve returns, reduce pressure on the fragile rural road network and boost the overall sustainability of the



product. Reinforcing and expanding sustainable transport options must be a priority, particularly in light of the volume of timber likely to be harvested and increasing fuel prices, if continued/expanded commercial woodlands are to be economic.

- 3.45. The coming years of harvesting offer a major opportunity for forest managers to enhance the landscapes of Kintyre. Sensitive and creative restructuring of conifer woodlands will significantly improve landscape quality, bolster the native woodland resource, enable the development of habitat networks and assist in the application of lower impact silviculture on suitable sites. Where further rotations of softwoods may not be viable, or where conservation priorities are paramount, a shift in emphasis towards landscape quality, habitat creation and management represents an important contribution to the biodiversity and scenic values of this area. There is also an opportunity to work with land managers to achieve an expansion of farm woodlands and habitat networks. Improving public access to the forest, particularly in proximity to centres of population and tourist destinations, may expand the contribution of the sector to visitor interest and infrastructure in Kintyre, including contributing to initiatives such as the Kintyre Way. However, the majority of the woodland resource is unlikely to be extensively used for recreation – given its relative remoteness and low population density – therefore landscape and natural heritage values will be prioritised.
- 3.46. Developing a high quality native woodland resource in Kintyre is particularly significant, as it currently has relatively sparse coverage concentrated in the littoral zone and in riparian corridors. Overcoming fragmentation and developing more extensive woodlands in the larger glens could make a significant contribution to improving the habitat values of the area. Where new wind farm development is proposed (particularly if woodland removal is required), native woodland creation and habitat enhancement programmes could be delivered, at least in part, through developer contributions. Similarly, where important sites for timber production are likely to be lost or reduced in size in this way, appropriate provision for replanting should be secured to safeguard future timber resources.
- 3.47. The uplands of Kintyre already make a significant contribution to renewable energy generation through three operational wind farms - with several more at the planning or pre-planning stage. The outcome of the recent move by Forestry Commission Scotland to attract more wind energy development to the National Forest Estate may result in further applications in the zone, where cumulative impacts can be avoided. While this may be an important means of diversifying, particularly in areas with poor yields from timber, development will be tempered by the need to consider natural heritage, landscape and historic environment issues. Given the importance of maintaining and expanding total woodland cover, and in the light of the Control of Woodland Removal Policy, any loss of woodland will require compensatory planting elsewhere.

## **BUTE AND COWAL**

### *Cowal*

- 3.48. Like much of Argyll and Bute the uplands of the Cowal Peninsula are heavily afforested, with the majority of planting dating from the 1960s-1980s. This has

resulted in a somewhat skewed age structure and some woodlands that do not maximise their potential contribution to landscape character, biodiversity or cultural heritage. Opportunities for restructuring these woodlands, creating habitat networks and improving the interface habitats between woodland and open ground will secure important biodiversity and landscape benefits.

- 3.49. As an area popular with tourists, walkers and day-trippers, securing high quality public access to forest land is a key objective for the zone – a fact long recognised by the sector in the area. Restructuring will also afford opportunities to enhance provision for all abilities of users and to facilitate enjoyment of the woodlands themselves and of open and hill ground beyond, and to protect and enhance the biodiversity values of these areas.
- 3.50. The high scenic value of the area – particularly in the Kyles of Bute National Scenic Area – is a key asset and, while large-scale planting may not be appropriate, positive management of existing woodlands and sensitive expansion can enhance these values. There will however be a number of opportunities for smaller-scale new woodland particularly those which deliver environmental objectives or which sensibly join-up or link to existing woodland areas and which bring a variety of benefits in so doing
- 3.51. Considerable progress in timber transport has been made in Cowal, particularly relating to the expansion of marine transport and the development of the in-forest haul road network. As the area has some of the most productive softwood forests in Argyll and Bute, reinforcing and adding to this capacity will be fundamental in maximising returns from timber crops.
- 3.52. Considerable interest in community forestry already exists in Cowal, illustrated by the success of the Kilfinan Community Forest established in 2008 through the National Forest Land Scheme. The broad focus of the project – encompassing economic development, woodfuel, local food production, education and training in woodland management and carbon reduction – could provide a positive model for similar initiatives across the area.
- 3.53. Any proposals for woodland expansion in the Cowal area should be coordinated with the Woodland and Forestry Framework for the Loch Lomond and Trossachs National Park, which is currently under review.

### ***Bute***

- 3.54. The pattern of woodland on the Isle of Bute is rather different to that of the rest of Argyll. The more lowland agricultural character of much of the landscape, particularly of the central and southern portions of the island, has resulted in far fewer opportunities for large-scale afforestation. Instead, policy and mixed farm woodlands predominate and make a major contribution to landscape character and historic interest. Safeguarding and potentially expanding this distinctive pattern of woodland will therefore be a priority. Funding opportunities through SRDP for farm woodlands have the potential to reinforce habitat networks, provide shelter for livestock and crops and to contribute to local high quality timber or biomass production.



- 3.55. The few large forest blocks that exist, particularly those overlooking the Kyles of Bute, will benefit from restructuring as they currently have strong geometric forms and could be more effectively incorporated into the landscape. More naturalistic planting and the use of native species to create interface habitats will benefit both biodiversity and scenic values. Ensuring continued public access to the woodland resource, particularly in the estate woodlands that are popular with visitors, will enhance their contribution to the tourism value of the area.
- 3.56. The recent purchase of part of the Rhubodach Forest, overlooking the Kyles of Bute, by the Bute Community Land Company marks a different model for local people – exercising their right to buy conveyed by the Land Reform (Scotland) Act 2003.

### **THE ISLANDS**

- 3.57. Woodlands on the Argyll and Bute Islands (excluding Bute which is covered above) have an important niche role to play. The surviving semi-natural woodlands, including Atlantic oakwoods, represent important habitats on the north-western edge of their natural range. Such woodlands are often important in providing shelter for livestock and for human settlement.
- 3.58. Significant non-native woodland expansion has been limited to Mull and, to a lesser extent, Islay. The viability of such woodlands has often been poor due to the lack of any significant on-island processing capacity and the cost of transporting timber off-island to distant markets. The development of local biomass markets and the move towards greater sustainable self-sufficiency for heating on the islands may lead to a major shift in the perception of the value of such woodlands in the future.
- 3.59. In terms of expansion, there are significant differences in potential Argyll and Bute's islands. The majority of the smaller islands, such as Coll, Tiree and Lismore, have little capacity as their size, soils, climates, environmental sensitivity and accessibility issues preclude the development of woodlands on a significant scale. However, there are significant opportunities for positive management of existing woodlands and planting appropriate native species to bolster habitat values and enhance landscape quality. In crofting areas, enhancing the viability of this traditional way of life by providing means of diversification will be important – however, this must be balanced with the maintenance of traditional land management practices which contribute much to the biodiversity and cultural heritage value of these landscapes.
- 3.60. Many of the islands support important habitats, species and landscapes such as machair, coastal raised beaches and raptors which are often protected by environmental designations. The priority for these areas is therefore the expansion and linking of existing native woodland remnants. Outside the designated areas on the larger islands there may be opportunities for planting both for timber production for local use, to provide shelter for stock and to enhance the biodiversity value of farmland. However, the development of suitable on-island processing, markets and efficient marine-based transport routes would be critical to the viability of any such expansion. Similarly, species selection and landscape design of new woodlands will be critical in conserving landscape and natural heritage values and to make a positive contribution to the vital tourist industry. Although the pattern of large forest blocks on Mull would be unlikely to be replicated today, they are a key resource for local

business and are an increasingly important driver in the biomass sector. Continued development of marine timber transport will further enhance the economic potential of the island's forest resource.

- 3.61. The current and potential importance of woodlands is reflected in the creation of the Argyll Islands Woodland Partnership. The additional costs involved are one of the main barriers to promoting action given that most forestry incentives under the SRDP are based on standard costs which do not always adequately compensate for these additional costs. In response – and partly as a consequence of the development of this Strategy – Forestry Commission Scotland have introduced an Island Premium to stimulate appropriate woodland creation on Argyll's islands. Available through the Rural Priorities element of the SRDP, an additional 10% will be added to grant support for woodland creation in the Argyll Islands Native Woodland Partnership Area<sup>14</sup>.
- 3.62. There are also opportunities to expand community involvement in land ownership and management, biodiversity enhancement, recreation, woodfuel and environmental education projects, building on good practice established by enterprises on Mull.

### **HELENSBURGH, GARELOCH AND THE ROSNEATH PENINSULA**

- 3.63. This comparatively small zone, sandwiched between the sea and the Loch Lomond and Trossachs National Park, presents a number of opportunities for positive woodland management. Although there is potential for expansion, the presence of an extensive band of settlement running from Helensburgh to Garelochhead would require sensitive planning and handling of amenity, visual and environmental issues. Proximity of woodlands to urban populations means that access and recreation is a fundamental issue – and a major opportunity for community engagement. Initiatives such as those involved in the management of the Duchess Woods LNR in Helensburgh and the Kilmahew Woodlands at Cardross are key mechanisms for promoting interest and buy-in to woodlands. Similarly, active management and enhancement of existing farm and riparian woodlands will be important for the development of habitat networks linking the upland areas with the coastline and connecting isolated stands of trees.
- 3.64. Funding opportunities through the SRDP and the FCS 'Woodland in and Around Towns' (WIAT) programme may be used to enhance the recreation, health and social inclusion benefits of woodland areas that are currently under-managed or neglected. It will be important to work with the Ministry of Defence who are major land owners in this area.

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<sup>14</sup> Comprising Coll, Gigha, Iona, Islay, Jura, Mull and Tiree

## **THEMATIC CHAPTERS**

*The following thematic chapters – structured according to the Scottish Forestry Strategy's key themes – explore the current and emerging issues facing Argyll and Bute and set out the opportunities for woodland and forestry to play a role in addressing them.*

*While the themes are separate for emphasis and accessibility there is significant interaction between each – illustrated by the cross-cutting nature of many Strategic Priorities. These chapters and the following Action Plan should therefore be read as a whole to ensure that proposals for woodland creation and management make the strongest possible contribution to Argyll and Bute's economy, environment and society.*



## 4. CLIMATE CHANGE

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*Climate change is one of the most serious threats facing the world today. It also creates great uncertainty and future generations will need flexibility in terms of the type, extent and management of woodlands. We need to facilitate ecological and management adaptation to provide those future options. Scottish Forestry Strategy, 2006*

- 4.1. The need to adapt the forestry sector as a whole to the challenges and opportunities of the climate change agenda is a national priority. Because woodland is essentially a long term investment, it is imperative that managers can be sure their decisions today do not compromise the viability of the sector or the health of the environment in decades to come. However, this is reliant on the accuracy and availability of appropriate climate data and predictions for the future.
- 4.2. In terms of direct impacts, work by Forest Research (2008) suggests that, according to current climate scenarios, the forestry sector is likely to be faced with warmer wetter winters, warmer drier summers, increases in storminess and rising sea levels, resulting in higher rates of windthrow, landslides and flooding. Everyone involved with woodland and forestry must therefore be prepared to adapt to emergent threats, such as an increased prevalence of pests and disease, altering species and provenance selection where appropriate and planning forests to take account of increased wind speeds, higher temperatures and changing rainfall patterns.
- 4.3. However, climate change may also result in some positive physical effects for forestry in Scotland, potentially increasing the length of the growing season and facilitating woodland expansion into more marginal areas. There are also likely to be impacts on existing native woodland species, and movement of plant and animal species in response to the changed climate.
- 4.4. Strategies to mitigate greenhouse gas emissions, such as increasing woodland cover on non-peat soils to sequester carbon and developing the biomass sector, create significant opportunities for positive management of the woodland resource. As around 87% of energy consumption in homes– much of which comes from carbon intensive sources – is for space and water heating<sup>15</sup>, the potential of woodfuel installations to fulfil at least some of this demand is significant.
- 4.5. Although research suggests that carbon may be sequestered most efficiently by fast-growing non-native conifers, the sector must ensure that it does not replace one driver of monoculture woodland with another. Maintaining and expanding the native woodland resource will also be important in generating longer-lived carbon stores and in vital work to enhance ecosystem's resilience to the now-unavoidable effects of climate change.

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<sup>15</sup> Scottish Government Renewable Heat Group 2008 'Scotland's Renewable Heat Strategy: Recommendations to Scottish Ministers'

- 4.6. Woodland and forests also have a potential role to play in adapting to the effects of climate change. Woodland expansion in the upper parts of river catchments, and on river floodplains may assist in natural attenuation schemes, slowing flow rates and limiting the erosive power of floodwaters. In Argyll and Bute, where many areas are prone to landslips, strategically placed woodland could contribute by stabilising thin soils and creating buffers against minor debris flows.
- 4.7. The forestry sector in Argyll and Bute can play a significant role in meeting the Scottish targets for mitigation against climate change. Chapter 3 of this strategy has demonstrated that Argyll and Bute has potential to make an important contribution to the national target for woodland expansion, further reinforcing the area's role in storing carbon. The wider use of timber in construction can both reduce the requirement for energy intensive materials such as steel or concrete, and provide a means of long term carbon storage.
- 4.8. The voluntary Woodland Carbon Code offers assurances to investors and communities alike that woodland creation and management programmes with a carbon sequestration element will meet national standards, be managed in accordance with a coherent long-term plan and use a standardised method for calculating the volume of carbon sequestered. Although this programme is currently at pilot stage, it will be rolled out across the UK in 2011. Afforestation schemes with a strong carbon sequestration element will therefore be strongly encouraged to sign up to the Code.
- 4.9. The size of Argyll and Bute's woodland resource means there is significant potential to support the use of woodfuel in power and heat generation as a locally-sourced energy supply with excellent renewable credentials. It also has the capacity to significantly increase the amount of timber used within Argyll and Bute, reducing the need for longer distance timber transport to destinations outside the area. The production and use of biomass for heating or combined heat and power (CHP) systems, particularly at district or community level, has significant potential to help de-carbonise the economy and reduce Argyll and Bute's current reliance on fossil fuel. Argyll and Bute's large timber supply, its relative remoteness from other timber markets and the high dependence on imported fossil fuels all suggest there is significant scope to develop biomass as a local, low carbon energy source. Much can be learned from pioneering use of biomass across Argyll and Bute. Examples include a district heating scheme for housing at Glenshellach in Oban, an innovative woodfuel supply company, Crannich, based on Mull, and a community-based woodfuel supply set-up via Our Power at Cairndow. A number of biomass schemes have been granted planning consent across Argyll and Bute, and larger facilities, such as that powering the UPM Caledonian Paper Mill in Irvine, have begun to import biomass by sea from Argyll<sup>16</sup>.
- 4.10. The viability of developing a greater number of CHP and biomass heating systems depends to a large extent on the viability of supply chains – both in terms of creating local demand for biomass and providing consumers with confidence that future supply is sustainable and reliable. While, once established, the market will help achieve this balance, in the short-term some additional support for biomass

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<sup>16</sup> TTR Ltd. 2010 *op cit*.

development and local networking within Argyll and Bute to encourage greater use of biomass would be particularly beneficial. The public sector can play a key role in supporting development of the market by prioritising the installation of biomass boilers in public buildings and encouraging private developers and householders to follow suit. There is significant potential to work with ALLenergy to promote uptake of support for biomass via SRDP & Scottish Biomass Heat Scheme. Argyll and Bute Council has adopted a positive planning approach to biomass developments, and will seek to ensure that the benefits of proposals are optimised, fully utilising the heat and any electricity generated.

Potential benefits to communities are discussed in **Chapter 7**, while business development opportunities are dealt with in **Chapter 6**.

- 4.11. The forestry sector as a whole, in common with many land-based industries, is a major user of fossil fuels at every stage of the process from planting to processing. Reducing the sector's reliance on such fuels is critical to maximise the contribution to climate change mitigation in line with the draft Scottish Government Land Use Strategy<sup>17</sup>. Similarly, as global oil resources are depleted, fuel price rises will accelerate – further increasing the pressure on the economics of forestry in peripheral areas. Any woodland expansion for timber production in difficult-to-reach areas should only be tempered by an acknowledgement that traditional transport options may not be available. The TimberLINK shipping service, which operates from Ardrishaig, Campbeltown, Portavadie, and Sandbank, was shown to have saved an estimated 1245 tonnes of carbon dioxide emissions in 2009/10 – equivalent to 10kg of CO<sub>2</sub> saved per tonne of timber transported<sup>18</sup>. Savings are likely to increase over road equivalents as sites in more remote areas – particularly in south Kintyre – are harvested and the volume of timber shipped from Campbeltown increases.
- 4.12. Transport impacts on communities are discussed in more detail in the **Timber** section of this strategy.

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<sup>17</sup> Scottish Government, 2010, *Getting the best from our land: A draft land use strategy for Scotland – Consultation Draft* Edinburgh: Scottish Government

<sup>18</sup> TTR 2010, *ibid*, p17

## EXAMPLE OF GOOD PRACTICE

The wider application of renewable energy from a range of sources is a key tenet of the Scottish Government's approach to mitigating climate change. While Argyll and Bute is already making a major contribution through commercial-scale wind and hydro-electric generation, the area's woodlands and forests have the potential to make a significant contribution through a range of woodfuel initiatives.

*Assisting the development of the biomass sector is a key strand of this strategy, and represents a major opportunity for forestry to contribute to the mitigation of climate change and to the alleviation of fuel poverty.*

### Glenshellach Community Heating Scheme

Lead Partner: Highlands and Islands Community Enterprise

#### *Summary*

This project entailed the installation of a 650kW biomass-fuelled district heating system, supplying 89 homes in Oban built and owned by the West Highland Housing Association (WHHA). Eliminating fuel poverty for tenants – widespread amongst residents in older properties in Oban – was a critical aim for WHHA in the adoption of biomass technology. The Glenshellach site was not connected to the Oban area gas network, and more traditional oil, solid fuel or electric storage heating options were judged unsuitable for the likely tenant group.

#### *Benefits*

- Providing comfortable modern homes that are affordable to run – low-cost energy (4.4p/kWh) and use of Smart Card meters to limit potential for bad debt and fuel poverty.
- Displacing use of natural gas as fuel – reducing carbon emissions both at point of combustion, as woodfuel is near carbon neutral, and through use of local supply chains (vs. long distance road haulage of gas to the Oban area satellite grid).
- High profile, award-winning<sup>19</sup> project has drawn considerable attention from both within and outside Argyll and Bute.
- Important capacity-building 'pathfinder' role – allowing subsequent initiatives to learn from partners' experience in project design, equipment specification and fuel supply issues.
- Encouraging, along with other existing woodfuel users in Argyll and Bute, the development of local supply networks.

#### *Finance*

Total costs of around £635,000: funding provided by Communities Scotland, Fresh Futures, Scottish Clean Energy Demonstration Scheme, WHHA and commercial lending.

<sup>19</sup> 'Best Renewable Project' at the 2006 Scottish Green Energy Awards



## **STRATEGIC PRIORITIES: CLIMATE CHANGE**

- 4.13. The Strategy defines the following Strategic Priorities in relation to the Climate Change theme:
- CC1 Encourage the net expansion of woodland cover in Argyll and Bute with in order to further contribute to national targets for carbon sequestration.**
  - CC2 Support development of biomass sector as a locally available, low carbon and cost-effective source of heat and power.**
  - CC3 Support the use of locally produced timber building products particularly where this reduces the requirement for energy intensive materials which need to be imported into Argyll and Bute.**
  - CC4 Support ongoing efforts to reduce the sector’s dependence on fossil fuels**
  - CC5 Encourage robust protection of peat soils to maintain their value as carbon stores**
  - CC6 Ensure that woodland and forest expansion and management takes account of the need to adapt to a changing climate.**
  - CC7 Support the role of woodland in contributing to climate change adaptation strategies.**
- 4.14. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.



