

Appendix 2 - Schedule 4s

Issues 198 - 335

Issue 198	Proposed Removal of Settlement Zone – Ascog, Bute	
Development Plan Reference:		Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Ronald Falconer (8) David Eaglesham (50)</p>		
Provision of the development plan to which the issue relates:		
Planning authority's summary of the representation(s):		
<p><u>Ronald Falconer (8)</u></p> <ul style="list-style-type: none"> I refer to Map Number 4 Ascog in the Proposals Maps for Bute and Cowal. I specifically refer to the field immediately to the north of Hawkstone Lodge, Ascog, Isle of Bute PA20 9EU and to the south of 'Southpark'. I note that this field remains designated as Settlement Area. This appears an anomaly as the surrounding land to the west, south and east is designated as Countryside Area. The field is quite clearly 'countryside' and remains undeveloped. For at least the past 15 years it has been used as pasture. Any previous development proposals for this field have never been taken forward and the field continues to be used as pasture/grazing which is an appropriate use given the tranquil and rural nature of the surroundings. A further anomaly exists in that even if this area were to be Settlement Area it is not included in the Conservation Area which terminates at the northern boundary of the field. I submit that the whole of the field in question should be re-designated as Countryside Area for the reasons I have given above. Also if the Council deems that it remains as Settlement Area then it should be included within the Conservation Area to ensure that any development proposals are in keeping with and uphold the fine Victorian heritage of nearby properties that front on to the A844. <p><u>David Eaglesham (50)</u></p> <ul style="list-style-type: none"> This field had been shown as a Housing Allocation in a previous version of the Argyll & Bute Local Plan ca 2005 but the allocation was deleted in the face of well-founded opposition. However, the settlement zone was never adjusted accordingly. The field lies beyond the limits of mains water and sewerage and its development would represent an insensitive extension of the loose scatter of properties at the southern end of the small hamlet of Ascog. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> As above I submit that the whole of the field immediately to the north of Hawkstone Lodge, Ascog, Isle of Bute PA20 9EU and to the south of 'Southpark' should be re-designated as Countryside Area for the reasons I have given. Also if the Council deems that it remains as 		

Settlement Area then it should be included within the Conservation Area to ensure that any development proposals are in keeping with and uphold the fine Victorian heritage of nearby properties that front on to the A844. (8)

- Remove the field from Settlement Zone. (50)

Summary of responses (including reasons) by planning authority:

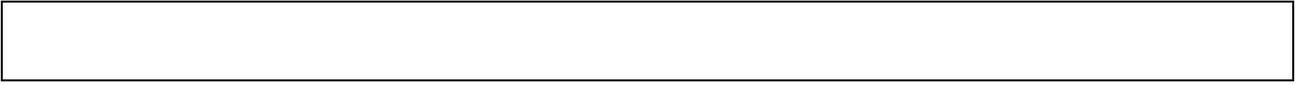
Redesignation as Countryside: Ronald Falconer (8); David Eaglesham (50)

- This area has been included as part of the settlement zone at Ascog since the Argyll and Bute Local Plan was Adopted in 2009. It has never been identified as a housing allocation. An application for housing development on this area was given planning consent in 2006, and this was renewed in 2012. (PD XXX details of planning application 12/01189/PP).
- A number of conditions attached to this consent were approved in September 2014, and a notification of initiation of development submitted in October 2014.
- Subsequent monitoring by the planning authority has confirmed that the access on to the site has been completed in accordance with the approved plans. It is therefore considered that a meaningful start has been made. (PD XXX photos and email from Steven Gove)
- In view of the planning history of this site it is considered appropriate for this area to remain within the settlement zone at Ascog.

Reporter's conclusions:

Reporter's recommendations:

Issue 199	H3012 – Campeltown - Dalintober	
Development Plan Reference:	H3012 (Mid Argyll, Kintyre and the Islands Proposals Map Number 82)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Margaret Gallagher (22)		
Provision of the development plan to which the issue relates:	Housing Allocations	
Planning authority's summary of the representation(s):		
<p><u>Margaret Gallagher (22)</u></p> <ul style="list-style-type: none"> • Objects to H3012 as it is on a steep incline • Had been assured by Macleods Builders that they would not build on that stretch of land 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • No modification stated by objector 		
Summary of responses (including reasons) by planning authority:		
<ul style="list-style-type: none"> • Allocation H3012 is an established housing allocation which has been reduced in size and numbers from previous plans. In the 2015 LDP the allocation included further land to the south and was for 23 units (CD 011 map 85). • The site in its reduced form has been noted as having capacity for 15 units. • 8 dwellinghouses have already been built on the site – 4 under 09/00753/DET (ADXXX); and the following 4 applications were each for one dwellinghouse progressing the scheme in a piecemeal but co-ordinated manner – 14/00020/PP (ADXXX), 14/02983/PP (ADXXX), 15/02625/PP (ADXXX) and 16/00059/PP (ADXXX) • As per the planning conditions imposed as part of these applications, amenity space must be left on the site which has been provided to the southern edge of the site. • The remaining undeveloped area to the north is a steep incline • Taking into account the above it is agreed that there is not sufficient capacity remaining on the site to be kept as a meaningful allocation. It is proposed to remove the allocation from the PLDP2, leaving the area as settlement zone. 		
Reporter's conclusions:		
Reporter's recommendations:		



Issue 200	Cairndow/Inverfyne	
Development Plan Reference:	Proposals Maps, Maps 5 and 21	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Rosy Turnbull (37) Stephen Ellis (205) Alan Boyter (209) Debbie Donald (210) Alison Hutchins (265) Paul Chalmers (336) Jane Ireland (345)</p>		
Provision of the development plan to which the issue relates:	The identification of Cairndow within Local Development 2	
Planning authority's summary of the representation(s):		
<p><u>Rosy Turnbull (37) Stephen Ellis (205) Alan Boyter (209) Debbie Donald (210) Alison Hutchins (265) Paul Chalmers (336) Jane Ireland (345)</u></p> <ul style="list-style-type: none"> • The objections set out that amenities comprising the community of Cairndow including homes, employment, visitor attractions and services are distributed around the head of Loch Fyne. • Within Cairndow village itself there are facilities/services such as the Inn, hatchery, hall and Ardkinglas Estate and at the Inverfyne location are the future childcare facility, homes and offices along with the existing Tree Shop, Loch Fyne Oysters, post office, Fyne Ales. • The distribution of these generates shorts trips which will increase with the developments at Inverfyne. The section of A83 connecting the head of Loch Fyne area is a dangerous stretch of road with issues relating to speed and visibility from the Cairndow village junction and other access points. • Road safety has been cited as reasons for denying development proposals in this location and this in turn is preventing future potential to deliver economic developments and much needed housing on gap sites in the Cairndow village itself. • The identification of the wider head of Loch Fyne area as part of the Cairndow settlement will aid requests to have the speed limit on the road lowered which will aid road safety or the community and then potentially help realise development sites. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Identify the wider areas at the head of Loch Fyne as part of the Cairndow settlement. (37) (205) (209) (210) (265) (336) (345) 		

Summary of responses (including reasons) by planning authority:

- The objections here effectively wish to see the wider areas at the head of Loch Fyne identified as part of Cairndow.
- PLDP2 identifies Settlements and the glossary sets out that “For the purposes of this plan the term settlement applies to those towns, villages, and smaller groupings of buildings or other areas identified as settlements on the proposals maps.”
- For the named Settlements the Proposals maps show a Settlement Area where PLDP2 Policy 01 applies. Areas outside these Settlement Areas are covered by Policy 02.
- Adopted 2015 Local Development Plan PDA 9/13 is located at Inverfyne and is for Mixed use—business/ housing/recreation. Part of this PDA has been carried forward to PLDP2 as mixed use allocation X1001.
- On the area covered by X1001 there is a cluster of existing development that includes a wood chip manufacturing facility (planning consent 07/00338/DET) and a childcare and play facility (planning consent 15/02825/PP). Six new affordable dwellings have also recently been constructed and are awaiting occupation (planning consent 19/00255/PP).
- Other areas of adjacent land within X1001 have received planning consent for commercial development.
- A masterplan 16/00103/MPLAN has been approved that sets out development aspirations for the Inverfyne location including further housing and commercial development, albeit some of it outside of the current X1001 boundary.
- It is recognised that with the new housing effectively complete and the childcare facility now operational that the development character at Inverfyne has now evolved further since the publication of PLDP2.
- If these developments had been in place at the point of the PLDP2 considerations then the underlying land to X1001 would likely have been considered appropriate to be included as Settlement Area rather than the Countryside Area it currently is covered by.
- Given the significantly developed character of the greater part of X1001 it is considered that it would be appropriate to include the underlying land as Settlement Area and this should be reflected in the list of settlements in the Written Statement. A further review of the Settlement boundary at Inverfyne could be carried out through the next development plan process if considered appropriate.
- There will be interconnections between the Cairndow settlement and the established developments in and around Inverfyne which will potentially increase with the delivery of the recent housing and childcare/play facility. There has also recently been a new off road footpath created to connect Inverfyne with Cairndow (planning consent 18/02109/PP).
- Given the linkage between these two locations this could be recognised in the development plan. This is already done for other locations such as Lochgilphead/Ardrishaig and Benderloch (including Ledaig/Keil Crofts/Baravullin) which in the adopted LDP has had the effect of larger setting scales of development for the linked settlements. To reflect the linkage between the two locations the settlement name could be specified as Cairndow/Inverfyne. Cairndow is already listed as a Key Rural Settlement and the linkage of the two would re-inforce this given the combined range of use they contain.
- The evidence regarding the road safety matters raised and their wider impacts on development is not clear. It is also not clear how a change to the speed limit would be reliant on the identification of a location as a Settlement within the development plan. It is not the place of the LDP to determine the speed limits of particular roads. The potential identification of a Settlement Area for Inverfyne and the linkage of the two locations in the

development plan is reflective of the current situation and whilst it is recognised that the identification of a Cairndow/Inverfyne Settlement Area could be used by the community in representations regarding road safety and speed limits ultimately it is matter for the appropriate Roads authority to make decisions around such matters.

- On the basis of the above, if the Reporter were so minded the Council would have no objection to; the underlying land to X1001 being changed from Countryside Area to Settlement Area, the amendment of the settlement name “Cairndow” being changed to “Cairndow/Inverfyne” in the Settlement list within the Written Statement, and in any diagrams that Cairndow is shown on and also within the title to the related Proposals Maps.

Reporter’s conclusions:

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Reporter’s recommendations:

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Issue 201	Open Space Protection Area and Settlement Area, Lonan Drive, Oban	
Development Plan Reference:	Open Space Protection Area and Settlement Area, Lonan Drive Oban (Proposals Maps - Map 201 Oban South)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Kenneth Moncrieff (2) Andrew Cooper (239) Keith Miller (315) Margaret Cooper (479) Danielle Cooper (502) Ann Buchanan (510) Alice Johnston (654) Jennifer Miller (658) Chris Russell (664) Kevin Burnett (1004) TSL Contractors Ltd (379)		
Provision of the development plan to which the issue relates:	Providing a high quality environment by safeguarding a range of open spaces. Settlement Strategy – deliver sustainable levels of growth by steering the majority of development to our existing settlements and following place-making principles.	
Planning authority's summary of the representation(s):		
<p>Area 201A – Settlement Area <u>Kenneth Moncrieff (2)</u></p> <ul style="list-style-type: none"> • Planning History - The area between McCaig Road and Nant Drive, which is subject to planning application 18/02720/PPP and previously 17/02815/PPP, has well documented objections based on the wildlife and recreational nature of the area. The level of objection to the application indicates that there is a compelling case for this area to be an Open Space Protection Area. The Report of Handling (RDXX) for 18/02720/PP clearly stated that objectors should engage with LDP2 as and when comments were to be allowed. • Road Access - The access to this site is too narrow to be more than single carriageway. • Drainage issues - These are a problem in the south of Oban with problems well known at the railway culvert area. Policy 62 has not been complied with. • Biodiversity - The vast majority of objectors to the planning application wished this area to remain as a wildlife habitat (Policy 6) and an informal recreation area (Policy 68). It is the only informal recreation area in the south of Oban. • Greenspace - The vast majority of objectors to the planning application wished this area to remain as an informal recreation area (Policy 68). It is the only informal recreation area in the south of Oban. • Plan Policies - Given the statements in Policies 02, 06, 62, 68 and 81 full planning permission should not be possible. <p><u>Andrew Cooper (239); Margaret Cooper (479); Danielle Cooper (502); Ann Buchanan (510)</u></p> <ul style="list-style-type: none"> • Residential Development- This Woodland/right of way at Lonan Drive should be designated as an 'OSPA', as it is totally unsuitable for residential development. (RD119 – Photo montage) 		

- Topography - This site is in a topographically constrained narrow, shaded gully and has many logistical problems.
- Greenspace - It is a valuable greenspace site, well used by the local residents for recreation, amenity outdoor access and community value.
- Biodiversity - Development would mean extinguishing this species- rich environment.
- Public Access - The woodland walk to Lonan Drive (Core Path C536) will no longer exist, in order to make way for housing along with closing up the majority of the Rights of Way that pass through it. Local residents will be deterred from walking, as the only other green space is the steep hill opposite which is not safe for children nor the infirm. The existing path - C536 and woodland walk will be replaced by pavement and houses in the shadow of a hill. The commercial gain will not mitigate for the huge loss to the community of a valuable, easily accessible, safe, sunny woodland walk.
- Woodland - It has already been shown that the slopes will be used for development. There is not enough room for all the compensatory planting that would be needed in this site at Lonan Drive if any development is allowed – as indicated in the outline application for the above application example (18/02720/PPP).
- Scottish Water Infrastructure - this runs through the site. This site should be reserved as a buffer zone and for improving Scottish water infrastructure.
- Road Access Issues - Children are at risk of being knocked down by manoeuvring cars, especially at the restricted entrance at Lonan Drive. There will be a detrimental cumulative effect on local traffic congestion times if there are additional vehicles entering and leaving this site if developed as a settlement area. Any development at Lonan Drive will have to use the single, pinch-point, high-sided entrance, to enable development. The access is also located immediately beside a private driveway, where traffic will be waiting for outgoing vehicles to come around a bend, and out of the development and will block the private entrance. The Disability Forum has already expressed concerns about this entrance. It is considered that the conditions proposed would not provide sufficient assurance that emergency vehicles could properly access the development. The proposals do not meet primary objectives of meeting the safety of all road users including pedestrians, cycle and motorised vehicles.
- Air pollution issues - Fuel for heating, which is carbon based, releases harmful gases and particulates and this (Cauldron-effect) site will be at the same or slightly below the level of the adjoining existing Nant Drive development. Detrimental cumulative effect on local traffic emissions at peak times if there are additional vehicles entering and leaving this site, if developed as a settlement area.
- Fire Risk - There is also a very real risk to human health from wildfire spread, where fires are regularly ignited on the protected hill to the west of this site. With the right wind conditions, fire spread will be unhindered to the endangerment of the houses on the valley floor directly below and immediately adjoining the site. Emergency vehicles will also have difficulty gaining access at the constricted, single-lane entrance.
- Flooding Issues - This riparian site at Lonan Drive in effect, acts as a functional floodplain and should be retained as such. There are already problems with flooding downstream of this site, which will only be exacerbated if the site is developed for housing with all its associated hard standing.
- Associated Policies - SG LDP REC/COM and SG LDP ENV 8 Policy 26 Informal Public Outdoor Recreation and Leisure - Policy 14 Bad Neighbour Development – Policy 50 Retention of Community Facilities LDP 3 SG LDP ENV 6, SG LDP ENV 8, SG LDP ENV 9 Policy 72 Wild Land Policy 77 Forestry Woodland and Trees Policy 78 Woodland Removal Policy 39 Private Accesses: Construction Standards SG LDP TRAN 6 (access and sufficient parking and turning) SG LDP DM 11 (suitable infrastructure) Policy 55 Flooding Policy 59 Water Quality and the Environment - Policy 61 Sustainable Drainage Systems Policy 08 Sustainable Siting and Design.

- Adverse impacts and Lack of need for development - LDP2 has identified a new area of Open Space Protection Area at the end of Lonan Drive. Whilst the re-designation of the main part of that woodland as OSPA is welcome, it is entirely disingenuous that the critical area of just under 2 ha in the floor of the valley, which was identified by developers for their high density housing project has been specifically excluded from the protected area and re-designated as "Existing Settlement". This will permit unwelcome and completely unnecessary development to move forward. Given the importance of the new Development Roads being proposed to the North of Oban and out to Connel and the substantial opportunities these will unlock for new development areas within and adjacent to the new road corridors, we are at a point where we must put a clear stop on all further new development and infill to the south of the town where so many adverse impacts have emerged over the past 10 years.

Alice Johnston (654); Jennifer Miller (658) Chris Russell (664)

- The adjoining semi natural woodland designated as an Open Space Protection Area (OSPA) at the end of Lonan Drive, Oban, reflects the importance of these woodlands for local recreation and amenity. However, the eastern boundary has been wrongly drawn and excludes the valley floor from the OSPA which is the area subject to a highly controversial high density housing ambition. This area has been wrongly reclassified as "existing settlement", which is factually incorrect and will encourage further unwelcome attempts by developers to build houses on this area.
- It is a key part of the woodland area as used by local people, including the local nursery. It is fundamental to the integrity of the recreation and conservation interest in these woodlands.

Area 201B – Open Space Protection Area

Kevin Burnett (1004)

- On Map 201 Oban South an area between Lonan Drive and McCaig Road, currently Settlement Zone and with lapsed Permission for housing is being indicated as being removed. This is being carried out without any apparent notification to the landowner who has made considerable investment in it. In the first instance we would be grateful for a summary of the reasoning behind this proposal.
- The land has formed part of the Settlement Zone for many years, and Planning Permission has been granted for housing (ref 08/02088/OUT). It is not a space generally accessible or usable by the public, and any development would have limited visual impact, slotting in between existing housing at higher and lower levels.

TSL Contractors Ltd (379)

- Objection regarding changes proposed to the designation of the land to the North West of the site of the proposed social housing development at Lonan Drive, Soroba, Oban (18/02720/PPP granted 4th July 2019) from settlement land to protected open space. See drawing Number 1440, for the specific area changed.
- We are the developer of the aforementioned proposed social housing development. This development would provide forty-four much needed social housing units to provide modern living accommodation within Oban within easy walking distance of the town centre which would play a significant part in attracting potential employees. We are currently working in collaboration with Link Housing Association and the Scottish Government to progress our proposals to full planning stage however the financial viability of the development is marginal when taking cognisance of the Scottish Government's caps on funding for such projects coupled with the various high abnormal costs inherent within the existing ground conditions, the topography of the site and the presence of substantial existing services which shall require to be diverted.
- Financial viability concerns led to consideration of constructing a number of private houses on the area of land highlighted (See drawing 1440) identified as plots 1 – 5 thereon to provide the

much needed financial support to the development. This land had previously been included within a full planning permission for housing granted by Argyll and Bute Council (12/02210/PP) but had been allowed to lapse by another developer.

- It had been our intention to submit a planning application early in 2020 to construct five private houses located sympathetically and recessed into the hillside to minimise their impact on the existing landscape in the location of the aforesaid plots 1 – 5, including a network of pavements / woodland paths to replace and enhance the current informal paths and a view point / amphitheatre on the hill top. This would enhance the viability of our social housing development and the general access to the remaining outdoor amenity space.
- The re-designation of this area to open space protection area will prevent us from submitting a viable planning application to utilise this area to construct such private housing necessary to secure the financial viability of a much needed social housing development within the curtilage of Oban that is supported by the Scottish Government. The development of housing on the area of land in question has never been previously objected to by Argyll and Bute Council.

Modifications sought by those submitting representations:

Area 201A

- The area should be re-classified as an Open Space Protection Area (2) (239) (315) (479) (502) (510) (654) (658) (664)
- If the area isn't re-designated as an Open Space Protection Area then re-designate it as Countryside (2)
- Retain/improve the right of way (C536) in its current location. (479) (502) (510)
- Area removed from the inaccurate and misleading designation of "existing settlement". (654) (658) (664)

Area 201B

- Maintain the current zoning on the area i.e. retain as settlement zone with no Open Space Protection Area. (1004) (379)

Summary of responses (including reasons) by planning authority:

Planning History Area 201A and Area 201B (2) (239) (315) (479) (502) (510) (654) (658) (664) (1004)

- The Local Plan Adopted 2009 showed both area 201A and 201B as within the Settlement boundary.
- Outline planning permission 08/02088/OUT was granted in Mar 2010 across both areas and extended by 3 years by a further application granted Nov 2012 which has now lapsed.
- The Open Space Audit was undertaken in 2010 (ADXXX) and identified both areas as natural/semi natural greenspace site O29.
- Local Development Plan Adopted in 2015 continued to show both areas as within Settlement boundary.
- A further planning permission in principle 18/02720/PPP was granted on Area 201A in July 2019 with an indicative layout for 44 units.
- The Strategic Housing Investment Plan shows area 201A for 46 units and programmes it for 2021-22.
- Proposed Local Development Plan 2 now shows Area 201A as Settlement and Area 201B as an Open Space Protection Area within the Settlement. It should be noted that there has also

been a further change from the Adopted Plan in PLDP2, removing an area to the north east of both sites from the Settlement and including it in Countryside. A more detailed planning history, including the Report of Handling for 18/02720/PPP is in ADXXX.

Area 201A – Road Access, water infrastructure and drainage Issues (2) (239); (479); (502); (510)

- This area is not designated as an Allocation nor as a Potential Development Area but is zoned as “Settlement”. As and when new proposals for development come forward within the Settlement they will need to be assessed against the Development Plan by the Planning Authority, in particular against Policy 01 Settlement Areas. Proposals may also require to be assessed by the Roads Authority. Scottish Water generally comment on allocated sites designated within Proposed Plans, which this area is not. Scottish Water is a consultee in the development plan and planning application process.

Area 201A – Biodiversity/Woodland (2); (239); (479); (502); (510) (654); (658) (664)

- This area is not within nor does it contain a European, National or Local designated wildlife site (e.g. SAC, SPA, SSSI, LNCS) or Ancient Woodland. Proposals for development required to be assessed against all relevant policies in the Local Development Plan, including Policy 73 – Development Impact on Habitats, Species and Biodiversity and Policy 77 – Forestry, Woodland and Trees and Policy 78 – Woodland Removal as applicable. Applications for new development may be required to complete a biodiversity checklist.

Area 201A – Opens Space/Greenspace (2); (239); (479); (502); (510) (654); (658) (664)

- The Open Space Audit identifies open space across Oban. This identifies O29 as natural /semi natural greenspace with no specific issues and no specific actions but a good overall score. (CDXXXX, p32). The Plan identifies a substantial amount of this area as an Open Space Protection Area (4.5ha) – Area 201B. Area 201A, however, has been excluded from the Open Space Protection Area given the extant planning permission and sufficiency of open space within the vicinity. Both areas are currently within a green network and covered by Policy 06 – Green Infrastructure. Policy 68 – Housing Greenspace sets out the requirements for casual and formal open space in new residential proposals of 10 dwelling units or more and will be applied as appropriate to planning applications.

Area 201A – Plan Policies (2) (239); (479); (502); (510)

- A number of plan policies are raised by the representees. As and when new development proposals come forward within the Settlement area the relevant Development Plan policies are used by the Planning Authority to determine that application, including Policy 01 – Settlement Areas.

Area 201A – Suitability for residential development/topography (239); (479); (502); (510)

- Open Space Protection Area designation is not related to the suitability or not of a site for housing development. OSPA designation relates to the need to safeguard a range of open spaces for the value to the community of their recreational or visual function or the opportunities they offer for relaxation and local food production. Proposals in this Settlement Area would be assessed against the relevant proposals in the Development Plan.

Area 201A – Public Access/Core Path (239); (479); (502); (510)

- Core Path C536 is safeguarded through the Plan Policy 32 – Active Travel.

Area 201A – Air pollution, Fire Risk, Flooding Issues (239); (479); (502); (510)

- This is a Settlement Area where new development proposals will be assessed against the relevant policies of the Development Plan and any other material considerations, including Policy 04 – Sustainable development and Policy 55 Flooding, as appropriate.

Area 201A – Settlement Area and Housing Need (315) (654); (658) (664)

- The Settlement boundary has been drawn to encompass the main elements of the town, including built development, open spaces and capacity for future growth. Both Area 201A and 201B were shown as Settlement within the Adopted Local Plan 2009 and the Adopted Local Development Plan 2015.
- This is an area of Settlement and not an allocated housing site nor a potential development area. It contains an extant permission 18/02720/PPP decided 04 Jul 2019, which is for planning permission in principle, seeking the approval for the residential development of the land and not for any specified number, layout or form of dwellings. However, an indicative layout shows 44 units and 46 units are included for this area within the Strategic Housing Investment Programme for 2021-22. On this basis 46 units have been included in the Housing Land Audit 2020, counting towards the Effective Supply for the area.

Area 201B – Open Space Protection Area (1004)

- Following adoption of the 2009 Local Plan, the 2010 Open Space audit, which involved public engagement identified both area 201A and 201B as a natural/semi natural greenspace site O29. Supplementary Guidance to the Adopted Local Development Plan 2015 SG LDP ENV 8 Protection and Enhancement of Green Networks (ADXXX) assessed the Main Towns and noted these areas as part of the wider Oban green network. The Supplementary Guidance was subject to public consultation.
- In considering the approach for LDP2 to this area 3 key aspects were noted in terms of the environmental integrity of the area of O29 as follows i) access via a Core Path (201A) both as a through route and for recreational purposes as a green route linking to other paths up on the ridge (201B) and out into the countryside area; ii) valued open space – as noted in the Open Space Audit and by the local community; and iii) landscape character with a significant prominent wooded ridge and valley pushing out into the countryside.
- The area was not identified for inclusion as a new OSPA during the Pre Main Issues Report (MIR) engagement for LDP2. However, after both the pre-engagement and MIR consultations closed, concerns were raised by the public regarding this area of open space and its identification as an OSPA. The whole area was assessed as part of the LDP2 process. It is considered that the prominent ridge in this area contributes, at a local level, to both the landscape and townscape structure and identity of Oban and plays a strong role in the green network bringing the countryside into the Main Town of Oban. The 4.5ha area of elevated land (Area 201B) has therefore been identified as an Open Space Protection Area within the Settlement as a greenspace amenity area and valued recreation area (CDXXX, para 9.27). This was subject to consultation through PLDP2.

Conclusion

It is considered that no change is required to the Settlement Area or Open Space Protection Area at either 201A or 201B.

Reporter's conclusions:

Reporter's recommendations:

Issue 202	Countryside, Port-Na-Crois, Appin	
Development Plan Reference:	Proposals Maps, Map 206	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Sumie Macalpine-Downie (271) Linnhe Marine (576) Andrew & Ethel Johnston (591) David & Jamie Templeton Craig (666) P. D. Zvegintzov (667)</p>		
Provision of the development plan to which the issue relates:	The proposed inclusion of land at Portnacroish as Settlement Area	
Planning authority's summary of the representation(s):		
<p><u>Sumie Macalpine-Downie (271)</u></p> <ul style="list-style-type: none"> Request that frontage strip of the field owned by the objector is included in the Settlement Zone. The field is accessed from the private minor road on the western boundary over which the objector has right of access. This access is considered appropriate for the minor access necessary to serve a small development and has been confirmed as such by Transport Scotland and the Council's Area Roads Manager. Four applications have been submitted on the field, none of which have been approved. The most recent being from 2014 for a dwelling house and for a car park for the nearby church. The car park application was withdrawn and the dwelling was dismissed at local review. The dwelling was dismissed because; the site was not identified for housing or deemed compliant with the policy for housing in the countryside, an encroachment into the countryside outside a defined settlement, impact on the setting of the church and the precedent for further development. The objector's impression was that the lack of support was primarily the status of the land outside the settlement boundary and that they should seek to alter that through the development plan process. As such comments have been submitted at each stage but no change has been made. The settlement of Portnacroish is shown on the proposals map as six Settlement Zones strung along the A828. These vary in terms of what could be deemed their rationale for being considered part of the settlement from developed areas, areas with planning consent and other areas with no obvious justification such as frontage land north west of Strathlea and land north of Stalker Cottage. In comparison with these two examples it would consistent for the objectors field to be shown in Settlement as it shares characteristics with these areas of land and would consolidate the nonsensical situation where Tigh-Na-Crois, Grianan and 1-4 Appin Terrace are mostly in the Settlement Area (although not all their gardens), Rosebank to the north, the church, everything west of Myrtle Cottage, Tigh Sithe and 1-4 Railway Cottages are also included but are all fragmented and not joined up. 		

