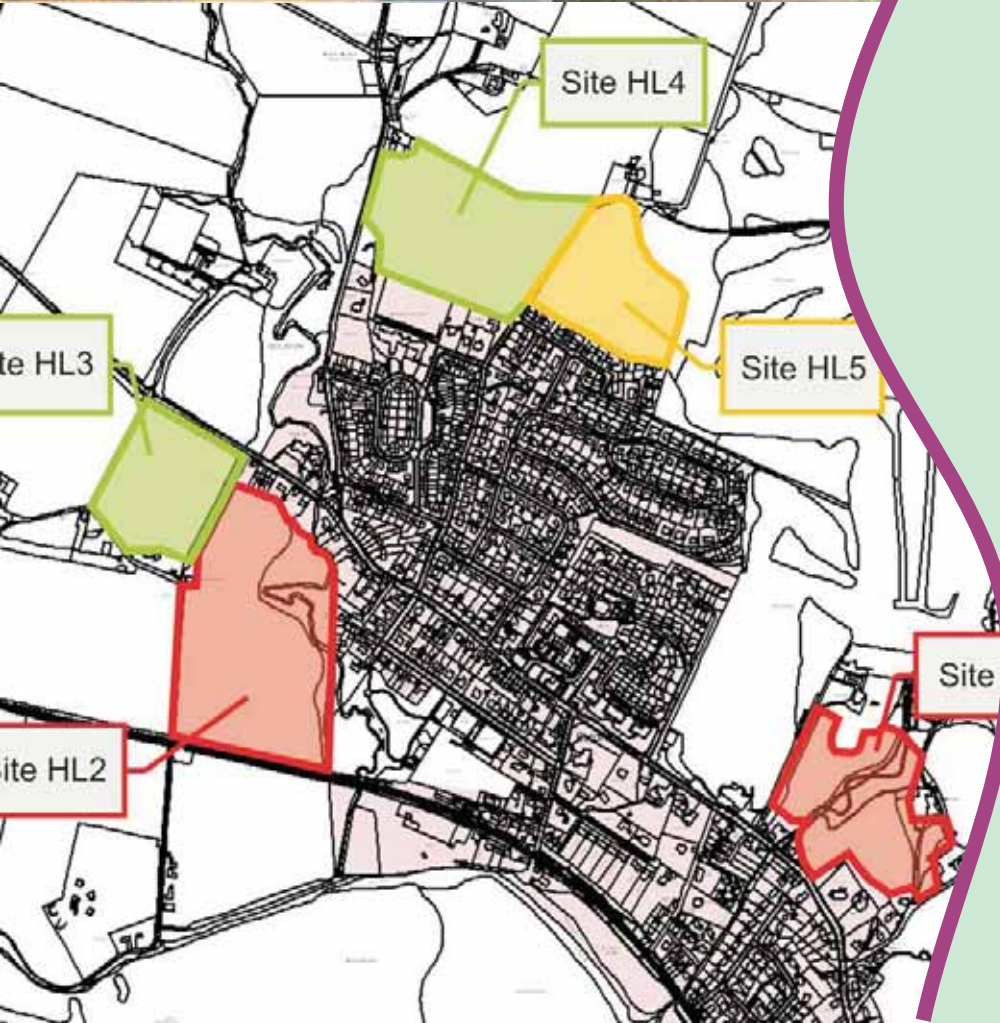
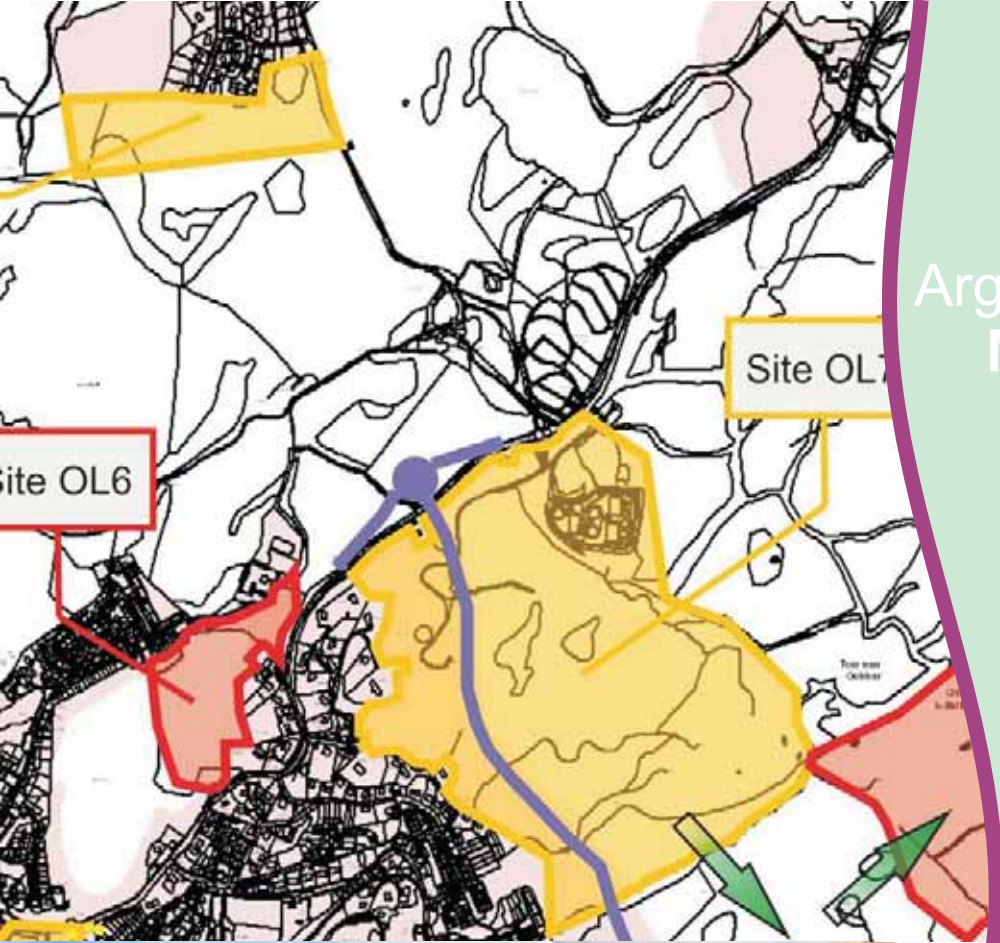


Argyll and Bute Council Main Issues Report February 2011 **DRAFT**



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Development and Infrastructure
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Argyll and Bute Council Main Issues Report (MIR)

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Foreword

Foreword by

This Main Issues Report (MIR) represents the first formal stage in producing a new Local Development Plan (LDP) for Argyll and Bute Council in its role as Planning Authority that will eventually replace the current Development Plan that consists of the approved Structure and Local Plans.

The MIR provides a 20 year land use vision with associated key objectives for the whole of Argyll and Bute, excluding the area covered by the Loch Lomond and Trossachs National Park that has its own land use plan.

The MIR is not a draft plan however and should not be treated in that way by our key stakeholders or by anyone else with an interest in the plan. Its primary purpose is to highlight and discuss new issues, put forward alternative policy directions or options, settlement and spatial strategies and hopefully stimulate debate on identified areas of major change.

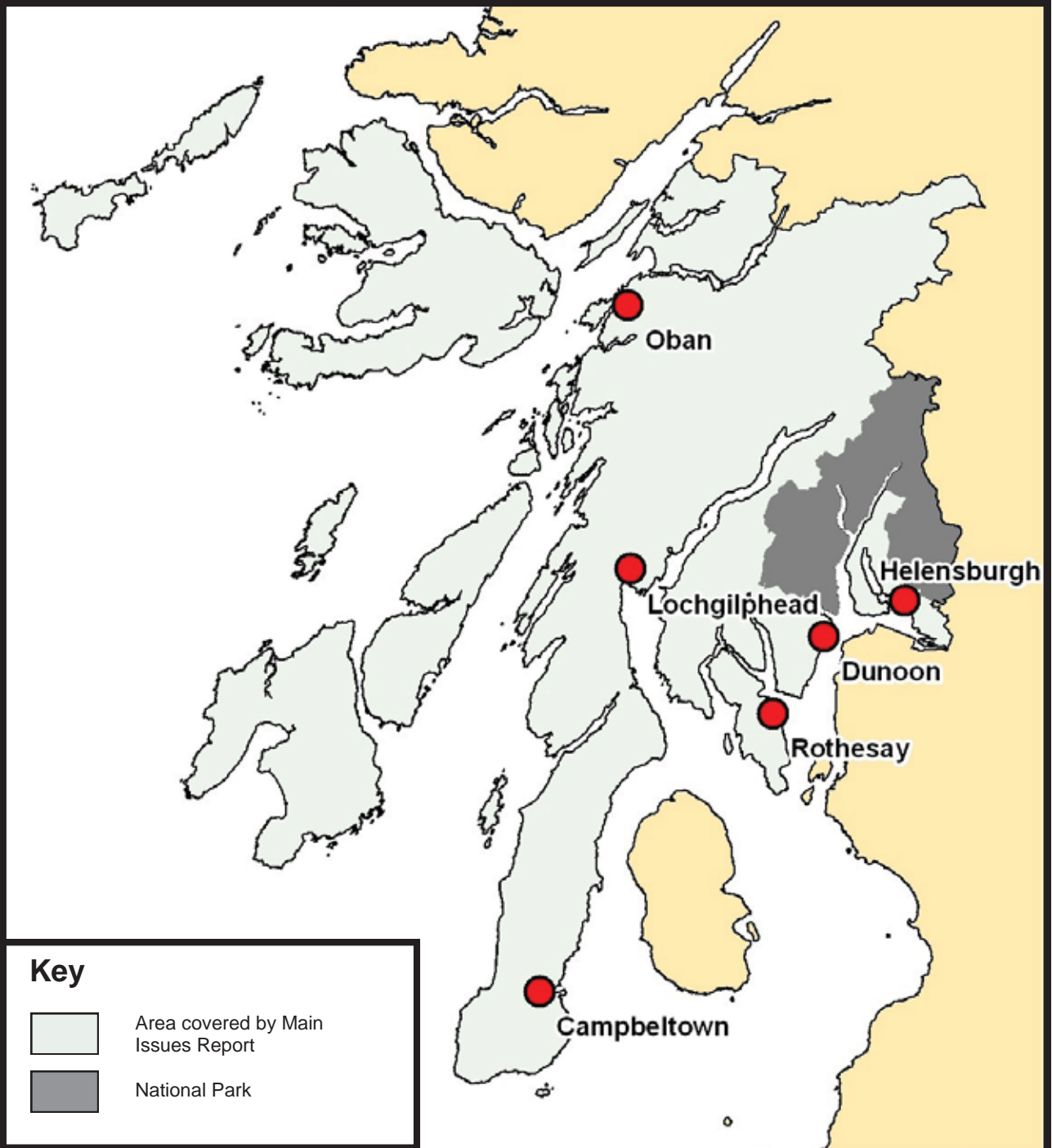
Throughout the document key issues, questions on possible policy and spatial options have been posed that require a carefully considered response. It is hoped that everyone will focus their response to the MIR through these questions to allow the Council to quickly establish where consensus can be reached and identify areas in need of further discussion and adjustment.

Given the extremely challenging times we now live in terms of the economy, the growing impact of climate change and the significantly reduced public funding we will have for the foreseeable future it is vital that we are innovative in our approach and work together with our partners, members of our local community and other key stakeholders to meet the full potential our outstanding area undoubtedly possesses.



I therefore hope you can find the time to read the MIR in full and where necessary respond constructively to the issues and questions posed in the document. New ideas are welcome and if you feel we have not provided an opportunity for debate on any major issue that you believe to be important please let us know through the final question contained in Chapter 11.

Yours sincerely

Map 1.1 - Area of Argyll and Bute Covered by Main Issues Report




Key

-  Area covered by Main Issues Report
-  National Park

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25
Kilometers



Chapter 1.

Introduction

1.1 Argyll and Bute stretches from Helensburgh and Cardross in the East to the island of Tiree in the West. The cultural diversity of local communities reflects this geographic diversity. There are 25 inhabited islands, more than any other local authority area in Scotland and the mainland area is divided by long sea lochs that cut deep inland and further fragment already remote and sparsely populated areas. This mix of urban communities, remote rural mainland combined with a significant island population makes Argyll and Bute the most diverse local authority area anywhere in the UK.

1.2 Argyll and Bute Council is required to produce a Local Development Plan (LDP) to inform the development of land governed by the Land Use Planning Acts. The process of preparing a LDP has a number of steps within it, and takes place over a number of years to finalise and approve. This document, the Main Issues Report (MIR) represents the first formal stage of the process and is intended to be the main focus of engagement, public debate and consultation on the LDP. (See **Diagram 2.1**) This consultation is expected to last for nine weeks and a series of open day events will be held around Argyll and Bute to allow everyone with an interest to clarify issues and seek further information.

1.3 The findings of the consultation on the MIR will feed in directly to the content of the Finalised LDP that will be published in January 2012 and subject to a further round of public consultation.

1.4 The LDP will contain statements of Argyll and Bute Council's Land use policy for assessing planning applications submitted to it, and proposals, in the form of allocations of land, for uses within different parts of Argyll and Bute. The LDP will also contain a number of recommendations and actions. The area covered by the MIR will be the whole of Argyll and Bute, excluding that part within the Loch Lomond and Trossachs National Park which has its own plan. (Please see **Map 1.1**)

1.5 The Argyll and Bute LDP will have an effective date from the date of its adoption (anticipated mid 2013) until 2033. It will provide firm guidance for the period up to 2018, when it will be reviewed.

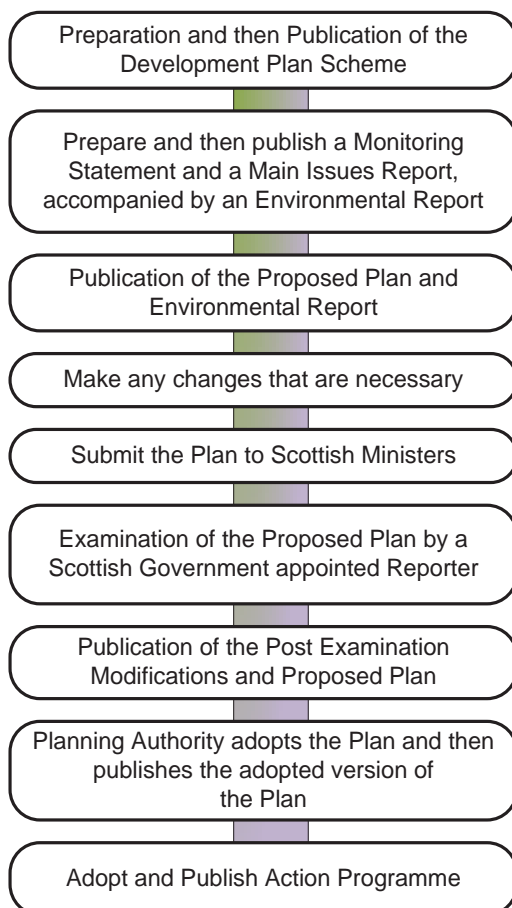
1.6 Whilst the LDP is a stand-alone document it is required to be consistent with all relevant legislation, the aims and objectives of national planning policy, including the National Planning Framework 2 and the consolidated Statement of Planning Policy (SPP). The LDP will also have regard to a number of other key documents which relate to Argyll and Bute that include the suite of Council corporate level documents including the Single Outcome Agreement and Corporate Plan together with other statutory documents such as the Housing Needs and Demand Assessment (HNDA), Local Housing Strategy, Local Transport Strategy, Economic Development Action Plan (EDAP) and the Renewable Energy Action Plan (REAP) which can all be regarded as sister documents to the Local Development Plan.

Chapter 2.

What is a Main Issues Report (MIR)?

2.1 The first formal stage in preparing the LDP is to publish and consult on a Main Issues Report (MIR). The MIR has been produced to focus on the main areas of land use planning policy change and stimulate debate on its future direction. It is not a Draft Plan but instead seeks views and opinions on which policy direction and spatial development options could be included in the proposed Local Development Plan (LDP) due to be published in January 2012 (See **Diagram 2.1**). It should be noted that the contents of the MIR has no material status in the determination of planning applications.

Diagram 2.1 – Plan Preparation Stages



2.2 The MIR also highlights the major changes (policy and land use) that have, or will occur, since the current Development Plan (the Argyll and Bute Structure Plan approved in 2002 and Local Plan adopted 2009) was produced. More specifically the

MIR document contains the following:

1. Identification of the main future challenges our communities face and an explanation of the international, national and local context that the new LDP has to adhere to;
2. The forming of a strategic Vision for Argyll and Bute's future land use and the key objectives and policy themes that are deemed necessary to achieve it;
3. The identification of main areas of change from the current Development Plan will be explored within each policy theme and taking account of existing planning policy; Main Issues will be identified and opinions sought on how they should best be dealt with in the emerging LDP;
4. Opinions are sought on two alternative Settlement Strategies that could help guide development from the period of 2013 until 2033; with a first review scheduled by 2018 and repeated every five years thereafter;
5. Opinions are sought on the Council's preferred and alternative spatial proposals that involve major change on the ground over the life of the LDP;
6. Opinions are sought on changes to policy by way of possible updating, deletion, merging or moving to supplementary guidance.

2.3 The identification of the spatial strategy and all of the main issues in the MIR are essentially based on the Council's own assessment with the involvement of a full range of key stakeholders.

2.4 **Chapter 3** of the MIR identifies how the challenges and opportunities we face, the Vision, Key Objectives and how the areas of major change and issues have been identified for inclusion within the MIR. Details of this are outlined in a Participation and Engagement Report and include monitoring information, details on engagement with Community Councils and other local community groups, the holding of five key stakeholder workshops, the results of a community survey and an expression of

interest for new development sites consultation exercise.

2.5 These expressions of interest include the submission of specific development proposals, which have been considered as part of preparing the MIR where appropriate. The assessment of these sites is detailed in **Appendix A**.

2.6 In preparing the MIR, the Council has also engaged with and had regard to the views expressed by the key agencies Scottish Natural Heritage (SNH), Scottish Environmental Protection Agency (SEPA), The Crofters Commission, Scottish Water, HIE, Scottish Enterprise, Regional Transport Partnership (HITRANS) and (S for PT) and NHS Highland. The Scottish Government through bodies such as Transport Scotland, Historic Scotland and The Forestry Commission have also been consulted as part of this process.

2.7 The MIR is therefore a very important opportunity to get involved in the forward planning process for Argyll and Bute to help guide the future direction of the proposed new Argyll and Bute Local Development Plan (LDP). The suggested Main Issues, alternative policy and spatial options together with a series of issues/questions are listed throughout the MIR document. All of the issues/questions are also repeated as **Appendix D** of the MIR. If you feel we have left a Main Issue or relevant question out of the MIR there is also an opportunity to bring this to our attention at the end of **Chapter 11**.

2.8 Running in parallel with the MIR is the required Strategic Environmental Assessment (SEA). This involves ‘scoping’ the potential impacts on the environment of the outcomes that may result from the future settlement strategy and planning policy changes. An Interim Environmental Report has been produced for comment covering these issues, which highlights how environmental issues have been taken on board.

2.9 The preparation of the plan will also link closely with that of the Council’s Local Housing Strategy and a number of other key strategies and action plans prepared by the Council and its Community Planning partners. A list of these key documents and

their potential implications for the plan are listed in **Chapter 3** of the MIR.

2.10 What Background Information is Available for the MIR?

2.11 All the supporting information associated with the MIR is contained within the following documents which are available for download on the Council’s web site at www.argyll-bute.gov.uk/ldp

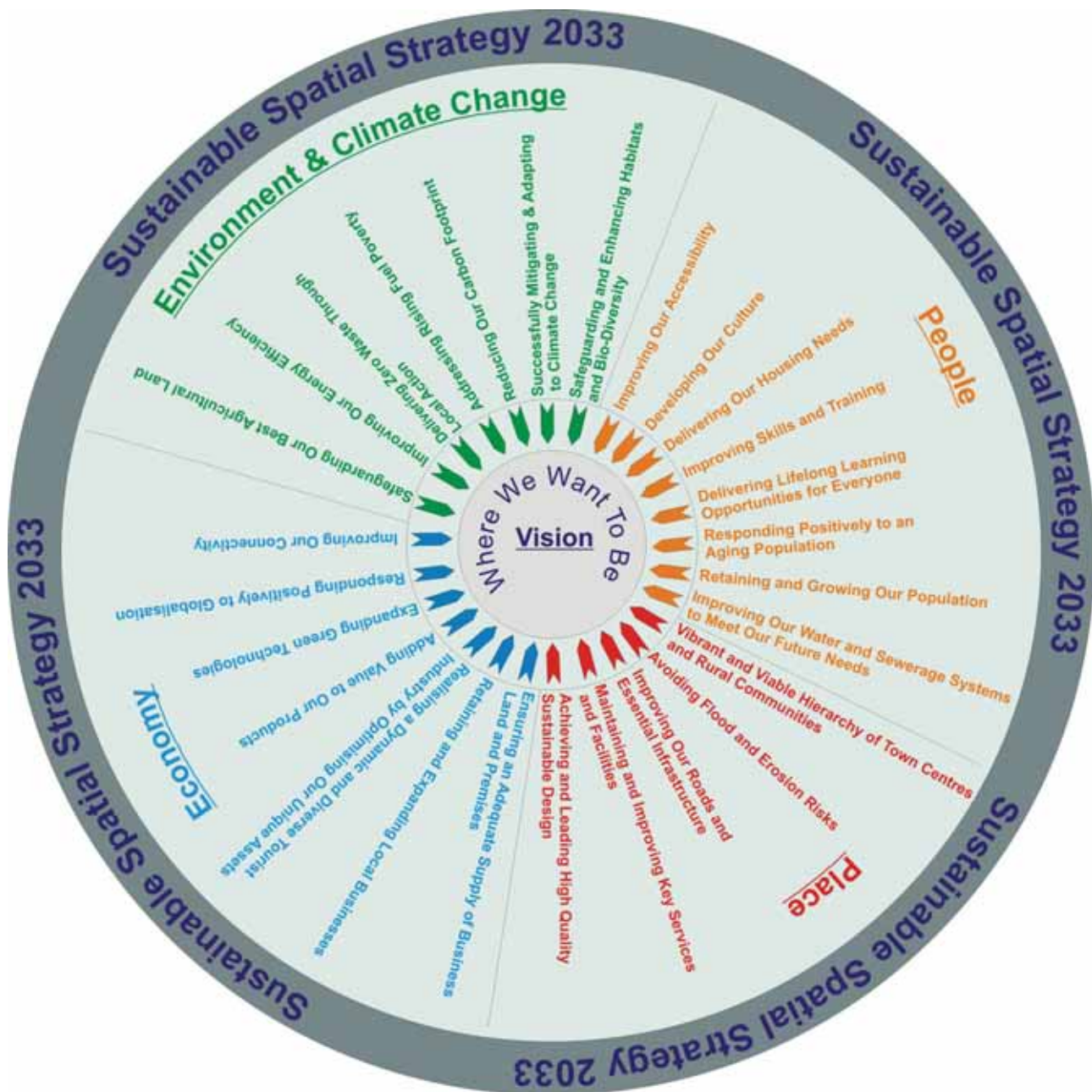
1. **Settlement & Site Assessment (Appendix A)** – details all the major sites considered to inform the Spatial Strategy. It provides an initial assessment of their suitability for development and inclusion in the LDP.
2. **Supplementary guidance (Appendix B)** – details all the supplementary guidance currently in place, its status for the new plan and any new guidance recommended, for example, coastal development strategy.
3. **Monitoring Statement** and associated **Action Plan** – This focuses on what has changed. Monitoring will set the direction for the future review of the LDP.
4. A review of current Development Plan policies and Council recommendations for their renewal, deletion, merging or being transferred to supplementary guidance contained in **Appendix C**.
5. **Participation and Engagement Report** – details the actions the Council has taken to engage with its key stakeholders and what further action will be taken as the LDP progresses
6. Other Background Reports include the Argyll and Bute Housing Need and Demand Assessment (HNDA), Strategic Housing Investment Plan (SHIP), Population and Household projections for each Council Administrative Area, various CHORD studies linked to the regeneration of five of our Main Towns, Council’s Open Space Audit, Town Centre Health Checks, Derelict and Vacant Survey.

Chapter 3.

The Challenges and Opportunities We Collectively Face

3.1 We live in challenging times but Argyll and Bute also continues to offer significant development opportunities given our abundant natural and cultural resources, the high quality of life we can offer to people that live here and the resourcefulness of many of our rural and urban communities to adapt to change, work in partnership, be innovative and find local solutions that meet their own needs. In May and June of 2010 five planning seminars/workshops were held with a number of key stakeholders that were specifically invited from the public, private and voluntary sectors.

3.2 A planning seminar was held in each of the Council's four administrative areas concentrating on local issues. A fifth planning seminar looking at strategic issues affecting the whole of Argyll and Bute with the first agenda item of each seminar discussing our strengths, weaknesses, opportunities and threats with the full findings found in the Monitoring Statement that accompanies the MIR. This discussion then went on to inform the future challenges and opportunities we face in Argyll and Bute and the need to take account of them the new LDP. These challenges and opportunities that often accompany them have been divided into five specific sections with a sustainable vision placed in the centre of the wheel (See our **Challenge Wheel Diagram** on page 10 of the MIR). Their identification by the key stakeholders of the plan has helped shape the proposed LDP strategic vision and key objectives which in turn will help shape specific land use and spatial policy responses.



ISSUE 3A

Do you agree with the identified challenges and opportunities listed in the wheel?

Yes, No, No Opinion

If no, can you suggest any amendments you wish to be made and explain why it is needed?

Source: Early Engagement

3.3 The Context the Local Development Plan Needs to Operate In

3.4 European, UK, Scottish Government and Local Policy Considerations

3.5 Argyll and Bute Council in its preparation of the LDP is duty bound to address the identified challenges and the opportunities that accompany them within the context of international, national and local policy.

European and Scottish, strategies, policies and targets

Title	Main Requirements	Links to Other Documents
International		
European Atlantic Region	Argyll and Bute area is part of the wider European Atlantic Region which includes local authorities in various European States that share the Atlantic Coast. These authorities cooperate on issues of mutual interest. Opportunities will continue to arise for potential European Funding e.g. Development of Campbeltown Harbour to better accommodate the renewable energy industry.	Links to numerous Council and Community Planning partners documents.
European Habitats (1992) and Birds (1979) Directives	Require planning authorities to undertake a Habitats Regulations Appraisal to understand the impact that plans have on European designated habitats.	Appropriate Appraisal required to be carried out on Local Development Plan .
National		
Climate change (Scotland) Act (2009)	Sets binding targets to reduce greenhouse gas emissions to 42% below 1990 levels by 2030 and 80% below by 2050. The Scottish Government released a press release in September 2010 that stated a 22% reduction had already been obtained	Linked to Council's Carbon Reduction Plan
Nature Conservation (Scotland) Act 2004	All public bodies have a duty to further the conservation of biodiversity.	Local priorities and actions identified in LBAP that has recently been reviewed.
Water Framework (Scotland) Act (2003)	Requires the protection, enhancement and restoration of all surface water bodies to 'high' ecological standards by 2015.	Linked to SEPA – River Basin Management Plans
Flood Risk Management (Scotland) Act 2009	New responsibilities for Scottish Environment Protection Agency, Scottish Water and local authorities including the assessment of flood risk and preparation of flood risk management plans. Provides a streamlined process for flood protection schemes.	Linked to SEPA flood maps. GIS tool available.

Environmental Assessment (Scotland) Act (2005)	Requires a Strategic Environmental Assessment to embed environmental considerations into the formulation of policies, plans and programmes. This runs in parallel throughout the production process of the Strategic Development Plan (See Environmental Report).	Linked to Environmental Report that accompanies this MIR
Planning etc (Scotland) Act (2006)	Sets out the requirements of the Planning Authority to produce a Local Development Plan to help deliver sustainable development.	Linked to National Planning Framework (NPF2)
Scottish Economic Strategy (2007)	Aims to deliver a wealthier, <i>smarter</i> , stronger, healthier, <i>fairer</i> , safer and <i>greener</i> Scotland based on sustainable economic development. This is adhered to and supported by the Council's own Economic Development Action Plan that supports the development of our economy.	Linked to priorities and actions identified in Council's EDAP, REAP and the Woodland and Forestry Strategy
National Planning Framework (NPF2) (2009)	Aims to deliver Government Economic Strategy through improved infrastructure and enhancing the role of Scottish towns and cities. It includes commitment to several major infrastructure projects although Argyll and Bute is only specifically mentioned in terms of national grid improvements.	Linked to the new Planning (Scotland) Act (2006)
Scottish Forestry Strategy (2006)	Targets to increase the woodland coverage of Scotland from 17% now to 25% by the middle of the 21 st century. Argyll and Bute enjoys a 30% coverage of its landform by trees at the moment.	Linked to the Argyll and Bute Woodland and Forestry Strategy and EDAP. Forestry identified as one of our most important business sectors.
Scottish Tourism Strategy (2006)	Tourism is an important industry for Argyll and Bute and this strategy sets targets to increase tourist related revenue by 50% by 2015.	Linked to the Council's EDAP and local tourist organisations priorities.
Scotland's Zero Waste Plan (2009)	Targets to reduce landfill to 5% of all waste by avoidance and increasing municipal waste recycling rates to 70%. Cap municipal solid waste to energy at 25%.	Linked to Council's Waste Plan
Scotland's National Transport Strategy (2006)	3 National Outcomes <ul style="list-style-type: none"> • Improve journey times • Reduce emissions • improve quality, accessibility and affordability 	Linked to Regional and Local Transport Strategies.
Scottish Biodiversity Strategy (2004)	Aims to conserve biodiversity for the health, enjoyment and wellbeing of the people of Scotland now and in the future.	Linked to the Council's Local Biodiversity Action Plan (LBAP) and its recent review.
Firm Foundations (2007)	Scottish Government's ambition for population growth and increased house building to 35,000 homes per year for Scotland in support of the Scottish Economic Strategy.	Linked to Housing Needs and Demand Assessment (HNDA); Local Housing Strategy and Strategic Housing Investment Plan (SHIP).

Scottish Planning Policy	Scottish Government has consolidated Scottish Planning Policy statements (SPPs) and National Planning Policy Guidelines (NPPGs) into one single statement of Scottish Planning Policy. While this document has been slimmed down the policy stance of the Government has largely remained unaltered.	LDP has to comply with national planning policy as expressed through this document.
Climate Change Delivery Plan (2009)	Plans for more than 80% of electricity and 11% of heat to be generated from renewable sources by 2020. The	Linked to Council's Renewable Energy Action Plan (REAP).
Energy Efficiency Action Plan (2009)	A consultation for delivering the Climate Change (Scotland) Act 2009 to benefit financially and environmentally from energy efficiency measures.	Linked to Council's suite of Sustainable Design Guides and Carbon Reduction Action Plan.
Scottish Transport Projects Review (STPR)	Sets out transport priorities of national importance: A82 Pulpit Rock A82 Crianlarich Bypass A83,A85,A828 localised improvements	Linked to Local Transport Strategy A82, A83, A85 and A828 strategic road improvements.
HITRANS and SPT Regional Transport Strategies	Improving connectivity Reduce emissions/impact of travel Improve peoples' health Improved access for all	Linked to Local Transport Strategy
National Renewables Infrastructure Plan (2010)	Identifies a number of key sites for Renewable Energy construction.	Identifies Machrihanish as a key location for additional investment that are integral to Scotland's future exploitation of offshore renewable energy.
Draft Wildlife and Natural Environment Bill	Reform of a number of areas of existing wildlife and natural environment legislation: Management of deer, Operation of game laws Invasive Non-Native species Administration of licences to disturb animal, bird and plant species.	Linked to Council's LBAP.
SHEP Historic Scotland	Sets out standards required for the historic environment.	Linked to Conservation Area Appraisals; THIs etc.
Scottish Ferries Review	Potential Impacts on the accessibility of our island and peninsula communities	Linked to Council's capital investment programme for ferries and terminals.
Scottish Water Investment Plan	Sets of the capacities for new development within each of our settlements in terms of water and waste water.	LDP steers development to where there is capacity
LOCAL		
Argyll and Bute Community Plan	Sets out what the Argyll and Bute Community Planning Partnership (CPP) wants to achieve for the local area within the context of our new vision for Argyll and Bute of "realising our potential together".	The LDP will support the priorities of the CPP Community Plan.
Single Outcome Agreement (SOA)	Sets out how local actions will help achieve national outcomes	The LDP will support the aims and objectives of the SOA
Argyll and Bute Council Corporate Plan	The Corporate Plan sets out the Council's priorities, goals and targets for the future.	The LDP will support the aims and objectives of the Corporate Plan
Argyll and Bute Council Communication Strategy	Sets out the Council's priorities in relation to dealing with customers and partners.	The LDP needs to involve its customers in the decision making process.

Housing Needs and Demand Assessment/ Local Housing Strategy/ Strategic Housing Investment Plan (SHIP)	Sets out local housing needs and priorities for future investment in affordable housing.	LDP is required to identify a 10 year effective land supply for new housing opportunities.
Open Space Audit	Maps the availability of open space in the main settlements of Argyll and Bute	LDP will identify open space in the plan for protection.
Renewable Energy Action Plan (REAP)	Sets out the Council's priorities in terms of renewable energy	Linked to Government Renewable Energy strategy. LDP is required to identify spatial map for on shore wind above 20MW.
Woodland and Forestry Strategy	Sets out the Council's priorities in terms of forestry	Linked to National Forest Strategy
Argyll and Bute Local Transport Strategy	Sets out the Council's priorities in terms of transport and its associated infrastructure	Linked to National and Regional Transport Strategies
Economic Development Action Plan 2010-2013 (EDAP)	Sets out the Council's economic development priorities.	Linked to the Scottish Government's Economic Strategy. The LDP will articulate a spatial dimension for the EDAP.