## 5. TIMBER

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*Timber is an environmentally friendly, versatile and cost-effective building material. It is renewable and has a very small carbon footprint. Climate change and sustainability issues are likely to make these characteristics increasingly valued in coming decades. Scottish Forestry Strategy, 2006*

- 5.1. With a woodland resource comprising around 15% of Scotland's total stock of commercial conifers, Argyll and Bute's timber production capacity is of national significance. However there is a relatively low level of local economic activity, retained value or opportunities for training and employment – highlighting a major opportunity for the sector to make an expanded contribution to communities and the economy of Argyll and Bute.
- 5.2. The majority of these woodlands have been established since the 1960s and 1970s, resulting in a heavily skewed age structure across the region. A combination of climatic factors, topography, pressure from deer grazing and soil conditions mean that Sitka spruce is the most viable timber tree for the majority of Argyll and Bute. This, coupled with past regulatory and support regimes, has generated a pattern of large scale, even aged and single species-dominated blocks across the region. The consistency of quality of Sitka spruce is another one of the reasons the tree is favoured by the timber processing sector (though Forest Enterprise Scotland production forecasts suggest that there may be a small drop in overall timber quality as blocks established at sub-optimal densities reach maturity and are harvested).
- 5.3. Restructuring and restocking of existing sites offers a major opportunity to secure future quality timber resources, while conveying significant benefits to environmental quality and biodiversity. Coupled with appropriate expansion of conifer and broadleaved woodland this will provide a high quality, sustainable resource for the future. **To encourage this expansion, an additional 10% premium will be available for the creation of woodlands for timber production in the 'Preferred' areas indicated in this strategy (see Figure 7).**
- 5.4. Although the region contains a significant area of native broadleaved woodland (largely upland birch and Atlantic oakwoods) comparatively little of this resource is actively managed for timber production. There is no inherent reason why good quality broadleaves could not be grown on sheltered lower glen slopes or loch-sides where this is compatible with any natural or cultural heritage sensitivities. Many of the oak woods we have today represent a legacy from the time they were managed for charcoal and tan bark. Some good examples of quality broadleaves can be found around Inveraray, Cowal and even on the Islands where sycamore, ash and oak thrive on sheltered sites. Some sites also have capacity for growing a wider range of conifers, including larch and Scots pine, which can cater to other sections of available markets.
- 5.5. The work of groups such as Argyll Green Woodworkers illustrates what can be achieved when the resource is combined with skilled and enthusiastic craftsmen. Realistically, growing broadleaves for quality timber in Argyll and Bute is likely to

continue to be a niche activity. It is, however, important to encourage good silviculture in order to grow quality broadleaves where it is viable to do so.

- 5.6. Although Argyll and Bute is well suited to growing trees, its relative geographical isolation – particularly true of the islands and South Kintyre – is a dominant factor, making transport of timber and forest products a fundamental consideration for any forest manager (and thus fundamental to the delivery of the other benefits which well-managed woodland can deliver) and more acute than in other parts of Scotland. The Argyll Timber Transport Group is a major public/private sector partnership principally involving the forestry sector, FCS, local community representatives and Argyll and Bute Council Roads engineers that seeks to identify problems and work to rectify them in a strategic manner. To date, the Group has been remarkably successful in drawing down funds from the Strategic Timber Transport Fund to address local timber transport issues and a number of successful projects – such as the Dunoon ‘by-pass’ – have benefitted local residents and provided solutions to difficult haulage situations. However, the voluntary approach followed by the members of the Group may be unable to address some of the more fundamental issues facing the timber sector and the Roads Authority. Much of Argyll and Bute’s road network is of an age and specification unsuited to the large, heavy vehicles and volumes of traffic which modern forest operations generate. While the forestry sector sees their traffic as a normal part of Argyll and Bute’s road use profile – and are therefore entitled to expect a fit-for-purpose network – the Roads Authority have inevitably had access to limited budgets for upgrading and maintenance and are subject to a range of competing priorities, of which forestry is but one. All parties recognise that significant investment in infrastructure is required to address these challenges, and also that the issue is not limited to forestry traffic.
- 5.7. Pressure on the public road network was a major strand of community concern throughout the consultation process and timber transport is set to remain a major issue within Argyll and Bute as a large proportion of the area’s softwood forests reach maturity. Difficult decisions will have to be made regarding balancing impacts on the network and roadside communities, maximising the economic value of the resource and securing major environmental enhancements that depend on large-scale restructuring of existing softwood forests. Future expansion and/or restocking for timber, carbon sequestration or larger-scale biomass production should therefore be guided by where appropriate transport solutions can be agreed without generating significant additional impacts on communities. A collaborative and equitable solution must be found to ensure that years of investment in woodland expansion is not unreasonably constrained – and equally that the imperatives of timber harvesting do not place an undue burden on the people Argyll and Bute.
- 5.8. Innovative solutions such as the TimberLINK project, which removes approximately 8,000 one-way lorry journeys (over 780,000 road miles) per year from the areas road network, are major assets and could have an increased role in reducing impacts. However, this service currently depends on significant grant aid – of up to £1million per annum – from the Scottish Government. It has been calculated that the service, at a conservative estimate, creates up to £873,346 a year (for 2009/10) in environmental benefits – in terms of reduced impacts on the road network,

communities and environmental quality<sup>20</sup>. The availability of increasingly sophisticated tools for assessing the quality of standing timber could also provide an important means of reducing overall volumes of timber traffic.

- 5.9. The desire to add value to the forestry sector through opportunities for local processing and use within Argyll and Bute was a strong message from the consultation process. The scope for large scale processing facilities may be limited, but there is considerable potential for the promotion and development of local or niche markets.
- 5.10. Opportunities to develop woodland and forestry-based business need not rest solely with traditional players in the industry. There is significant potential for communities and interested groups to play an increasingly active role in the ownership and management of woodlands. This is discussed in greater detail in Chapters 6 and 7 of this Strategy.

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<sup>20</sup> Calculated benefit necessarily varies with the volume of timber shipped, the port used and the ability to accurately monetise benefits (e.g. impacts on tourism were not included). Upper and lower bounds are therefore provided using predicted timber volumes for 2009/10: upper, £1,158,959; lower, £534,726; TTR 2010, *op. cit.*, p. 49

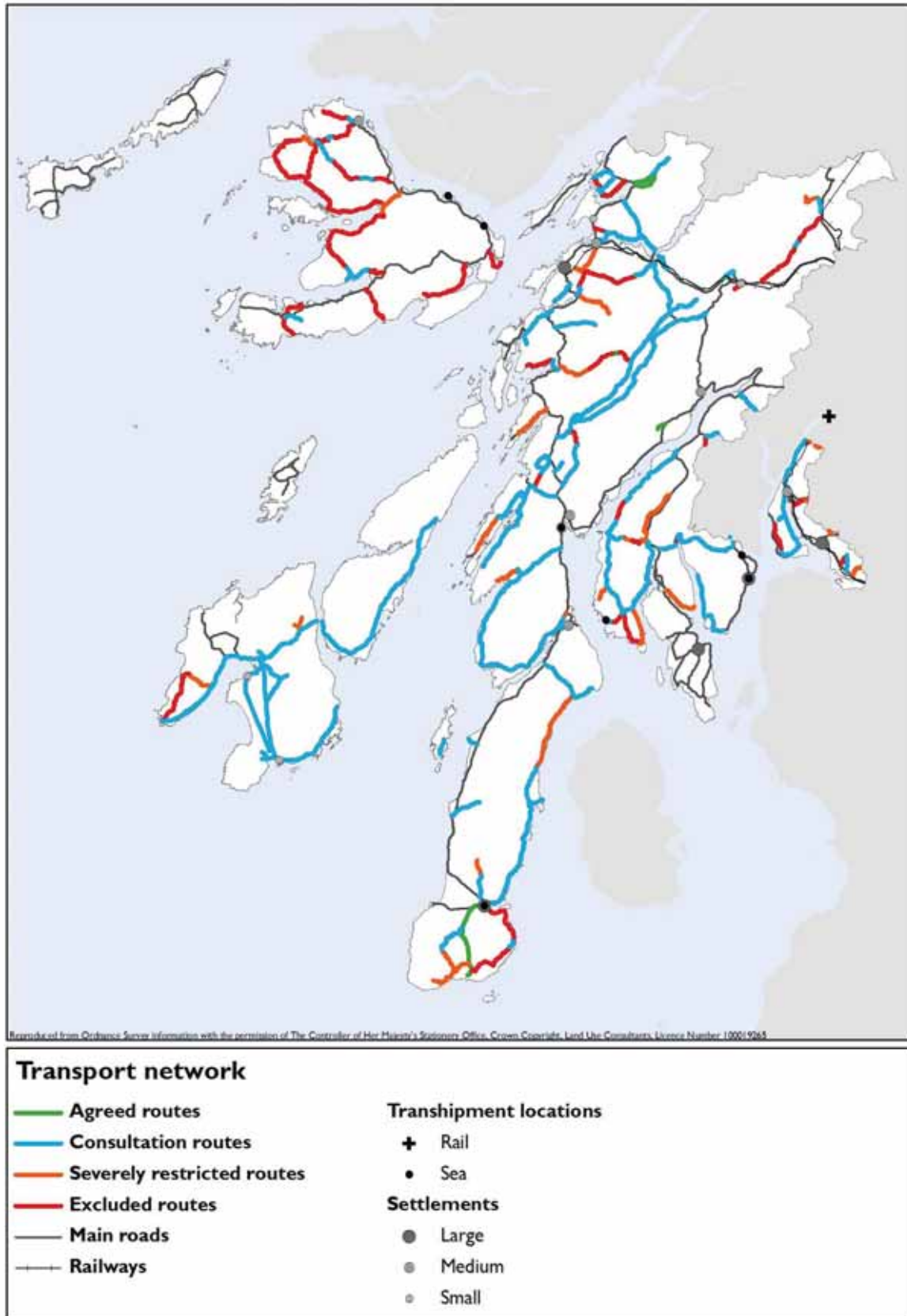


Figure 9: Transport network

## EXAMPLE OF GOOD PRACTICE

### *Argyll Timber Transport Group*

Partners: Forestry Commission Scotland, Argyll and Bute Council, Scottish Woodlands, JR Dixon, UPM Tilhill, Argyll and Islands Enterprise.

#### *Summary*

The geography of Argyll and Bute has often made accessing and transporting timber problematic. Similarly, the annual harvest is set to double from 500k tonnes per annum presently, to 1 million tonnes by 2017 – therefore efficiently transporting forest products, while reducing social and environmental impacts, is a key priority for the sector.

The Argyll Timber Transport Group is a public/private partnership that encourages collaborative working between the forest industry and the local authority. Its aim is to reduce the amount of timber transport on the road by:

- establishing a Strategic Timber Transport Network;
- establishing the potential for use of the rail network for timber transport in Argyll and Bute; and
- exploring and promoting the potential for increased use of sea transport.

*Maximising the local benefit – and reducing local impacts – are a key aspect of this strategy. Increasing the efficiency of transport will be fundamental in increasing the value of timber and developing local supply chains for other forest products, particularly biomass.*

#### *Benefits*

- exploring the possibilities for extending the forest road network;
- researching and developing the potential of acoustic tools for in-forest timber grading, enabling targeted harvesting of suitable trees – reducing transport loads;
- high-profile success of initiatives such as the 'Dunoon by-pass' forest road and Glenralloch 'Tarbert by-pass' road upgrades.

#### *Finance*

£2.5 million funding package: seed funding from partners, matched by 30% contribution from the European Regional Development Fund and Highlands and Islands Enterprise Special Transitional Programme.

## **STRATEGIC PRIORITIES: TIMBER**

- 5.11. The Strategy defines the following Strategic Priorities in relation to the Timber theme:
- T1 Encourage the net expansion of woodland cover in Argyll and Bute with in order to further contribute to national targets for woodland cover.**
  - T2 Ensure woodland expansion/restocking for timber production occurs in areas where appropriate timber transport solutions can be secured.**
  - T3 Encourage greater use of locally produced timber and wood products in Argyll and Bute.**
  - T4 Address the major timber transport challenges facing Argyll and Bute through continued public/private sector partnership in the forestry sector through the Timber Transport group and through delivery of the Woodland and Forestry Strategy.**
- 5.12. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.



## 6. BUSINESS DEVELOPMENT

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*Securing the economic viability of forestry underpins sustainable forest management and the delivery of public benefits from forestry. Scottish Forestry Strategy, 2006*

- 6.1. The forestry sector makes a significant contribution to Argyll and Bute's economy, particularly in rural areas through 'traditional' areas such as woodland and forest management, haulage and small scale processing. Most of the trees grown for sawn timber, pulp, particle board and pallets are processed outside Argyll and Bute, a reflection both of the difficult geography of the area and the recent trend for large-scale timber processing plants situated close to the main markets. Developing this type of plant within Argyll is therefore unlikely to be appropriate under current conditions. The emphasis should therefore be on developing local and niche markets and facilities, particularly where these help deliver wider social, economic and environmental benefits. Examples include development of the biomass sector, support for quality timber production and processing and the further promotion of woodland-based tourism and recreation. These kinds of initiatives would help reduce dependence on outside markets and fragile transport infrastructure.
- 6.2. Tourism and recreation-related development on forest land has been extremely successful in diversifying income streams in other areas of Scotland, such as mountain biking on the '7-stanes' circuit in South Scotland or in Perthshire's 'Big Tree Country' initiative, and has significant potential to do the same in Argyll and Bute given the range of tree, woodland and forest-related natural and cultural assets. When viewed in parallel with other high quality assets of the region, the expansion of the outdoor recreation market and potentially improved summer climate in the longer term, such developments present an attractive package for 'green tourism' development. However, any developments need to be built around a demand for services. Building on the successes of existing thematic projects such as the Mull Sea Eagle Watch and Argyll's major tourist attractions, such as Crarae's woodland gardens, may be an important opportunity to attract greater footfall and add value.
- 6.3. The direct and indirect income from tourism generated by woodlands is vital to Argyll and Bute's economy. Until now, the development of woodland-related resources has been undertaken in an ad hoc manner. Although this has been relatively successful and much good work carried out, it may be that a greater degree of collaboration between key players and the Argyll and Bute tourism sector to develop the 'product' in a strategic way would help achieve critical mass. Projects such as the *Glorious Gardens of Argyll* demonstrate the potential benefits of a combined approach to promotion and marketing and could act as the basis for a collaborative approach to marketing all of Argyll and Bute's tree, woodland and forest assets. Other opportunities include the further development of walking and cycling routes running through and linking forests and woodlands and the development of forest based field sports and woodland foods such as fungi.
- 6.4. The need for a skilled workforce in Argyll and Bute to cope with the demands of felling and restructuring as production peaks over the next 20 years is paramount. In common with other economic sectors, recent practice has been to recruit staff from

other parts of Scotland, the UK and overseas. While this has been a practical, short term approach, there are also benefits in establishing a well-trained, highly motivated, locally based and long term pool of rural workers able to carry out a range of skilled forestry jobs. This would help support the development of the sector and provide significant local economic and social benefits. Modern Apprenticeships, social enterprises and the development of rural skills can each play a role in ensuring direct economic benefits of forestry sector jobs remain amongst the population of Argyll and Bute. Argyll College, forming part of the University of the Highlands and Island, could play a key role in supporting this.

- 6.5. Agricultural diversification is a potential means of utilising woodland planting to bring social and economic benefits to land managers and users. There are also potentially wider benefits of planting on poor quality or under-utilised agricultural land, particularly when new woodlands can help link forest or habitat networks. Particular efforts are required to overcome the lack of incentive that tenant farmers experience in bringing forward new woodland proposals. At the local level, a strategic approach to assessing the quality, utilisation and potential of land could help identify opportunities where woodland creation could add value for farmers and assist in the achievement of business and community development goals.
- 6.6. Economies of scale, and the limitations of the existing timber transport network, mean that the development of large scale processing plants may be difficult or uneconomical. However, development of numerous, smaller timber processors and end-users within the region offers a more attractive and viable alternative. Increasing use of specialist technologies – such as those outlined below – offer an important opportunity to improve efficiency of local businesses and ensure that the appropriate raw materials reach the appropriate users with a minimum of wastage or impacts from transport.
- 6.7. Decentralised smaller-scale processing of timber – particularly where bulk volumes can be reduced through in-forest grading and selection of appropriate timber – may offer a significant opportunity for communities or individuals to develop viable, sustainable businesses. There is potential to tap into and develop specialist markets and supply chains, focussed on quality products (e.g. green structural timbers; cladding; high quality materials for cabinet-making and art uses) and building on the considerable expertise which already exists in Argyll and Bute. A key strategic function could be providing a forum and opportunities to bring together suppliers and end-users.
- 6.8. Good examples of smaller-scale wood-using businesses already exist in the area. The Argyll Green Woodworkers Association operates the Ormsary sawmill, producing high quality timber for building and renovation projects, providing raw materials for a network of craft and construction specialists and offering demonstrations and training in traditional woodworking skills. In Cairndow, community-based company 'Our Power' have developed a biomass wood-chipping business, supplying local enterprises with fixed-price low carbon fuels.

## EXAMPLE OF GOOD PRACTICE

### *Development of acoustic tools for in-forest timber grading*

Partners: Forestry Commission Scotland, Forest Research, InFact Ltd., Fibre-Gen

#### *Summary*

Traditionally, trees have been felled, processed and kiln-dried before the timber is assessed by stress grading machines for structural properties. Unfortunately, with the inherent variability of wood, this can cause significant wastage as unsuitable timber is detected late in the conversion process, incurring unnecessary financial and environmental costs. Acoustic techniques allow non-destructive assessment of timber quality before a tree is felled, so it can be allocated to a particular use before processing. This improves the efficiency of the wood supply chain and minimises the social and environmental impacts of timber transport and processing. While there has been considerable research into the subject in the USA and New Zealand, Europe has so far lagged behind in the development of the technology.

The technology hinges on the correlation between the time-of-flight of an acoustic signal through the wood fibres of a standing tree and the eventual timber quality (i.e. stiffness<sup>21</sup>/strength). Currently, commercially available hand-held diagnostic tools are available and are being widely applied in Scottish forests. This project aims to integrate this equipment with standard a European harvester head to allow machine operators to accurately assess timber quality in the field and assign particular stems to an end use prior to harvesting.

*The forests of Argyll and Bute will be a major test-bed for this initiative and stand to benefit directly from the application of the technology in the field. With such a large forest resource, the ability to maximise returns on timber – and to target marketing of products to the most appropriate market – should enable the development of robust and consistent supply chains (e.g. for quality timber, for pulp and for energy uses) and fair, stable pricing. Similarly, where stems can be effectively selected and felled for a particular market, the resultant reduction in timber volume will assist in the alleviation of transport impacts. Encouraging and, where possible, facilitating such innovative partnership approaches to business development is vital in promoting smart, sustainable growth in the sector.*

#### *Benefits*

- Refocusing the industry on cutting for **quality** rather than volume.
- Could energise smaller-scale local processing for specific markets (e.g. high quality timber or energy products) and stimulate growth and investment as a result of greater certainty.
- Enables growers and processors to improve value recovered from growing stock – based on improved knowledge of wood quality at point of harvesting.

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<sup>21</sup> The relationship between acoustics and stiffness (Modulus of Elasticity) has been referenced many times in the scientific literature and shows a clear relationship defined by the expression, Stiffness = density x velocity<sup>2</sup>, or MoE =  $\rho V^2$

Where MoE is the modulus of elasticity (stiffness) of the tree or log (N m<sup>-2</sup>),  $\rho$  is the wood density (Kg m<sup>-3</sup>) and V is the speed of sound through the wood (m s<sup>-1</sup>).

- Increases opportunities in terms of available market share (i.e. allows effective marketing of the resource without wasteful delays).
- Increases the value of stands as quality of the resource is understood prior to harvesting.
- Reduces risk for buyers, as they 'know what they're getting' from a particular stand of timber.
- Non-destructive assessment allows forest managers to plan thinning operations more effectively, maximising benefit for producers and reducing environmental impact.
- Success of research and development phase will allow Forest Research to commercially market hardware to producers throughout the UK and Northern Europe, potentially generating significant income.
- Enhances the reputation of the forestry sector in Scotland as forward-looking and innovative.
- Has the potential to improve the value of the UK forest resource and reduce imports of timber (c.£6billion per annum).
- Could increase use of Scottish timber in the domestic architectural market as knowledge of the product – and its quality – improves.
- Will help to maximise the value of even marginal stands in Argyll and Bute.

*Finance*

£50k research grant from the Genomia Fund (seed funding for commercialisation of public sector research, from the European Regional Development Fund).

Remaining £100k: 'In-kind' contribution of harvester head from FCS; Forest Research; FCS Mechanical Engineering Services; private sector (Fibre-Gen, InFact Ltd).

## STRATEGIC PRIORITIES: BUSINESS DEVELOPMENT

- 6.9. The Strategy defines the following Strategic Priorities in relation to the Business Development theme:
- BD1 Work with timber producers and local businesses to add and retain value to the timber product within Argyll and Bute.**
  - BD2 Work with land managers to expand woodland cover in agricultural areas where appropriate, thereby contributing to diversification of the rural economy.**
  - BD3 Further develop woodlands' contribution to tourism and recreation in Argyll and Bute.**
  - BD4 Development of a skilled workforce in Argyll and Bute, geared to future forest management and processing requirements, but also reflecting the development of biomass sector and specialist niche activities.**
  - BD5 Continue to support the development of local timber and biomass markets and supply chains through positive planning measures, encouraging the specification of locally sourced materials and woodfuel.**
  - BD6 Support and promote the development and use of technologies that can add value to Argyll and Bute's economy and contribute to development objectives**
- 6.10. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.