Modifications sought by those submitting representations:

- Include the area along the A828 frontage in the Settlement Zone as shown on RD144. (271)

Summary of responses (including reasons) by planning authority:

(271)

- The area of land shown on RD144 relates to the road frontage area of a field adjacent to the A828.
- The 2017 Call for Ideas consultation asked for, amongst other things, suggestions of where settlements could accommodate future growth. The wider field (including the area shown on RD144) was submitted through this process (AD***).
- Given the extent of the whole field it was considered that the area of land submitted was too large to be included within the PLDP2 Settlement Zone and would offer a disproportionate potential level of development for that location. It was also noted that the site was within the National Scenic Area.
- As part of the preparation of PLDP2 a review of the adopted Local Development Plan Potential Development Areas was undertaken. The three PDAs for low density housing at Portnacroish (references PDA 5/150, PDA 5/151 and PDA 5/152) (CD010, Written Statement Pages 79 & 80 and Proposal Map 209) were not carried forward to PLDP2 as, for all three sites, it was considered that the formal masterplanned approach required for most PDAs was not necessary and that retention of the underlying land as Settlement Zone would help promote a more organic style growth. As part of this review the extent of the Settlement Area relating to PDA 5/150 was reduced to reflect what was considered to be a more appropriate area to potentially accommodate development.
- Prior to the 2015 adopted LDP these three PDAs had also been included in the 2009 adopted Local Plan (CD006, Written Statement Page 139 and Oban, Lorn and the Isles Proposals Maps page 53). In the preparation of the 2009 Local Plan a further PDA was shown in the Finalised Draft Local Plan on the field relating to this objection, this PDA was the subject of a modification that reduced its extent to a roughly rectangular stretch of land on the western side of the field. At the subsequent Local Plan enquiry the Reporters recommended deletion of this modified PDA. The Reporter's noted that there was no shortage of potential development land for the village and raised concerns regarding, inter alia, the setting of the church which overlooked the open ground opposite, the possibility that the land was a former battlefield and the location within a National Scenic Area (AD***). As a result the PDA was not included and the land was shown as Countryside Around Settlement in the resulting adopted 2009 Local Plan.
- Planning permission in principle (reference 13/02637/PPP) for "Site for the erection of dwellinghouse" was refused on 20/01/2014 with an appeal to the Local Review Body being withdrawn. The reasons for refusal note the conflict with Development Plan policy, departure from the decisions made at the Local Plan enquiry and the setting of the Listed Building opposite. A further application for planning permission in principal (reference 14/01166/PPP) for "Site for the erection of dwellinghouse" was refused on 16/07/2014. The application indicated the location of a house plot as well as a car park to serve the house and the church opposite. This car park was also subject to two separate planning applications (references 14/01167/PPP and 14/01805/PP), both of which were withdrawn. The

application for the house was refused for similar reasons to the earlier application. The refusal was upheld by the Local Review Body (AD***)

- It is considered that the Settlement Area shown for Portnacroish reflects both the pattern of the existing, developed settlement as well as providing an adequate range of opportunities for potential development.
- The area of land proposed has a number of sensitivities, it is located on the edge but within the Lynn or Lorn National Scenic Area (CD***) and offers views into the NSA for passengers from the road as well as views from the church yard opposite. It is set between two distinct clusters of development and as such development on the land has the potential to contribute to further ribboning along the road and erosion of an important open gap in the settlement at this location. Being set directly opposite the B listed Holy Cross church and C listed Stalcaire Memorial development on the land has the potential to impact upon their setting, albeit to a somewhat lesser extent for the memorial given the existing tree cover.
- The previous Reporters' concerns regarding the possibility of a battlefield are noted and are a concern but it is also noted that the protection afforded by Scottish Planning Policy (CD001, Page 35) relates to those on the Inventory of Historic Battlefields, which this site is not. The Reporters' also noted potential impact on the nearby A listed Castle Stalker however given that the PDA before them extended further to the south than the land subject to this objection it is considered that this of is lesser relevance.
- Proposals for development in Settlement Areas would be assessed under PLDP2 Policy 01 and outwith Settlement Areas would be assessed under Policy 02 (CD049, Pages 10, 12 and 13). Policy 71 relates to development proposals in National Scenic Areas (CD049, Page 94).
- Given the aforementioned significant sensitivities it is considered that it would be inappropriate to include the land within the Settlement Area.
- Proposals for development on the land could still be considered under Policy 02 which, in all but a limited number of situations, would require the submission of a landscape and visual impact assessment. It is considered, given the significant sensitivities of this location, that this is a more appropriate approach than that set out through Policy 01 for Settlement Areas (CD049, Page 12).

Reporter's conclusions:

Reporter's recommendations:

Issue 203	Policy 40 - Vehicle Parking Provision	
Development Plan Reference:	Policy 40 - Vehicle Parking Provision (Para 6.24-6.26, Table 5, p67-69)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Fiona Baker (195)		
Provision of the development plan to which the issue relates:	Vehicle Parking Provision	
Planning authority's summary of the representation(s):		
<p><u>Fiona Baker (195)</u></p> <ul style="list-style-type: none"> I disagree that zero parking allowance for new developments in main towns is appropriate. For example in Helensburgh commuter parking around the town centre already prohibits residents of properties having accessible residential parking and leads to congestion. In Argyll and Bute the nature of settlement patterns and distances means that public transport will never accommodate economic growth of private business enterprises. As people will have cars, removing parking spaces from new developments will only have a detrimental effect in other areas such as sense of place, connectivity, health and wellbeing. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Ensure new developments include adequate parking facilities. (195) 		
Summary of responses (including reasons) by planning authority:		
<ul style="list-style-type: none"> Scottish Planning Policy seeks to direct significant travel-generating uses to locations which are well served by public transport, subject to parking restraint policies, and supported by measures to promote the availability of high-quality public transport services. It sets national maximum parking standards for certain types and scales of development in order to promote consistency but permits local variation. It does not contain recommendations for minimum parking standards. (CD005, para 279-281 and Annex B) National Roads Development Guide (CDXXXXX, p17) states that <i>“Town Centres, Commercial/Business areas and Residential areas should be the most walkable part of the network; they should accommodate public transport services, cycle routes and cycle parking, while remaining accessible by service vehicles and private car. Therefore, it is expected that Designing Streets applies”</i>. The NRDG also does not contain minimum parking standards for cars. Designing streets does not set any specific maximum or minimum standards for parking. It does however state that <i>“On-street parking in residential streets can help to reduce traffic speeds. This kind of parking can be counted towards the overall provision required in new developments, both for residents and visitors. Parking on adopted roads cannot be allocated</i> 		

to individual properties, but is a common resource.” It also sets out both the positive and negative effects of on-street parking, which require to be taken into account. (CDXXXX, pX)

- PLDP2 seeks to promote a move towards a low carbon economy. It has taken into account SPP, the National Roads Development Guide and Designing Streets. Control of parking is one tool to help manage travel and encourage more sustainable forms of movement, in particular in our more accessible locations such as the Main Towns. The plan has therefore adopted the National Maximum Parking Standards (CDXXXX, Table 5, p68-69) for limited categories and scales of development.
- Argyll and Bute is a predominantly rural authority with generally lower levels of public transport accessibility and a higher reliance on car based travel for day to day living than more urban areas. PLDP2, Table therefore also includes minimum parking standards for some categories and scales of development. This is to ensure appropriate provision is made for off-street parking in the Argyll and Bute context. This helps maintain the established character of areas, avoid excessive footway parking and considers safety aspects for pedestrians, children at play and cyclists.
- The 6 Main Towns in PLDP2 are Campbeltown, Dunoon, Helensburgh, Lochgilphead, Oban and Rothesay. The designated Town Centres of the Main Towns are well served by a range of public transport, have car parking facilities and are of a walkable scale (See ADXXXXX Main Town Accessibility). Policy 40 – Vehicle Parking Provision part (b) only permits zero parking within the defined Town Centres for extremely limited categories and scales of development and is not a requirement. A small degree of flexibility in terms of the parking requirement for a limited range of uses in our most accessible Main Towns helps support minor restructuring and changes of use which keep our towns vibrant and vital places.
- Parking is one element of place. To ensure our towns deliver as places a holistic approach has been encouraged through the LDP Areas for Action and associated investment. There has been a £30M investment programme undertaken which has enhanced the public realm within the Main Town centres, making them more pedestrian friendly locations.

Conclusion

Controlling parking is a valid method of encouraging more sustainable travel. There is no national requirement for minimum parking standards but PLDP2 contains some minimum parking standards to ensure there are adequate parking facilities. There is a tolerance of zero parking, which is not a requirement and is very limited in terms of categories, scale and location of development. The outcomes are considered to be a net positive in terms of town centre vibrancy. In view of the above it is considered that no change is required to Policy 40 as a result of this representation.

Reporter’s conclusions:

Reporter’s recommendations:

Issue 204	H3003 - Inveraray – South	
Development Plan Reference:	Site H3003 (Chapter 10 Schedules, Page 113; Proposals Maps, Map 98 Inveraray)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Adrian Davis (30)		
Provision of the development plan to which the issue relates:	Allocation of site H3003 for housing – Providing an effective land supply for new development during the lifetime of the plan	
Planning authority’s summary of the representation(s):		
<p><u>Adrian Davis (30)</u></p> <ul style="list-style-type: none"> • Development of H3003 would constitute ribbon development, which is undesirable. • H3003 should not be developed until the gap in the middle of Inveraray is filled. • The site floods after heavy / prolonged rain. • Site access is extremely poor, with a busy curved main road on one side, a golf course on the second and third side and domestic property on the fourth. Access from The Avenue is not practical as it is a single track cul-de-sac with no footway. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • This site should be relegated to the lowest possible priority (30) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Ribbon Development (30)</u></p> <ul style="list-style-type: none"> • This site was brought into the Argyll and Bute Local Plan 2009 as a potential development area PDA 9/4. Planning Permission in Principle was granted in 2012 for 9 dwellings (ADXXX). The site was then allocated for housing in the Argyll and Bute Local Development Plan 2015 as part of the effective housing land supply for 9 units. This site has been reviewed and continues to be allocated in the Proposed Local Development Plan 2 as part of the effective housing land supply for 9 units. • Ribbon development is defined in the Plan glossary as “a line of at least six separate dwellings or other substantial buildings, one plot deep back from, and with curtilages bordering, a road”. Policies in the Plan seek to promote good place-making, including Design and Placemaking Principles, Policy 05 Design and Placemaking, Policy 08 Sustainable Siting, Policy 09 Sustainable Design and Policy 10 Design All Development. Scottish Natural Heritage has not objected to this site. • The proposed layout in 11/02334/PPP does not show ribbon development. <p><u>Flooding (30)</u></p>		

- The site is not within a surface water, coastal or fluvial flooding area shown on the Scottish Environment Protection Agency 1:200 year hazard flooding maps. SEPA have not objected to the inclusion of this site.

Access (30)

- Issues with access were conditioned in 11/02334/PPP and addressed through 14/02779/AMSC (ADXXXX). There are no objections to this site from Transport Scotland nor the local Roads Authority.

Prioritisation of Sites (30)

- This site is part of the effective housing land supply and has been programmed in the Housing Land Audit. (ADXXXX) However, this is only an indication of the delivery timeframe. The LDP does not provide a detailed prioritisation of site delivery nor does it restrict when a proposal can come forward on an allocated site.

Conclusion

- No change is required to the plan. H3003 is allocated as part of the effective housing land supply and should be retained.

Reporter's conclusions:

Reporter's recommendations:

Issue 205	H4005 – Stronmilchan	
Development Plan Reference:	Allocation H4005 (Chapter 10 Schedules, Page 77; Proposals Maps, Map 174)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Grigor Scott (4)		
Provision of the development plan to which the issue relates:	The inclusion of housing Allocation H4005	
Planning authority's summary of the representation(s):		
<p><u>Grigor Scott (4)</u></p> <ul style="list-style-type: none"> • Objection to the development of houses on H4005 due to the area being of outstanding natural beauty. It would spoil the surrounding area with the addition of extra houses and would cause extra wear and tear on an already fragile road and bridge over the river. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • If extra housing is required in Dalmally it should be located behind the existing housing estate. There is much more land that is suitable for better access, better roads, the village hall, post office, shop and school etc. (4) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(4)</u></p> <ul style="list-style-type: none"> • Adopted 2015 Local Development Plan allocation H4005 has a capacity of 12 units (CD010, Page 77). Prior to the adopted LDP, the same area of land was included in the adopted 2009 Local Plan as a Potential Development Area (reference PDA 5/56) for low density housing (CD006, Written Statement Page 139 and Oban, Lorn and the Isles Proposals Maps Page 110 & 111). • Planning Permission in Principle was granted on 25/05/2010 (reference 10/00103/PPP) for “Site for the erection of 7 dwellinghouses” • Planning Permission in Principle was granted on 16/04/2014 (reference 13/01891/PPP) for “Site for the erection of 3 dwellinghouses incorporating the submission of a Masterplan in respect of a Potential Development Area (PDA 5/56)” • 13/01891/PPP was renewed on 27/06/2017 (reference 17/00993/PPP). By virtue of the provisions under the relevant Coronavirus Acts and Town and Country Planning Regulations this consent remains extant until 31st March 2022. • Given this extant consent it is considered that it would be premature to remove the allocation from LDP2. 		

- The officer's report to 13/01891/PPP sets out that the Council's Area Roads Manager raised no objection subject to conditions to and the associated masterplan report sets out that they had expressed no views on the masterplan (AD***).
- No comments were received regarding H4005 from the Council Roads department to the PLDP2 consultation. Comments were received at the Main Issues Report stage that stated "Should be suitable for housing. Road to adoptable standard"
- It is therefore considered that there are no significant issues related to access or the road network.
- H4005 is not within a National Scenic Area or a Local Landscape Area. It is set within steadily rising land with the surrounding area characterised by a loose development pattern mostly set to the northern side of the B8077. Given this context and character it is not considered that the development of the allocation would have significant impacts upon the landscape or visual amenity of the area.
- There are two housing allocations in the nearby settlement of Dalmally (H4021 and H4031) (CD049, Map 174) which the PLDP2 Schedules indicate capacities of 16 and 49 units respectively (CD049, Page 119). The provision of H4005 adds to overall range of available sites to help meet the Housing Land Supply Target for Oban, Lorn and the Isles of 1110 units (CD049, Page 90).
- H4005 is set on the edge of the Tobermory to Dalmally growth corridor which is identified in the Settlement Strategy contained within in the PLDP2 Written Statement (CD049 Page 10, Para 3.4). The growth corridor contributes to the PLDP2 aspiration to reverse population decline and promote economically driven growth. The provision of H4005 in a location with relatively good access to A85 trunk road helps support the provisions of the growth corridor.
- On the basis of the above it is considered that no change to PLDP2 is required.

Reporter's conclusions:

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Reporter's recommendations:

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Issue 206	Countryside Area, Baravullin	
Development Plan Reference:	Proposals Maps, Map 156	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Caroline Campbell (1007)		
Provision of the development plan to which the issue relates:	The inclusion of an area of land as Settlement Area in LDP2	
Planning authority's summary of the representation(s):		
<p><u>Caroline Campbell (1007)</u></p> <ul style="list-style-type: none"> • Request an extension to the extent of the settlement boundary at Baravullin. • This would potentially permit the erection of a maximum of 3 detached, 1 or 1.5 storey dwellings. • In landscape terms the proposed extension is discreet, it does not form part of the adjacent woodland, it is currently unused and the inclusion of this small area of land would be a natural rounding off of the settlement boundary. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Include the area shown on RD137 within the Settlement Area. (1007) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(1007)</u></p> <ul style="list-style-type: none"> • The area of land being proposed for inclusion within the Settlement Area is set to the rear (east) of the dwellings "Lizmar" and "Keepers Cottage" and to the north of the dwelling "Creagavullin" • Planning Permission in Principal (reference 19/00212/PPP) was granted on 26/08/2019 for "Sub-division of existing site and the erection of a new dwellinghouse" which relates to the subdivision of Keepers Cottage and, if implemented, would see a row a three dwellings facing the adjoining road. • The area proposed for Settlement Area takes in some of the rear curtilages of the aforementioned dwellings (which just fall outside the adopted 2015 Local Development Plan Settlement Zone) and some undeveloped land beyond to the east. • The two existing dwellings and one proposed dwelling are all set at roughly the same level as the road with some of their rear curtilage land and the undeveloped land beyond set at higher levels. • The existing dwellings of Lizmar and Keepers Cottage are relatively well contained within the local landscape by the rising topography to their rear and they also reflect the general 		

character in the immediate surrounding area of dwellings fronting the road. The PLDP2 Settlement Area reflects this development pattern and the containment of the dwellings in the local landscape. The inclusion of the proposed land would introduce the potential for development on the higher topography in a similar manner to the dwelling of Creagavullin to the south which, being set at this level, is considered somewhat at odds with the general surrounding character. It is therefore considered that the inclusion of the proposed land within Countryside Area is more appropriate than Settlement Area.

- Proposals for development on the land could still be considered under PLDP2 Policy 02 (CD Pages 10, 12 & 13) which, in all but a limited number of situations, would require the submission of a landscape and visual impact assessment. It is considered that this is a more appropriate approach than that set out through Policy 01 for Settlement Areas (CD049, Page 12).
- On the basis of the above it is considered that no change to PLDP2 is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 207	Countryside, Eredine	
Development Plan Reference:	Proposals Maps, Map 178	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Ian McAdam (514) Simone McAdam (515)		
Provision of the development plan to which the issue relates:	Inclusion of land either as Settlement Area and/or Potential Development Area	
Planning authority's summary of the representation(s):		
<p><u>Ian McAdam (514)</u></p> <ul style="list-style-type: none"> • The potential development area doesn't extend far enough to allow for any growth in the village of Eredine. • Potential development area should be extended south west from Eredine along the south shore of Loch Awe to the Forestry Commission ground. • The ground would serve to build quality homes adjacent to Eredine, help rejuvenate and repopulate the area and be a natural extension of potential building ground. <p><u>Simone McAdam (515)</u></p> <ul style="list-style-type: none"> • Request that the Settlement Area extends along the loch front bordered by the B840, past the F shaped jetty to the burn to allow for further development. This is the only suitable area for expansion of Eredine and would allow for economic expansion in a remote rural area that would benefit from locals being able to grow local businesses. • The majority of the Settlement Area is too steep to build on or the access roads are too steep and unsuitable 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Extend potential development area south west from Eredine along the south shore of Loch Awe to the Forestry Commission ground. (514) • Extend the settlement area along the loch front bordered by the B840, past the F shaped jetty to the burn/edge of Forestry Commission ground (RD286) (515) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(514) (515)</u></p> <ul style="list-style-type: none"> • Whilst only one of the objectors has supplied a location plan (515 – RD286) from the descriptions provided it is understood that they relate to the same area of land, namely the 		

land on the west side of the B840 between the dwelling known as Salmon's Leap and the boundary of the Scottish Forestry land to the south of the jetty.

- Part of the Eredine Settlement Area as shown on PLPD2 Proposals Map 178 is currently covered by a Potential Development Area (PDA 5/120) in the adopted 2015 Local Development Plan. This PDA has not been carried forward into PLDP2. The underlying land has been included as Settlement Area.
- Outline planning permission was granted on 20/03/2007 (reference 06/00127/OUT) for "Site for erection of ten dwellings and conversion of existing ruined dwelling"
- Outstanding conditions were approved on 29/07/2010 through application 10/00375/AMSC "Approval of conditions 1, 4, 5, 6, 7, 8, 9, 10, 11 and 12 relative to outline planning permission (06/00127/OUT)" (AD***). Foul drainage was approved separately on 04/08/2010 through planning consent 10/00867/PP.
- Communication on the planning file for 10/00375/AMSC indicates this consent has commenced (AD***). A single plot has been replaced via planning consent 16/00160/PP granted on 17/05/2016 (AD***).
- A single dwelling straddling the southern end of PDA 5/120 was approved on 08/09/2011 by planning consent 11/01189/PP "Erection of dwellinghouse and installation of sewage treatment plant." (AD***) This dwelling (Salmon's Leap) is complete.
- Given the meaningful start on 10/00375/AMSC there are 10 extant plots and the conversion of the ruined dwelling that can be delivered within the PLDP2 Settlement Area.
- On the basis that PDA 5/120 has not been carried forward to the PLDP2 it is not possible to extend its coverage as per the objector's request (514). Also, given the extant consent it is not considered necessary to include it in PLDP2.
- The Settlement Area outside of PDA 5/120 (on the eastern side of the B840) is relatively generous in its extent although it is recognised that there potential constraints in terms of topography and access that may limit development opportunities. However, given the aforementioned 11 extant consents it is considered that there is adequate opportunity to deliver housing for the overall settlement within the lifetime of PLDP2. Whilst there may be less opportunity for employment related development, the removal of the PDA 5/120 does allow for exploration of alternative or additional non-housing developments in that location should the landowner wish.
- The area of land raised by the objectors is shown on the Ancient Woodland Inventory with an area shown as 'Long-established woodlands of plantation origin' and an area shown as 'semi-natural ancient woodland'.
- Given the wooded character of the land it is not considered that it forms a natural part of the Eredine settlement and therefore the inclusion within Countryside Area is more appropriate than Settlement Area.
- Notwithstanding any potential concerns regarding development impacts on ancient woodland, proposals for development on the land could still be considered under PLDP2 Policy 02 (CD Pages 10, 12 & 13) which, in all but a limited number of situations, would require the submission of a landscape and visual impact assessment. It is considered that this is a more appropriate approach than that set out through Policy 01 for Settlement Areas (CD049, Page 12).
- On the basis of the above it is considered that no change to PLDP2 is required.

Reporter's conclusions:

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Reporter's recommendations:

Issue 208	Oban Development Road and Associated Glencruitten PDAs	
Development Plan Reference:	Oban Development Road and PDAs P4016 P4017 P4019 P4021 P4022 , PLDP2 Proposal A, p.14; Ch10 Schedules p.120; Oban Lorn and The Isles Map Book Map 200	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish Government Planning and Architecture Division (353)		
Provision of the development plan to which the issue relates:	Oban Development Road and development of associated Potential Development Areas P4016 P4017 P4019 P4021 P4022.	
Planning authority's summary of the representation(s):		
<p><u>Scottish Government Planning and Architecture Division (353)</u></p> <p>The Plan details on page 11 paragraph 3.8 Potential Development Areas (PDAs). It states "PDAs are areas where specific development opportunities may be supported through the life of the plan subject to those constraints identified in the schedules of the PDA's being successfully addressed. Mini development briefs have been prepared for each PDA and are included in the Action Programme that accompanies the plan. The briefs identify the use or range of uses considered appropriate, the constraints that need to be resolved and those policies which require to be taken into account. The PDAs are listed in the schedule of the Written Statement and mapped in the Proposals Maps." SPP states in paragraph 274 "In preparing development plans, planning authorities are expected to appraise the impact of the spatial strategy and its reasonable alternatives on the transport network, in line with Transport Scotland's DPMTAG guidance" and in 275; "Development plans should identify any required new transport infrastructure or public transport services, including cycle and pedestrian routes, trunk road and rail infrastructure. The deliverability of this infrastructure, and by whom it will be delivered, should be key considerations in identifying the preferred and alternative land use strategies." DPMTAG, published by Transport Scotland, states "Transport impacts should..... be considered early in the process of identifying sites for development, along with other key factors influencing land use proposals. In considering different land use proposals it is important to understand the consequences that changes in land use have on the Strategic Transport Network....". Additionally, "Transport Scotland will be unable to give support in principle to a development plan: when there is insufficient detail on either the proposed land uses or associated Transport Appraisal to enable Transport Scotland to take an informed view of the effects of the development plan on the Strategic Transport Network." Transport Scotland has concerns relating to the Potential Development Areas identified in Oban (P4016, P4017, P4019, P4021, P4022) are included without any supporting information. In relation to Oban there is no information provided pertaining to indicative housing scales/development sizes; potential cumulative impact on the A85(T); or delivery timescales. We are aware of the Council's aspiration for an Oban Development Road, however an up to date appraisal is required and any transport option(s) being taken forward from this could be long term proposals. A proportionate cumulative transport appraisal of these sites would require to be undertaken to determine any impact to the A85(T) and the identification of any required mitigation measures and how these would be funded and delivered. This information should be included within the plan to enable</p>		

future developers and stakeholders to fully understand the requirements to deliver the sites in line with SPP and DPMTAG.

Modifications sought by those submitting representations:

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Summary of responses (including reasons) by planning authority:

Potential Development Areas are areas where specific development opportunities may be supported through the life of the Plan subject to those constraints identified in the schedules of the PDA's being successfully addressed and the principle of development being established through a planning application supported by a masterplan for the whole PDA. Mini development briefs have been prepared for each PDA and are included in the Action Programme that accompanies the Plan. The briefs identify the use or range of uses considered appropriate, the constraints that need to be resolved and those policies which require to be taken into account.

It is important to note that until these constraints are successfully dealt with to the satisfaction of the Planning Authority, the principle of development is not established and PDAs are not firm proposals of the LDP.

P4017; P4019; P4016; P4021 and P4022 have all been identified as long term development opportunities within the adopted LDP1, which could be facilitated by the development of the Oban Development Road. No housing numbers have been indicated because there is not sufficient commitment or information to make meaningful indications. As such the PDAs make no contribution to housing land supply identified by the LDP1 or PLDP2.

Oban Development Road (ODR) is not a firm proposal of the PLDP2. The Oban Strategic Development Framework proposal A within the Plan sets out the intention to explore the potential of the ODR.

Proposal A of the PLDP2 states: The Council will take forward a Strategic Development Framework for the wider Oban area working with stakeholders including communities, key agencies, landowners, the Scottish Government, housing associations and the private sector to deliver a co-ordinated approach to: the rationalisation of existing land uses, improved traffic management and parking (including potential for park and ride), identification of new development opportunities for housing and economic uses, development of the Strategic Transport Hub, investigation of development potential and improvements to network resilience associated with the strategic road network, including the possibility of the Oban Development Road and Dunbeg Half-Way Roundabout, in order to realise the full potential of this strategically important area.

Subsequently Strategic Masterplan SM4001 will be required to identify how P4016; P4017; P4019; P4020; and P4022 relate comprehensively to the detailed designs of any Oban Development Road as they emerge. Until such time as this has occurred, the only development that will be acceptable on these sites is that which can be safely accommodated on the existing common access road (Glencruitten Road). This road is currently significantly restricted and will require improvement of footpath provision and passing places to allow accommodation of even minor additional housing numbers. Moreover there are physical restrictions to providing the required improvements.

Notwithstanding this, the Potential Development Areas P4016, P4017; P4019; P4020; and P4022 are important long term strategic land safeguards close to the centre of the town if and when the Oban Development Road is delivered.

The Potential Development Areas and Oban Development Road are not firm proposals of the spatial strategy for this PLDP2 period. Development expected to come forward during the PLDP2 period are identified as allocations and have been clearly assessed as deliverable during the life of the Plan.

The identified lines of the ODR along with the PDAs are essentially safeguards of land to avoid piecemeal development which might prejudice development in the future.

As such SPP para. 274 doesn't apply as this work will be delivered over time before any proposals become firm and may then be identified in future Plans when delivery mechanisms and funding firmer. The Council is considering the issues early by putting them in the Plan and proposing the Oban Strategic Development Framework in order to assess the impact on the Strategic Transport network working in partnership with Transport Scotland and other key agencies.

This work has already been initiated by the Council with several initial scoping meetings having been held with key agencies prior to the identification and design of appropriate strategic transportation assessments will be carried out in due course.

Conclusions

The possibility of the ODR and associated land identified as PDAs are fundamentally important to the potential strategic expansion of Oban in the long term, and in turn fundamental to the long term vision of the PLDP2 and the Tobermory – Dalmally growth corridor. Whilst it is correct to identify the need to assess the potential impact of these areas on the Strategic Road network, it is also crucially important to safeguard them from piecemeal development until such time as the requirement for them and their suitability can be confirmed. The Oban Strategic Development Framework proposal is the Council's commitment to carry out that work in partnership with key agencies.

There is no need to change the Plan in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

Issue 209	Oban Development Road and Town Centre management (I4003, I4004, I4005, I4006)	
Development Plan Reference:	PLDP2 Infrastructure Proposals, Chapter 3.0 p16; Chapter 10 Schedules p123, Oban Lorn and The Isles Map Book, Maps 199, 200, 201, 210	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Sally Thompson (154) Derek Shanks (206) Donna Bell (298) Dunollie Estate & Dunollie Farm Trust (444) Sandra Elliott (471)</p>		
Provision of the development plan to which the issue relates:	Identification of Strategic transport infrastructure line Oban Development Road, its impact locally and on the town centre, and its alignment.	
Planning authority's summary of the representation(s):		
<p><u>Sally Thompson (154); Sandra Elliot (471)</u> I4005 runs through part of golf course, impacts on wildlife and green open space, access track to Connel; will increase traffic volumes, runs through new school site. <u>Derek Shanks (298)</u> Impacts on Wildlife, green space, creates pollution, loss of access track to Connel. <u>Donna Bell (298)</u> Damage biodiversity, extra traffic into town. <u>Dunollie Estate & Dunollie Farm Trust (444)</u> Road line shown through Dunollie Beg Farm's best field.</p>		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Remove ODR from the plan and preserve countryside(Sally Thompson (154), (Derek Shanks (154); Sandra Elliot (471). • Pedestrianize Oban Town Centre; divert traffic from the town; park and ride scheme (Donna Bell (298). • Remove road line from Dunollie Beg Farm land (Dunollie Estate & Dunollie Farm Trust (444). 		
Summary of responses (including reasons) by planning authority:		
<p>Oban is situated at the heart of the Tobermory to Dalmally growth corridor identified in the LDP2 spatial strategy. This growth corridor takes advantage of the existing transport infrastructure with the A85 Trunk road, Glasgow – Oban rail line, Oban Airport, ferry services to the isles and with a strategic transport hub in Oban. It also contains a generally younger more economically active population profile providing a good base from which to grow the population in Argyll and Bute. The corridor contains a number of tourist attractions and destinations such as Bonawe Iron works, Cruachan Dam, Tobermory and Oban harbours and the outstanding marine environment of the wider west coast. The Oban area also includes growth nodes such as Dunbeg together with the vibrant villages of North Connel, Connel, Taynuilt, Dalmally and Benderloch.</p>		

Oban is a Main Town in this growth corridor with a range of community facilities, shops and services which support a strong rural hinterland area with a number of key rural settlements. The town has experienced growth for a number of years but is increasingly physically constrained, nearing its natural topographic capacity for growth and development. The potential to achieve further growth in the Oban area may be realised through rationalisation and restructuring within Oban, including public facilities and businesses seeking to relocate. In the town there are issues in terms of traffic management, parking and accessibility that need to be part of a co-ordinated approach. Further growth may also be achieved in Oban and the wider Growth Corridor area through significant investments in road infrastructure, which requires a partnership approach. Recent investment has helped deliver 375 much needed affordable homes at Dunbeg but further investment in critical economic infrastructure is needed to ensure that the full potential of growth around Oban is delivered. Additional investigation into solutions to provide greater resilience in the strategic road network is required if we are to promote sustainable and inclusive growth for Oban and the wider area. A co-ordinated approach across the range of stakeholders and projects is now vital to ensure that this strategic location realises its full potential and creates a place people choose to live, work and enjoy.

PLDP2 Proposal A – Oban Strategic Development Framework states:

The Council will take forward a Strategic Development Framework for the wider Oban area working with stakeholders including communities, key agencies, landowners, the Scottish Government, housing associations and the private sector to deliver a co-ordinated approach to: the rationalisation of existing land uses, improved traffic management and parking (including potential for park and ride), identification of new development opportunities for housing and economic uses, development of the Strategic Transport Hub, investigation of development potential and improvements to network resilience associated with the strategic road network, including the possibility of the Oban Development Road and Dunbeg Half-Way Roundabout, in order to realise the full potential of this strategically important area.

Oban Development Road (ODR) is not a firm proposal of the PLDP2. The Oban Strategic Development Framework proposal A within the Plan sets out the intention to explore the potential of the ODR. The identified lines of the ODR is essentially a safeguard of land to avoid piecemeal development which might prejudice development in the future. No firm line or design details are identified at this stage.

Initial work has already been initiated by the Council with several initial scoping meetings having been held with key agencies prior to the identification and design of appropriate strategic transportation assessments will be carried out in due course.