3.6 The aforementioned legislation, statements of international, national and local policy set the context for this MIR and the Proposed LDP which cannot be prepared in isolation. It informs the policies and proposals the Council will bring forward in the LDP together with the opinions of our key stakeholders and the views of the local community with their own particular knowledge of the area and how successful communities are made in Argyll and Bute.

3.7 Argyll and Bute has a series of designated sites, important landscapes, a vast range of habitats and species that in many cases are considered to be of international and national importance. The high quality of our natural and indeed cultural environment that helps shape it is a key reason why people live and visit here and is a key driver of our economy. The need to protect and enhance it wherever possible will help to improve our economic competitiveness which will in turn help provide the services and facilities we need to sustain our quality of life. The next section of the MIR sets out the suggested vision of the LDP and the key objectives that are considered necessary to make it a reality.

ISSUE 3B

Have we missed anything out that we need to take account of?

Yes, No, No Opinion

Source: Early Engagement; legislation requirements

3.8 The Vision & Key Objectives for LDP

3.9 The new LDP is required to contain a Vision Statement that provides an ambitious but also realistic expression of what Argyll and Bute could be like over the next 20 years. The content for this vision was discussed at the five planning seminars held in May and June of 2010 with key stakeholders who were asked to comment on an initial draft prepared by the Council's policy unit. While there was general acceptance of the contents of the vision it was felt by some to be too long and in places not appropriate, or relevant, for everywhere in Argyll and Bute an area with different requirements in terms of land use planning given its highly varied topography and settlement character. The Vision also needed to take account and support the Council's established high level corporate documents such as the Single Outcome Agreement and the recently revised Corporate Plan.

3.10 A short, headline vision for the new LDP has consequently been prepared that draws on the comments received at the planning seminars and the main issues identified through our early public consultation. A more detailed version of the vision is contained within the Monitoring Statement that accompanies this MIR. Comments on this expanded vision are also welcome during the consultation period.

The suggested headline vision is as follows:-

“The overall vision for Argyll and Bute is one of an economically successful, outward looking and highly adaptable area, which enjoys an outstanding natural and historic environment, where all people, working together, are able to meet their full potential and essential needs, locally as far as practicable, without prejudicing the quality of life of future generations.”

3.11 This Vision supports the idea of enabling the future growth and continued diversification of our local economy to ensure we can afford the public services, infrastructure and community facilities we need, while always remembering, that our outstanding natural and built environment is a key asset that is the very basis for our quality of life and as such needs to be looked after. The Vision also recognises the challenging times we face, both now and into the future, and the requirement to work together and make best use of our own resources if we are to succeed in reaching our full potential as an area. From this headline Vision a number of key objectives have been identified to help the Council realise it through the LDP and the policies and proposals it will contain. These objectives are as follows:-

Proposed Key Objectives for LDP

- a) to listen to our customers, value their opinion and explain our decisions at all times, in an open and transparent manner
- b) to make Argyll and Bute’s main Towns and key settlements increasingly attractive places where people want to live, work and invest
- c) to secure the economic and social regeneration of our smaller rural communities
- d) to support the continued diversification and sustainable growth of Argyll and Bute’s economy with a particular focus on our sustainable economic assets in terms of renewables, fishing, tourism, high quality food and drink and forestry;
- e) to ensure the outstanding quality of the natural, historic and cultural environment is protected, maintained, conserved and enhanced
- f) to meet our future housing needs, including affordable, throughout Argyll and Bute
- g) to continue to improve Argyll and Bute’s connectivity, transport infrastructure and associated networks
- h) to optimise the use of our existing scarce resources, including our existing infrastructure, vacant and derelict land and reduce consumption
- i) to address the impacts of climate change in everything we do and reduce our carbon footprint

3.12 It is intended that these key objectives will help guide the formation of new policies and proposals in the new LDP. Significant changes to land use policy statements from the current development plan will be considered in **Chapters 4 to 9** of the MIR that deals with the main policy themes and alternative settlement strategies. Major changes to proposals from the current Development Plan will be considered in **Chapter 10** of the MIR that deals with major spatial change with an emphasis on our Main Towns and Key Settlements. It should be noted that smaller scale spatial changes will be included in the Finalised LDP.

ISSUE 3C

Do you agree with this vision?

Yes, No, No Opinion

If no, please tell us why you disagree and put forward any amendment or alternative vision if you have one?

Source: Early Consultation; Council Corporate Aims

ISSUE 3D

Do you agree with the key objectives that have been identified to achieve the vision?

Yes, No, No Opinion

If no, please tell us why you disagree and suggest any amendments or alternative key objectives.

Source: Early Consultation; Council Corporate Aims

Chapter 4.

Key Theme - Protecting, Conserving and Enhancing our Outstanding Environment Together

4.1 Introduction

4.2 Argyll and Bute offers a truly outstanding natural and built environment that provides a strong and compelling reason for people to live here, raise their families, do business in, visit and invest. Notwithstanding this, there are many aspects of our environment, both natural and built, that are capable of being enhanced and it is one of the most important challenges facing the new LDP on how this can be achieved despite the growing impacts of climate change and the economic realities we now, and for the foreseeable future, collectively face. Consequently, the LDP will have to take an ambitious, and wherever possible, a more innovative approach than merely protecting what we have and look also to bringing forward actions that can deliver the better integration of our natural assets together with the continued regeneration of our built heritage.

4.3 The Current Planning Policy Approach to Our Outstanding Natural Environment

4.4 Our outstanding natural environment is well regarded by a wide range of stakeholders and protected through established European and UK legislation, national and local level planning policies. It is a significant asset that local communities benefit from both directly and indirectly. (See Map 4.1)

Directly

- Through the utilisation of our natural resources for economic purposes (i.e. Tourism, aquaculture, agriculture and food/drink production, forestry, mining, marine science, renewable energy etc.)

Indirectly

- Through quiet, and sometimes not so quiet, enjoyment of the environment (i.e. tourism, bird watching, hill walking, canoeing, cycling, diving, sailing, vehicle sports, photography etc.)

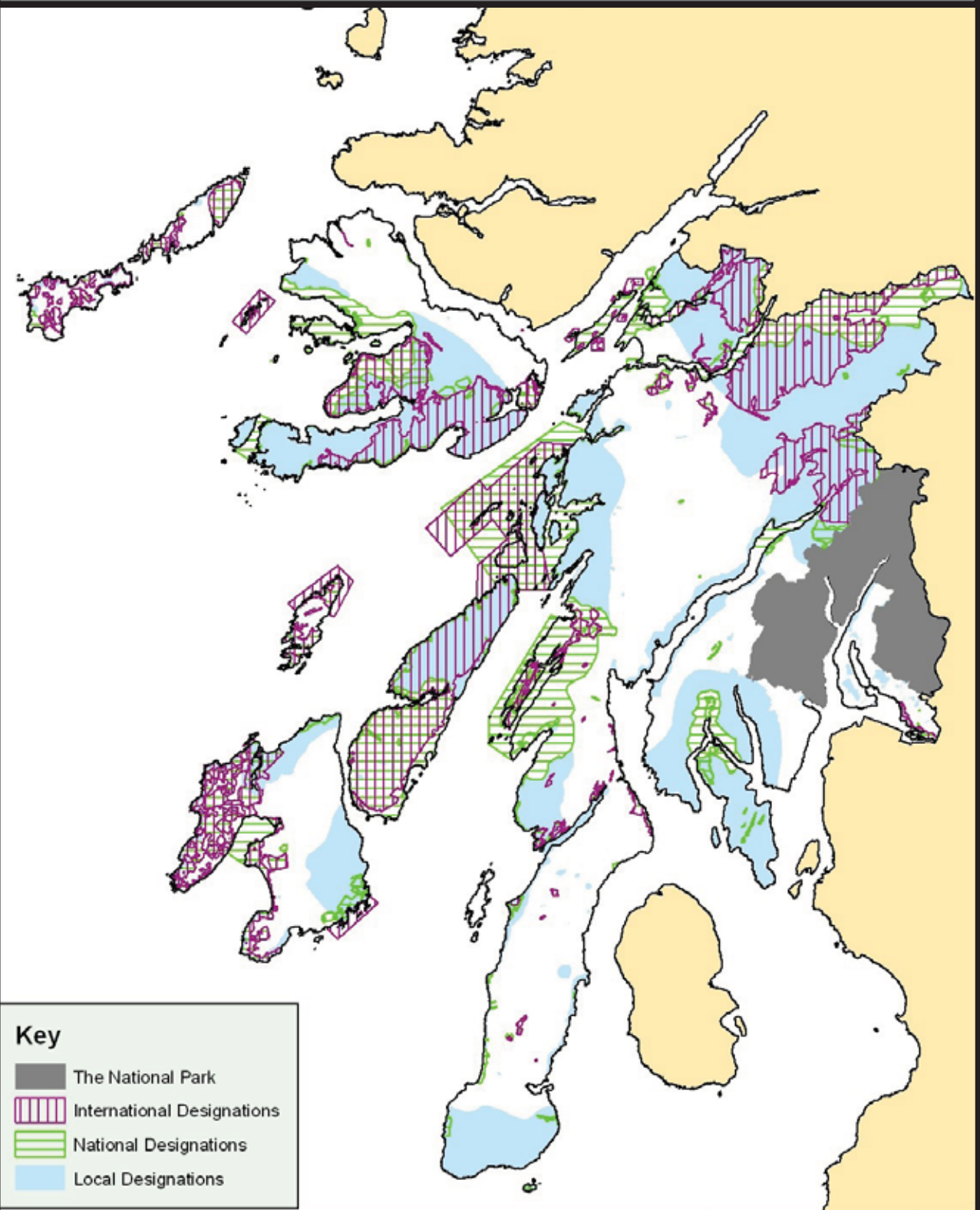
4.5 The new LDP will seek to continue this protection through appropriate policies relating to the environment. Many of the environmental policies contained within the existing Development Plan are still considered fit for purpose and are not being considered for significant amendment. However, ongoing monitoring of the effectiveness of current policies along with key agency and public input through earlier consultations has raised issues which will require either minor amendments, or additions, to the policies contained within the existing Development Plan. The policies that are proposed to remain unaltered along with the amended and new policy topics are detailed in the relevant topic sections below and **Appendix C** of the MIR. It should be noted however, that it is proposed that many of the policies contained in this theme will be moved to Supplementary Guidance with the retention of a new, overarching policy in the LDP that provides a link to them.

4.6 Proposed Changes to the Policy Responses to our Outstanding Natural Environment

4.7 Possible Inclusion of Green Networks

4.8 National planning policy requires Councils to consider the need for green networks in their area. The development of a green network aims to enhance biodiversity and landscape quality, promote sustainable design, encourage enjoyment and understanding of the environment in which we live, manage flooding, improve air and water quality and help reduce the impacts of climate change. In Argyll and Bute we have an abundance of designated sites, key environmental assets and wider countryside but much of the population lives in our six Main Towns where green space can be in short supply or difficult to access. Building on our existing network of open spaces established through the completed open space audit of our Main Towns the

Map 4.1 - Natural Environment Designations



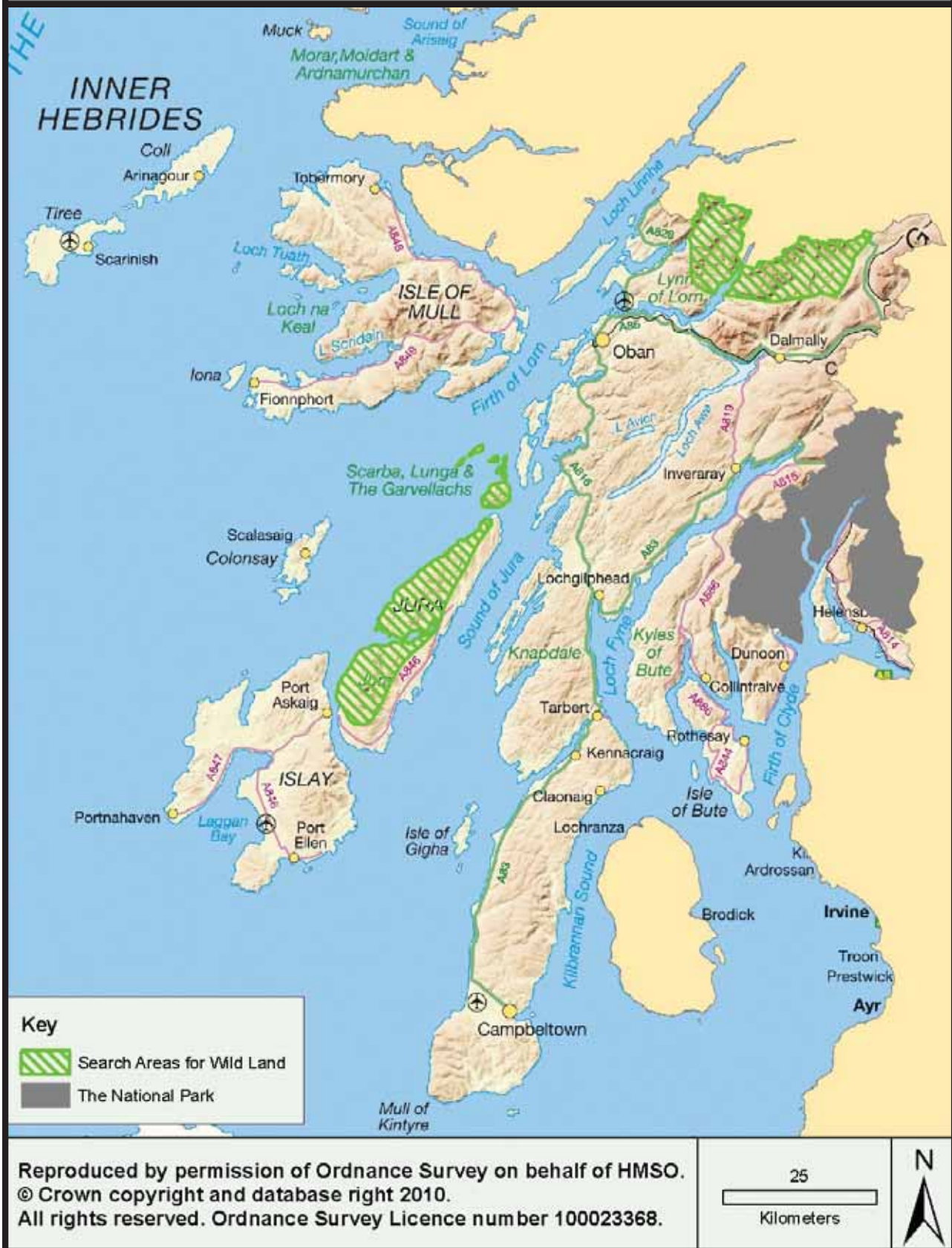
Key

-  The National Park
-  International Designations
-  National Designations
-  Local Designations

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Map 4.2 - Wild Land - Areas of Search



Council considers that it is appropriate, for all the aforementioned reasons, to identify green networks particularly where they form green corridors connecting urban areas to important environmental assets. Further information on the concept of green networks can be found in Appendix 5 of the recently reviewed LBAP.

ISSUE 4A

Do you agree that we should identify important green networks within and adjacent to our Main Towns and Key Settlements?

Yes, No, No Opinion

If no, what would your approach be to protect important green corridors from being damaged through insensitive development?

Source: SPP; Early Engagement; Supports LDP Objectives a), e) and i).

4.9 Possible Inclusion of Wild Land Designation

4.10 The least developed landscapes often have a character of wildness which can be important for both biodiversity but also can have an important impact in the cultural, environmental and economic well being of Scotland. Areas of wild land character occur in remoter upland, mountain and coastal areas and are very sensitive to any form of development or human activity. The consolidated SPP states that planning authorities should safeguard the character of these wild land areas in their LDP.

4.11 Areas of wild land by their very nature have little or no capacity to accept new development without introducing significant change to their wild character. They are therefore a very rare feature in Europe, never mind the UK, and for that reason any identified area could be a very powerful marketing tool for a community to attract tourists. The Council has identified areas of wild land in **Map 4.2**.

4.12 The planning system only covers certain forms of development. Other agencies along with landowners will need to

ensure that the character of these wild areas is retained and not eroded. There are currently no policies within the development plan that address the issue of wild land directly.

ISSUE 4B

Do you think that the LDP should contain a specific policy protecting wild land in Argyll and Bute?

Yes, No, No Opinion

If yes, do you agree with the areas identified on Map 4.2?

If no, do you have any other areas you wish to see considered?

Source: SPP; Early Engagement; Supports LDP Objectives a) and e).

4.13 Inclusion of Biodiversity Checklist

4.14 Biodiversity is all the variety of life that is around us. Argyll and Bute is home to numerous habitats and species, many of these are protected in the existing Development Plan because of their national and international importance. It is proposed to continue with this protection and add to it through the adoption of the recently reviewed Argyll and Bute Local Biodiversity Action Plan (LBAP) as statutory planning guidance. The Ecosystem approach in the LBAP will assist in ensuring that biodiversity is built into development proposals. It is also considered appropriate that potential developers with medium and large scale proposals should be required to complete a biodiversity checklist to ensure that their project does not have a significant adverse impact on our area's biodiversity which is already being threatened by the impacts of climate change. A biodiversity checklist will be included as Supplementary Guidance associated with the LDP.

ISSUE 4C

Do you agree that it would be a good idea to introduce a biodiversity checklist for medium and larger scale developments?

Yes, No, No Opinion

If yes, do you have any comments on the proposed biodiversity checklist in the Monitoring Statement?

If no, what would your alternative approach be to protect our biodiversity?

Source: SPP; Early engagement; Supports LDP Objectives a), e) and i).

4.15 Safeguarding Our Rich Cultural and Built Heritage

4.16 Argyll and Bute enjoys a rich and immensely varied cultural and historic built heritage. Ancient monuments, castles, grand houses, vernacular architecture, planned villages, Victorian seaside towns, individual architectural masterpieces such as Hill House in Helensburgh and abundant archaeology (See **Map 4.3**) all make their unique contribution to our way of life. Our main challenge here is to find ways to continue to safeguard this heritage without compromising the very qualities it is recognised for.

4.17 The existing Development Plan contains policies, conservation area appraisals/management plans and design guidance on how historic areas, buildings and structures, along with archaeology should be protected when new development is being considered. As the public resources to maintain our built heritage diminishes over the years ahead the Council will actively encourage the private sector, local communities and individuals to better look after their built heritage and provide additional information on how best to do this in a manner that takes account of their unique characteristics. The Council does not anticipate that its policies with regard to the built heritage will change in the LDP although they will be updated, consolidated and placed into supplementary guidance with a

link made to an overarching policy in the LDP.

ISSUE 4D

Can you suggest any other way we can safeguard better our built heritage?

Source: SPP; Early engagement; supports LDP Objectives a) and e).

4.18 Safeguarding Our Historic Town Centres

4.19 There is a significant and urgent need for investment in all of the Main Towns and Key Settlements of Argyll and Bute to improve the fabric and essential infrastructure to make them more attractive places to live, work and visit. Their rejuvenation is essential to attract sufficient inward investment to provide a better sense of place and develop new economic and business opportunities.

4.20 The Council is investing through CHORD* over £30 million in area regeneration work, subject to valid final business cases being approved, that aim to attract significant additional investment from our Community Planning Partners, the Scottish Government and the private sector. Other communities such as Tarbert, Loch Fyne are bringing forward their own solutions with Council support and external funding. It is hoped that further initiatives can be brought forward through the life of the new LDP with resulting positive action being undertaken in our historic town centres.

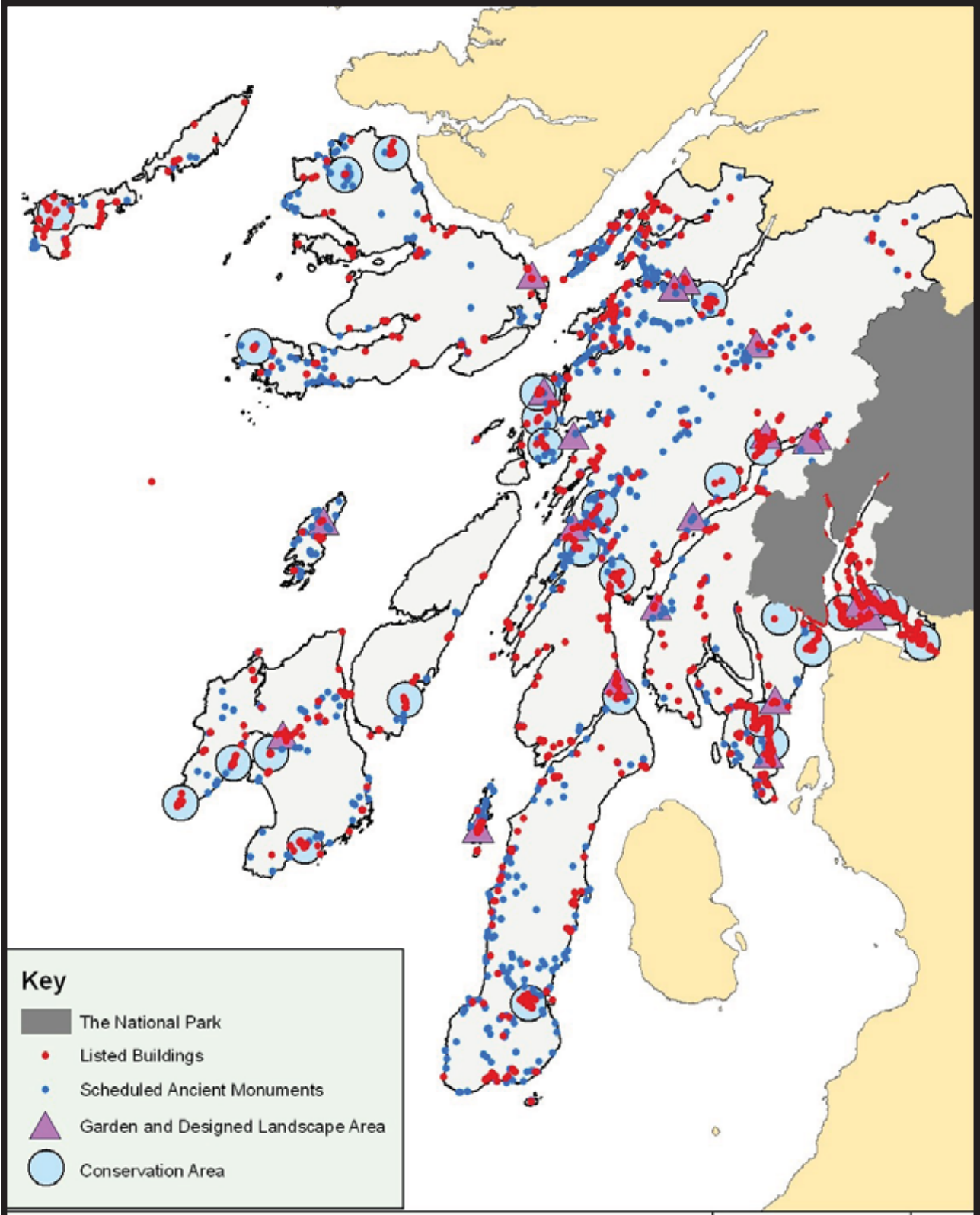
ISSUE 4E

What other ways do you think Argyll and Bute Council should employ to secure the future of our historic town centres?






Source: Early engagement; SPP: Supports LDP Objectives; a), b), c) & e).

*CHORD: Council's Area Regeneration Initiative involving Campbeltown, Helensburgh, Oban, Rothesay and Dunoon.

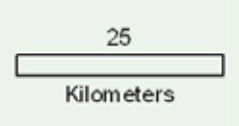
Map 4.3 - Built Environment Designations



Key

-  The National Park
-  Listed Buildings
-  Scheduled Ancient Monuments
-  Garden and Designed Landscape Area
-  Conservation Area

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4.21 The Evolving Relationship between Marine and Terrestrial Planning

4.22 There will be significant changes in the way the marine environment is managed and planned for over the life of the new LDP. The approval of the Marine (Scotland) Act in March 2010 introduced a new statutory marine planning framework to manage competing demands for the use of the sea whilst protecting the marine environment. Under the new Act, Scottish Ministers must prepare and adopt a National Marine Plan. This plan will set out strategic objectives for the Scottish marine area including important marine activities such as renewable energy, aquaculture, conservation, recreation and tourism, ports, harbours and shipping.

4.23 The Act also provides for the delegation of marine planning functions to a regional level and Ministers intended to delegate these powers to Marine Planning Partnerships which will develop regional marine plans. Scottish Marine Regions will be identified to implement marine planning at a regional level and although these regions have yet to be defined it is likely that Argyll and Bute will be covered by two separate regions. Exactly what regional marine plans will provide planning guidance for is not yet clear but they are likely to provide guidance on the same activities covered by the National Marine Plan but in greater detail.

4.24 The geographic coverage of the LDP will overlap with Marine Plan areas, both covering the intertidal between low and high water. Given this and the interaction between the marine and terrestrial environment at the coast, it will be necessary to have consistency between terrestrial and marine plans. The LDP will include policies on coastal development (See **Para. 4.26**) and aquaculture (See **Chapter 6**) and its development will have to take account of the National Marine Plan and any regional marine plans in place. Equally marine plans must be compatible with adjacent terrestrial development plans and should seek to complement existing terrestrial planning policy rather than replace it.

4.25 The timescales of introducing the new marine planning system are not yet clear but best estimates are that a National Marine Plan will be in place in 2012, with the

development of regional plans taking place from 2012 to 2016. It is therefore quite possible that regional marine plans covering Argyll and Bute will not be in place until after the LDP is adopted in 2013.

4.26 The Future of Coastal Planning in Argyll and Bute

4.27 Argyll and Bute is characterised by its long coastline that contains many areas of special landscape and ecological significance. Much of the population occupies settlements or areas that are immediately adjacent or close to the coast and it continues to provide a focus for economic activity, recreation and tourism.

4.28 The SPP requires that development plans identify coastal areas likely to be suitable for development, areas subject to constraints and areas that are considered unsuitable for development such as isolated coast or foreshore. The current Local Plan has four policies covering coastal development that fulfil the policy requirements of the SPP. These policies do not however take into account new forms of development that may be required to be located in coastal zones to support off-shore renewable energy generation such as essential infrastructure for the distribution of power or the connection/control of tidal turbines. Consequently, it is intended to amend these policies to take account of these new forms of potential development on our coast. It is also proposed that the four coastal policies be merged into one.

4.29 This new policy will set out, through a range of appropriate criteria, where coastal development would, or not, be acceptable and the types of development that might be accommodated. This policy will also be informed by a **Coastal Development Strategy** that will be developed as supplementary guidance. The Coastal Development Strategy will help prioritise investment in existing ports and harbours infrastructure and identify other coastal areas where specific development may be required to support marine renewables, aquaculture, tourism infrastructure and other potential economic development opportunities. The Strategy will take into account the existing Integrated Coastal Zone Management

(ICZM) areas (See **Map 4.4**) and other constraints such as areas subject to coastal flooding and erosion, natural and built environment constraints including areas of wild land and areas that have a recreational value, including public access.

ISSUE 4F

Do you think that the proposed LDP Policy covering coastal development is adequate?

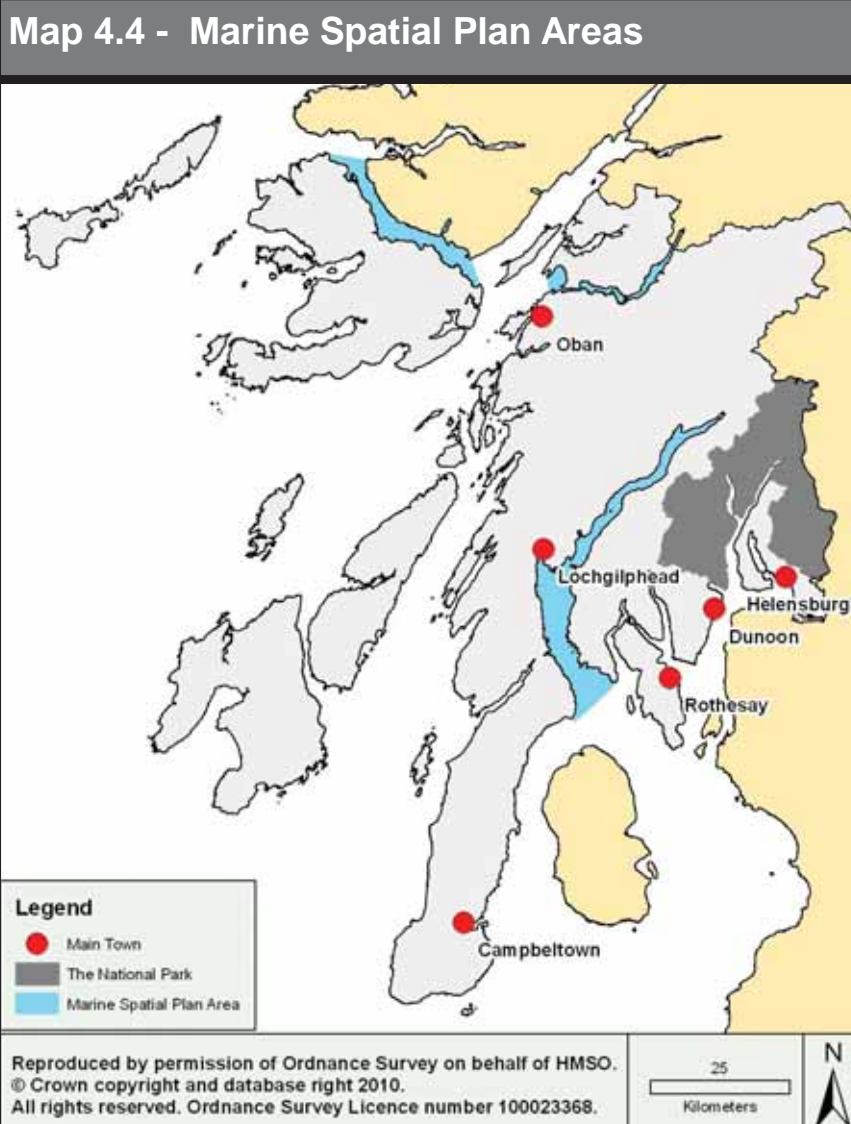
Yes, No, No Opinion

If no, please explain how this policy should be amended and why?

Do you think that a Coastal Development Strategy would be a useful tool in helping to provide a spatial development policy for the coast areas?

If no, then please set out how you think future coastal development should be addressed in the LDP?

Source: Scottish Planning Policy - Coastal Planning (Paragraphs 98-103): Supports LDP objectives a), d), e), g), h) and i).



Chapter 5.

Key Theme - Strengthening Our Communities Together

5.1 Introduction

5.2 With our population either static or falling in many parts of Argyll and Bute our communities are beginning to lose the essential rural services that our modern way of life demands. People are forming smaller households, living longer lives and the area is increasingly popular for people to retire to, which brings its own set of opportunities and challenges. We are failing to meet all of our housing needs in the places people want to live and there is an urgent need to find practical and affordable solutions to mitigate and adapt to climate change and the consequences of peak oil. The MIR asks how best we can address these challenges within the new LDP looking at how we retain our essential services, deliver new housing opportunities through the planning process, provide for our ageing population and attract more economically active families to live and work here in a sustainable manner.

5.3 Addressing Our Population Trends

5.4 Argyll and Bute population projections show a significant reduction in the population of the area over the next 10 and 20 years if current trends continue (See Table 5.1). The lack of young adults in the population profile has a significant effect on the birth rates applied to the population, while the generally higher levels of older age groups have a similar affect on the mortality rates applied. In the past this has been partly been offset by in-migration to Argyll and Bute, however, this has not been sufficient to halt an overall gradual decline and the situation has deteriorated significantly since the onset of the recession.

5.5 This continued reliance on in-migration to help sustain population levels across Argyll and Bute is unsustainable. The demographic profile for most areas of Argyll and Bute now demonstrate a lack of younger adult age groups and it is these age groups where most of the out-migrating population comes from. This imbalanced age profile has an effect on the type of services required; the availability of economically active people to deliver them, and the overall sustainability of our settlements in the longer term. There is therefore a compelling need to retain more of the economically active younger adult age groups across Argyll and

Table 5.1 - Argyll and Bute Population Projections 2010 -2023

	2010	2013	2018	2023
Bute and Cowal	21,543	20,994	20,121	19,260
Helensburgh and Lomond	23,389	23,070	22,598	22,183
Oban Lorn and Isles	19,397	19,239	18,999	18,715
Mid Argyll Kintyre, Islay	21,491	21,206	20,753	20,286
Argyll and Bute (excluding National Park area)	85,820	84,509	82,471	80,444

These projections have been made in house based on background data used by GROS in its 2008 household projections using the POPGROUP model. They are based on rolling forward the demographics of the population of Argyll and Bute and applying fertility and mortality rates. The projections have also taken account of migration rates based on past trends.

Bute to help reverse population decline and create more sustainable communities. The best way this can be achieved is by helping to stimulate the local economy.

