



Argyll and Bute Council Proposed Local Development Plan

Written Statement

December 2012



Argyll and Bute Council
Development and Infrastructure
Director: Sandy Mactaggart



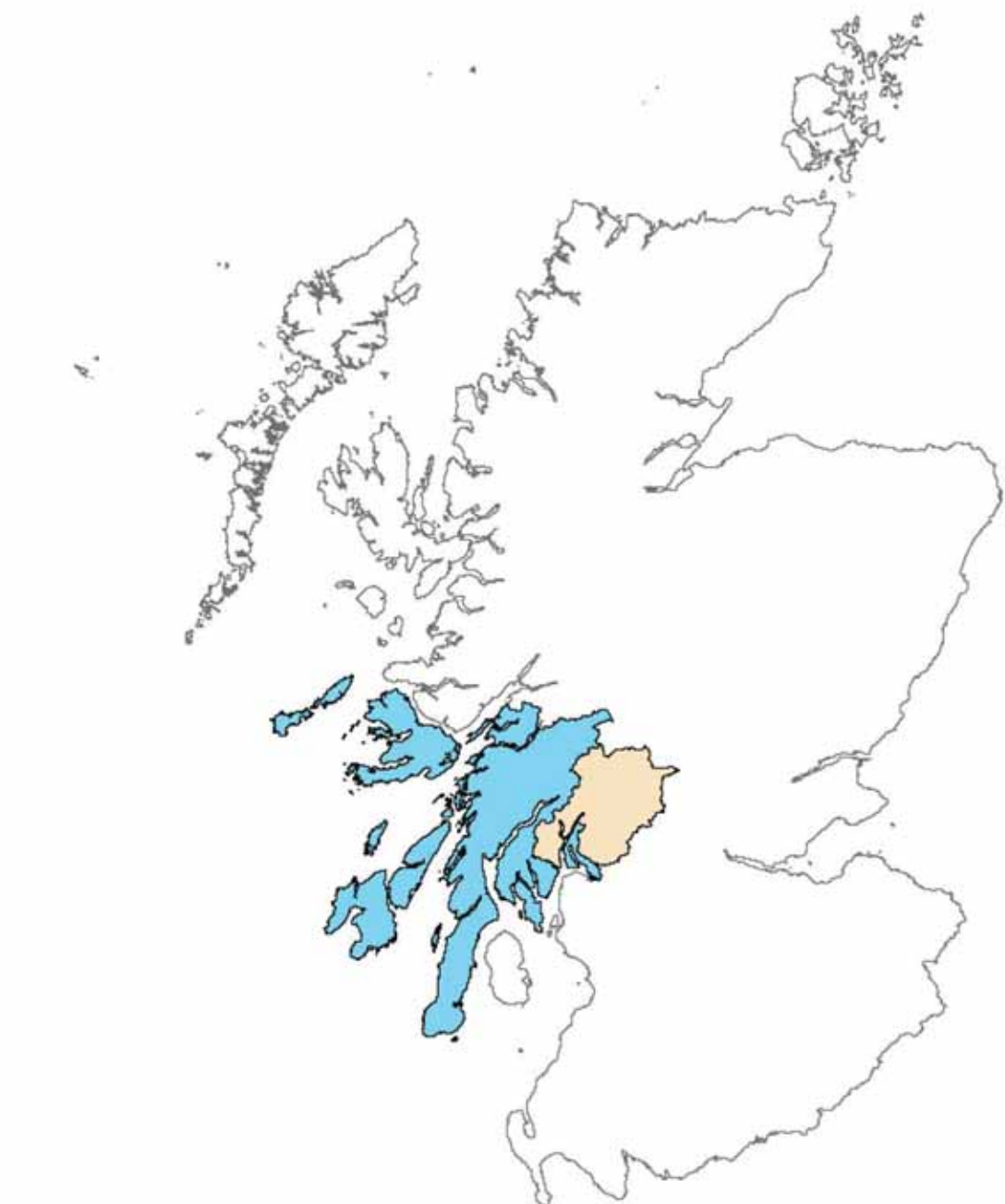
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Argyll and Bute

Local Development Plan Area



-  Argyll and Bute Local Development Plan Area
-  Loch Lomond and the Trossachs National Park

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1. INTRODUCTION

1.1 WHAT IS THE ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN?

- 1.1.1 The **Argyll and Bute Local Development Plan** (henceforth referred to as the LDP) is a land use planning document that sets out a settlement strategy and spatial framework for how the council wants to see Argyll and Bute develop to 2024 and beyond, excluding the area of Argyll and Bute covered by the Loch Lomond and Trossachs National Park that has its own plan.
- 1.1.2 The LDP takes account of projected changes in our population, our economic circumstances and opportunities, our transport and infrastructure needs, our housing needs, the impacts of climate change, the need to protect and enhance our outstanding natural, built and cultural heritage and the overarching need to improve our quality of life for workers, residents and visitors to our area.
- 1.1.3 The LDP, once adopted will replace the current Development Plan that consists of the Argyll and Bute Structure plan (2002) and Local Plan (adopted 2009).