If and when progress is made to the establishment of firm and detailed designs, detailed environmental impact assessments would be undertaken to establish the impact on wildlife and fauna, and other environmental impacts such as amenity and pollution. All these issues are covered by the policy framework identified within PLDP2 and that framework can ensure that any adverse impacts are either avoided, minimised or mitigated.

If and when progress is made to the establishment of firm designs, at that time, appropriate negotiations will be required to acquire rights to land ownership.

Any progress on delivery of an ODR would go hand in hand with rationalisation of the town centre traffic circulation and management and this could include the potential for park and ride schemes and pedestrianisation. Such proposals will only emerge as work to deliver the Oban Strategic Development Framework develops, and will involve appropriate community engagement at the time.

The potential line for the ODR shown by PLDP2 does not overlap with the new Oban High School but runs adjacent to it.

Conclusion

No change to the plan is considered necessary in response to these representations

Reporter's conclusions:

Reporter's recommendations:

Issue 213	Oban Airport	
Development Plan Reference:	Proposals Maps, Map 198	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Donna Bell (298)		
Provision of the development plan to which the issue relates:	Proposed uses at Oban Airport	
Planning authority's summary of the representation(s):		
<p><u>Donna Bell (298)</u></p> <ul style="list-style-type: none"> • Would like to see the development of Oban airport as it is an important hub to meet the needs of locals and tourists. • Would like to see the inclusion of a metro style supermarket, a small hotel and gift shop so that the airport can become a significant hub catering for the needs of all its users. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Include a metro style supermarket, small hotel and gift shop. (298) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(298)</u></p> <ul style="list-style-type: none"> • Proposed Local Development Plan 2 Area for Action A4002 (CD049, Oban, Lorn and the Isles Proposals Maps, Map 198) supports the work of the Council and its partners in considering and developing the future of Oban Airport. • Business and Industry allocation B4009 is located in close proximity to the airport site (CD049, Oban, Lorn and the Isles Proposals Maps, Map 198). The Written Statement Schedules set out that B4009 is allocated for Industry, Business, Storage and Airport Related Uses (CD049, Page 117). • Proposed Local Development Plan 2 Policies 45 and 46 relate to retail developments (CD049, Pages 73-74). Policy 23 relates to tourist related development including accommodation (CD049, Pages 48-50). Much of the land in and around the airport is shown as Countryside Area on Proposals Map 198 where proposals would be assessed against Policy 02 (CD049, Pages 10 and 12-13). Proposals in the Settlement Area would be assessed against Policy 01 (CD049, Page 12). • The objector has not provided any specific details of potential development proposals or locations for the suggested uses. 		

- It is therefore considered that any proposals for retail (both supermarket and gift shop related) and hotel accommodation could be adequately considered through the planning application process.
- On the basis of the above it is considered that no change to PLDP2 is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 215	OSPA, Dalintart Farm, Oban	
Development Plan Reference:	Proposals Maps, Map 201	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Kenneth Moncrieff (2)		
Provision of the development plan to which the issue relates:	Provision of a new/extended Open Space Protection Area	
Planning authority's summary of the representation(s):		
<p>Natural Heritage</p> <p><u>Kenneth Moncrieff (2)</u></p> <ul style="list-style-type: none"> • Dalintart Farm – site has considerable access issues, would require access through the objectors house. Issues with water pressure and sewerage. Would be a fundamental change to the area and its semi rural setting. Difficult to develop due to topography and ground conditions. Issues of skyline appearance. • OSPA below Nant Drive - During repeated planning applications the nature of this area as a wildlife sanctuary and recreational area has been well documented and the Council proposed this designation some 2 years ago. It will be well received by the local community. The area should be extended. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • The Dalintart Farm area could be designated OSPA and prevent repeated attempts to have it a development area. (2) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Title of point e.g. Natural Heritage (Cust IDs e.g. 17) PO</u></p> <ul style="list-style-type: none"> • Dalintart Farm – No location map has been provided but from the comments made it is understood that the objection relates to the land to the north east of Nant Drive. This area was submitted though the 2016 Call for Sites process. It was included as a 'Red' site in the Main Issues Report meaning it was not preferred for inclusion (CD***). It has not been included as an allocation in PLDP2. It is shown as Countryside Area. • OSPA below Nant Drive – The OSPA shown between Nant Drive and McCaig Road on Map 201 has been addressed in Issue 201. No location map has been supplied but from the comments made it appears that the objector wishes to see a new or extended OSPA to its north east to include the aforementioned Dalintart Farm area. This would involve a relatively significant area of land and it is considered that its inclusion as an Open Space Protection 		

Area is not appropriate as it would bring overly extensive areas of land under the consideration of PLDP2 Policy 81.

- The area concerned is included in Countryside Area on the Proposals Maps and as such development proposals would be considered under PLDP2 Policy 02 where, in all but a limited number of situations, a Landscape and Visual Impact Assessment would be required. It is considered that this is an appropriate approach for the area concerned. It is not considered appropriate to include areas of land as OSPA to discourage consideration of land for inclusion in future development plans as each process should be assessed on its own merits.

Reporter's conclusions:

Reporter's recommendations:

Issue 216	OSPA, Druim Mor, Oban	
Development Plan Reference:	Proposals Maps, Map 201 and Lorn Map sheet	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Michael Wright (240) Martin Langhammer (547) Jillian Connor (636)		
Provision of the development plan to which the issue relates:	Proposed new or extended Open Space Protection Area	
Planning authority's summary of the representation(s):		
<p><u>Michael Wright (240) Martin Langhammer (547) Jillian Connor (636)</u></p> <ul style="list-style-type: none"> • New or extended Open Space Protection Area sought adjacent to the existing OSPA that is adjacent to H4024 and H4038 to include wider areas of Druim Mor/Glenshellach Farm to the west. • The area is valuable for leisure, recreation, ecology, contribution to economy. • It is one of the few remaining accessible natural places. • It needs to remain unspoiled. • Policy 08 states that "Hilltop, skyline or ridge locations will be resisted". 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • The area to the west of the Open Space Protection Area adjacent to H4024 and H4038 that includes Glenshellach Farm, Druim Mor hill and land adjacent to B4007 and B4002 (as far as the farm and campsite) should be designated as an Open Space Protection Area. (240) (547) (636) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(240) (547) (636)</u></p> <ul style="list-style-type: none"> • The Open Space Protection Area adjacent to PLDP2 Housing allocations H4024 and H4038 takes in an area of undeveloped open land that is currently part of adopted 2015 LDP allocation H-AL 5/4. The planning consent on this allocation omits this area from development and the OSPA reflects this accordingly. • No location maps have been supplied by the objectors to define the boundaries of the proposed new/enlarged OSPA however the descriptions provided indicates this relates to the land on either side of Glenshellach Road to include Druim Mor hill on one side and the largely agricultural land as far as the caravan park on the other. 		

- These areas are significant in their size and it is considered that their inclusion as an Open Space Protection Area is not appropriate as it would bring overly extensive areas of land under the consideration of PLDP2 Policy 81.
- The areas concerned are included in Countryside Area on the Proposals Maps and as such development proposals would be considered under PLDP2 Policy 02 where, in all but a limited number of situations, a Landscape and Visual Impact Assessment would be required. It is considered that this is an appropriate approach for the area concerned.
- Wider PLDP2 policies would provide for adequate assessment of impacts of matters relating to biodiversity and access to the countryside.

Reporter's conclusions:

Reporter's recommendations:

Issue 217	Settlement, Kilmartin	
Development Plan Reference:	Settlement - Proposals Map 106, Kilmartin	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Kilmartin Castle (35)		
Provision of the development plan to which the issue relates:	Settlement Strategy – steering the majority of development to our existing settlements	
Planning authority’s summary of the representation(s):		
<p><u>Kilmartin Castle (35)</u></p> <ul style="list-style-type: none"> • We object to the settlement zone to the front and rear of Kilmartin Castle. We are a new small luxury bed and breakfast offering something unique to the Argyll & Bute area. Should development happen on either side we would need to look to relocate our business, as this would negatively impact the kind of tourism we are currently successfully offering, year round. (RD7) • A non-settlement zone would mean we can confidently continue to grow our business, helping to raise the profile of Kilmartin as a tourist destination, whilst supporting other small local businesses, including cleaning companies, local chefs, florists, the Kilmartin Hotel, local food stores, nearby bed and breakfasts and the Kilmartin Museum. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • We would like to see this land changed from a settlement zone to a non-settlement zone (35) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Kilmartin Settlement Boundary (35)</u></p> <ul style="list-style-type: none"> • The Settlement of Kilmartin is situated within the Knapdale/Melfort Local Landscape Area. It is also within Kilmartin Glen, which has one of the most important concentrations of Neolithic and Bronze Age remains in Scotland. The village contains a Conservation Area and an Open Space Protection Area related in part to the setting of the village, which is a key view, including the Grade B listed Church. • Kilmartin is within the Villages and Minor Settlements category in the Settlement hierarchy. It is relatively compact in form. There are no allocations or potential development areas within the village with limited development capacity within the settlement boundary. Policy 01 Settlement Areas aims to ensure that the proposals for development are handled appropriately within the settlement boundary. • The castle is Listed as Grade B and is outwith the Conservation Area. Planning history for both the castle and the surrounding area is shown in ADXXX. 		

- The village boundary has been drawn to encompass the main built elements of the village, including the church, museum, housing, hotel and castle. It has also been drawn to consider the topography, keeping development down from the higher important backdrop (Barr Mor hill) to the village, following the 50m contour.
- The Plan contains policies to promote place-making, sustainable development and safeguard the historic built environment. Policy 16 – Listed Buildings safeguards Listed Buildings including their setting.
- Conclusion – It is considered that there is no need to adjust the settlement boundary as the settlement boundary accurately reflects the functional area of the village and the village setting within the Local Landscape Area. In addition, the Plan policies provide a robust framework to assess any applications within the settlement promoting good place-making whilst safeguarding the historic built environment, including Kilmartin Castle.

Reporter's conclusions:

Reporter's recommendations:

Issue 218	Tobermory - Dalmally Growth Corridor	
Development Plan Reference:	PLDP2 Spatial Strategy: para.3.4; para. 3.10; para. 3.11; diagram 2; para. 3.27; para. 5.5.	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Tracey Peedle (212) Beaton + McMurchy Architects Ltd (496)		
Provision of the development plan to which the issue relates:	The PLDP2 identifies as part of its spatial strategy a Growth Corridor for Tobermory – Dalmally; and proposals for a number of Strategic Development Frameworks and Masterplans.	
Planning authority's summary of the representation(s):		
<u>Tracey Peedle (212)</u> What does the growth corridor mean for Dalmally and Loch Awe. Strategic Development Framework is needed for the area. How will the scenic areas be safeguarded.		
<u>Beaton & McMurchy Architects Ltd (496)</u> Support growth corridor but extend into Kerrera.		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Develop a strategic development Framework for Dalmally / Lochawe as part of Growth Corridor. Tracey Peedle (212). • Extend growth corridor into Kerrera (496) 		
Summary of responses (including reasons) by planning authority:		
<p>The PLDP2 clearly articulates the spatial strategy, including the growth corridor and the opportunity for community plans.</p> <p>Para. 3.4 of the PLDP2 states the Plan seeks to reverse population decline and promote economically driven growth across Argyll and Bute. It seeks to make positive provision where growth is projected to occur and can be delivered in a sustainable and economic fashion. These areas include the Tobermory – Dalmally growth corridor, focusing on the identified growth opportunities of Oban, with its inherent population growth, and the opportunities for the area to act as a significant growth hub for the north and west Argyll area and the growing economic opportunities in Food and Drink, Tourism, and education sectors (Oban as a University Town). The growth corridor is a strategic level indication of policy aspiration and intention to focus investment and development. It is intentionally drawn at an indicative level without demarcating precise boundaries.</p> <p>Para. 3.10 of the PLDP2 states: Oban is situated at the heart of the Tobermory to Dalmally growth corridor identified in the LDP2 spatial strategy. This growth corridor takes advantage of the existing transport infrastructure with the A85 Trunk road, Glasgow – Oban rail line, Oban Airport, ferry services to the isles and with a strategic transport hub in Oban. It also contains a generally younger more economically active population profile providing a good base from which to grow the population in Argyll and Bute. The corridor contains a number of tourist attractions and destinations such as Bonawe Iron works, Cruachan Dam, Tobermory and Oban harbours and the outstanding marine environment of the wider west coast. The Oban area also includes growth nodes such as Dunbeg together with the vibrant villages of North Connel, Connel, Taynuilt, Dalmally and Benderloch.</p>		

3.11 Oban is a Main Town in this growth corridor with a range of community facilities, shops and services which support a strong rural hinterland area with a number of key rural settlements. The town has experienced growth for a number of years but is increasingly physically constrained, nearing its natural topographic capacity for growth and development. The potential to achieve further growth in the Oban area may be realised through rationalisation and restructuring within Oban, including public facilities and businesses seeking to relocate. In the town there are issues in terms of traffic management, parking and accessibility that need to be part of a co-ordinated approach. Further growth may also be achieved in Oban and the wider Growth Corridor area through significant investments in road infrastructure, which requires a partnership approach. Recent investment has helped deliver 375 much needed affordable homes at Dunbeg but further investment in critical economic infrastructure is needed to ensure that the full potential of growth around Oban is delivered. Additional investigation into solutions to provide greater resilience in the strategic road network is required if we are to promote sustainable and inclusive growth for Oban and the wider area. A co-ordinated approach across the range of stakeholders and projects is now vital to ensure that this strategic location realises its full potential and creates a place people choose to live, work and enjoy.

Proposal A – Oban Strategic Development Framework

The Council will take forward a Strategic Development Framework for the wider Oban area working with stakeholders including communities, key agencies, landowners, the Scottish Government, housing associations and the private sector to deliver a co-ordinated approach to: the rationalisation of existing land uses, improved traffic management and parking (including potential for park and ride), identification of new development opportunities for housing and economic uses, development of the Strategic Transport Hub, investigation of development potential and improvements to network resilience associated with the strategic road network, including the possibility of the Oban Development Road and Dunbeg Half-Way Roundabout, in order to realise the full potential of this strategically important area.

Para. 2.14 of the PLDP2 states the LDP2 will identify a range of allocations for community facilities and provide a flexible policy framework to bring forward appropriate community developments. We will support the integration of land use and community objectives that help deliver sustainable growth at a local level, including the production of Local Place Plans where appropriate. This could include Dalmally / Loch Awe.

Para. 7.20 of the PLDP2 states delivering community aspirations can be a key part of creating of strong and successful places. It can be the people living and working at the heart of our communities that understand best what is required to make them thrive. There is also a strong desire at a national level to see communities having greater involvement in decision making and the provision of services.

Certain communities have, or are bringing forward community plans that set out their challenges alongside aspirations and proposals to help shape the future of their places. Communities can also bring forward Local Place Plans as defined in the Planning (Scotland) Act 2019.

In addition to these, the Argyll and Bute Community Planning Partnership is bringing forward four Locality Plans under the 2015 Community Empowerment Act.

All these plans have the potential to contain spatial elements that relate to a desire to see certain new developments or physical improvements to the built environment. These elements could help articulate the community's aspirations, provide focused information for parties wishing to bring development forward, strengthen confidence in the planning process and act as enablers to help attract investment.

Where such a plan contains spatial development or improvement aspirations they have the potential to be approved by the Council and be regarded as a material consideration that will provide context for deciding future planning applications within that plan area.

To be approved by the Council it is important that any plan is produced within the parameters set out within this policy to ensure its credibility within the land use planning process and Policy Policy 52 – Community Plans, Local Place Plans and Locality Plans of the PLDP2 deals with this.

Diagram 9 of the PLDP2 indicates a number of locations that have been identified as potential areas that could benefit from a community plan or Local Place Plan approach and further information on these can be found within the Action Programme. It is important to note that this diagram is indicative, and shows only those general locations where an interest in preparing a Community or Place Plan has been expressed prior to the preparation of the Proposed LDP2 (2019). It is not intended to preclude the preparation of Community or Place Plans for other areas which are yet to be identified. A technical guidance note that provides more detail on how Community Plans, Local Place Plans and Locality Plans to be prepared in line with the above requirements will be produced (LDP2 TN14 Technical Note: Community Plans and Local Place Plans).

Conclusion

The Tobermory – Dalmally Growth Corridor is drawn as a strategic level indication of policy. It is not intended to demarcate precise boundaries. There are opportunities for Dalmally to develop a development framework through the number of community plan making opportunities that exist. Although no change to the Plan is considered necessary in response to these recommendations, if the reporter is so minded, Dalmally can be added to Diagram 9 of the LDP2 indicating where such community plans might be appropriate.

Reporter’s conclusions:

Reporter’s recommendations:

Issue 219	Glossary - Ancient Woodland and Veteran Trees	
Development Plan Reference:	Appendix 1: Glossary	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Helensburgh Community Council (92) Woodland Trust Scotland (441)		
Provision of the development plan to which the issue relates:	Appendix 1 Glossary – definition of terms used in the Plan	
Planning authority’s summary of the representation(s):		
<p><u>Helensburgh Community Council (92)</u> The term ‘Key Environmental Features’ has rightly been included in the glossaries of previous A&BC local development plans. But it has been omitted from LDP2. The term is used in the text of LDP2 and it should be explained in the glossary.</p> <p><u>Woodland Trust Scotland (441)</u> Ancient Woodland and Veteran trees should be defined in the glossary of the Local Development Plan 2.</p>		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • The wording in previous A&BC local development plans re Key Environmental Features “<i>Key environmental features – prized or vital features of natural or built heritage (including biodiversity, development pattern and environment vital to human health); this plan seeks to sustain these features in their present or enhanced condition for at least the next 20 years (measured from the time of development proposals) for the benefit of existing and future generations with a focus on sustaining scarce non-renewable resources. In addition, lists of Key Environmental Features issued by Community Councils for their areas will be taken into account as material considerations.</i>” should be repeated in full in the LDP2 Glossary. (92) • Add the following definitions to the LDP2 glossary <ul style="list-style-type: none"> ○ “<i>Ancient woodland is: In Scotland, ancient woodland is defined as land that is currently wooded and has been continually wooded for hundreds of years, mapping evidence for these areas existing since 1750. Its age means that it is important for biodiversity and our cultural identity.</i>” ○ “<i>Ancient and veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.</i>” ○ “<i>Exceptional circumstances: Wholly exceptional reasons are considered: infrastructure projects nationally significant infrastructure where the public benefit clearly outweighs the loss or deterioration of habitat.</i>” (441) 		

Summary of responses (including reasons) by planning authority:

Glossary additions (92, 441)

- The PLDP2 glossary provides an alphabetical list of terms used in the PLDP2 alongside a definition of those terms. It focusses on terms that users of the LDP such as developers or communities may find useful to have explained. In particular any specific to this LDP or uncommon or specialized planning terms. The aim is to be as succinct as possible. The glossary does not contain policy, which is more correctly placed within the main chapters.

Key Environmental Features (92)

- The definition of Key Environmental Features provided in the glossary to the Local Development Plan 2015, relates to the use of the term in the Argyll and Bute Local Development Plan Supplementary Guidance 2016 in policy SG LDP ACE 1 (pages 31 -40).
- The Proposed Local Development Plan does not use the term key environmental features in policy, and as a result the Planning Authority does not consider it necessary to provide a definition for words which have been used in an ordinary sense, and for which meanings can be ascertained by reference to a dictionary.
- No modification to the plan is required.

Ancient woodland definition (441)

- The Plan contains reference to ancient woodland in Policy 77 – Forestry, Woodland and Trees and in paragraph 9.21. It is considered that this term is relatively well known and no modification is required. However, if the Reporter is so minded to add a definition for Ancient Woodland then the NatureScot definition, which is more succinct is preferred “*land that is currently wooded and has been continually wooded, at least since 1750*”.

Ancient and veteran tree (441)

- This term is not used within the Plan and therefore it is inappropriate to add it to the glossary.

Exceptional circumstances (441)

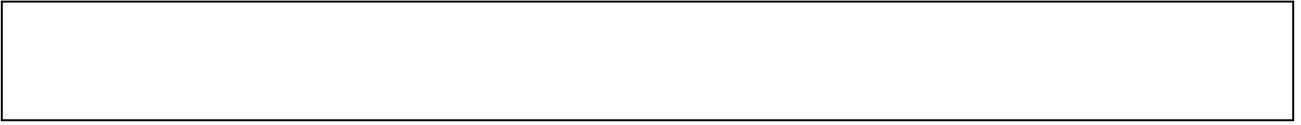
- This wording is used in the Plan and relates to circumstances that are exceptional i.e. unique. A number of policies in the Plan use this wording (Policy 18 – Enabling Development, Policy 19 – Scheduled Monuments, Policy 55 – Flooding, Policy 63 – Waste Related Development and Waste Management). This wording is not used in relation to Ancient Woodland. Exceptional circumstances by their nature are not easy to define as they are unknown. This is considered to be a policy matter that the Planning Authority would make a determination on dependent on the set of circumstances and is considered inappropriate for a glossary item.

Conclusion

It is considered that no changes are required to the Glossary.

Reporter’s conclusions:

Reporter’s recommendations:



Issue 220	Countryside, Taynuilt	
Development Plan Reference:	Countryside, Taynuilt	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Tony Huntington (231) Tony Huntington (615) amend dbase and Sched DR Ian Huntington (616)</p>		
Provision of the development plan to which the issue relates:	Countryside, Taynuilt	
Planning authority's summary of the representation(s):		
<p><u>Tony Huntington (231); Tony Huntington (615); Ian Huntington (616)</u></p> <ul style="list-style-type: none"> • Mr Tony Huntington who owns land at Bonawe and Lochandhu requests that the Settlement boundary of Taynuilt replicates the boundary of the Lorn Furnace Conservation Area and thus includes Bonawe Ironworks, Bonawe House and Lochandhu Cottages. The Conservation Area boundary is shown on the plan attached. • Bonawe has a history as a separate settlement, but was particularly developed from the 18th century onwards with the construction of the Bonawe Iron Furnace (also called the Lorn Furnace). The site of the furnace is now managed by Historic Environment Scotland and the remaining furnace buildings are a Scheduled Monument. There is also a Category B Bonawe House, which was built as the manager's house for the furnace, and the Category A listed Lochandhu Cottages. Lorn Furnace is now also designated as a Conservation Area. • Taynuilt was originally the adjoining settlement to Bonawe and was split from it and centred on the main road to Oban and the north, and subsequently the railway, when that opened in 1880. Over the years the village has spread north towards Airds Bay (Loch Etive). Development is now continuous along the north side of Lochandhu Road and more or less continuous on the south side, with just a small gap after you pass Tigh na Fraoich and before you get to Lochandhu Cottages. • For the above reasons, it is considered reasonable for the whole of the Conservation Area boundary to be included in the Settlement boundary, although if that is too much to ask, it would be acceptable as a fall-back to only include the furnace buildings, Lochandhu Cottages, and the pond to the rear of these, and Bonawe House. Land that would then be within the settlement boundary of Taynuilt/Bonawe that does have development potential, and that includes land owned by Mr Huntington to the rear of Lochandhu Cottages, and where planning permission has been turned down in the past partly on policy grounds that this land is not within a settlement. It was also turned down for other reasons relating to heritage and access. However, these issues can be dealt with by better design and siting (heritage impact) and tweaks to the proposed access, and so it would be reasonable to at least allow this site to be considered afresh without the encumbrance of a policy issue that shouldn't exist, as this site should clearly be seen as within the historic and actual settlement of Taynuilt/Bonawe. 		
Modifications sought by those submitting representations:		

- To include in the Settlement boundary of Taynuilt the boundary of the Lorn Furnace Conservation Area and thus includes Bonawe Ironworks, Bonawe House and Lochandhu Cottages. (231) (615) (616)

Summary of responses (including reasons) by planning authority:

Settlement/Countryside (231) (615) (616)

- The Settlement Area is where the Plan seeks to steer the majority of development, building on existing infrastructure and areas with capacity for development. This is managed by Policy 01.
- The Countryside Area permits suitably scaled development which meets the sustainable development criteria and that has demonstrated it is compatible with any designation interests. Countryside is managed through Policy 02.
- It is considered that Countryside area policy is the most suitable for managing proposed development in this area given its nature and sensitivities.

Planning History (231) (615) (616)

- A number of issues relating to the development of this area have been raised through the planning process to date and highlight the sensitivities and constraints in this area. (ADXXXX)

Conclusion

It is considered that no change to the Plan is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 221	Countryside, South Cuan, Luing	
Development Plan Reference:	PLDP2. Oban Lorn and The Isles Map Book, Map 171; Policy 25 – Tourism Development Opportunity	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Luing Estates (139)		
Provision of the development plan to which the issue relates:	Extend settlement boundary of South Cuan to include development proposal or identify as Tourism Development Opportunity.	
Planning authority's summary of the representation(s):		
<p><u>Luing Estates (139)</u></p> <p>On behalf of Luing Estates I object to the exclusion of the extension of the Settlement area on map number 171 South Cuan. Extension is needed to allow housing for population increase and proposals for a hotel and marina development.</p>		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Extension of South Cuan settlement is needed to allow housing for population increase and proposals for a hotel or identify as a tourism development opportunity. (Luing Estate (139)). 		
Summary of responses (including reasons) by planning authority:		
<p>There are very substantial areas of undeveloped land within the existing settlement boundary of Luing which would allow for additional residential accommodation if and when demand occurs.</p> <p>The site identified would represent a significant southwards expansion of the settlement creating potential for a further elongation of built development along the coastline. The site is in a sensitive location.</p> <p>The area lies within a Local Landscape Area (LLA). The aim of PLDP2 is to provide locally important landscapes in Argyll and Bute, with adequate protection against damaging development that would diminish their high scenic value. The LLA's 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 and Policy 71 – Development Impact on Local Landscape Areas of PLDP2 seeks to do that.</p> <p>The site lies adjacent to the Inner Hebrides and Minches Special Area of Conservation which is designated for Harbour Porpoises. Whilst the proposed development is unlikely to impact negatively on the SAC, it is a requirement any proposal is subject to a Habitats Regulation Assessment.</p> <p>Much of the growth in the tourism sector will be delivered by the private sector, and it is important to ensure that the Local Development Plan 2 provides a robust framework to guide and support prospective investors in the tourism sector to get the right development in the right place. The plan therefore seeks to provide a supportive policy framework to secure this through the development management process. However, tourism must not destroy the very qualities that bring tourists to the area in the first place, tourist related development must therefore be carefully located, sited and</p>		

designed to provide high quality facilities which fit successfully in to the environment. In Argyll and Bute the majority of tourist travel is undertaken by private vehicle, it is therefore important to ensure that those tourism developments which are likely to generate large amounts of traffic are located where the capacity of the road network can accommodate them, and ideally in locations which are easily accessible by a variety of means of transport. The road network to Luing via the ferry is limited in its capacity.

For this reason locations in or adjacent to our main towns and key settlements are likely to be the most suitable for larger scales of development. There will be some types of tourist related development which require alternative locations. Where these are proposed, developers will be expected to provide a reasoned justification in support of their choice of location, and should demonstrate a specific operational and locational need, they should also demonstrate the highest levels of sustainability.

PLDP2 Policy 25 identifies Tourism Development Opportunities that contain significant potential for the sustainable growth of the Argyll and Bute tourism industry. Priority will be given to those developments which make use of previously developed sites, locations which are accessible by a variety of means of transport, where there is existing infrastructure capacity, and /or where a proposal will fill a recognised gap in the identified tourism network. The proposed site does not fulfil all these criteria.

Scottish Water have stated that there is currently no waste water infrastructure available at the proposed site so all development would require private treatment.

West of Scotland Archaeology have indicated the site is an area of sensitivity based on the presence of recorded sites of prehistoric, medieval and later, and any proposed development would require a watching brief.

The proposed site, as outlined above, has a number of sensitivities which would need to be properly addressed in order to identify an appropriate development scheme. The framework of the PLDP2, and particularly Policy 02 – Outwith Settlement Areas, does allow the flexibility for proper assessment and support of a suitably designed proposal without the need for extension of the settlement boundary.

A planning application has been submitted in February 2021 (21/00413/PP) for Glamping Pods on the site. This application has not yet been determined at the time of writing.

Conclusion

It is not recommended that any change is considered by the reporter in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

Issue 222	Countryside, Bridge of Awe	
Development Plan Reference:	Oban Lorn and The Isles Map Book, Map No. 159 Bridge of Awe.	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Douglas Baird (201)		
Provision of the development plan to which the issue relates:	Extension of Bridge of Awe settlement boundary in an easterly direction.	
Planning authority's summary of the representation(s):		
<u>Douglas Baird (201)</u> Settlement boundary should be extended in an easterly direction as trees will be felled.		
Modifications sought by those submitting representations:		
Settlement area extended to the East to accommodate another dwellinghouse. (Douglas Baird (201))		
Summary of responses (including reasons) by planning authority:		
<p>The settlement boundary for Bridge of Awe as drawn in the PLDP2 has been extended substantially in a south easterly direction from that which was shown in the adopted LDP.</p> <p>The settlement boundary now includes the built development of the Corachie Clematis Garden Centre and Corachie Fuels. In addition, and in response to requests from the operator of these businesses, the settlement boundary includes undeveloped land to the rear of these properties when viewed from the A85, and abutting the banks of the Rive Awe. This area is considered to be an acceptable area of development land to expand the businesses, and or to allow for connected residential accommodation. It is physically and visually well contained by the banks of the River, mature tree belts to the east and west, and can take access from the existing access to the above named businesses.</p> <p>It is not considered appropriate to extend the settlement boundary in a further easterly / south easterly direction at this point in time. There are substantial areas available for development within the existing settlement boundary including housing allocation H4012. To extend the settlement boundary as requested will risk promotion of further elongation and linear expansion of the settlement when there is no demonstrable or justified demand for this.</p> <p><u>Conclusion</u> No change to the Plan is considered necessary in response to this representation.</p>		
Reporter's conclusions:		

Reporter's recommendations:

Issue 223	Chapter 5 – Tourist Related Development	
Development Plan Reference:	Policy 23 - Tourist Development, Accommodation, Infrastructure and Facilities, Policy 24 – Existing Tourism Uses, Policy 25 – Tourism Development Opportunities and Paragraphs 5.10 – 5.14 (Pages 48-50)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Mount Stuart Trust (434) Bute Community Council (1048) Brian Burnett (503)</p>		
Provision of the development plan to which the issue relates:	<p>Lack of measures to deal with parking locations for camper vans and reference to island and coastal communities within. Lack of policies relating to proposed caravan sites, chalets and camping sites as well their design, siting and location.</p>	
Planning authority’s summary of the representation(s):		
<p><u>Bute Community Council (1048)</u></p> <ul style="list-style-type: none"> • There appears to be no measures to deal with better control of parking locations for camper vans. <p><u>Mount Stuart Trust (434)</u></p> <ul style="list-style-type: none"> • 5.10 - While the text in this paragraph is supported there is insufficient reference is made to the specific requirements and needs of island and coastal communities and the role that tourism can play in supporting local economies • 5.13 - While the text in this paragraph is supported there is insufficient reference is made to the specific requirements and needs of island and coastal communities and the important role that existing tourist attractions can play in supporting local economies. <p><u>Brian Burnett (503)</u></p> <ul style="list-style-type: none"> • There seems to be an absence of policies on proposed caravan sites, chalets and camping sites. It is expected that there to be policies indicating design, proximity to main settlements, public transport routes etc, as well as policies on landscaping provision, green infrastructure. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Nothing specific detailed. (503) (1048) • 5.10 - Insert reference to the specific requirements and needs of island and coastal communities and the role that tourism can play in supporting local economies. (434) • 5.13 - Insert reference to existing and tourist attractions and their role in boosting the fragile island economies e.g. Mount Stuart & the Pavilion on Bute. (434) 		
Summary of responses (including reasons) by planning authority:		

Bute Community Council (1048)

- The PLDP2 Proposals Maps identify Tourism Infrastructure which is offered protection through Policy 24 and this includes campsite facilities. Tourism allocations are also identified on the Proposals Maps and shown in the Written Statement schedules and these include some campsites. The 2016 Call for Sites process asked for submission of sites to be included in LDP2 through which two campsites were submitted and one of these was included in PLDP2 (Pennyghael, Mull). Policy 23 sets out the criteria for the consideration of new tourism facilities which could include campsites.
- It is considered that PLDP2 makes adequate provision to protect existing facilities and consider proposals for new development and therefore no change to PLDP2 is required. Any wider problems from inappropriate parking by camper vans are outside the scope of the development plan process.