5.6 Meeting Our Housing Needs Together – Options for Sustainable Growth

5.7 Given our topography, ageing population profile and mixture of urban, rural and remote, rural communities our housing needs are both complex and highly varied. Whilst, the current Development Plan helped deliver a significant amount of modern, energy efficient and well designed new homes across all housing tenures this in itself has not satisfied local housing needs in all parts of Argyll and Bute.

5.8 This situation has been further compounded in recent years with current trends showing a largely static or falling population, particularly in parts of Argyll and

Bute such as Bute, Cowal, Islay and Kintyre. The Council considers these trends to be unacceptable given Scottish Government objectives to increase our population combined with the threat these trends pose to our current way of life, particularly in our remoter communities.

5.9 The best way to counter these negative trends is to stimulate the local economy and provide new opportunities for employment which **Chapter 6** of the MIR seeks to address. There is also a compelling need to increase our housing choice to better retain our existing population and attract much needed in-migration. Nevertheless, the LDP has to be realistic in what it can achieve in these challenging times.

5.10 Taking this into account there are therefore three possible options for the amount of land for new housing which could be identified in the LDP. The figures for new household creation is contained in **Table 5.2**.

Table 5.2 - Housing Need and Demand Projections

Mid Argyll, Kintyre and Islay	2011 -2018	2019 -2023
Option 1	1,944	1,389
Option 2	756	530
Option 3	198	133
Oban Lorn and Isles	2011 -2018	2019 -2023
Option 1	2,159	1,542
Option 2	812	580
Option 3	325	164
Helensburgh and Lomond	2011 -2018	2019 -2023
Option 1	1,396	997
Option 2	465	278
Option 3	266	190
Bute and Cowal	2011 -2018	2019 -2023
Option 1	170	121
Option 2	448	320
Option 3	-183	-196

5.11 **Option 1** for the LDP is to provide sufficient land to accommodate the findings of Argyll and Bute's Housing Need and Demand Assessment (HNDA). The HNDA identifies significant levels of overall need and projects increasing short falls, for Argyll and Bute as a whole. The HNDA does recognise however that not all of these housing needs require to be achieved through the provision of new development via the planning process. For example, a significant amount of existing households can resolve their needs either in situ or by moving within the existing housing stock. There is also a wide variation of need across the various market levels, and our nine housing market areas. While following this option in full would potentially maximise the amount of land available for new housing development the Council currently considers this option to be unnecessary, unrealistic and unaffordable to deliver within the context of current market conditions and the forecasted availability of private and public finance.

5.12 **Option 2, the Council's preferred option**, is for the LDP is to provide sufficient effective housing land based on an analysis of the rate of new house building across Argyll and Bute between 2006 and 2009 while also taking a moderate and realistic account of HNDA findings. This four year snap shot of completions encompasses a period of significant growth in housing investment (up to 2008) and also takes into account the post credit crunch period of relative decline. In addition to average completions this option also takes into account a wide variety of factors not least of which is the availability of land for housing. Consequently, areas such as Lorn and the Isles where there has been a readily available supply of land for housing show much higher levels of completions compared to an area such as Helensburgh and Lomond where a number of factors, including the presence of the Green Belt, have restricted supply of housing land giving rise to much lower level of completions than would normally be expected. **Option 2** is the Council's preferred policy approach as it allows the LDP to provide sufficient housing land in each Housing Market area at an appropriate level with sufficient choice built in to provide sufficient market choice and flexibility to ensure that some development takes place.

5.13 **Option 3** is for the LDP to provide sufficient land to meet the projected housing requirements based on a projection of population and households using data from the GROS**. These projections use information from GROS for Argyll and Bute as a whole but have then been applied to sub areas using the popgroup model and forecasting techniques applied by the Council's Research and Information Officer. These projections show that despite the continued decline in population the decrease in household sizes would still require additional houses to be constructed. While this option would certainly be the cheapest to deliver the Council considers it to be unacceptable as it accepts decline and population loss which would have a highly negative effect on many of our communities and does not take account of the detailed assessment of need as projected in the HNDA. For further information on all the aforementioned options please see the Monitoring Statement's section on Population and Household growth.

ISSUE 5A

The Council has put forward three possible options for population and household growth in the LDP with Option 2 as its preferred way forward. Do you agree with this option?

Yes, No, No Opinion

If no, which other option do you prefer and please tell us why?

Source: Requirement of MIR; Population and Household analysis: Supports LDP Objectives a) and f).

5.14 Addressing Our Particular Housing Needs in Argyll and Bute

5.15 The Council's Single Outcome Agreement, the Community Plan, and the new Corporate Plan all set out to ensure that the needs of all sections of the community are met on an equal basis. The interim Local Housing Strategy also makes a commitment to deliver suitable housing to meet the identified housing needs of particular households e.g. older people, those with a physical disability and other vulnerable groups. Specifically, a target of 10% of all

new build housing has been set in order to meet these needs.

5.16 The updated Housing Needs and Demand Assessment (HNDA) takes account of the significant older and ageing population within Argyll and Bute. This was reinforced in the feedback of Particular Needs workshops and the ongoing work of the Council's Housing, Health & Social Work Working Group. The GROS projections estimate an increase in older person households of around 2,450 over the next 10 years (+14%) in Argyll and Bute. The research also indicates that 45% of older people have a life limiting illness or disability. The extent and nature of this future ageing population will necessitate changes in the way that housing and other services are delivered to meet the needs of this population.

5.17 In addition to the needs of the older population approximately 11% of households below the age of 60 have a long term illness or disability in Argyll and Bute and predominantly this relates to physical disabilities. Although the majority of households do not want to move from their current homes there are currently unmet requirements for specialist accommodation in the region of 1,550 households.

ISSUE 5B

With a significant increase in our older population being projected across Argyll and Bute over the next ten years should the LDP identify specific housing allocations that are able to meet the needs of older and disabled people?

Yes, No, No Opinion

If no, what alternative approach do you suggest the LDP can take to best meet the specific needs of older and disabled people?

Source: Early Consultation; Population Information and HNDA: Supports LDP Objectives a) and f).

5.18 Improving the Supply of Our Affordable Housing in Argyll and Bute

5.19 The HNDA clearly demonstrates that Argyll and Bute has a significant and growing backlog of affordable housing need despite record levels of investment in social housing in recent years. It is further anticipated that the level of housing need will continue well into the future and given the recently announced 35% cut in Government Housing grant funding for Argyll and Bute the situation is likely to worsen in the foreseeable future.

5.20 Nevertheless, the HNDA has also shown that the level of housing need is not consistent throughout Argyll and Bute. For example Helensburgh and Lomond, Mid Argyll and Lorn and the Isles are all areas of greatest need while areas such as Bute, parts of Kintyre and Cowal have a growing surplus of affordable housing.

5.21 Current planning policy on the provision of affordable housing calls for a minimum of 25% of houses on sites greater than 8 residential units that must be affordable. The Council recognises that given high development costs in Argyll and Bute coupled with the current lack of private and public sector capital funding this can often be difficult to achieve in certain locations and consequently prepared supplementary guidance to enable a range of options to provide affordable housing. While this flexible approach has helped facilitate several developments to take place the policy has also been criticised for placing too great a burden in challenging economic times. This is particularly true for sites with significant additional infrastructure requirements which is relatively common in Argyll and Bute.

5.22 The Council therefore believes that the percentage requirements for sites to help meet our affordable housing needs should be amended to respond directly to the identified outcomes of the HNDA. This new approach would help channel scarce resources to where they are needed most. The Council will not seek to change the 8 house rule or increase the minimum 25% requirement on sites unless this is done by mutual agreement with all parties and is being taken forward by a Registered Social Landlord (RSL). The Council will also present a range

of different options for potential developers to help deliver affordable housing and other innovative methods for delivery of affordable housing will also be considered. A range of options for the delivery of affordable housing will be contained in supplementary guidance that will accompany the LDP. In areas where the HNDA does not identify a need for affordable housing there will be no affordable housing requirement thereby releasing potential developers from substantial planning gain requirements which will hopefully help stimulate new development.

5.23 A reasonable alternative to this approach would be to continue with the existing cross the board 25% policy on sites with 8 or more residential units which already has had some success. Given the challenging financial situation we are now entering into this approach however is unlikely to increase the level of affordable housing supply and stimulate new development in the short and medium terms.

ISSUE 5C

Do you agree with the Council's preferred approach?

Yes, No, No Opinion

If no, do you support the Council's suggested alternative approach or do you wish to put forward another alternative that helps the Council to increase the supply of affordable housing?

Source: Early Consultation; Population Information and HNDA: Supports LDP Objectives a) and f).

5.24 Housing Density – Improving our Economies of Scale

5.25 Housing densities have been identified as an issue for consideration in the MIR as a result of representations received by developers in recent years. The current Development Plan provides an estimated capacity or an indication of density for both housing allocations and potential development areas. This estimate of capacity generally corresponds to an assessment of the site as being suitable for high, medium or low density developments. Currently this corresponds to 6 and 12

dwelling per hectare for low density, 13 and 20 dwellings per hectare for medium density, and 21 to 30 dwellings per hectare for high density.

5.26 Representations received through early consultation have indicated that the densities permitted in the current Development Plan are now too low to make development proposals stack up financially following the onset of the credit crunch and recession. Notwithstanding this, the HNDA has indicated that the demand for smaller households and affordable housing will continue to grow. Higher densities may therefore encourage a broader range of house types (including flats) to be provided within each development site to help meet these needs. Higher densities may also help the Council meet its duties regarding climate change, by reducing the need to travel and making best use of our resources. **Table 5.3** contains the proposed increase of density that could be acceptable in the LDP.

Table 5.3 – Housing Density

Housing Density	
Low density	10 to 19 units per hectare
Medium density	20 to 28 units per hectare
High density	29 to 39 units per hectare
High density flatted development	40 and over units per hectare

5.27 Higher density may however not always be appropriate and must not come at the expense of historic environments, townscape character and good design. New developments will have to provide high quality living environments and allow for energy saving opportunities such as passive solar gain, space for recycling and micro generation. An assessment of the densities of a variety of different housing developments across Argyll and Bute has been carried out. This has demonstrated higher densities have been achieved in the ranges outlined in **Table 5.3** without

sacrificing environmental quality. Where the density is greater than 40 units per hectare, this may take the form of flatted developments in appropriate sites.

5.28 The Council therefore considers that increasing densities on specific sites where considered acceptable in terms of townscape, is its preferred option as it helps promote a more efficient settlement pattern, together with producing economies of scale with regard to infrastructure and servicing provision. The Council therefore considers that all new allocations, as well as the existing allocations and potential development areas, be assessed on the basis of the higher range of densities outlined above.

5.29 An alternative to this option would be to retain the densities identified for existing allocations and potential development areas through the existing Development Plan which would create in most cases a higher amenity environment but would be unlikely to be taken forward in the short and medium terms at least.

ISSUE 5D

Do you agree with this policy option to increase housing density on specified sites?

Yes, No, No Opinion

If no, do you agree with the Council's alternative option or do you have another idea to try and help ensure economies of scale in Argyll and Bute?

Source: Early Consultation: Supports LDP Objectives a), f), h) and i).

5.30 House Development on Bare Land Crofts

5.31 The Council continues to support both existing crofts and proposed new croft creation. However, following the introduction of new crofts through the Crofting Reform Act 2007 the current Development Plan's housing policy on housing on bare land crofts contained within policy LP HOU 1 is no longer considered appropriate.

5.32 At present policy LP HOU 1 contains a clause permitting a single new house on all bare land crofts (i.e. a croft without an existing house). With the opportunity to create new crofts, there has been a rise in proposals for new houses on newly created bare land crofts in locations that without their crofting status would not be considered consistent with the development control zones contained within the current Development Plan. This situation is not considered sustainable as it undermines the plan's settlement strategy and places unacceptable pressure on our rural infrastructure adjacent to our Main Towns.

5.33 The Crofters Commission, a key agency, acknowledge that the current policy stance contained within policy LP HOU 1 can't continue and fully expect us to close this loophole. Currently, the Crofters Commission operate a basic rule of thumb that the crofter needs to have a house within 16km of the croft in order to operate the croft. Therefore under this rule, either the crofter would need to demonstrate that there were no opportunities to purchase an existing house or build a new house within this distance before a new house would require to be considered for operational reasons. It is highly likely that both of these opportunities will be available to crofters, as the majority of new and existing crofts are located within 16km of an existing designated settlement in the current Local Plan.

5.34 Recent development activity has shown that demand for new crofts is higher around the Main Towns. It is proposed therefore that around our six Main Towns a 16km buffer should be imposed. Within these buffer zones development proposals for new houses on bare land crofts should be treated in the same way as proposals for main stream housing (i.e. no preferential treatment). It should be noted that the Council still supports the creation of new crofts in these areas but that any associated housing will require to be located either within Settlement Zones, infill, redevelopment and rounding sites or Rural Opportunity Areas rather than on the croft itself (if outwith these areas).

5.35 Landscape impact is also considered an important issue. New housing

in National Scenic Areas (NSA) and Areas of Panoramic Quality (APQ) can damage the special scenic qualities of these areas if poorly located in open countryside locations.

5.36 Accordingly, it is considered appropriate to restrict all new housing, including new croft houses, proposed in open countryside locations to Rural Opportunity Areas (as modified by the Landscape Capacity Studies) within NSAs and APQs and the 16km buffer zones around the six Main Towns. In these areas, outwith Rural Opportunity Areas, only infill, rounding off and redevelopment (subject to conformity with the Landscape Capacity Studies) along with operational / locational need housing development will be considered acceptable.

5.37 Outwith the 16km buffer zone around the Main Towns, NSAs and APQs the existing presumption in favour of new houses on bare land crofts should be retained in order to help counter static or falling populations and economic fragility in these more remote areas. Please see **Map 5.1**.

ISSUE 5E

The Council considers that within 16km buffer zones around the Main Towns and within NSAs and APQs proposals for new houses on bare land crofts should be treated in the same way as proposals for mainstream houses.

Do you agree with this policy option?

Yes, No, No Opinion

If no, do you have an alternative policy option that you think the Council should take when considering housing on bare land crofts?

Source: Early Consultation, development pressure: Supports LDP Objectives a), e), h) and i).

5.38 New Crofting Townships – Stimulating a Rural Renaissance

5.39 Increasingly local communities in Argyll and Bute have brought forward their own initiatives to help stimulate economic activity in their area and address specific local needs such as providing much needed affordable housing. Given the downward pressure being placed on public sector budgets and the vital need to encourage the further diversification of our local economy the Council considers that this trend needs to be encouraged in locations that are considered sustainable.

5.40 The Council therefore considered that a new policy framework on the creation of new crofting townships or other community led economic or social initiatives, that can both clearly demonstrate general community support and be located in sustainable locations, should be established in the LDP. In order to aid this process the Council will produce a sustainable checklist to help determine appropriate locations.

5.41 An alternative to this policy option would be to only allow community led initiatives that have been clearly identified on the LDP proposals maps. The Council considers that this approach could be too inflexible given the rapid rate of change in funding opportunity for these types of initiatives and the need for communities to react quickly to new opportunities.

ISSUE 5F

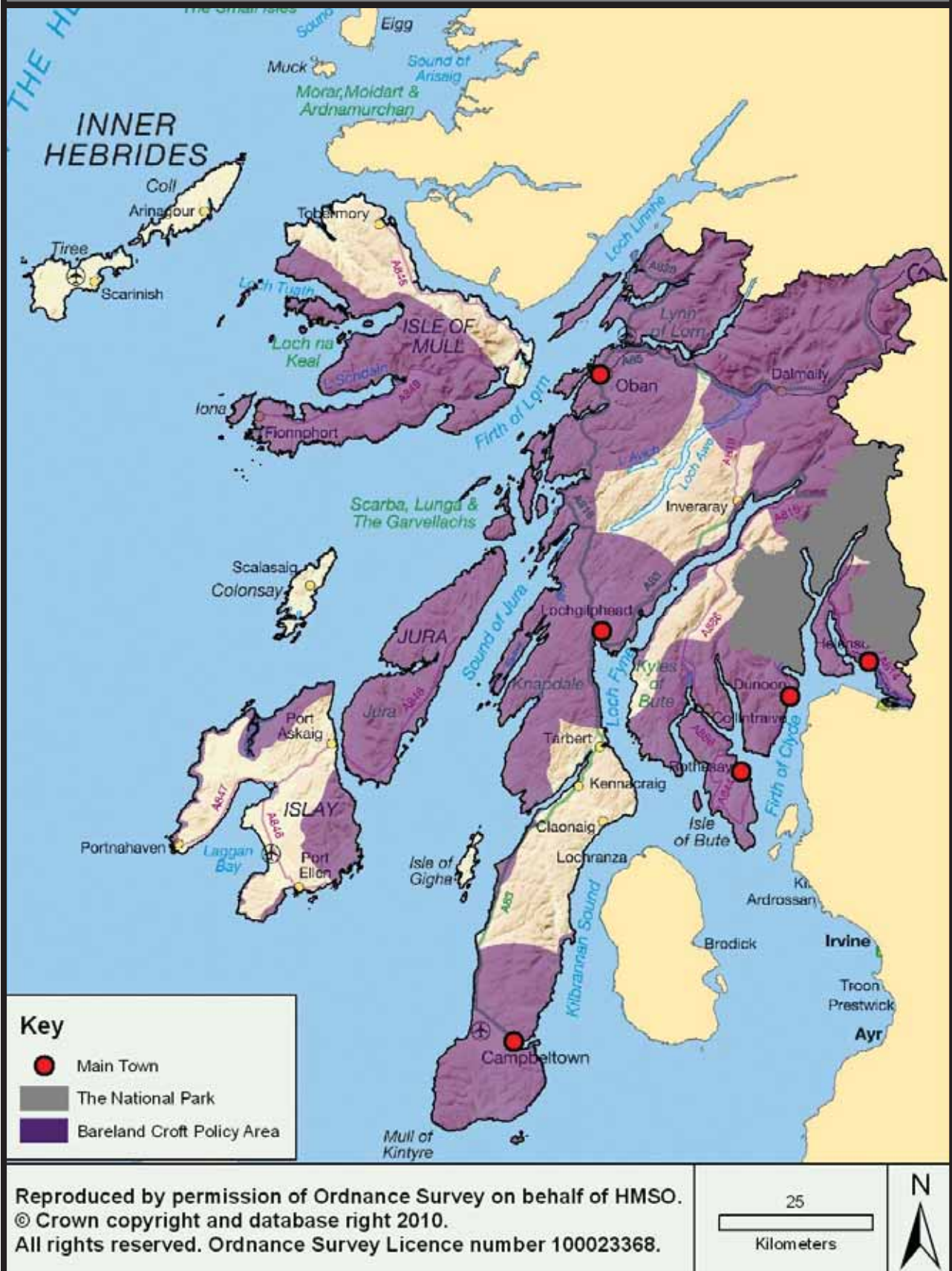
Do you agree with this proposed policy option?

Yes, No, No Opinion

If no, do you support the alternative option put forward by the Council or do you have an alternative policy option that you think the Council should take when considering community led initiatives?

Source: Early Consultation, development pressure: Supports LDP Objectives a), c), d), e), f), h) and i).

Map 5.1 - House Development on Bare Land Crofts



Chapter 6.

Key Policy Theme – Creating a Sustainable and Growing Economy Together

“Increasing sustainable economic growth is the overarching purpose of the Scottish Government.” Scottish Planning Policy (SPP)

6.1 Introduction

6.2 Realising the potential of Our Economy

6.3 The success of our local economy is fundamental to Argyll and Bute’s future prosperity, helping to retain population and attract new people to the area. The Local Development Plan (LDP) has a key role to play in terms of delivering sustainable economic development, not least in ensuring that an appropriate range and choice of development opportunities are provided in the right places. The LDP will also need to be aware of and be responsive to the current economic conditions facing Argyll and Bute together with the rapidly changing needs of our business community over the short, medium and longer terms. The challenge, therefore, is to help create the best possible environment for competitive businesses, entrepreneurship and innovation to thrive without undermining our future potential.

6.4 Key issues for the LDP in terms of the economy are:

- the need to support the Government’s Economic Strategy currently taken forward through the Council’s EDAP and REAP Action Plans;
- to better capitalise on our abundant natural and built resources as sustainable economic assets by ensuring they are safeguarded for future generations to enjoy;
- to identify an adequate supply of employment land at both a strategic and local level;

- the need to continue to support the ongoing regeneration of our Main Towns and Key Settlements;
- to bring forward a coastal development strategy that recognises the importance of the coast and marine planning to our economic future;
- to promote a hierarchical settlement strategy that allows Argyll and Bute’s rural economy and smaller settlements to thrive;
- to ensure the LDP policy framework provides a supportive business environment and is flexible enough to meet the diverse and changing needs of the local economy:

6.5 The Argyll and Bute economy is highly dependent on our natural resources such as trees, wind, water, tides, landscapes, our ecosystems and soils. We have tremendous potential to develop our main growth industries of tourism, forestry, food and drink and the production of renewable energy to take greater advantage of these resources in a way that does not compromise what we take for granted, our outstanding environment.

6.6 The public sector also plays a significant role in terms of employment in Argyll and Bute with Community Planning Partner’s headquarters and area offices based in a number of our communities. The proposed cut backs in the public sector have the potential to have significant adverse impact on the economy of our area both directly and through secondary effects on retailing, small businesses and the housing market, in particular within our Main Towns.

6.7 This section of the MIR looks at how best to identify, safeguard and promote a range of economic opportunities in Argyll and Bute to help deliver sustainable economic growth. This includes the designation of strategically important business sites and continued support for the sustainable growth of our local industries, allowing more people to live and work in the same community and reducing the need to commute long distances to find employment. It also looks at how economic development integrates with

the proposed LDP settlement strategy with a particular emphasis on supporting the Main Towns and Key Settlements.

6.8 The Current Planning Policy Approach and Some Suggested Alternatives

6.9 The current Development Plan supports the economy of Argyll and Bute through the identification of business and industry allocations, Potential Development Areas and a suite of policies that in the main promote a sequential test for new businesses to be located in appropriate locations, including new retail developments. The Council aims to continue this general policy approach in the LDP focusing on Renewables, Forestry, Food and Drink (includes Agriculture, Fishing, Aquaculture and Whisky) and Tourism, which are areas of comparative advantage for Argyll and Bute. Whilst there have been some notable successes in recent years our economy remains fragile in many areas and vulnerable to outside influences that are difficult to control. Early consultation on the MIR has identified the prime importance of the economy to the people of Argyll and Bute to provide employment opportunities, help retain local populations, safeguard the natural and built environment and maintain our way of life. Consequently, the MIR proposes that the LDP takes a different policy response to the current Development Plan in a number of areas relating to the economy with a greater focus on our main business sectors, the supply of land for business and industry and our area regeneration activity. These proposed policy changes are explained in the following paragraphs.

6.10 Realising the Potential of our Strategic Sectors

6.11 Realising our Tourism Potential

6.12 The tourism industry is one of Scotland's largest business sectors and is a significant portion of the economy in Argyll and Bute. [See Monitoring Statement]. Argyll and Bute has an outstanding environmental quality, which is an important element in attracting new investment into the area and providing new economic opportunities such as the development of Portavadie Marina

Complex and the Machrihanish Dunes Golf Course. Notwithstanding this, it is still vital to ensure that new tourist development offers a high quality product and also helps safeguard, or better still, enhances our built and natural environment.

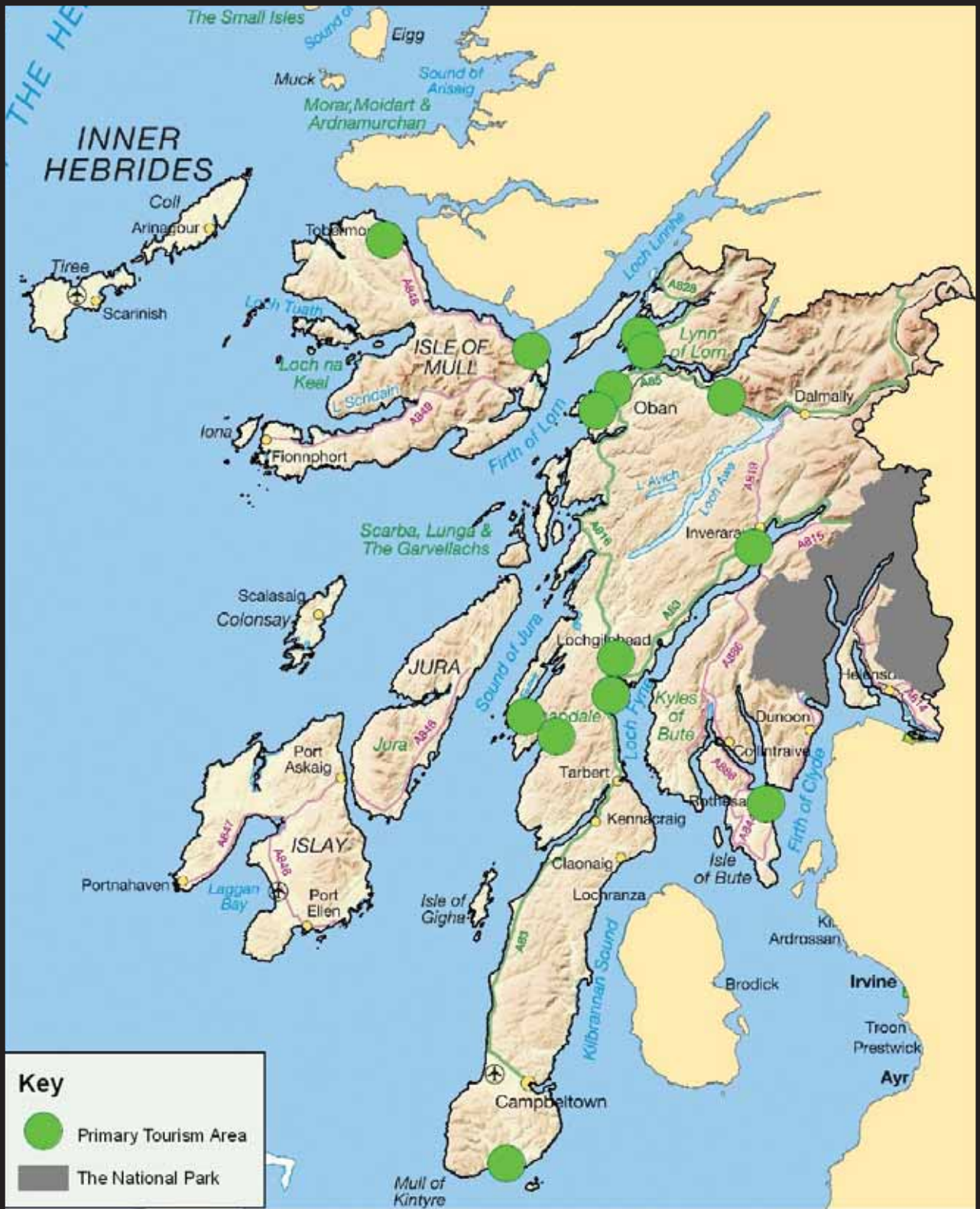
6.13 The LDP together with the Council's Economic Development Action Plan (EDAP) will continue to support this sector by recognising the tourism industry as being strategically important for Argyll and Bute and promoting its further growth and continued diversification. In particular, the LDP will seek to improve the functioning of our Main Towns and Key Settlements as tourist destinations; realise opportunities for tourist related developments in the smaller rural settlements and at appropriate countryside and coastal locations; increase awareness of the wide variety of tourism products on offer within Argyll and Bute and realise opportunities to increase tourist activity e.g. through developing the relationship with Loch Lomond and the Trossachs National Park, increasing eco tourism activity, water related tourist activities and associated development.

6.14 The policies for tourism use the Development Control Zones and other criteria to direct the development of new or improved tourist facilities to appropriate locations. It aims to encourage development whilst protecting residential amenity and our outstanding natural environment. Existing key tourism sites and areas that may be vulnerable to other development pressures are safeguarded as Primary Tourist Areas. Please see **Map 6.1**.

6.15 Consequently, the preferred approach for the LDP is to continue with the general approach in the current plan with enhanced policy support for primary tourist areas and the spatial identification of additional future opportunities i.e.:-

- i) continued support for the settlement hierarchy;
- ii) continued safeguarding of the natural and built environment;
- iii) continued support for high quality tourism developments in appropriate locations;
- iv) continued safeguarding of existing primary tourist areas and enhanced policy protection;

Map 6.1 - Primary Tourism Areas



Key

- Primary Tourism Area
- The National Park

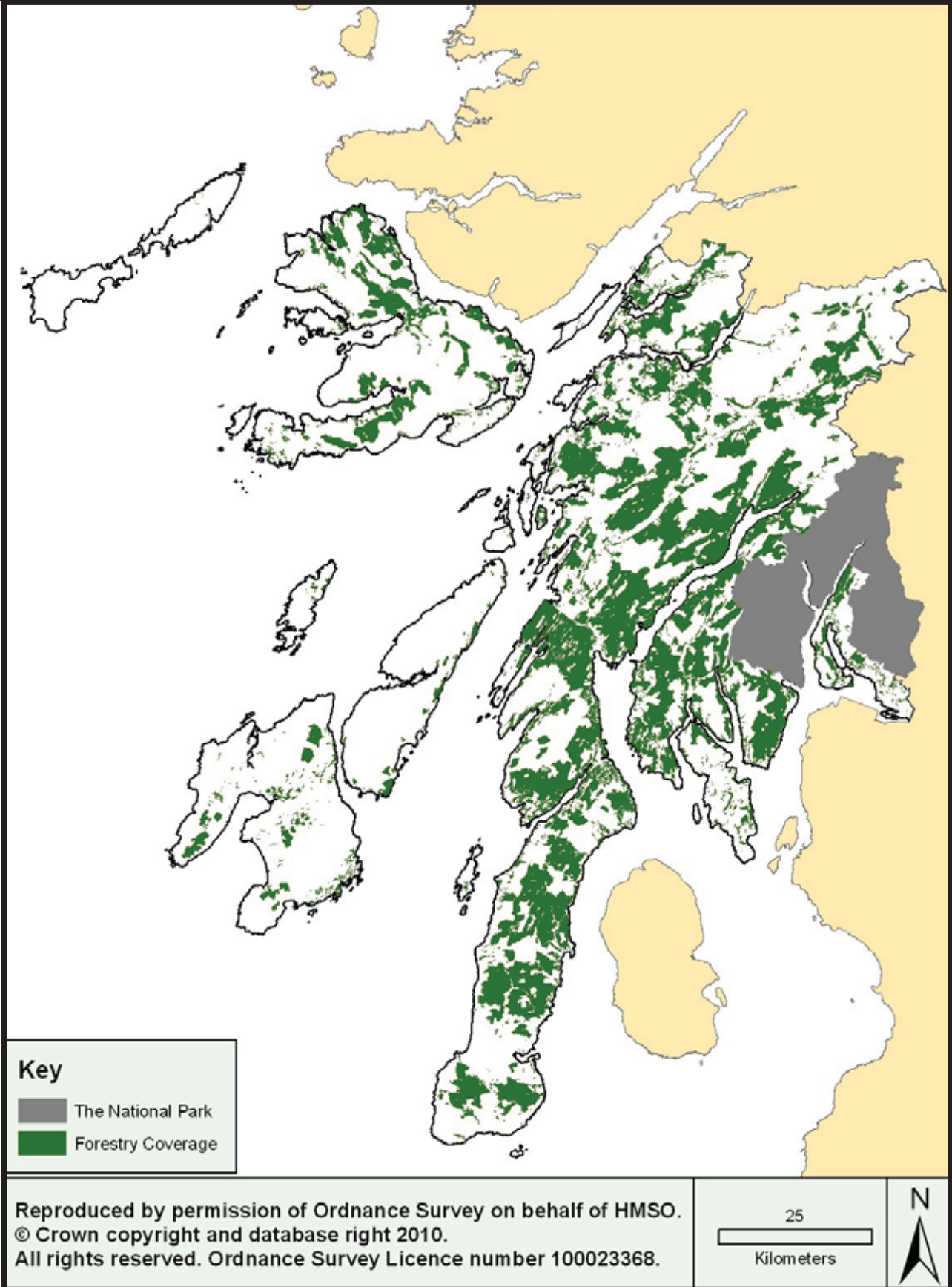
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25

Kilometers

N

Map 6.2 - Forestry Coverage



- v) the identification of future opportunities for tourism, as Allocations in the Plan.
- vi) continued support for small businesses improving their trading centres eg. through the Scottish Government BIDs initiative.

ISSUE 6A

Do you agree that the Council's preferred approach to safeguard and promote tourist related development is appropriate?

Yes, No, No Opinion

If no, what other approach do you consider to be more appropriate to encourage additional tourist related development that also helps safeguard our outstanding natural and built environment?

Source: Early Engagement; Government Economic Strategy; EDAP: Supports LDP Objectives a), c) and d).

6.16 Realising the Potential of our Agriculture Industry

6.17 Agriculture plays an important role in Argyll and Bute given the way it underpins local communities, shapes the environment that we live in and produces a number of outstanding food and drink products. The current Development Plan protects the integrity of agricultural assets by preventing development in areas of better land particularly where it leads to fragmentation of field systems or hinders access. The LDP will continue to take this policy approach but given the increasing need to help secure our food supply it is proposed to increase this protection further. Please see **Chapter 4** of the MIR for further details on this.

