



Argyll and Bute Local Plan

Written
Statement

Adopted Plan August 2009



This Policy conforms to:

- NPPG 14 (Natural Heritage) – main paras 26 and 71.
- Structure and Local Plan Environmental Objectives SI 2 - a) - d)
- Argyll and Bute Structure Plan Policies STRAT SI 1; STRAT DC 8.

Background Information

- Argyll and Clyde Landscape Character Assessment (SNH).

Policy LP ENV 10 - Development Impact on Areas of Panoramic Quality

Development in, or adjacent to, an Area of Panoramic Quality will be resisted where its scale, location or design will have a significant adverse impact on the character of the landscape unless it is demonstrated that:

- (A) Any significant adverse effects on the quality for which the area has been designated are clearly outweighed by social and economic benefits of National or regional importance;
- (B) Where acceptable, development must also conform to Appendix A of the Local Plan.

In all cases the highest standards, in terms of location, siting, landscaping, boundary treatment and materials, and detailing will be required within Areas of Panoramic Quality.

Justification

The aim of this policy is to provide panoramically important landscapes in Argyll and Bute, with adequate protection against damaging development.

The Council has identified Areas of Panoramic Quality and these are shown on the main Proposals Maps. These areas are important not only for their physical landforms and for the flora and fauna, which they support, but also for the environmental assets that they represent. These qualities could easily be destroyed or damaged by even a relatively small, insensitive development. They therefore must be protected.

This Policy conforms to:

- NPPG 14 (Natural Heritage – main paras 26 and 71.
- Structure and Local Plan Environmental Objectives SI 2 - a)-d).
- Argyll and Bute Structure Plan Policies STRAT SI 1; STRAT DC 8.

Background Information:

- Landscape Assessment of Argyll and The Firth of Clyde (SNH).
- Technical Working Note 2.3 Landscape Classification (SRC).

Policy LP ENV 11 - Development Impact on Historic Gardens and Designed Landscapes

There will be a presumption in favour of retaining, protecting, preserving and enhancing historic gardens and designed landscapes either listed in the Inventory of Gardens and Designed Landscapes, or which have been identified for inclusion.

Where development would affect a heritage asset or its setting the developer will be expected to demonstrate that the impact of the development upon that asset has been assessed and that adequate measures will be taken to preserve and enhance the special interest of the asset. Measures to mitigate against impact are likely to include enhanced physical access, interpretation and the provision of an open space or landscaped buffer zone, as appropriate.

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

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

Policy LP ENV 18 - Protection and Enhancement of Buildings

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

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

Justification

There are many buildings in Argyll and Bute which, although not considered to be worthy of inclusion on the official List of Buildings of Architectural and Historic Interest, make a substantial contribution to the character and appearance of an area; some of these are buildings that are under used or vacant, having out-lived their original function or purpose. Many are still structurally sound and capable of refurbishment and reuse.

There are numerous examples throughout Argyll and Bute where the retention of a valued local building has greatly enhanced the local environment. This policy aims to encourage the further use of such buildings and development opportunities will be highlighted in the Plan's Areas for Action (AFAs) development briefs (see the **Action Plan** that accompanies this plan).

This Policy conforms to:

- SPP 23 (Planning & the Historic Environment)
- Structure and Local Plan Economic and Social objective SI 1 - d)
- Structure and Local Plan Environmental objectives SI 2 - a) to d)
- Structure Plan policies STRAT SI 1; STRAT DC 9.

Policy LP ENV 19 - Development Setting, Layout and Design

The Council will require developers and their agents to produce and execute a high standard of appropriate design in accordance with the design principles set out in Appendix A of this Local Plan, the Council's sustainable design guide and the following criteria: -

Development Setting

- (A) Development shall be sited and positioned so as to pay regard to the context within which it is located.

Development Layout and Density

- (B) Development layout and density shall effectively integrate with the urban, suburban or countryside setting of the development. Layouts shall be adapted, as appropriate, to take into account the location or sensitivity of the area. Developments with poor quality or inappropriate layouts or densities including over-development and over-shadowing of sites shall be resisted.

Development Design

- (C) The design of developments and structures shall be compatible with the surroundings. Particular attention shall be made to massing, form and design details within sensitive locations such as National Scenic Areas, Areas of Panoramic Quality, Greenbelt, Very Sensitive Countryside, Sensitive Countryside, Conservation Areas, Special Built Environment Areas, Historic Landscapes and Archaeologically Sensitive Areas, Historic Gardens and Designed Landscapes and the settings of listed buildings and Scheduled Ancient Monuments. Within such locations, the quality of design will require to be higher than in other less sensitive locations.
- (D) The design of buildings shall be suitably adapted to meet the reasonable expectations for special needs groups.
- (E) Energy efficient design and sustainable building practice is strongly encouraged.