## 7. COMMUNITY DEVELOPMENT

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*Woods and associated land can provide opportunities and places for development of community and small business enterprises, and can be a vehicle to development, employability, self-esteem and transferable skills. . Scottish Forestry Strategy, 2006*

- 7.1. Conveying social and economic benefit to local communities is a central focus of the 2006 Scottish Forestry Strategy. This places considerable responsibility on the forestry sector to ensure that developments maximise the potential social and economic benefits for nearby communities, in addition to ensuring that they are not adversely impacted upon by the industry.
- 7.2. Argyll and Bute has a relatively small and widely dispersed population. The main settlements – Campbeltown, Dunoon, Helensburgh, Oban and Rothesay – each have populations identified in the Scottish Index of Multiple Deprivation (SIMD) as being amongst the 15% most deprived in Scotland, while rural communities often suffer from geographical isolation from essential services and amenities. However, strong community identities throughout the area have generated a number of groups and projects with an interest in woodlands and natural and cultural heritage.
- 7.3. Woodland and forestry have the potential to contribute a range of benefits for local people, including employment, opportunities for leisure and recreation, land for housing, and a source of cost-effective and environmentally sound energy, in addition to important quality-of-life factors. It has also been demonstrated through a range of projects, for example the North West Mull Community Woodland Company (NWMWC), that woodlands can be effectively managed by local groups. These types of project help foster local ownership and involvement and can have social benefits beyond economic and employment.
- 7.4. The education, community development and voluntary sectors in the area have an important role to play in ensuring young people fully appreciate the importance of woodlands to Argyll and Bute, and the potential for developing a woodland or forestry-related career. Engaging young people with the value of well-managed woodland through opportunities for outdoor learning (for example, through school participation in the [Forest Education Initiative](#)) can help to build a lifelong awareness and interest in environmental issues and, through appropriate further and higher education provision, help build future capacity in the sector. The 'Forest Schools' initiative, through which several teachers in Argyll and Bute have been trained, enables educators and pupils alike to benefit from close contact with the natural environment and develop key personal and social skills – while building an appreciation of woodlands and their wider value.
- 7.5. The Kilfinan Community Forest has tapped into Scottish Government funding to employ a Carbon Savings Officer to enable the installation of allotments, community composting facilities and to facilitate access and recreation improvements. In parallel, the Company aims to establish a training and skills development initiative to secure two full-time jobs and 6 traineeships in forest management and timber processing to help boost the community's economy.

- 7.6. There is significant potential to increase the level of community ownership of local woodlands. Initiatives such as the National Forest Land Scheme can help to take woodlands into community ownership (as in the case of the NWMCCW and the Kilfinan Community Forest) and allow them to increase the social and economic benefits that they can bring.
- 7.7. The diversification of uses for woodland and forestry could be important in helping to reverse the long period of decline in rural population across Argyll and Bute, and maintaining a balance in age range of rural populations. Crofts, and in particular Woodland Crofts may represent an opportunity to diversify the use of woodlands and make them a living landscape, particularly where this is linked to positive management of the woodland resource. For maximum benefits this should be carried out in compliance with the Development Plan.
- 7.8. Continuing meaningful public engagement in the forestry planning process is a key strand of the Scottish Forestry Strategy. Supporting appropriate training programmes for woodland managers and implementing best practice standards as conditions on grant support will be a key mechanism for securing an increased level of community consultation and involvement in forestry decisions that affect their area and quality of life. This will help to build on the good work the sector is already doing in engaging and working with communities to solve local issues.



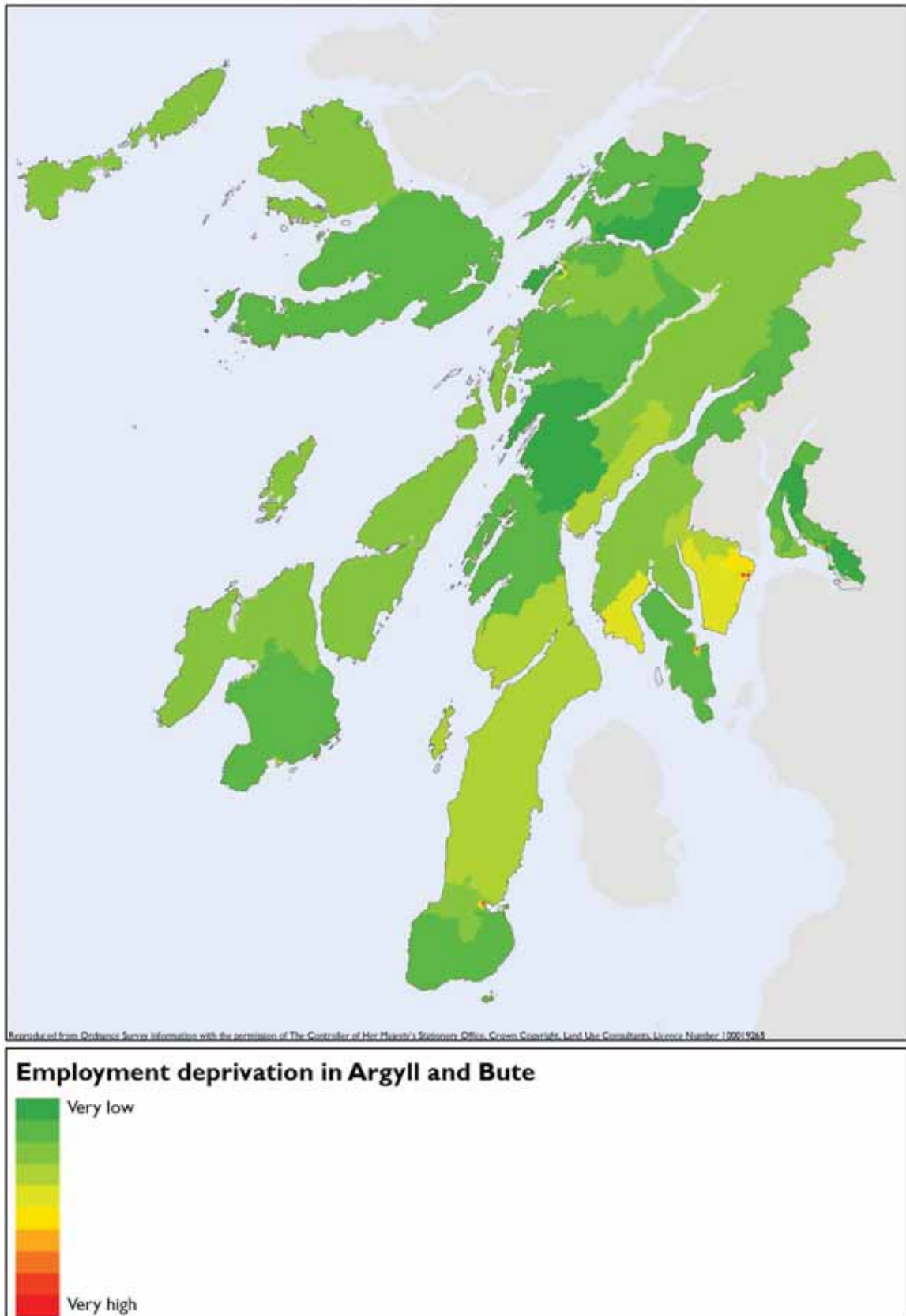


Figure 10: Employment deprivation in Argyll and Bute (SIMD 09, A&B only)

## EXAMPLE OF GOOD PRACTICE

### North West Mull Community Woodland Company

#### *Summary*

The North West Mull Community Woodland Company is a community company with charitable status, set up to manage the 691ha Langamull and West Ardhu woodlands.

#### *Benefits*

Purchased by the community through the National Forest Land Scheme in 2006, the business and woodlands are managed to contribute to community benefits including:

- Improved access to and appreciation of forest environments.
- Creating and developing business opportunities, particularly in forestry sector.
- Use of woodlands as an educational resource.
- Sourcing and organising training in essential forestry skills for local people.
- Provision of affordable housing remains an aspiration

MWMCWC has also been a key partner in a project to enable access to previously 'landlocked' timber resources in north west Mull through a Strategic Timber Transport Scheme-funded forest road project. It involved the creation of 13km of haul road, the construction of three bridges and the upgrading of 3km of public road in Glen Aros. NWMWCWC will also funded internal roads within its two conifer woodlands.

This initiative was vital to safeguarding the future of the Company and it is estimated that output from the previously landlocked area may total in excess of 600,000 tonnes during the next 20 years.

#### *Funding*

Community fundraising, Big Lottery Fund, Scottish Land Fund, Highlands and Islands Enterprise, The Robertson Trust, Hugh Fraser Foundation, interest-free loan.

## STRATEGIC PRIORITIES: COMMUNITY DEVELOPMENT

7.9. The Strategy defines the following Strategic Priorities in relation to the Community Development theme:

**CD1 Support further community involvement in the ownership and management of woodlands, and in the creation of woodland based educational and social enterprises.**

**CD2 Support schools and tertiary education providers, and the community development and voluntary sectors, in making greater use of woodlands as a resource for inspiration, learning, enjoyment and a rewarding career.**

**CD3 Continue to support meaningful community and stakeholder engagement in woodland planning and management processes**

- 7.10. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.



## 8. ACCESS AND HEALTH

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*Enhancing access provides opportunities for countryside sports, education, lifelong learning, job opportunities and income generation. It also has a key role in supporting the tourism sector and rural development. Scottish Forestry Strategy, 2006*

- 8.1. Outdoor recreation and exercise is increasingly recognised as a key vehicle for health improvement in Scotland. Woodland and forests are ideal venues for such activities. In addition to the advantages for physical wellbeing, access to high quality environments has been shown to have significant mental health benefits.
- 8.2. Access rights, confirmed under the Land Reform (Scotland) Act 2003, apply across all forest land, and the emerging Argyll and Bute Core Path Network makes extensive use of forest paths, tracks and existing rights of way. Both public and private sector forest managers have made considerable progress in developing access networks in suitable locations, making it easier for people to access high quality woodland environments. Restrictions, to promote safety, can be applied in some areas at times of felling. Both access takers and the industry will have responsibilities to ensure that this dual use is harmonious.
- 8.3. The majority of woodland in Argyll and Bute is remote from the population. However, those woodlands close to settlements are well used for recreational purposes, whether on a formal or informal basis. Examples include Bishop's Glen at Dunoon, Duchess Wood at Helensburgh, Dunollie woodlands on the edge of Oban, and Kilmory Woodland Park at Lochgilphead.
- 8.4. Accessible woodlands provide a great deal of scope to develop facilities that can help contribute positively to mental and physical well being of populations. Green Gyms and the Forestry Commission Active Woods Campaign are all examples of programmes which encourage greater use of woodlands – particularly audiences that may be less likely to participate in physical activity.
- 8.5. The emerging Core Path Network for Argyll and Bute has a strong emphasis on the use of forestry and forest tracks as elements of its makeup. The Forestry Commission Scotland policy generally allow for non-motorised access to afforested areas.
- 8.6. Woodland environments play an important part, both directly and indirectly, in Argyll and Bute's offering to tourists. Nationally-renowned gardens and arboreta attract significant numbers of visitors in their own right, and 'green tourism' focused on the enjoyment of natural heritage has an important woodland component. Travelling through a variety of woodland types is a quintessential part of the experience of visiting the area, with trees framing the views of many important landmarks. However, there is significant potential to expand the role of woodlands in contributing to tourism. Expanding the provision for mountain-biking in woodland areas has proven to be very successful across Scotland and may offer a means of further expanding Argyll and Bute's appeal to outdoor enthusiasts.

- 8.7. Woodlands are a key part of the area's history and provide a common thread that can link sites dating from early prehistory to the industrial age in a coherent narrative that can be widely appreciated. Enhancing access to the area's unique historic environment assets set in woodlands will be a further strand in attracting a wider range of visitors.

## EXAMPLE OF GOOD PRACTICE

### Blarbuie Woodland Project

Partners: Reforesting Scotland, NHS Argyll and Clyde, Argyll Green Woodworkers Association, Scottish Native Woods, Lochgilphead Community Council

#### *Summary*

The Blarbuie Woodland Project is an innovative project developed by a partnership which includes Lochgilphead Community Council, Reforesting Scotland, Scottish Association of Mental Health, Argyll Green Woodworkers Association, and National Health Service.

The group drew together funding from a wide range of sources to help create a woodland area that promoted access, and in particular understanding through interpretation, and provided a habitat for a range of flora and fauna.

#### *Benefits*

The location of the woodland, beside Argyll and Bute hospital, has encouraged patients in the hospital to use the area. The site is also used by people from all over Lochgilphead and beyond.

- Bringing into management neglected woodland (grounds of psychiatric hospital).
- Enhancing conservation and biodiversity value of woodland area – particularly for red squirrel.
- Improving access and contributing to social inclusion objectives.
- Improving environmental quality and providing health benefits to hospital patients and Lochgilphead residents.
- Garden project, based at the hospital and managed by the Scottish Association for Mental Health, provides horticultural training for patients and other unemployed people – leading to SVQ qualifications.
- Access improvement projects enable use by less mobile visitors and patients, and creates links to wider path network, improving use and appreciation of the site.

#### *Funding*

Forestry Commission Scotland; Scottish Natural Heritage; West Highland LEADER; Robertson Trust; Allen Lane Foundation; Scottish Government; Scottish Community Fund; community fundraising.

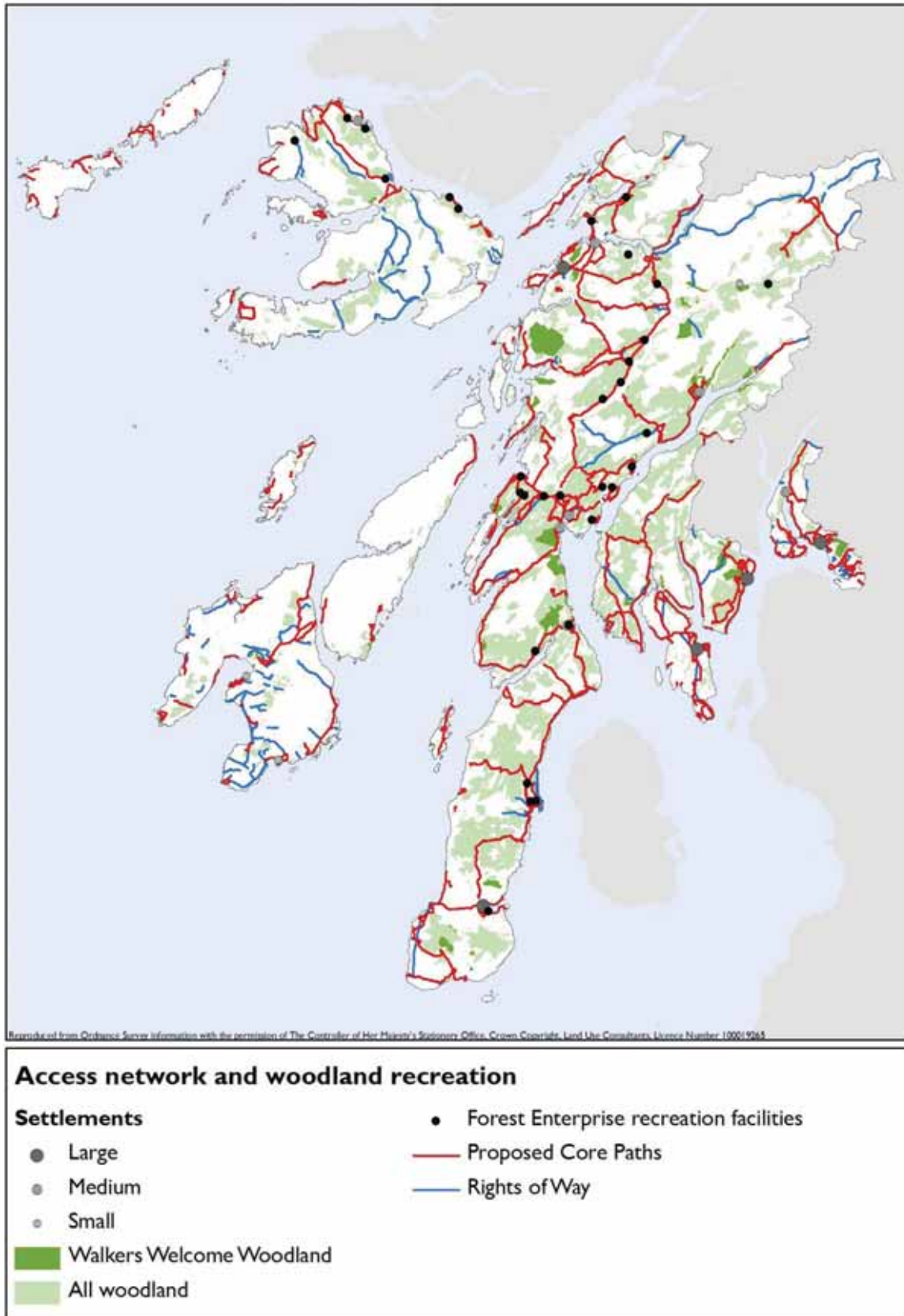


Figure 11: Access and recreation infrastructure

## **STRATEGIC PRIORITIES: ACCESS AND HEALTH**

- 8.8. The Strategy defines the following Strategic Priorities in relation to the Access and Health theme:
- AH1 Further develop the role of woodlands and forests in contributing to outdoor access and recreation.**
  - AH2 Promote the health, educational social benefits that woodland and forests can bring for both local people and visitors to Argyll and Bute.**
- 8.9. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.



## 9. ENVIRONMENTAL QUALITY

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*Good environmental quality is essential for Scotland's economy, public health and biodiversity. Conserving environmental quality is a fundamental requirement of sustainable forest management. Scottish Forestry Strategy, 2006*

- 9.1. The landscapes, natural environment and cultural heritage of Argyll and Bute are widely acknowledged as being amongst the finest in Scotland. As the area has the highest proportional level of forest cover of any Scottish local authority (around 30% of land area), trees and woodland are a fundamental aspect of landscape character. Given that the area also contains a significant proportion of ancient woodland (33,000ha, of which 17,000ha is classed as being of semi-natural origin) these assets also make an important contribution to the setting of archaeological sites and historic monuments and to the composition of historic landscapes as well as having cultural and natural heritage value in themselves. The area also contains just over 10% of Scotland's Scheduled Monuments, dating from the Mesolithic to the early industrial period, and a very high density of undesignated archaeological sites.
- 9.2. A high standard of environmental quality is fundamental to Argyll and Bute's economy, supporting the tourist industry by attracting visitors, providing livelihoods for farmers, foresters and land managers and maintaining the quality of water required to support aquaculture and fishing. Since such a significant portion of land area is under forestry, the industry has a major role to play in terms of safeguarding and enhancing these irreplaceable assets. This responsibility will be particularly important with regard to developing forest habitat networks to assist species' adaptation, and migration in response, to the effects of climate change, as well as to the past loss and fragmentation of habitats.
- 9.3. The contribution of woodland to natural and cultural heritage quality is a priority in Argyll and Bute. Modern forest practices are designed to minimise impacts of water, soil and air resources, though it is recognised that large scale planting during the 60s, 70s and 80s has created a legacy of same species/age that have less biodiversity and landscape value than older and more diverse planed forests, and semi-natural woodlands. When managed according to current guidelines such forests will, inevitably, over time becoming much more diverse and attractive both in the landscape and to wildlife. Encouraging such management will be an important priority for Argyll and Bute.
- 9.4. The Water Framework Directive requires all member states to produce River Basin Management Plans which outline how the objective of reaching good ecological status will be achieved by 2015. The predicted impacts of climate change, with a milder wetter climate being forecast, will increase the importance of receptors and sinks for rainwater. Trees are amongst the most effective receptors of rainwater because of their ability to both consume water and help stabilise the soils in which they grow, thus slowing response times and increasing interception.
- 9.5. The ongoing process of producing River Basin Management Plans for Scotland is overseen at the national scale by the Scottish Environment Protection Agency (SEPA),

and implemented at a regional scale through partnership 'Area Advisory Groups' (AAGs). The Argyll and Clyde Area Advisory Groups have been established to co-ordinate and input to river basin planning across Argyll and Bute and to produce detailed Area Management Plans. The measures set out in the Area Management Plans include actions to reduce forestry-related impacts on watercourses and water quality.