Mount Stuart Trust (434)

- It is considered that paragraphs 5.10 and 5.13 clearly set out the importance of tourism and tourism facilities across Argyll and Bute as a whole that there is no need to make specific reference to island or coastal communities. The associated policies provide a suitable framework to adequately consider proposals across the whole area. It is therefore considered that no change to PLDP2 is required.

Brian Burnett (503)

- PLDP2 Policy 23 relates to tourist facilities and accommodation and the criteria address matters such as accessibility, landscape/townscape and development pattern. Other policies such as Policy 04 – Sustainable Development, Policy 05 – Design and Placemaking, Policy 06 – Green Infrastructure, Policy 08 – Sustainable Siting and Policy 10 – Design: All Development address locational, design and green infrastructure matters. It is therefore considered that the matters raised are adequately addressed by PLDP2 policy and therefore no change is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 226	Economic Growth Sectors	
Development Plan Reference:	PLDP2, Para 3.2.	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Diageo (1026) South West Mull and Iona Development (338) Helensburgh Community Council (92)		
Provision of the development plan to which the issue relates:	Development Growth Sectors listed in the Strategy of the plan are too applicable to rural / island areas.	
Planning authority's summary of the representation(s):		
<u>Diageo (1026)</u> We support the Plan's promotion of "the growth sectors of tourism" including distilling. <u>South West Mull and Iona Development (338)</u> Support Plan's spatial strategy. <u>Helensburgh Community Council (92)</u> Development growth sectors listed at para.3.2 of the PLDP2 apply far more too rural / island Argyll and Bute than to Helensburgh and Lomond.		
Modifications sought by those submitting representations:		
Summary of responses (including reasons) by planning authority:		
Argyll and Bute is a large geographical area with a diverse range of economic opportunities and circumstances. Para.3.2 of the PLDP2 articulates at a broad macro level the opportunities identified in the spatial strategy diagram. It refers to broad growth areas which specifically includes the Helensburgh and Lomond Growth Area. The opportunities within that area are then further articulated in paras.3.4, 3.2 and Proposal B of the PLDP2. <u>Conclusion</u> There is no need to change the Plan in response to these representations.		
Reporter's conclusions:		
Reporter's recommendations:		

Issue 227	Bruichladdich	
Development Plan Reference:	Proposals Maps, Map 78	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Limestrassen Limited (324)		
Provision of the development plan to which the issue relates:	The inclusion of adopted Local Development Plan allocation H-AL 10/5 within Local Development Plan 2.	
Planning authority's summary of the representation(s):		
<p><u>Limestrassen Limited (324)</u></p> <ul style="list-style-type: none"> • It appears that the change from 29 units to 5 units is being driven as a way to assess "the removal of ineffective allocations and Potential Development Areas" (e.g. sites that have not been subject to any development proposals during the life of the current LDP or the previous Local Plan)." • The site has had previous consent (09/01066/PPP) which was extant until 2013. • The agent of the new site owner has been in detailed pre-application discussions with Development Management which has resulted in the instruction of numerous reports and site investigations to support a new detailed planning application due to be lodged before the end of 2019. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Allow H-AL 10/5 to continue for 29 units in LDP2. (324) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(324)</u></p> <ul style="list-style-type: none"> • A review of adopted Local Development Plan allocations was undertaken as part of the LDP2 process. • With regards to H-AL 10/5 a previous PPP consent for 24 units had lapsed in November 2012 (AD***) and it was considered that the size and scale of the proposed allocation in that location was potentially inhibiting its development. • The allocation was shown in the 2016 Main Issues Report as an 'Amber' site meaning that further consideration was required. In response, support was expressed from the then landowner for removal of the allocation and replacement with Settlement due to demand indicating only a smaller number of units was required. • It was concluded that the replacement of the allocation with a smaller area of Settlement Area would give the potential for smaller scale, more organic development rather than the co-ordinated approach to apply for and deliver a larger allocation. 		

- Planning Permission was granted on 09/07/2020 for “Erection of 29 dwellinghouses installation of sewage treatment plant and formation of vehicular access. Formation of play park and football pitch” (AD***).
- The extant consent is noted but concerns remain regarding the deliverability of a scheme of such a scale in a location peripheral to the main settlement of Bruicladdich.
- The option to pursue the development of the consent of 29 units remains.
- The PLDP2 position of a reduced Settlement Area is considered would allow for a more deliverable level of organic growth should the consent for 29 units prove not to be viable.
- Policy 01 relating to Settlement Areas policy does not restrict development to 5 units in this location, that number relates to scale thresholds in the adopted LDP.
- The combination of an extant consent and the removal of the allocation in favour of a smaller Settlement Area is considered to provide a more flexible response for the site rather than simply re-instating the allocation and with it the requirement for a comprehensive site wide approach. On this basis no change to PLDP2 is required.

Reporter’s conclusions:

Reporter’s recommendations:

Issue 229	Issue Name Chapter 3-Sustainable Development Principles	
Development Plan Reference:	Policy 04 – Sustainable Development (Para 3.44, Page 24)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Mark Carter (290) RSPB Scotland (540)		
Provision of the development plan to which the issue relates:	Sustainable Development	
Planning authority's summary of the representation(s):		
<p><u>Mark Carter (290)</u></p> <ul style="list-style-type: none"> The council is unable to provide a definition of sustainable, I assume that sustainable refers to the UN adopted definition from the Bruntland Report. <p><u>RSPB Scotland (540)</u></p> <ul style="list-style-type: none"> In para 3.43 at point 5; emphasis should be given to native woodland retention. Future woodland management or expansion should be targeted at protecting wildlife and biodiversity as well as combating the negative effects of climate change. In para 3.43 point 10; Minimising the impact on the water environment should be replaced with avoiding impact on the water environment. In para 3.43 an additional point should be added to “ Ensure any negative impacts on the natural heritage of the area form development are compensated through the planning process.” 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> None specified (290). Para 3.43 point 5 add reference to promoting native woodland retention, at point 10 replace Minimising with Avoiding, and add additional point to “ Ensure any negative impacts on the natural heritage of the area form development are compensated through the planning process.”(540) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Definition of Sustainable Development (290)</u></p> <ul style="list-style-type: none"> The glossary to LDP2 confirms (see CD page 131) that the definition of sustainable development is as set out in Bruntland, i.e. “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. 		

- The plan seeks to set out what the planning authority will consider to be sustainable development in more detail in Policy 04 – Sustainable Development, which seeks to maximise benefit to the local community, make best use of existing infrastructure, vacant or derelict land, and minimise impacts on good quality agricultural land and avoid places at risk of flooding or developments which would have significant environmental impacts.

Alterations to Principles set out in Para 3.43(540)

- The LDP in paragraph 3.42 sets out high level principles which the plan seeks to adopt in order to address impacts of climate change and ensure developments are as sustainable as possible. The various policies of the plan provide more detail on how the planning authority will go about securing these aims. It is not therefore considered necessary to alter or provide additions to these high level aims as the principles from these are expanded upon in more detail in the various subject policies in relation to woodland, protecting the water environment, and securing mitigation from adverse impacts through the planning process.

Reporter's conclusions:

Reporter's recommendations:

Issue 230	Countryside, Barcaldine	
Development Plan Reference:	Barcaldine Proposals Maps, Map 154	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
James MacKay (277)		
Provision of the development plan to which the issue relates:	Inclusion of land as Settlement Area at Barcaldine	
Planning authority's summary of the representation(s):		
<p>James MacKay (277)</p> <ul style="list-style-type: none"> Extension of Settlement Area to include a 1-acre Potential Development Area to the southeast of Barcaldine Lodge. The site is currently designated as Countryside Area and could be developed as a small eco-friendly tourist facility with no permanent buildings on site. Current tree coverage will be protected with the exception of two Sitka Spruce that are likely to be felled by SSE. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Request extension to Settlement Area boundary of Barcaldine as indicated on RD289/Issues Map 230. 		
Summary of responses (including reasons) by planning authority:		
<p><u>Extension to Barcaldine Settlement Area (277)</u></p> <ul style="list-style-type: none"> Barcaldine was defined as a Key Rural Settlement Area in the ABLP 2015 and this has been carried forward into PLDP2. These settlements have a range of services and some potential for up to medium scaled growth. This key settlement has good connectivity in terms of public transport with six daily buses to and from Oban, six days per week and is located on the Argyll Coastal Route, with an established caravanning site 700 metres to the north northeast. The Settlement Area boundary extension requested extends to 0.5 hectares comprising an area of rough grass interspersed in the southern half with scattered deciduous trees, with the site access provided to the north by a track which skirts around a cluster of 5 dwellings to provide access to the rear of this end of village cluster. This site was not submitted during the Call for Sites nor any representation received at the Main Issues stage of the Proposed Local Development Plan 2 process. There is a Tree Preservation Order and a Forest Land Management Plan adjacent to the site (ADXXX). The site is located within the North Argyll Local Landscape Area. 		

- SEPA identifies an area in the northwest of the site as having a high probability of a 1:200 year surface water extent hazard. SEPA also identifies a high probability of a 1:200 year river extent hazard from the Dearg Abhainn impacting the northeastern boundary of the site and access track.
- The policy covering countryside areas is Policy 02 – Outwith Settlement Areas. This has a presumption in favour of sustainable development where this is of an appropriate scale, design, siting and use for its countryside location. All other policies, including nature conservation, landscape designations and flooding will need to be taken into account. It is considered that this policy provides a robust framework against which to assess development proposals.
- It is concluded that no changes are therefore required to the PLDP2.

Reporter's conclusions:

Reporter's recommendations:

Issue 231	Countryside, Connel	
Development Plan Reference:	Proposals Maps, Map 166	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Kilmaronaig Estate Trustees (272) The Trustees of the late A J Campbell of Dunstaffnage (283)</p>		
Provision of the development plan to which the issue relates:	The inclusion of land as a Housing Allocations and inclusion of land as Settlement Area	
Planning authority's summary of the representation(s):		
<p>Land off Achaleven Road</p> <p><u>Kilmaronaig Estate Trustees (272)</u></p> <ul style="list-style-type: none"> • Request that area shown in brown on RD145 is allocated for housing and the areas in red and blue shown as Settlement Area. If that is seen as too significant a change then just the area shown in red included as Settlement Area and the area in brown as a housing allocation. • Site is agricultural grazing, relatively flat with some trees and hedges to the boundaries • Access is via Achaleven Road • Land is within walking distance of primary school, railway station and other village services • Land contains as Scheduled Monument (cairn) which can be excluded from development • Main constraint is access. Achaleven Road is single lane at the junction to the A85 and has a pinch point at the railway bridge. The objectors own the dwelling on the east of the junction and the land could be used to improve visibility or the dwelling could be demolished to allow a roundabout or traffic lights if a more comprehensive solution were needed. The railway bridge could be light controlled and after which options exist to widen the road utilising the objector's frontage land as well as 3rd party land, who it is anticipated, would be content given the benefit of allocating their land. • Flood risk assessment would be carried out given the parts of the land are shown as susceptible to surface water flooding on the SEPA flood maps • No likelihood of contamination • Given the access constraints a capacity of 20 dwellings is suggested these can be private, self build and can include affordable housing. • The land can be considered as effective when assessed against the 7 criteria in Planning Advice Note 2/2010. <p>Land off Back Road</p> <p><u>The Trustees of the late A J Campbell of Dunstaffnage (283)</u></p> <ul style="list-style-type: none"> • The land was allocated in the Local Plan but was dropped from the Local Development Plan for reasons that were not made clear. 		

- It is requested that the land outlined in red on RD148 is allocated for housing and included in the settlement boundary for Connel.
- The land; is poor quality agricultural land used for season grazing, undulating with areas of undergrowth and trees, contains a substation, and crossed by formal/informal paths.
- It is within walking distance of the railway station and village services.
- Access is via Back Road which connects to the A828 which connects to the A85.
- There are no landscape or biodiversity designations. There are two identified historical sites on the north western edge and one beyond the southern boundary.
- The main constraint is access as Back Road is largely single lane however it would be possible to widen this as the land required is in the same ownership.
- There is a defined floodplain following the Lusragan Burn and therefore Flood Risk Assessment and surface water drainage would be done for any planning application.
- Likelihood of any contamination is low.
- Given the constraints, principally access, the extent of new development on the land is self-restricting to the amount that can be accommodated by an improved road. A masterplan prepared in 2005 shows a low density scheme (RD149). The housing could be private, self build plots and include affordable housing.
- The land can be considered as effective when assessed against the 7 criteria in Planning Advice Note 2/2010.

Modifications sought by those submitting representations:

- Request that the land shown in brown on RD145 is allocated for housing, and the settlement boundary of Connel is extended to include all the land shown in blue and red. If that is seen as being too significant a change, then it is requested that the land identified in red is included in the settlement boundary and the land shown in brown within that is allocated for housing. (272)
- Request that the land shown in red on R145 is allocated for housing and included within the settlement boundary of Connel. (283)

Summary of responses (including reasons) by planning authority:

Land off Achaleven Road (272)

- There are two areas shown in orange/brown on the location plan RD145. For the purposes of completeness both have been taken into account within this Schedule 4.
- Both locations were submitted for consideration to be included within the Settlement Area through the 2016 Call for Ideas consultation (AD***). Neither were taken forward by the Council into PLDP2.
- Whilst there are two clusters of dwellings on either side of the loop of Achaleven Road the bulk of the settlement of Connel is located to the north of the railway line. The railway line forms a strong defensible boundary to the settlement.
- Even at low density of development such as the 20 units suggested the extent of the land proposed would represent a significant extension of the settlement and with it the potential for noticeable and harmful change to the largely undeveloped and open countryside surroundings.

- There is adequate land allocated for housing in PLDP2 within the Oban, Lorn and the Isles area and the site is therefore not required.
- The only connection to the wider road network would be via Achaleven Road to the A85 trunk road. The pinch point presented by the railway bridge on Achaleven Road would be significant constraint to development given the narrow width of the road in and around this location. Whilst technical solutions have been suggested there is no evidence of their deliverability or acceptability with Transport Scotland and the Council's Area Roads department.
- Given the significant constraint on the access of the site it cannot be considered as effective housing land that could be delivered in whole or part within the plan period.
- In conclusion, both areas of land shown on RD145 would represent significant and unjustified intrusions into the largely open countryside setting and there is no compelling evidence to demonstrate that they could be delivered. Therefore no change to PLDP2 is required.

Land off Back Road (283)

- Part of the land submitted was included as an allocation for 14 units in Finalised Draft version of the 2009 Local Plan. Much of the remainder had been included as three separate Potential Development Areas but were removed as modifications to that draft plan (AD***). At the Public Enquiry the Reporters recommended the removal of the allocation and it was subsequently not included in the adopted 2009 Local plan. The Reporters raised concerns regarding the expansion of the settlement south of the railway in this location and a number of access constraints (AD***), albeit some of which may have been subsequently addressed in full or part by the nearby development at St Oran's Place.
- The bulk of the settlement of Connel is located to the north of the railway line. The railway line forms a strong defensible boundary to the settlement. In a similar manner to the land proposed at Achaleven Road, the land put forward would represent a significant extension of the settlement and with it the potential for noticeable and harmful change to the largely undeveloped and open countryside surroundings. The 2005 masterplan submitted by the objector demonstrates the scale of development that could be put forward and this re-enforces the scale of change that could occur in this location.
- There is adequate land allocated for housing in PLDP2 within the Oban, Lorn and the Isles area and the site is therefore not required.
- The principal connection to the wider road network would be to the A828 which then connects to the A85. There is a railway bridge between the site and the A828 under which the carriageway is effectively single track. Whilst there is the potential to widen the carriageway at the site itself it has not been demonstrated that there is an acceptable access arrangement in and around this bridge.
- Given that there is not a clearly demonstrated access solution to the land it is not considered that the land can be seen as effective.
- In conclusion, the area of land shown on RD145 would represent significant and unjustified intrusions into the largely open countryside setting and there is no compelling evidence that the site can be satisfactorily accessed. Therefore no change to PLDP2 is required.

Reporter's conclusions:

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Reporter's recommendations:

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Issue 232	Countryside Area, Kilmore	
Development Plan Reference:	Proposals Maps, Map 190	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Feochan Ltd (497)		
Provision of the development plan to which the issue relates:	Inclusion of adopted 2015 Local Development Plan allocation H4010 as an allocation or Settlement Area within Local Development Plan 2.	
Planning authority's summary of the representation(s):		
<p><u>Feochan Ltd (497)</u></p> <ul style="list-style-type: none"> Adopted Local Development Plan allocation H4010 has not yet completed and therefore it is requested that it be carried over to Local Development Plan 2 or alternatively be converted into Settlement Area as a number of houses are now occupied with further dwellings under construction. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Continue adopted LDP allocation H4010 into LDP2 or convert it to Settlement Area (497) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(497)</u></p> <ul style="list-style-type: none"> Adopted 2015 Local Development Plan allocation H4010 has a capacity of 5 units (CD010, Page 77). Prior to the adopted LDP, a similar area of land was included in the adopted 2009 Local Plan as a Potential Development Area (reference PDA 5/130) for low density housing (CD006, Written Statement Page 138 and Oban, Lorn and the Isles Proposals Maps Page 75). Planning consent (reference 12/01864/PP) was granted on 31/10/2012 for "Erection of 5 detached dwellinghouses and 3 detached garages, formation of access roads, installation of 2 waste water treatment units and formation of new access to church including improvement of existing church parking facilities" (AD***) Subsequent planning applications have effectively amended 3 of the plots but the total number approved on the allocation remains at 5. The most recent consent (18/02175/PP - Erection of dwellinghouse and garage (amended design relative to planning permission 12/01864/PP) - part retrospective) contains a layout plan for the whole site (AD***). There are currently 4 units completed. As part of the preparation of PLDP2 it was noted that (at that point) 3 out of 5 dwellings were completed. On that basis and the anticipated continuation of plot delivery it was considered that there was no need to carry forward the allocation into PLDP2 as it would either be totally or substantially complete by the time of adoption. It was therefore not considered 		

required as an allocation in terms of the effective housing land supply for Local Development Plan 2.

- It was then considered whether the underlying land should be included as Settlement Area. The underlying land to H4010 and PDA 5/130 is Settlement Zone in their respective plans, however, on review it was felt that this area of land retained more of a countryside character than part of the adjacent Kilmore/Barran Settlement Zone. It was concluded that to include the land as PLDP2 Settlement Area would result in a somewhat fragmented pattern to that overall Settlement Area. On that basis the land relating to the allocation, as well as a directly adjacent section of existing Settlement Zone covering a church and a dwelling, were carried forward into PLDP2 as Countryside Area. **check the buildings**
- There have not been any planning applications on H4010 for additional dwellings beyond the 5 approved and it is considered that any such future applications could be adequately considered under PLDP2 Policy 02 (CD010, Pages 10 & 12-13). It is considered that, given the undulating topography of the site, its relative prominence in the landscape and its relatively low density of development the approach taken by Policy 02, which may require the submission of a Landscape and Visual Impact Assessment, is a more appropriate response for this location than the Policy 01 (CD010, Page 12) approach for Settlement Areas.
- On the basis of the above it is considered that no change to PLDP2 is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 233	Arinagour, Coll, Settlement Boundary	
Development Plan Reference:	Proposed Local Development Plan 2; Policy 01 – Settlement Areas; Oban Lorn and The Isles Map Book Map 151	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Colin Kennedy (233)		
Provision of the development plan to which the issue relates:	Removal of site on southern boundary of Arinagour, Coll from the settlement boundary.	
Planning authority's summary of the representation(s):		
Proposed change of boundary will catastrophically on housing development on Coll. Making the change to the boundary is negligent and against natural justice in respect of the Island Bill 2018		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Reinstate settlement boundary as in LDP1 		
Summary of responses (including reasons) by planning authority:		
<p>The Potential Development Area P4025 (PDA4/3 in adopted LDP1) was identified in the Main Issues Report as an Amber site, meaning it needs to be considered further.</p> <p>The Main Issues Report also considered those sites which were put forward as a result of a call for sites process, but none were received for the area of land south of Arinagour</p> <p>The settlement boundary to the south of Arinagour was reviewed by planning officers on site prior to production of the Main Issues Report and this included consideration of the Island of Coll Landscape Capacity Study 2006 which is not considered out of date. The conclusion of the review was that the southern edge of the settlement boundary of Arinagour, both that including site PDA4/3 of LDP1, and the land immediately to the east of it but landward of the B8070 are not appropriate inclusions within the settlement because of their rising and rocky topography. Any development in this area would both be difficult to achieve in terms of ground conditions, and significantly more visually prominent due to elevation.</p> <p>Consequently the boundaries of P4024 and the settlement boundary have been drawn more tightly to the southern extent of development in Arinagour which is lower in elevation and considered to have more suitable potential for development. At the eastern edge of this area adjacent to the B8070 and immediately south of adjacent dwellings, there is an existing but unimplemented planning consent (15/00419/PPP) for four affordable houses. Reflecting this, the settlement limit has been re-drawn to the edge of that unimplemented planning consent.</p> <p>The settlement boundary around the remaining areas of Arinagour remains generous, with significant areas of undeveloped land which can accommodate organic growth of the settlement at scales that are appropriate for the size and island location of the Settlement.</p>		

PLDP2 was accompanied by an Equality and Socio Economic Impact Assessment. the Equality Impact Assessment (EQIA) has considered the potential impacts of the proposed Local Development Plan on each of the protected characteristics identified in the Equality Act 2010, as well as considering the Fairer Scotland Duty.

The flexible approach of the Settlement and Development Strategy should promote more organic smaller scale developments in the more remote rural areas, thus improving delivery, and providing equality for rural and island communities. This is balanced by retaining allocations for the larger scale developments where appropriate.

Scottish Government were consulted, and prior to the availability of a template to assess impacts in relation to the Islands Bill 2018, the EQIA is considered to have fulfilled this duty.

Conclusion

No change is recommended in response to this representation.

Reporter's conclusions:

Reporter's recommendations:

Issue 234	Tourist Related Development	
Development Plan Reference:	Tourist Related Development (Chapter 5, P48, Paras 5.10 – 5.13)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
NFU Scotland (401)		
Provision of the development plan to which the issue relates:	Tourist Related Development	
Planning authority's summary of the representation(s):		
<p><u>NFU Scotland (401)</u></p> <ul style="list-style-type: none"> In the text under 'Tourist Related Development' NFU Scotland believes it is an omission not to include any reference to on-farm/croft related tourism activities. Also an omission not to recognise the importance of farm diversification to the economic viability of agricultural holdings in the Argyll & Bute area and what they can offer in terms of visitor experience. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Some reference made in the text to farm diversification and the support that the LDP2 will give in enabling appropriate farm diversification projects to proceed. (401) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Tourism and Farm Diversification(401) PO</u></p> <ul style="list-style-type: none"> The role of business diversification in the tourism industry is important and has been noted in the Tourism Development Framework for Scotland. “...<i>greater business diversification are key issues for businesses serving the rural and island markets.</i>” CDXXX. As a rural area land based uses such as farming and forestry play key roles in the economy. If the Reporter is so minded to reflect the above the following could be added after the first sentence in para 5.12 “<i>The tourism industry can be strengthened through greater business diversification, including farm diversification, for businesses serving the rural and island markets</i>” <p>Conclusion If the Reporter is so minded the role of business diversification in strengthening the rural and island economies could be noted.</p>		
Reporter's conclusions:		

Reporter's recommendations:

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Issue 236	Lismore	
Development Plan Reference:	Proposals Maps, Lorn Map Policy 02 Outwith Settlement Areas – Written Statement Pages 10 and 12-13) Policy 70 - Development Impact on National Scenic Areas (NSA's) – Written Statement Page 94) Written Statement Paragraph 2.13 – Page 6	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Lismore Community Trust (631)		
Provision of the development plan to which the issue relates:	Best use of existing infrastructure and Landscape Policy framework relating to the Isle of Lismore.	
Planning authority's summary of the representation(s):		
<p><u>Lismore Community Trust (631)</u></p> <ul style="list-style-type: none"> The principle that development should best use existing infrastructure is good for strategic planning but not at the micro scale. On Lismore the Landscape Capacity Study promotes development along the existing road system. This would lead to ribbon development and not recognise the historic pattern of farm clusters off the main road. The Landscape Capacity Study needs to be reviewed significantly or set aside completely as the proposed developable areas are far too restrictive and would be detrimental to the landscape due to promoting ribbon development. The document is insufficiently researched to be of practical value and individual site assessments based on visual impact studies would be more likely to produce helpful results. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> The Landscape Capacity Study needs to be reviewed significantly or set aside completely. (631) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(631)</u></p> <ul style="list-style-type: none"> Paragraph 2.13 which the objector refers to is one of the plan objectives rather than detailed policy. The LCSs were commissioned by the Council in response the Reporters recommendations to the 2009 Local Plan Enquiry. This plan had included Rural Opportunity Areas on the Proposals Maps, some of which were within National Scenic Areas and Areas of Panoramic Quality. The Reporters concluded that the policy approach for ROAs was not appropriate for such NSAs and APQs and recommended removal of ROAs within them. 		

- In response the Council retained those ROAs but commissioned Landscape Capacity Studies to identify where there were opportunities for development within them.
- The areas that were identified as having potential to accommodate development were retained as ROAs in the adopted 2015 Local Development Plan.
- The core of the objection is that Landscape Capacity Study (LCS) for Lismore is not appropriate and should be reviewed or set aside.
- The ROAs are not part of PLDP2 and as such the areas identified as having potential to accommodate development are not depicted on the Proposals Maps. Policy 02 sets out the criteria for assessing development proposals outside the Settlements and does not reference the LCS.
- Policy 70 sets out at clause B that proposals should consistent with the relevant Argyll and Bute Landscape Capacity Assessment.
- The objection relates to just one the Landscape Capacity Assessments (Lorn and the Inner Isles) and disagrees with its findings for Lismore. To set aside this assessment from considerations of Policy 70 would require a specific amendment to the policy. The Landscape Capacity Studies were carried out by landscape architects and are considered to be appropriate and fit for purpose. It is therefore considered that their use, including the section covering Lismore, as part of the considerations for Policy 70 is appropriate and will aid consistency of decision making between the adopted LDP and LDP2.

Reporter's conclusions:

Reporter's recommendations:

Issue 237	Schedules	
Development Plan Reference:	Written Statement, Schedules	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Scottish Natural Heritage (SNH) (596) Scottish Environment Protection Agency (SEPA) (1038)</p>		
Provision of the development plan to which the issue relates:	The information contained in the Schedules of the Written Statement and its relationship to the Action Programme and SEA information.	
Planning authority's summary of the representation(s):		
<p><u>Scottish Environment Protection Agency (SEPA) (1038)</u></p> <ul style="list-style-type: none"> • A more methodical approach to setting out requirements necessary to develop each site is required such as setting these out against each site in the plan. It is satisfactory if the Action Plan will do this and the final plan should maintain the link to the Action Plan. • For ease of use, all the sites in LDP2, the SEA and Action Programme should be in one document with a map, written information informed by information provided by Key Agencies at the MIR stage. <p><u>Scottish Natural Heritage (SNH) (596)</u></p> <ul style="list-style-type: none"> • The Action Programme is not formally part of the development plan and therefore development factors and developer requirements for LDP2 allocations, PDAs and (where relevant) Areas for Action should be included in the LDP itself to carry the decision making weight of the development plan. • In relation to European sites, the plan should clearly set out requirement for project level HRA where the HRA Record has identified this need, this is on the basis that the LDP is enforceable as set out in legislation whereas the Action Programme is not. The need to include project level HRA requirements in in the plan itself are discussed at paragraph 5.39 of SNH 2015 guidance on HRA for plan-making bodies. • It may be possible to expand the Section 10 Schedules to record development factors and developer requirements. A caveat can be included where it is not possible to include all requirements. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • A more methodical approach to setting out requirements necessary to develop each site, such as setting these out against each site in the plan. (1038) • Include all sites in LDP2, the SEA and Action Programme in one document with a map, written information informed by information provided by Key Agencies at the MIR stage. (1038) 		

- Include development factors and developer requirements for allocations, PDAs and (where relevant) Areas for Action in LDP2 itself. Consider doing this by expanding the Section 10 schedules. Consider including a caveat similar to that on page 28 of the draft Action Programme which says “It should be noted that as proposals come forward other actions may be required to deliver the allocations that have not been identified at this stage”. (596)
- In relation to European sites, clearly set out the requirement for project level HRA wherever the HRA Record has identified this need. (596)

Summary of responses (including reasons) by planning authority:

(596) (1038)

- There is no requirement within the Planning acts or regulations for matters relating to development factors or requirements of site developers to be included in the development plan itself.
- Paragraph 78 of Planning Circular 6/2013: Development Planning sets out that at the Proposed Plan stage the planning authority should think about the likely timescale and necessary sequence of development as well as any actions required to deliver the plan but makes no reference to any requirement for such content to be included in the plan itself. Furthermore paragraph 78 then refers onto paragraphs 130-134 regarding Action Programmes.
- Paragraph 79 of Circular 6/2013 sets out an expectation for LDPs to be concise and it is considered that expanding the Schedules in the Written Statement to include development factors and developer requirements would result in an overly detailed and lengthy Written Statement given that the Schedules contain a significant number of allocations, Potential Development Areas and Areas for Action and that the information to be conveyed could also be quite detailed.
- It is considered that the Action Programme is an appropriate location for such information as it can provide for a wide range and depth of content as necessary for each site and can be updated through the periodic updates of the document. Given that the Written Statement will become a fixed document for the lifetime of the plan it is considered that including the aforementioned information risks creating a limited impression of particular sites where additional or new information comes to light. There is the potential for the Written Statement and Action Programme to become quite of step with certain elements contained in the Written Statement and others in the Action Programme. The potential use of a caveat within the Written Statement is noted but it is considered that this would not overcome this potentially disjointed approach as it would place a reliance on plan users to understand the caveat and then compare and contrast the documents.
- Throughout its content the Written Statement consistently refers plan users to the Action Programme. It is considered that this allows that document to become the single point of refers for site delivery considerations.
- It is not considered that the inclusion of the requirement for project level HRA for certain sites in the Action Programme rather than the Written Statement will jeopardise the planning authority’s ability as competent authority to carry out this process at the project level. The planning authority is well placed to understand both its responsibility for project level HRA of certain development proposals and the role of the Action Programme in the assessment of planning applications.
- It is considered that the Action Programme can still be afforded weight within the decision making process. It is subject to consultation with Key Agencies and any named person

required to carry out an action. On the basis that these parties have input into the creation and update of the document it is considered that weight can be attached to it accordingly.