1.2 WHAT DOES THE ARGYLL AND BUTE LOCAL DEVELOPMENT PLAN CONTAIN?

- 1.2.1 The LDP contains a **Written Statement** that comprises an introduction, the vision and key objectives that inform the content of key policy themes, the development management policies and key actions they contain together with the **settlement strategy** and its associated **spatial strategies** for each of council's four administrative areas. The Written Statement also contains a series of schedules that identify development land supply proposals in the form of **Allocations, Potential Development Areas (PDAs), Areas for Action (AFAs)** and sites subject to a Masterplan approach.
- 1.2.2 Accompanying the Written Statement the LDP contains detailed **Proposals Maps** that spatially show all land use **Allocations** and **Potential Development Areas** for housing, business, community and mixed uses and where development management policies apply to specific locations via the plan's development management zones.
- 1.2.3 In addition the LDP contains **Supplementary Guidance (SG)** – that set out in more detail how our planning policies will be applied together with additional technical guidance.

1.3 THE WIDER POLICY CONTEXT

1.3.1 Argyll and Bute cannot be planned in isolation. The LDP has been developed in the context of a range of other plans, legislation and strategies operating at a local, regional, national and international level. *(See full list identified in Main Issues Report (MIR))*

1.3.2 Overarching Strategies at a Local and Regional Level

1.3.3 The overarching strategy for the council is its **Corporate Plan that contains the headline vision “Nì sinn le chèile gach nì a tha nar comas/Realising our potential together”**. The **Corporate Plan** which sets out the Council’s priorities, goals and targets for the future is informed by the **Community Plan** and **Single Outcome Agreement (SOA)** that shows how local actions help achieve national outcomes.

1.3.4 The LDP is a key document in the delivery of the above together with a number of other local strategies and action plans prepared by the council or its community planning partners, covering areas such as economic development (EDAP, REAP), housing (Local Housing Strategy, HNDA), transport (Local and Regional Transport Strategies), health and community services, biodiversity and the Core Path Plan.

1.3.5 National Strategies and Policies

1.3.6 At a national level the LDP complies with the National Planning Framework 2 which is linked to the Planning etc. (Scotland) Act (2006), Scottish Planning Policy (SPP) and Circulars. The LDP also takes account of other national strategies including the government’s economic strategy and relevant national legislation such as the Climate Change (Scotland) Act (2009) and the Nature Conservation (Scotland) Act (2004). The LDP is also subject to a **Strategic Environmental Assessment (SEA)**.

1.3.7 International legislation

1.3.8 Argyll and Bute is an internationally important area for biodiversity and as such the LDP is required to take into account European Habitats and Birds Directives during its preparation via a **Habitats Regulations Appraisal**.

1.3.9 PREPARATION OF THE LOCAL DEVELOPMENT PLAN (LDP)

1.3.10 The development of the LDP involved extensive information-gathering, partnership working with key agencies and local communities, environmental assessment and public consultation. The publication of the proposed LDP represents the second formal stage of the plan making process prior to submission to Scottish Ministers and probable examination by a Scottish Government Reporter(s). **Diagram 1.1** helps identify the current stage in the plan making process.