6.18 The expansion of crofting can also help in this regard while at the same time help retain local population. The LDP proposed policy direction on new crofts can be seen in **Chapter 5** of the MIR.

6.19 Realising the potential of our Woodland and Forestry Industry

6.20 Forestry is a major land use in Argyll and Bute covering around 30% of the land area (See **Map 6.2**). The current Development Plan objectives balance the support for increased commercial timber production with realising other national forestry objectives including being better integrated with land use planning, taking better care of the environment, developing the biomass sector, reducing the impact of transportation on our road network and assisting community based aspirations for the use of forests and woodlands.

6.21 The Council has recently developed a new Woodland and Forestry Strategy that seeks to deliver Strategic Priorities and Actions in line with the current Development Plan objectives for woodland and forestry and it also addresses mitigation against the impacts of climate change. The Strategy is available at www.argyll-bute.gov.uk/woodland. It is intended to adopt this strategy as supplementary guidance.

6.22 In terms of new issues for the LDP the Strategy notes that there is a preference for large-scale timber processing plants to be situated close to the main markets and that developing such a plant within Argyll and Bute is therefore unlikely to be appropriate under current conditions. In this case it is considered inappropriate to continue to safeguard the large scale (75 ha.) Potential Development Area 5/62 at Dalmally – Brackley for timber processing. The Council's preferred option therefore is to continue support for the identified objectives, adopt the Woodland and forestry Strategy as supplementary guidance, delete PDA 5/62 and identify the site as being within the Sensitive Countryside Development Control Zone.

ISSUE 6B

Do you agree that PDA 5/62 Dalmally - Brackley is no longer required to be safeguarded and promoted for timber processing through the Local Plan?

Yes, No, No Opinion

If no, do you support the retention of this site in the LDP for timber processing purposes or the alternative option proposed by the Council?

Source: Early Consultation; Woodland and Forestry Strategy: Supports LDP Objectives a) and d).

6.23 Realising the Potential of Aquaculture

6.24 Aquaculture is a very important industry for Argyll and Bute, in particular for our West Coast and islands, where many communities depend on the employment and revenue it provides (Please see Monitoring Statement for further information on direct and indirect economic benefits).

6.25 In line with National aspirations this local industry hopes for sustainable growth over the life of the LDP which may lead to the consolidation of some, the enlargement of existing sites and new sites being established. The current Development Plan largely takes a criteria based approach to the assessment of individual proposals with spatial information also available in the published Integrated Coastal Zone Management plans (ICZMs) and Marine Spatial Plans (See **Map 4.4** that shows coverage of the ICZMs and Mull Spatial Plan).

6.26 National planning policy, expressed through the consolidated SPP, now calls for a comprehensive spatial strategy to be developed linked to relevant policy criteria. The Council considers that, its existing network of completed ICZM and Marine Spatial Plans together with the proposed Coastal Development Strategy provides the required spatial dimension for aquaculture in places where there is most development pressure.

6.27 Realising the Potential of Our Renewable Energy Opportunities

6.28 Argyll and Bute has a long and innovative history in the development of renewable energy opportunities in terms of hydro, on-shore wind, wave, biomass and now tidal and off-shore wind.

6.29 On-Shore Wind Farms

6.30 The Scottish Government now requires local planning authorities to prepare policy guidance to deal with on-shore wind farm development. The current Argyll and Bute Local Plan already contains its own Chapter on Renewables, which has specific policies covering commercial scale and community scale/single turbine policies aimed at ensuring that proposals for wind farms over 20MW are directed to Areas of Search. The current policy framework is to be reviewed as part of the LDP, including cumulative and sequential impacts and this will be included as a component of the supplementary guidance to the new plan. As part of this review the Council will work in partnership with SNH to undertake a landscape capacity study in relation to on shore wind energy projects with an emphasis on identifying the sensitivities of our landscape to accommodate wind energy projects, the identification of broad areas of search and an assessment of cumulative impacts. This study is scheduled for completion in August 2011 in order to inform the proposed LDP.

ISSUE 6C

In addition to the assessment of cumulative and sequential impact and a landscape capacity study are there any other key aspects that the review should focus on that are not addressed in the current policy?

Yes, No, No Opinion

If no, what additional aspects should the review focus on?

Source: Early Consultation; SPP: Supports LDP Objectives a), d), e), h) and i).

6.31 Delivering the Transformational Potential of Off Shore Wind and Marine Renewables

6.32 There is now a considerable focus on the potential for generating renewable energy around Scotland's coast, including large off-shore wind farms, tidal energy turbines and devices designed to extract energy from waves. Argyll and Bute is ideally placed to take advantage of this resource and the Council, in association with Scottish Power Renewables, have mapped the tidal and wave resource for Argyll and Bute.

6.33 Recently, the Crown Estate Commissioners identified a number of large off-shore sites where there is scope for wind farm development off the coast of Kintyre, Islay and Tiree (See **Map 6.3**). In addition, Scottish Power Renewables is proposing to establish a pilot tidal turbine in the Sound of Islay.

6.34 The off-shore renewable sector offers significant economic development potential in Argyll and Bute both in terms of manufacturing as well as opportunities for on shore maintenance, operations, research and supply side services. This will of course require a different approach to development in these areas where on shore infrastructure will be required and the LDP will provide a policy framework that takes these requirements into account in terms of meeting associated housing, infrastructure, community and business needs. Given the considerable uncertainty facing these leading edge projects the MIR is unable to be too specific on areas of major change at this time. In recognition of this however the MIR does identify spheres of influence and Key Ports for future investment on **Map 6.4** where it is believed that if the off shore renewable energy projects are taken forward during the life of the LDP there will be a need to allocate land and identify infrastructure and community facility improvements to facilitate change in an acceptable manner. This includes Campbeltown/Machrihanish that has been identified as a national priority for investment in order to help facilitate Scotland's Renewable Energy industry. The Council is further considering a partnership approach with the Crown Estate and the Tiree community to develop a possible

master plan for the island that may also be included as supplementary guidance.

ISSUE 6D

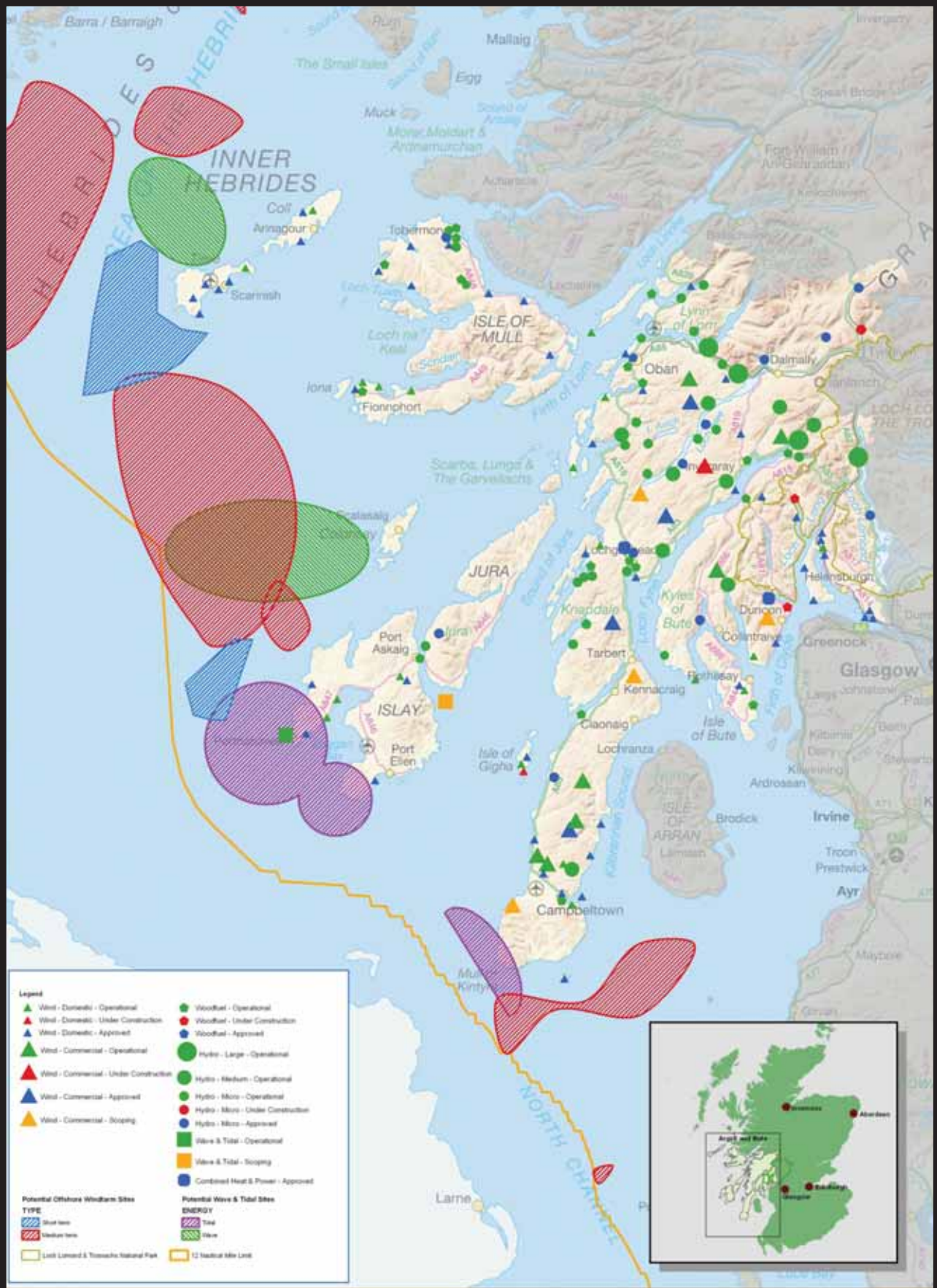
The spheres of influence and Key Ports have been identified on Map 6.4. Do you agree with the coverage of the spheres and the identification of the Key Ports?

Yes, No, No Opinion

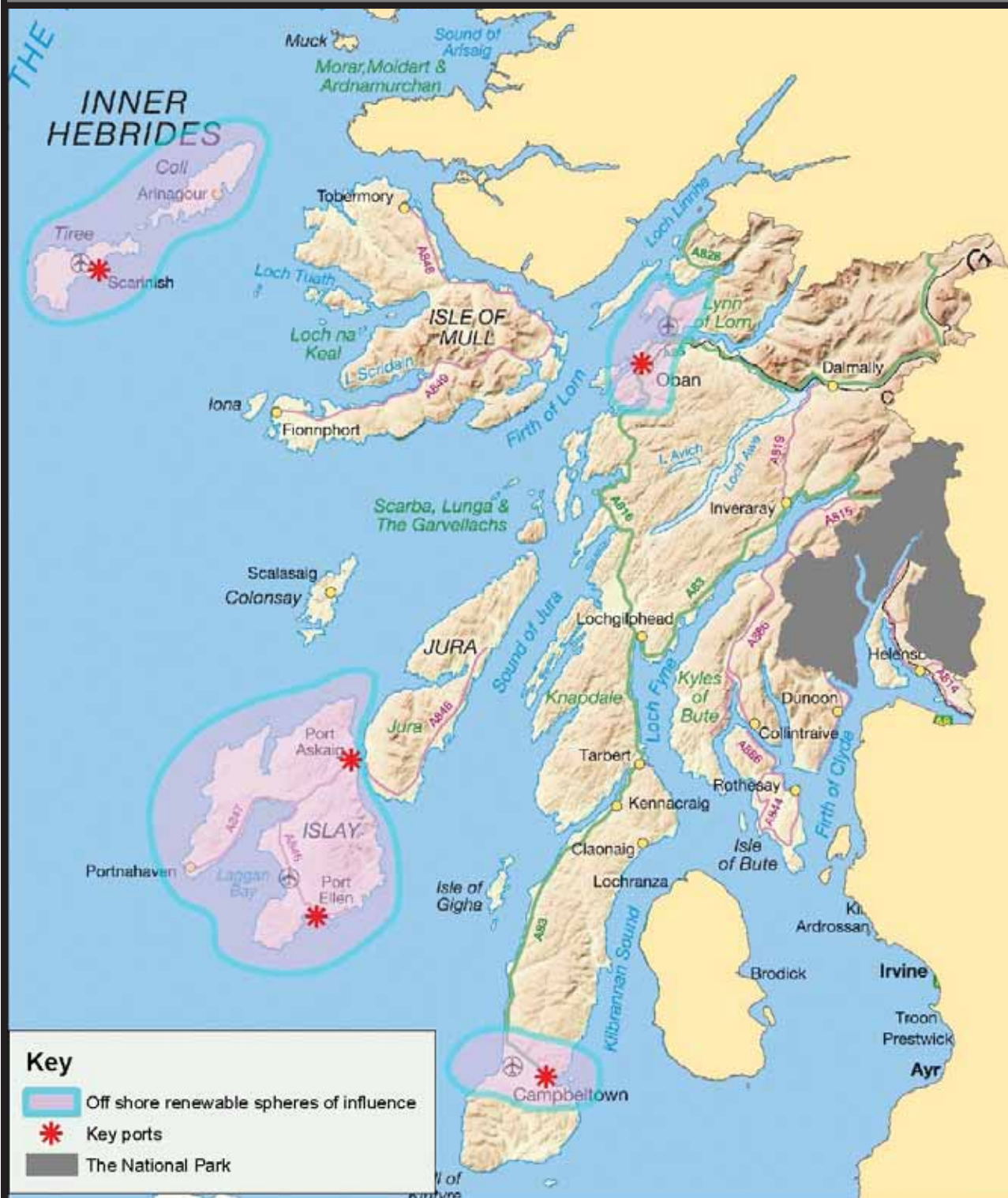
If no, what other areas of Argyll and Bute should be included?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), c), d), h) and i).




Map 6.3 - Renewable Energy Developments



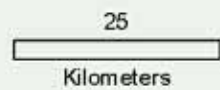
Map 6.4 - Off Shore Renewable Energy Sphere of Influence Areas



Key

-  Off shore renewable spheres of influence
-  Key ports
-  The National Park

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6.35 Promoting our Strategically Important Industrial and Business Locations

6.36 Standalone LDPs are required to identify an appropriate range of strategic industrial / business locations. These areas should be promoted as the prime economic investment sites for Argyll and Bute. The sites should be of high amenity or where a high amenity environment can be delivered and accessible by all available forms of transport. They also need to be protected from inappropriate non employment uses and development which would compromise their quality, accessibility or marketability as a business location. The LDP will identify the type and scale of development which may be appropriate for the identified strategic business sites and will specify the quality of development which is required.

6.37 The locations for the Strategic Industrial/Business are set out in **Table 6.1** and **Map 6.5**.

ISSUE 6E

Do you agree with the identification of the sites included in Table 6.1 as Strategically Important Industrial/Business Locations for Argyll and Bute?

Yes, No, No Opinion

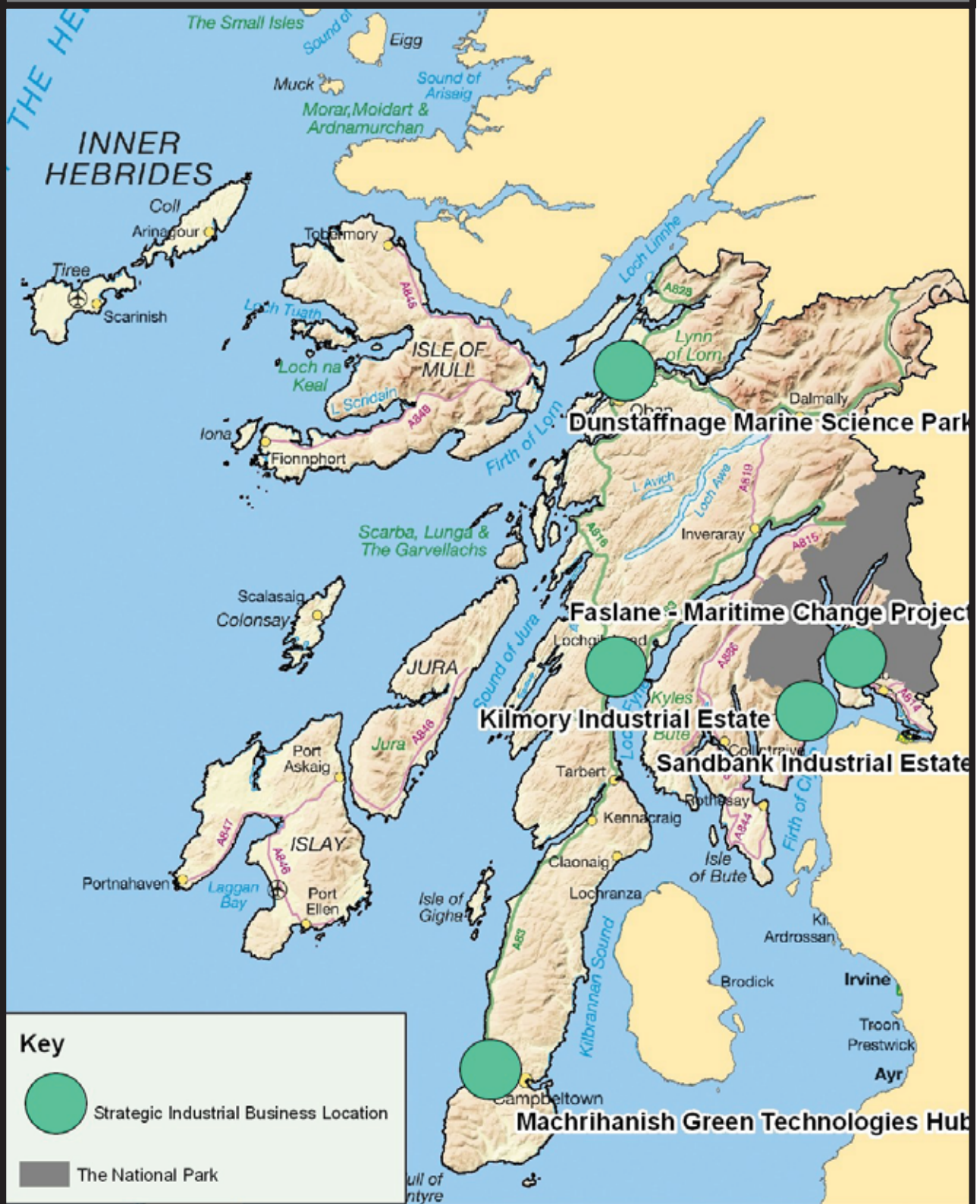
If no, please explain why you disagree and/or indicate other potential locations for Strategic Industrial and Business locations that can deliver significant employment opportunities.

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b) and d).

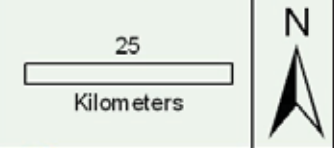
Table 6.1 - Strategic Industrial Business Locations

Dunstaffnage Marine Science Park	Marine science related development located in a high quality environment with established connections to world renowned academic and research institutions and similar businesses. Estimated to have the potential to provide up to 400 high quality jobs.
Faslane – Maritime Change Project	The Faslane MoD base currently employs upwards of 6,700 military and civilian personnel which is scheduled to grow to over 9,500 by 2019. Working increasingly with the private sector the base expansion has the potential to generate significant employment opportunities in Hi tech fields related to the defence and nuclear maintenance industries.
Machrihanish Green Technologies Hub	Green Energy/Renewables Hub. Identified as a key development site by the Scottish Government for the rapidly evolving off shore renewable energy industry this site is ideally placed as a manufacturing, research and service centre for all types of existing and future green technologies.
Sandbank Industrial Estate	Sandbank is a large scale industrial and business estate with potential to deliver in the region of 800 jobs within a high quality environment. Situated near the Main Town of Dunoon with good access to the strategic road, rail and ferry routes.
Kilmory Industrial Estate	Kilmory is a large scale industrial and business estate with the potential to be significantly expanded. Situated near to the Main Town of Lochgilphead that occupies a central location with good access to strategic road routes.

Map 6.5 - Strategic Industrial Business Locations



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6.38 Ensuring an Effective Industrial and Business Land Supply

6.39 The current Development Plan supports economic development by promoting development in sustainable locations, particularly in terms of accessibility. For this to be achieved the plan currently provides a range and choice of marketable sites for industry and businesses through its Business and Industry Allocations including opportunities for mixed use development. (Please see *Monitoring Statement* – Economy section).

6.40 Following an assessment with the council's Business Gateway Service, Highland and Islands Enterprise (HIE) and Scottish Enterprise (SE) it is considered the level and range of quality of industrial and business land available is generally appropriate to meet the demand from 2013 – 2023. Nevertheless, some new industrial and business sites need to be brought forward due to a lack of sufficient capacity in settlements such as Lochgilphead and Campbeltown (Machrihanish former MoD base). In addition, sites have been identified that are no longer considered appropriate or marketable in the Oban, Lorn and the Isles area and these will need to be replaced to maintain an adequate supply. Please see relevant Area **Spatial Maps for proposed changes in Chapter 10**.

ISSUE 6F

Do you agree with the additional allocations of land for industrial and/or business use at Lochgilphead and Campbeltown?

Yes, No, No Opinion

If no, please let us know if you consider there is a shortfall in other locations and what of demand evidence do you have to justify additional release at that location?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b) and d).

ISSUE 6G

Do you agree with the revised allocations in the Oban, Lorn and the Isles area?

Yes, No, No Opinion

If no, please indicate where future demand for business and industrial land in the OLI area can be identified?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b) and d).

6.41 Enhancing Flexibility for Small Scale Developments

6.42 Our local economy shows a predominance of small businesses, with SMEs in Argyll & Bute employing a significantly greater proportion of all workers compared to Scotland as a whole. The area also has a high number of self employed with 50% more than the Scottish average of 7.3%. This shows the importance of the small business sector to Argyll and Bute. Monitoring of industrial and business take up in Argyll and Bute has revealed that, in the main, larger scale developments have taken place on the allocations identified in the Adopted Local Plan. However, smaller scale developments have tended to take place outwith the allocations in the Settlement Development Control Zones.

6.43 Therefore, the LDP will seek to support small scale business development and growth and promote opportunities for low impact industrial, business and service uses, which can co-exist with housing and other sensitive uses without eroding residential amenity. The LDP policies will be flexible enough to support small scale developments in sustainable locations, which can provide new employment opportunities, enhance local opportunities and support rural regeneration. In addition, a flexible approach will be taken to working from home, where the amenity of surrounding properties will not be significantly affected. Small scale economic development will need to clearly demonstrate:-

- i) support for the settlement strategy by promoting the integration of employment generation opportunities with infrastructure and housing development
- ii) safeguarding of key environmental assets.

6.44 The Council's **preferred option** is therefore to identify and safeguard additional small scale opportunities within or closely related to our Main Towns, Key Settlements and identified Rural Renaissance Settlements, taking into account the Council ongoing Assets Review. The Council does not consider that there is any other realistic option available at this time.

ISSUE 6H

Do you agree that additional land should be safeguarded or policy changed to safeguard and assist smaller scale industrial and business uses, within or closely related to our Main Towns, Key Settlements and proposed Rural Renaissance Settlements?

Yes, No, No Opinion

If no, what alternative option do you suggest to better support the sustainable growth of small businesses in Argyll and Bute?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b) and d).

6.45 Focusing our Regeneration Activity in Challenging Times

6.46 A key role of the LDP is to promote the further regeneration of our communities to help ensure the full and appropriate use of land, buildings and infrastructure. In the current economic climate this aspect increases in importance as we seek to avoid the blighting effect of vacant premises and derelict land, which can act as a constraint on economic growth, particularly in our Main Towns and Key Settlements. Our smaller settlements and rural areas also present opportunities for regeneration and redevelopment particularly adjacent to existing infrastructure, community facilities and other resources.

6.47 The current Development Plan identifies the areas for regeneration through Areas for Action (AFA) where redevelopment, environmental improvement and enhancement are sought at a strategic or local level. For example, a number of these AFAs are currently being taken forward by the Council's CHORD initiative or by communities own actions. (See Monitoring Statement for additional information). The LDP will be updated to reflect this progress, removing those that are now complete and revising the associated Action Plan as appropriate. Given the current challenging economic circumstances it is considered that there is a need to be far more focussed in terms of our regeneration strategy with regeneration activities that help deliver wider improvements to our connectivity or growing our economy classified as strategic with all other regeneration activities being noted as being locally significant. The Council's preferred option therefore is to retain an updated range of Areas for Action (AFAs) in the LDP with the following areas being classified as either strategically or locally important.

Table 6.2 - Strategic and Local Regeneration Opportunities

Strategic Regeneration Opportunities
Helensburgh – Town Centre and Waterfront
Campbeltown – Town Centre, Waterfront and harbour
Rothesay Town Centre and Waterfront
Dunoon - Town Centre and Waterfront
Machrihanish
Oban Bay
Ardyne – Tourism/housing/renewable

Local Regeneration Opportunities
Garelochhead Village Centre
Helensburgh Reservoirs
Black wood, Colgrain
Kilmahew/Cardross
Rosneath Village Centre
Tobermory Baliscate
Crossapol/ Airport
Scarinish Peterhead
Port Ellen waterfront
Ardfern Village Centre
Lochgilphead Hospital Land
Lochgilphead Kilmory Home Farm
Lochavullin - Oban
Helensburgh - Town Centre East
Tarbert Harbour/Waterfront
Carradale Harbour/Waterfront
Ardrihaig Town Centre/Waterfront

ISSUE 6I

Do you agree that a more focussed approach to area regeneration activities should be taken in the LDP with a limited number of strategic priorities identified as set out in the Table 6.2 and other opportunities identified as local in nature?

Yes, No, No Opinion

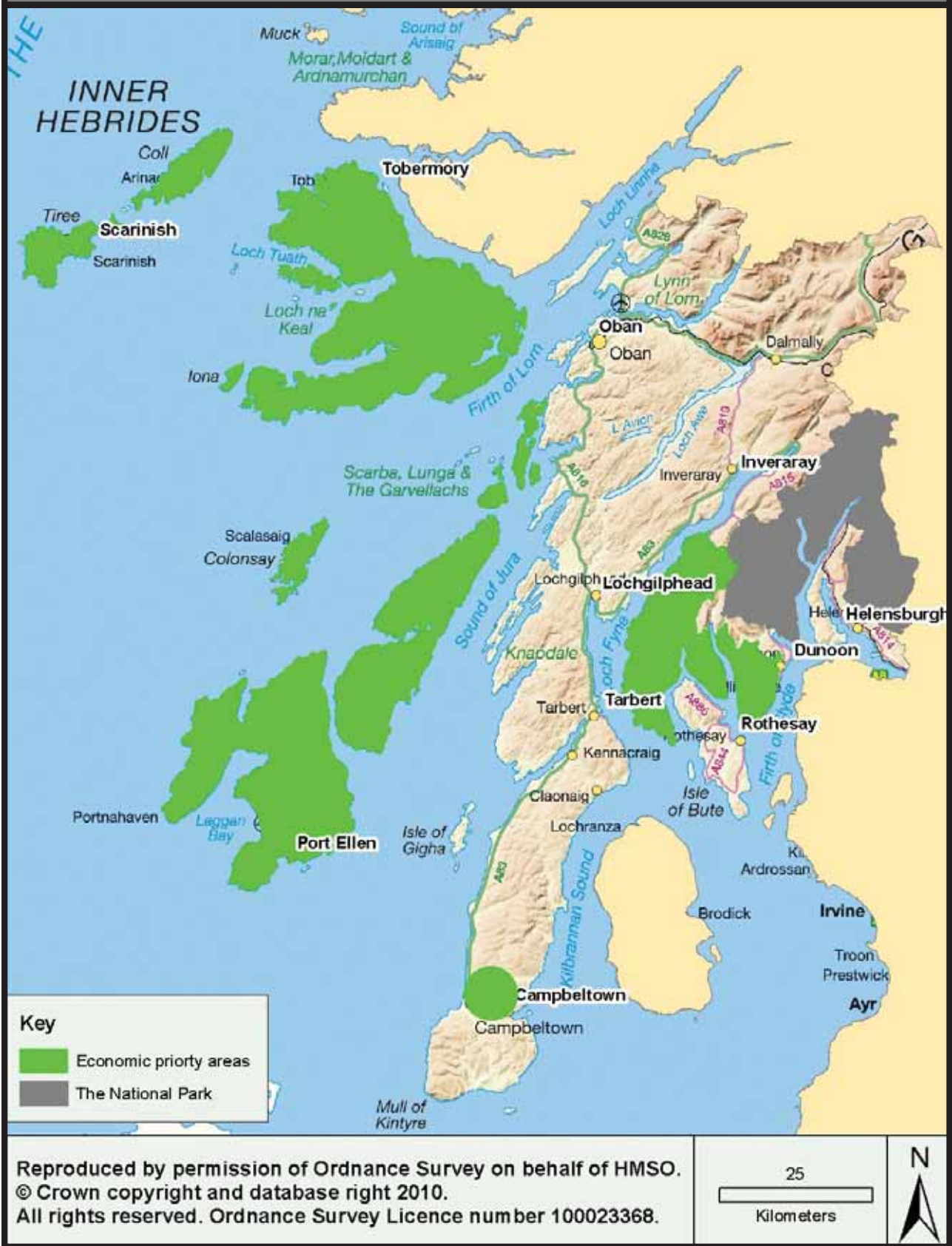
If no, please indicate which additional regeneration areas you would include in Table 6.2 at a strategic or local level?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b), c) and d).

6.48 Supporting our Communities in Greatest Economic Need

6.49 The Scottish Government, the Council's Corporate Plan, Economic Development Action Plan and early consultation on the MIR all identify the stimulation of the local economy as a first priority. This is particularly important in our remoter areas that have been classed by HIE as "fragile" or having an identified employment deficit (See **Map 6.6**). The Council proposed in these economically fragile areas that prime consideration be given in the LDP to economic and social regeneration, subject to satisfying servicing, environmental and community considerations, in an effort to enhance local competitiveness, retain the local population and the essential community services they rely on. An alternative option to this approach would be to maintain the existing Development Plan policy.

Map 6.6 - Economic Priority Areas



ISSUE 6J

Do you agree with placing economic and social regeneration as the prime consideration in the decision making process in areas identified in Map 6.6?

Yes, No, No Opinion

If no, do you support the Council's alternative of continuing with the existing Development Plan policy approach to economic development?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b), c) and d).

6.50 Realising the Potential of Retailing and Commerce in our Main Towns and Key Settlements

6.51 Town Centres are a key element of the economic and social fabric of Scotland, acting as centres of employment and services for local communities. In Argyll and Bute they make an important contribution to sustainable economic growth and act as a focus for a mix of uses including retail, commercial, leisure, entertainment, recreation, cultural, community facilities and residential.

6.52 The availability of fit for purpose, modern retail facilities plays an increasingly important part of people's daily lives and makes a valuable contribution to our local economy in terms of local employment and attracting visitor expenditure. Given that Argyll and Bute does not have any out of town retail centres our established network of accessible town centres in our established hierarchy of Main Towns and Key Settlements play a vital role here.

6.53 The current Development Plan, in accordance with national policy, seeks to focus retail investment in these aforementioned town centres through the mechanism of the sequential test. Whilst the Council does not intend to substantially change this policy focus our established town centres currently offer little, or in some cases no, opportunities to allow the expansion of local retail facilities. This has been clearly demonstrated by current development

pressures and the granting of planning consent for larger scale supermarkets outwith existing town centre boundaries.

6.54 This trend looks set to continue given the current economic situation. The MIR proposes therefore to acknowledge this and identify a number of possible sites outwith the established town centres for larger scale food retail developments in the vicinity of our Main Towns. Opinions will be sought on the suitability of individual sites with the Council's priorities clearly set out on the area spatial maps that form part of this MIR.

6.55 An alternative to this approach is not to include any additional sites and respond to developer's proposals using the sequential test. While it could be argued that this approach would be the best way to safeguard our town centre's viability and vitality it does not comply with national retail policy that calls for potential development sites to be identified in the plan and it does not provide any certainty in the planning system.

ISSUE 6K

Do you agree with our preferred option for new retail opportunities?

Yes, No, No Opinion

If yes, please see our spatial maps to view the alternative sites.

Do you agree with our alternative option?

Yes, No, No Opinion

If no, what other alternative option do you have?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), b) and d).

6.56 Retailing and Commerce in our Countryside Development Control Zones

6.57 The current Development Plan has a presumption in favour of retail development in the Countryside Development Control Zones (see LP RET 4 for further details on this policy) albeit that new retail floorspace is restricted to 100m². This policy approach was taken in order to protect the vitality and viability of our town centres.

6.58 The Council is now of the opinion that given the vital need to stimulate our rural economy the limit on retail floorspace should be raised to 200m² to help facilitate farm diversification, tourist related development and specialist marketing of high quality Argyll and Bute rural products. The rest of the policy LP RET 4 bullet points will largely be retained. This proposed policy approach also supports the aims of the Council's EDAP particularly in respect of tourism and the food and drink industry.

ISSUE 6L

Do you agree with raising the limit of 100m² to 200m² retail floorspace in order to support the continued diversification of the Argyll and Bute rural economy?

Yes, No, No Opinion

If no, do you support the status quo or do you have an alternative policy response that enables the further diversification of the rural economy in a sustainable manner?

Source: Early Engagement; Development Pressure; Supports LDP Objectives a), c) and d).

Chapter 7.