Justification

The aim of this policy is to achieve high quality new development that respects the local environment and provides a sense of place. Good design has many benefits. For the developer it can increase sales and rental returns and provide a competitive edge. It could also help reduce public opposition to new development or help release development capacity in sensitive areas. For the community in general, good design can result in less environmental impacts, increased safety and generate greater civic pride. Most importantly it can lead to a better quality of life for everyone.

All new developments must therefore adhere to the principles set out in this policy and **Appendix A** that provides further guidance on matters of sustainable siting and design. It should be noted however that good design does not necessarily mean traditional design. Encouragement will also be given to contemporary and energy efficient design that compliments the surrounding landscape and townscape but also looks to a new architecture for the 21st century. Further guidance on these matters will be available through the publication of a new **Argyll and Bute Sustainable Design Guide** based on this policy and the design principles set out in **Appendix A**.

Development Setting

The setting of a development sets a visual, and sometimes, a cultural context for layout and design considerations. It is important when assessing the impact of the development setting to focus on the regional and local characteristics of the landscape, development pattern, the historic environment and the built environment in general.

Development Layout and Density

Development layouts raise a wide range of considerations. These include the general forms of layout, development density standards, standards relating to the provision of access, special needs facilities, landscaping, recreation and open space.

Development Design

The careful design of new buildings, alterations and extensions to existing buildings is important to the quality of both the built and the natural environment. The impact of any new development depends on its size, the details of its design and materials, location, its prominence and its relationship with the surrounding environment including open space.

Compatibility with existing nearby development and ensuring a positive contribution to the landscape/townscape of the area will be important factors in the Council's general requirement for a high standard of design throughout Argyll and Bute. The Council will continue to promote design excellence through its Area Committee design competitions that in future will be subject to a public vote.

This Policy conforms to:

- NPPG 1 (The Planning System), paragraphs 15,16 & 17
- Structure and Local Plan Economic and Social objective SI 1 - d)
- Structure and Local Plan Environmental objectives SI 2 - a) to d)
- Structure Plan policies STRAT SI 1; STRAT DC 1 to DC 9.

Background Information:

- PAN 72 (Housing in the Countryside)
- PAN 44 (Fitting new Housing Development into the Landscape) (Scottish Executive)
- A Policy on Architecture for Scotland (Scottish Executive)
- Argyll and Clyde Landscape Character Assessment (SNH).

Policy LP ENV 20 - Public Art

The Council will encourage developers to incorporate art and craft works into development schemes at the design stage and to include the costs of their provision in project budgets. Where appropriate, developers should seek to employ local artists and crafts people thus contributing to the local economy.

The Council recognises that public art can make a positive contribution to the quality of the environment and will encourage the provision of art in public places and integrated within buildings.

Justification

The aim of this policy is to encourage developers to think positively about the benefits of integrating public art into their projects from an early stage. Public art can be described as any artwork commissioned for a public rather than a private space. It can take many forms including sculpture, mosaic, murals or the performing arts. It can be designed to be a permanent fixture or a temporary event. It can however bring many benefits, including increasing environmental

Policy LP HOU 1 - General Housing Development

- (A) There is a general presumption in favour of housing development other than those categories, scales and locations of development listed in (B) below. Housing development, for which there is a presumption in favour, will be supported unless there is an unacceptable environmental, servicing or access impact.
- (B) There is a general presumption against housing development when it involves:
- In the settlements:
1. large-scale housing development in small towns and villages and minor settlements;
 2. medium-scale housing development in the minor settlements.
- In the countryside development control zones:
3. large and medium scale housing development in all the countryside development control zones;
 4. small-scale housing development in the Greenbelt, Very Sensitive Countryside and in open/undeveloped areas within Countryside Around Settlements and Sensitive Countryside.
- On croft lands:
5. more than one dwelling house on a bare-land croft; or more than one additional dwelling house on an individual croft containing an existing dwelling house unless the croft is of a size where subdivision could be considered sustainable in terms of Crofters Commission advice.
- (C) Housing development, for which there is a general presumption against, will not be supported unless an exceptional case is successfully demonstrated in accordance with those exceptions listed for each development control zone in the justification for this policy.
- (D) Housing Developments are also subject to consistency with other policies of both the Structure and Local Plan and in particular policy P/DCZ 4 – Rural Opportunity Areas.

Scales Of Housing Development

Small-scale housing development will not exceed 5 dwelling units.

Medium-scale housing development between 6 and 30 dwelling units inclusive

Large-scale housing development exceeding 30 dwelling units.

Justification

The main general housing policy sets out general presumptions in favour or against different scales and circumstances of housing within the 8 development control zones.

Housing in the Settlements

In the case of settlements, the presumptions in favour or against are based largely on whether the housing development is of an appropriate scale (small-, medium- or large-scale) for the size of the settlement (minor settlement, small town and village, or main town). The scales of housing development have been defined in the policy. Where the proposal involves large-scale housing development in a small town or village, or medium-scale in a minor settlement there is a general presumption against. This scale of development would only be supported by a deliberate attempt to counter population decline in the area, to help deliver affordable housing, or else meet a particular local housing need. Such proposals should not overwhelm the townscape character, or the capacity, of the settlement and be consistent with all other policies of the Structure and Local Plan.