- It is not considered necessary to provide a separate single document containing the Written Statement, SEA and Action Programme information as this will by and large be the purpose of the Action Programme itself and such information will be utilised throughout its lifetime. It is considered outside the scope of the Examination process to require such a document and it is not considered appropriate or necessary for the Written Statement to make reference to such.

Reporter's conclusions:

Reporter's recommendations:

Issue 238	Dunollie Beg Farm, Oban	
Development Plan Reference:	Review of settlement boundary removing land from the settlement, at Dunollie Beg Farm, Oban.	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Dunollie Estate (259) Dunollie Preservation Trust (322) West Highland Housing Association (1065)		
Provision of the development plan to which the issue relates:	Seek to see land included within settlement limit at Dunollie Beg Farm, Oban.	
Planning authority's summary of the representation(s):		
<p><u>West Highland Housing Association (1065); Dunollie Estate (259);</u> Site identified in LDP1 not continued in PLDP2 and now classified as Countryside. Site is adjacent potential Oban Development Road. Site being considered by West Highland Housing delivery.</p> <p><u>Dunollie Preservation Trust (259)</u> The estate / trust would consider release of the proposed site if it were to be used to reduce pressure on other sites such as those located around Ganavan (P4023, H4006, H4009) impacting on the road use from Oban to Ganavan via Dunollie.</p>		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Highlight site as proposal in PLDP2. (West Highland Housing Association (1065); Dunollie Estate (259)) 		
Summary of responses (including reasons) by planning authority:		
<p>This area of land forms a small part of Site 14 which was put forward in the Call for Sites assessment. This was assessed as a red site (Site 14) in the Main Issues report, meaning that it was not considered appropriate at this stage for inclusion within the PLDP2 as an allocation.</p> <p>This area is not currently considered suitable for development for the following reasons:</p> <ul style="list-style-type: none"> • Access from the south west through the existing Road Network leading to Croft Road would be considered unacceptable for any development by the Roads Authority. • Any development in this location would require a new access from the Trunk Road roughly in the position identified by PLDP2 as safeguarded for the Oban Development. As a result, not only could an access not be formed until such time as detailed have been identified for the Oban Development Road, but these would be likely to be financially prohibitive for a relatively small area of development. 		

- The land has relatively steep and elevated topography and currently forms a natural boundary to the town, certainly until such time as any Oban Development Road has been commenced.
- Part of the land is occupied by Scottish Water for use as a reservoir.

For all these reasons the site is not considered a natural inclusion within the settlement boundary at this time.

The Council's Strategic Housing Investment Plan has identified adequate, deliverable, affordable housing sites elsewhere within Oban and the housing market area.

Site P4023 is not considered part of the housing land supply.

Sites H4006, H4009 are recommended to be maintained within the development plan.

Conclusion:

No change to the plan is recommended in response to these representations.

Reporter's conclusions:

Reporter's recommendations:

Issue 239	Chapter 5	
Development Plan Reference:	New Policy on MoD Establishments	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Secretary of State for Defence (69)		
Provision of the development plan to which the issue relates:	New Policy on MoD Establishments	
Planning authority's summary of the representation(s):		
<p><u>Secretary of State for Defence (69)</u></p> <ul style="list-style-type: none"> Given the significance of the Ministry of Defence (MOD) landholdings across the Council area, we would wish to seek a policy in the emerging plan to support the provision of new developments that support their operational capability. This is an approach we have taken across the UK in emerging plans and as you will see we have included some suggested wording from an example adopted policy below. We feel such an approach would add clarity to the emerging plan's policy framework in relation to such sites. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Introduce a new policy to the plan in relation to military establishments along the lines of: "Military establishments: New development and changes of use at operational facilities that help enhance or sustain their operational capability will be supported. Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale. Sites that are remote from settlements should only be considered where the existing buildings and infrastructure on the site are suitable for redevelopment, conversion or change of use. Redevelopment proposals will not exceed the existing building footprint and floorspace unless they are well located to an existing settlement. The focus will be on employment-led development and other uses should be determined through a masterplanning approach with the local community. Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area. All proposals must ensure that the cultural and historical significance of the military facilities located on the site are understood and inform the scope of future development of that site." 		
Summary of responses (including reasons) by planning authority:		

- The LDP provides a framework in Policies 01 and 02 for assessing all proposals for development against the spatial and settlement strategy. These policies include support for redevelopment of previously developed sites.
- The main site at HMNB Clyde is identified as a Strategic Economic Investment Location where policy 22 identifies it as an area to support economic growth, by promoting inward investment, and support expansion of existing employers.
- It is not considered necessary to have a policy specifically addressing MoD property, its use or reuse, as the plan provides an appropriate framework for the assessment of such proposals.

Reporter's conclusions:

Reporter's recommendations:

Issue 240	Greenbelt – Letrault Farm	
Development Plan Reference:	Proposed Local Development Plan 2, Policy 02; Helensburgh and Lomond Map Book 59	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Douglas Black (67) Gay Black (77) Gordon Black (85)		
Provision of the development plan to which the issue relates:	Inclusion of Farm Steading within the Green Belt adjacent Rhu.	
Planning authority's summary of the representation(s):		
<u>(D. Black (67), (G.Black (77), G. Black (85)).</u> Object to greenbelt boundary at Letrault Farm, Rhu North. Doesn't meet SPP objective.		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> We recommend moving the green belt boundary to follow the track and change in slope to the rear of the farm buildings (D. Black (67), (G.Black (77), G. Black (85)). 		
Summary of responses (including reasons) by planning authority:		
<p>The alteration of the boundary as requested, would remove a quite considerable land area from the Green Belt, which would as advocated by the objectors, come under immediate pressure from development, and would substantially reduce the width of the Green Belt wedge separating Rhu and Shandon. The scale of development which could be accommodated is unlikely to be appropriate for the area, particularly the existing access regime. The option would be available to leave the area in Countryside, but this would be an entirely inconsistent approach from the way the Green Belt has been drawn elsewhere in the PLDP2 where the Settlement Boundary is coterminous with the Green Belt Boundary.</p> <p>Iron Side Farrar concluded the track and change of slope to the rear of the farm would present a more clearly defined boundary. However the Council feels, as articulated above, that this would also create additional development pressure in an inappropriate location. The Farm Building naturally lie within the Countryside and in this case and location it seems that they therefore logically lie within the Green Belt. In fact, it can be argued that the inside / southern edge of the built farm buildings creates just as clearly defined a boundary as the track, and has stronger visual definition.</p> <p>The inclusion of this area of land does meet the SPP objective and this was not the reason Iron Side Farrar recommended its removal, helping to direct development pressure to more appropriate locations and protecting and enhancing the setting and identity of the settlement.</p> <p>The objectors have referred to the lack of affordable housing within the area. There has been substantial new build development within Helensburgh in recent years and this has included a</p>		

significant proportion of affordable housing delivered both by Registered Social Landlords and private developers. There continues to be a new supply available, with two national housing developers currently on-site in Helensburgh.

Conclusion

No change is recommended in response to this representation

Reporter's conclusions:

Reporter's recommendations:

Issue 242	Chapter 8	
Development Plan Reference:	Chapter 8 – Homes for People (paras8.1-8.12, pages 90-93)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Scottish Government Planning and Architecture Division (353) Gladman Developments Ltd (477) Brian Burnett (503) Homes for Scotland (624) Lismore Community Trust (631) Avant Homes (1030) Scottish Environment Protection Agency (SEPA) (1038)</p>		
Provision of the development plan to which the issue relates:	Chapter 8 – Homes for People	
Planning authority's summary of the representation(s):		
<p><u>Scottish Government Planning and Architecture Division (353)</u></p> <ul style="list-style-type: none"> • The plan should confirm at section 8.4 whether there is a need for specialist housing provision, including any need for Gypsy/Travellers and Travelling Showpeople in line with the requirements of SPP paragraphs 132-134. • The plan should clearly explain the generosity margin applied to the housing supply target in line with paragraph 116 of SPP. The Housing Supply Target should be separated in to affordable and market sector. • The plan should set the housing supply target (separated into affordable and market sector) and the housing land requirement for each housing market area in the plan area up to year 10 from the expected year of adoption. <p><u>Gladman Developments Ltd (477)</u></p> <ul style="list-style-type: none"> • In the PLDP there has been no new allocations added to the housing land supply. Restricting development opportunities will not help to reverse the depopulation A&B is facing. Harnessing the stronger market areas, such as the Helensburgh area, through the allocation of additional land, will present more opportunities for developers to invest in the area. • Existing housing sites have not been delivering, therefore the completions have stagnated. A thorough review of existing housing allocations is required. Increasing the number of housing allocations, and ensuring a range and choice of housing sites, with a higher level of generosity would reduce the risk of further under supply. • With regards to setting the HST and HLR, the position is somewhat unclear. In the PLDP, it appears only the HST is stated, and does not provide a generosity to obtain the HLR. 		

- With regards to the windfall allowance, Gladman is concerned with the percentage used and the evidence behind this. Questions are therefore raised as to why past completions on windfall sites have been so much higher than that of allocations. Reducing the windfall allowance and allocating additional housing land would give more certainty as to how the housing land requirement will be met and allow for planned growth.
- The monitoring report states that over the last 9 years, 78% of housing units were built within LDP settlement boundaries. In addition, since 2014-2017 there have been no completions in the greenbelt. This suggests that there has been no significant releases outwith the settlement boundary and expansion of existing settlements. The Helensburgh and Lomond HMA has seen some of the lowest completions from anywhere else in A&B, yet this area is of most desirability to the development industry. As stated previously, this raises questions over the effectiveness of existing allocations that are being carried forward to the PLDP.
- The distribution of HST is questioned given the apparent economic growth associated with the development at HMNB Clyde. It is crucial that the HLR must be met in full.
- In order to contribute to the delivery of housing, the site 79: Land north of Lomond Grove, Helensburgh should be allocated for housing. As set out in the site specific section, the site represents an effective housing site in a sustainable location that can be delivered in the short term.

Brian Burnett (503)

- There are comments on HMO, but no policy. Surely there should be a policy on conversion of large houses to HMOs
- There are no policies on Gypsy, Traveller and showmanship sites?

Homes for Scotland (624)

- Housing allocations, in the right locations, can play an important role in both retaining existing residents and attracting new residents. However, the PLDP could do considerably more to capitalise on the available opportunities. On important issues the current draft PLDP appears to defer to the next LDP. We do not consider that such delay is appropriate.
- Meeting an increased demand for new homes in Argyll and Bute presents a difficult challenge given the topography of the area and inevitable sensitivities which arise from increasing the local population. Despite the Council's intention to look at these strategies through the settlement area Strategic Development Frameworks, we consider that the PLDP does not take the necessary action to ensure that effective housing sites are available.
- The section in the proposed LDP on the setting of the target is confused. The terminology used is not consistent with Scottish Planning Policy (SPP) as a distinction between the Housing Supply Target (HST) and Housing Land Requirement (HLR) i.e. the HST plus generosity is not made. As we understand it the 'housing land supply targets' referred to in Section 8 of the PLDP are HSTs and generosity needs to be added to these.
- Homes for Scotland realises the limitations of housing need and demand assessments (HNDA) in areas which have struggles with population decline. The Argyll and Bute HNDA outputs serve as important starting points but further upward adjustments for economic reasons, having regard to para. 115 of SPP, are necessary.

- Given that the interests of our members are mostly focused around the Helensburgh area we have not reviewed the relationship between the HNDA and the HST in significant detail. However, it is important to point out that the HNDA does not take account of the development of HMNB Clyde and the potential for upwards of 1,700 new naval families by 2030.
- We consider that a 20% generosity margin should be added to the Housing Supply Target, this is necessary as the Housing Land Audit has frequently over estimated delivery. The Council needs to be more rigorous in assessing the deliverability of its allocations, it should look to capitalise on areas where there is existing demand for housing.

Lismore Community Trust (631)

- The question of dwelling occupancy is a matter of serious concern. From a recent review, the pattern of occupiable dwelling uses on Lismore is as follows: Total number of dwellings: 133; Holiday homes: 25; 18.8% Short term holiday lettings: 17; 12.8% Vacant: 11; 8.3% Total in non-permanent residential use: 53 i.e. 39.9%. It is important that policy measures are considered that can restrain the loss of residential dwellings to leisure uses, especially in rural areas where a tipping point can surreptitiously be passed, which inexorably threatens the long term resilience and sustainability of the communities affected. The construction of new dwellings can be a part of the solution to this dilemma, but occupancy restrictions also need to be part of the policy portfolio.

Avant Homes (1030)

- The suggested housing land supply does not evidence effective delivery over a 10-year period from adoption. The HNDA used to inform LDP2 was published in 2016 and relies upon data from 2015, covering the period 2016-2025. The LDP2 is not likely to be adopted until the first half of 2021, resulting in a 5-year gap between the data informing the housing targets and the Proposed Plan period. It is not considered that this represents an alignment of assessments, plans or strategies.
- The Housing Land Requirement (HLR) has not been established. In Table 8.2 of LDP2, the "Supply Target" (assumed to represent the Housing Supply Target) for Argyll & Bute is stated to be 3000 units over the period 2020- 2029, based upon the HNDA 'benchmark target of 300 units per annum'. While this overall target is broken down into sub-market areas, the period covered does not represent "up to year 10 from the expected year of adoption", the target is not separated into affordable and market sector, and the housing land requirement is not established. A generosity margin (20%) should be added to the target. For Helensburgh and Lomond, the housing land requirement should therefore be 828 units (690 +20%).
- The supply is over reliant on a few allocations. Taking the Helensburgh and Lomond allocations to be 878 units as suggested in the 2019 HLA, the Helensburgh Golf Club, Sawmillfield and Shandon Blairvadich sites have a combined suggested capacity of 557 units, which represents 63% of the total supply provided in the land audit. Helensburgh Golf Club alone represents more than a third of that supply total.

- The supply from windfall sites in the Helensburgh and Lomond area has been overestimated.
- As a result, further releases are required to ensure an adequate and generous supply is provided within Helensburgh and Lomond. In this regard, we again commend the release of Kirkton Farm Phase 2 to Argyll and Bute Council.

Scottish Environment Protection Agency (SEPA) (1038)

- Windfall sites will need to go through the same environmental screening and assessments such as flood risk avoidance, delivering RBMP objectives, connection to Scottish water assets etc., prior to determination of applications for developments on them and this should be highlighted in the plan.

Modifications sought by those submitting representations:

-

Summary of responses (including reasons) by planning authority:

- It is considered that the PLDP makes a more than generous provision for potential housing development across all 9 housing market areas of Argyll and Bute.
- There is therefore no need to identify additional allocations for housing in any of the 9 housing market areas in Argyll and Bute, including Helensburgh and Lomond.
- It is accepted that the setting of HST and HLR could be made clearer and updated to reflect more up to date evidence from HNDA, accordingly a housing topic paper has been produced (PD XXX). Which the planning authority consider demonstrates that the proposed allocations across the LDP area provide a broad range of opportunities to provide housing to more than meet the level of housing needs which can be considered as robust and credible by the CHMA, using the HNDA methodology advocated by the Scottish Government.
- The HNDA has indicated that there is currently no requirement for further specialist provision to meet the needs of Gypsy/Travellers or Show Persons in Argyll and Bute, the plan at para 8.4 seeks to indicate council support for addressing such provision should the need arise in future Housing Need and Demand Assessment Studies.
- The plan has highlighted the issue of Houses in Multiple Occupation, an integrated approach with Housing, Environmental Health and Planning has been taken, detailed policy and guidelines have been developed, and as the plan has stated these are set out in Supplementary Guidance. This Supplementary Guidance will be re-issued for LDP2 following the appropriate consultation arrangements in due course.
- Three housing allocations H2002, H2004 and H2005 were released from the Greenbelt in the 2015 plan. All of these allocations are within the control of major national housebuilders. It is they, not the planning authority who have control over when these may be developed. Outwith the Helensburgh and Lomond area, a greater number of completions have been achieved on sites allocated in the local development plan, where the national housebuilders and Homes for Scotland members are not represented.
- In relation to windfall development, the PLDP identified 151 settlements, each with settlement boundaries which have been drawn generously to allow for infill and rounding off windfall development. In addition the plan adopts a flexible approach to development in the

countryside, and given the fact that Argyll and Bute is the second largest local authority by area in Scotland, it is not surprising that windfall developments constitute a significant proportion of all housing completions.

- The fact that there have been few housing completions in the Greenbelt, demonstrates that the policy in relation to Greenbelt development is effective.
- The concerns of Lismore Community Trust in relation to non effective housing stock are noted, and the HNDA has also identified other island Housing Market Areas where higher levels of non effective housing stock are also apparent. The proposed plan, seeks to provide a wide range of opportunities to meet local housing needs, through a land use planning framework. Other legislation may provide opportunities for additional control over short term letting, but at present the use of occupancy conditions are not proposed as part of LDP policy.
- The planning application process provides the environmental screening and assessment for windfall sites through the policies such as Policy 55 – Flooding as required by SEPA.

No amendment to the plan is necessary.

Reporter's conclusions:

Reporter's recommendations:

Issue 244	Settlement - Portincaple	
Development Plan Reference:	Map 57: Portincaple/Whistlefield Settlement Area	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Iain Smith (489) Gemma Kimmett (562) Catherine Naylor (563) Debbie Carr (564) David Weatherstone (565) Madelein Sclater (566) Portincaple Campaign Group (568) Portincaple Residents' Association (569) Rodger Alan (570) Garelochhead Community Council (577) Scott Aspen (612) Scott Munro (614) John Yarr (618) Justin Kimmett (619) Linda Yarr (620) Scottish Green Party (623) Susan Will (1051)</p>		
Provision of the development plan to which the issue relates:	Settlement Strategy	
Planning authority's summary of the representation(s):		
<p><u>Iain Smith (489); Gemma Kimmett (562); Catherine Naylor (489); Debbie Carr (564); David Weatherstone (565); Madelein Sclater (566); Portincaple Campaign Group (568); Portincaple Residents' Association (569); Rodger Alan (570); Garelochhead Community Council (577); Scott Aspen (612); Scott Munro (614); John Yarr (618); Justin Kimmett (619); Linda Yarr (620); Ross Greer MSP (623); Susan Will (1051)</u></p> <ul style="list-style-type: none"> • Concerned about loss of ancient semi-natural woodland within settlement area of Portincaple. • Raise concerns about the loss of biodiversity including protected species. <p><u>Gemma Kimmett (562)</u></p> <ul style="list-style-type: none"> • Raises concern about the consultation process for the 2009 Argyll and Bute Local Plan. <p><u>Gemma Kimmett (562); Catherine Naylor (563); Debbie Carr (564); Madelein Sclater (566); Portincaple Campaign Group (568); Portincaple Residents' Association (569); Rodger Alan (570); Garelochhead Community Council (577); Scott Aspen (612); Scott Munro (614); John Yarr (618); Linda Yarr (620); Ross Greer MSP (623)</u></p>		

- Concern that more development within the settlement zone at Portincaple will have an adverse effect on Area of Panoramic Quality.

Gemma Kimmitt (562); Rodger Alan (570); Garelochhead Community Council (577); Scott Aspen (612); Scott Munro (614)

- Inclusion of the foreshore within the settlement zone given the climate emergency and predicted sea level rise will mean that any development here will be at risk of flooding.

Debbie Carr (564); David Weatherstone (565); Portincaple Campaign Group (568); Portincaple Residents' Association (569); Rodger Alan (570); Justin Kimmet (619); Linda Yarr (620); Ross Greer MSP (623); Susan Will (1051)

- The road infrastructure is not suitable to accommodate further development.

Debbie Carr (564)

- There is no public transport

Portincaple Residents' Association (569); Linda Yarr (620)

- Review Portincaples/Loch Longs place within the National Park
- The role of woodland in carbon capture in response to climate emergency
- The area is enjoyed by the community in walks through the landscape adjacent beach and foreshore, and the community places value on it as a community openspace/recreation area.
- The site in question is wholly unsuitable and inappropriate for small scale development, infill or rounding off.

Rodger Alan (570)

- Should all the area indicated be developed and assuming plot sizes in line with recently granted Planning Permission in Principle then I calculate the potential for another 80 to 100 residences and possibly more. There are currently 52 residences in Portincaple. This is an unsustainable amount and not in accord with Scottish Government Planning Policy.
- There are no community facilities or shops.

Garelochhead Community Council (577); Scott Aspen (612); Scott Munro (614); John Yarr (618); Linda Yarr (620)

- The loss of protection afforded under the Woodland Park Retention area in particular, meant that the community lost access to the informal recreation opportunities, including access to the foreshore.

Modifications sought by those submitting representations:

- This area must be removed from the section presently designated settlement area and re-categorised as countryside area. (489);(564);(565);(623)
- Request that the entire area be re-classified as an Open Space Protection Area, (OSPA) (562);(568);(569);(577);(612);(614);(618);(620)
- The LDP2 for Portincaple should be returned to the pre-1999 policy. (563);
- I request that the land designation should be changed in order to safeguard the woodland - which was formerly protected. (566)

- I feel that the LDP should revert to how it was before 2009, bringing back village envelope protection. It is imperative that we protect Argyll and Bute's only Area of Panoramic Quality (APQ) from unwanted and unnecessary development, not just for today but for our children - the residents of the future. (619)
- Change from Countryside around Settlement and Settlement Zone to Sensitive or Very Sensitive Countryside; change from Settlement Zone to Countryside Around Settlement (see attached maps XXXXX)(570)
- No specific modification requested (1063),

Summary of responses (including reasons) by planning authority:

The concerns expressed by the objectors relate to the scale of development which has been permitted in the Portincaple area over recent years. These objections have all been precipitated by an application for planning permission for 12 dwelling houses (see XXXX) on an area of land which lies to the west of the existing houses on Fuins Road and runs down to the shores of Loch Long. The area is steeply sloping in places, with some more level terraces, and is predominantly wooded. Parts of this woodland are included within the areas which have been mapped as Ancient Semi Natural Woodland. Much of the woodland area has been subject to invasion by *R.Ponticum* with consequent adverse effects on the understory of the woodland. Some areas of this invasive non native species have been cleared in the last 1 or 2 years, and it remains to be seen if the understory associated with an ancient woodland will regenerate.

Settlement Area (489);(564);(565);(623)

- The Proposed Local Development Plan2 (CD XXX) has not altered the settlement boundaries at Portincaple from those which are identified in the current Adopted Local Development Plan (CDXXX). The settlement boundaries are intended to provide a framework within which development proposals can be assessed. Policy 01 applies in settlement areas and requires development proposals to be assessed against criteria, including that it be compatible with surrounding uses, it is of an appropriate scale and fit for the size of settlement, and respects the character and appearance of the surrounding townscape in terms of density, scale, massing, design, external finishes, and access arrangements. The policy also requires compliance will all other relevant development plan policies.
- Issues such as the acceptable level of increase in vehicular use of the road, the need for additional services and appropriate pattern of development, are all assessed at the planning application stage.

Protection of Woodland and adverse impacts on biodiversity (489); (562); (489); (564); (565); (566); (568); (569); (570); (577); (612); (614);(618); (619); (620); (623); (1051); (612);(614); (618); (620)

- There are two areas which have been identified by NatureScot as semi natural ancient woodland which occur within the settlement area at Portincaple. (See production XXXX) NatureScot have identified these by referencing historic mapping, and one of the areas includes houses and gardens on the shore side of Fuins Road.
- The LDP2 provides a strong presumption against deforestation, with policies 77, 78 and paras 9.14-9.21 addressing the importance of forestry, woodland, and trees, and the retention of them in terms of the contribution they make towards, landscape character, biodiversity, and addressing climate change considerations.

- Policy 73 – Development Impact on Habitats, Species and Biodiversity sets out how the Council as Planning Authority will give full consideration to legislation, policies and conservation objectives with regard to these aspects. This includes requiring applicants to provide specialist site surveys, provide mitigation and complete a biodiversity checklist for any proposed development as appropriate. The Councils Biodiversity Officer, is consulted where surveys or biodiversity checklists have been submitted and where mitigation is proposed.

Public Consultation Prior to Adoption of 2009 Local Plan (562)

- The Argyll and Bute Local Plan 2009 was produced in accordance with the provisions of the Town and Country Planning (Scotland) Act 1997 and the Town and Country Planning (Structure and Local Plans) (Scotland) Regulations 1983. The issue of the nature and extent of the consultation process at the consultative draft, finalised draft, and modified draft stages of the plan was addressed by the Reporters at that time. They found that “Consultation included contact with all 72 community councils in Argyll and Bute; and public meetings and associated exhibitions were held in all of the main towns and many of the small towns and villages throughout the plan area. We are in no doubt that the council has devoted considerable time and resources to the consultation process. The elected members and their officials have engaged with individuals and local communities throughout the council area in vigorous attempts to overcome objections and achieve consensus on the way forward. We find that the general approach has been in tune with best practice as set out in Planning Advice Note 81: Community Engagement.” (AD XXX pages 3-4) (AD XXX= Report of the Public Local Inquiry in to Objections to the Modified Finalised Draft Argyll and Bute Local Plan Volume 1.)

Effect on Area of Panoramic Quality(562); (563); (564); (566); (568); (569); (570);(577); (612); (614); (618); (620);(623)

- Areas of Panoramic Quality have been renamed in LDP2 as Local Landscape Areas, this change in nomenclature reflects the approach advocated in Scottish Planning Policy (CD 001)(para 197). Policy 71 of LDP 2 seeks to resist development in or affecting a Local Landscape Area where its scale, design, or location would have a significant adverse impact on the character of the landscape. The policy also introduces a requirement for a landscape and visual impact assessment to be submitted to demonstrate the likely impacts on the landscape and that these can be satisfactorily mitigated. The policy therefore provides the opportunity to refuse developments which due to their nature and scale would have an unacceptable impact on the natural environment whilst recognising that in line with para 203 of SPP (CD 001) “designation does not impose an automatic prohibition on development”.

Climate Change: (562); (570); (577); (612); (614)

- Inclusion of land including foreshore within a settlement area, does not indicate that it will be suitable for development. In relation to risks from climate change, Policy 55 – Flooding states that “development on the functional flood plain will be considered contrary to the objectives of this plan”, it provides criteria which addresses exceptional circumstances where development within flood risk areas (including foreshore) may be acceptable. In the case of foreshore this is likely to be limited to essential development connected with navigation, water based recreation, agriculture, essential transport, and some utilities infrastructure.

Road Infrastructure:(564); (565); (568); (569); (570); (619); (620); (623);(1051)

- The LDP has not assessed the capacity of the existing road infrastructure at Portincaple to accommodate further development, as the LDP has not identified any land for development by making specific allocations. While the LDP does provide general support for development within settlement areas, any proposals for development would require to be assessed against the criteria of Policy 01, and other relevant policies including those on access (see AD XXX Paras 6.17 -6.23 pages 64-65, and policies 35- 39 pages 66-67).

Potential Scale of development and lack of community facilities, shops or public transport (564); (570)

- LDP 2 identifies Portincaple as a minor settlement, this recognises that access to community facilities, shops and public transport may be more limited than that available in larger settlements. No new allocations for development have been made by LDP 2 at Portincaple, and any new development which may be proposed would be expected to be commensurate with the scale of development already in place. Policy 66 – New Residential development on non-allocated housing sites within settlement areas, includes a requirement that any new development is not detrimental to the overall housing land supply of LDP2.

Loss of informal recreational facilities/access to foreshore (569); (577); (612); (614); (618); (620)

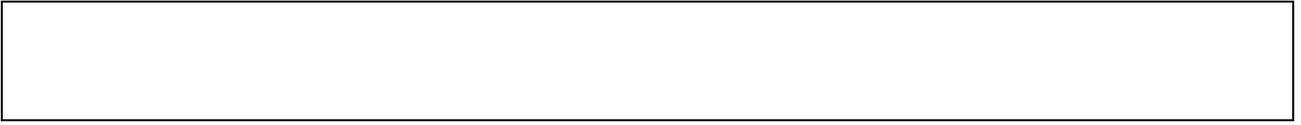
- There are no core paths, long distance routes nor launch points identified in the vicinity of Portincaple on the Councils inventory “Where to Go Outdoors- Argyll and Bute Paths Map” (See XXX). There are general rights of responsible access to land under the Land Reform (Scotland) Act 2003, and these extend to much of the area outwith the house and garden areas at Portincaple. These general access rights do not require a designation to enable them. Policy 32 of the LDP provides that development safeguards and integrates existing rights of way, or where development is considered likely to have a significant effect on the public’s wider rights of access, that the developer submit an Access Plan which addresses public access issues to the satisfaction of the Council as part of any planning application. This policy also requires access along the foreshore to be maintained, and includes a requirement for a 4 metre strip between the shore and any new domestic curtilage.