- 9.6. The AAGs includes a wide range of organisations and agencies including SEPA, Forestry Commission Scotland, Scottish Natural Heritage, Argyll District Salmon Fisheries Trust, Clyde River Foundation, Argyll and Bute Council, the National Farmers Union Scotland and the Scottish Rural Property and Business Association. Recent work has included measures to reduce the effect of culverts under forest roads creating barriers for migrating fish.
- 9.7. Further information on River Basin Management Planning can be obtained from [SEPA](#). Information on the [Argyll](#) and [Clyde](#) Advisory Groups is also available online.

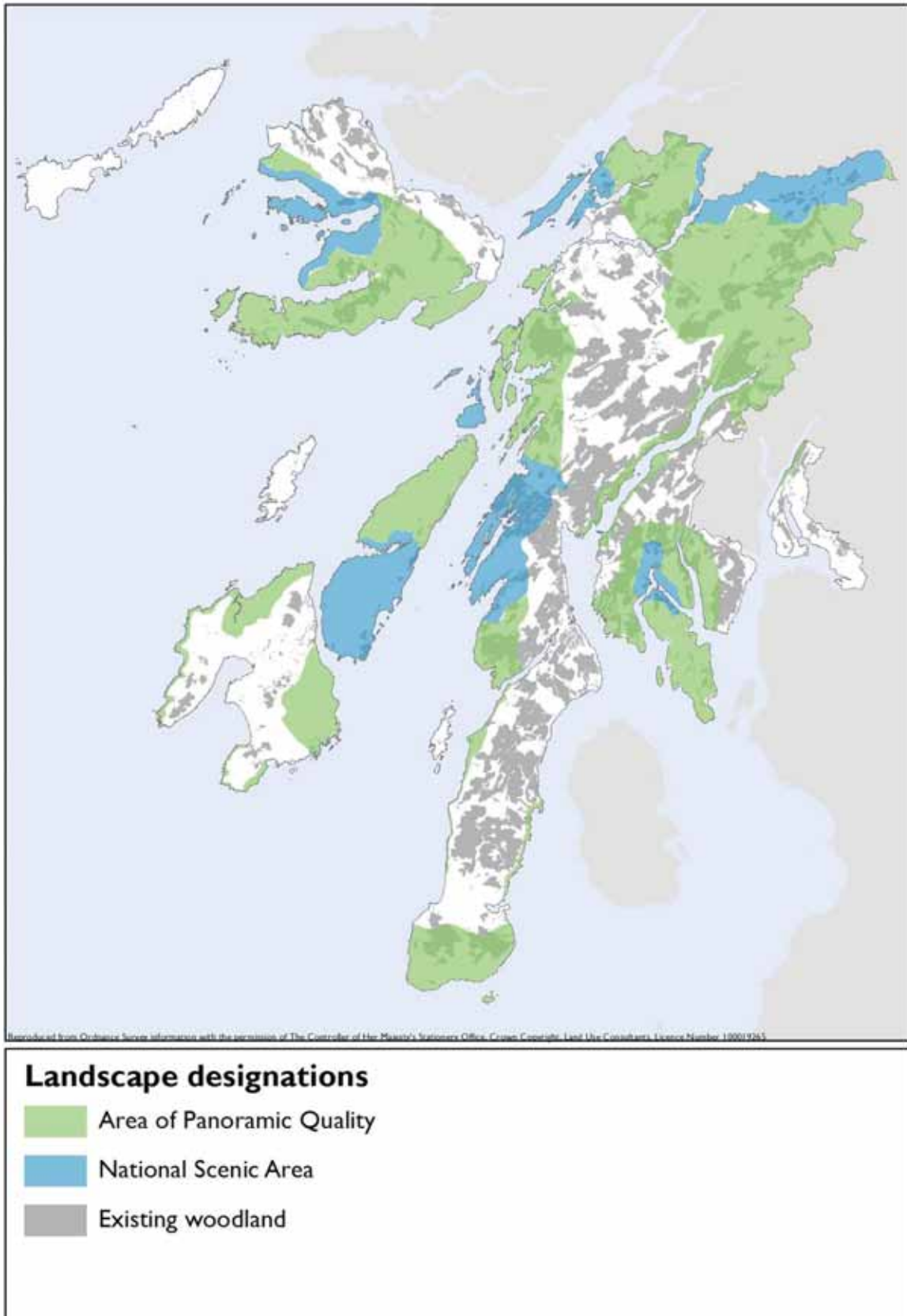


Figure 12: Landscape designations

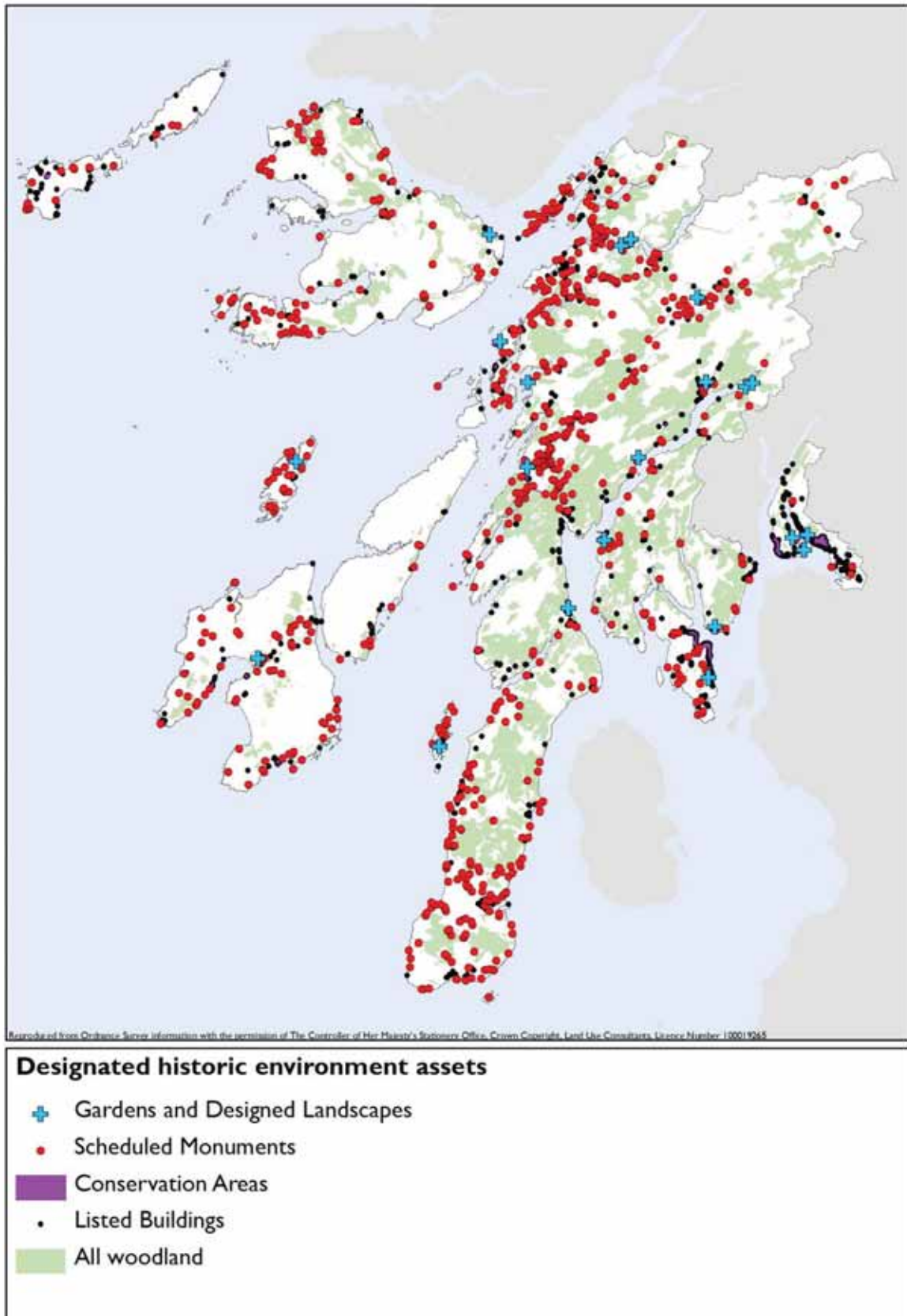


Figure 14: Historic environment designations

## EXAMPLE OF GOOD PRACTICE

### **Dalriada Project**

Partners including: Forestry Commission Scotland, Scottish Natural Heritage, Argyll and Bute Council, Argyll and the Islands LEADER and Argyll and the Islands Enterprise, Kilmartin House Museum, Royal Commission on the Ancient and Historical Monuments of Scotland.

### *Summary*

The project was a Landscape Partnership Scheme funded by the Heritage Lottery Fund and the above partners and administered by a small project team – the Dalriada Project Company. The project area covered 296km<sup>2</sup> of Mid Argyll that includes, North Knapdale, Kilmartin Glen as far north as Carnassarie Castle, the Crinan Canal Corridor and Kilmichael Glassary. Focussing on enhancing the area's unique natural heritage and historic environment, the project delivered 10 initiatives to promote understanding and enjoyment of these assets. These have delivered significant landscape-scale benefits which will provide a lasting legacy and an important resource for local people and visitors alike.

### *Benefits*

#### *Natural Heritage and Landscapes Programme*

- Enhancing biodiversity values of open ground habitats within forest environments, using traditional grazing animals – mimicking patterns found in areas of ancient wood pasture.
- Improving edge and transition habitats for key species – notably black grouse.
- 113 ha of open habitats over 5 sites restored for key LBAP habitats and species.
- Training workshops for land managers and interested groups held.
- Up to 20 volunteers trained.
- 6 community and family events to increase knowledge and interest in local biodiversity and the identification of species.
- 113 ha of grazing available for local graziers over 5 sites.

#### *Built and Cultural Heritage Programme*

- Training and resourcing, with specialist partners, volunteers to record, interpret and present the area's rich and often internationally significant historic environment.
- 20 volunteers recruited and trained to take part in survey work.
- 3 training days organised and run for volunteers.
- 3 walk over surveys of approximately 50 ha carried out.
- Up to 5 archaeological digs carried out.
- Up to 5 sites consolidated and public access facilitated.
- Relevant findings incorporated into interpretative materials.

### *Funding*

Sources include: Heritage Lottery Fund; Forestry Commission Scotland; Scottish Natural Heritage; British Waterways (Scotland); Argyll and Bute Council; Argyll and Islands LEADER; Argyll and the Islands Enterprise.

## **STRATEGIC PRIORITIES: ENVIRONMENTAL QUALITY**

- 9.8. The Strategy defines the following Strategic Priorities in relation to the Environmental Quality theme:
- EQ1 Manage forests and woodlands to conserve and enhance water and soils and contribute to river basin planning objectives of improving to, or maintaining at, good ecological status**
  - EQ2 Manage woodlands to conserve and enhance Argyll and Bute’s landscape and cultural heritage and people’s appreciation and enjoyment of them.**
- 9.9. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.



## 10. BIODIVERSITY

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*Maintaining or enhancing biodiversity is an integral part of achieving sustainable development.* **Scottish Forestry Strategy, 2006**

- 10.1. Argyll and Bute's woodlands provide a rich and diverse suite of habitats for wildlife and they play a vital role in conserving nationally scarce species and are central to the character and identity of the area. Species of conservation importance which depend on woodland habitats in Argyll and Bute include one of the most diverse lower plant communities in the world, red squirrel, otter, black grouse, wood warbler and the pearl-bordered fritillary butterfly. 42 of the 109 Sites of Special Scientific Interest in the area are designated, at least in part, for their woodland (35 for their Atlantic oakwoods). Argyll and Bute has around 33,100ha of ancient and long-established woodland, comprising around 5% of total land area including around 17,400ha (3% of land area) which may be semi-natural in origin<sup>22</sup>. There are also many other undesignated areas – both wooded and open – which make a major contribution to the biodiversity and character of the area.
- 10.2. Argyll and Bute's woodlands are also recognised in National and Local Biodiversity Action Plans which highlight the contribution woodlands make to biodiversity throughout the region and identify the key drivers in helping to achieve this. A new Local Biodiversity Action Plan for Argyll and Bute has recently been published. The process identified upland oak woodland, upland mixed ashwoods, wet woodlands, lowland mixed deciduous woodlands, wood pasture and parkland, and native pinewoods together with their associated National Vegetation Classification (NVC) types as priority habitats to include in the action plan. In addition, Argyll and Bute's previously under-appreciated Atlantic hazel woods have been highlighted as a characteristic, if sparsely distributed, feature of western Scotland. These ancient woodlands are a resource of at least equal significance to the more widely recognised oak and ash components of the 'temperate rainforest.' Like their oak counterparts, they have characteristic communities of lower plants and fungi, including the white script lichen which is endemic to Scotland, and the hazel gloves fungus – a Species Action Framework and LBAP priority.
- 10.3. A significant amount of species-specific work has been implemented in Argyll and Bute which both sets the framework for continued action and raises the profile of biodiversity in general. The identification and protection of red squirrel strongholds at Inverliever, Eredine and Kilmichael forests is a key strand in the national effort to halt the decline in this iconic native species. Black grouse have also benefitted from a nationwide approach to conservation, promoting positive management of open and woodland edge habitats on which the birds depend and removing or adapting significant lengths of deer fencing to reduce collision fatalities. In 2009 the RSPB established a new three-year partnership including GDF Suez/Scottish Power, SNH and FCS covering Argyll and Stirling to implement management plans by encouraging

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<sup>22</sup> Figures based on SNH Inventory of Ancient and Long-established Woodland and Inventory of Semi-natural Ancient Woodland spatial data, clipped to the land area of Argyll and Bute (excluding the area within the Loch Lomond and Trossachs National Park) and rounded to the nearest 100ha.

funding applications through SRDP, guided by a dedicated project officer. These projects highlight the value partnership working can bring in promoting sustainable, economically important land management activities that convey significant benefits to biodiversity

- 10.4. The Council expects woodland managers to take into account the Argyll and Bute LBAP and SNH Species Action Framework in developing applications for grants, making suitable provision for the restoration and enhancement of priority habitats. Woodlands are closely integrated with other aspects of land use and management – most notably agriculture and the management of deer populations. Grazing can be a positive feature of woodland management in appropriate circumstances, such as in the maintenance of key wood pasture sites, where closely controlled cattle grazing is vital to preserve the species mix and prevent inundation by bracken. However, overgrazing by deer and/or sheep can hamper the regeneration and expansion of native woodlands and softwood forests alike. Managing the deer population through culling and exclusion by fencing conveys a range of benefits: ensuring that herds remain healthy and helping to achieve sustainable population densities; adding economic value through stalking and sales of venison; and, ensuring that key habitats – and commercial woodlands – are able to establish or regenerate without undue grazing pressure. This will require continued partnership between SNH, sporting estates, woodland managers and communities.
- 10.5. Enhanced partnership with Argyll and Bute’s farmers and crofters to support appropriate management regimes to protect and enhance key assets, promote expansion of habitat networks and help to sustain the rural way of life will be critical. Finding ways around major issues such as the ageing agricultural population – which is a key driver of the continued shift from cattle to sheep farming<sup>23</sup> – will require significant joined-up thinking across the public and private sectors to reverse the trend.
- 10.6. In the past, some woodland expansion has had widespread adverse effects on what are now recognised as key biodiversity sites through encroachment on important habitats, such as ancient native woodlands, blanket bog, water bodies and river systems. Of particular significance are Plantations on Ancient Woodland Sites (PAWS) – locations where native woodlands have been converted into plantations, generally of non-native conifers. Between the 1930s and the early 1980s it is estimated that nearly 40% of the ancient semi-natural woodlands in the UK were lost in this way<sup>24</sup>. Restructuring of planted conifer woodlands affords a major opportunity for the identification of key remnant features (e.g. ancient riparian woodland surviving with forest blocks) and developing appropriate plans to secure these features and expand native planting to create viable habitat resources and links. There are major opportunities to expand native woodlands in many areas across Argyll and Bute, making a significant contribution to safeguarding fragile species and habitats and facilitating ecological adaptation to climate change. Integrated management of woodlands will help to create truly multi-benefit resources that can contribute to

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<sup>23</sup> Sheep require much less intense day-to-day management than cattle and are therefore often considered to be better-suited to the older farmer

<sup>24</sup> Thompson, R.N., Humphrey, J.W., Harmer, R. and Ferris, R. (2003) *Restoration of native woodland on ancient woodland sites*, Forestry Commission Practice Guide, Edinburgh: Forestry Commission



economic objectives, provide a stronghold for key species and enable greater public access to, and understanding of, woodland environments.

- 10.7. The UK Woodland Assurance Standard (UKWAS) requires that remnant woodlands should not be converted to plantation or non-forest land, and protection and maintenance of ancient woodland features on all sites, and prioritises gradual restoration as the preferred approach. Contemporary forestry practice must also meet the UK Forestry Standard and associated Guidelines in relation to safeguarding the natural heritage, working in partnership with other land managers and government agencies, and tackling issues such as native woodland restoration, invasive species, deer management and the protection of sensitive species and habitats. Positive management can therefore be assured through the grants process by requiring compliance with UKFS and promoting adoption of UKWAS.
- 10.8. The importance of developing networks, to help both flora and fauna expand successfully is now increasingly understood. Such networks help reverse the pattern of habitat fragmentation that has taken place over many centuries. Linking habitats helps plants and animals adapt to the changing climate, particularly where species are on the fringe of their natural range. The development of forest habitat networks is a key means of achieving connectivity and encouraging habitat networks.