Key Policy Theme - Maximising our Resources and Reducing Consumption Together

7.1 Consuming the Earth's resources at our current rate is unsustainable and increasingly unaffordable. This situation is further compounded by the affects of climate change which is the single most important issue facing mankind. We need therefore to maximise the use of our existing resources by making the best use of existing buildings, previously developed land, protecting carbon sinks i.e. peat lands and improving the efficiency of how we use energy in new developments through better siting and embracing new technologies. Reducing our carbon footprint will also play a key role in Argyll and Bute together with how we deal with our waste. Consequently the MIR will examine the possibility of requiring the LDP to ask for higher efficiency standards in new development; examine the best place to site renewable energy developments; explore where we can achieve best value in terms of providing much needed new infrastructure; and how to best protect our scarce resources.

7.2 Reducing Resource Consumption in New Development

7.3 Reducing resource demand in new development is vital for effectively tackling climate change, reducing man made pollution, building operating costs and the effects of fuel poverty. This can be influenced by the location, design and layout of development through high energy and water efficiency measures like Code for Sustainable Homes, BREEAM and rain water harvesting. The Scottish Government is presently considering changes to the building regulations to deliver higher standards. The consolidated Scottish Planning Policy (SPP) also requires at least 15% of energy for new development to be generated from embedded low/zero carbon sources.

7.4 One of the most effective ways a land use plan can reduce resource consumption is through a hierarchical settlement strategy that directs significant development to where services and alternative modes of travel are available and this will be discussed in greater detail in **Chapter 9** of the MIR.

7.5 Another additional measure for consideration could be to require higher energy efficiency and embedded low / zero carbon source energy generation for new developments outwith our Main Towns and Key Settlements to help counteract the likely additional energy use associated with greater distance from the main service centres. It is important however to balance the need to conserve resources with the higher costs associated in achieving these targets particularly in an area such as Argyll and Bute where economies of scale are difficult to achieve with the consequential impact on build costs. Please see **Map 7.1**.

ISSUE 7A

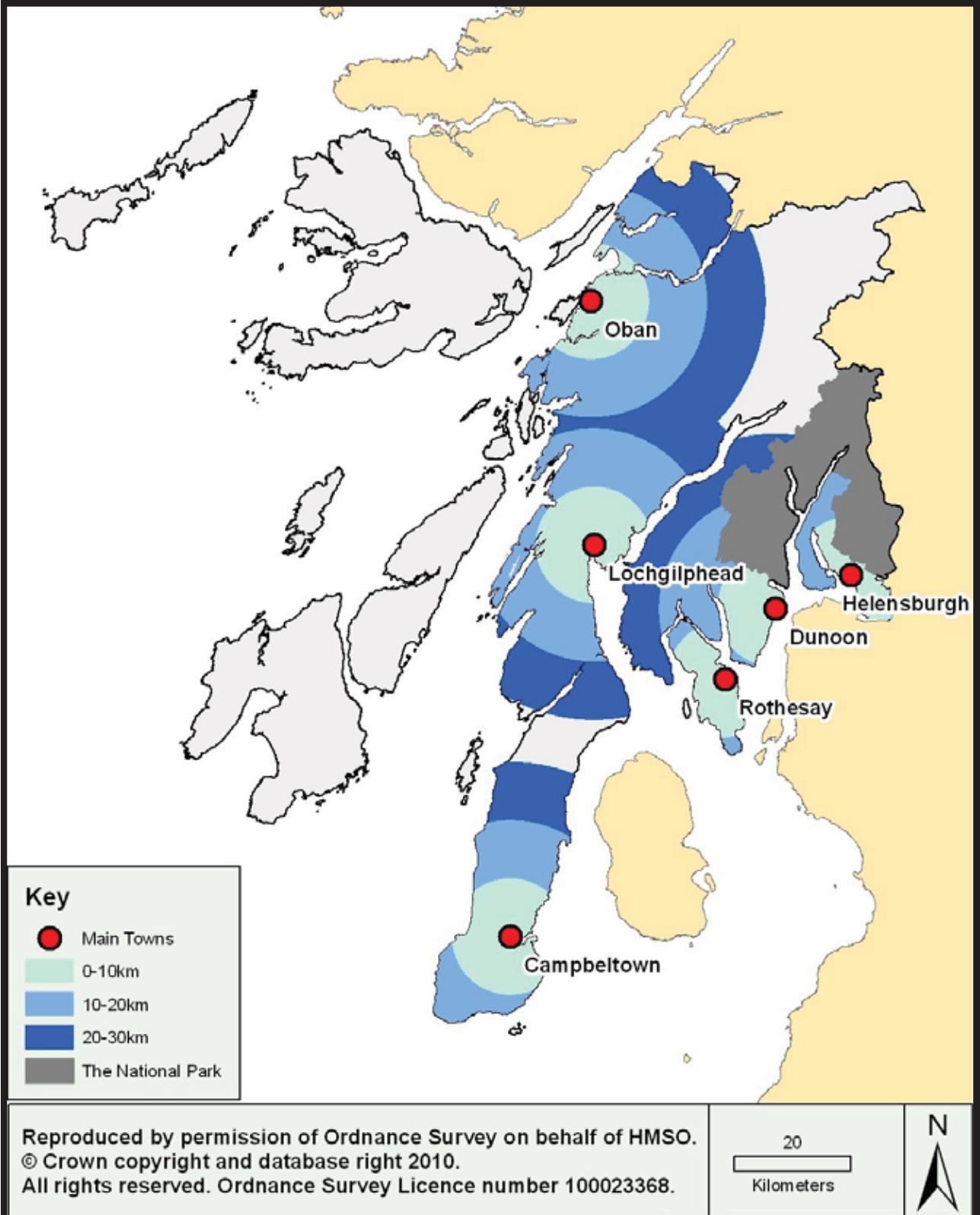
Do you think that developments located away from the Main Towns and Key Settlements should be required to offset the additional energy used travelling to and from the Main Town service centres?

Yes, No, No Opinion

If no, do you have an alternative approach that could help reduce the carbon footprint of our rural communities?

Source: Government carbon reduction targets; Climate Change (Scotland) Act 2009 Supports LDP Objectives a), h) and i).

Map 7.1 - Carbon Reduction Areas



7.6 Conserving our Finite Water Resource

7.7 The quality of our water is fundamental to our daily lives. The European Water Framework Directive (WFD) sets demanding ecological objectives for protecting aquatic ecosystems and groundwater, and promotes sustainable water use. Argyll and Bute is covered by two River Basin Management Plans that have been prepared by the Scottish Environmental Protection Agency (SEPA) in association with a full range of stakeholders including the Council. The majority of our area is covered by the Argyll River Basin Management Plan with the remaining area covered by the Glasgow and Clyde Estuary River Basin Management Plan.

7.8 The existing Development Plan contained policies protecting the quality of our water and the new LDP will continue this protection. The two approved River Basin Management Plans covering Argyll and Bute which have been subject to extensive public consultation are now considered to be supplementary guidance that support the aims of the LDP to enhance our natural environment and conserve our natural resources. The Council will also refer to the Loch Etive and Loch Fyne Integrated Coastal Zone Plans together with the Sound of Mull Marine Spatial Plan where relevant.

7.9 Despite our high rainfall at times in Argyll and Bute a number of our communities run short of potable drinking water at peak times, particularly in the summer where demand is highest. Consequently, the MIR believes it is appropriate to ask whether the LDP should require water conservation measures to be applied in new developments in specific areas of Argyll and Bute that are susceptible to water shortages. Advice will be taken from Scottish Water here. This measure will also help reduce our carbon footprint and hopefully allow for greater capacity for future development utilising existing infrastructure.

ISSUE 7B

Do you agree that there should be a requirement for water conservation measures to be required in the new LDP in areas that are subject to water shortages?

Yes, No, No Opinion

If no, why not and do you have any alternative approach to saving energy associated with the supply of water?

Source: Early consultation/Scottish Water: Supports LDP objectives a), e), h) and i).

7.10 Meeting Our Waste Management Targets Together

7.11 The Scottish Government has set the strategic direction for waste policy in Scotland through the Zero Waste Plan which sets out a waste management hierarchy based on: waste prevention, reuse, recycling and recovery. We believe that the current Local Plan policy (LP SERV 5) is aligned with both the Scottish Government's national objectives and that of the Council's Area Waste Plan. There is no requirement under the current national and local waste strategies for any additional land for waste disposal or re-cycling facilities within Argyll and Bute during the plan period of the LDP.

ISSUE 7C

Do you consider that the current Local Plan Policy LP SERV 5 is effective in relation to the potential for new waste related development and the provision of waste facilities in new development?

Yes, No, No Opinion

If no, then please explain why you think this is the case and how this policy should be amended to overcome your concerns?

Source: Changes in legislation: Supports LDP Objectives a), h) & i):

7.12 Flooding and Erosion

7.13 Flooding from rivers and our coastal waters is a naturally occurring process that has shaped much of the landscape that surrounds us and helped determine where our settlements have been constructed in the past. The current Development Plan recognised this by including policies that sought to minimise risk from flooding and other areas subject to coastal and land erosion by directing development away from these areas. We consider that the existing Development Plan policies on flood risk and land erosion are, subject to minor alterations to reflect the most recent national policy arrangements, generally satisfactory. As flood and erosion risks continue to rise due to the impacts of climate change the LDP will continue to enforce strict control over development that may be subject to, or exacerbate the potential for flooding and also take on board the requirements of the new Flooding Act that now requires all Scottish Councils, in conjunction with SEPA, to prepare Local Flood Risk Management Plans which will be included in the LDP as supplementary guidance.

ISSUE 7D

The Council considers that its current policy approach to avoid areas that are prone to flooding and land erosion is the only realistic option available.

Do you think that the existing Local Plan policy on flooding and land erosion can be improved in any way? If so please set out how the policy should be changed?

Source: SEPA changes in legislation: Supports LDP Objectives a), h) and i).

7.14 Increasing our Food Security

7.15 Argyll and Bute has a limited supply of good quality agricultural land which impacts on the actual amount of food we can actually grow to be used locally in our communities. That said, we do produce excellent food products that have considerable potential for future growth. Making use of food grown locally also helps to reduce our carbon

footprint and energy costs in transporting food into Argyll and Bute. If we are to produce more of our food locally we will have to protect our means of production through the application of land use policies. The existing Development Plan sought to protect the best of our agricultural land where no alternatives were available. It is intended that the LDP will continue this protection and strengthen it for land that is classed as 3.1 and 3.2** by the Macauley Institute agricultural land classification.

ISSUE 7E

Do you agree that the LDP should seek to protect better quality agricultural land from development?

Yes, No, No Opinion

If no, do you have an alternative policy approach to protect the best of our agricultural land from new development?

Source: Early Consultation: Climate change issues: Supports LDP Objectives a), d), e), h) and i).

7.16 The need to Mitigate Against and Adapt to the Impacts of Climate Change

7.17 One of the central challenges for planning is to respond to, and integrate with, the Scottish Government's ambitions to tackle climate change. Planning makes a significant contribution to both mitigating and adapting to climate change through its ability to influence the location, scale, mix and character of development. In providing for the new homes, jobs and infrastructure needed by communities the planning system can help to shape places and activities to achieve lower carbon emissions and establish greater resilience to the impacts of climate change.

7.18 The Climate Change (Scotland) Act 2009 sets an ambitious target of reducing carbon emissions by 80% by 2050, with an interim target of a 42% reduction in emissions by 2020. Additionally, the Scottish Government has also set a new target of generating 80% of the country's electricity from renewable sources by 2025 and has committed to work towards generating 20%

of total energy use from renewable sources by 2020.

7.19 Achieving these targets will require coordinated action and a significant commitment to adapting the built environment to reduce energy and other resource requirements as well as providing a framework for the development of renewable electricity generating technologies.

7.20 Realising our Renewable Energy Potential in Argyll and Bute

7.21 Argyll and Bute has significant renewable energy resources, which can be harnessed at various levels; commercial, community, and household:

- I. On a commercial scale, there are ten operational wind farms within Argyll and Bute generating 106MW with planning approval for a further five that will provide an additional 198MW. (Please see **Map 6.4**)
- II. There is huge scope for the development of off-shore windfarms which will have development impacts in some of our island and western coastal communities. (Please see **Map 6.4**)
- III. There are many scattered communities and stand-alone properties with potential for excellent wind regimes for micro and small/medium scale turbines.
- IV. We have approximately 10% of the total UK coniferous plantation and hence high volumes of brash and small round wood.
- V. We also have a number of small scale farm woodlands with farmers who are looking to diversify their business models.
- VI. We have a developing biomass sector and an indigenous industry growing up around it – there is great potential for wood pellet, wood chip and logs to feed community scale biomass boilers or household wood burning stoves.
- VII. We have a significant water resource for mini, small and large scale hydro.

VIII. We have ‘warm rocks’ a couple of metres below the ground surface suitable for geothermal installations.

IX. There is also potential for air and water source heat pumps and solar thermal units to provide hot water for most domestic needs.

7.22 Argyll and Bute Council is committed to the development and growth of the Renewables Sector* through the Argyll and Bute Economic Development Action Plan (EDAP) and the approved Renewable Energy Action Plan (REAP). The LDP also has a significant role to play both in reducing greenhouse gas emissions and reducing the potential impacts of climate change as well as providing a land-use framework that encourages renewable generating technologies.

The LDP proposes to do this in a number of ways:-

- A. Proposing a hierarchical settlement strategy that reduces the need for people to travel as far as possible to access employment, food, education, recreation and other services.
- B. Permitting development in locations and on sites where energy use can be minimised.
- C. Encouraging development that is sustainable in terms of design, siting, types of materials used and energy consumption through our Design Guidance.
- D. Reducing the impacts of development on our natural environment through our policies and supplementary guidance.
- E. Protecting and enhancing our biodiversity through our policies, the eco system approach taken in the local Biodiversity Action Plan (LBAP) and the inclusion of a biodiversity checklist for significant development.
- F. Reducing waste at every opportunity.
- G. Ensuring that new development does not increase the potential for flooding and is not located in areas that might be subject to flooding risk, landslip or coastal erosion.

H. Encouraging opportunities for the use of decentralised and local renewable technologies and/or low-carbon sources of heat and power.

ISSUE 7F

Do you agree with the measures suggested here in mitigating and adapting to the effects of climate change?

Yes, No, No Opinion

If no, what measures do you suggest should be undertaken in the LDP that helps the Council meet the requirements of the 2009 Scotland Climate Change Act?

Source: Scottish Government Targets: 2009 Scotland Climate Change Act Supports LDP Objectives a), d), e), h) and i).

7.23 Realising our Biomass Potential

7.24 Argyll and Bute has a significant forest resource that offers the potential for biomass power or combined heat and power plants (CHP) for generating electricity. It is considered that biomass power plants would be best located close to the timber resource to avoid having to transport the timber fuel long distances over our limited road network thereby increasing CO₂ emissions. However, the locational requirements for these biomass plants will also need to take into account the existing electricity transmission network and therefore the policy framework will have to reflect this. There is also significant potential for biomass to provide centralised heat generation for larger developments particularly housing, community or commercial development. This would also have the effect of increasing the potential for supply side opportunities – wood chip/pellet fuel manufacturing and supply.

7.25 Utilising Locally Available Minerals

7.26 The Argyll and Bute Development Plan sought to safeguard an ongoing supply of minerals to meet the construction needs of local communities within Argyll and Bute. Minerals currently extracted for construction purposes within Argyll and Bute fall in to two main categories; sand and gravel, and

hardrock, most of which is used as aggregate. While hard rock is fairly extensive across Argyll, sand and gravels are relatively scarce. This is reflected in the distribution and quantity of materials with planning consent for extraction.

7.27 The Development Plan has identified sufficient consented extraction of hard rock and peat (important for our whisky industry on Islay) to meet current levels of demand for the next twenty years.

7.28 Sands and gravels are a more limited resource, either occurring as fluvial-glacial deposits in selected areas, or as marine deposits. There have been a number of recent permissions granted however and it is again anticipated that there will be little need for additional demand during the life of the LDP.

7.29 Nevertheless, there also remains a need to serve exceptional local need and specialised export markets which may justify an additional consent. The Council therefore believes that its current planning policy approach to the consideration of new mineral operations should continue as its preferred policy option albeit with the reference in our existing policy to Planning Areas being replaced by islands and the Council's Administrative Areas, as Planning Areas are proposed to be deleted from the LDP.

7.30 An alternative to this option would be to identify in the LDP additional sites for sand and gravel extraction to allow additional flexibility at a local level. While this approach could aid economic development and reduce costs in some of our remoter areas there could be significant environment impacts associated with this expansion of activity.

ISSUE 7G

Do you agree with the Council's preferred policy option for Minerals?

Yes, No, No Opinion

If no, do you support the alternative policy option and if so do you have any new sites you wish to see identified?

Source: Findings of Action Plan; Development pressure; SPP: Supports LDP Objectives a), c), e), h) and i).

Chapter 8.

Key Theme - Improving our Connectivity and Infrastructure Together

8.1 Introduction

8.2 Transport and the infrastructure it relies on, such as our essential road network, perform a vital role in our lives. It affects everything we do – getting to work, supporting our industries, accessing resources and essential services, shopping, going on holiday, visiting family and friends, or just exploring. Transport is therefore a key driver of a modern rural economy and fundamental to the vitality of our settlements and rural communities. It is increasingly expensive, however, and in rural areas is a major contributor to carbon emissions and greenhouse gasses (See Monitoring Statement). We therefore need to locate new development to better integrate with existing transport networks and improve our transport infrastructure so that it is easier and more appealing to use public transport and other modes of personal and freight transport which minimise resource consumption. The MIR will look at how we can locate new developments in accessible areas and where they can best contribute to reducing the need to travel. New technologies will also have an increasingly important role here in the way we conduct our lives such as broadband and virtual services.

8.3 Our communities also rely on other forms of infrastructure such as electricity supply, broadband, water and waste water supplies. Early consultation has suggested that they are in need of investment and upgrading in many areas if new development is to be acceptable in certain locations. The MIR will examine how the LDP can make best use of our existing capacity and focus any improvements on where they are most needed in order to best satisfy the plan's main objectives.

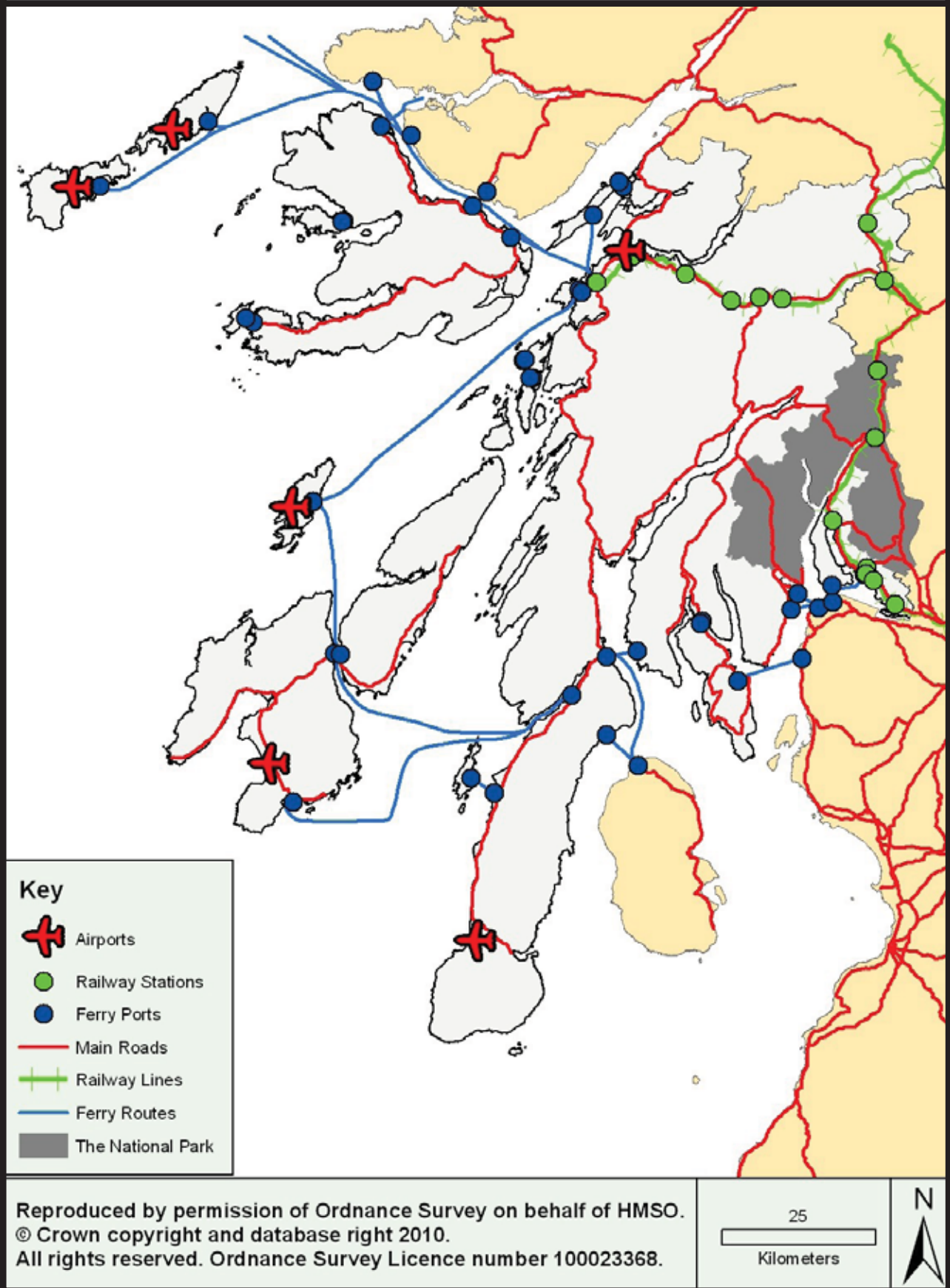
Key Issues for the LDP in terms of transport are:-

- To ensure integration with Regional and Local Transport Strategies covering Argyll and Bute.
- To focus investment on our road network where it can achieve the best impact;
- Improving accessibility to key services and facilities through better integration of land use and transport and the path network;
- Continue to advocate improvement of our strategic links; life line ferry and air services; trunk roads A82, A83; bus and rail services;
- Enhancing our essential Ports and Harbours;
- Safeguarding our Airports;
- Ensuring significant new development contributes to improving our transport infrastructure;
- Setting appropriate access, street design and parking standards;
- Climate Change; reduce emissions and safeguard transportation routes from impacts of climate change (e.g. flooding of coastal routes, increased landslip risk):

8.4 The Current Planning Policy Approach and Some Suggested Alternatives

8.5 The Council does not intend to make major changes to its current policy approach to transportation issues in the LDP as it is considered the key issues are addressed well by this approach (please see **Map 8.1** that concerns the proposed priorities of our transport strategy). This approach will be given additional support through supplementary guidance in the form of the Core Path Plan (access) and the Woodland and Forestry Strategy (timber freight and access). The LDP will however have to place greater emphasis on the need to address the increasing impacts of Climate Change, Peak Oil and rising fuel costs – reducing emissions and making best use of scarce resources.

Map 8.1 - Strategic Transport Network



ISSUE 8A

Do you agree with the strategic transport priorities identified in Map 8.1?

Yes, No, No Opinion

If no, what other strategic transport priorities need to be added?

Source: Early Consultation; Supports LDP objectives a), b), c), d), g), h) and i).

8.6 Responding to Climate Change

8.7 There are 2 key issues to be addressed in terms of Climate Change and transport; i) reduction of emissions and ii) mitigation of impacts such as flooding and landslip, particularly on strategic routes and links to our remote communities.

8.8 Reducing emissions from transport sources relies on either a reduction in transport miles or lower emissions for the same distance. The planning system influences the former through integrating development with the transport network to provide improved levels of accessibility as is supported through our current policy approach. Lowering emissions, however, ultimately requires a shift to more sustainable modes of transport. For people this generally means a shift from car-based travel to walking, cycling and public transport. For goods, it means a shift from road to rail and water based transport wherever possible. Whilst the LDP has a role in promoting and accommodating such change, it will be external factors, particularly rising fuel costs that will precipitate a significant demand for change.

8.9 The Act sets a target of an 80% reduction in emissions by 2050, with an interim target of a 42% reduction by 2020. Achieving these targets will require coordinated action and a significant commitment to adapting the built environment to reduce energy and other resource requirements, to reducing the need to travel, and to provide for pedestrians and cyclists and travel by public transport. The main way that this can be achieved through the LDP is through a hierarchical Settlement Strategy that directs larger scale

Main Towns and Key Settlements. This is expanded upon in **Chapter 9** of the MIR.

8.10 Mitigation of the impacts of climate change on the transport network also needs to be considered with flooding and landslips liable to increase. Flooding and actions concerning landslip are dealt with in **Chapter 7**.

ISSUE 8B

What other ways can you suggest to help reduce greenhouse emissions generated by transportation in the LDP?

Source: Early Consultation; Supports LDP objectives a), e) and i).

8.11 The Need to Improve our Transport Infrastructure in Oban

8.12 Oban has considerable scope for further expansion during the life of the LDP. This expansion however is dependent on having the right transportation infrastructure in place. The current Development Plan safeguards a corridor to protect the preferred route of the proposed Oban Development Road. Following the completion of detailed design works this corridor is proposed to be narrowed (see **Chapter 10** of the MIR that deals with major spatial change) with phase 1 of the Oban Development Road intending to focus on town centre and traffic management issues, being taken forward by the Council's CHORD initiative.

8.13 Additional transport infrastructure is also required off the existing A 82 Trunk Road to allow the Dunbeg Corridor development (**see Chapter 10**). The current recession combined with public sector funding cutbacks makes funding this essential infrastructure challenging for the foreseeable future. Consequently, the Council's preferred option is that all major and medium scale developments in the identified Dunbeg Corridor Development Zone will be asked for a specific contribution to be made towards the essential road infrastructure required in this area.

8.14 An alternative option is to extend the requirement for a contribution to all scales of development within the Lorn area that could

benefit directly or indirectly from the proposed infrastructure improvements.

ISSUE 8C

Do you agree with the Council’s preferred option with regard to the Dunbeg Corridor?

Yes, No, No Opinion

If no, do you agree with the Council’s alternative option or do you have any other alternatives that could be considered?

Source: Early Consultation; Supports LDP objectives a), d), g) and h).

8.15 Better Recognising the Importance of ICT Infrastructure

8.16 Advanced, high quality, ICT infrastructure is an essential component of economic growth and efficient public services. While this is important throughout Argyll and Bute it’s of particular importance in our remoter, rural communities where a growing number of people are accessing wider markets and working more flexibly from home. Fast broadband for example can also reduce the need for commuting and other business travel which in turn reduces CO2 emissions. The Council therefore will continue to support the expansion of the ICT network, through LDP policy, whilst safeguarding the environment.

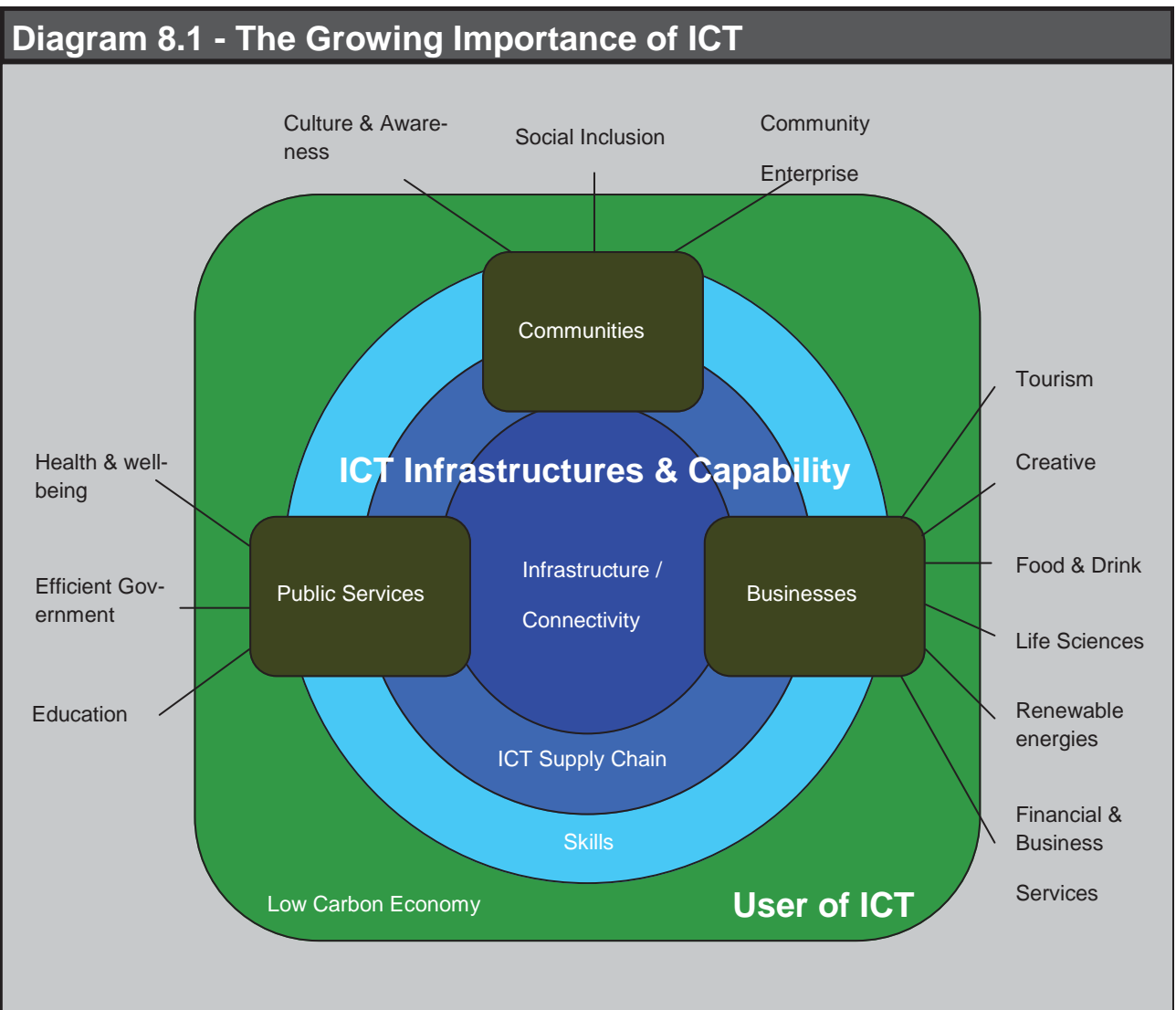


Diagram 8.1: Digital Highlands and Islands Overview: The growing importance of ICT (1)

(1): Submission to BDUK for an ‘NGA Delivery Trial’: Highlands and Islands Rural Broadband Pilot

8.17 Delivering the Potential of our Existing Infrastructure

8.18 Its not just our transport infrastructure that needs to be improved. Early consultation has revealed that there is considerable concern over the capacity of our utility infrastructure (water, sewerage, electricity) to cope with new development. The focus of the LDP will therefore be to concentrate new development on where there is sufficient capacity or in cases where significant development is proposed developers make appropriate contributions to improve essential infrastructure in order to address any adverse impacts on local communities.

Chapter 9.

The Local Development Plan Settlement Strategy for Argyll and Bute

9.1 Introduction

9.2 The settlement strategy sets out where new development should and should not be located in order to achieve the vision of the Local Development Plan (LDP) and deal with the main issues. Given the many challenges we face and the requirement to deliver sustainable development, this MIR considers two possible settlement strategies and asks for your opinion. Scottish Planning Policy requires LDPs to incorporate a strategic vision for the future development of the area over the longer term. This vision should be expressed in the settlement strategy for the area by identifying the overall supply and phasing arrangements for the release of land and the co-ordinated delivery of infrastructure to meet the requirements for development. In doing this regard should be had to the longer term sustainable vision for the area.

9.3 Realising our Potential through the Settlement Strategy

9.4 The current Development Plan's Settlement Strategy focused Allocations and Potential Development Areas (PDAs) on a hierarchy of settlements. The majority of our larger and medium scale land allocations and PDAs were identified for the Main Towns and Key Settlements. Please see **Table 9.1** that lists these settlements. Smaller scale allocations were also established in the smaller settlements which the plan identified as having some potential to accommodate new development. The LDP also intends to retain the content of PROP SET 5 to ensure that each settlement will continue to have a spatial plan to allow it to achieve sustainable growth.

9.5 The existing Development Plan also introduced the concept of Planning Areas that established rural hinterlands around our Main Towns and Key Settlements and a Countryside Development Control Zone system that placed presumptions for and

against the siting of new development. The Rural Opportunity Area Zone offers the most flexible approach subject to satisfying a range of criteria, the Countryside Around Settlement and Sensitive Countryside Zones allowing development opportunities primarily on redevelopment, rounding off and infill sites and the Very Sensitive Countryside Zone that takes a highly restrictive approach to new development.

9.6 The current settlement strategy has performed well over recent years by directing major development to our larger settlements while at the same time allowing for much needed investment in our smaller communities. The Argyll and Bute Housing Need and Demand Assessment (HNDA) (2010) and approved Action Plan 2010 both demonstrated that the greatest need and demand for new housing and business land is in our Main and Key Settlements. Consequently, the Council believes that there is no case for major change to be made to our settlement strategy in the LDP except for the addition of Cardross as a Key Settlement. That said there is also a need to recognise the importance to Argyll and Bute of our rural hinterland for accommodating our population and providing opportunities for further economic development. This may mean that some of the choices we make in terms of directing development to locations which are still reliant on private transport do not make sense in a traditional view of sustainability. However, such choices are essential to the survival of our dispersed communities, and to achieving sustainable economic growth in Argyll and Bute. The Council wishes therefore to refocus some attention to our rural communities by establishing a network of rural renaissance communities that are able to accommodate new development via mini-action plans and small scale allocations. These communities are identified in each of the Council's four Administrative Area Spatial Plans that can also be commented on in **Chapter 10 of the MIR.**

9.7 The Council's preferred Settlement Strategy therefore can be broadly summarised as enabling all parts of Argyll and Bute to meet their own needs, in a mutually supportive and sustainable way. Protecting, conserving and enhancing our

outstanding environmental assets and, where appropriate, making better economic use of them, together with the prudent use of our scarce resources.