Conclusions

Although the Council does not recommend making any prescribed modifications to the Plan, the Reporters may wish to consider if so minded, to make an adjustment to the settlement boundary by removing the area of foreshore, and also these areas of semi natural woodland identified by NatureScot which lies to the west of the boundaries of existing houses and their gardens as shown on the attached map (AD XXX)

Reporter’s conclusions:

Reporter’s recommendations:



Issue 245	Greenbelt – Helensburgh and Rhu	
Development Plan Reference:		Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
<p>Network Rail (46) David Price (76) Gladman Developments Ltd (477) Luss Estates (1045)</p>		
Provision of the development plan to which the issue relates:		
Planning authority's summary of the representation(s):		
<p><u>Network Rail (46)</u></p> <ul style="list-style-type: none"> Support removal of PDA 2001 East of Helensburgh at Moss Road. <p><u>David Price (76)</u></p> <ul style="list-style-type: none"> Seeks adjustments to Greenbelt boundary to east of Helensburgh, <p><u>Gladman Developments Ltd (477)</u></p> <ul style="list-style-type: none"> Seek a site north of Lomond Grove to be identified as an allocation for housing with a capacity of 100 units. <p><u>Luss Estates (1045)</u></p> <ul style="list-style-type: none"> Seek a site known as Empress Fields located between Helensburgh and Rhu to be identified as a site for housing. They also identify an area known as Woodend, bounded by Blackhill Plantation, Blackhill Drive and Macleod Drive, and suggest that this could be released from the Greenbelt and included within a revised settlement boundary for housing. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Site 79: Land to the North of Lomond Grove, Helensburgh should be allocated as an effective housing site for 100 units in the Helensburgh Schedule found under section 10.0. (477) 		
Summary of responses (including reasons) by planning authority:		
<p><u>David Price (76)</u></p> <ul style="list-style-type: none"> The adjustments to Greenbelt boundary to east of Helensburgh suggested by this objector are addressed in ISS XXX. <p><u>Gladman Developments Ltd (477); Luss Estates (1045)</u></p> <ul style="list-style-type: none"> The adequacy of the housing land supply for the Helensburgh area are addressed in ISS XXX and the associated topic paper. 		

- This demonstrates that there is no requirement for further land release from the Greenbelt at this time.
- The proposed Strategic Development Framework, provides an opportunity to consider the long term development in and around Helensburgh. It is proposed that this be carried out over the next 1-2 years, and that this will then be used to inform plan making and possible phased land releases in PLDP 3.
- No modification to the plan is considered necessary at this stage.

Reporter's conclusions:

Reporter's recommendations:

Issue 246	OSPA, Garelochhead	
Development Plan Reference:		Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Lorne Thomson (1023) Stuart McQueen (148)		
Provision of the development plan to which the issue relates:		
Planning authority's summary of the representation(s):		
<p><u>Lorne Thomson (1023)</u></p> <ul style="list-style-type: none"> On behalf of my client we are seeking a small reduction of the extent of the proposed OSPA in order to accommodate a proposed residential development, and the potential erection of a community building (a 'men's shed'). The remainder of the land in my client's ownership would remain within the proposed OSPA would be enhanced through the provision of a network of footpaths, and a bridge, and also through the facilitation of the erection of a memorial to the lives lost when HMS K13, a steam-propelled First World War K class submarine, sank in Gareloch on 29 January 1917 (see https://en.wikipedia.org/wiki/HMS_K13). A pre-application enquiry with respect to the residential development, and the footpaths, bridge and memorial has been submitted (reference number 19/02493/PREAPP). A copy of the response received is submitted, along with a plan showing the proposed OSPA boundary (drawing number 2019_0057/02). <p><u>Stuart McQueen (148)</u></p> <ul style="list-style-type: none"> Objection to the land highlighted in blue on RD62 being proposed as an OSPA. The highlighted land is owned by me and forms part of my back garden. I have owned the land for 13 years and in that time it has been unused by members of the public and I fail to see the requirement for it to be in the proposed OSPA. Its inclusion would give members of the public access to my back garden and uninterrupted vision into the rear windows of the house which would be an intrusion of my privacy. A site meeting would be beneficial as drawing lines on an OS Map does not indicate the impact on my property and neighbouring properties. I fail to see the advantages of including the area west of the railway line (RD62) as an OSPA as it will not be of advantage to the public and would serve no purpose. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> A reduction in the extent of the OSPA (see drawing 2019_0057/02). (1023) Do not include the land in RD62 as an OSPA (148) 		

Summary of responses (including reasons) by planning authority:

Open Space Protection Area (1023)

- This area, although included within the settlement area has had a longstanding recognition in local plans as an area identified for the retention of open space, and with potential for small scale enhancement opportunities, such as the provision of carparking and picnic facilities. (see PD XXX – Dumbarton District district wide Local Plan 1999)
- The current Adopted Local Development Plan identifies the area as an Area for Action (AFA3/7) to enhance recreation and openspace. The proposal to replace the Area for Action designation with that of an Open Space Protection Area reflects the locations intrinsic value as a contribution to the amenity and setting of Garelochhead.
- Residential development or the provision of other substantial built structures (e.g. mens shed) would not be consistent with the settlement pattern at this location at the north west head of the Gareloch where the shore side of the remains undeveloped.

Open Space Protection Area (148)

- The OSPA broadly relates to an area of woodland that straddles the railway line. It broadly relates to an area shown on the Ancient Woodland Inventory as Long Established (of plantation origin).
- The 2017 Call for Ideas Consultation asked if there were any existing OSPAs that required amending. Nothing was received to this consultation. The extent of this OSPA was therefore not considered in the PLDP2 preparations.
- The OSPA helps maintain the strong woodland visual amenity backdrop to the settlement.
- The property raised by the objector is one of 3 dwellings dating from circa 2004. The planning consent layout plan shows a relatively tight curtilage to the rear of the properties.
- The extent of the current curtilage contended by the objector is not clear. The objector has not submitted any detailed plans or evidence to outline the specific area that is contended as garden. There are no records of planning consent for change of use of any of the woodland area to the rear of the dwellings to domestic garden use. The lawful status of the land is therefore unclear.
- The inclusion of land within an OSPA does not materially change the right of public access across it and as such any contended privacy issues would not materially change whether the land was OSPA or not.
- The extent of the OSPA in PLDP2 is actually set back from edge of the area shown on the approved plans for the 3 dwellings and does not extend to the edge of the approved curtilage. (AD***).
- The area indicated on RD62 is relatively extensive and its removal from the OSPA would exclude a significant section of the woodland backdrop to the settlement. It is considered that this would undermine the purpose of the OSPA in this location.
- The PLDP2 Written Statement sets out that the existing Open Space Audit will be updated during the lifetime of LDP2 (CD049, Page 103). Notwithstanding the above concerns, the proposal to amend the OSPA would be more appropriately made by the objector or any other interested parties at the appropriate point in the preparations of the next

development plan and/or any relevant consultation through the aforementioned review of the Open Space Audit. This would allow fuller considerations and potentially wider consultation.

Reporter's conclusions:

Reporter's recommendations:

Issue 247	Greenbelt – Countryside – Helensburgh	
Development Plan Reference:	Map Number 52: Helensburgh East Map Number 53: Helensburgh North Map Number 54: Helensburgh West	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Helensburgh Community Council (92) David Price (76)		
Provision of the development plan to which the issue relates:	Green Belt Boundaries Around Helensburgh.	
Planning authority's summary of the representation(s):		
<p><u>Helensburgh Community Council (92)</u></p> <ul style="list-style-type: none"> • The maps of the current (2015) Local Development Plan and draft LDP2 show Green Belt up to the National Park boundary only in a narrow strip to the west of the A818 road and in the area surrounding the reservoirs site. That needs to be extended to include land which (i) helps to define the landscape setting of Helensburgh, (ii) is of health and recreational value to residents and tourists, and (iii) contains an exceptional range of bird-life, including birds on RSPB's red list of endangered species. (e.g. black grouse, cuckoo, hen harrier, lapwing, skylark.) Others, such as short-eared owl are increasingly rare. For several years a bird-watcher from Glasgow has monitored bird life in the area and has sent regular reports to RSPB. • Scottish Planning Policy (2014) has an extensive section (paras. 193 -205) on valuing the natural environment. Paragraph 193 explains the relationship to the National Planning Framework, stressing that the environment is a valued national asset. Paragraph 194 lists seven reasons for the planning system to protect the natural environment and provides references to key documents. • The independent Green Belt Landscape Study (Ironsides Farrar, 2010) drew attention to the importance of this area as the landscape backdrop to Helensburgh HCC could quote many references relevant to protecting sensitive landscape, including : <ul style="list-style-type: none"> • Argyll and Bute Council Local Development Plan (2015), para. 3.1.3, and Policy LDP3. • Scottish Government National Planning Framework Three (2014) Ch. 4, para. 4.4 (final sentence) • Scottish Government Scottish Planning Policy (2014) para. 29, 11th bullet point, and para. 169, 6th bullet point • Helensburgh Community Council "Helensburgh Landscape Statement" (2009). • European Landscape Convention (2000) • Scottish Landscape Forum Report to Ministers (2007) • Scotland's Landscape Charter, Scottish Natural Heritage, 2010. <p><u>David Price (76)</u></p> <ul style="list-style-type: none"> • Proposes amendments to Green Belt in vicinity of H2005 and B2001 		
Modifications sought by those submitting representations:		

- Seeks extension of the Green Belt around Helensburgh on Maps 53 and 54 up to the National Park Boundary (92)
- Requests that land in the vicinity of H2005 and B2001 be removed from the Green Belt and be added to these allocations.(76)

Summary of responses (including reasons) by planning authority:

Extension of Greenbelt to boundary of National Park (92)

The Proposed Local Development Plan 2 has made no alterations to the Green Belt boundary from those which were shown in the Adopted Local Development Plan 2015. The outer boundaries of the Greenbelt on Maps 53 and 54 are those which were recommended in the Ironside Farrar: Argyll and Bute Green Belt Landscape Capacity Study 2010. (PD XXX) This study was commissioned by the Council and the consultants were specifically tasked to have regard to the key objectives of green belt policy as set out in Scottish Planning Policy (Core Document ref CD007 para 159). To:

- direct planned growth to the most appropriate locations and support regeneration,
- protect and enhance the quality, character, landscape setting and identity of towns and cities, and
- protect and give access to open space within and around towns and cities.

In addition the commission for the study specifically asked that consideration be given to:

- Should the outer boundary of the green belt be extended eastwards to the boundary with the National Park, or does the current boundary appropriately reflect topography and landscape?
- This issue was also considered by the Reporters at the Examination of the 2015 plan, where the Reporters agreed that:

"I find that the independent review of the green belt which was commissioned by the council has provided a robust and consistent basis for the identification of the areas proposed for designation, as well as assisting in identifying the most appropriate sites to be released for housing development.

2. The recommendations of the review have been reflected in the proposed plan. This has included significant additions, for instance to ensure that land on both sides of the A818 to the north of Helensburgh is protected by green belt designation. Apart from the sites which have been specifically released for housing development, those areas removed from the green belt, including Highlandman's Wood and the land beyond the railway line north-east of Rhu, have been given different forms of protection which are more appropriate to their role and characteristics. It is not inappropriate that part of a local nature conservation site should lie within a green belt, while another part lies outwith it." (PD XXX)

- The purpose of Greenbelt designation is not to reflect an area's health and recreational value to residents and tourists, there are other mechanisms to do this; including the identification of green networks in the Local Development Plan, and recognition of core paths in the Core Path Plan. (SEE PD XXX map showing GB boundary, Green Network and Core Paths)
- Policy 73 Development Impact on Habitats, Species and Biodiversity, and Policy 76 Development Impact on Local Nature Conservation Sites provide more appropriate policy response for preventing development resulting in unacceptable impacts on wildlife rather than greenbelt policy.

Removal of Greenbelt and enlargement of Allocations H2005 and B2001 (76)

- It is considered that the Greenbelt boundaries in the vicinity of the allocation H2005 are sufficiently well delineated by physical features to provide robust Greenbelt boundaries. This approach is consistent with the recommendations for this area made in the Ironside Farrar: Argyll and Bute Green Belt Landscape Capacity Study 2010. (PD XXX).
- In relation to B2001 the landscape study recognises that the eastern boundary is defined by a mixture of a farm track, a row of trees and a fence, and recommends that these be reinforced by additional tree planting along the boundary as part of the development of the allocation. Landscaping which will be required as part of the development of this application will therefore help provide additional reinforcement to Greenbelt boundaries at this location.

Reporter's conclusions:

Reporter's recommendations:

Issue 248	Diagram 7 – Spatial Framework for Renewables	
Development Plan Reference:	Diagram 7 – Spatial Framework for Renewables (Page 56)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Louis-Peter Moll (475)		
Provision of the development plan to which the issue relates:	Diagram 7 – Spatial Framework for Renewables	
Planning authority’s summary of the representation(s):		
<p><u>Louis-Peter Moll (475)</u></p> <ul style="list-style-type: none"> I object to the wording of the Group 3 label on diagram 7. It is inconsistent with the wording in Policy 30 and the A&B Landscape Wind Energy Capacity Study 2017. Policy 30 states that group 3 areas are “Areas which may have potential for wind farm development”. On diagram 7 that same group 3 is described as “Areas where wind farms are likely to be acceptable.” There is a significant distinction between “may have potential” and “are likely to be acceptable”. This inconsistency will lead to significant confusion and will be a peg for a developer to hang a strong argument on. The policy is stated in Policy 30. That should be reflected on Diagram 7. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Delete on Diagram 7 after group 3: Areas where wind farms are likely to be acceptable and replace with the wording from Policy 30: Areas which may have potential for wind farm development. (475) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Key to Diagram 7 (475)</u></p> <ul style="list-style-type: none"> The Group 3 areas in diagram 7 (page 56) are those areas which correspond to the requirements set out in Table 1: Spatial Frameworks in SPP (CDXX). In the SPP Group 3 is identified as “Areas with Potential for wind farm development” and these are further defined as “beyond groups 1 and 2, windfarms are likely to be acceptable”. It is therefore considered consistent to identify the Group 3 areas in diagram 7 as areas where windfarms are likely to be acceptable. No modification to the plan is considered necessary at this stage. 		
Reporter’s conclusions:		

Reporter's recommendations:

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Issue 250	Provision of Primary Health Care for New Affordable Housing	
Development Plan Reference:	PLDP2 Homes for People Chapter 8.0, p90.	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Lorn Medical Centre (304)		
Provision of the development plan to which the issue relates:	Provision of affordable housing and its impact for Primary Care.	
Planning authority's summary of the representation(s):		
<p><u>Lorn Medical Centre (304)</u></p> <ul style="list-style-type: none"> • A greater supply of high quality affordable housing is required in the area and we support this aspect of your plan. We would ask that there is a consultation process as to how primary care can be delivered to an increased population we provide the frontline services to this community and have not been consulted thus far. Lorn Medical Centre is at patient numbers capacity not through our willingness to take on more patients but constrained by the capacity of our building. Home visits for vulnerable adults or elderly adults are also more challenging at a greater distance from our surgery and would place overstretched services under even greater burden we would be concerned as to how this might impact on patient care. • A healthier and happier population is clearly a reasonable objective for the council, there is good evidence that this decreases health and social care utilisation and HSCP costs. Creating (or preserving) infrastructure such as green spaces and footpaths and social areas to that a community can exercise and form positive interactions with one another should be a core part of your planning; this does not seem to be the case in your current plans. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • A greater supply of high quality affordable housing is required in the area and we support this aspect of your plan. We would ask that there is a consultation process as to how primary care can be delivered to an increased population we provide the frontline services to this community and have not been consulted thus far. Lorn Medical Centre is at patient numbers capacity not through our willingness to take on more patients but constrained by the capacity of our building. Home visits for vulnerable adults or elderly adults are also more challenging at a greater distance from our surgery and would place overstretched services under even greater burden we would be concerned as to how this might impact on patient care. • A healthier and happier population is clearly a reasonable objective for the council, there is good evidence that this decreases health and social care utilisation and HSCP costs. Creating (or preserving) infrastructure such as green spaces and footpaths and social areas to that a community can exercise and form positive interactions with one another should be a core part of your planning; this does not seem to be the case in your current plans. (304) 		

Summary of responses (including reasons) by planning authority:

During the PLDP2 Main Issues Report Consultation, the Health Authority and Health and Social Care Partnership along with local primary health care providers including the Lorn Medical Centre consulted. Issues of primary health care capacity were not raised.

The Health and Social Care Partnership are members of the Argyll and Bute Strategic Housing Forum which meets quarterly. As a consequence they are involved in the identification and agreement of housing need within the area and the identification and provision of appropriate new provision to meet that need.

Argyll and Bute is a large geographical area with many physically remote areas. As a consequence the spatial strategy of the PLDP2 as articulated in PLDP2 Chapter 2.0 Vision and Objectives p4, seeks to direct development to suitable and sustainable locations that utilise existing infrastructure (para 2.13); and at para 3.2 to support the existing network of towns and villages; promoting growth in areas which can provide opportunities to accommodate the demands of economic growth and sustain and grow the population. A key part of this strategy is the Tobermory – Dalmally Growth corridor, focusing on the identified growth opportunities of Oban.

The Council will continue to monitor population levels and demands on services including on primary care and particularly through its role in the Health and Social Care partnership; in order to address any shortfalls.

PLDP2 identifies its approach to Green Infrastructure in Chapter 4.0 p 26. It points out in para. 4.11 the Green Networks map accompanying PLDP2. This mapping helps depict the infrastructure and networks in these particular places and can assist with the design of proposals in these locations.

PLDP2 identifies at para. 8.6 that the provision of amenity areas and communal open space, which may include community growing space, is important in residential developments in both urban and rural areas, as it provides formal outdoor space for resident's enjoyment. Such spaces are particularly important in higher density developments where private gardens may be limited. New housing developments will therefore be required to provide open space in accordance with the standards set out in Policy 68 – Housing Greenspace.

Conclusions

No change to the Plan is considered necessary in respect of this representation.

Reporter's conclusions:

Reporter's recommendations:

Issue 251	OSPAs – Rhu	
Development Plan Reference:	Open Space Protection Area at Former Rhu Bowling Club Map Number 59	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Messrs C. Prow and J. Carr (567)		
Provision of the development plan to which the issue relates:	Open Space Protection Area at Former Rhu Bowling Club Map Number 59	
Planning authority's summary of the representation(s):		
<p><u>Messrs C. Prow and J. Carr (567)</u></p> <ul style="list-style-type: none"> • We previously made representation to Argyle and Bute Council Local Development Plan 2 at its early stages with a request that the former Bowling Green in Rhu should be excluded from the Open Space Protection Area policy that currently applies in the adopted Local Development Plan (LDP) 2015. The proposed LDP2 Plan continues to apply the Open Space Protection Area policy. • On behalf of our clients, who own the land, we maintain an objection to the Proposed LDP 2 Plan on the basis that the Open Space Protection Area (OSPA) is no longer appropriate for this site and should be deleted. The OSPA designation should be removed and the site retained within the residential area. • The site is essentially land locked with limited access and is surrounded by housing on all sides. The site has not been used as a bowling green for many years and is now considered to be derelict, any structures on site are dilapidated and the site is unmaintained overgrown ground. The site serves no open space function and is not accessible to the public. • It is our client's position that the site could accommodate a dwellinghouse, without detriment to residential amenity and in compliance with the other LDP Development Management policies. • The former Bowling Green is identified in the plan below, as highlighted in red in the centre of the LDP2 extract as attached. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • We object to the continued OSPA designation on the former Rhu Bowling Green and request that the OSPA designation in the Proposed LDP 2 Plan is removed. 		
Summary of responses (including reasons) by planning authority:		
<u>Removal of Openspace Protection Area Rhu (567)</u>		

- The bowling green and club house extend to 0.22 hectares, and are located in a central village location. There are a number of other recreational facilities including a childrens play park, football and playing fields nearby.
- The Open Space Protection Area is surrounded on all 4 sides by residential development with access to it being via a narrow pedestrian only path from the Manse Brae/Pier Road junction to the east. This path runs to the rear of the flats at Inchgower Grove and the houses in Ardenconnel Way.
- While the Rhu Bowling Club may now be defunct, the site provides a potential resource for new uses which would benefit from the use of open space in central location within the community of Rhu, such uses could include for example a childrens nursery/kindergarten, or as a community growing space.
- No modification to the plan is considered necessary at this stage.

Reporter's conclusions:

Reporter's recommendations:

Issue 252	Countryside – Garelochhead	
Development Plan Reference:	Garelochhead Settlement Boundaries	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Secretary of State for Defence (69)		
Provision of the development plan to which the issue relates:	Garelochhead North Map 50	
Planning authority’s summary of the representation(s):		
<p><u>Secretary of State for Defence (69)</u></p> <ul style="list-style-type: none"> • Amendment to the settlement boundary north east of Garelochhead: The justification for the proposed “settlement area” boundary and “countryside area” boundaries west of Garelochhead (proposals Map 50) are unclear from the emerging plan and supporting documents (Policy 01 – Settlement Areas – page 12). • The justifications for the proposed boundaries north of Garelochhead are unclear. • We would request liaison with the Planning Authority during the preparation of the plan over those boundaries and would request that the settlement area boundary is extended north from Greenfield and ‘Depot’ to the broken line circa 100m north of the Haul Road and A814 roundabout, for the MOD land between the blue line and A814 on map 50 (see drawn onto the proposal map in the attached image and also in the plan submitted). • As you will be aware the land encompassed within that proposed extended settlement area boundary is previously developed land and contiguous with the adjacent development areas so would appear to accord with the wider policy approach used to define the boundaries in that area. Development on that area could be incorporated without having a significant visual or amenity impact on the wider area. As such it is considered that it is appropriate it is incorporated into the settlement boundary. The land within that extended area is within the ownership of the MOD. There are currently no plans for its development at present, but given the timescale of the plan, and the above considerations, it is considered appropriate to recognise the scope for development by amending the settlement area boundary. • Attached is a plan setting out the proposed extension to the settlement boundary west of Garelochhead (Ref Settlement Boundary Extn NE on Proposals Map) and on an OS base (East Settlement Boundary). • We would also request liaison with the Planning Authority during the preparation of the plan over those boundaries and would request that the settlement area boundary is extended north to cover the area known as Feorlinbreck westwards to Whistlefield as shown edged red in the attached plan (Ref Garelochhead to Whistlefield). As you will be aware the land encompassed within that boundary is currently identified as MOD training land but has been identified as surplus to requirements. It is an extensive area and it is acknowledged that not all the land may be suitable for development, but due to its extent there are opportunities that should be recognised and considered in the plan preparation process. As you may be aware this land lies within the safeguarding zone for RNAD Coulport. That would not 		

preclude development of housing, for example, within this area and traditional family dwellings (ie. two story, brick and block, minimal glazing etc) are generally acceptable forms of construction (less so more modern “lightweight” forms). There are also currently no plans for its development at present, but given the timescale of the plan, and the above considerations, it is considered appropriate to recognise the scope for its development by amending the settlement area boundary.

Modifications sought by those submitting representations:

- Request extension to settlement boundary of Garelochhead as indicated on maps RD32, RD33 and RD34.

Summary of responses (including reasons) by planning authority:

Garelochhead Settlement Boundaries (69)

- The settlement boundaries at Garelochhead have been modified slightly in order to exclude areas which are identified as Local Nature Conservation Sites; exclude an open space protection area on steeply sloping land to the east of the settlement; and reflect where the boundary is also co-incident with the physical feature provided by the railway line. The only exception to this being the area currently occupied by the Garelochhead army camp. In their representation the MOD have confirmed that it is in their ownership, but have no firm plans for its development at the present time. Given the extent of the land, and its location to the east of the physical barrier provided by the West Highland Railway line, it is considered that it would not be appropriate to include this area in the settlement boundary at the present time. Should the land become surplus to the MOD’s requirements, the planning authority would welcome the opportunity to work with them to investigate alternative uses, and if appropriate, give consideration to these being identified as potential allocations in subsequent development plans.

Reporter’s conclusions:

Reporter’s recommendations:

Issue 253	Countryside – Rosneath Peninsula, Rahane	
Development Plan Reference:	Rahane Settlement Boundaries Map 58	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Robert McIntyre (1052)		
Provision of the development plan to which the issue relates:	Rahane Settlement Map Boundaries – Provision of further capacity for rounding off.	
Planning authority’s summary of the representation(s):		
<p><u>Robert McIntyre (1052)</u></p> <ul style="list-style-type: none"> We have met with planning officers to discuss the development of the existing site that had consent for 5 houses. We have extended the former site within the pink area and have been told in principal that 8 homes will be supported on the site as delineated at present. We would like to increase the site area so that we can provide more amenity space around these homes and create a better "Rural" feel to the setting. We would therefore like to focus on an enlarged Peaton Hill site to localise development within the Rahane conurbation. Please refer to attached site plans. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> We would like to see the field between the existing pink area and access track to Mamore Farm designated as development land for housing, incorporating low density, high quality homes with paths and landscaped areas. The area proposed is outlined in Blue and identifies two sites for inclusion in this objection. A third area to the South of Mamore Farm and west of the access track is subject to discussion in the future. (1052) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Rahane Settlement Boundary extension (1052)</u></p> <ul style="list-style-type: none"> Rahane is identified as a minor settlement in the ABLP 2015. The settlement boundaries have been drawn to allow some scope for small scale infill and rounding off. These boundaries were first delineated in the 2003 Consultative Draft Argyll and Bute Local Plan. Since then a series of small scale developments have added to the community. Planning consent (12/01287/PPP) site for erection of 5 houses was renewed (15/03112/PPP) in September 2016 subject to conditions. A number of these conditions were suspensive, and as no details pursuant to these condition have been submitted the renewed consent (15/03112/PPP) has now lapsed. The extension to the settlement boundary now requested would extend to approximately 2.5 hectares. This scale of extension to a settlement boundary would normally be expected 		

to be by way of a formal allocation. It is considered to be too large to constitute infill and rounding off, and even at low densities with predominantly individual self build plots, which might be expected in such a rural location it could result in capacity for 20-25 new houses. This potential scale of development requires co-ordination of infrastructure and services which have not been explored as part of the LDP preparation process, there having been no representations at the Call for Sites Stage, or Main Issues Stage regarding this area.

- No modification to the plan is considered necessary at this stage.

Reporter's conclusions:

Reporter's recommendations:

Issue 256	Economic fragility of Kintyre	
Development Plan Reference:	Chapter 5 Diverse and Sustainable Economy Growth Areas and Economically Fragile Areas	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Rob Lee (1003)		
Provision of the development plan to which the issue relates:	Promoting economic development in the identified growth areas. Ensuring the plan is sufficiently flexible to allow our smaller and more economically fragile communities to grow and prosper.	
Planning authority's summary of the representation(s):		
<u>Rob Lee (1003)</u> <ul style="list-style-type: none"> The whole of Kintyre should be listed as an economically fragile area, not just around Lochgilhead. Given the closures/layoffs, the LDP2 should create a new growth corridor – Campbeltown – Port Ellen – Bowmore with simplified planning zones etc (like the 2 other growth corridors) to capitalise & promote - to build on the existing comparative advantages in these areas to promote the potential of key growth sectors for Argyll and Bute, including: energy, marine industries, food and drink, tourism and the forestry sectors. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> The whole of Kintyre should be shown as Economically Fragile Area (1003) There should be a growth corridor from Campbeltown – Port Ellen - Bowmore with simplified planning zones. (1003) 		
Summary of responses (including reasons) by planning authority:		
<u>Economic Development in Kintyre (1003)</u> <ul style="list-style-type: none"> The Economically Fragile Areas are derived by HIE from research (CDXXX). This was last updated in 2014. Islay and Jura are both already covered by Economically Fragile Areas. Campeltown is covered as a Regeneration Town given the specific issues it has experienced. Bowmore, Islay is covered by Proposal C – Bowmore Strategic Development Framework HIE has not objected to the continued identification of the Economically Fragile Areas, the Growth Areas nor the Regeneration Towns. Policy 22 seeks to support sustainable economic development throughout the entire plan area but also provides a focus on particular areas of advantage (the Growth Areas) and disadvantaged areas (Regeneration Towns and Economically Fragile Areas). The explanation for the Helensburgh and Lomond Growth Area designation is set out in para 3.12 and supported by Proposal B – Helensburgh Strategic Development Framework. The explanation for the Tobermory-Dalmally Growth Corridor is set out in para 3.10. 		

- The Growth Corridor/Area are promotional in nature, building on existing comparative advantages in these areas related to the key growth sectors for Argyll and Bute. As with the Economically Fragile Areas
- Both Kintyre and Islay contain “Preferred Locations” e.g. Strategic Economic Investment Location (Machrihanish) and Business and Industry Allocations.

Conclusion

It is considered that no change is required to the plan as a result of this representation as sustainable economic development, including within the key sectors, is supported within Kintyre and Islay through the Plan.

