Argyll and Bute Council
Development and Infrastructure Services

PROPOSAL OF APPLICATION NOTICE

Members are requested to note that four separate PAN notices have been submitted for future development at Dunbeg. All of these PAN's relate to the next phases of development for residential , commercial , community facilities and roads infrastructure associated with the approved Masterplan (REF 16/03368/MPLAN).

Reference: 19/02026/PAN

Applicant: DM Hall

Proposal: Residential development (Dunbeg Phase 4) (Class 9) including site for community facilities; site for new primary school; new roads and parking; ground re-modelling; above ground and below ground infrastructure; open space and landscaping.

Site Address: Land West Of Dunstaffnage Mains Farm, Dunbeg

1.0 BACKGROUND

Four Proposal of Application Notices (PAN) have been submitted to the Planning Authority in respect of the site at Dunbeg. All of these notices took effect from 3rd October 2019. In order to allow for a minimum of 12 weeks community consultation in accordance with the relevant legislation no formal planning applications can be submitted until the 26th December 2019.

Within the adopted Argyll and Bute Local Development Plan (March 2015) the Council has designated a Strategic Masterplan Area under MAST 1/12 "Dunbeg Corridor". This area includes the following uses; education, housing, commercial, including neighbourhood retail, business and industry. The current four PAN proposals sit within this wider strategic area but concentrate on housing, community uses, infrastructure and mixed commercial use on a number of sites as defined on Proposals Map 178 of the Adopted LDP.

The approved Masterplan for the area (REF: 16/03368/MPLAN), clarifies the applicant's intentions to build 300 additional dwellings (flats and houses) between 2017- 2022 (Phase 3) with longer term development intentions for a further 305 dwellings and a mixed commercial area and community uses. Phase 3 is currently under construction and the Kirk Road has been upgraded to accommodate this new development. No details on the number or tenure of the houses proposed in this PAN has been provided at this stage.

The approved Masterplan proposes an overall target of providing circa 605 houses, a commercial area, new roundabout/roads and community uses over the entire period of the Masterplan project which will stretch beyond 2022. The location and nature of the uses proposed in the PAN is in general accordance with the allocated sites set out in the LDP Proposals Map No.178 and written statement as set out below:

LDP Site	Name	Development	% affordable
H4015	Dunbeg 2	Housing 349	25%

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Members are requested to note that a strip of land to the north of the existing phase 1 and phase 3 houses (currently under construction), outside any of the allocated development sites set out in

proposals Map 178 has been incorporated within the red line boundary of the PAN. This area of land, which forms a flat, linear low level shelf immediately adjacent to the water was previously subject to LDP examination and found to be unsuitable for housing at that time. There is no indication in the PAN what is proposed for this land.

2.0 SITE DESCRIPTION

The site is a mixture of primarily south facing hillside and outcrops, undulating land and lower flat land nearer the A85 which is thought to have some peat deposits within it, particularly in respect of the area of land identified for the commercial uses and access road next to the proposed "halfway" roundabout.

The land associated with the overall site proposals generally forms a more open and visible feature in the landscape when viewed from the A85 than Phase 3 and therefore landscape assimilation appears more challenging. As well as facing onto the A85 for extensive open stretches of the road, the proposed development sites are also closer to the road.

The site is bisected by National cycle route C198 between Ganavan and Dunbeg and there are many informal paths on the northern parts of the site on the hillsides which are used for recreational purposes by residents and visitors. Core Path C163 also traverses the northern edge of the larger site.

3.0 DEVELOPMENT PLAN POLICY

These submissions are not planning applications and therefore do not require to be evaluated and determined in accordance with Section 25 of the Planning Act against the Development Plan and its policies at this stage. However, in considering the merits of these PAN's a number of Development Plan Policies will inform the assessment of any future detailed applications as set out below:

(a) 'Argyll and Bute Local Development Plan' 2015

LDP STRAT 1 – Sustainable Development
LDP DM 1 – Development within the Development Management Zones
LDP 3 – Supporting the Protection Conservation and Enhancement of our Environment
LDP 5 –Supporting the Sustainable Growth of our Economy
LDP 8 – Supporting the Strength of our Communities
LDP 9 – Development Setting, Layout and Design
LDP 10 – Maximising Our Resources and Reducing Our Consumption
LDP 11 – Improving our Connectivity and Infrastructure

Local Development Plan Schedules and proposals Map 178.

SG LDP ENV 1 – Development Impact on Habitats, Species and Our Biodiversity
SG LDP ENV 6 – Development Impact on Trees/Woodland
SG LDP ENV 7 – Water Quality and the Environment
SG LDP ENV 8 – Protection and Enhancement of Green Networks
SG LDP ENV 11 – Protection of Soil and Peat Resources
SG LDP ENV 14 – Landscape
SG LDP ENV 16(a) – Development Impact on Listed Buildings
SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance
SG LDP CST 1 – Coastal Development
SG LDP HOU 1 – General Housing Development including Affordable Housing Provision
SG LDP HOU 2 – Special Needs Access Provision in Housing Developments
SG LDP HOU 3 – Housing Green-Spaces
SG LDP BAD 1 – Bad Neighbour Development

SG LDP REC COM 1 – Safeguarding and Promotion of Sport, Leisure, Recreation, Open Space and Key Rural Services
SG LDP PG 1 – Planning Gain
SG LDP SERV 1 –Private Sewage Treatment Plants and Wastewater (ie. drainage) systems
SG LDP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems (SuDS)
SG LDP SERV 3 – Drainage Impact Assessment (DIA)
SG LDP SERV 5 –Waste Related Development and Waste Management Development
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development
SG LDP TRAN 1 – Access to the Outdoors
SG LDP TRAN 2 – Development and Public Transport Accessibility
SG LDP TRAN 3 – Special Needs Access Provision
SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes
SG LDP TRAN 5 – Off-Site Highway Improvements
SG LDP TRAN 6 – Vehicle Parking Provision
SG LDP TRAN 7 – Safeguarding of Airports
SG LDP REC/COM 1 – Safeguarding and Promotion of Sport, Leisure, Recreation, Open Space and Key Rural Services

4.0 POTENTIAL MATERIAL CONSIDERATIONS

The approved Masterplan (REF 16/03368/MPLAN), and the objectives/commitments set out within it, will be a material consideration of substantive weight in respect of determining any future planning application(s). Other material considerations include:

- Scottish Planning Policy (SPP), 2014
- Pan 77 Designing Safer Places
- Creating Places- A Policy Statement on Architecture and Place for Scotland
- Designing Streets – A Policy Statement for Scotland
- Green Infrastructure: Design and Placemaking
- Argyll and Bute Sustainable Design Guidance (part 2 larger housing development)
- Argyll and Bute Sustainable Design Guidance (part 4 case studies)
- Argyll and Bute Woodland and Forestry Strategy (April 2011)
- Statutory/Non-Statutory Consultee Comments
- Strategic Housing Investment Plan objectives and commitments

5.0 CONCLUSION

This report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations. The list is not exhaustive and further matters may arise as and when any planning application is received, and in the light of public representations and consultation responses.

6.0 RECOMMENDATION

That Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of the PAN to allow any matters to be considered by the applicant in finalising any future planning application submissions.

Author of Report: David Moore
Date: 12 November 2019

Fergus Murray
Head of Development and Economic Growth