

Argyll and Bute Structure Plan 2002



‘Developing
Our
Future’

Approved
NOVEMBER 2002



STRAT DC 1 - DEVELOPMENT WITHIN THE SETTLEMENTS

Encouragement shall be given, subject to capacity assessments, to development in the settlements as follows:

- A) Within the Main Towns to development serving a wide community of interest, including large scale development*, on appropriate infill, rounding-off and redevelopment sites.
- B) Within the Small Towns and Villages to development serving a local community of interest, up to and including medium scale development*, on appropriate infill, rounding-off and redevelopment sites; in exceptional cases large scale development may be supported.
- C) Within the Minor Settlements to small scale development* which is compatible with an essentially rural settlement location on appropriate infill, rounding-off, and redevelopment sites; in exceptional cases medium or large scale development may be supported.
- D) Developments which do not accord with this policy are those outwith A), B) and C) above and urban bad neighbour developments which are essentially incompatible with the close configuration of land uses found in settlements eg. mineral extraction development or development which results in excessively high development densities, settlement cramming** or inappropriate rounding-off on the edge of settlements.
- E) Developments in settlements are also subject to consistency with the other policies of this Structure Plan and in the Local Plan.

* small, medium and large scale development - to be defined in the Local Plan and, in the case of housing, small scale corresponds to developments not exceeding 5 dwelling units, medium scale to development of between 6 and 30 dwelling units inclusive and large scale to development exceeding 30 dwelling units.

**settlement cramming - over developing valuable open space within settlements.

Countryside Around Settlements

4.7 These countryside areas experience variable development pressure depending on the function of the settlements and their success in attracting investment, development and population. In most cases these peripheral countryside areas can successfully absorb development providing it is planned for and co-ordinated by a settlement plan. This co-ordinated approach can normally accommodate planned developments as well as limited housing development on croft lands and small scale development taking place opportunistically on infill, rounding-off, redevelopment and change of use of building sites. The settlement plans, which form part of the Local Plan, will map the boundaries of the Countryside Around Settlements zone.

STRAT DC 2 - DEVELOPMENT WITHIN THE COUNTRYSIDE AROUND SETTLEMENTS

- A) Within the Countryside Around Settlements encouragement shall be given to development which accords with the settlement plan for the area; this includes appropriate small scale* infill, rounding-off, redevelopment, change of use of building development and single dwellinghouses on bareland crofts or single additional dwellinghouses on individual crofts subject to consistency with STRAT AC 1 C). In special cases, a locational need or exceptional circumstance may justify a development.
- B) Developments which do not accord with this policy are those outwith category A) above and development which will erode the setting of settlements or result in undesirable forms of ribbon development or settlement coalescence or result in the undesirable break-up of croft land assets.
- C) Developments are also subject to consistency with other policies of the Structure Plan and in the Local Plan.

* to be defined in the Local Plan and in the case of housing, developments not exceeding 5 dwelling units.

9. Housing

13.1 The basis for the housing provision is prescribed under PROP SET 4. Adjustment to the housing provision is likely to be required in response to updated population and household projections, particularly when the results of the 2001 census become known. Census results are to be published in early 2003.

13.2 STRAT HO 1 sets out development control policies for housing; these should be expanded on and refined by the Local Plan. The policies are designed to:

- support the delivery of local needs and affordable housing.
- support agriculture, crofting and rural industries and diversification schemes.
- support opportunistic housing developments, of appropriate form and scale, to take place on suitable settlement and countryside sites.
- support high quality development layout and design and special group needs provision.

STRAT HO 1 - HOUSING - DEVELOPMENT CONTROL POLICY

A) Planning conditions and planning agreements shall be required, in appropriate cases, to facilitate the delivery of housing to meet local housing need, including affordable housing provision.

B) Housing development, of appropriate forms and scale is encouraged in the countryside where it will support farm and estate diversification and the viability of crofts and other rural industries, such as associated with forestry and woodland management.

C) Outwith formally allocated housing sites, appropriate forms and scales of housing infill, rounding-off, redevelopment and change of use to housing is encouraged within the settlements and in the countryside where it is consistent with STRAT DC 1-10.

D) Encouragement shall be given to innovative and sympathetic housing development layout and designs which are appropriate to their mainland, island, town, village, minor settlement, countryside and coastal settings. Overly suburbanised forms of development are unlikely to be accepted in sensitive villages, minor settlements and countryside locations.

E) Housing development shall incorporate appropriate recreational/play space/open space provision and shall take account of special group access needs, crime prevention and expert advice from bodies such as SportsScotland and Strathclyde Police.