Reporter’s conclusions:

Reporter’s recommendations:

Issue 257	B4001 - Oban South adjacent Livestock Centre and LDP1 sites BI-AL 5/7 and PDA4011	
Development Plan Reference:	Site B4001 (Chapter 10 Schedules, Page 117; Proposals Maps, Map 201 Oban South; Established Business and Industrial Area and Countryside Area (Proposals Maps, Map 201 Oban South).	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Argyll Resources Group (280)		
Provision of the development plan to which the issue relates:	<p>Allocation of site B4001 for Industry, Business and Storage – Providing an effective land supply for economic development during the lifetime of the plan.</p> <p>Established Business and Industrial Areas – existing areas of industrial and business use safeguarded as established areas of employment use which are able to accommodate changing economic circumstances.</p> <p>Countryside Areas – although the majority of development is steered to the existing settlements these are areas where suitably scaled new development, which meets with sustainable development criteria will normally be permitted.</p>	
Planning authority's summary of the representation(s):		
<p>B4001 Oban South adjacent Livestock Centre and LDP1 (Adopted March 2015) Site BI-AL 5/7</p> <p><u>Argyll Resources Group (280)</u></p> <ul style="list-style-type: none"> The previous adopted Local Development Plan in March 2015 Map Number 204 Oban South included allocations B4001 and BI-AL 5/7. Some of those allocation have been removed from Proposed Local Development Plan 2. The allocations should be carried forward to the new plan. Several planning permissions have been granted and implemented. e.g. 18/00928/PP, 16/02357/PP and 17/02082/PP in that area. <p>LDP1 (Adopted March 2015) Site PDA4011</p> <p><u>Argyll Resources Group (280)</u></p> <p>PDA 4011 in the previous plan was for a proposed equestrian development and that allocation should be carried forward to the proposed new plan. The allocated areas in the last adopted plan should be retained and not in some cases be changed to Countryside Area.</p>		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> LDP1 allocations B4001 and BI-AL 5/7 should be carried forward to the new plan. (280) LDP1 Potential Development Area PDA4011 should be carried forward to the new plan (280) 		
Summary of responses (including reasons) by planning authority:		

B4001 Oban South adjacent Livestock Centre and LDP1 (Adopted March 2015) Site BI-AL 5/7 (280)

- The Planning history for these sites is shown in **ADXXX - ***plus map*****. A number of applications have come forward on the sites and some have been developed. PLDP2 amendments to these sites are shown in **ADXXX**.
- A review of LDP sites was undertaken at the start of the LDP2 process, including these industrial and business allocations. This involved desk analysis, site survey and information from the pre-engagement and MIR consultations.
 - In terms of B4001 this is considered to be an effective site and has been carried forward into PLDP2 with some amendments to the boundary following the review related to landscape and some potential issues related to surface water flooding. The site is prominently visible from the A816, which is the main southerly entrance to Oban. A bund screens the development 18/00928/PP and the land facing to the road in front of the bund has been removed from the developable area of this allocation. Note there has also been a minor non notifiable amendment to the boundary (**NNFXXX**) to more accurately reflect the existing development. This is a large scale site with considerable remaining potential (7.1ha). The marketable industrial and business supply is sufficient for the Oban, Lorn and the Isles area for the plan period. It is considered that the reconfiguration provides a better fit within the landscape.
- In terms of BI-AL 5/7 a large portion of this site is either developed or in use. As a predominantly developed area this is no longer allocated as supply but has been changed to an “Established Business and Industrial Area” designation. In EBIA the aim is to safeguard established areas of employment use and be flexible enough to be able to accommodate changing economic circumstances into the future to allow the realisation of new economic opportunities as uses change. Note there has also been a minor non notifiable amendment to the boundary (**NNFXXX**) to more accurately reflect the existing development. The elements removed and designated as countryside are; i) an area of trees/scrub to the west, which provides screening, ii) the area to the south west of the bund and iii) an area at the site entrance, which is more visually prominent from the road. The EIBA is 3ha.

LDP1 (Adopted March 2015) Site PDA4011 (280)

- A review of LDP sites was undertaken at the start of the LDP2 process. The discussion on effectiveness and suitability of sites was raised in the Main Issues Report consultation, in particular in questions 3, 3A and 3B. Utilising desk analysis, site survey and information from the pre-engagement and MIR consultations the potential development areas were assessed and dealt with as follows: i) upgraded to allocations where significant progress had been made in respect of the constraints and the sites were now considered effective; ii) removed where further investigation of the constraints or lack of progress proved the site ineffective; iii) a limited number of PDA’s were removed on islands and in remote areas to support a smaller scale more organic style of growth; iv) retained a limited number of potential development areas where the constraints had not been addressed but progress was considered feasible within the plan period. In terms of PDA4011 there have been no planning applications submitted to date nor has (280) provided any evidence of how the constraints are to be addressed, development proposals or the time frame for delivery of this site. It is considered that Policy 02 Outwith Settlement Areas provides a robust framework against which to assess any

future proposals for an equestrian centre in this countryside area should they emerge during the plan period.

Conclusion

It is considered that PLDP2 provides an appropriate supply of marketable industrial and business land in this area, which takes landscape fit into account and therefore there is no change required to PLDP2.

Reporter's conclusions:

Reporter's recommendations:

Issue 263	Transport Impact Assessment	
Development Plan Reference:	Potential Development Areas and Allocations (p10 – 11, para3.7 – 3.9) and Schedules (Chap 10)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish Government Planning and Architecture Division (353)		
Provision of the development plan to which the issue relates:	Supporting evidence for proposed land uses.	
Planning authority's summary of the representation(s):		
<p><u>Scottish Government Planning and Architecture Division (353)</u></p> <ul style="list-style-type: none"> • Transport Scotland will be unable to give support in principle to a development plan: when there is insufficient detail on either the proposed land uses or associated Transport Appraisal to enable Transport Scotland to take an informed view of the effects of the development plan on the Strategic Transport Network. • Oban Glencruitten - Transport Scotland has concerns relating to the Potential Development Areas identified in Oban (P4016, P4017, P4019, P4021, P4022). There is no information provided pertaining to indicative housing scales/development sizes; potential cumulative impact on the A85(T); or delivery timescales. We are aware of the Council's aspiration for an Oban Development Road, however an up to date appraisal is required and any transport option(s) being taken forward from this could be long term proposals. • Barcaldine (P4026, P4027 and P4029) which are included without any supporting information. A proportionate cumulative transport appraisal of these sites would require to be undertaken to determine any impact to the A85(T), the identification through Transport Impact Assessment of any required mitigation measures and how these would be funded and delivered. This information should be included within the plan to enable future developers and stakeholders to fully understand the requirements to deliver the sites in line with SPP and DPMTAG. In relation to Barcaldine, Transport Scotland provided comments for site P4029 at the Main Issues Report stage. However these comments are not included within the Proposed Plan. We note there are also two other Potential Development Areas, P4026 and P4027 within the Proposed Plan adjacent to site P4029. Transport Scotland had concerns relating to upgrading the access with the A85(T) adjacent to the school to accommodate further development. Given there are now 3 sites in proximity of 2 trunk road accesses which would require to be upgraded to accommodate further development, discussions with Transport Scotland on an access strategy to cover all 3 sites would be required and this should be included within the plan. • There are also sites allocated within the plan adjacent to the trunk road without any supporting information detailing the need to engage early with Transport Scotland relating to access proposals and/or potential impact. Site B3007 in Tarbert and H4037 in Taynuilt. • Transport Scotland submitted comments on site H4037 in Taynuilt at Main Issues Report stage relating to the potential access requirements and that this should be discussed with Transport Scotland. This information is not reflected within the plan, therefore potential developers are unaware of site specific requirements which is not in accordance with SPP. • To conclude, the plan does not provide any information pertaining to required transport interventions. It is not an acceptable position to include allocated sites and Potential Development Areas within the Plan, which details in relation to the PDA's, they "may be 		

supported through the life of the plan” without any supporting information. The Plan states for PDA’s this information will be included within the Action Programme but this is not consistent with Scottish Planning Policy which requires the identification of new transport infrastructure including trunk road infrastructure and its deliverability within the plan. Action (now Delivery) Programmes are not part of the development plan and are not subject to an LDP Examination.

- Lack of transport appraisal/information relating to Potential Development Areas (PDAs) and allocated sites
- Transport Scotland is also unaware of any potential cumulative transport implications of sites and it is not detailed within the plan what is required to deliver development sites and if there are any potential constraints. There is also no information relating to the timescale for delivery of the sites or any associated infrastructure.

Modifications sought by those submitting representations:

- Proposed change -The plan is required to provide supporting information for allocated sites and the Potential Development Areas, specifically those within Oban and Barcaldine including; any cumulative transport implications, impact on the trunk road network and any required mitigation in line with Scottish Planning Policy and who will fund and deliver this. In relation to the trunk road network this should specifically include the following:

- Barcaldine sites P4029, P4026, P4027 – Transport Scotland has concerns relating to the potential access with the A85(T) adjacent to the school. Discussions with Transport Scotland on an access strategy to cover all 3 sites would be required. Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School. Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029
- Tarbert site B3007 – Discussions with Transport Scotland is required on the access strategy given the site is adjacent to the A83(T)
- Taynuilt site H4037 - Discussions with Transport Scotland is required on the access strategy given the site is adjacent to the A85(T)
- Oban Glencruitten P4016, P4017, P4019, P4021, P4022. Information regarding indicative housing scales/development sizes; potential cumulative impact on the A85(T); delivery timescales. An up to date appraisal is required.

Summary of responses (including reasons) by planning authority:

Role of Action Programme (353)

CD XXX SPP 275. *“Development plans should identify any required new transport infrastructure or public transport services, including cycle and pedestrian routes, trunk road and rail infrastructure. ... Plans and associated documents, such as supplementary guidance and the action programme, should indicate how new infrastructure or services are to be delivered and phased, and how and by whom any developer contributions will be made.”*

SPP 124. *“The development plan action programme, prepared in tandem with the plan, should set out the key actions necessary to bring each site forward for housing development and identify the lead partner. It is a key tool, and should be used alongside the housing land audit to help planning authorities manage the land supply.”*

Potential Development Areas are not effective sites and are not allocations. The seek to safeguard areas of potential developable land and highlight the constraints which require to be

addressed. The “requirements” may be unknown until the constraints have been assessed and a potential scale of development identified. Therefore it is more appropriate for the “key actions” relating to these constraints, e.g. Early engagement with Transport Scotland to be identified in the Action Programme. The aim is to keep the Plan as concise as possible with digital interactivity between it, the Action Programme and any other Supplementary Guidance or Technical Notes.

Oban, Glencruitten – P4016, P4017, P4019, P4021, P4022 (353)

The Draft Action Programme comment on Access/Road Safety constraint has been expanded as follows: “... , including potential cumulative impact on the A85(T) and local road constraints. Up to date appraisal is required”. Currently the number of units, timeframe and detailed nature of the constraints are not known and so cannot be set out as requirements in the development plan. See Also Issue XXX regarding these PDA.

Barcaldine P4029, P4026, P40127 (353)

The Draft Action Programme comment on Access / Road Safety constraint has been expanded as follows “- Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School.

Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029 Proportionate cumulative transport appraisal and TIA required”

These are actions requiring further investigative work and highlight the issue. They are not requirements for specific new infrastructure.

Allocation B3007 Tarbert (353)

- The following action has been added to the Draft Action Programme “Early engagement with Transport Scotland regarding access strategy required”

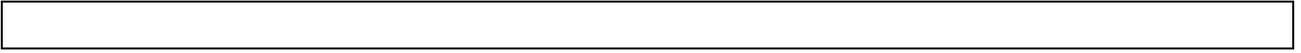
Allocation H4037 in Taynuilt (353)

The following amendment has been made to the Draft Action Programme “Early engagement Discussion over the access strategy would be recommended with Transport Scotland. Access may require to be shared with the adjacent Cemetery access or a new access may be required to serve both sites. Potential constraints within site Local Roads Authority should be consulted.”. This is an action and not a requirement for new infrastructure. (See also Issue XXX)

Reporter’s conclusions:

Reporter’s recommendations:

Issue 265	Technical Notes	
Development Plan Reference:	Reference to the use of Technical Notes at various parts of the Written Statement	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Brian Burnett (503)		
Provision of the development plan to which the issue relates:	The use of Technical Notes	
Planning authority's summary of the representation(s):		
<p><u>Brian Burnett (503)</u></p> <ul style="list-style-type: none"> Concerns that the Council have declared an intention to use non statutory technical guidance for reasons on convenience. Whilst technical guidance is necessary this should have the same consultation and public scrutiny as the LDP. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Not specified. (503) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(503)</u></p> <ul style="list-style-type: none"> Planning Circular 6/2013 Development Planning sets out that Local Authorities can issue non-statutory planning guidance without going through the procedures for Supplementary Guidance and that it can provide detail on a range of subject areas with the benefits that it can be updated quickly or prepared where an issue arises during the life of the plan. The Circular also sets out that non-statutory guidance will not form part of the development plan but that it will be a material consideration in decision making (CD053, Pages 36 and 37). It is considered that the PLDP2 policy framework is sufficiently robust to allow the determination of planning applications. It is considered that it will be a matter for the Council to determine the content of any non-statutory planning guidance and whether any public consultation is required. 		
Reporter's conclusions:		
Reporter's recommendations:		



Issue 268	National Park	
Development Plan Reference:	Written Statement	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish National Parks Strategy Project (293)		
Provision of the development plan to which the issue relates:	Lack of reference to a proposed Argyll and the Isles National Park	
Planning authority's summary of the representation(s):		
<p><u>Scottish National Parks Strategy Project (293)</u></p> <ul style="list-style-type: none"> • PLDP2 makes no reference to the Argyll and the Islands National Park proposed in the Main Issues Report. The MIR set out the case for exploring a National Park on the basis of socio-economic benefits whilst conserving heritage. • The MIR proposal was supported by many local residents and a number of national organisations. The Council's own analysis recorded that 61 respondents agreed and 40 disagreed with the proposal to explore the potential to create a National Park. • Although the LDP does not have the power itself to designate a National Park it is perfectly possible to refer to the proposal as an important issue to be addressed during the life of the LDP. Dumfries and Galloway did so in its approved 2019 LDP as did South Ayrshire in its 2019 PLDP. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • The proposal to explore the potential of an Argyll and Islands National Park should be reinstated. (293) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(293)</u></p> <ul style="list-style-type: none"> • The 2017 Main Issues Report discussed the potential for LDP2 to include a statement of support for the creation of a National Park within Argyll and Bute and asked questions (MIR14 and MIR15) regarding this (CD013, Pages 29-32). • The responses to the questions were mixed. Following further work on the matter the Council decided not to pursue this through the Local Development Plan process at this time. • On this basis it is considered that no reference to the creation of a National Park within Argyll and Bute is required within LPD2 and therefore no change to PLDP2 is required. 		
Reporter's conclusions:		

Reporter's recommendations:

Issue 276	Policy 19 – Scheduled Monuments	
Development Plan Reference:	Policy 19 – Scheduled Monuments (Page 38)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Historic Environment Scotland (HES) (136)		
Provision of the development plan to which the issue relates:	High Quality Places	
Planning authority’s summary of the representation(s):		
<p><u>Historic Environment Scotland (HES) (136)</u></p> <ul style="list-style-type: none"> • Considers that it should be made clear in paragraph 4.53 that scheduled monument consent only applies to works within the scheduled area, and is not relevant for impacts on setting. • The requirement to consult HES on development which may affect a scheduled monument or its setting is not referred to in the text. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • At paragraph 4.53 add “for works on scheduled monuments” at the beginning of the second sentence (136) • Add the sentence “Historic Environment Scotland will be consulted on development which may affect a scheduled monument or its setting” (136) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Consent to works affecting Scheduled Monuments (136)</u></p> <ul style="list-style-type: none"> • The policy states “scheduled monument consent will generally be required in addition to local authority planning permission.” As the requirements of this consent are determined by the Ancient Monuments and Archaeological Monuments Act 1979 (CD033) and dealt with by HES rather than the council it is not considered appropriate to detail the requirements of HES policy in the PLDP2. It is considered that the current wording ensures planners and applicants are aware of the requirement for consent, the detail to which they would verify from HES guidance. • There is a statutory requirement to notify HES of any works which may affect the site of a scheduled monument under schedule 5 (17) of the Town and Country Planning (development management procedures) (Scotland) Regulations 2013 (CD044). It is therefore not considered necessary to repeat the provisions of statutory legislation in the LDP2. • Taking into account all of the above, no change is proposed to the PLDP2. 		

Reporter's conclusions:

Reporter's recommendations:

Issue 300	Proposed Settlement Zone - Gigha	
Development Plan Reference:	Proposals Maps Mid Argyll, Kintyre and the Islands Map 68	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Isle of Gigha Heritage Trust (43)		
Provision of the development plan to which the issue relates:	Proposals Maps	
Planning authority's summary of the representation(s):		
<p><u>Isle of Gigha Heritage Trust (43)</u></p> <ul style="list-style-type: none"> • Would like to see the settlement boundary extended to allow development of community led affordable housing and a community facility • Considers the site to be suitable for the provision of new housing due to its location within the village, the availability of services and the proximity to the ferry 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Extend Ardmish settlement boundary away from the road 		
Summary of responses (including reasons) by planning authority:		
<ul style="list-style-type: none"> • The 2016 Call for Sites consultation asked for the submission of sites for potential inclusion in the PLDP2. The 2017 Call for Ideas consultation asked for, amongst other things, suggestions of where settlements could accommodate future growth. No representations regarding the proposed site were received to the either of these consultations. The settlement boundary therefore represents the settled view of the council. Any modifications to this should be subject to a public consultation. • The rep refers to discussions with David Love (Development Management Area Team Leader for the Mid Argyll and Kintyre area). The proposals were subsequently submitted through the pre-application enquiry process and advice was provided that as the plots for 2 proposed self-build houses were in the countryside this would not be supported by policy DM1 of the 2015 LDP (CD010, page 20) as land adjacent to but outwith settlement boundaries does not constitute infill, rounding off or redevelopment and so may not be supported. The policy specifically states that there is a presumption against development that seeks to extend an existing settlement into the countryside zone. • Development on a site outwith a settlement zone is covered by Policy 02 of the PLDP2 (CD049, page 12). This proposed policy does not contain the same explicit presumption against development that extends a settlement zone but instead introduces a requirement for a LVIA. The proposed development could therefore be the subject of a planning application which would be assessed appropriately. 		

- Taking into account the above, no change is proposed to the PDLP2.

Reporter's conclusions:

Reporter's recommendations:

Issue 302	Tourism Infrastructure – Glendaruel	
Development Plan Reference:	Map Number 30 – Mill Cottage - Glendaruel	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
David Eaglesham (50)		
Provision of the development plan to which the issue relates:	Map Number 30 – Mill Cottage – Glendaruel – Settlement Zone	
Planning authority’s summary of the representation(s):		
<p><u>David Eaglesham (50)</u></p> <ul style="list-style-type: none"> Glendaruel Caravan Park on Map 30 should be shown as Tourism Infrastructure rather than settlement zone. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Glendaruel Caravan Park on Map 30 should be shown as Tourism Infrastructure rather than settlement zone. (50) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Glendaruel Caravan Park (50)</u></p> <ul style="list-style-type: none"> The Glendaruel Caravan Park has been included within the settlement at Mill Cottage - Glendaruel since the 2009 Local Plan, no changes to the settlement boundary have been made since that time. Not all tourist facilities or accommodation are included within a Tourism Infrastructure designation. Inclusion within the settlement zone provides support for a broad range of development types and Policy 23 – Tourism Development, Accommodation, Infrastructure and Facilities would also provide support for further tourism related development at this location. Identification of the site as Tourism Infrastructure location, would mean that the provisions of Policy 24 Existing Tourism Uses would be applied, this states “where existing facilities form part of the tourism network identified in the proposals maps changes of use or redevelopment to non tourism uses will only be supported where it is demonstrated: <ul style="list-style-type: none"> The existing business is no longer viable and there is no requirement for alternative tourist facilities in the location; and That the existing business has been actively marketed for sale or lease as a going concern...” <p>None of the other caravan parks in Cowal have been identified as Tourism Infrastructure locations, and as such a local network has not been identified. There is a case for reviewing this and accordingly it is considered that this should form part of a comprehensive review and audit</p>		

of existing tourist facilities and Tourism Infrastructure designations at the next Local Development Plan. No modification is recommended as it is not considered an ad hoc review is necessary at this stage.

Reporter's conclusions:

Reporter's recommendations:

Issue 303	Colintraive	
Development Plan Reference:	Proposals Maps, Map 9 and Bute and Cowal Map Sheet	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
David Eaglesham (50) Colintraive Village Hall (1064)		
Provision of the development plan to which the issue relates:	The extent of the Settlement Area and Open Space Protection Areas at Colintraive	
Planning authority's summary of the representation(s):		
<p><u>David Eaglesham (50)</u></p> <ul style="list-style-type: none"> • Colintraive is a disparate but a socially cohesive community where all the residents regard themselves as citizens of Colintraive. • The settlement has extended in a very loose form. • The Proposals Maps identify various scattered groups of houses as Settlement Zone which testify this pattern. However it is inconsistent as some clusters are shown as Settlement and some are not. • Ardare to Millhouse are not included • Lower Altgaltraig is not included • Dundarroch, Gortan and Dunyvaig in the cul-de-sac then Wildflower Hall and Ardachuidh before the Allt Glackavoil bridge, then Altavoil, Caolas, Glachavoil, Losganbeag, South Lodge, Caol Ruadh, Tobar, The Birches and Grianaig are not included can be regarded as just as much part of the dispersed settlement of Colintraive. <p><u>Colintraive Village Hall (1064)</u></p> <ul style="list-style-type: none"> • Colintraive Heritage Centre is in building in one of the longest developed parts of Colintraive. It is a local asset and tourist attraction. It should be shown on the Proposals Maps as Tourism Infrastructure or alternatively within the Settlement Zone. • The field to the south of Coustan Road opposite the village hall has been used for many years as a recreation area for shinty training etc, dog walkers and periodically for games at the village fete etc. It should be shown as an Open Space Protection Area. • The Open Space Protection Area does not depict the full extent of the Colintraive Community Garden. The designation should also include the adjacent bowling green. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Include shoreside housing from Ardare to Millhouse in Settlement Zone. Recognise housing along B886 from Dundarroch to Grianaig as Settlement Zone. (50) • Designate the Colintraive Heritage Centre (shaded brown on RD20) as Tourism Infrastructure or alternatively include it within the settlement zone. (1064) 		

- Extend the Open Space Protection Area as depicted on RD19. (1064)
- The area roughly outlined in green on RD23 should be shown as Open Space Protection Area. (1064)

Summary of responses (including reasons) by planning authority:

(50)

- The PLDP2 Settlement Areas reflect a balance of the established pattern of settlement development as well as reflecting opportunities for development where considered appropriate.
- The dispersed nature of Colintrave is recognised with a number of defined Settlement Areas shown on Proposals Maps 9 and 29 which define them as the Settlements of “Colintrave” and “Lower Altgatraig – Newton” which are both included within the “Villages and Minor Settlements” section of the Written Statement Settlement list.
- The Settlement Areas included in PLDP2 share a general common character of development clusters that are visually discernible in the public realm.
- It is not considered the two areas raised share this common character.
- Ardare to Millhouse is a linear row of properties at relative low density and generally visually absorbed by the surrounding trees and vegetation.
- Dundarroch to Grianaig are a number of low density properties many of which are, again, well absorbed by surrounding trees and vegetation. This general location was subject to a Landscape Capacity Assessment in 2010 in response to its inclusion as Rural Opportunity Area in the 2009 Local Plan. The study only found three small areas of land that had the potential to accommodate development without harm to the landscape character.
- There is considered to be a distinct difference between these two areas objected to and the other identified Settlement Areas in that they retain more so a countryside than settlement character and therefore development proposals within them would be more appropriately considered under PLDP2 policy 02 rather Policy 01.

(1064)

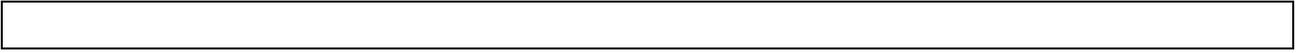
- The PLDP2 Written Statement addresses tourism uses and their contribution to the tourism network (CD049, Pages 48 to 50). It sets out that areas and facilities that are considered to contribute to the network and maybe vulnerable to change are safeguarded on the Proposals Maps (Tourism Infrastructure).
- Whilst forming a local asset of interest to visitors the heritage centre is not considered of significant vulnerability to change to warrant inclusion as Tourism Infrastructure on the Proposal Maps at this time. PLDP2 Policy 24 would still offer protection should such considerations become relevant within a planning application.
- It is recognised that the heritage centre building does form part of the core of the settlement and appears to have been in existence for a relatively long time. A minor adjustment to the Settlement Area to include the building and its car park is considered reasonable.
- The surrounding land to the building appears to be an asset for outdoor uses for the community and there is also now a polytunnel for local food growers towards its south eastern corner. It is considered reasonable to include this area as an Open Space Protection Area to help protect this asset.
- It is acknowledged that the Open Space Protection Area relating to the community garden does not cover its entire extent. It would be reasonable to enlarge this OSPA accordingly.

- On the basis of the above, if the Reporter were so minded, the Council would have no objection to; the inclusion of the building and associated car park relating to the heritage centre in the Settlement Area rather than Countryside Area, the inclusion of a new Open Space Protection Area that incorporates the space surrounding the heritage centre building and car park and the enlargement of the Open Space Protection Area relating to the community garden. All potential changes are shown on AD***

Reporter's conclusions:

Reporter's recommendations:

Issue 304	Proposed OSPA Removal – Toward	
Development Plan Reference:	Map Number 44 – Toward Open Space Protection Area	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
David Eaglesham (50)		
Provision of the development plan to which the issue relates:	Open Space Protection Areas	
Planning authority’s summary of the representation(s):		
<p><u>David Eaglesham (50)</u></p> <ul style="list-style-type: none"> I fail to see why fields to the west of Toward have been designated as Open Space Protection Area. Elsewhere in the Plan, such a designation is only applied to recognised parks or recreation areas. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Delete the OSPA at Toward. (50) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Openspace Protection Area at Toward (50)</u></p> <ul style="list-style-type: none"> The Open Space Protection Areas at Toward have been identified as such since the Consultative Draft Argyll and Bute Local Plan in 2003. The area has been designated as such because of its function as a greenspace amenity area which includes accessible and non accessible areas that provide visual amenity functions in and around our settlements by maintaining setting, identity or character. These open fields provide a vista across the Firth of Clyde from the Toward area to Rothesay and the Isle of Bute which successive development plans have sought to indicate are important, through the Open Space Protection Area designation. No Modifications to the plan are considered necessary. 		
Reporter’s conclusions:		
Reporter’s recommendations:		



Issue 305	Proposed Removal of Settlement Zone – Ettrickdale	
Development Plan Reference:	Map Number 18 – Ettrickdale	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
David Eaglesham (50)		
Provision of the development plan to which the issue relates:	Settlement boundaries at Ettrickdale (Map Number 18)	
Planning authority’s summary of the representation(s):		
<p><u>David Eaglesham (50)</u></p> <ul style="list-style-type: none"> I see no need for the further loss of greenfield land to development at Ettrickdale, an isolated suburban estate detached from Port Bannatyne. The attached paper highlights the already generous supply of housing land in Bute & Cowal. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Confine the settlement zone to the extent of current development, particularly the field to the west of Ettrickdale. (50) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Settlement Boundary to west of Ettrickdale (50)</u></p> <ul style="list-style-type: none"> The settlement boundary has been drawn to include the field to the west of Ettrickdale since the publication of the Consultative Draft Argyll and Bute Local Plan in 2003. No objections were received in relation to these boundaries during the course of preparation of the Argyll and Bute Local Plan or the Argyll and Bute Local Development Plan 2015. The area has not been identified as an allocation, and as such it is not required to contribute to the housing land supply, to meet housing requirements. To date there have been no planning applications submitted for development in this area. The settlement boundary has however been drawn loosely to the west of Ettrickdale to allow the potential for this minor settlement to grow in an incremental manner to help sustain rural communities and provide opportunities to reverse population in areas such as Bute. A modification of the plan to exclude this area from the settlement at this stage is not considered necessary. 		
Reporter’s conclusions:		

Reporter's recommendations:

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Issue 310	Chapter 9	
Development Plan Reference:	Chapter 9 Biodiversity	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Brian Burnett (503) RSPB Scotland (540)		
Provision of the development plan to which the issue relates:	Policy 73 – Development Impact on Habitats, Species and Biodiversity (page 96)	
Planning authority's summary of the representation(s):		
<p>Habitat and Biodiversity <u>Brian Burnett (503)</u></p> <ul style="list-style-type: none"> I support the environment policies. I particularly support policy 73 on habitat and biodiversity. <p><u>RSPB (540)</u></p> <ul style="list-style-type: none"> In general Section 9 covers the protection and importance of Argyll and Bute's natural heritage well however there is no mention of the Scottish Biodiversity Strategy and associated List and targets. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> Inclusion of the Scottish Biodiversity Strategy and associated List and targets. (540) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Reference to Scottish Biodiversity Strategy(540)</u></p> <ul style="list-style-type: none"> Both the policy and preamble to the policy make reference to the Argyll and Bute Local Biodiversity Action Plan. This plan takes those elements identified in the Scottish Biodiversity Strategy, lists and targets, and applies these in the local context of Argyll and Bute, there is no need therefore to make reference to the Scottish Biodiversity Strategy. No modification to the plan is necessary. 		
Reporter's conclusions:		

Reporter's recommendations:

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Issue 313	Nature Conservation - Holy Loch	
Development Plan Reference:	Nature Conservation - Holy Loch (Bute and Cowal Map)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
L Perrett (374) Sandbank Community Council (599)		
Provision of the development plan to which the issue relates:	Nature Conservation - Holy Loch	
Planning authority's summary of the representation(s):		
<p><u>L Perrett (374); Sandbank Community Council (599)</u></p> <p>Mapping Issues:</p> <p><u>L Perrett (374)</u></p> <ul style="list-style-type: none"> The objector (374) raises the issue of a change of designation to a Countryside Zone with an Open Space Protection Area identified as a carpark and bus stop on an area which was previously a SSSI and a Local Nature Conservation Site. They also raise the issue that the Local Nature Reserve and the picnic area have been omitted. The objector requests that the Local Nature Conservation Site remains as mapped in the ALDP along with the SSSI from the high water mark to the field edge as it is an important amenity for local people with panoramic quality, wildlife including marine life. The area is a gateway to the Loch Lomond and the Trossachs National Park with a shared mussel bed which the objector requests to be marked in the Argyll and Bute PLDP2 <p><u>Sandbank Community Council (599)</u></p> <ul style="list-style-type: none"> Sandbank Community Council (599) raises the same issue in relation to the SSSI being excluded in the PLDP. The objector questions the size of the Open Space Protection Area and suggests that this is a mapping error. They request for a full examination 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> L Perrett (374) requests that the shared mussel bed with the Loch Lomond and the Trossachs National Park is mapped in the PLDP. Sandbank Community Council (599) raises the issue of the size of the Open Space Protection Area. Both (374) and (599) requests that the designations at the head of the Holy Loch -Sandbank North needs to have the SSSI, Local Nature Reserve, Local Nature Conservation Site and the picnic area reinstated as in the ALDP 		

Summary of responses (including reasons) by planning authority:

Shared mussel bed with the Loch Lomond and the Trossachs National Park. (374)

- The planning authority recognises the importance of Mussel beds as a priority marine feature, we work closely with the LL&TNP authority in terms of biodiversity. In relation to development management, we consider biodiversity as a priority in the planning process and factor in habitats and species in determining planning applications.