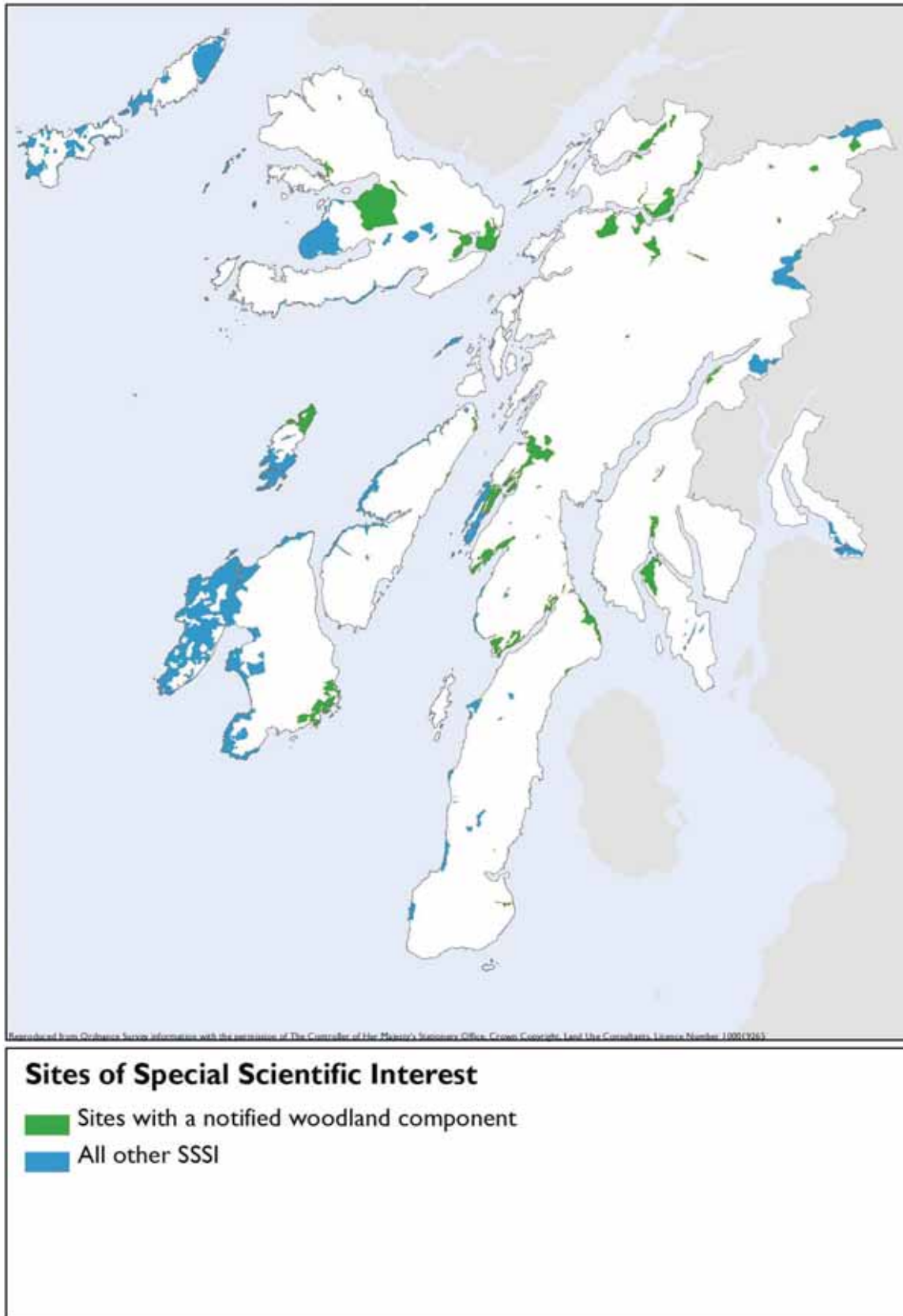


Figure 15: Woodland-related natural heritage designations

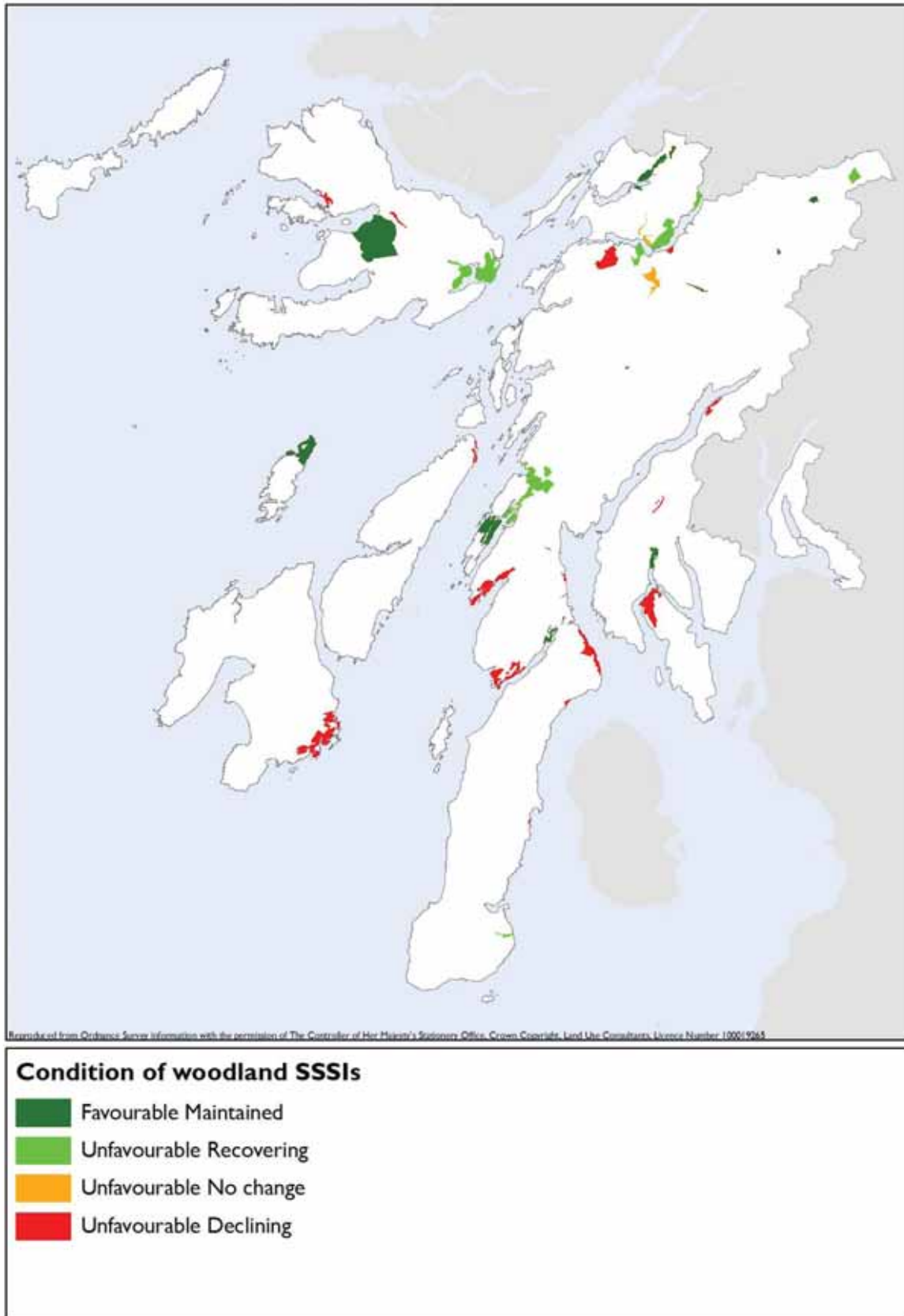


Figure 16: Relative condition of woodland SSSIs

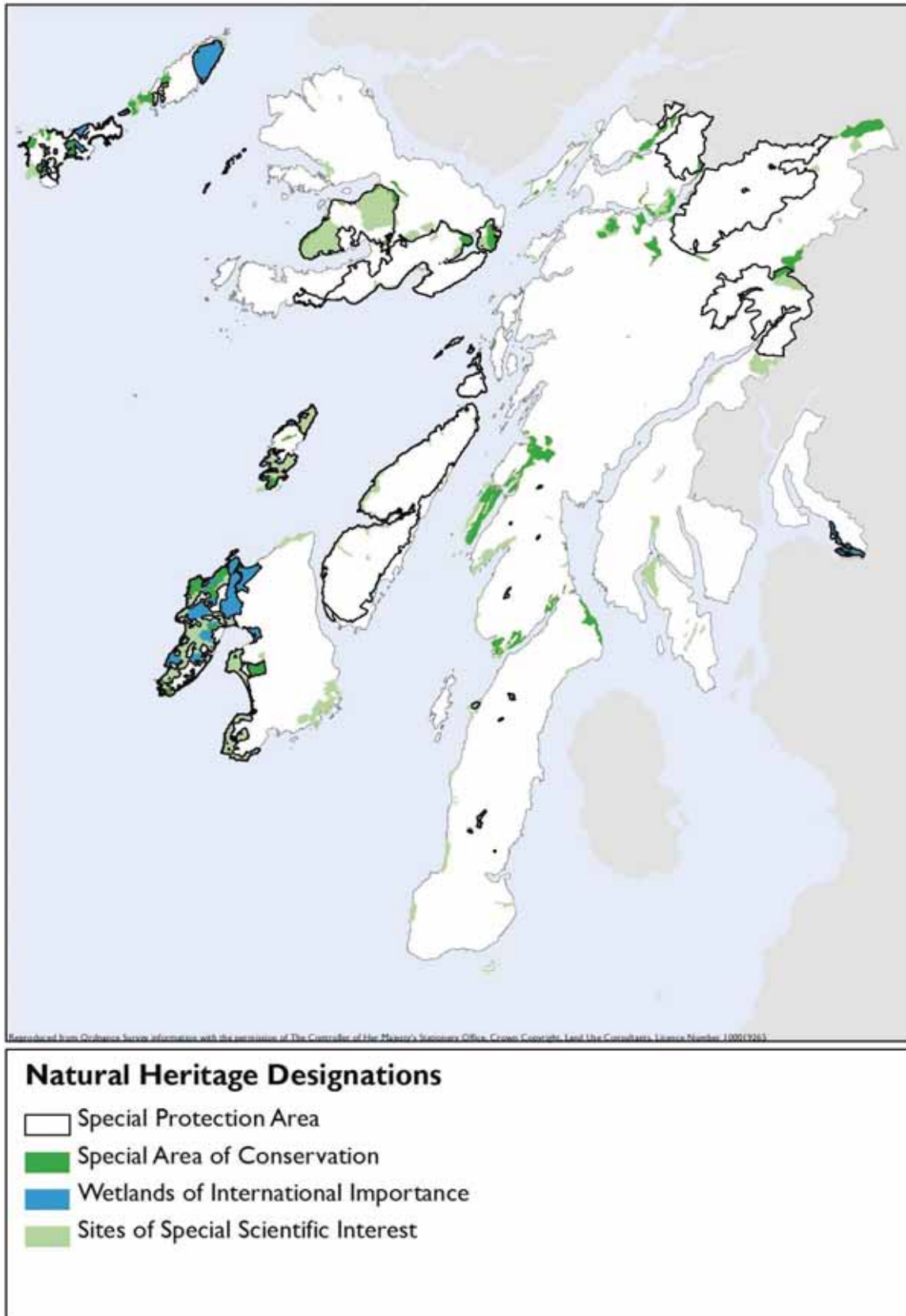


Figure 17: Natural Heritage Designations

- 10.9. A large proportion of the current woodland stock in Argyll and Bute is made up of single species blocks. Whilst this type of woodland can provide habitats for some species, a wider variety of flora and fauna tend to be supported by a greater mix of tree types and open spaces within and around woodlands (many priority species are dependent on the woodland edge habitat rather than the woodland itself). The age of many of the afforested areas in Argyll and Bute mean there are opportunities to diversify the species mix through woodland restructuring.
- 10.10. In addition to the threats posed by climate change and continued habitat fragmentation, Argyll and Bute's woodlands face invasion by exotic species and a range of harmful pests and diseases. Chief amongst these is the threat from *Rhododendron ponticum* – a non-native shrub which has vigorously colonised a range of habitats since its introduction to Britain around 240 years ago. Once it invades an area, it shades out indigenous vegetation, reduces biodiversity and eventually dominates the habitat. In addition to shade, it can produce biochemicals which inhibit germination and also prevent mycorrhizal development in roots of competing species. It can also act as an immediate host for the *Phytophthora*<sup>25</sup> 'sudden oak death' fungus, which is identified as a major threat to upland oak woodland in the UKBAP.
- 10.11. In 2008, Forest Research calculated that known areas of rhododendron occupied an area of 4,654ha in Argyll and Bute, 85% of which was located in existing woodland. The cost of completely eradicating this threat was calculated as being in excess of £9.3million<sup>26</sup>, while eliminating rhododendron from designated sites was estimated at £3.2million<sup>27</sup>. Concerted action is being taken to counter this threat, including extensive control and eradication programmes and the appointment of a dedicated project officer for Argyll and Bute and the Loch Lomond and Trossachs National Park to advise land managers on rhododendron elimination and control.
- 10.12. Although woodland is undoubtedly a key aspect of Argyll and Bute's biodiversity, open ground habitats are equally significant and must not be neglected or damaged through inappropriate woodland expansion. For instance, the significance of the recently designated Glen Etive & Glen Fyne Special Protection Area (SPA) depends partly on the availability of high quality open ground habitats which support the golden eagle's preferred prey species (hares and grouse). Expansion of large-scale woodland into such areas would therefore be inappropriate. However, there may be scope to protect and enhance existing native resources in these areas, potentially adding to the value of mosaic habitats and increasing diversity.
- 10.13. Patterns of traditional agricultural practice have been central to creating these habitats over a long period of time, and continued partnership will be critical in maintaining the conservation status of these resources. Achieving a balance between incentivising woodland creation and securing a sustainable future for priority species and habitats will require close cooperation and effective planning by land managers, regulators and, where opportunities arise, community interests.

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<sup>25</sup> *Phytophthora ramorum* and *Phytophthora kernoviae* – both relatively recently recognised plant pathogens are related to *Phytophthora infestans* or potato blight

<sup>26</sup> Increasing to > £19million in 2028, and >£64million in 2058

<sup>27</sup> Edwards, C. And Taylor, S.L. (2008) *A survey and strategic appraisal of rhododendron invasion and control in woodland areas in Argyll and Bute. A contract report for Perth Conservancy, FCS.* Roslin: Forest Research

## EXAMPLE OF GOOD PRACTICE

### Mull Eagle Watch

Partners: Forestry Commission Scotland; RSPB; Scottish Natural Heritage; Strathclyde Police; Mull and Iona Community Trust

#### *Summary*

Part of the ongoing partnership initiative – begun in 1975 – to reintroduce the white-tailed eagle to its former natural range across Scotland, Mull Eagle Watch is a key local project but with national significance. The FCS conifer forest surrounding Loch Frisa on the Isle of Mull has been a key breeding site for a pair of white-tailed eagles for many years and has been developed into an education and outreach flagship for the wider project. It has involved careful woodland management by FCS, facilitating access to nest sites by research scientists – including the installation of CCTV at nest sites and allowing BBC film crews unique access to film the nesting birds and the wing and GPS tagging activities of RSPB and SNH staff.

Ranger-supervised public access to hides and the ability to view such majestic and elusive raptors at close range has proved a major success, generating income for the project and local good causes. Wider publicity has been secured through the RSPB online tracking of the eagles, enabling the public to engage with the project at home and observe how widely the birds travel. Similarly, coverage on the BBC's 'Springwatch' series has raised the profile of the project and enabled a far wider audience to experience eagle behaviour and understand the rationale behind – and the effort necessary for – species reintroduction.

*The forestry sector manages a resource that is fundamental to the success – and in some cases the survival – of some of the UK's most iconic species. Mull Eagle Watch, and many other projects like it, exemplifies the successes that a partnership approach to conservation and land management can secure. This strategy can therefore play an important role in highlighting the importance of such projects, and assisting the sector in bringing forward further success stories.*

#### *Benefits*

- Safeguarding and enhancing key breeding site and territory for white-tailed eagles.
- Exemplar of the strength of partnership working.
- Highlights the importance of 'commercial' conifers for important species.
- Drawing national attention to the project, and the importance of well planned and managed species reintroduction programmes.
- Providing and managing public access to otherwise 'off-limits' breeding sites.
- Enabling online tracking of named fledglings – an invaluable educational resource and an effective means of enabling people to 'buy into' the project.
- Creation of a 'White-tailed eagle information officer' post to assist in education, outreach and liaison activities.
- Generating c.£2million each year for the local economy

#### *Funding*

RSPB Scotland; Scottish Natural Heritage; Forestry Commission Scotland; Mull and Iona Community Trust.



## **STRATEGIC PRIORITIES: BIODIVERSITY**

10.14. The Strategy defines the following Strategic Priorities in relation to the Biodiversity theme:

- BIO1 Support the improvement in condition of Argyll and Bute’s woodland SSSIs to at least ‘recovering’ status**
- BIO2 Support the management and restoration of semi-natural woodland habitats.**
- BIO3 Support the identification, safeguarding and gradual restoration of Plantations on Ancient Woodland Sites (PAWS), in line with UKFS and FCS policy**
- BIO4 Support the control of invasive species where these threaten semi-natural woodland habitats and wider woodland biodiversity**
- BIO5 Support the agricultural community in maintaining and enhancing the biodiversity value of the woodland habitats in their care**
- BIO6 Support the delivery of woodland-related Species Action Framework programme**
- BIO7 Support land managers and SNH in implementing local deer management objectives to maintain a healthy population, reduce adverse impacts on woodland habitats and mitigate the effects of fencing on sensitive species, while maximising the value of the resource**
- BIO8 Ensure that woodland expansion and management make a positive contribution to Argyll’s biodiversity and people’s understanding and appreciation of it.**
- BIO9 Ensure that woodland expansion and management protect and enhance internationally, nationally and locally important habitats and species.**

10.15. These Strategic Priorities are supported by a series of Priority Actions set out in Section 11.





## 11. ACTION PLAN

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### INTRODUCTION

- 11.1. This section of the Strategy sets out a series of more detailed Priority Actions under the Strategic Objectives set out for each theme. The table also identifies lead partners, timescale and priority for each action.

## Argyll and Bute Local Development Plan – Supplementary Guidance Natural Environment

### 0.1

	Strategic priority		Priority action	Key partners	Timescale	Priority	SRDP Regional Priority Code
A working group comprising Argyll and Bute Council and Forestry Commission Scotland has been set up to oversee the progress of the identified actions. The working group will involve other partners as appropriate. This group will also monitor delivery of the actions.							
Climate change							
<b>CC1</b>	Encourage the net expansion of woodland cover in Argyll and Bute with in order to further contribute to national targets for carbon sequestration	CC1.1	Ensure that forest restructuring results in no net loss of woodland	Forestry Commission Scotland and Forestry Sector	Ongoing	High	ARG23
		CC1.2	Ensure that woodland removal associated with developments such as windfarms is compensated for at a ratio of at least 1:1 in terms of area and quality of woodland	ABC, private developers, FCS	Ongoing	High	
		CC1.3	Prioritise opportunities for woodland and forest expansion, including productive woodland, native woodland, habitat networks and farm woodlands, avoiding carbon-rich peat soils	Forestry Sector, FCS, Argyll Agricultural Forum	Short – long	High	ARG23
		CC1.4	Work in partnership with the agricultural sector to encourage an integrated approach to woodland expansion on agricultural land and to address key barriers including the influence of tenure on incentives	FCS, Argyll Agricultural Forum	Short – medium	High	ARG21
<b>CC2</b>	Support development of biomass sector as a locally available, low carbon and cost-effective source of heat and power	CC2.1	Employ a Biomass Information Officer to raise awareness and promote the use of locally produced biomass as a source of heat and power	ABC, FCS, ALIenergy	Ongoing	High	
		CC2.2	Public sector organisations to prioritise the take up of woodfuel boilers in public buildings – promotion and procurement	ABC, FCS, HIE other public sector organisations	Short – medium	High	

**Argyll and Bute Local Development Plan – Supplementary Guidance**  
**Natural Environment**

	Strategic priority		Priority action	Key partners	Timescale	Priority	SRDP Regional Priority Code
A working group comprising Argyll and Bute Council and Forestry Commission Scotland has been set up to oversee the progress of the identified actions. The working group will involve other partners as appropriate. This group will also monitor delivery of the actions.							
		CC2.3	Promote and develop district wide biomass CHP/renewable heat schemes in public and private developments	ABC, ALIEnergy, and private developers and housing associations	Short – long	High	
		CC2.4	Explore the feasibility of retrofitting district wide biomass CHP/heating schemes within existing settlements	ABC, ALIEnergy,	Medium – long	Medium	
		CC2.5	Encourage developers to include the option of biomass space and water heating in new housing. This should include provision for storage of cut logs, woodchip or wood pellets	ABC, ALIEnergy, and private developers and housing associations	Short – long	Medium	ARG22
		CC2.6	Support the development of a network of biomass heating advisers, suppliers and installers	ABC, FCS, ALIEnergy, HIE	Short – medium	Medium	ARG24
		CC2.7	Encourage householders to install biomass boilers and log burning stoves to reduce reliance on coal and other fossil fuels	ABC, FCS, ALIEnergy, HIE, communities	Short – medium	Medium	
		CC2.8	Support the supply of biomass as a source of energy making use of timber from forest thinnings, harvesting and processing as well as specific energy crops such as short and long rotation forestry.	ABC, FCS, Forestry Sector, ALIEnergy	Short – medium	High	ARG24
<b>CC3</b>	Support the use of locally produced timber building products	CC3.1	Promote good examples of timber construction from within Argyll and Bute and across Scotland more widely	ABC, FCS	Short – medium	Medium	ARG22

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	particularly where this reduces the requirement for energy intensive materials which need to be imported into Argyll and Bute	CC3.2	Support the wider use of acoustic tools which allow the quality of timber to be assessed before or soon after felling, allowing local selection and use to be targeted to specific applications, including construction.	FCS, Forestry Sector	Short – medium	Medium	
CC4	Support ongoing efforts to reduce the sector's dependence on fossil fuels	CC4.1	Support the use of more efficient low ground-pressure vehicles	FCS, Forestry Sector	Short – long	Medium	ARG22
		CC4.2	Support the wider use of appropriate technology, such as acoustic tools, to improve the efficiency of harvesting and transport operation, reducing fuel consumption	FCS, Forestry Sector	Short – long	High	ARG22
CC5	Encourage robust protection of peat soils to maintain their value as carbon stores	CC5.1	Ensure woodland creation proposals avoid areas of undisturbed peat soils	FCS, ABC, Forestry Sector	Short – long	High	ARG23; ARG21
		CC5.2	Where ecologically appropriate, encourage the restoration of deep peat soils during restructuring of existing plantations (e.g. through drain blocking)	FCS, ABC, Forestry Sector	Short – long	High	ARG23
CC6	Ensure that woodland and forest expansion and management takes account of the need to adapt to a changing climate	CC6.1	Follow best practice guidance on species choice, site selection and management, and the construction and management of forest infrastructure	FCS, Forestry Sector	Short – medium	Medium	ARG21
CC7	Support the role of woodland in contributing to climate change adaptation strategies	CC7.1	Encourage the use of woodland where this helps reduce the risk of flooding (e.g. by planting at key locations in river catchments to intercept and slow run-off).	FCS, Forestry Sector, SEPA (Argyll and Clyde Advisory Area Group)	Short – long	Medium	ARG18; ARG19; ARG20