9.8 In order to achieve sustainable communities, different policy responses are required for remote rural, rural and urban areas. However, as places have functional inter-relationships with each other, for example sharing housing markets or relying on each other to provide employment, recreational, or shopping opportunities, these different responses should be complementary to each other. The key aspects of our preferred Settlement **Strategy A** are:-

1) Regenerating our Main Towns and Key Settlements – continue to concentrate medium and larger scale development in our existing Main Towns and Key Settlements to assist in their ongoing regeneration, helping to create economies of scale, making best use of existing key services, infrastructure and our finite resources, reducing travel to work and supporting established businesses.

2) A Rural Renaissance – supporting the further development of identified rural communities to achieve their economic and social potential whilst embracing the challenges of improving connectivity, protecting our landscape and settlement character, addressing the rising cost of fossil fuels and helping them adapt to the effects of climate change.

An alternative Settlement Strategy (Settlement Strategy B) would allow for a more dispersed approach to development by promoting medium and larger scale development in a wider variety of locations. For example, this could involve allowing medium and large scale housing developments in the villages and some of the smaller settlements and allowing employment, shopping and recreational facilities to be developed wherever appropriate opportunities occur. Another example could be that larger scale employment and shopping facilities would not always be located in the identified Main Towns and Key Settlements. While this alternative approach could maximise economic development opportunities in locations that the previous plan did not

support a more dispersed pattern of development would increase the need to travel, not make best use of our existing resources, including our established town centres and generate additional carbon emissions.

ISSUE 9A

Tell us if you agree with the preferred option of Settlement Strategy A for Argyll and Bute that builds on our existing settlement hierarchy (with the addition of Cardross as a Key Settlement) and introduces the new concept of rural renaissance communities as the basis for the distribution of new land allocations for development in Argyll and Bute?

Yes, No, No Opinion

If no, do you agree with the Council's suggested alternative settlement strategy (Settlement Strategy B) or can you think of any other approaches we could take that will deliver a sustainable settlement strategy for Argyll and Bute?

Source: LDP legislative requirement: Supports LDP Objectives a) to i).

9.9 Adjusting the Development Control Zones

9.10 An original concept of the current Development Plan is the establishment of the eight Development Control Zones that cover the whole of Argyll and Bute, excluding the area covered by the Loch Lomond and Trossach's National Park.

The eight existing zones are:

- Main Towns
- Small Towns and Villages
- Minor Settlements
- Countryside Around Settlements (CAS)
- Greenbelt
- Rural Opportunity Areas (ROAs)
- Sensitive Countryside
- Very Sensitive Countryside

9.11 In general the zones have performed well in policy terms by firstly concentrating new development to our existing settlements, where the bulk of our essential services and infrastructure are available, and secondly to the Rural Opportunity Areas (ROAs) in the countryside. The main advantages of the zone system are that they build certainty into the planning process, their performance can be clearly monitored and they lend themselves to be fully integrated into an interactive spatial plan.

9.12 Nevertheless, there is scope for the zones to be simplified and the Council considers it appropriate to now delete the CAS Zone and replace it either with settlement expansion in appropriate places and more generally with the Sensitive Countryside Zone. This simplification is considered to be justified as there is little difference in terms of policy intentions between the CAS and Sensitive Countryside Zones.

ISSUE 9B

Do you agree with this simplification of the Development Control Zones?

Yes, No, No Opinion

If no, what alternative approach to the zones would you consider appropriate that still helps retain certainty in the local planning process?

Source: Early Engagement; Local Plan Action Plan Findings: Supports LDP objectives a), b), c), e), f) and h).

9.13 Adjusting the Rural Opportunity Areas (ROAs) in our National Scenic Areas and Areas of Panoramic Quality

9.14 Rural Opportunity Areas (ROAs) are one of the development control zones contained within the current Development Plan. The function of ROAs is to provide a special focus for new small scale development in the countryside away from existing settlements. The principle of ROAs was the subject of a significant element of the Public Local Inquiry associated with the current Local Plan, with the Reporters' recommending that ROAs be removed from National Scenic Areas (NSAs) and Areas of

Panoramic Quality (APQs). The Reporters' reasons for this stance were dominated by their concern that a suitably qualified landscape expert had not been involved in the identification of ROAs within NSAs or APQs which are designated for their outstanding landscape quality.

9.15 Rather than remove ROAs from NSAs and APQs, the Council commissioned suitably qualified Landscape Architects to undertake a series of Landscape Capacity Studies covering all the ROAs located within NSAs and APQs. A full suite of Landscape Capacity Studies has now been produced covering all of Argyll and Bute's NSAs and APQs (outwith the National Park). The policies within the Local Plan were also amended requiring development proposals to be consistent with the completed Landscape Capacity Studies.

9.16 This approach is intended to provide a robust and justifiable framework for the assessment of development proposals in terms of landscape impact within ROAs in NSAs and APQs. The Landscape Capacity Studies detail specific areas with potential to absorb development and specific areas not recommended for development.

9.17 As landscape impact is one of the key determining factors in the assessment of development proposals within NSAs and APQs, it is considered appropriate to amend the boundaries of the current ROAs to reflect the contents of the Landscape Capacity Studies. It is therefore proposed that ROAs should be reduced in size to correspond to the areas with the potential to absorb development and the areas not recommended for development detailed in the Landscape Capacity Studies should be re-designated as Sensitive Countryside. The Landscape Capacity Statements will then be considered as supplementary guidance associated with the LDP.

ISSUE 9C

The Council considers that within NSAs and APQs the Rural Opportunity Area boundaries should be reduced to conform to the areas with potential to absorb development detailed in the Landscape Capacity Studies.

Do you agree with this policy option?

Yes, No, No Opinion

If no, what alternative approach do you think the Council should take when considering new housing in the open countryside in NSAs and APQs to help safeguard the preferred settlement strategy?

Source: Development Pressure; Local Plan Action Plan Findings: Supports LDP objectives a), e), f), h) and i).

9.18 Developing a Masterplan for the Shandon, Rhu and Helensburgh Green Belt

9.19 The Shandon, Rhu and Helensburgh Green Belt has been a constant feature of local planning policy for several decades. The Council still considers the Green Belt to be important in this location, given the close proximity of the Glasgow conurbation, the need to provide certainty for local communities and potential developers in the planning process and the continuing commitment to the regeneration of Helensburgh Town Centre.

9.20 The current Development Plan adjusted the Green Belt boundary primarily to accommodate the building of the new Hermitage Academy School on the outskirts of Helensburgh and the site for the proposed Colgrain Business Park which has not seen any building activity as yet.

9.21 National Planning Guidance expressed through the consolidated SPP now calls for Green Belt boundaries to reflect the longer term settlement strategy and ensure that settlements are able to accommodate long term growth. For these reasons the preferred option of the Council is to prepare

a 20 year Masterplan for the Green Belt. This Masterplan will be informed by a completed landscape study approved by the Council in 2010, an urban capacity study and the Housing Needs and Demand Assessment for the area. The Council does not consider that there is any realistic alternative to this approach and has identified spatial implications associated with the Masterplan in **Chapter 10** of the MIR for consideration and public comment.

ISSUE 9D

Do you agree with the need for a 20 year Masterplan for the Shandon to Helensburgh Green Belt?

Yes, No, No Opinion

If no, what alternatives do you have to allow the sustainable growth of settlements surrounded by the Green Belt that will comply with the requirements of the consolidated SPP?

Source: Development issues; SP advice: Supports LDP Objectives a), b), d), e) and f).

Chapter 10.

Spatial Plans – Major Changes

10.1 Introduction

10.2 This Chapter deals with proposed areas of major spatial change in each of our four administrative areas with a particular focus on our Main Towns and Key Settlements. Please see all maps associated with this Chapter of the MIR.

10.3 A simple traffic light system has been devised that indicates the Council's preferred options for spatial change. **Green** signals that the Council considers that these sites are the preferred locations at this stage of the plan process for future release. **Amber or Orange** signals sites that are considered suitable for release post 2023 or when capacity is used up on the preferred sites. **Red** signals that the Council considers it is inappropriate at this stage to release this ground for release. Opinions on any of the identified sites you are interested in are welcome. These opinions will be analysed and will be used to help shape the spatial strategy of the Local Development Plan. This may mean that not all of the preferred will proceed as allocations, and that others will be phased, to reflect development capacity on existing allocations, and current estimates of need.

10.4 In identifying the preferred sites the Council has taken into account previous completions, remaining capacity on existing Allocations, settlement zones, Potential Development Areas (PDAs), the availability of essential infrastructure together with the willingness, or otherwise, of land owners to release land. A simple checklist on each site's suitability or otherwise has also been taken into account. This information can be found in **Appendix A** of the MIR.

ISSUE 10A

Do you agree with the Council's list of preferred sites for future release?

Yes, No, No Opinion

If no, please tell us why taking into account environmental, resource and community impacts?

Source: SPP; Legislative requirements; Early Engagement; Monitoring: Supports LDP objectives a), b), d), e), f), g), h) & i).

10.5 The spatial maps in Chapter 10 also identify the Council's preferred Rural Renaissance settlements that it believes to be suitable for the identification of small scale allocations for housing and business. These settlements have been chosen based on an assessment of their existing size (population), the existence of a range of key services and facilities within or immediately adjacent to these settlements (such as primary school, doctors surgery, shop, railway station etc.) and crucially the availability of potential development land. Opinions are thought on the suitability, or otherwise, of the settlements identified.

ISSUE 10B

Do you agree with the Council's list of Rural Renaissance Settlements?

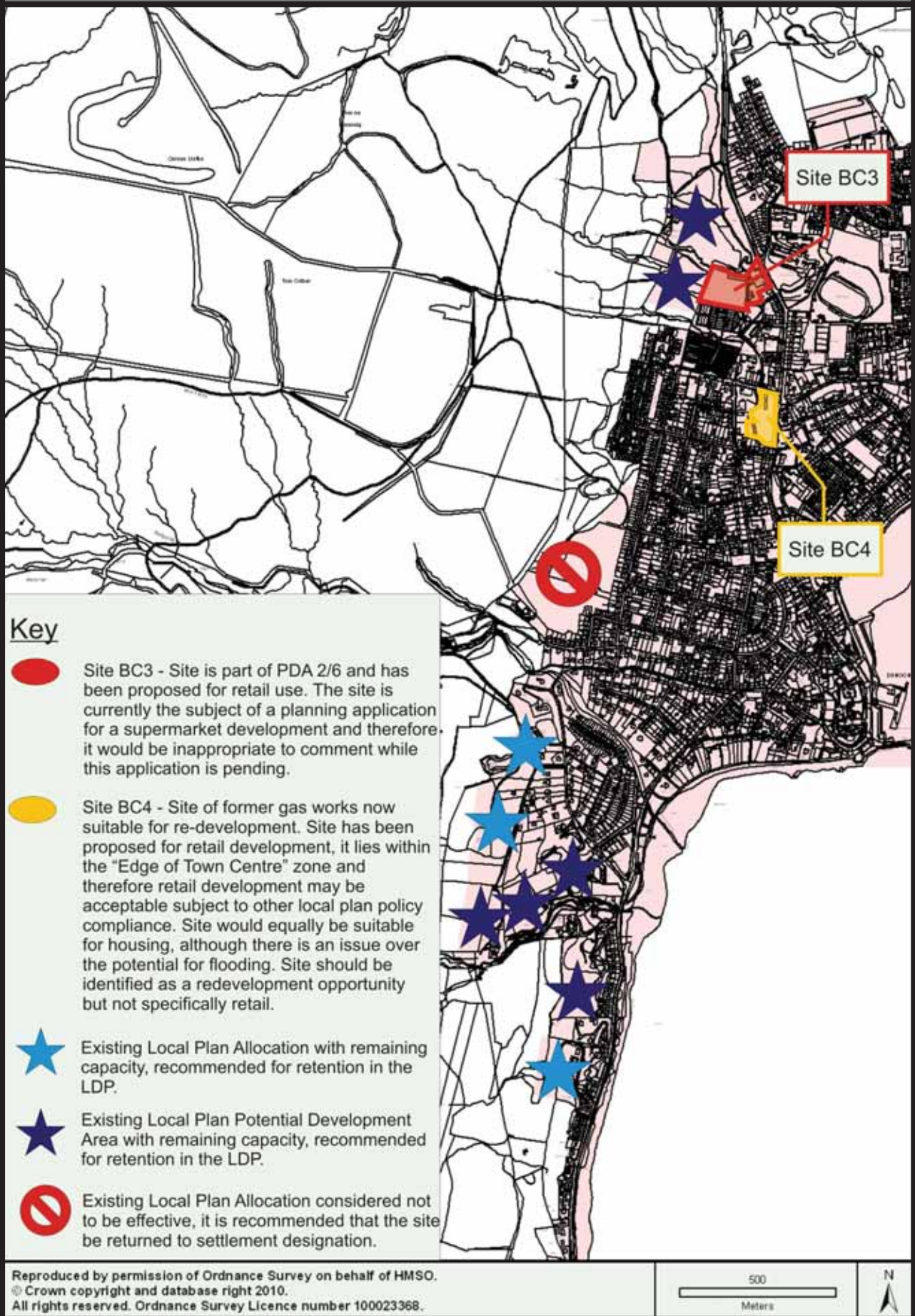
Yes, No, No Opinion

If no, please tell us why you do not agree?

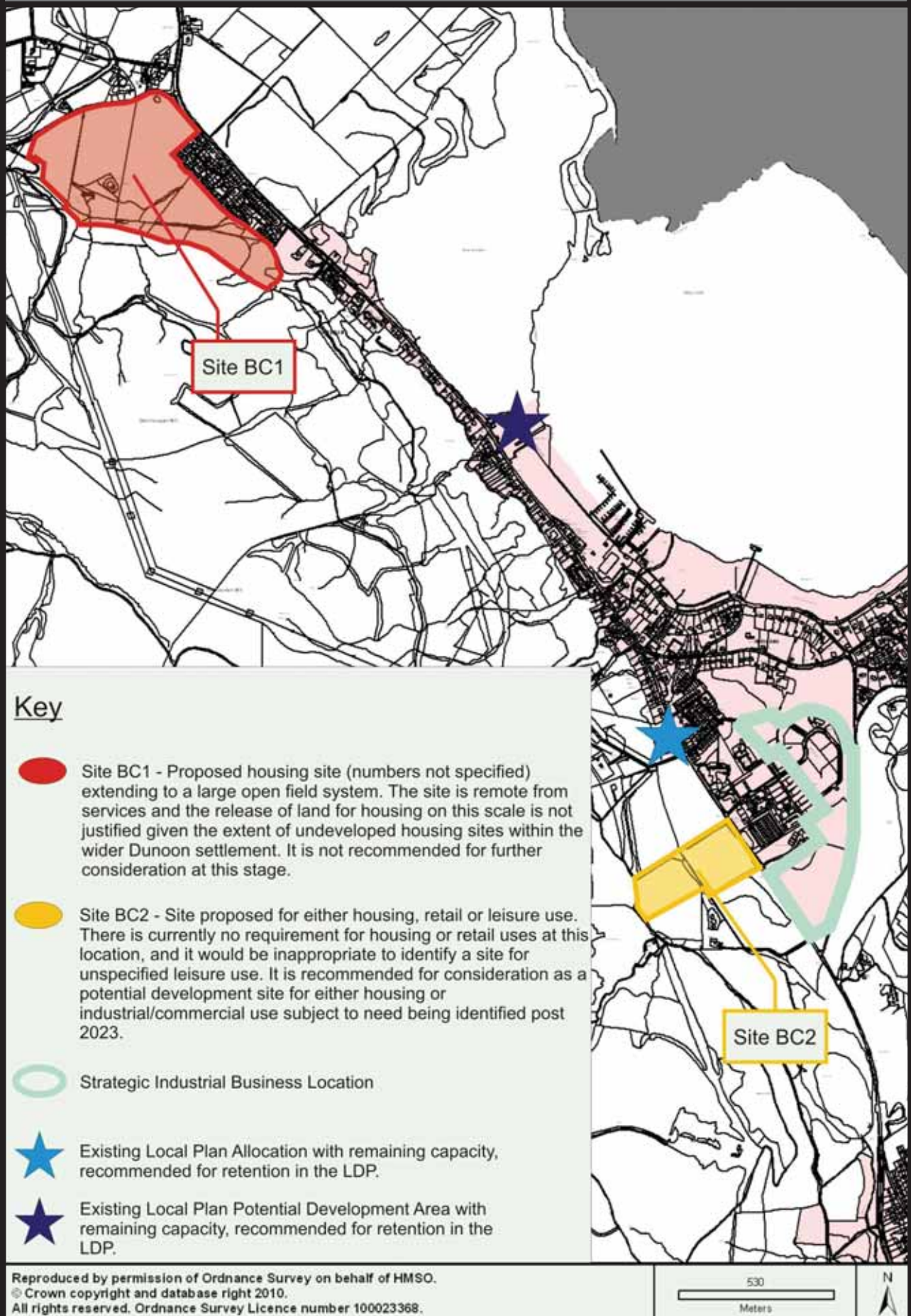
Source: SPP; Early Engagement: Supports LDP objectives a), b), c), e), f), g), h) & i).

10.6 It should be noted that the Council intends to retain much of the current Development Plan's settlement plan content. Where allocations or PDAs have no remaining capacity, or are considered no longer effective, they will be removed. In addition, the MIR only deals with major spatial changes and further consideration will be given to other smaller scale spatial changes at the Finalised Local Development Plan stage.

Map 10.1 - Bute and Cowal - Dunoon










Map 10.2 - Bute and Cowal - Sandbank



Map 10.3 - Bute and Cowal - Strachur



Key

-  Site BC7 - Site proposed for housing, currently Countryside Around Settlement designation. This site should be included within the settlement boundary to allow for additional housing as infill and rounding-off.
-  Site BC8 - Site proposed for housing, currently Countryside Around Settlement designation. This site should be included within the settlement boundary to allow for additional housing as infill and rounding-off.
-  Site BC9 - Site proposed for housing (30 units), currently within the settlement boundary and the site would be acceptable for housing.
-  Site BC10 - Site proposed for housing, currently outwith the settlement boundary and adjacent to Housing allocation H-AL 2/15. However the site represents a logical extension of the existing settlement and should be included as a new site for housing.
-  Site BC11 - This is an existing allocation (H-AL 2/14) where it is proposed that the boundaries be adjusted to better reflect the topography and ground cover. No objection to this proposal.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.

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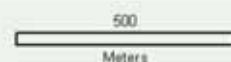
Map 10.4 - Bute and Cowal - Toward



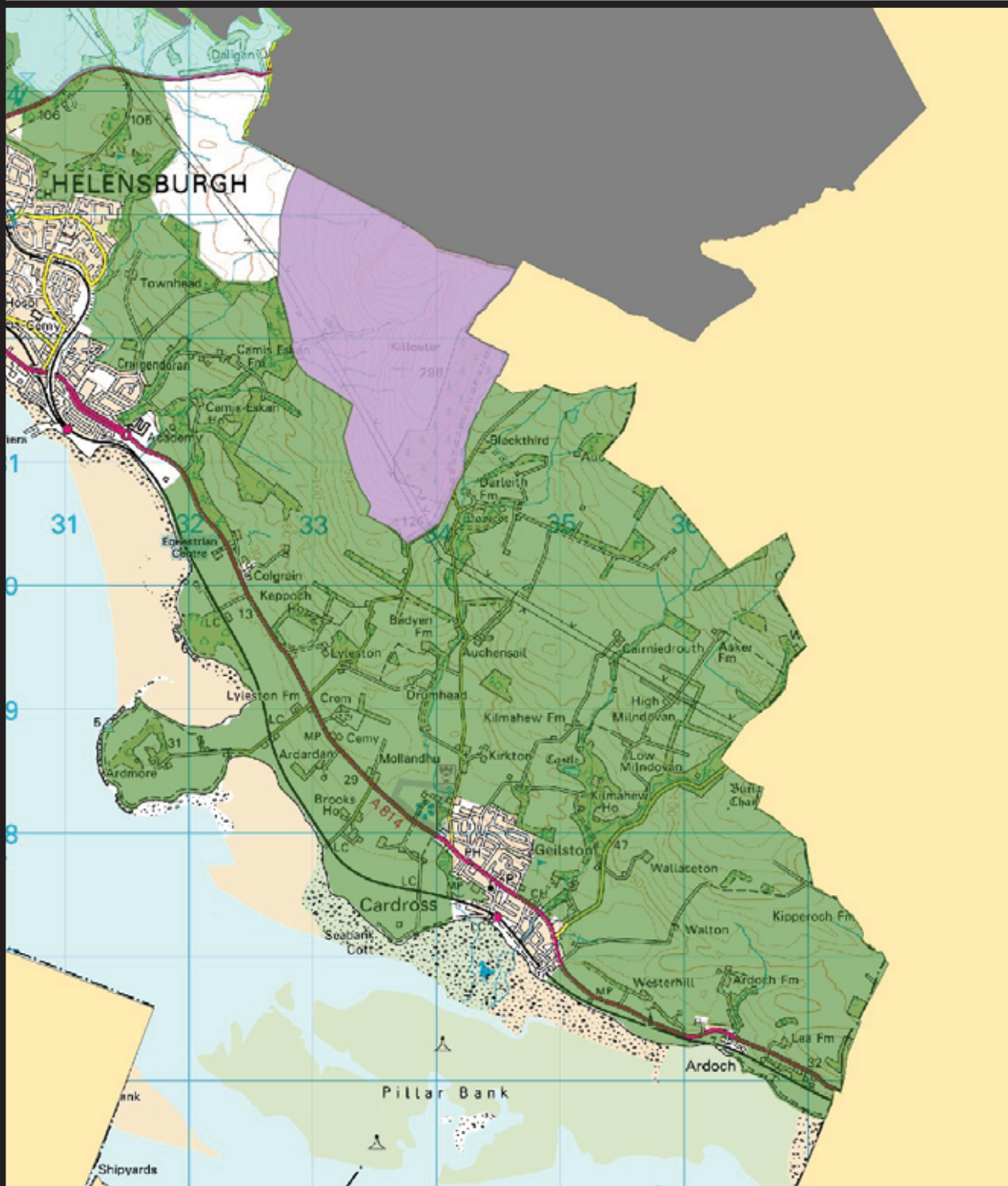
Key

-  Site BC5 - Site adjacent to existing undeveloped housing allocations H-AL 2/19 and H-AL 2/20 together with PDA 2/100 also undeveloped. Given that none of these allocations and PDA, with a combined capacity of some 40 dwelling houses has yet been developed, there is no justification for the identification of further land for housing at this location.
-  Site BC6 - Site proposed for housing development. Further consideration could be given to the release of this site post 2023.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.

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Map 10.5 - Green Belt East



Key

- Land to be retained as Green Belt
- Land to be added to the Green Belt
- Land to be removed from the Green Belt and designated as Very Sensitive Countryside
- The National Park

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Map 10.6 - Green Belt West



Map 10.7 - Helensburgh and Lomond - Helensburgh West



Key

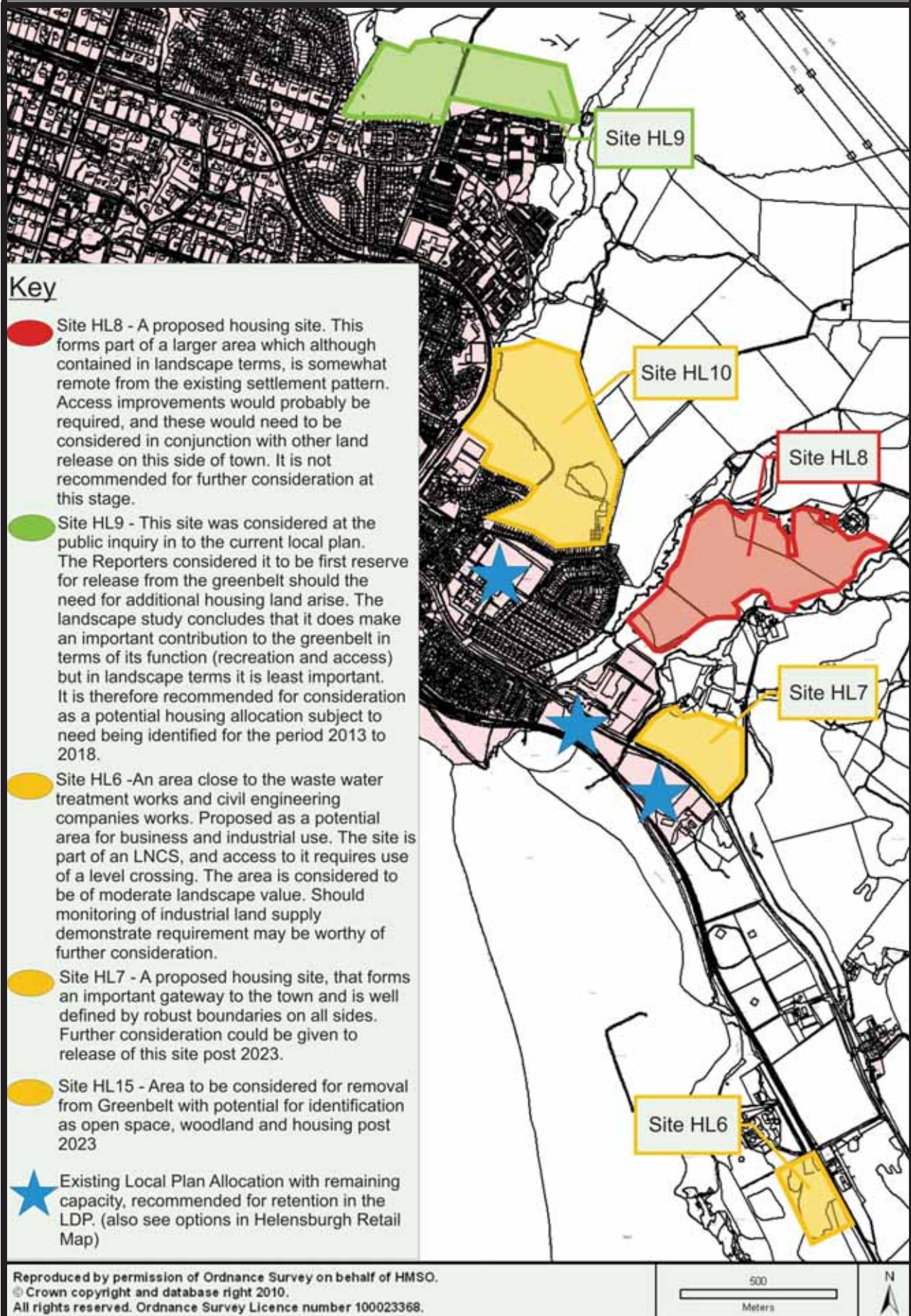
-  Site HL11 - A proposed housing site. This area is within a highly sensitive wedge of the greenbelt between Helensburgh and Rhu. It is not recommended for further consideration at this stage.
-  Site HL12 - These representations relate to an existing Potential Development Area and Settlement area which provide positive support for these proposals.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Allocation considered not to be effective, it is recommended that the site be returned to settlement designation.

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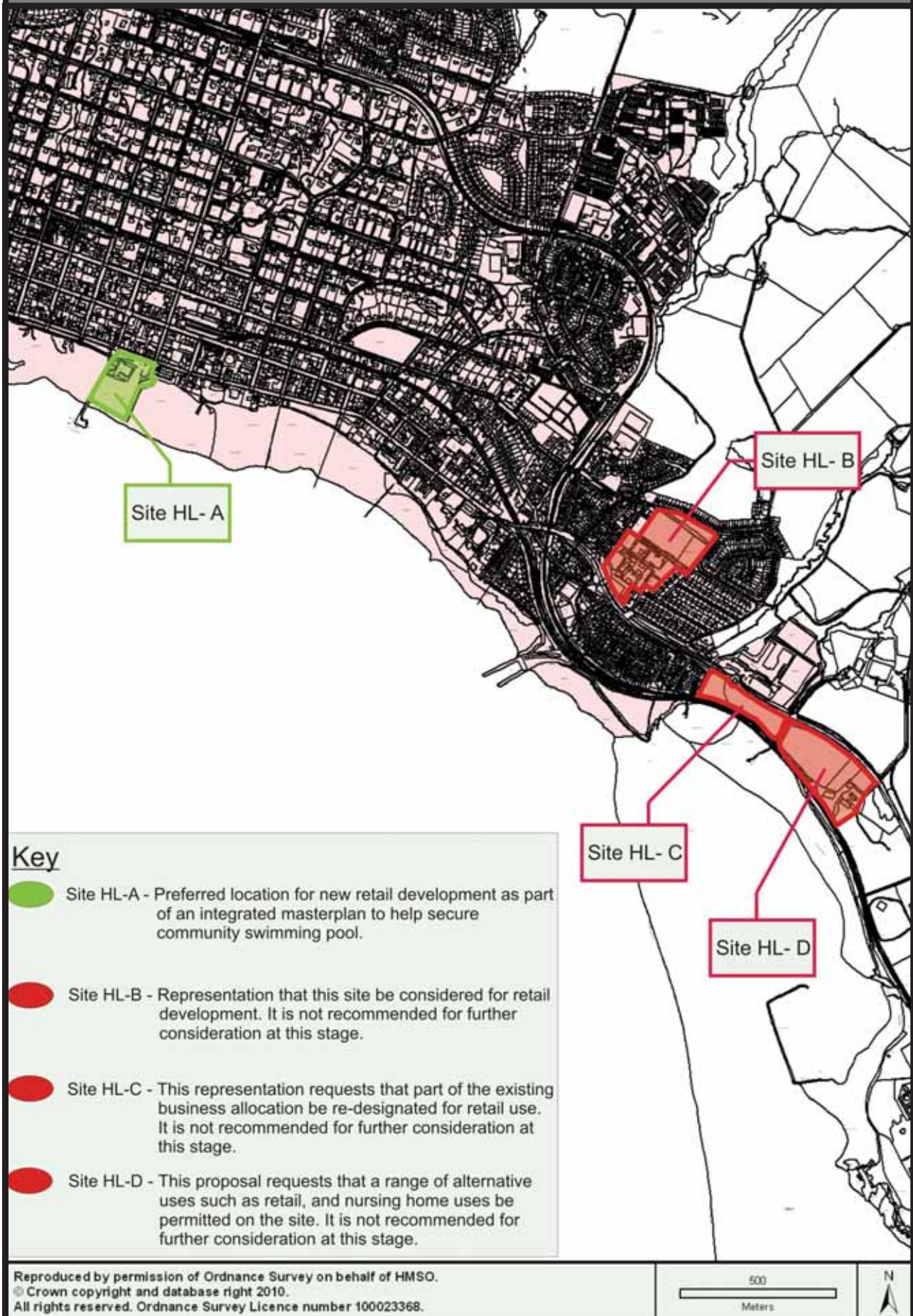
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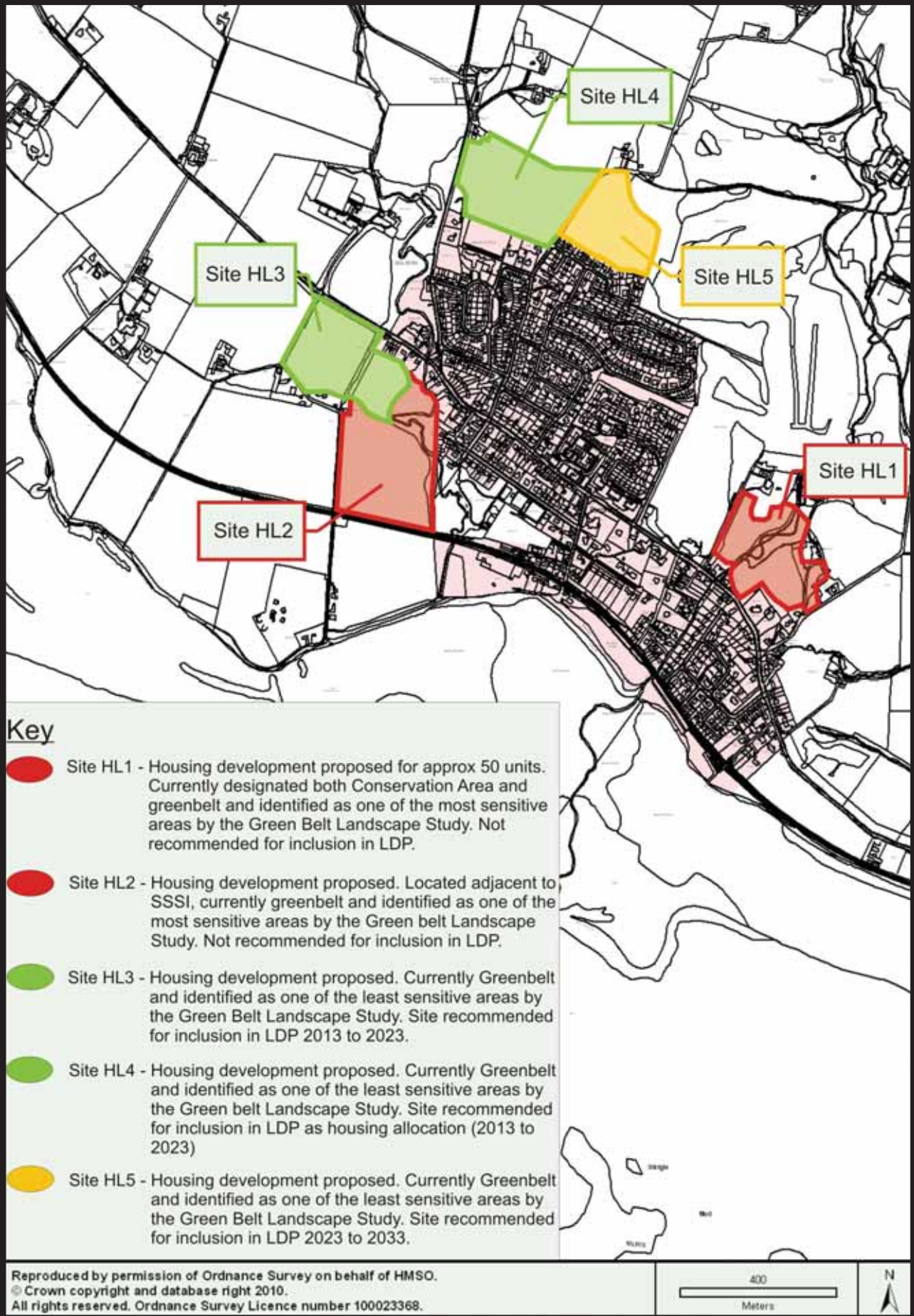
Map 10.8 - Helensburgh and Lomond - Helensburgh East