Change of designation to a Countryside Zone with an Open Space Protection Area (OSPA) identified as a carpark and bus stop (599)

- The Countryside Zone is outlined in turquoise and is defined as a Development Management Zone, it encompasses other designations i.e. Local Nature Reserve, Local Nature Conservation Site, Open Space Protection Areas and two Potential Development Areas. All development in all of the zones will also be considered in relation to all other policies in the Proposed Local Development Plan for example: Policy 73 – Development Impact on Habitats, Species and Biodiversity: page 96 and 97, and Policy 76 – Development Impact on Local Nature Conservation Sites (LNCS) pages 98.
- The size of the Open Space Protection Area remains the same as in Map 39 ALDP 2015- link: +page
- The SSSI has been misidentified by the objector, the head of the Holy Loch facilitates the Local Nature Reserve, Local Nature Conservation Site and the carpark and picnic area remain the same as in the ALDP. Map: <https://www.argyll-bute.gov.uk/sites/default/files/ldp/adopted/Proposals%20Maps/Area%20Maps/Adopted%20Bute%20and%20Cowal%20Map.pdf>

Conclusion:

The objectors have raised issues in relation to mapping of allocations and designations, the key on the map has been misidentified in their objections; the map has been consistent with the ALDP. The P.A works closely with the LL&TNP along with other statutory consultees in relation to shared biodiversity interests that become subject of development management proposals.

Reporter's conclusions:

Reporter's recommendations:

Issue 316	Tarbert Sites	
Development Plan Reference:	Mid Argyll, Kintyre and the Islands Proposals Map Numbers 136 and 137	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Tarbert and Skipness Community Council (602)		
Provision of the development plan to which the issue relates:	Established Business and Industry Area; removal of former housing site (13/2); H3024	
Planning authority's summary of the representation(s):		
<p><u>Tarbert and Skipness Community Council (602)</u></p> <ul style="list-style-type: none"> • Would like serious consideration to be given to relocating industry from centre of village to the north of the village, to allow space for residential development • Would like housing allocation 13/2 (which is in 2015 LDP but not in PLDP2) to be reinstated with speed limit on A83 reduced to 40mph to accommodate this • SSEN should re-route the proposed pylon/power line replacement further to the west than currently proposed • Supports housing allocation H3024 but is aware of potential flooding issue on site as well as access considerations 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Relocate industry to north of Tarbert (602) • Reinstate housing allocation 13/2 from 2015 LDP (602) • SSEN to re-route proposed pylon / power line (602) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Established Business and Industry Area (602)</u></p> <ul style="list-style-type: none"> • Previous approvals are not an Examination issue, however what the objector is seeking is to ensure there is sufficient space for housing in the village and that industry be directed to the north of the village. This is already reflected in the PLDP2 allocations: • Housing allocation H3024 is within the centre of Tarbert and is available to provide further housing within the village (and which is supported by the objector). Flooding and access issues of this site have been acknowledged in the site analysis process but it was felt that this is still a viable site for inclusion. • Business and Industry allocation B3007 is sited outwith the settlement boundary to the north. • Taking into account the above, no change is proposed to the PLDP2. 		

Reinstatement of housing allocation 13/2 (602)

- Adopted 2015 Local Development Plan allocation H-AL 13/2 has a capacity of 30 units (CD010, Page 69). Prior to the adopted LDP, a similar area of land (lesser extent) was included as a housing allocation (same reference) for 18 units in the adopted 2009 Local Plan (CD006, Written Statement Page 129 and Mid Argyll, Kintyre and Islay Proposals Maps Page 175).
- No planning applications have been received on the land during these two plan periods.
- The site was included as part of a site assessment process prior to the LDP2 Main Issues Report (MIR). The assessments helped inform whether allocations and PDAs contained in the adopted 2015 LDP were to be carried forward to PLDP2. Following assessment H-AL 13/2 was classified as a 'Red Site' within the MIR (CD013, Page 73) meaning that it was not preferred for inclusion in LDP2 (CD013, Page 45).
- The reasons for the red rating related to the lack of any planning applications on the site, the inclusion of part of the allocation on the Ancient Woodland Inventory and potential challenges to site delivery such as the rising topography and uncertainty over vehicular access.
- Whilst H-AL 13/2 was not carried forward, Proposed Local Development Plan 2 does contain housing allocation H3024 for 50 units (CD049, Page 113 and Maps 136 and 137) which forms part of the effective housing land supply and is considered to provide sufficient housing land for Tarbert for the plan period.
- Since the closure of the PLDP2 consultation it has come to light that the Tarbert and Skipness Community Trust have been in contact with the Council's Housing service to express interests in bringing forward allocation H-AL 13/2 and that some initial work to pursue this interest has been undertaken.
- The PLDP2 objector (the Community Council) put forward the potential for development to be sited towards the eastern end of the site and the potential of an access by the way of a speed limit reduction to 40mph on the A83.
- Whilst development on this part of the site could potentially be explored, the challenges presented by the site remain as does the potential for the development of H3024. On balance, it is considered that there is not sufficient justification to support the inclusion of H-AL 13/2 as an allocation in the development plan at this stage. In addition, whilst the land is shown within the Countryside Zone on the PLDP2 proposals map, proposals for development on the land could still be considered under PLDP2 Policy 02 (CD Pages 10, 12 & 13) where, in all but a limited number of situations, the submission of landscape and visual impact assessment would be required.
- However, on the basis of the interest from the community trust and their initial exploration towards site delivery, if the Reporter were so minded the Council would have no objection to recognition of the community trust's aspirations for housing development on the site within LDP2.

Re-routing of SSEN pylon/power line (602)

- The SSEN Inveraray to Crossaig transmission network was granted consent by Scottish Ministers (Section 37 consent application) and is not an Examination issue. No change is proposed to the PLDP2

Reporter's conclusions:

Reporter's recommendations:

Issue 317	B3007 - Tarbert - Glasgow Road	
Development Plan Reference:	Allocations (Chapter 10 Schedules, Proposals Map XXX)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Tarbert & Skipness Community Council (602)		
Provision of the development plan to which the issue relates:	Business and Industry Allocations – Providing a supply of marketable industrial and business land.	
Planning authority's summary of the representation(s):		
<p><u>Tarbert & Skipness Community Council (602)</u></p> <ul style="list-style-type: none"> B3007, Tarbert, Glasgow Road. We have concerns over access to the A83 trunk road, in particular for pedestrians, as the pavement heading into the village is adjacent to a narrow part of Barmore Road on a steep hill. This would be extremely hazardous, especially if a substantial increase in school age children using this route results from development of affordable housing on this site. 		
Modifications sought by those submitting representations:		
Summary of responses (including reasons) by planning authority:		
<p><u>Access to B3007 (602)</u></p> <ul style="list-style-type: none"> This site constitutes part of the industrial and business land supply for Argyll and Bute providing a range of sites across the area. The Action Programme notes actions to be addressed in the delivery of the site. The issue of access to this site has also been raised by the Scottish Government: Transport Scotland (See Issue XXX). It is proposed to add the following to the Action Programme to ensure access issues, including safety are addressed "<u>Early engagement with Transport Scotland regarding access strategy required</u>" 		
Reporter's conclusions:		
Reporter's recommendations:		

Issue 320	Local Nature Conservation Sites	
Development Plan Reference:	Policy 76- Development Impact on LNCS (Para's 1 and 2, Page 98)	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Helensburgh Community Council (92)		
Provision of the development plan to which the issue relates:	Policy 76- Development Impact on LNCS	
Planning authority's summary of the representation(s):		
<p><u>Helensburgh Community Council (92)</u></p> <ul style="list-style-type: none"> • Helensburgh Community Council (HCC) raise concerns that the term “Local Nature Conservation Sites” (LNCS) has been referenced only in the draft Proposed Local Development Plan 2 (PLDP2) glossary, but this has been omitted from the maps. They have illustrated LNCS importance by referencing Ardmore Point, the Blackhill Mire, Duchess Wood, land beside Moss Road, and other LNCS in the area. • HCC understands that the Helensburgh and Lomond LNCS will be mapped in the PLDP2 TN05-Technical Note document which will appear at a later date. Their concern relates to the wise application of the designation in the maps and that the public have not been able to judge this as part of the PLDP2 consultation. They have recommended that the LNCS should be included in the PLDP2. • They are also recommending a new LNCS between Helensburgh town boundary extending to the Loch Lomond and the Trossachs National Park along with the infill of undesignated land between the existing LNCS. 		
Modifications sought by those submitting representations:		
<p><u>LNCS designation significance to development management and the wish to expand this designation into other areas around Helensburgh. (Helensburgh Community Council (92), the objector requests the council:</u></p> <ol style="list-style-type: none"> 1. To give a public written assurance that the LNCS designation will be applied to PLDP2 in the same way and at the same locations as in in the Adopted LDP. 2. For a new LNCS to an area north-west of Helensburgh town boundary up to the boundary of the National Park; the reason is that this area has been recorded in the past by the Scottish Wildlife Trust report “A Habitat Survey of Helensburgh and Ardmore Point” (Futter and Kanefsky, 1991) where a diversity of plant, insect and other life, including colonies of the Green Hairstreak Butterfly, bird life, including some RSPB red list species and are relevant to the Local Nature Conservation category. 3. In relation to the Adopted LDP-LNCS maps the Helensburgh Community Council have suggested to infill gaps between these local designated sites in the PLDP2. 		

Summary of responses (including reasons) by planning authority:

Local Nature Conservation Sites (Helensburgh Community Council (92)) Policy 76- Development Impact on LNCS

- The council considers the LNCS as natural habitats and geological features of some merit. It is therefore desirable to protect them from development which would have significant adverse effects on them. The details of the LNCS in Argyll and Bute are provided in PLDP2 TN05 Technical Note: [LINK when it becomes available](#)
- As the Planning Authority (P.A.), we recognise that planning issues will often bring differing interests into opposition and disagreement; we seek to resolve these issues in a fair and balanced way however, it will inevitably disappoint some parties as the planning system cannot satisfy all interests all of the time. It should, however, enable speedy decision making in ways which are transparent and demonstrably fair. In this case the objector would like to have access to the LNCS Maps in the PLDP2 in order to ensure the wise application of the designation. The P.A. by producing the Technical Note 5 with the LNCS maps underpins this approach in terms of ensuring the appropriate application of these site maps where they will remain in place supported by a dedicated policy.
- In order to provide assurance that the LNCS are applied to any relevant development proposals and are easily accessed, the P.A. will provide a web link from the online PLDP2 in relation to Chapter 9 High Quality Environment to the Technical Note 5.
- In relation to the HCC request to infill gaps between LNCS designations, the Helensburgh and Lomond area has a wide range of International (RAMSAR site), National (SSSi's/SPA's), Conservation Areas and Local designations which includes one Local Nature Reserve, twenty five LNCS, blanket (woodland) and individual Tree Preservation Orders, Gardens and Designed Landscapes along with a Greenbelt; the P.A. concludes that there is already sufficient natural heritage/biodiversity protection in terms of designations allied with the application of High Environment Policies by the P.A.'s professional planners in relation to development proposals.

Consultation: the PLDP2 Technical Note 5 will provide the necessary LNCS information to ensure that these designations are factored in to any planning applications. In relation to infilling with between designations, the P.A. will apply the policies related to local, international and national designations to assess any development proposal near these areas.

Reporter's conclusions:

Reporter's recommendations:

Issue 322	Proposed Settlement Zone - Achnamara	
Development Plan Reference:	Proposals Maps, Map 65 and Mid Argyll Map Sheet	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Achnamara Village Hall Committee (42)		
Provision of the development plan to which the issue relates:	Inclusion of additional land in the Settlement Area for Achnamara	
Planning authority's summary of the representation(s):		
<p><u>Achnamara Village Hall Committee (42)</u></p> <ul style="list-style-type: none"> • The community wish to pursue community led affordable housing and a new village hall on land that stretches southwards away from village hall on the opposite side of the road to the loch. • The community are seeking to acquire the land from Forest Land Scotland and have received various funding support to develop plans for the housing, a hall and related facilities. • The local community have been widely consulted and approved these plans. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Include the land on the opposite side of the road to the loch, from the village hall to the junction of the Inverlussa road, within the village development boundary to enable the plans to go ahead. (42) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(42)</u></p> <ul style="list-style-type: none"> • The objector has not supplied a location plan that identifies exact boundaries that they wish to see included in the Settlement Area. The description provided relates to an area land stretching approximately south from the settlement of Achnamara to the junction in the road, some 700m away, leading to the settlement of Kilmichael of Inverlussa. • The area concerned is within the Knapdale National Scenic Area (AD***). • The 2016 Call for Sites consultation asked for the submission of sites for potential inclusion in Local Development Plan 2 which, with regards to housing, was for sites of 5 dwellings or more. The 2017 Call for Ideas consultation asked for, amongst other things, suggestions of where settlements could accommodate future growth. No representations regarding the proposed land were received to the either of these consultations. No representations regarding the proposed land were received at the Main Issues Report consultation stage. The use of the land for development was therefore not considered as part of the PLDP2 preparations. 		

- The area put forward is considered to be too extensive to include as single piece of Settlement Area as it would provide policy encouragement for development along a lengthy, linear area of land which would have the potential to be dispersed in nature and relatively unrelated to the rest of the settlement. Furthermore being set within the NSA, the land is in a particularly sensitive location.
- Any inclusion of the land concerned in Settlement Area at this stage will not have received consultation through the PLDP2 consultation process which would have included the opportunity for comment from Scottish Natural Heritage on matters such as the NSA.
- Notwithstanding the above concerns and sensitivities, Proposed Local Development Policy 02 (CD***, Pages 12-13) does allow for the consideration of planning applications in the Countryside Areas and in all but a limited number of situations, requires the submission of a Landscape and Visual Impact Assessment that demonstrates to the satisfaction of the Planning Authority, that the proposal can be successfully integrated into its landscape setting. In addition, Policy 70 relates to National Scenic Areas (CD***, Page 94).
- It is considered that the framework set out in Policy 02 along with Policy 70 is appropriate for assessing development proposals in this area.
- Furthermore, Achnamara is featured in PLDP2 diagram 9 which indicates potential locations for community or Local Place Plans. This diagram relates to PLDP2 policy 52 which sets out the framework for their potential use as material planning considerations (CD***, Pages 77-79). Should such a plan arise during the PLDP2 plan period then it could form part of material considerations relating to proposals that the community may have.
- With specific regards to community facilities, PLDP2 Policy 49 (CD***, Page 96) sets out a need for the proposal to be readily accessible to the community it will serve by public transport (where it serves that locality), cycling and on foot. As such, the provision of a Settlement Area across a wide geographic area would not necessarily provide the policy encouragement sought by the objector for such facilities.
- On the basis of the above it is considered that no change to PLDP2 is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 323	Adopted 2015 Local Development Plan Allocations MU-AL 5/4 and H-AL 5/15	
Development Plan Reference:	Proposals Map 198, Written Statement, Chapter 10 Schedules	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Neil Campbell (160)		
Provision of the development plan to which the issue relates:	The non-inclusion of adopted 2015 Local Development Plan Allocations MU-AL 5/4 and H-AL 5/15 in Proposed Local Development Plan 2	
Planning authority's summary of the representation(s):		
<p>MU-AL 5/4 and H-AL 5/15</p> <p><u>Neil Campbell (160)</u></p> <ul style="list-style-type: none"> • PLDP2 has removed areas of ground deemed as development area. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • LPD2 to reflect the plan as it was before and reinstate the area marked on the supplied plan (RD142) for development. 		
Summary of responses (including reasons) by planning authority:		
<p>MU-AL 5/4</p> <p><u>(160)</u></p> <ul style="list-style-type: none"> • MU-AL 5/4 is an adopted 2015 Local Development Plan (LDP) allocation. The PLDP2 Written Statement Schedules set out that uses should be for “business and industry/tourism” (CD010, Page 78) • The Local Development Plan Action Programme (April 2015) notes that; checks for otters are required, sewage and water issues, site might be at risk of flooding and that a flood risk assessment would be required and a need to avoid negative impact on Geological Conservation Review site (CD014, 144). • Prior to the 2015 LDP the site was included in the 2009 adopted Local Plan as the same mixed use allocation (CD006, Page 132) (CD007, Page 62). • The site was assessed as part of a site assessment process prior to the LDP2 Main Issues Report (MIR). The assessments helped inform whether allocations and PDAs contained in the adopted 2015 LDP were to be carried forward to PLDP2. Following assessment MU-AL 5/4 was classified as an ‘Amber Site’ within the MIR (CD013, Page 102) meaning that it may have 		

had potential for inclusion in LDP2 but further assessment was required and/or that the site had an identified issue(s) that needed to be fully investigated (CD013, Page 45).

- The site was subsequently not included in PLDP2 due to the following factors.
- The majority of MU-AL 5/4 is covered by Category 1 peat on the Scottish Natural Heritage Carbon and Peatland map (AD**). This is considered to represent an unacceptable potential impact on peat and imposing a significant constraint on development.
- The site is partly covered by a mix of woodland which is considered to represent both a constraint to bringing forward development and but also would potentially result in a detrimental impact on biodiversity due to the amount of woodland removal that would likely be required.
- Part of the site falls within the Medium risk SEPA river extent flood mapping and High risk surface water flood mapping. This was noted by SEPA within their consultation response to the MIR which set out that development should not take place within the 1:200 flood plain, that a watercourse was adjacent to the site and that a flood risk assessment was required. Although the river and surface water flood risk areas relate to only a part of the allocation towards its northern end (AD**) the flood risk is still considered to present a significant constraint to its overall delivery.
- There is no relevant planning history for the allocation and whilst the objection to retain the site in LDP2 is noted the objector has not advanced any evidence or reasoning to continue the inclusion of the site.
- One of the reasons for not carrying forward allocations that were unlikely to be developed was that their retention would have a detrimental effect on the planning for the overall provision of infrastructure such as water, sewerage, power and roads by the Council and its partners. This was set out (with regards to allocations) within the MIR (CD013, Pages 19-20). On the basis that the allocation has been included within development plans since 2009 there appears to be little evidence to suggest that development is likely within the LDP2 development plan period and therefore inclusion of the site would have a detrimental effect on the planning for the overall provision of infrastructure for the area.
- In conclusion, following the review the allocation, MU-AL 5/4 is considered unsuitable for development due to the potential impacts on peat, woodland and biodiversity. Notwithstanding this there appears to be little prospect of development during the LDP2 plan period. No change to PLDP2 is required.

H-AL 5/15

- H-AL 5/15 is also an adopted 2015 Local Development Plan allocation. The LDP Written Statement Schedules set out an indicative capacity of 30 units (CD010, Page 77)
- Prior to the 2015 LDP the site was included in the 2009 adopted Local Plan as a housing allocation with an indicated capacity of 24 units (CD006, Page 129) (CD007, Page 62).
- The site was assessed as part of a site assessment process prior to the LDP2 Main Issues Report (MIR). The assessments helped inform whether allocations and PDAs contained in the adopted 2015 LDP were to be carried forward to PLDP2. Following assessment H-AL 5/15 was classified as an 'Amber Site' within the MIR (CD013, Page 102) meaning that it may have had potential for inclusion in LDP2 but further assessment was required and/or that the site had an identified issue(s) that needed to be fully investigated (CD013, Page 45).
- The site was subsequently not included in PLDP2 due to the following factors.
- Part of H-AL 5/15 is covered by Category 1 peat on the Scottish Natural Heritage Carbon and Peatland map (AD**). This is considered to represent an unacceptable potential impact on peat and imposing a significant constraint on development.

- The site is well covered by a mix of woodland which is not only considered to represent a constraint to bringing forward development and but also would potentially represent result in detrimental impact on biodiversity due to the amount of woodland removal that would likely be required.
- The topography of the site offers further potential constraint to development with a general slop from west to east.
- Access to the site is constrained with access only appearing achievable from the minor road to the west. It is likely that this road would require significant upgrade works to serve a comprehensive development of the site.
- In their response to the MIR SEPA noted “A small part of this site lies within the 1 in 200 year floodplain. No development should take place within this area. A watercourse is also adjacent to the site. Flood Risk Assessment required.”
- There is no relevant planning history for the allocation and whilst the objection to retain the site in LDP2 is noted the objector has not advanced any evidence or reasoning to continue the inclusion of the site.
- The above considerations regarding planning for infrastructure apply and the apparent lack of development interest apply equally to H-AL 5/15.
- PLDP2 sets out a 10 year Housing Land Supply Target for the Oban, Lorn and the Isles of 1110 units and that there is an estimated allocation capacity of 1378 plus an allowance of 278 from windfall providing a PLDP2 total supply of 1656 units. This is considered to be wholly sufficient and therefore the inclusion of H-AL 5/15 is not required.
- In conclusion, following the review the allocation, similar to MU-AL 5/4, H-AL 5/15 is considered unsuitable for development due to the potential impacts on peat, woodland and biodiversity. Notwithstanding this there appears to be physical constraints to delivery which add to there being little prospect of development during the LDP2 plan period. No change to PLDP2 is required.
- Notwithstanding the above conclusion, if the Reporter is so minded to include the site in LDP2 then the Planning Authority would request that the boundary be amended to omit a residential curtilage and area with extant planning consent for a replacement dwelling that currently encroach into its extent (AD***)

Reporter’s conclusions:

Reporter’s recommendations:

Issue 331	Cemeteries and Crematoria	
Development Plan Reference:	Chapter 7 Sustainable Communities	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
South Cowal Community Council (66)		
Provision of the development plan to which the issue relates:	Community Facilities (para 7.13 – 7.19) (pages76-77)	
Planning authority's summary of the representation(s):		
<p><u>South Cowal Community Council (66)</u> There is no allocation that we can find for burial grounds or cemeteries. In addition, there is no mention anywhere of crematoria, something Argyll & Bute other than Cardross does not have. While it may not make sense to identify specific areas for these, a statement on the possible needs might suffice.</p>		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • No specific modification sought (66) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Cemetery Provision (66)</u></p> <ul style="list-style-type: none"> • The Council consulted on its cemetery asset report in December 2019, at the same time as consultation on the Proposed Local Development Plan. • The consultation on cemeteries included seeking views on a number of options for the provision of additional cemetery space, further consultation being undertaken between 26th January and 26 February 2021 (Authority Document XXX). • Additionally, consideration was given to the provision of a second crematorium in north Argyll to provide an alternative to burial and relieve pressure on the demand for burial plots. However, costs were estimated to be in the region of £7 – 10M, from the information available this was deemed to be unlikely to be cost effective and no further work was carried out in relation to this proposal. • The options identified in the Councils preferred strategy for burial grounds and crematoria are not sufficiently developed to be included as firm proposals or allocations in the Local Development Plan. 		

Reporter's conclusions:

Reporter's recommendations:

Issue 332	A3012 – MACC Business Park	
Development Plan Reference:	Mid Argyll, Kintyre and the Islands Proposals Map Numbers 126 and 127 (A3012) and Schedule of Land Owned by Council	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Machrihanish Airbase Community Company (306)		
Provision of the development plan to which the issue relates:	A3012	
Planning authority's summary of the representation(s):		
<p><u>Machrihanish Airbase Community Company (306)</u></p> <ul style="list-style-type: none"> • Supports the measures proposed for MACC Business Park as a Strategic Economic Investment Location (SEIL), a regeneration area and an Area for Action • Would like to see creation of Masterplan Consent Area using the powers under the Planning (Scotland) Act 2019 • Would like to see the site listed as Business and Industry Allocation and PDA 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Create Masterplan Consent Area using powers under the Planning (Scotland) Act 2019 (306) • List site also as Business and Industry Allocation and PDA (306) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Masterplan Consent Area (306)</u></p> <ul style="list-style-type: none"> • The Planning (Scotland) Act 2019 (CD045) came into force on 20th December 2019, subsequent to the production of the draft PLDP2. • Policy 03 of the PLDP2 acknowledges the introduction of legislation through the 2019 Act that will allow the creation of Masterplan Consent Areas and the requirements in terms of a public consultation process • On this basis it would not have been possible to create a Masterplan Consent Area prior to the PLDP2 consultation period • Under Paragraph 4 of Schedule 5A of the 2019 Act planning authorities have the power to make a scheme in their area at any time • On the basis of the above no change is proposed to the PLDP2 however the planning authority may consider the creation of an MCA during the lifetime of the plan, subject to the required public consultation. 		

Business and Industry Allocation / PDA (306)

- The site has been identified in the PLDP2 as a Strategic Economic Investment Location (SEIL) for redevelopment and inward investment opportunities and a green technology hub.
- SEILs will be safeguarded from inappropriate uses and are sites which are considered to be better quality accessible business and industry locations
- The site is also an Area for Action (AFA) which is ongoing with Highlands and Islands Enterprises (HIE) as a key partner and Machrihanish Airbase Community Company as the lead. A development brief (ADXXX) has been prepared for the site which outlines site constraints and planning issues and a masterplan for the site was approved in 2015 (ADXXX, ADXXX, ADXXX)
- The former PDA on this site (CD011, maps 129 and 130) has been integrated into the AFA and SEIL.
- The site sits within the Countryside Zone. Policy 22 of the PLDP2 (CD049, pages 42 to 43) allows development within countryside areas where these are considered as Regeneration and Growth Areas as due weight will be given to the economic benefit of the development and there is a clear locational operational need.
- On the basis of the SEIL and AFA designations which recognise the strategic nature of this site and for which partnership working is ongoing, it is considered that there would be no benefit to this also being a Business and Industry Allocation or a PDA.
- Taking into account the above, no change is proposed to the PLDP2.

Reporter's conclusions:

Reporter's recommendations:

Issue 334	Proposed New Settlement – Heylipol, Tiree	
Development Plan Reference:	Proposals Maps, Coll and Tiree Map Sheet	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Ronald Baird (269)		
Provision of the development plan to which the issue relates:	The lack of inclusion of Heylipol as an identified Settlement	
Planning authority’s summary of the representation(s):		
<p><u>Ronald Baird (269)</u></p> <ul style="list-style-type: none"> • Heylipol is not identified as a settlement/community. It has the parish church for the island, a former school, a shop, the same bus service as the rest of the island and arguably the most significant property on the island namely Island House. • Other communities/settlements don’t have the same facilities but are identified as such. • Not being identified as a community has knock on implications within the plan. It must be named as settlement, with all the implications that brings. • It’s not possible for the Council to justify its lack of inclusion compared to the other named Settlements on Tiree. • The parish church makes it a settlement for that reason alone. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Heylipol must be named as a settlement. (269) 		
Summary of responses (including reasons) by planning authority:		
<p><u>(269)</u></p> <ul style="list-style-type: none"> • PLPD2 includes the following identified settlements which are identified on the Proposals Maps: Scarinish (Map 211), Crossapol (170), Cui Dheis (Map 151), Balemartine (Map 151), Hynish (Map 183), Balephuill (Map 152), Sandaig (Map 209), Sraid Ruadha/Balevullin (Map 212), A’Chrois (Map 212), Cornaigmore (Map 167) and Kenovay (Map 186). • The PLDP2 Written Statement glossary defines settlements as “For the purposes of this plan the term settlement applies to those towns, villages, and smaller groupings of buildings or other areas identified as settlements on the proposals maps.” • The identified settlements on Tiree share the characteristic of relating to groups or clusters of buildings. • It is considered that properties and buildings relating to Heylipol do not have the same clustered characteristic as the other identified settlements with them being situated in a more dispersed manner. The properties detailed in the objection are particularly dispersed (AD***). It is principally the number and grouping of buildings that defines the identification 		

settlements in PLDP2 rather than their nature, use and character. Those latter factors weigh more into the classification of the particular settlement i.e. Main Towns, Key Rural Settlements etc.

- Given this dispersed nature it would particularly difficult to identify an appropriate Settlement Area on the Proposals Maps for Heylipol.
- Development Proposals within Settlement Areas would be assessed against PLDP2 Policy 01 and those outside against Policy 02 where, in all but a limited number of situations, a Landscape and Visual Impact Assessment would be required.
- Given the more scattered and dispersed development pattern to Heylipol area it is considered that planning applications would be more appropriately assessed against Policy 02.
- On the basis of the above, no change to PLDP2 is required.

Reporter's conclusions:

Reporter's recommendations:

Issue 335	Crinan Canal	
Development Plan Reference:	Crinan Canal – Schedule 10 p111 A3015 and A3017, Proposals Maps XXXXXXXXXXXXXXXX	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Scottish Government Planning and Architecture Division (353)		
Provision of the development plan to which the issue relates:	Safeguarding the Historic Built Environment, Connectivity and Tourism resource.	
Planning authority's summary of the representation(s):		
<p><u>Scottish Government Planning and Architecture Division (353)</u></p> <ul style="list-style-type: none"> • Consideration should be given to the inclusion of reference to safeguarding canals given that the Crinan Canals falls within the local authority area. 		
Modifications sought by those submitting representations:		
<ul style="list-style-type: none"> • Inclusion of a reference to safeguarding canals, in particular Crinan canal. (353) 		
Summary of responses (including reasons) by planning authority:		
<p><u>Crinan Canal (353)</u></p> <p>The Proposed Local Development Plan contains the following detail regarding the Crinan Canal:</p> <ul style="list-style-type: none"> • Areas for Action A3017 Ardrishaig - South Village Centre and Crinan Canal and A3015 Lochgilphead Town Centre and Waterfront (CDXXX) WS p111, Proposals Maps 69, 70 115. It is also noted that a charrette focussed on the Crinan Canal was undertaken in conjunction with Scottish Canals and engaging with key stakeholders, including the local community and businesses. The charrette resulted in an update in the PLDP2 Schedules and Draft Action Programme (CDXXX). An Action Plan was also developed with committed regeneration funding. • Tourism Diagram 6 – Crinan Canal is shown as a canal route, as part of the kayak trail and also as a Tourism Development Opportunity (Mid Argyll Gateway – Crinan Canal) (CDXXX, p49) with associated information regarding actions, partners and timescales in the Draft Action Programme (CDXXX). • Connectivity Diagram 8 - The Crinan Canal is shown as a route. A Core Path runs along the banks of the Crinan Canal and it part of the existing National cycle network and a key part of the Kayak Trail. Policy 32 Active Travel safeguards core paths and long distance routes. • The Crinan Canal is situated within one of the 32 Conservation Areas in the Plan area. These areas are safeguarded through Policy 17 Conservation Areas. • The Crinan Canal is one of over 800 Scheduled Monuments in the Plan area. These are safeguarded through Policy 19 Scheduled Monuments. 		

- Conclusion – In view of the above it is considered that the Crinan Canal, which is the only canal in the area, is adequately safeguarded and promoted through the Plan and no further change is required.

Reporter's conclusions:**Reporter's recommendations:**