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		CC7.2	Encourage the use of woodland where this contributes to slope stabilisation, particularly along transport corridors and adjacent to settlements.	ABC, Transport Scotland, FCS, Forestry Sector, SEPA (Argyll and Lochaber and Clyde Advisory Area Groups)	Short – long	Medium	ARG18; ARG19; ARG20
	Timber						
T1	Encourage the net expansion of woodland cover in Argyll and Bute with in order to further contribute to national targets for woodland cover	T1.1	Ensure that forest restructuring results in no net loss of woodland	Forestry Commission Scotland and Forestry Sector	Ongoing	High	<a href="#">Sustainable management of forests - Areas of even-aged plantation undergoing restructuring</a>
		T1.2	Prioritise opportunities for woodland and forest expansion with due regard to the future harvesting and transportation supply chains and the requirement to protect vulnerable sections of the public network.	ABC, private developers, FCS	Ongoing	High	<a href="#">Woodland creation - Productive conifer - low cost and high cost;</a> <a href="#">Woodland creation - Productive broadleaf woodland;</a> <a href="#">Woodland creation - Mixed conifer/broadleaved woodland</a>
		T1.3	Work to overcome key barriers to woodland expansion on the islands. Explore the potential for an islands 'premium' or 'challenge fund' to help address financial disparities.	FCS, Argyll Islands Woodland Partnership	Short – medium	Medium	

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		T1.4	Support the development of a niche market based on cultivation of quality broadleaves	FCS, Forest Sector, Argyll Green Woodworkers, HIE	Short – medium	Medium	
		T1.5	Where conditions allow, support the wider use of Scots pine in the north and west of the area as a high quality timber tree with significant biodiversity benefits – promoting links with remnant native pinewoods	FCS, ABC, Forestry Sector	Short – long	Medium	
<b>T2</b>	Ensure woodland expansion / restocking for timber production occurs in areas where appropriate timber transport solutions can be secured	T2.1	Highlight importance of approved / consultation routes during grants process.	FCS, ABC, Forestry Sector	Short – long	High	
		T2.2	Support community engagement during Forest Design planning process	FCS, ABC, Forestry Sector	Short – long	High	
		T2.3	Encourage best practice in traffic / transport impact assessment for major schemes.	FCS, ABC, Forestry Sector	Short – long	Medium	
<b>T3</b>	Encourage greater use of locally produced timber and wood products in Argyll and Bute	T3.1	Raise awareness and promote the use of locally produced timber products	FCS, Forest Sector, HIE, A&B Sustainable Design Forum	Short – medium	Medium	
		T3.2	Support the wider use of acoustic tools which allow the quality of timber to be assessed before or soon after felling, allowing local selection and use to be targeted to specific applications, including construction.	FCS, Forestry Sector	Short – medium	Medium	

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<b>T4</b>	Address the major timber transport challenges facing Argyll and Bute through continued public/private sector partnership in the forestry sector through the Timber Transport group and through delivery of the Woodland and Forestry Strategy	T4.1	Support the work of the Argyll Timber Transport Group in developing economic transport solutions which minimise impacts on communities, natural and cultural heritage and the transport infrastructure in Argyll and Bute. Finalise protocols for the inclusion of traffic management reduction or restrictions on public roads whilst maintaining and increasing the overall use of “In forest” routes, where this is identified as the most appropriate solution.	Timber Transport Group, ABC, FCS, Forestry Sector	Ongoing	High	
		T4.2	Support the operation and expansion of the Timberlink project project with increased use of portable jetties and due regard given to the impact on the network at “focal point” ports.	Timber Transport Group, ABC, FCS, Forestry Sector	Ongoing	High	
		T4.3	Support the use of locally produced timber products within Argyll, reducing the requirement for transport to external processing facilities.	FCS, Forest Sector, HIE	Short – medium	Medium	
	Business Development						
<b>BD1</b>	Work with timber producers and local businesses to add and retain value to the timber product within	BD1.1	Support the development of the biomass market (demand and supply) in Argyll and Bute (see <i>Climate Change</i> , above)	FCS, ALIenergy, Forestry Sector, ABC	Short to medium	High	
		BD1.2	Support the wider use of local timber in construction (see <i>Timber</i> , above)	FCS, Forestry Sector, HIE	Short – medium	Medium	

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	Argyll and Bute	BD1.3	Support the development of niche sector focused on hardwood production, processing and use within Argyll and Bute	FCS, Forestry Sector, Argyll Green Woodworkers, HIE	Short – medium	Medium	ARG26a
		BD1.4	Support the better collation and management of financial information to effectively monitor the GVA from woodland and forestry business in Argyll and Bute	FCS, ABC, Forestry Sector	Short – long	High	
BD2	Work with land managers to expand woodland cover in agricultural areas where appropriate, thereby contributing to diversification of the rural economy	BD2.1	Encourage the development of demonstration Working Farm Woods to encourage land managers (particularly farming tenants) to undertake woodland management and creation and better integration with the farming sector	FCS, Land managers, Forestry Sector, A&B Agricultural Forum	Short – medium	High	
		BD2.2	Address the low investment in woodland creation, particularly among tenant farmers	FCS, Land managers, Forestry Sector, A&B Agricultural Forum	Short – medium	High	
		BD2.3	Promote the development of habitat networks in lowland agricultural areas, particularly where they deliver practical as well as financial benefits for land managers	FCS, Land managers, Forestry Sector, A&B Agricultural Forum	Short – long	High	



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<b>BD3</b>	Further develop woodlands' contribution to tourism and recreation in Argyll and Bute	BD3.1	Work with key tree, woodland & forest visitor attractions and the local tourism sector to brand, promote, market, and celebrate the forests of Argyll as a coherent 'package' which reflect the high quality of the environment in Argyll and Bute and the range of recreation opportunities available.	Visit Scotland, ABC, Resource Providers, Local Strategic Tourism Partnership	Short – medium	Medium	ARG30
		BD3.2	Explore the potential for specialist recreation activities and events based on Argyll and Bute's woodland resource. Examples could include nature based tourism, mountain biking, horseriding and the further development of longer distance routes (see <i>Access and Health</i> )	Visit Scotland, ABC, Resource Providers, Local Strategic Tourism Partnership	Short – medium	Medium	ARG30
<b>BD4</b>	Development of a skilled workforce in Argyll and Bute, geared to future forest management and processing requirements, but also reflecting the development of biomass sector and specialist niche activities.	BD4.1	Expand and deliver the opportunities for Modern Apprenticeships and training to help ensure a skilled local workforce is available in the forestry sector See also CD2.2	ABC, HIE, Scottish Government, Argyll College, Skills Development Scotland	Short – long	Medium	ARG29
<b>BD5</b>	Continue to support the development of local timber and biomass	BD5.1	Encourage developers to specify renewable heating systems using locally sourced woodfuel	ABC, ALI Energy	Short – long	Medium	

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	markets and supply chains through positive planning measures, encouraging the specification of locally sourced materials and woodfuel.	BD5.2	Provide public sector leadership, utilising woodfuel systems in public buildings and developments as opportunities arise	ABC, FCS	Short – long	Medium	
<b>BD6</b>	Support and promote the development and use of technologies that can add value to Argyll and Bute's economy and contribute to development objectives	BD6	Support innovation in the forestry technology sector through in-kind support and appropriate direction of funding	FCS, Forestry Sector	Short – medium	Medium	
	Community development						
<b>CD1</b>	Support further community involvement in the ownership and management of woodlands, and in the creation of woodland based educational and social enterprises	CD1.1	Help develop local level or community based enterprises that seek either in collaboration with forest managers or via direct ownership to utilise woodlands or woodland products, particularly where these can be linked so social enterprise, training or the development of rural skills	FCS, ABC, Local Area Community Planning Partnerships, Community Groups	Short – long	Medium	ARG31; ARG31
		CD1.2	Help support local ownership and management of woodlands by communities across Argyll and Bute by identifying and enabling local interested groups	FCS, ABC, Local Area Community Planning Partnerships, Community Groups	Short – long	Medium	ARG31; ARG32

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		CD1.3	Encourage the creation of Woodland Crofts in appropriate locations where there is evidence of demand and where this will deliver local social, economic and environmental benefits.	FCS, ABC, Local Area Community Planning Partnerships Community Groups	Short – long	Medium	ARG31; ARG32
<b>CD2</b>	Support schools and tertiary education providers, and the community development and voluntary sectors in making use of woodlands as a resource for inspiration, learning, enjoyment and a rewarding career	CD2.1	Encourage the further development of Forest Schools as a means of increasing community awareness and involvement in woodlands in Argyll and Bute	ABC, FCS, Local Area Community Planning Partnerships Community Groups	Short – long	Medium	
		CD2.2	Work with educational, industry and third sector stakeholders to ensure that appropriate knowledge, skills and competencies can be delivered to provide future capacity.	ABC, UHI, Argyll College, Local Area Community Planning Partnerships	Short – long	High	ARG29
<b>CD3</b>	Continue to support meaningful community and stakeholder engagement in woodland planning and management processes	CD3.1	Set a positive example through community engagement in Forest Design Plan process	FCS, FES	Short – long	High	
		CD3.2	Encourage woodland managers seeking grant assistance to adopt a best practice approach to community engagement	FCS, ABC	Short – long	High	
Access and Health							
<b>AH1</b>	Further develop the role of woodlands and forests in contributing to outdoor access and recreation	AH1.1	Improve the accessibility of woodlands through partnership and suitable collaboration – particularly in woodlands linked to settlements that have socially excluded populations	ABC, Argyll Access Forum, FCS, Forestry Sector, Community Groups	Short – medium	High	ARG25

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		AH1.2	Plan the provision of car parking to allow people to access woodlands and forests, particularly in areas remote from settlements.	ABC, Argyll Access Forum, FCS, Forestry Sector	Short – medium	Medium - low	ARG25
		AH1.3	Develop provision for horseriding, where appropriate making use of forest tracks and roads	ABC, Argyll Access Forum, FCS, Forestry Sector, Resource Providers, Visit Scotland	Short – medium	Medium - low	ARG25
		AH1.4	Develop the network of longer distance routes for walkers, cyclists and mountain bikers, particularly where they run through or connect areas of forest and woodland.	ABC, Argyll Access Forum, FCS, Forestry Sector, Resource Providers, Visit Scotland	Short – medium	Medium	ARG25
		AH1.5	Identify opportunities for the creation of woodland camp sites in key locations and linked to longer distance routes.	ABC, Argyll Access Forum, FCS, Forestry Sector, Resource Providers, Tourism Board	Short – medium	Medium - low	ARG25
		AH1.6	Explore the potential for specialist forms of woodland recreation including organised fungi foraging, geocaching, orienteering and field sports.	ABC, Argyll Access Forum, FCS, Forestry Sector, Resource Providers, Tourism Board	Short – medium	Medium - low	ARG25

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<b>AH2</b>	Promote the health, educational and social benefits that woodland and forests can bring for both local people and visitors to Argyll and Bute.	AH2.1	Work with communities to help to develop better local path networks in woodlands and forestry around communities as well as ensuring that existing networks are managed and promoted. This includes making information available on signage, leaflets and on the web to attract potential visitors. Where possible priority should be given to providing all abilities paths to allow less able users to enjoy woodlands.	ABC, Argyll Access Forum, FCS, Forestry Sector, Community Groups	Short – medium	High	ARG25; ARG31
		AH2.2	Develop Green Gym and Active Woods in association with communities particularly in areas that have populations with poor health	ABC, FCS, Lower Clyde Greenspace	Short – medium	Medium - low	
		AH2.3	Explore the creation of a Countryside Trust or Ranger Service based on partnership of public agencies with the aim of working with private land owners and communities across Argyll and Bute to promote and integrated approach to managed access and recreation	ABC, Argyll Access Forum, FCS,	Short – medium	Medium	
		AH2.4	Continue to promote the value of responsible access to and appreciation of natural and cultural heritage assets within woodlands, and the contribution of woodland and trees to their character and significance.	ABC, Argyll Access Forum, FCS			ARG25; ARG15d
	Environmental quality						

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EQ1	Manage forests and woodlands to conserve enhance water and soils and contribute to river basin planning objectives of improving to, or maintaining at, good ecological status	EQ1.1	Continue to work in public/private sector partnership to implement the relevant forest guidelines designed to minimise point source and diffuse pollution and impacts on the structure of watercourse (morphological impacts)	FCS, Forestry Sector, SEPA (Argyll and Lochaber Area and Clyde River Basin Advisory Group)	Short – long	Medium	ARG16
		EQ1.2	Support the objectives of River Basin Management through partnership working between the forestry sector and relevant agencies via the Argyll and Lochaber Area River Basin Advisory Group	FCS, Forestry Sector, SEPA (Argyll and Lochaber Area River Basin Advisory Group)	Short – long	Medium	ARG18
		EQ1.3	Encourage the use of woodland where this contributes to slope stabilisation, particularly along transport corridors and adjacent to settlements.	ABC, Transport Scotland, FCS, Forestry Sector, SEPA (Argyll and Lochaber Advisory Area Group)	Short – long	Medium	ARG19
EQ2	Manage woodlands to conserve and enhance Argyll and Bute's landscape and cultural heritage and people's appreciation and enjoyment of them	EQ2.1	Ensure that the special qualities of nationally and locally important landscapes are conserved and enhanced in woodland and forest management and creation	ABC, SNH, FCS, Forestry Sector	Short – long	Medium	ARG14: ARG13e
		EQ2.2	Promote wider appreciation of the contribution of woodland and forests to the character and quality of the landscape	ABC, SNH, FCS, Forestry Sector, Visit Scotland	Short – long	Medium	ARG13b

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		EQ2.3	Ensure that woodland and forest management and creation conserve and enhance important elements of the historic environment in line with FCS Policy on Woodlands and the Historic Environment	ABC, West of Scotland Archaeology, Historic Scotland, FCS, Forestry Sector	Short – long	Medium	ARG15a
		EQ2.4	Promote wider appreciation of the contribution of woodland and heritage trees to the historic environment	ABC, West of Scotland Archaeology, Historic Scotland, FCS, Forestry Sector, Visit Scotland	Short – long	Medium	ARG14; ARG15b
		EQ2.5	Promote appropriate access to and interpretation of key historic environment sites in woodland, encouraging communities to play a stronger role in recording, interpreting and presenting their heritage	ABC, West of Scotland Archaeology, Historic Scotland, FCS, Forestry Sector, Visit Scotland	Short – long	Medium	ARG15d
		EQ2.6	Promote the role of local timber and expertise in improving the viability of the existing rural building stock, making use of high quality local forest products in restoration and conversion work	ABC, WoSAS, HS, FCS	Short – long	Medium	ARG15e
	Biodiversity						
<b>BIO1</b>	Support the improvement in condition of Argyll and Bute's woodland SSSIs	BIO1.1	Promote increased collaboration between land managers and SNH to assist in positive management and enhancement of SSSIs	FCS, SNH, Forestry Sector	Short – long	High	ARG09

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	to at least 'recovering' status	BIO1.2	Ensure that applications for woodland creation / management grants convey maximum benefits to any designated interests on site or in close proximity	ABC, FCS, SNH, Forestry Sector	Short – long	High	
<b>BIO2</b>	Support the management and restoration of semi-natural woodland	BIO2.1	Continue the process of diversifying and restructuring forest, prioritising key locations where there is greatest need or potential benefit particularly the restoration of former ancient native woodland	FCS, Forestry Sector	Ongoing	Medium	ARG08; ARG12
		BIO2.2	Promote the identification of priority habitat resources (e.g. woodland SSSI/SPA, SNAWI) and strategic use of Forest Habitat Network data to prioritise areas for native planting to create / reinforce connectivity (for broadleaved, pinewood and heathland in particular)	FCS, Forest Research, ABC, SNH, Forestry Sector	Short – long	High	ARG08
<b>BIO3</b>	Support the identification, safeguarding and gradual restoration of Plantations on Ancient Woodland Sites (PAWS), in line with UKFS and FCS policy	BIO3.1	Promote the systematic search for, and enhancement of, PAWS features in restructuring of existing plantations	FCS, ABC, Forestry Sector	Short – long	Medium	ARG08; ARG12
<b>BIO4</b>	Support the control of invasive species where these threaten semi-natural woodland habitats and wider	BIO4.1	Tackle the threat to semi-natural woodland habitats and other key woodland sites such as arboreta and designed woodland gardens from Phytophthora	FCS, NTS (Crarae), Private owners, SNH, Forestry Sector	Ongoing	Medium	



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	woodland biodiversity	BIO4.2	Build on and promote the ongoing Rhododendron research, control and eradication work throughout Argyll and Bute	ABC, FCS, Forest Research, Forestry Sector, Private individuals	Ongoing	Medium	ARG11
		BIO4.3	Raise awareness and promote removal or tighter control of Rhododendron collections in private gardens in sensitive areas to prevent future 'escapes' – using the model of RBGE's management of their rhododendron windbreaks	ABC, SNH, Community groups	Short – long	Low	ARG11
		BIO4.4	Support monitoring of grey squirrel intrusion into Argyll and Bute at key locations (Glen Croe and Glen Ogle) – promoting positive habitat management to advantage native red squirrel through restructuring in these locations	ABC, FCS, SNH, Forestry Sector	Short – long	High	ARG11
		BIO4.5	Support the protection and enhancement of the 'red squirrel strongholds' at Inverliever, Eredine and Kilmichael forests, promoting improved habitat resilience and connectivity in the environs through grants process	FCS, SNH, ABC, Forestry Sector	Short – long	Medium	ARG08; ARG11
<b>BIO5</b>	Support the agricultural community in maintaining and enhancing the biodiversity value of the	BIO5.1	Support the use of positive grazing regimes to maintain stock-dependent habitats (e.g. wood pasture) and to enable desirable natural regeneration of native woodland	ABC, FCS, SNH, Argyll Agricultural Forum, land managers	Short – long	High	

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	woodland habitats in their care	BIO5.2	Promote the role of appropriate farm woodlands and habitat network expansion in enhancing biodiversity values of land inundated with bracken	Forestry Sector, FCS, SNH, Argyll Agricultural Forum, land managers	Short – long	High	
		BIO5.3	Highlight the importance of high quality open ground habitats for iconic species	Forestry Sector, FCS, SNH, Argyll Agricultural Forum, land managers	Short – long	High	
<b>BIO6</b>	Support the delivery of woodland-related <b>Species Action Framework</b> tasks	BIO6.1	Black grouse and Capercaillie – promoting woodland restructuring and protection/enhancement of woodland edge habitats and bilberry understorey	FCS, ABC, SNH, Forestry Sector	Short – long	High	ARG10
		BIO6.2	Red squirrel – support the delivery of the nation red squirrel strategy and Priority Action BIO4.5 and necessary measure to control invasive greys	FCS, ABC, SNH, Forestry Sector	Short – long	High	ARG10
		BIO6.3	European beaver – support ongoing reintroduction trial in Knapdale and delivery of the monitoring programme	FCS, ABC, SNH, SWT, RZSS, Forestry Sector	Dependent on trial timescale	Medium	ARG10
		BIO6.4	White-tailed eagle – continue to work with project partners to promote examples of good practice and positive benefits of eco-tourism	FCS, ABC, SNH, Forestry Sector	Short – long	High	ARG10

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		BIO6.5	Pearl-bordered fritillary – promote the maintenance and enhancement of dry, sheltered areas within and on edges of woodland required by the butterflies; promote development of habitat networks to aid dispersal from strongholds	FCS, ABC, SNH, Forestry Sector	Short – long	High	ARG10
		BIO6.5	Hazel gloves fungus – promote the importance and value of Atlantic hazelwoods, and HGF as an indicator of undisturbed, high-quality assets. Promote the protection and expansion of hazel woods at key sites	FCS, ABC, SNH, Atlantic Hazel Action Group, Forestry Sector	Short – long	High	ARG10
		BIO6.6	<i>Rhododendron ponticum</i> – continue to support ongoing research, control and eradication programmes as per BIO4.2 / 4.3	FCS, ABC, SNH, Forestry Sector	Short – long	High	ARG10
		BIO6.7	Red and roe deer – continue to support the delivery of the ‘Scotland’s Wild Deer’ action plan and WFS actions	FCS, ABC, SNH, estate managers, Forestry Sector	Short – long	High	ARG10