Housing in the Countryside Around Settlements (CAS)

In the case of the countryside around settlements, the presumptions in favour or against are based largely on whether the housing development will be consistent with and, co-ordinated by, the settlement plan that covers this zone. This translates to support in principle (a presumption in favour) for small scale housing development on infill, rounding-off, change of use of building and redevelopment sites provided that this does not result in undesirable forms of settlement coalescence, the extension of the established settlement boundary or ribbon development. There is a resistance to housing development in the open countryside within this zone since this would be inappropriate in the more pressured territory on the periphery of settlements. Exceptions to this are where a strictly limited amount of housing development on croft land may

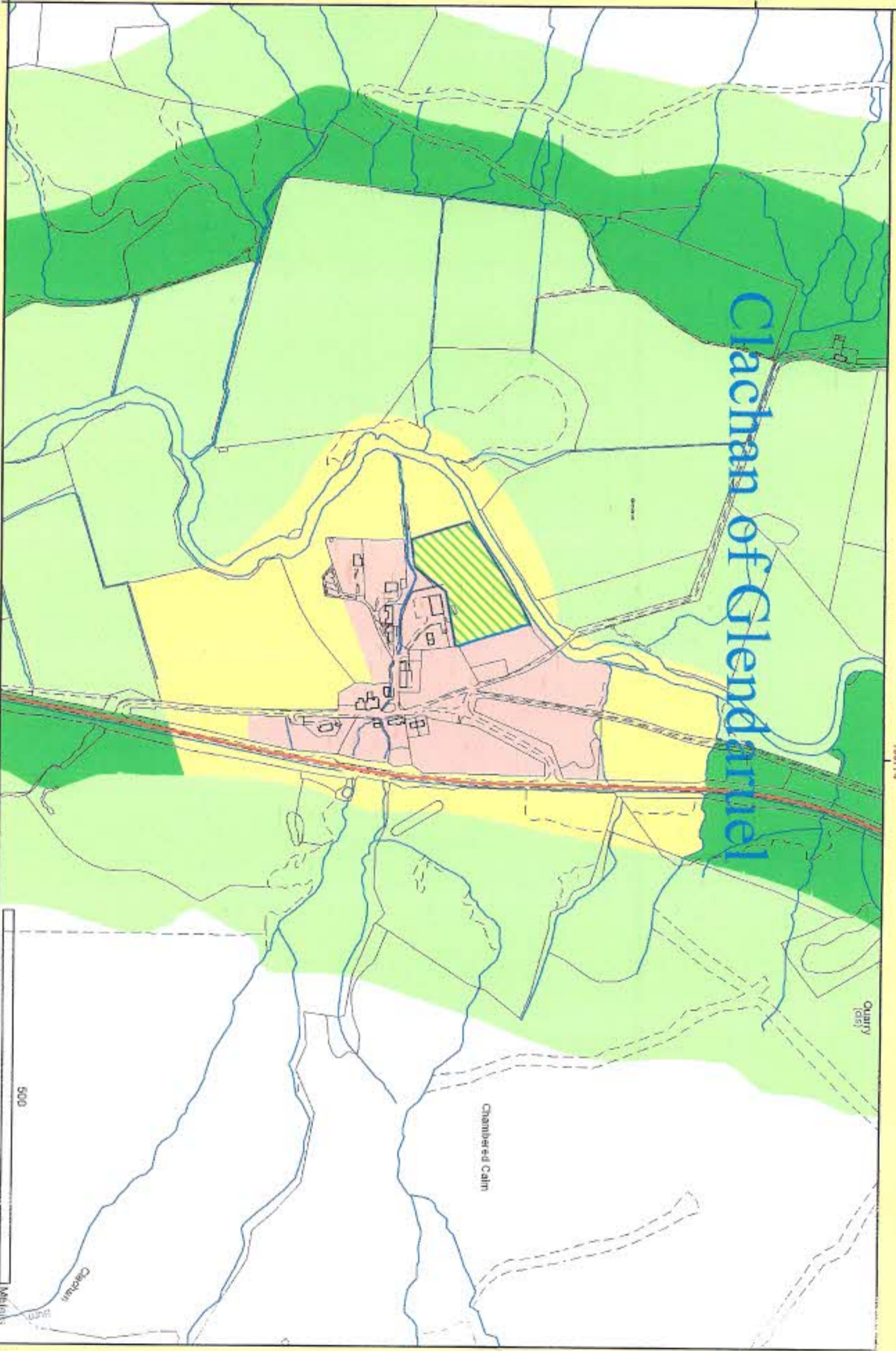
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Clachan of Glendaruel



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Name:	Clachan of Glendaruel
Scale:	1:5,000
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