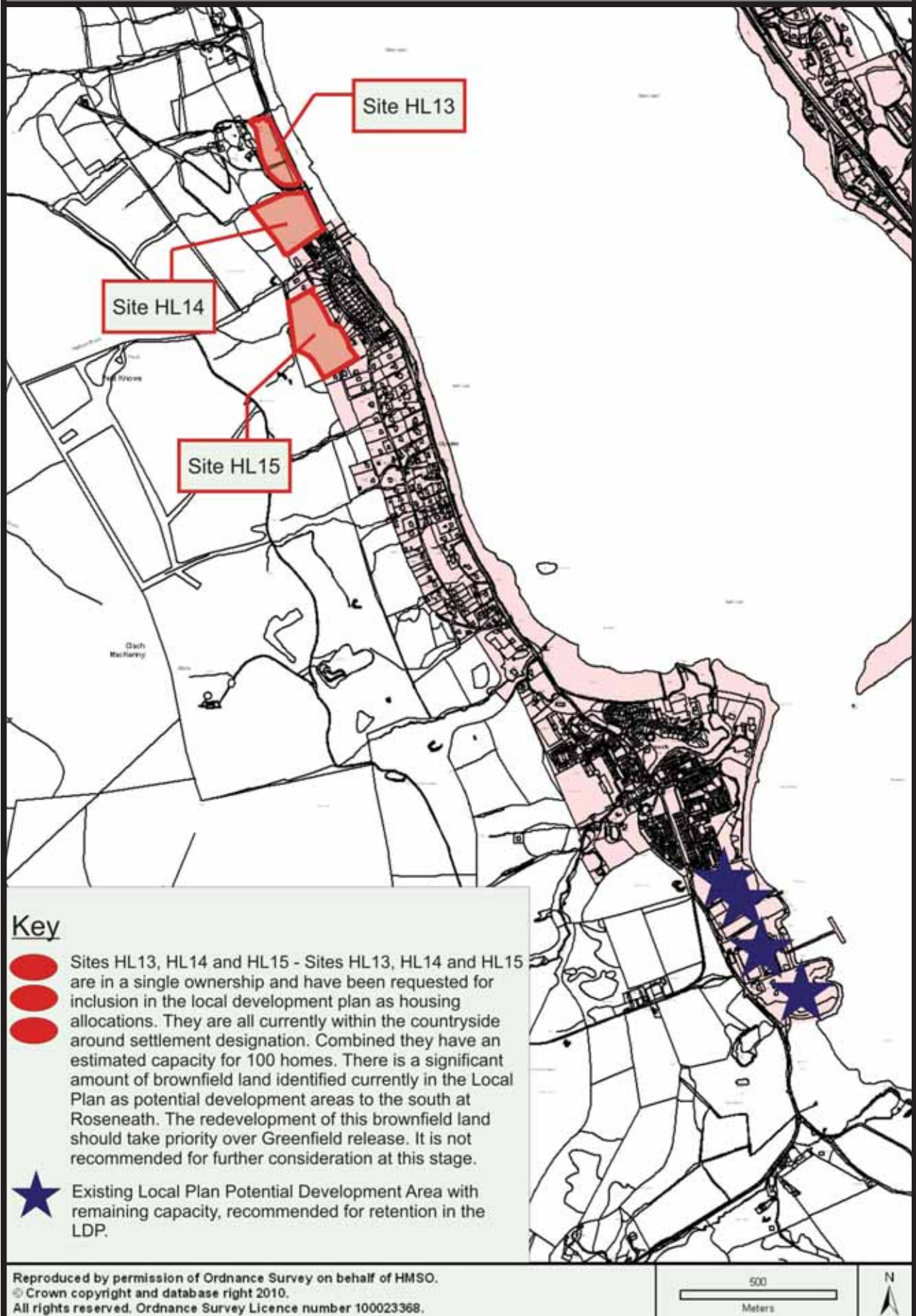
Map 10.9 - Helensburgh and Lomond - Helensburgh Retail Inset



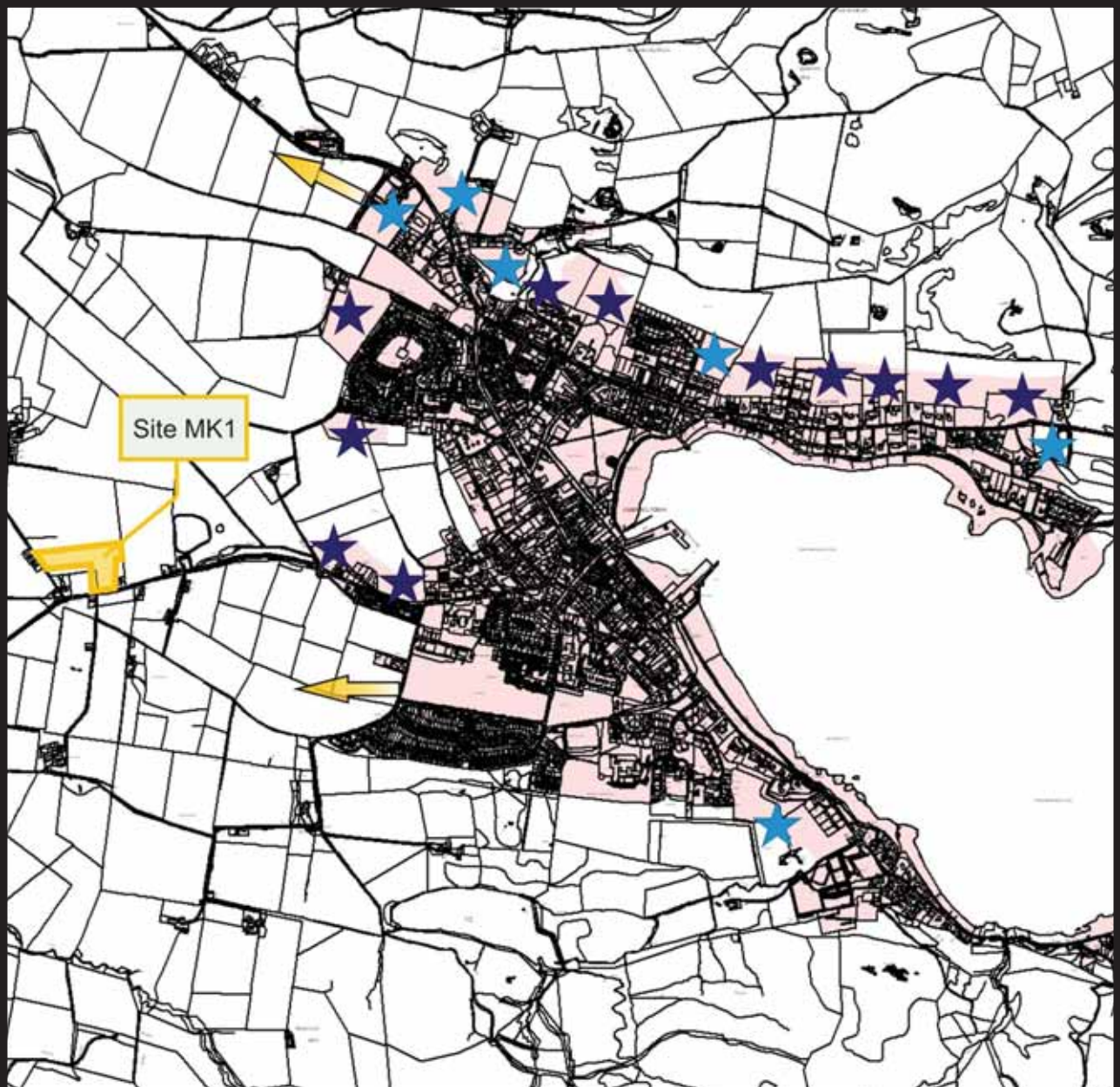
Map 10.10 - Helensburgh and Lomond - Cardross







Map 10.11 - Helensburgh and Lomond - Rosneath



Map 10.12 - Mid Argyll, Kintyre and Islay - Campbeltown



Key

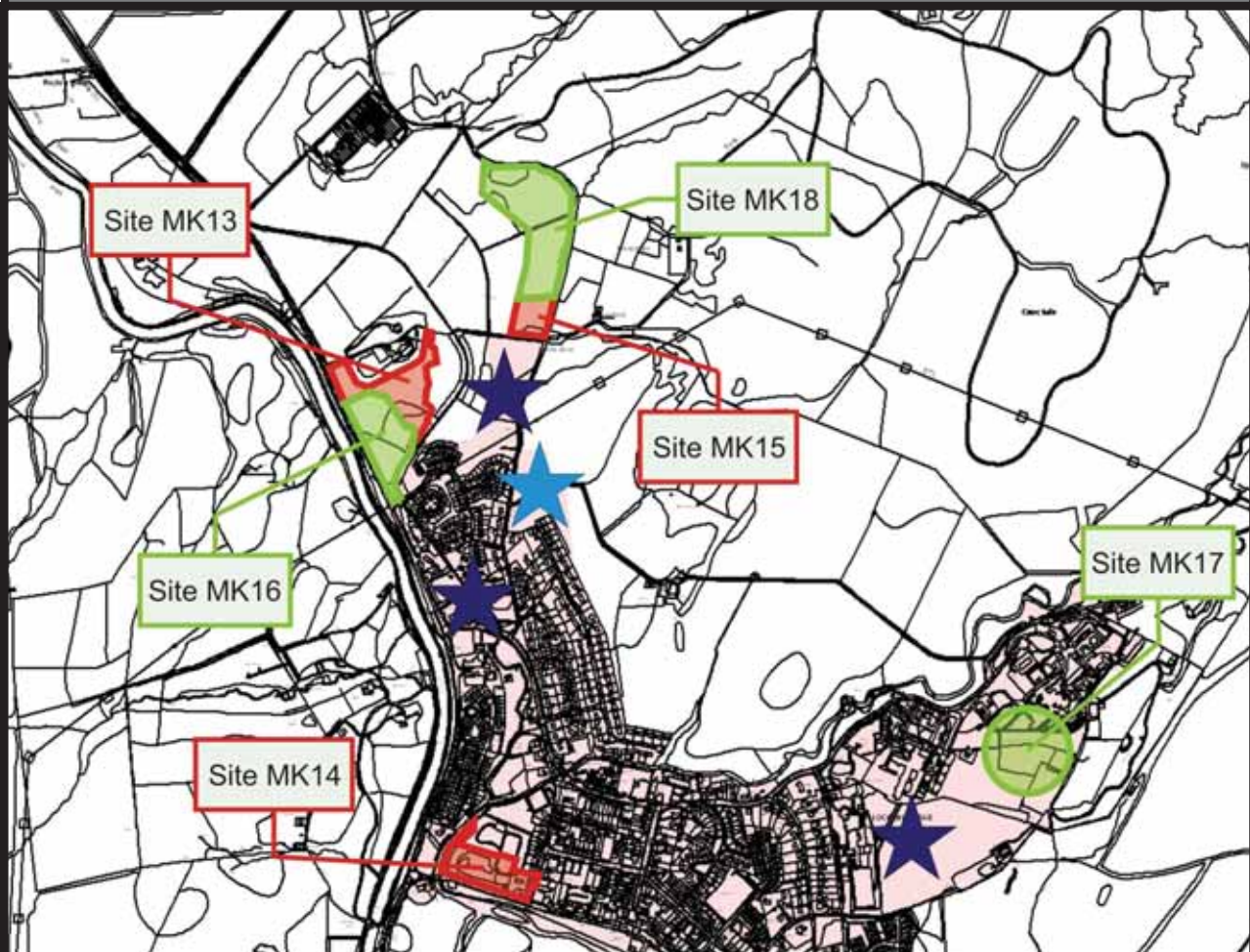
-  Site MK1 - Site proposed for 15 houses. There is currently no requirement for additional housing land in Campbeltown. Further consideration could be given to the release of this site post 2023.
-  Longer term phased growth 2023 - 2033
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.

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Map 10.13 - Mid Argyll, Kintyre and Islay - Lochgilphead North



Key

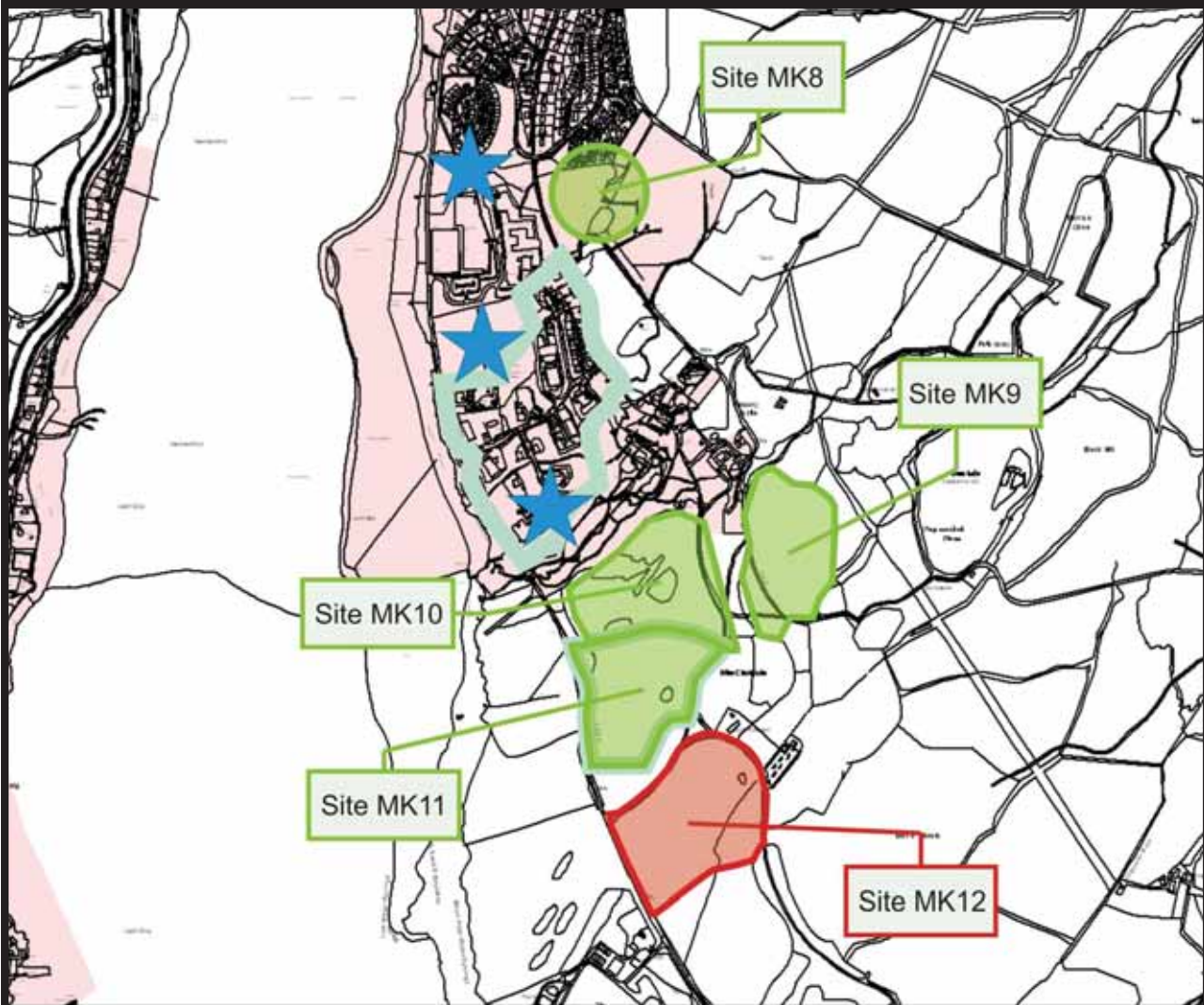
-  Site MK13 - Proposed site for mixed development. This area is less well related to the town of Lochgilphead than other existing and proposed sites for housing. There are a number of constraints, including flooding. Proposals for tourism development can be dealt with appropriately through the policy framework proposed for the LDP. The preferred option for business and industry lies to the south of Lochgilphead with additional capacity not required during the plan term. It is therefore not recommended for further consideration at this stage.
-  Site MK14 - Proposed extension to town centre designation. There is an extant permission for a supermarket in this area and a Tourism Protection Area. Given the distance from and relationship to the main town centre it is recommended that the edge of centre designation be retained. This is an integral part of the sequential approach for retail proposals.
-  Site MK15 - Site proposed for housing. This area is less well related to the town of Lochgilphead than other existing and proposed sites for housing. The area has issues related to flooding. It is therefore not recommended for further consideration at this stage.
-  Site MK16 - Proposed Site for hotel/tourism/leisure development – short to mid term potential, subject to flood assessment for new proposals.
-  Site MK17 - Proposed development area. The former hospital site has the potential to deliver capacity for mixed use development within the plan period 2013 – 2018, including affordable housing.
-  Site MK18 - Proposed site for caravan park/tourism development. Potential in the short to mid term.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.

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Map 10.14 - Mid Argyll, Kintyre and Islay - Lochgilphead South



Key

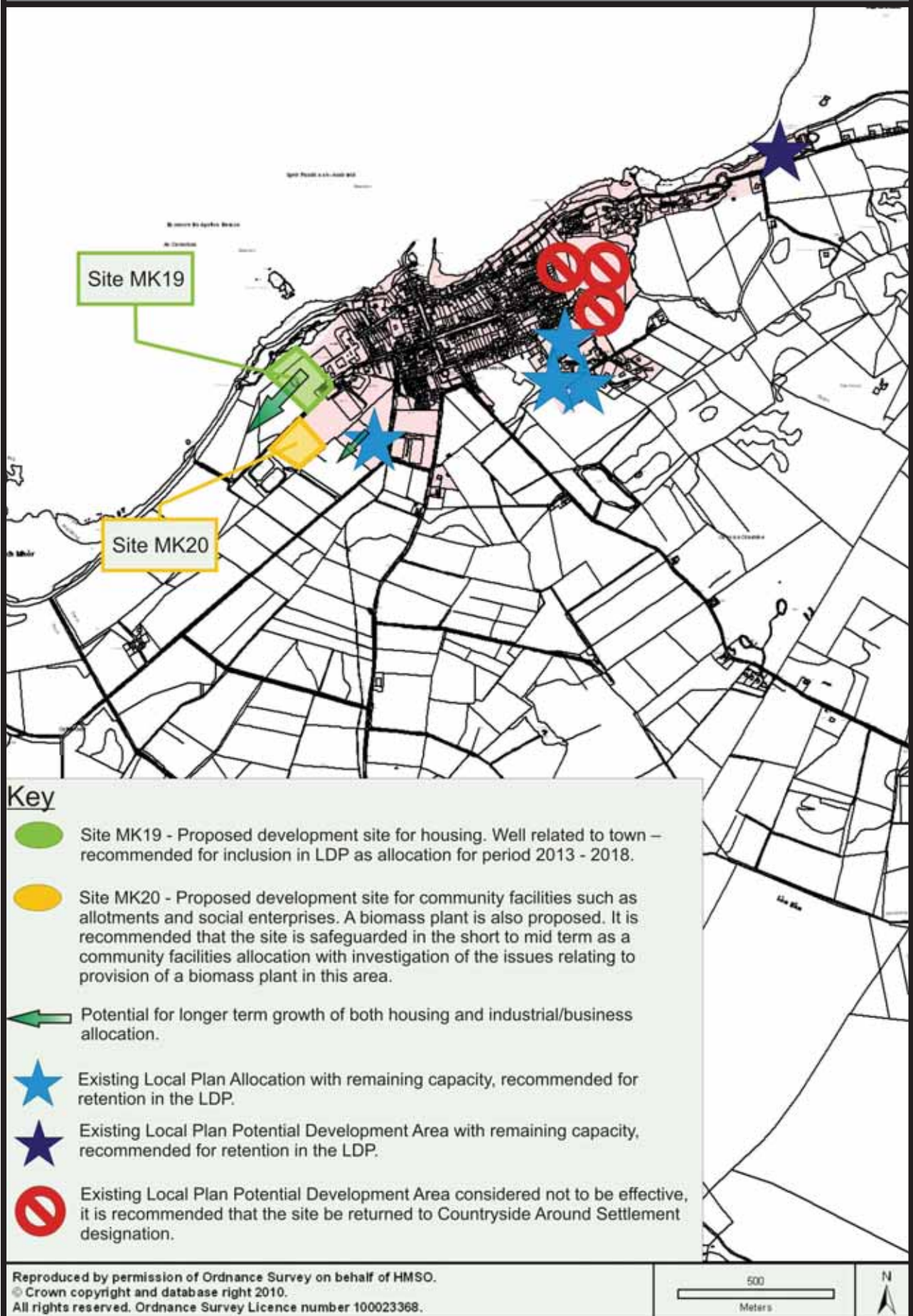
-  Site MK8 - Potential future housing site for mid/longer term – capacity to deliver up to 200 houses, including affordable in a location well related to the town and opportunities for work. It is proposed that the existing Community Allocation for sports facilities be removed, with the other existing pitches in Lochgilphead, the sports pitches at the school, shinty pitch and land adjacent to it safeguarded through the plan.
-  Sites MK9 and MK10 - Proposed allocation for community orientated facilities related to Home Farm to include investigation of potential open space area to cater for community events.
-  Site MK11 - Proposed site. New location for business/industry – phased for plan period and mid/longer term to meet requirement identified in Economy section.
-  Site MK12 - Proposed site for mixed development – This site is remote from the town and the capacity it could provide exceeds what is liable to be required within the term of the plan. It is therefore not recommended for further consideration at this stage.
-  Strategic Industrial Business Location
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.

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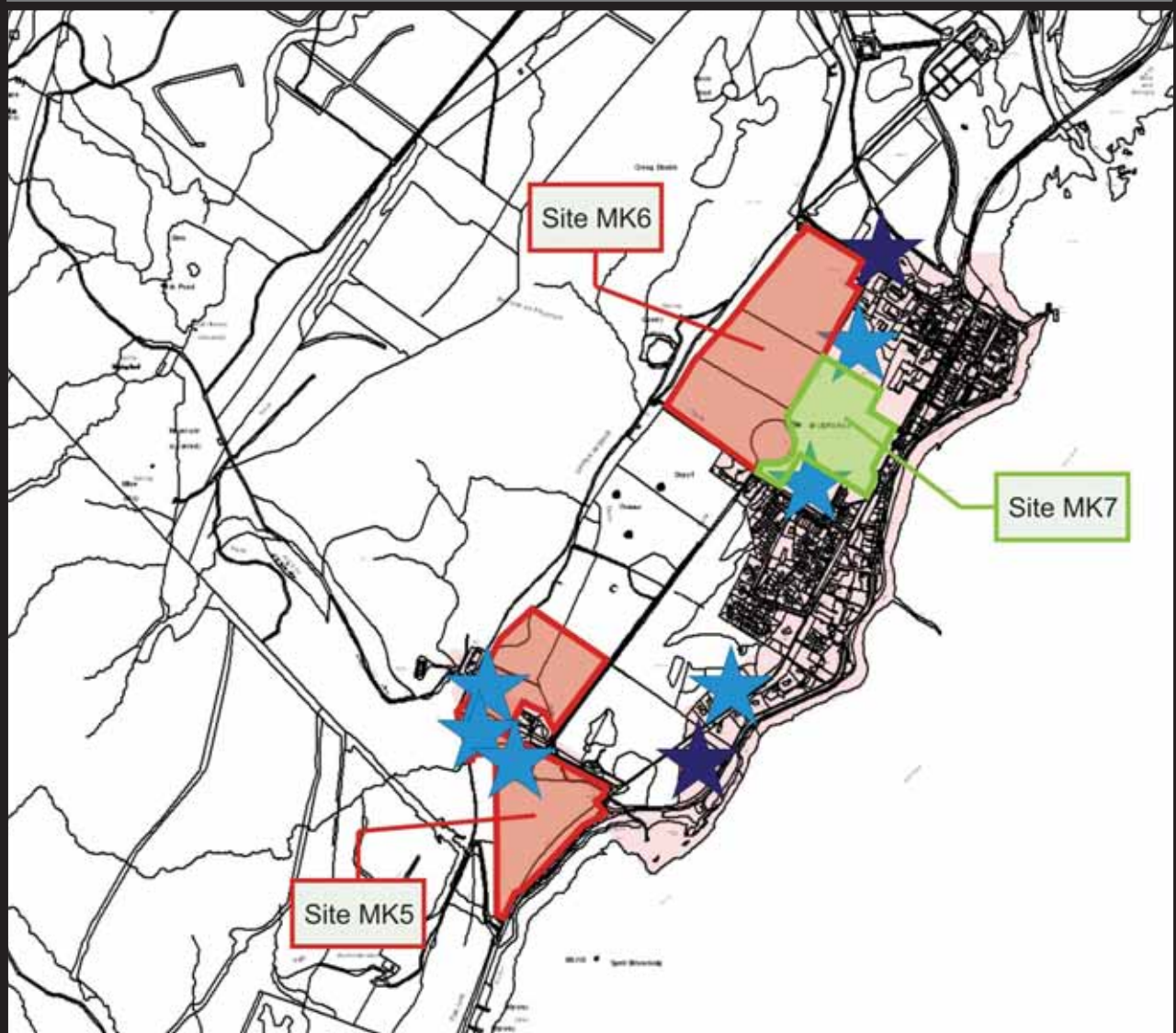
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Map 10.15 - Mid Argyll, Kintyre and Islay - Bowmore



Map 10.16 - Mid Argyll, Kintyre and Islay - Inveraray



Key

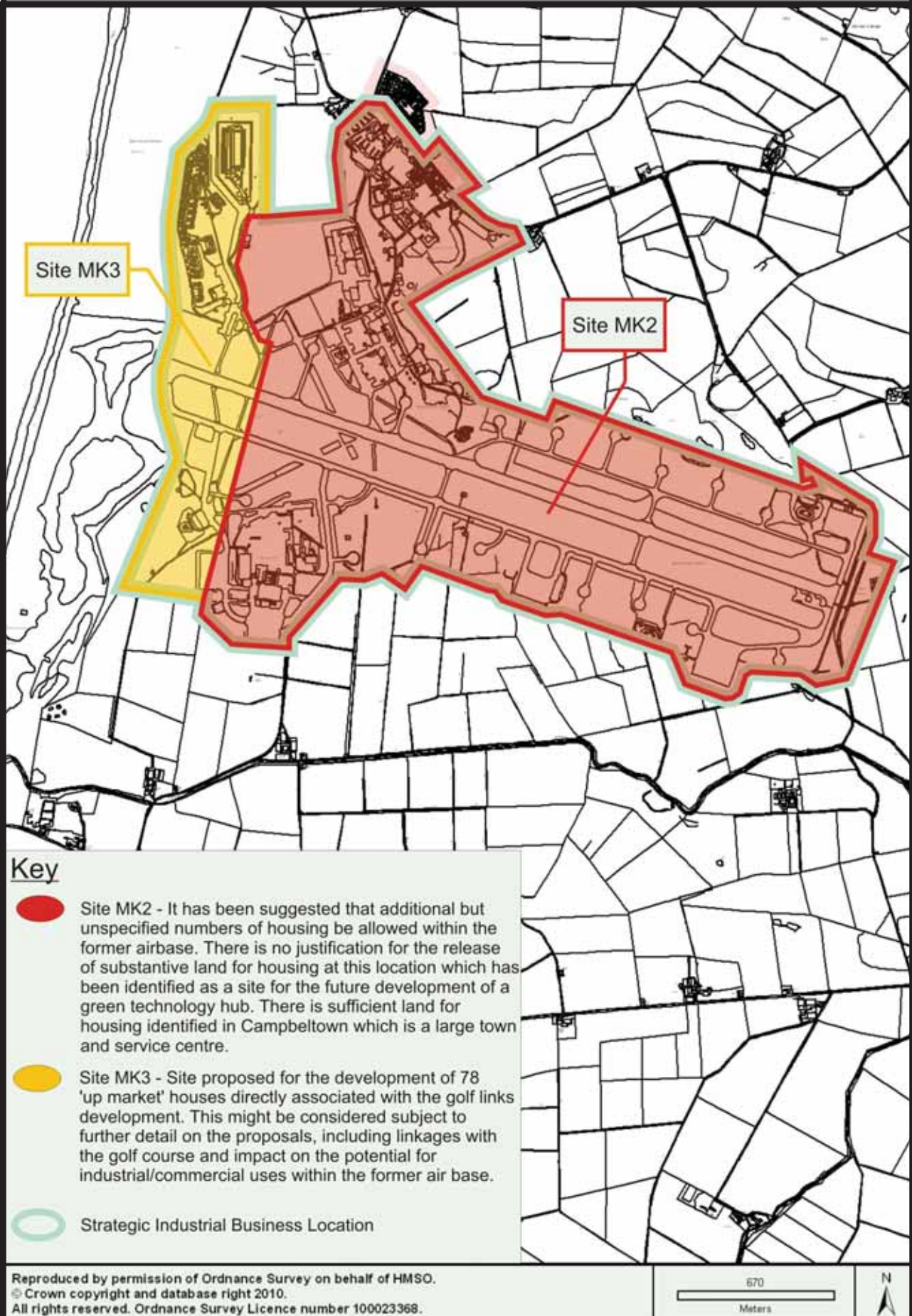
-  Site MK7 - Proposed housing site. Subject to outcome of ongoing Conservation Area boundary review and appraisal. A comprehensive master plan approach is proposed due to built heritage and landscape issues. This would encompass the identified area and the 2 adjoining housing allocations. Delivery of the whole area would require to be phased over the plan period and beyond into the mid/longer term given its scale. Estimated total capacity, including existing allocations, around 150 units with a minimum of 25% affordable.
-  Site MK5 - A proposed development site – This site is more remote from the existing settlement pattern. The capacity exceeds what is liable to be required within the term of the plan. It is therefore not recommended for further consideration at this stage.
-  Site MK6 - A proposed extension to MK7. The capacity exceeds what is liable to be required within the term of the plan. It is, therefore, not recommended for further consideration at this stage.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.