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<b>BIO7</b>	Support land managers and SNH in implementing local deer management objectives to maintain a healthy population, reduce adverse impacts on woodland habitats and mitigate the effects of fencing on sensitive species, while maximising the value of the resource	BIO7.1	Encourage sustainable deer management in line with national best practice approach, taking into account other species and habitat management objectives	FCS, ABC, SNH, estate managers, Forestry Sector	Short – long	High	
<b>BIO8</b>	Ensure that woodland and expansion and management make a positive contribution to Argyll's biodiversity and people's understanding and appreciation of it	BIO8.1	Improve linkages between woodlands to increase forest habitat networks. This should be undertaken with consideration for other key habitats and environmental constraints, on a site by site basis	Forestry Sector, FCS, SNH, Argyll Agricultural Forum, land managers	Short – long	High	ARG12
		BIO8.2	Expand native woodlands, particularly where this can support the development of habitat networks	Forestry Sector, FCS, SNH, Argyll Agricultural Forum, land managers	Short – long	High	ARG12
		BIO8.3	Diversify the mix of tree species and woodland edge habitats in existing plantations through woodland restructuring	FCS, Forestry Sector	Short – medium	Medium	ARG08; ARG12

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**Natural Environment**

	Strategic priority		Priority action	Key partners	Timescale	Priority	SRDP Regional Priority Code
A working group comprising Argyll and Bute Council and Forestry Commission Scotland has been set up to oversee the progress of the identified actions. The working group will involve other partners as appropriate. This group will also monitor delivery of the actions.							
		BIO8.4	Promote wider appreciation of the contribution of woodland and forest habitats and species	ABC, SNH, Argyll and Bute Biodiversity Partnership and Forum. FCS, Forestry Sector, Visit Scotland	Short – long	Medium	ARG25
<b>BIO9</b>	Ensure that woodland and forest expansion and management protect and enhance internationally, nationally and locally important habitats and species.	BIO9.1	Protect and enhance all woodland Natura 2000 sites, and ensure that new woodlands and forests do not affect the integrity of other Natura 2000 sites - highlighting the need for HRA / Appropriate Assessment as necessary	FCS, Forestry Sector, SNH	Short – long	High	ARG09
		BIO9.2	Ensure that woodland and forest expansion and management contributes to the protection and enhancement all other nationally important biodiversity sites where relevant	FCS, Forestry Sector, SNH	Short – long	High	
		BIO9.3	Promote key actions to protect the status of red squirrels in Argyll and Bute in line with the Scottish Squirrel Strategy / Species Action Framework	FCS, Forestry Sector, SNH, Argyll and Bute Biodiversity Partnership and Forum	Short – long	High	ARG10
		BIO9.4	Support implementation of the Argyll and Bute local biodiversity action plan as it relates to woodland species	Argyll and Bute Biodiversity Partnership and Forum, FCS, Forestry Sector, ABC, SNH	Short – long	Medium	

***Annex 1 Key Partners***

**Steering Group**

Argyll and Bute Council

Forestry Commission Scotland

**Advisory Group**

Argyll & Bute Agricultural Forum

Argyll and Bute Council

Argyll FWAG/Perth and Argyll Forestry Forum

Argyll Timber Transport

Community Woodlands Association

Forestry Commission Scotland

UPM - Tilhill Forestry Ltd

Mull and Iona Community Trust/Argyll Islands Native Woodland Partnership

Royal Society for the Protection of Birds

Scottish Environment Protection Agency

Scottish Native Woods /Argyll Green Woodworkers Association

Scottish Natural Heritage

Scottish Woodlands Ltd

Scottish Government Rural Payments and Inspections Directorate

West of Scotland Archaeology Service

**Funders**

Scottish Government and the European Community Argyll and the Islands LEADER  
2007 – 2013 programme

Forestry Commission Scotland

Scottish Enterprise – Forest Industries Cluster

Argyll and Bute Council



Argyll and Bute Council  
Development and Infrastructure  
Director: Pippa Milne

[www.argyll-bute.gov.uk](http://www.argyll-bute.gov.uk)

*Chomhairle Earra-Ghàidheal is Bhòid*



## APPENDIX 2 – Extract from August PPSL Minute

### **4. PROPOSED SUPPLEMENTARY GUIDANCE ON AREA CAPACITY EVALUATION (SG LDP ACE 1); GREEN NETWORK MAPPING (LINKED TO SG LDP ENV 8); AND NEW AND EXISTING PUBLIC ROADS AND PRIVATE ACCESS REGIMES (SG LDP TRAN 4)** PDF 7 MB

Report by Executive Director – Development and Infrastructure Services

#### **Minutes:**

Consideration was given to a report advising of the proposed submission to the Scottish Government of 3 pieces of Supplementary Guidance to support the Local Development Plan. 28 days must elapse after submission before the authority may adopt the Supplementary Guidance, unless Scottish Ministers direct otherwise during this period. The PPSL Committee had previously agreed the consultation process for these 3 pieces of Supplementary Guidance which was completed on 3 July 2015.

#### **Decision**

The Committee:-

1. Noted the Officer recommendations for the proposed Supplementary Guidance as revised following consultation and set out in Appendix 1 of the Executive Director's report;
2. Agreed to recommend to Council that the proposed Supplementary Guidance be submitted to the Scottish Ministers and thereafter adopted as a statutory part of the Development Plan, subject to satisfactory completion of the Scottish Ministers' evaluation; and
3. Noted that the Supplementary Guidance will be subject to Strategic Environmental Assessment screening and potential further SEA process prior to submission to Scottish Government.

(Reference: Report by Executive Director – Development and Infrastructure Services, submitted)



## Appendix 3 SEA Consultation - SG Schedule 4s

<b>ISS503A</b>	<b>Supplementary Guidance : SG LDP ENV 1 – Development Impact on Habitats, Species and our Biodiversity</b>	
<b>Development plan reference:</b>	<b>SG LDP ENV 1 – Development Impact on Habitats, Species and our Biodiversity</b>	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 1 – Development Impact on Habitats, Species and our Biodiversity</b>	
<b>Planning officer’s summary of the representation(s):</b>		
<p><b>SG LDP ENV 1 - West Coast Energy (02201)</b></p> <p>The objector suggests that the end of first paragraph of point ‘B’ be amended to read“.....<i>will be required to complete a biodiversity checklist as per below or otherwise present the equivalent information within any required Environmental Impact Assessment (EIA).</i>” The objector considers that where an EIA is being undertaken it should capture the requested information without the need to duplicate it in the ABC form. “</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 1 - West Coast Energy (02201)</b></p> <p>To modify the final paragraph B to read  “...<i>will be required to complete a biodiversity checklist as per below or otherwise present the equivalent information within any required Environmental Impact Assessment (EIA)</i>”</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 1 - West Coast Energy (02201)</b></p> <p>An Environmental Impact Assessment would normally cover the elements contained within the biodiversity checklist in significant detail and this would be subject to consultation with the Council’s Biodiversity Officer and SNH. On the basis that the information should typically come forward in the EIA which would then be subject to the above scrutiny there would be no objections to re-wording of the policy in a similar manner to that requested by the objector.</p>		
<b>Planning officer’s recommendations:</b>		
<p>To add the following text to end of paragraph B of SG LDP ENV 1:  ...<i>(contained within this Supplementary Guidance) or otherwise present the equivalent information within any required Environmental Impact Assessment (EIA).</i></p>		
<b>Council decision:</b>		

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>ISS554</b>	<b>SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves</b>	
<b>Development plan reference:</b>	<b>SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves</b>	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves</b>	
<b>Planning officer’s summary of the representation(s):</b>		
<p><b>SG LDP ENV 4 - West Coast Energy (02201)</b></p> <p>The objector suggests that points ‘A’ and ‘B’ are redrafted to use the wording in SPP2014 to avoid potential confusion between aims of national and local policy. The objector contends that the current proposed wording: “..or adversely affect the integrity of the site..” has quite a different meaning to the SPP2014 wording of “..the overall integrity of the area will not be compromised”</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 4 - West Coast Energy (02201)</b></p> <p>To amend the wording of points A and B to use the wording in the SPP2014</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 4 - West Coast Energy (02201)</b></p> <p>The SPP states that:  <i>“Development that affects a National Park, National Scenic Area, Site of Special Scientific Interest or a National Nature Reserve should only be permitted where:</i></p> <ul style="list-style-type: none"> <li>• <i>the objectives of designation and the overall integrity of the area will not be compromised; or</i></li> <li>• <i>any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.”</i></li> </ul> <p>Whilst the wording between the Supplementary Guidance and the SPP is not identical it is considered that the overall aims do remain the same and there is not a materially different meaning between them. However, as the actual phrasing between the two is different and it is therefore considered appropriate to re-align it to be closer to the SPP.</p>		
<b>Planning officer’s recommendations:</b>		
<p>That the policy wording of SG LDP 4 be amended from:</p> <p>In all Development Management Zones development which would affect Sites of Special Scientific Interest and National Nature Reserves will only be permitted where it can be</p>		

### Appendix 3 SEA Consultation - SG Schedule 4s

adequately demonstrated that either:

(A) The proposed development will not compromise the natural feature or conservation objectives, or adversely affect the integrity of the site; OR,

(B) There is a proven public interest and benefit where social, economic, environmental or safety considerations of national importance outweigh the ecological interest of the site and the need for the development cannot be met in other less ecologically damaging locations or by reasonable alternative means.

**To:**

In all Development Management Zones development which would affect Sites of Special Scientific Interest and National Nature Reserves will only be permitted where it can be adequately demonstrated that either:

(A) The objectives of designation and the overall integrity of the area will not be compromised; OR,

(B) Any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance and the need for the development cannot be met in other less ecologically damaging locations or by reasonable alternative means.

**Council decision:**

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>ISS505A</b>	<b>SG LDP ENV 5 - Development Impact on Local Nature Conservation Sites (LNCS)</b>	
<b>Development plan reference:</b>	<b>SG LDP ENV 5 - Development Impact on Local Nature Conservation Sites (LNCS)</b>	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 5 - Development Impact on Local Nature Conservation Sites (LNCS)</b>	
<b>Planning officer's summary of the representation(s):</b>		
<p><b>SG LDP ENV 5 - West Coast Energy (02201)</b></p> <p>The objector states that the wording in point B is overly restrictive when it includes "...that all possible mitigation measures..." and suggest that the word 'possible' is replaced with 'reasonable'.</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 5 - West Coast Energy (02201)</b></p> <p>To amend the wording of point B to read "...that all reasonable mitigation measures..."</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 5 - West Coast Energy (02201)</b></p> <p>Local Nature Conservation Sites play a valuable role in the environment and the policy is in place to protect them from damaging development. It is considered that to replace the word "possible" with "reasonable" would unduly compromise the protection that the policy offers with the word "reasonable" being too open ended to offer the protection these sites should be afforded.</p>		
<b>Planning officer's recommendations:</b>		
That no changes are made to SG LDP ENV 5		
<b>Council decision:</b>		

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>ISS509A</b>	<b>SG LDP ENV 9 – Development Impact on Areas of Wild Land</b>	
<b>Development plan reference:</b>	<b>SG LDP ENV 9 – Development Impact on Areas of Wild Land</b>	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 9 – Development Impact on Areas of Wild Land</b>	
<b>Planning officer’s summary of the representation(s):</b>		
<p><b>SG LDP ENV 9 - West Coast Energy (02201)</b></p> <p>The objector suggest that we add extra wording to the phrase used in the policy text “Wild Land Areas” to read “...Wild Land Areas as defined by SNH 2014” and similarly to insert within the wording in the explanatory text paragraph 1.1.2. to set out that “SNH identified Wild Land Areas in 2014” as the objector points out that SNH undertook a similar exercise in 2002.</p> <p>The objector also suggests amending the terminology used in the third line of the policy wording from “...and area of Wild Land...” to “...of a Wild Land Area...” to ensure consistency in the meaning of the wording. Similarly to amend wording in paragraph 1.1.5. twice from “Areas of Wild Land” to “Wild Land Areas” to ensure that the reference is to the SNH 2014 Wild Land Areas referred to in the SPP.</p> <p>The objector also states that “it is inappropriate to use a policy test that is so different from that in SPP2014 i.e. the proposed wording indicates that where wild character of a Wild Land Area is significantly diminished it will only be supported if those effects are clearly outweighed by benefits of national importance.”</p> <p>The objector goes on to say “The SPP2014 wording allows for significant effects to be overcome by siting, design or other mitigation” and they suggest wording is amended to add to the end of the policy “...OR the effects have been substantially overcome by siting, design or other mitigation.”</p> <p>Similarly, the objector contends that the wording of “..no significant diminution of the resource” at the end paragraph 1.1.5. does not reflect the wording of the SPP and suggests alternative wording “Proposals in Wild Land Areas will only be supported where they can demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design and other mitigation.”</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 9 - West Coast Energy (02201)</b></p> <p>The objector requests that additional wording is used to qualify Wild Land Areas as defined by SNH 2014 within the policy text and explanation of policy text (as detailed above)</p> <p>The objector requests that the terminology is re-worded as appropriate within the policy text and explanation of policy text to read “Wild Land Areas” rather than “Areas of Wild Land” (as detailed above.)</p>		

## Appendix 3 SEA Consultation - SG Schedule 4s

The objector requests that the policy wording is amended to add "...OR the effects have been substantially overcome by siting, design or other mitigation." at the end of the policy.

The objector requests that the wording of the last sentence of paragraph 1.1.5. in the explanation of policy text is amended to read "Proposals in Wild Land Areas will only be supported where they can demonstrate that any significant effects on the qualities of these areas can be substantially overcome by siting, design and other mitigation."

### Summary of responses (including reasons) by planning officer:

#### SG LDP ENV 9 - West Coast Energy (02201)

In part, it is agreed that the wording could be amended to make reference to Wild Land Areas being derived from current SNH designations. However, whilst it is acknowledged that the SPP makes direct reference to the SNH 2014 designations to adopt this terminology within the policy wording itself could be taken to limit the policy wording to the 2014 designations and as such cause confusion if SNH were to update the Wild Land Areas in any subsequent years during the lifetime of the plan. It is considered more appropriate to use wording such as "Wild Land Areas currently designated by SNH". There are no objections to inserting the 2014 date reference in paragraph 1.1.2. as this is simply providing historical information on the designation of Wild Land Areas.

There are no objections to amending the relevant wording to read Wild Land Areas where applicable as this is the more consistent terminology in the SPP and SNH guidance. Over and above the objector's request, this should also be done in paragraph 1.1.4. (along with some grammatical changes).

It is agreed that the policy test in SG LDP ENV 9 is at odds with that of the SPP and it is considered appropriate to amend the wording of the policy and associated explanatory text. It is not considered necessary to add wording suggested by the objector as an 'OR' to the policy but to simply replace the current test (that requires the adverse effects to be outweighed by social, economic or environmental benefits of national importance) with a suitably worded sentence, similar to but not identical to that suggested, to reflect the SPP. It is considered that this would not materially affect the protection afforded to Wild Land areas as the policy test requires that significant effects on Wild Land qualities are substantially overcome.

### Planning officer's recommendations:

It is recommended that the policy wording be amended from:

*"Argyll and Bute Council will resist development proposals, located either within or outwith the defined Wild Land Areas, where it is determined that the proposal would significantly diminish the wild character of an Area of Wild Land, unless these adverse effects are clearly outweighed by social, economic or environmental benefits of national importance."*

To:

*"Argyll and Bute Council will resist development proposals, located either within or outwith the Wild Land Areas as currently defined by SNH, where it is determined that the proposal would significantly diminish the wild character of a Wild Land Area, unless it is clearly demonstrated that these adverse effects can be substantially overcome by siting, design or other mitigation."*

It is recommended that paragraph 1.1.2. be amended from:

*"SNH has identified Wild Land Area following a detailed analysis of where wildness can be*

## Appendix 3 SEA Consultation - SG Schedule 4s

*found across all of Scotland's landscapes. The wild character of parts of Argyll and Bute provide valued elements to local and national identity. They are enjoyed for recreational purposes and aesthetic reasons and are significantly important to the tourism industry, attracting visitors from around the globe. These Wild Land Areas within Argyll and Bute are shown on the proposals maps."*

To:

*"SNH identified Wild Land Areas in 2014 following a detailed analysis of where wildness can be found across all of Scotland's landscapes. The wild character of parts of Argyll and Bute provide valued elements to local and national identity. They are enjoyed for recreational purposes and aesthetic reasons and are significantly important to the tourism industry, attracting visitors from around the globe. These Wild Land Areas within Argyll and Bute are shown on the proposals maps."*

It is recommended that paragraph 1.1.4. be amended from:

*"As areas of Wild Land have shrunk they increase in value due to rarity, and so now require protection to ensure their retention both for locals and visitors at the present time and for future generations."*

To:

*"As Wild Land Areas have shrunk they have increased in value due to rarity, and so now require protection to ensure their retention both for locals and visitors at the present time and for future generations."*

It is recommended that paragraph 1.1.5. be amended from:

*"Developers submitting proposals that impact upon Areas of Wild Land will be expected to submit supporting evidence that addresses the impact on the wild character of an Area of Wild Land. This should be in the form of a detailed assessment of the actual expected impact, including the area affected, the degree of impact and any mitigation proposed. Such proposals will only be supported when the resultant impact of a development on wild character is considered acceptable in terms of no significant diminution of the resource."*

To:

*"Developers submitting proposals that impact upon Wild Land Areas will be expected to submit supporting evidence that addresses the impact on the wild character of a Wild Land Area. This should be in the form of a detailed assessment of the actual expected impact, including the area affected, the degree of impact and any mitigation proposed. Such proposals will only be supported when it has been clearly demonstrated that the resultant impact of a development on wild character can be substantially overcome by siting, design or other mitigation."*

**Council decision:**



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<b>ISS511A</b>	<b>Supplementary Guidance : SG LDP ENV 11 Protection of Soil and Peat Resources</b>	
<b>Development plan reference:</b>	SG LDP ENV 11 - Protection of Soil and Peat Resources	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 11 - Protection of Soil and Peat Resources</b>	
<b>Planning officer's summary of the representation(s):</b>		
<p><b>SG LDP ENV 11 – West Coast Energy (02201)</b></p> <p>“There will need to be careful consideration of how this SG policy interacts with the anticipated renewables SG which will include a Spatial Framework based on Table 1 of SPP2014 which includes “carbon rich soils, deep peat and priority peatland habitat.” There is a risk that peat related policy in the renewables SG is contradictory with ENV 11.”</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 11 – West Coast Energy(02201)</b></p> <p>None suggested.</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 11 – West Coast Energy</b></p> <p>It is considered that there is no conflict between the wording and intent of the policy SG LDP ENV 11 and the protection of carbon rich soils, deep peat and priority peatland habitat as set out in Table 1 of SPP (Group 2: Areas of significant protection). This will be embodied in new supplementary guidance on renewables that is currently being prepared.</p>		
<b>Planning officer's recommendations:</b>		
No change.		
<b>Council decision:</b>		



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<b>ISS512A</b>	<b>Supplementary Guidance : SG LDP ENV 12 Development Impact on National Scenic Areas (NSAs)</b>	
<b>Development plan reference:</b>	SG LDP ENV 12 - Development Impact on National Scenic Areas (NSAs)	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>Supplementary Guidance : SG LDP ENV 12 Development Impact on National Scenic Areas (NSAs)</b>	
<b>Planning officer's summary of the representation(s):</b>		
<p><b>SG LDP ENV 12 -</b>  The wording in the policy is overly restrictive when it includes “..., or that would undermine the Special Qualities of the area...”. The SPP2014 test for national designations, including NSAs is stated at para 212. There is no mention of ‘undermining Special Qualities’. It is conceivable, and indeed has occurred, that development proposals may undermine one of the Special Qualities of an NSA in that there are predicted to be significant, in EIA terms, effects. It does not follow that the overall integrity of the NSA would be compromised. NSAs have been well protected from inappropriate development, including inappropriate renewables development. To go further than SPP in terms of setting the policy bar for NSAs is considered to be overly restrictive on the potential for appropriate sustainable development, including wind farms.</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 12 –</b>  Suggest removing the text highlighted above.</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 12 –</b>  The wording of policy SG LDP ENV 12 was previously the subject of changes to wording following representations from SNH. Indeed the SPP does not support “appropriate sustainable development, including wind farms” within National Scenic Areas, as set out in Table 1: Spatial Frameworks - Group 1: Areas where wind farms will not be acceptable – National Parks and National Scenic Areas.</p>		
<b>Planning officer's recommendations:</b>		
No change		
<b>Council decision:</b>		

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>ISS513A</b>	<b>Supplementary Guidance : SG LDP ENV 13 Development Impact on Areas of Panoramic Quality (APQs)</b>	
<b>Development plan reference:</b>	SG LDP ENV 13 - Development Impact on Areas of Panoramic Quality (APQs)	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>Supplementary Guidance : SG LDP ENV 13 Development Impact on Areas of Panoramic Quality (APQs)</b>	
<b>Planning officer's summary of the representation(s):</b>		
<p><b>SG LDP ENV 13 – West Coast Energy (02201)</b></p> <p>a. The term “community wide” appears here and in several other SG policies. The term does not appear in the LDP or its Glossary. It would helpful if there was some guidance in the introductory sections of the document about what was intended. It is suggested that appropriate text would be “<i>Community Wide</i> is used in several SG policies. This term should be taken to mean that the scale of effects of a proposal are appreciable at least at the scale of the local population so affected.” Also recommend that where “...benefits of community wide importance...” is used in SG policies that it includes ‘at least’ i.e. “...benefits of at least community wide importance..”</p> <p>b. The link to the Argyll and Bute Landscape Capacity Assessments is to the Rural Opportunities Areas landscape assessment work which is only relevant for ROAs. Suggest at least adding link to the onshore wind landscape capacity studies.</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 13 – West Coast Energy (02201)</b></p> <p>a) The term ‘Community Wide’ should have a generic description in the LDP as it is used in a number of SG policies and that the description should also refer to the scale of impacts from development that may affect the wider community rather than only to benefits that are considered to be community wide.</p> <p>b) The onshore wind landscape capacity studies should be referred to as background information.</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 13 – West Coast Energy (02201)</b></p> <p>a) It is contended that impacts from development may not be community wide, and therefore it would be inappropriate to set this as a policy test. However, it is considered correct to indicate that any significant effects are outweighed by social, economic or environmental benefits accruing to the wider community. It is only when such benefits to the wider community are demonstrated that development that does have significant effects might be judged to be acceptable.</p>		

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b) The onshore wind landscape capacity studies refer to a particular development typology and cannot be applied to other development types within Areas of Panoramic Quality and therefore the studies would have very limited application if any beyond the assessment of windfarm development within or adjacent to APQ's.

#### Planning officer's recommendations:

**No Change**

#### Council decision:

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<b>ISS514A</b>	<b>Supplementary Guidance : SG LDP ENV 14 – Landscape</b>	
<b>Development plan reference:</b>	SG LDP ENV 14 – Landscape	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	Supplementary Guidance : SG LDP ENV 14 – Landscape	
<b>Planning officer’s summary of the representation(s):</b>		
<p>West Coast Energy (02201)</p> <p>a. The policy wording is overly restrictive. Suggest replace “possible” in (B) with “reasonable”.</p> <p>b. Given that the wind energy capacity studies are largely landscape character driven it would seem useful to have a link to those documents at 1.1.3.</p>		
<b>Modifications sought by those submitting representations:</b>		
As above.		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p>a) It is considered important that the word ‘possible’ is used to ensure that all mitigation measures are considered. It is entirely possible that some mitigation measures may be considered to be too onerous, but it is contended that this would also include consideration of whether such measures were reasonable having regard to the type, scale, location and potential impacts of individual development proposals. The planning authority would take a view on both the possible range of mitigation measures and whether such measures were also reasonable under the prevailing circumstances.</p> <p>b) Policy SG LDP ENV 14 – Landscape is a generic policy that covers all landscapes, particularly those landscapes that are not covered by other specific policy protection such as NSA’s etc. The onshore wind landscape capacity studies refer to a particular development typology that is covered by other policies that specifically relate to renewable development including wind farms where such advice is more appropriate and relevant.</p>		
<b>Planning officer’s recommendations:</b>		
No Change		
<b>Council decision:</b>		

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<b>ISS516A</b>	<b>Supplementary Guidance : SG LDP ENV 16A Development Impact on Listed Buildings</b>	
<b>Development plan reference:</b>	SG LDP ENV 16A - Development Impact on Listed Buildings	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>Supplementary Guidance : SG LDP ENV 16A Development Impact on Listed Buildings</b>	
<b>Planning authority's summary of the representation(s):</b>		
<p><b>SG LDP ENV 16A - West Coast Energy (02201)</b></p> <p>The policy wording is overly restrictive in relation to potential setting impacts. A development that has some effect on the setting of a Listed Building (LB) may be acceptable in the wider planning balance with a proposal's benefits, such as a wind farm proposal.</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 16A - West Coast Energy (02201)</b></p> <p>Suggest amend the first sentence of the policy to change "preserve" to "protect".</p> <p>Suggest remove "or their settings" from the introductory sentence to bullet points 1), 2) and 3). Add sentence "<i>Developments likely to cause an adverse impact on the setting of Listed Buildings must conform to Scottish Historic Environment Policy [SHEP] 2011 and the accompanying Managing Change Guidance Notes.</i>"</p> <p>Amend sentence after the 3 bullet points to read "<i>Where development would adversely affect a Listed Building or its setting the developer will be expected to satisfactorily demonstrate that the impact of the development upon that asset has been assessed and that the development is appropriate to the character and appearance of the building and its setting.</i>"</p> <p>The section 1.1 Explanation has very limited comment on impacts on setting and where included appear to infer built development in close proximity to Listed Buildings (LBs). Wind turbine proposals can sometimes be seen from LBs and may have some effect on the setting of the LB. This should not automatically lead</p>		

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### Summary of responses (including reasons) by planning authority:

#### SG LDP ENV 16A - West Coast Energy

The terminology is considered to be consistent with intent and conforms to the Scottish Historic Environment Policy (SHEP) point 3.32 page 39 and therefore requires no change

The inclusion of "or their settings" conforms to SHEP point 3.32 page 39 and therefore requires no change.

Point 3 in proposed SG addresses the point re: proposed developments must conform to SHEP and accompanying Managing Change Guidance Notes and therefore requires no change

The proposed SG requires developers to properly assess potential impact and complies to SHEP point 3.32 page 39 and therefore requires no change

Impact on setting is detailed in main body of policy. However, 1.1.1 Could be interpreted as relating only to works directly on a building. 1.1.1 could represent the wider potential for detrimental impact on buildings and their setting better.

### Planning officer's recommendations:

#### Change Required.

1.1.1 will be reworded to reflect the fact that negative impacts may occur to a building without direct works to it, it will also clarify the need to protect setting. Proposed change will conform to SHEP point 3.32 page 39:

"The aim of this policy is to preserve ~~protect~~ Listed Buildings, or their setting, or any features of special architectural or historic interest which they possess ~~against detrimental works~~ in accordance with current guidance and legislation.

### Council decision:

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>Supplementary Guidance: SG LDP ENV 16(b) – Demolition of Listed Buildings</b>	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>	
Historic Environment Scotland	
<b>Provision of the supplementary guidance to which the issue relates:</b>	<b>SG LDP ENV 16(b) – Demolition of Listed Buildings</b>
<b>Planning officer’s summary of the representation(s):</b>	
<p>The representation raised the following issues:-</p> <p>(a) In some cases, listed buildings may have lost their special interest, or in other cases, buildings which are not of special interest may be listed by curtilage. We note however that the proposed policy does not appear to allow for demolition, if lack of special interest can be demonstrated.</p> <p>(b) The proposed policy does not also appear to allow for a scenario where a wider public benefit associated with a major project requires the demolition of a listed building.</p>	
<b>Summary of responses (including reasons) by planning officer:</b>	
<p>It is accepted that in rare cases some designated sites may have lost their special interest. However it is not within the remit of a local authority to undertake reviews to establish if the special interest does or does not meet the criteria set out by Scottish Ministers, a local authority would need to request a listing review of a subject in order to ascertain this. If a justification for demolition was based on loss of special interest, the onus is on the applicant to demonstrate this, part of this justification should include the applicants assessment of how the building meets the criteria for listing set out in annex 2 of the SHEP, however to avoid ambiguity and disputes over interpretation of criteria this is most effectively achieved by a review of listing by Historic Environment Scotland.</p> <p>It is accepted that there should be an allowance for a scenario where a wider public benefit associated with a major project requires the demolition of a listed building or an unlisted building in a conservation area.</p>	
<b>Planning officer’s recommendations:</b>	
<p>The following paragraph to be inserted after point (2): “In exceptional circumstances retention of a building may prevent wider public benefits that may derive from the redevelopment of that site. Justification for demolition in the interest of wider public benefit may be considered in these instances. This justification would only be considered if the proposed redevelopment was of regional or national significance and that clear evidence shows that every effort was made to incorporate the listed building into the new development or that every effort to place the new development in an alternative location was made.”</p> <p>A change has been proposed to SG LDP ENV 18 and in order to remain consistent with that policy the wording “Prior to demolition the” should be removed, the text will now read: “Should demolition be approved the...”</p> <p>In the supporting justification the following clarification to be added to the end of 1.1.1:</p>	

### Appendix 3 SEA Consultation - SG Schedule 4s

“Consent for demolition may be considered where it can be demonstrated that the subject is no longer of sufficient interest to merit listing. Should justification for demolition be sought on this basis; applicants must provide a recent listing review from Historic Environment Scotland.”

**Council decision:**



## Appendix 3 SEA Consultation - SG Schedule 4s

	<b>Supplementary Guidance : SG LDP ENV 17 - Development in Conservation Areas and Special Built Environment Areas</b>	
<b>Development plan reference:</b>	SG LDP ENV 17 - Development in Conservation Areas and Special Built Environment Areas	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
West Coast Energy (02201)		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 17 - Development in Conservation Areas and Special Built Environment Areas</b>	
<b>Planning officer's summary of the representation(s):</b>		
<p><b>SG LDP ENV 17 – West Coast Energy</b></p> <p>It is suggested that the policy test for any impact on the setting of a Conservation Area is that it must be preserved. This is an unreasonably high bar.</p>		
<b>Modifications sought by those submitting representations:</b>		
<p><b>SG LDP ENV 17 – West Coast Energy</b></p> <p>The representee recommends that the wording proposed for ENV16a is used and adapted for this policy to require robust assessment and that proposals follow SHEP 2011 and related guidance.</p>		
<b>Summary of responses (including reasons) by planning officer:</b>		
<p><b>SG LDP ENV 11 – West Coast Energy</b></p> <p>It is considered that the terminology conforms to Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and SPP 23.</p>		
<b>Planning officer's recommendations:</b>		
No Change		
<b>Council decision:</b>		

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>Supplementary Guidance : SG LDP ENV 18 – Demolition in Conservation Areas</b>	
<b>Development plan reference:</b>	SG LDP ENV 18 – Demolition in Conservation Areas
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>	
Historic Environment Scotland	
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 18 – Demolition in Conservation Areas</b>
<b>Planning officer’s summary of the representation(s):</b>	
<p>The representation raises the following matters:-</p> <p><b>SG LDP ENV 18 – Historic Environment Scotland</b></p> <p>(a) In some cases, listed buildings may have lost their special interest, or in other cases, buildings which are not of special interest may be listed by curtilage. We note however that the proposed policy does not appear to allow for demolition, if lack of special interest can be demonstrated.</p> <p>(b) The proposed policy does not also appear to allow for a scenario where a wider public benefit associated with a major project requires the demolition of a listed building.</p>	
<b>Modifications sought by those submitting representations:</b>	
<p><b>SG LDP ENV 18 - Historic Environment Scotland</b></p> <p>The section outlined below could potentially give the impression that the principle of development and the loss of a building has already been established before Listed Building Consent (LBC) has been considered.</p> <p><i>“Prior to demolition the Council must approve detailed proposals for the reuse of the site, including any replacement buildings or other structures, and may require that a contract be let for redevelopment in advance of demolition in appropriate cases.”</i></p> <p>This could be rectified by inserting:-</p> <p><i>‘Should demolition be approved’</i> at the beginning of the paragraph.</p>	
<b>Summary of responses (including reasons) by planning officer:</b>	
<p><b>SG LDP ENV 18 - Historic Environment Scotland</b></p> <p>It is accepted that in rare cases some designated sites may have lost their special interest. However it is not within the remit of a local authority to undertake reviews to establish if the special interest does or does not meet the criteria set out by Scottish Ministers. If a justification for demolition was based on loss of special interest, the onus would be on the applicant to demonstrate this, and it is expected that part of this justification would include the applicants assessment of how the building meets the criteria for listing set out in annex 2 of</p>	

## Appendix 3 SEA Consultation - SG Schedule 4s

the SHEP, preferably through a request for a listing review from Historic Environment Scotland.

If the subject of an application is an unlisted building in a conservation area, it is accepted that there may be cases where an applicant could demonstrate that the subject of the application does not make a positive contribution to the character, appearance, or history of the area. The text of the policy will be changed to reflect this.

It is accepted that there should be an allowance for a scenario where a wider public benefit associated with a major project requires the demolition of a listed building or an unlisted building in a conservation area.

Agreed "prior to" in the 3<sup>rd</sup> paragraph of the policy could be re-worded to provide greater clarity of intent

### Planning officer's recommendations:

The following paragraph to be inserted after the 2<sup>nd</sup> paragraph in the policy: "Consent for demolition of an unlisted building in a Conservation Area may be considered where it can be demonstrated that the subject of the application does not make a positive contribution to the character, appearance, or history of the area."

The following paragraph to be inserted after the above: "In exceptional circumstances retention of a building may prevent wider public benefits that may derive from the redevelopment of that site. Justification for demolition in the interest of wider public benefit may be considered in these instances. This justification would only be considered if the proposed redevelopment was of regional or national significance and that clear evidence shows that every effort was made to incorporate the building into the new development or that every effort to place the new development in an alternative location was made."

"Prior to demolition" in the current 3<sup>rd</sup> paragraph of the policy to be removed, the text now to read: "Should demolition be approved the..."

### Council decision:

## Appendix 3 SEA Consultation - SG Schedule 4s

<b>ISS517A</b>	<b>Supplementary Guidance : SG LDP ENV 19 Development Impact on Scheduled Ancient Monuments</b>	
<b>Development plan reference:</b>	SG LDP ENV 19 - Development Impact on Scheduled Ancient Monuments	
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>		
<p><b>West Coast Energy (02201)</b></p> <p><b>Historic Environment Scotland</b></p>		
<b>Provision of the development plan to which the issue relates:</b>	<b>SG LDP ENV 19 – Development Impact on Scheduled Ancient Monuments</b>	
<b>Planning officer's summary of the representation(s):</b>		
<p>The representations raise the following issues:-</p> <p><b>SG LDP ENV 19 - West Coast Energy</b> The first para of this policy regarding 'setting' is overly restrictive. It is fully accepted that SPP2014 provides for the protection of Scheduled Monuments in para 145.</p> <p><b>SG LDP ENV 19 - Historic Environment Scotland</b> Our general advice is that scheduled monuments cannot necessarily be 'enhanced' as such as SPP states that they should be protected as far as possible in their existing state. Although some enhancements to scheduled monuments may be acceptable in specific circumstances and may have a positive outcome, this would not mitigate impacts on the monument from an adverse development impact. Any works to a scheduled monument would also require Scheduled Monument Consent (SMC).</p> <p><i>The use of appropriate setting analysis, design statements, conservation plans, character appraisals etc. are expected to facilitate this assessment. Where appropriate, measures of assessment will be expected to follow the principles set out in the joint guidance "New Design in Historic Settings" produced by Historic Scotland, Architecture and Place, Architecture and Design Scotland.</i></p> <p>We would suggest that the inclusion of the above text is more applicable to listed buildings rather than scheduled monuments and could be removed.</p> <p><i>Measures to mitigate against impact are likely to include enhanced physical access, interpretation and the provision of an open space or landscaped buffer zone, as appropriate.</i></p> <p>The above wording causes concern as our preference is to prevent or reduce impacts on scheduled monuments with sensitive design, rather than offsetting them with what might be regarded as compensatory measures.</p>		
<b>Modifications sought by those submitting representations:</b>		

## Appendix 3 SEA Consultation - SG Schedule 4s

### SG LDP ENV 19 - West Coast Energy

Suggest that proposed sentence:-

*“Developments that have an adverse impact on Scheduled Ancient Monuments and their settings will not be permitted unless there are exceptional circumstances.”* Is reworded to:

*“Developments that have an adverse impact on Scheduled Monuments and the integrity of their settings will not be permitted unless there are exceptional circumstances.”*

### SG LDP ENV 19 - Historic Environment Scotland

Our general advice is that scheduled monuments cannot necessarily be ‘enhanced’ as such as SPP states that they should be protected as far as possible in their existing state. Although some enhancements to scheduled monuments may be acceptable in specific circumstances and may have a positive outcomes, this would not mitigate impacts on the monument from an adverse development impact. Any works to a scheduled monument would also require Scheduled Monument Consent (SMC).

We would suggest that the inclusion of the following text is more applicable to listed buildings rather than scheduled monuments and could be removed.

*“The use of appropriate setting analysis, design statements, conservation plans, character appraisals etc. are expected to facilitate this assessment. Where appropriate, measures of assessment will be expected to follow the principles set out in the joint guidance “New Design in Historic Settings” produced by Historic Scotland, Architecture and Place, Architecture and Design Scotland.”*

The following wording causes concern as our preference is to prevent or reduce impacts on scheduled monuments with sensitive design, rather than offsetting them with what might be regarded as compensatory measures.

*“Measures to mitigate against impact are likely to include enhanced physical access, interpretation and the provision of an open space or landscaped buffer zone, as appropriate.”*

### Summary of responses (including reasons) by planning officer:

#### SG LDP ENV 19 – West Coast Energy

It is considered that the existing policy accommodates integrity of setting.

#### SG LDP ENV 19 - Historic Environment Scotland

Agreed; enhancement implies a level of intervention that would go beyond preserving the monument in its existing state. Wording will be changed to reflect this, potential for positive enhancement in specific circumstances, even though they do not mitigate impact on a monument from adverse development impact, will be accommodated by the retention of “exceptional circumstances” in the existing wording.

Agreed, the policy should reference need for Scheduled Monument Consent.

There are instances where the analytical methodologies laid out in New Design in Historic Settings would be of benefit to SMs, particularly in urban areas. However in order not to preclude the use of other methodologies, the wording will be changed to be more open.

## Appendix 3 SEA Consultation - SG Schedule 4s

Agreed; the wording used could be interpreted as offsetting impact, the intention is to provide guidance on measures that could be considered should there be potential for adverse impact, however rather than being prescriptive about what these may be, these should be arrived at through the appropriate analytical work laid out in the policy.

### Planning officers recommendations:

#### Proposed changes: Text to read:

Second paragraph "There will be a presumption in favour of retaining, protecting and preserving ~~and enhancing~~ Scheduled ~~Ancien~~ Monuments and the integrity of their settings. Developments that have an adverse impact on Scheduled ~~Ancient~~ Monuments and their settings will not be permitted unless there are exceptional circumstances.

Where development ~~w~~could affect adversely a heritage asset or its setting the developer will be expected to satisfactorily demonstrate that the impact of the development upon that asset has been assessed and that measures will be taken to preserve and protect ~~and enhance~~ the special interest of the asset. The use of appropriate ~~archaeological assessment~~, setting analysis, design statements, conservation plans, character appraisals etc. are expected to facilitate this assessment. ~~Where appropriate, measures of assessment will be expected to follow the principles set out in the joint guidance "New Design in Historic Settings" produced by Historic Scotland, Architecture and Place, Architecture and Design Scotland.~~

~~Measures to mitigate against impact are likely to include enhanced physical access, interpretation and provision of an open space or landscaped buffer zone, as appropriate.~~

Section 1.1.1 will be extended to include the following after the second sentence: "Any works to a scheduled monument would also require Scheduled Monument Consent"

### Council decision:

## Appendix 3 SEA Consultation - SG Schedule 4s

ISS555	Supplementary Guidance LDP MIN 1
<b>Body or person(s) submitting a representation raising the issue (including reference number):</b>	
West Coast Energy (02201)	
<b>Provision of the supplementary guidance to which the issue relates:</b>	SG LDP MIN 1 - Safeguarding of Mineral Resources
<b>Planning officer's summary of the representation(s):</b>	
<p>The representation states that this policy is so vague in its potential scope there is a risk that development proposals will unexpectedly be considered to be sterilising mineral resources. Additional text should be inserted to refer to the Allocation Schedules for minerals in the LDP i.e “ <i>Development likely to sterilise workable mineral reserves identified in the allocation schedule of the LDP will be refused unless...</i>”</p>	
<b>Summary of responses (including reasons) by planning officer:</b>	
<p>The supplementary guidance policy MIN 1 is considered to be consistent with the approach advocated in Scottish Planning Policy and in particular para 235 which states the planning system should:...safeguard workable resources and ensure that an adequate and steady supply is available to meet the needs of construction, energy and other sectors.</p> <p>Furthermore para 237 requires that Local Development Plans should safeguard all workable mineral resources which are of economic or conservation value and ensure that these are not sterilised by other development.</p> <p>The explanation of policy objectives refers to areas of significant workable reserves and this is considered to provide clarity in meaning for all practical purposes.</p>	
<b>Planning officer's recommendations:</b>	
No change	
<b>Council decision:</b>	