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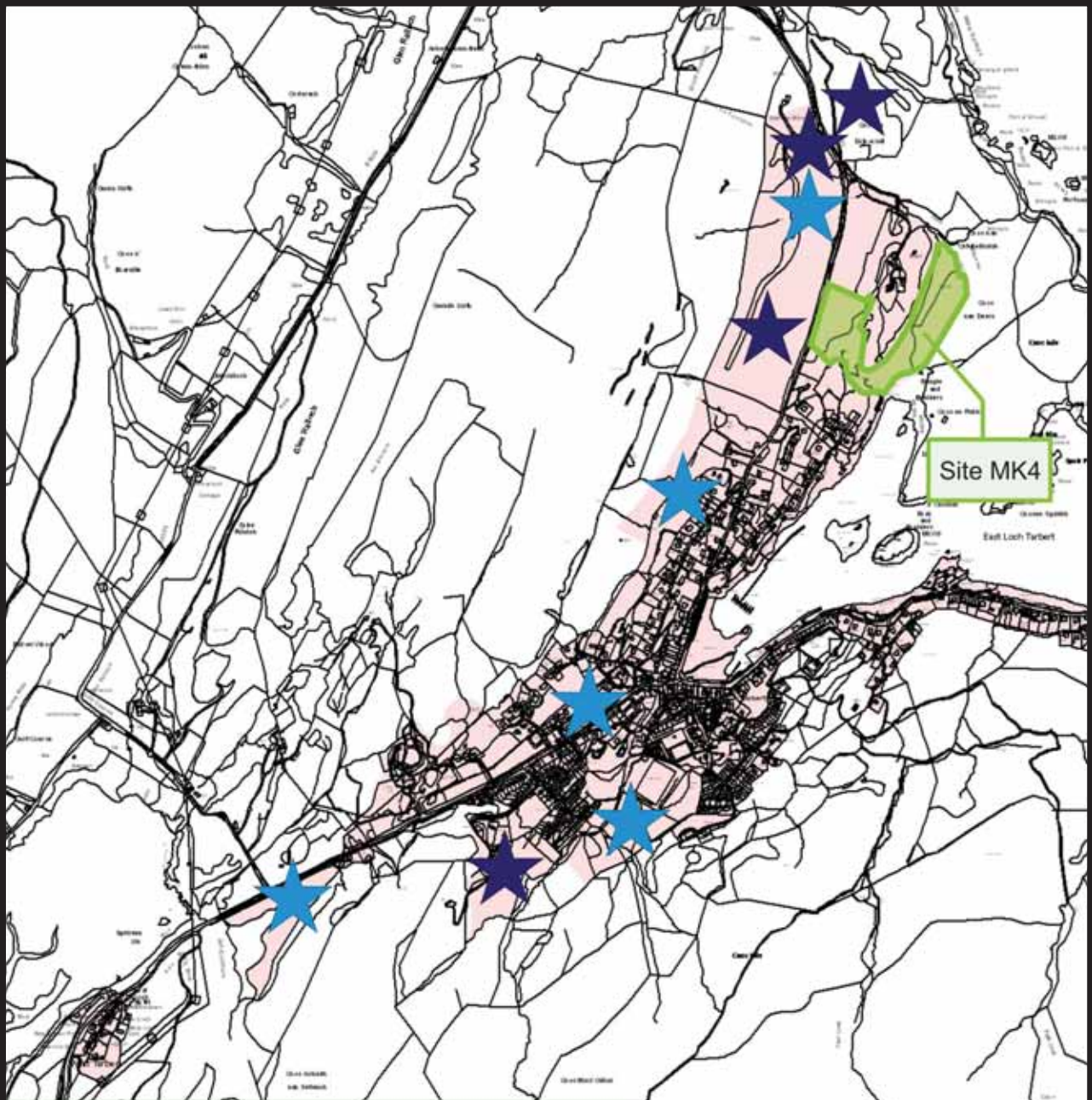
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Map 10.17 - Mid Argyll, Kintyre and Islay - Machrihanish



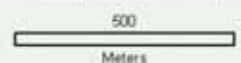
Map 10.18 - Mid Argyll, Kintyre and Islay - Tarbert



Key











-  Site MK4 - The owners of the land currently designated as Potential Development Area PDA 13/1 would like the area covered by the PDA reduced in extent. The balance of the PDA would be removed and maintained as Settlement designation.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.

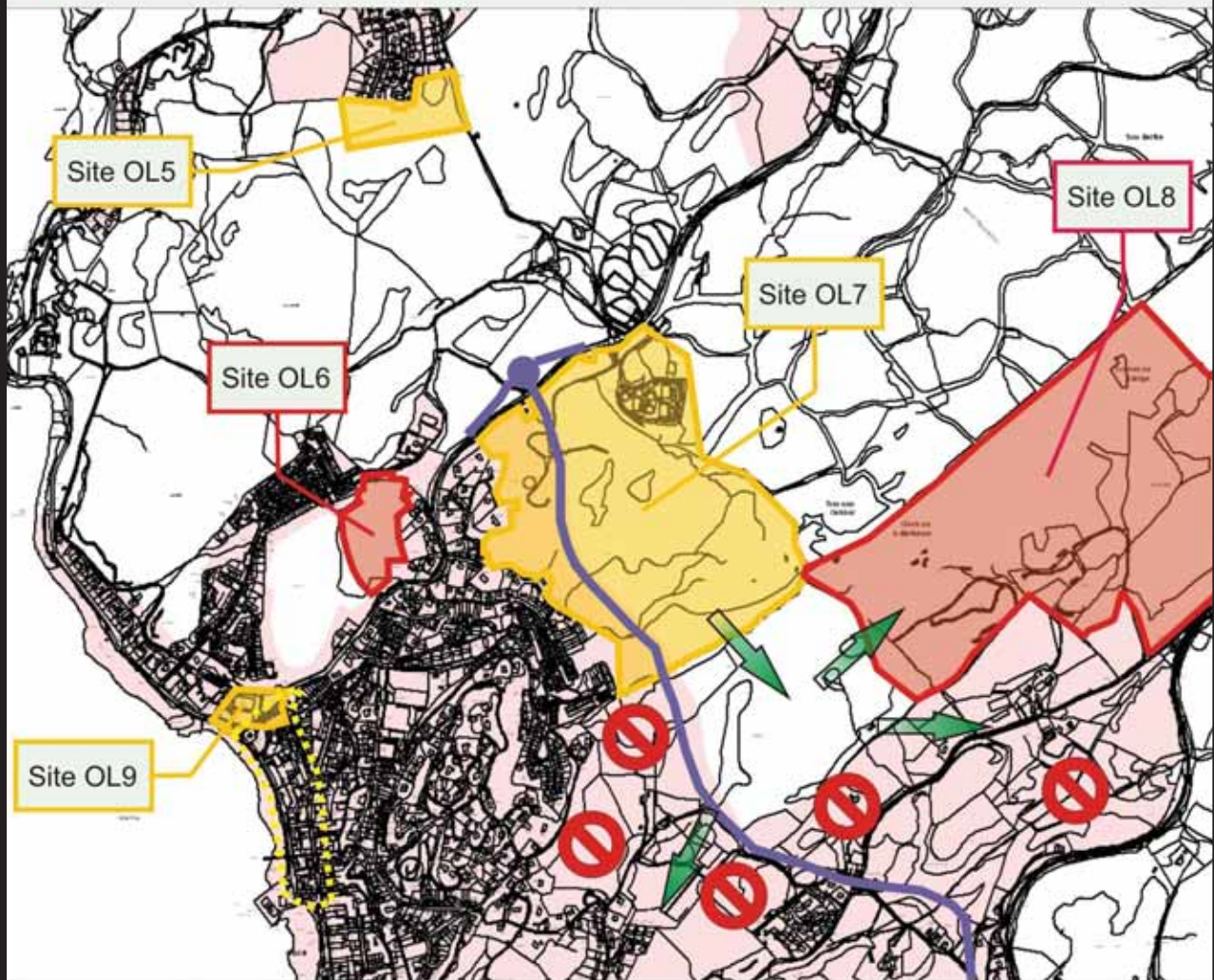
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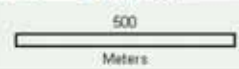
Map 10.19 - Oban, Lorn and the Isles - Oban North

Key

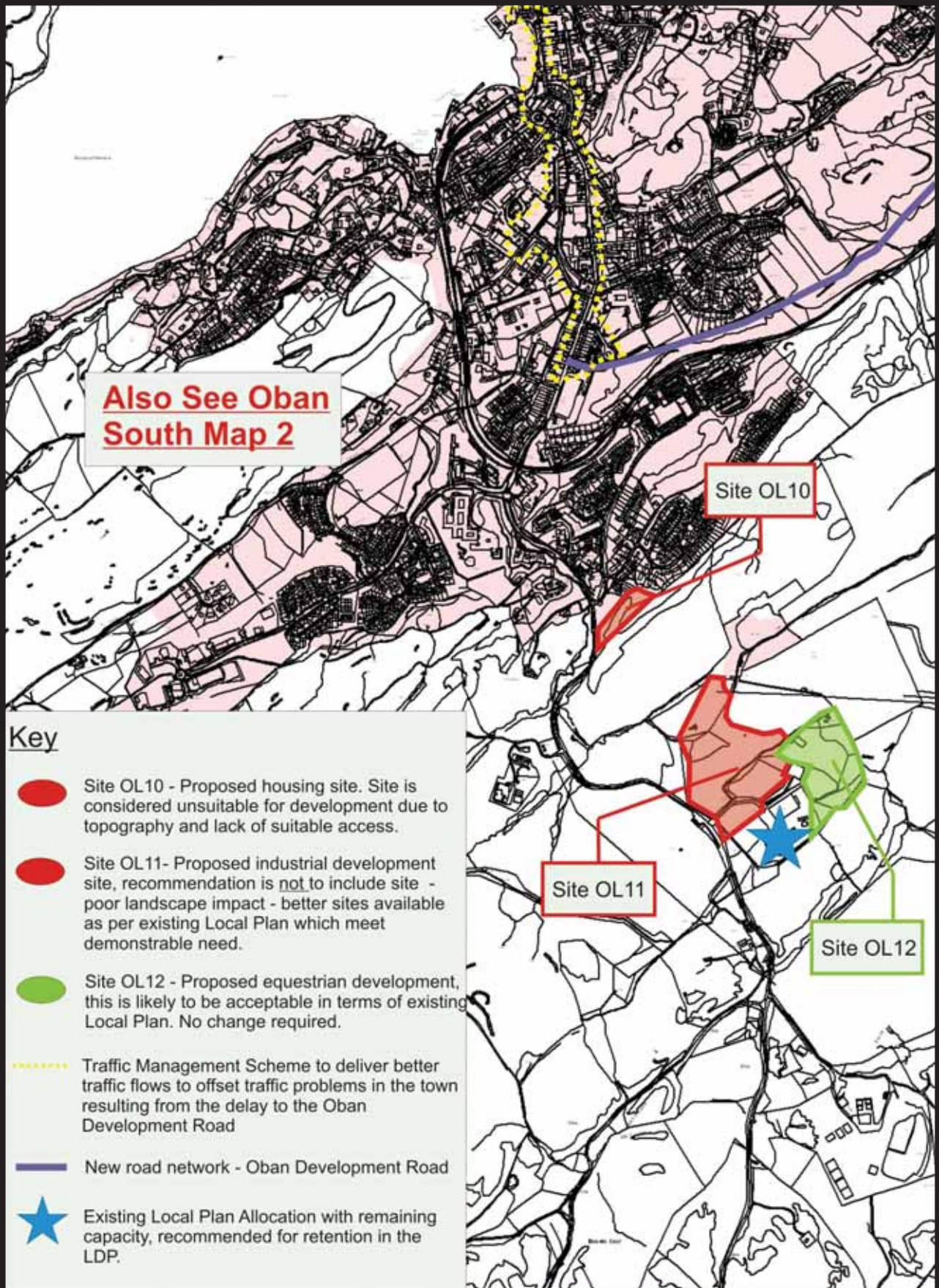
-  Site OL5 - Housing development site – Not preferred at this time due to poor geometry of Ganavan Road. Site could be considered once access is established from Dunbeg.
-  Site OL6 - Housing development site – Not preferred due to poor access road network within Lonsdale, along with adverse landscape / biodiversity impact.
-  Site OL7 - Housing development site – Not preferred at this time due to lack of suitable access route. Site would be considered once access is established through the Oban Development Road.
-  Site OL8 - Housing development site – Not preferred at this time due to lack of suitable access route. Site could be considered once access is established through the Oban Development Road but is likely to only be required in the long term.
-  Site OL9 - Potential tourism / conference /leisure node built around Corran Halls.
-  Traffic Management Scheme to deliver better traffic flows to offset traffic problems in the town centre resulting from delay to the provision of the Oban Development Road.
-  Longer term growth and vision 2023 - 2033
-  Potential roundabout
-  New road network - Oban Development Road
-  Existing Local Plan Allocation considered not to be effective, it is recommended that the site be returned to sensitive countryside designation.



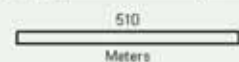
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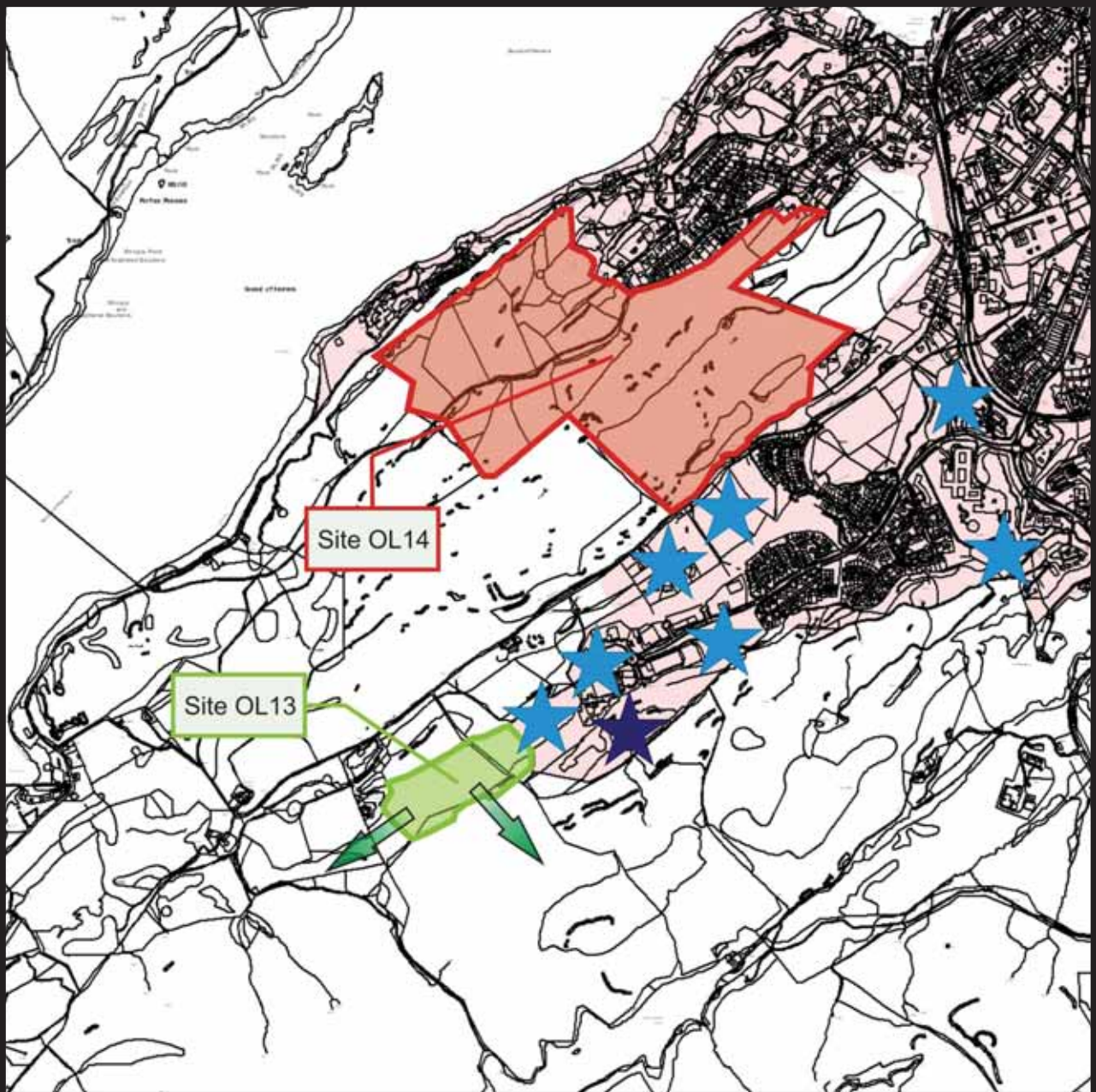
Map 10.20 - Oban, Lorn and the Isles - Oban South 1




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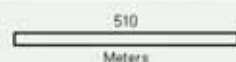
Map 10.21 - Oban, Lorn and the Isles - Oban South 2



Key











-  Site OL13 - Proposed Business and Industry development site. This is likely to be acceptable for industrial development.
-  Site OL14 - Proposed Development site. This is not acceptable due to poor access and adverse landscape impact for large scale housing development. Infill/rounding off, small scale development could be an option.
-  Potential for longer term future growth.
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.

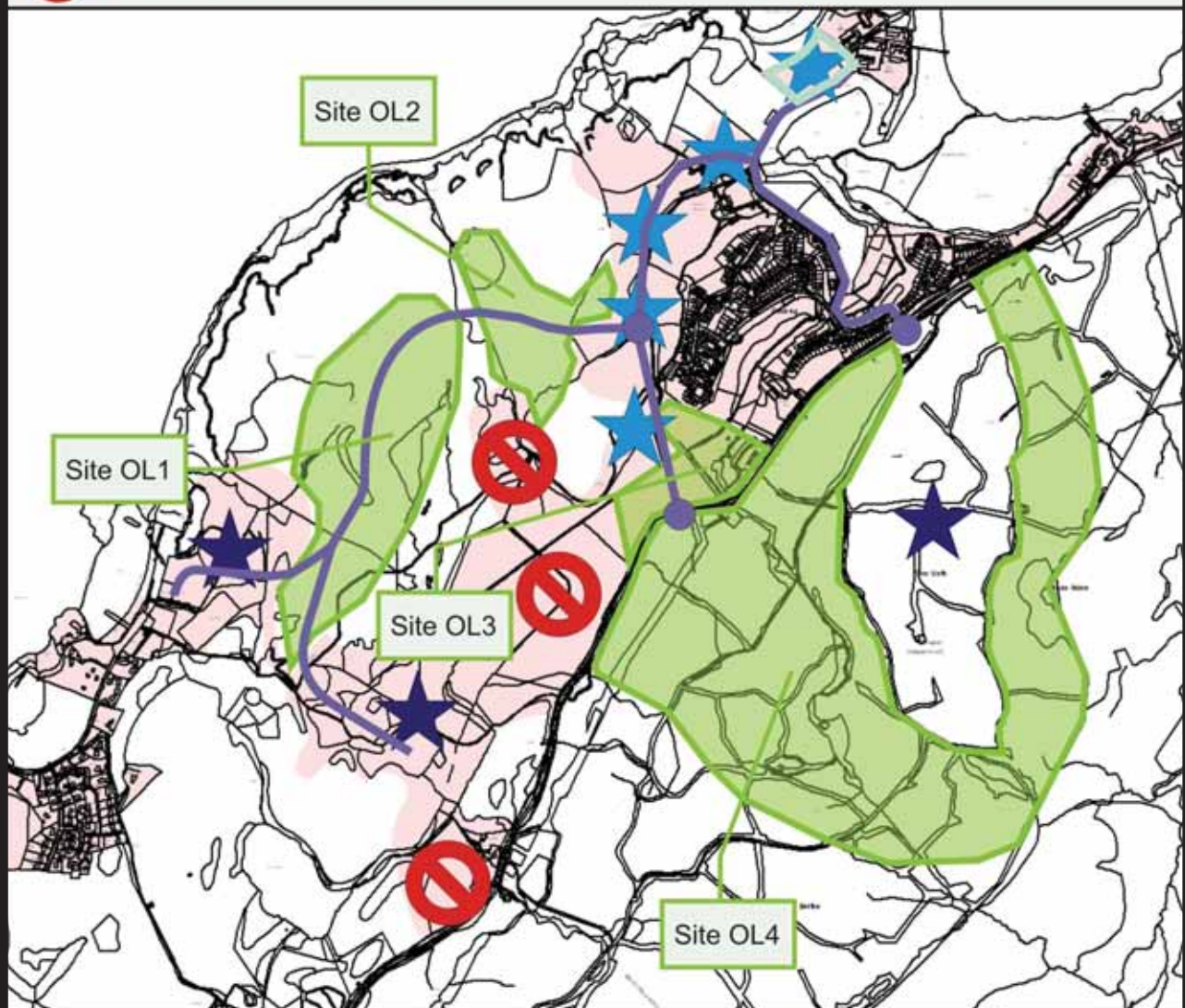
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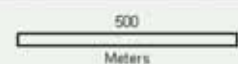
Map 10.22 - Oban, Lorn and the Isles - Dunbeg

Key

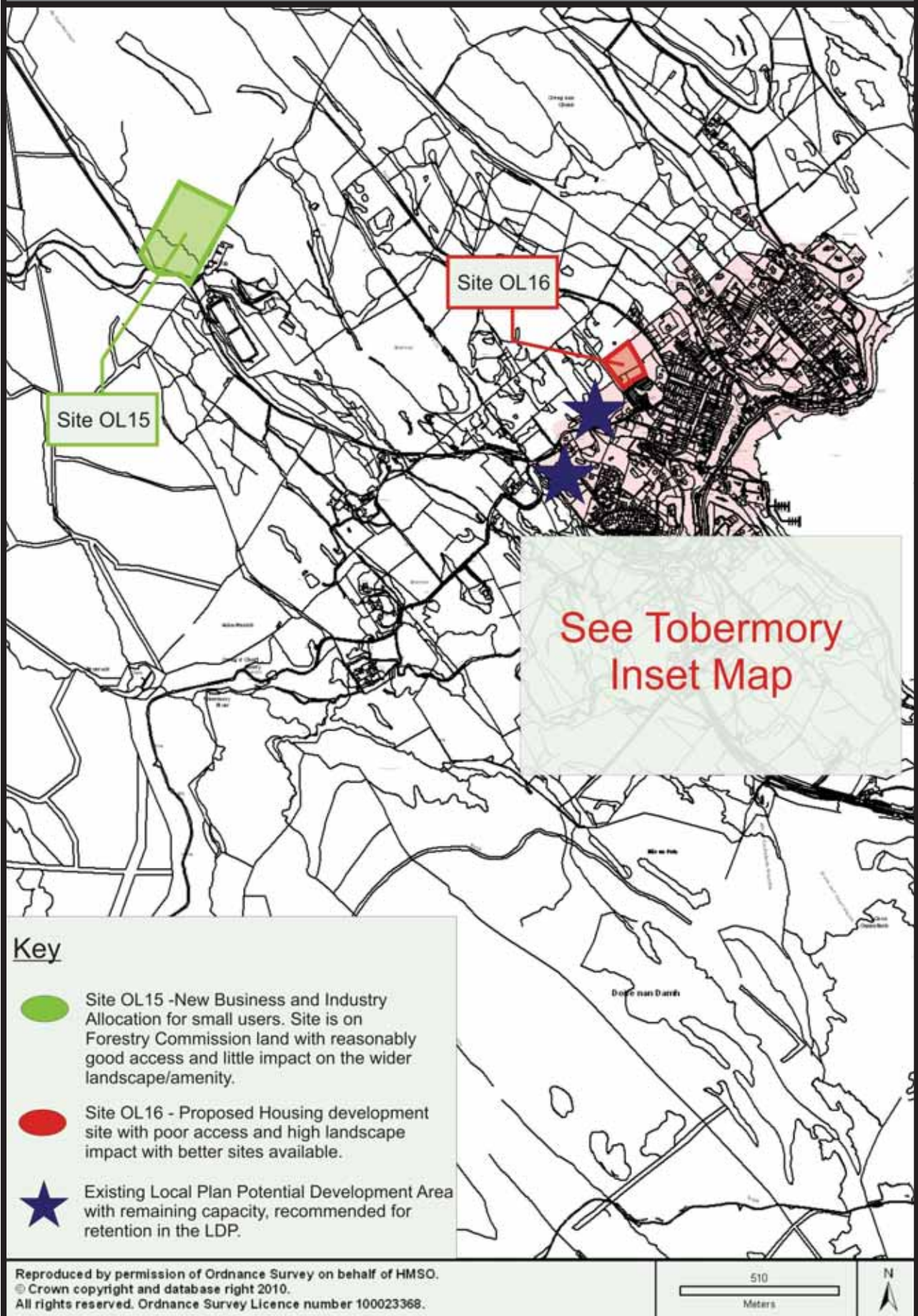
-  Site OL1 - New Housing Allocation to replace PDAs being removed due to difficult ground conditions making development un-economic.
-  Site OL2 - New Housing Allocation to replace PDAs being removed due to difficult ground conditions making development un-economic.
-  Site OL3 - Replacement of Business and Industry allocation with Retail / Leisure / Business Allocation to enable the creation of services to support the expanding settlement of Dunbeg and potentially reducing traffic traveling into Oban from the north.
-  Site OL4 - Expansion of major tourism development allocation to enable more flexibility for location of development within the site and to include potential access and servicing areas.
-  Strategic Industrial Business Location (also allocation in current Development Plan)
-  Potential roundabout or junction improvement
-  Proposed new road network
-  Existing Local Plan Allocation with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Potential Development Area with remaining capacity, recommended for retention in the LDP.
-  Existing Local Plan Allocation/PDA considered not to be effective, it is recommended that it be removed.



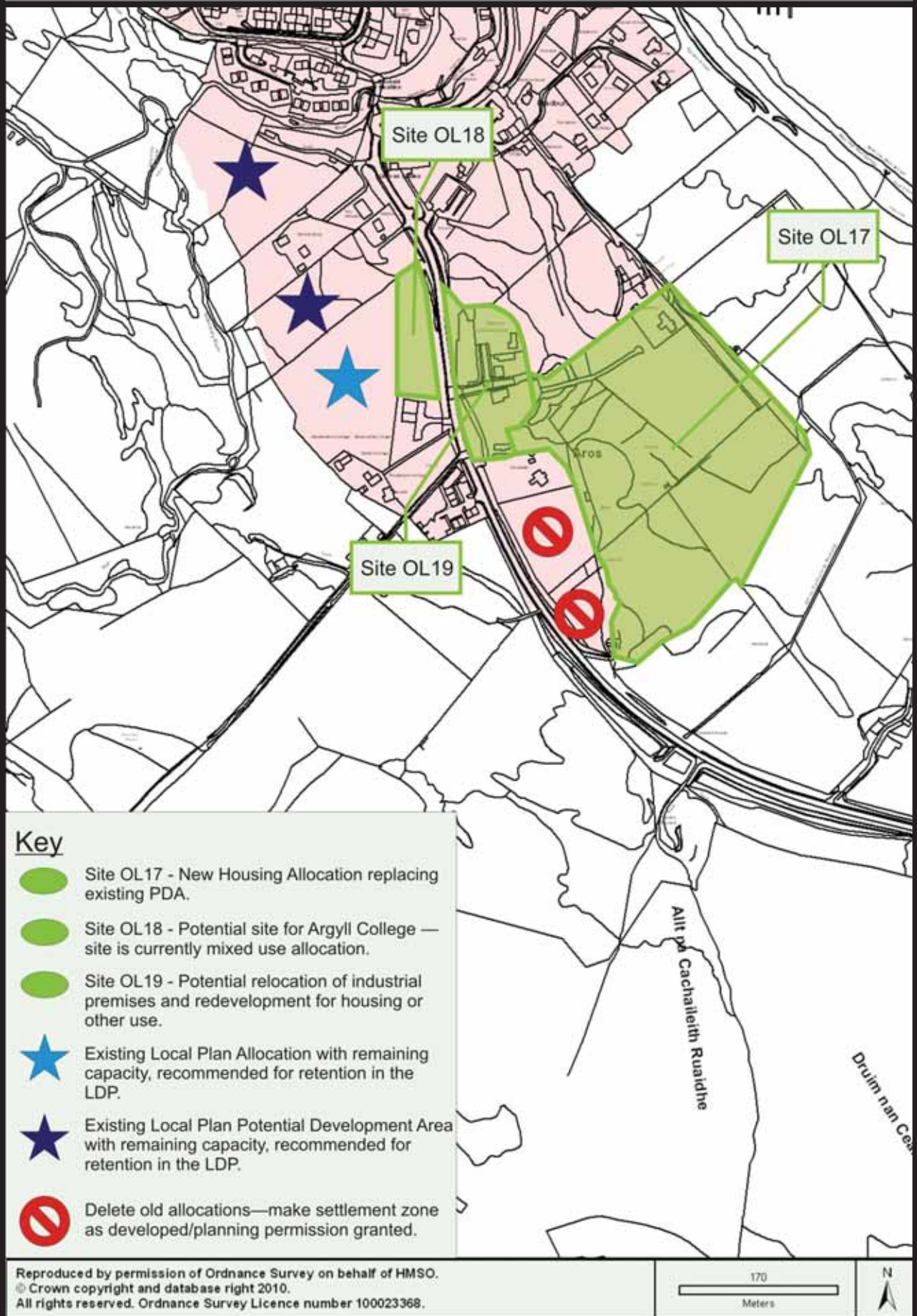
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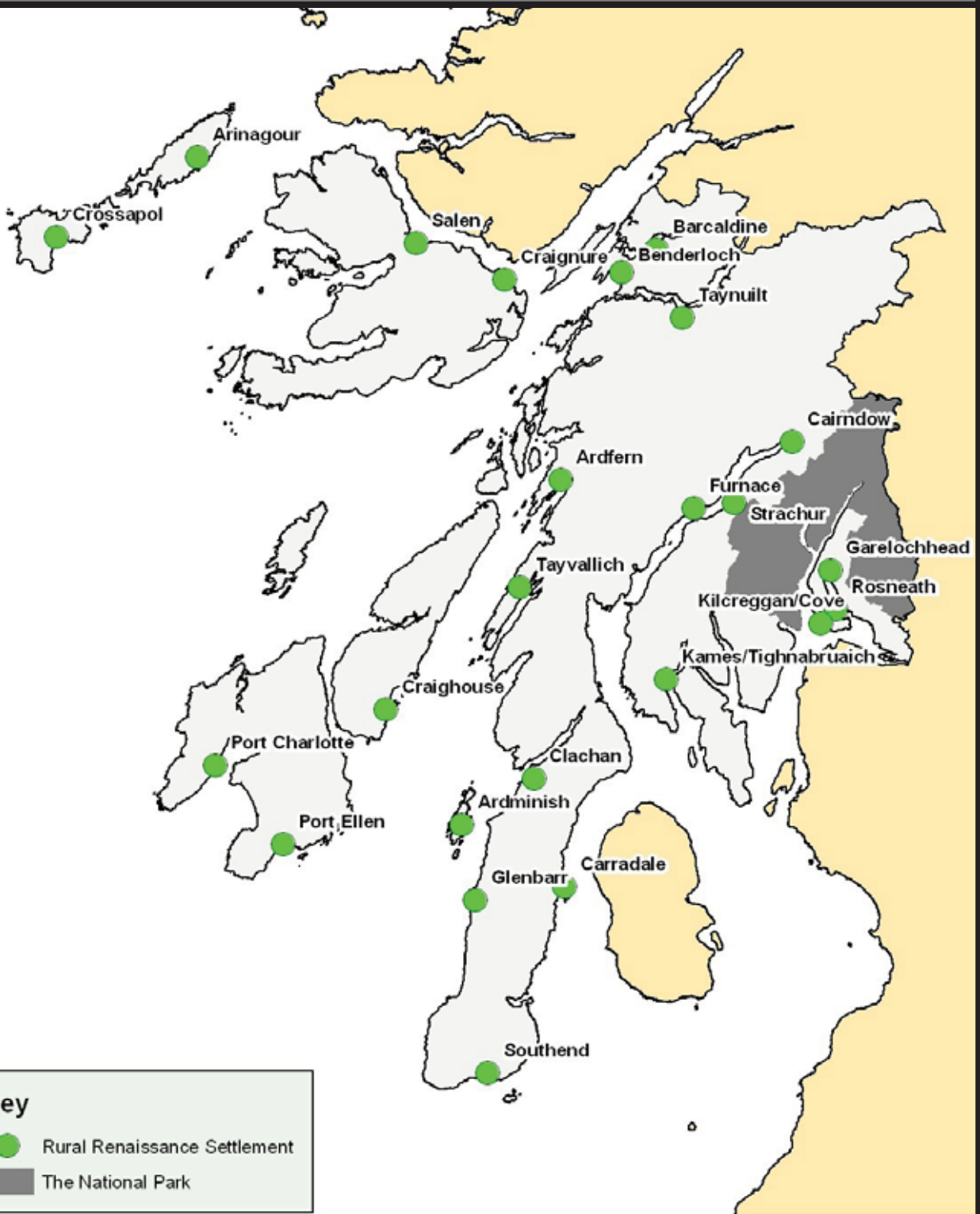
Map 10.23 - Oban, Lorn and the Isles - Tobermory



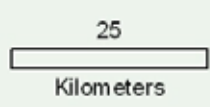
Map 10.24 - Oban, Lorn and the Isles - Tobermory Inset



Map 10. 25 - Rural Renaissance Settlements



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Chapter 11.

Collective Main Issues and Questions

11.1 What should I do next?

11.2 As an interested individual, potential developer, key agency, community council or group you can help and contribute to the process of preparing the LDP by telling us what you think about the options and questions set out in this MIR or related land use planning issues in Argyll and Bute. All of the issues and associated options or questions are listed in **Appendix D** of the MIR. It should also be noted that if you believe we have missed an important issue or question please take the opportunity to respond to the final question that deals with all other matters.

11.3 Comments should be submitted to the Council using the electronic representation form, copies of which are available online from the Council's website. Paper copies of the form are also available within our network of libraries and identified Council offices or can be obtained from the address below.

11.4 The consultation period for this report will commence on **x March 2011** and will run for 9 weeks. The closing date for comments on the MIR is **x 2011**. It is much preferred if representations can be submitted electronically using the provided forms. However, if this is not possible comments can be submitted by post using the following contact details.

*Development Policy Team
Argyll and Bute Council
Manse Brae Offices
Lochgilphead
PA31 8RD*

*e-mail: sheila.mckenzie@argyllbute.gov.uk
Tel : 01546 604140
Fax: 01546 604678*

11.5 Consultation on our Main Issues

11.6 Please note in responding to the Council's identified Main Issues when you have suggested your own alternative to the preferred option, please indicate in relation to your proposal the potential:-

- a) Environmental impacts;
- b) Resource implications;
- c) Community impact:

This will help us with our consideration of any proposed alternatives.

ISSUE 11A

Is there any other main issue that should be included in the MIR?

Yes, No, No Opinion

If yes, what are they please?