Plan Preparation Stages

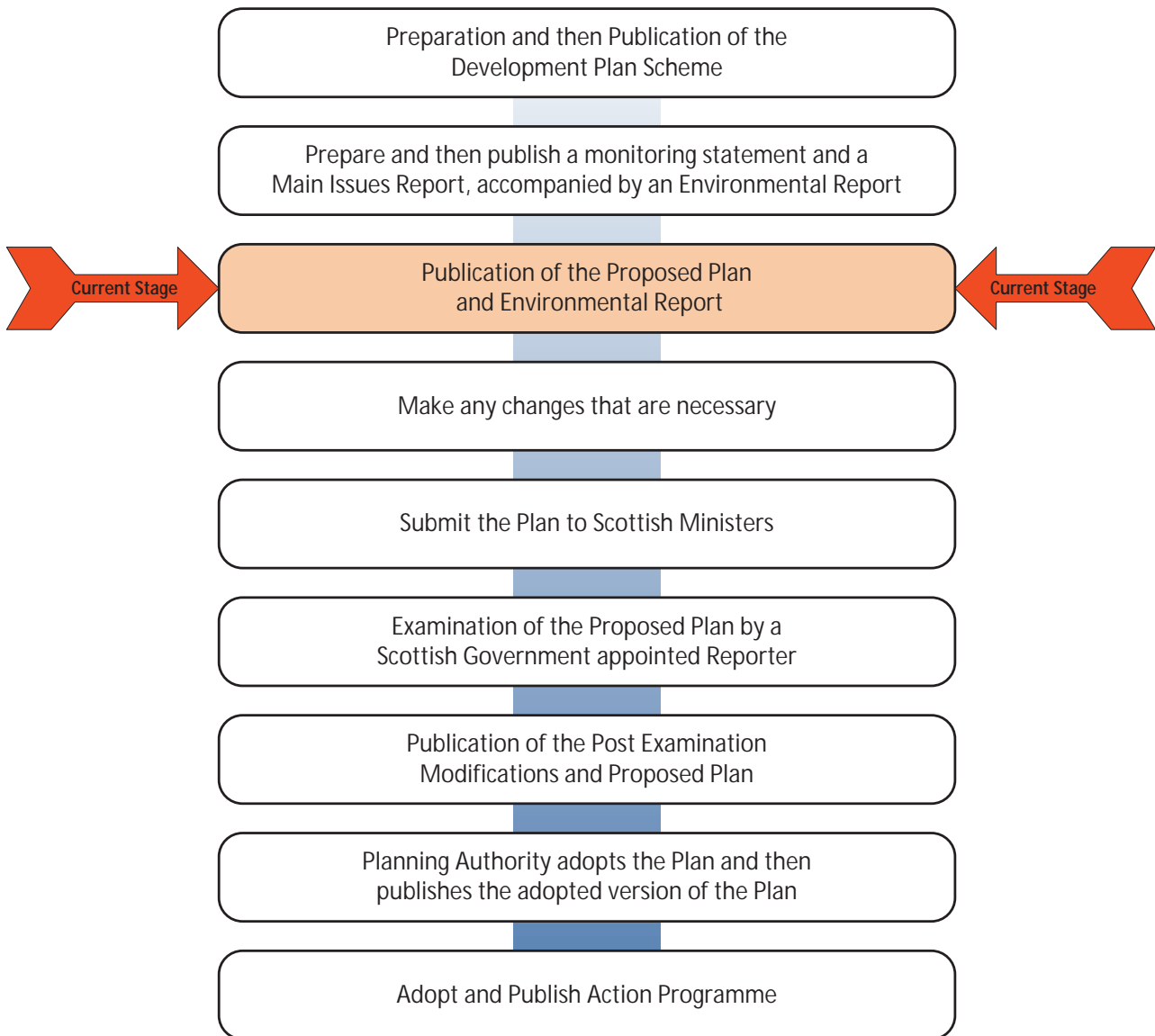


Diagram 1.1

1.4 IMPLEMENTATION AND DELIVERY

- 1.4.1 The implementation of the Local Development Plan (LDP) requires partnership working with a wide range of organisations, including the Scottish Government, key agencies, developers, businesses, residents, community groups, transport and service providers and neighbouring authorities.
- 1.4.2 A key mechanism for implementing the LDP is the consideration of planning applications through the development management process. The LDP should be read as a whole and applications for planning permission will be considered against all relevant policies in the LDP and associated supplementary guidance.

- 1.4.3 The council, together with its community planning partners, also uses a series of action plans (**EDAP, REAP**), key corporate documents, masterplans and regeneration strategies to help deliver the vision and policies in the LDP.
- 1.4.4 Key factors in the delivery of the LDP will be the detailed evaluation and prioritisation of proposals and the availability of public and private funding. Following adoption of the LDP an **Action Plan** will be published within 3 months to help prioritise funding and inform the investment plans of a range of infrastructure providers. The Action Plan will also help identify any gaps in funding, or trigger points which require a step change in levels of infrastructure investment. Where gaps in the funding of infrastructure necessary to implement the LDP are identified, the council will seek alternative funding streams, including the use of contributions from developers, and will consider the need to prioritise available funds.
- 1.5 **WHAT IF THINGS CHANGE?**
- 1.5.1 The council will update its evidence base and monitor progress towards meeting the LDP's strategic vision and key objectives through the publication of the Action Plan every two years.
- 1.5.2 Key areas where changing trends or uncertainty may result in a need to change policy include:
- Future levels of population, economic and employment growth;
 - Infrastructure capacity and investment opportunities;
 - Improvements to our connectivity;
 - The delivery of our housing needs
 - The potential growth of off shore renewables;
 - Maritime Change programme;
 - Climate change;
 - Changes in legislative requirements or Government guidance.
- 1.5.3 The LDP was prepared in the context of the most up to date and relevant information available. However, unforeseen events may prompt a need for review of some policies, key actions or proposals.
- 1.6 **DELIVERING SUSTAINABLE ECONOMIC GROWTH – THE CENTRAL CHALLENGE**
- 1.6.1 The central challenge facing the Argyll and Bute is the delivery of sustainable long-term economic growth to support the retention and growth of our population; to help retain and improve essential services; to protect and enhance our outstanding natural and built environment and to maintain and improve our quality of life.
- 1.6.2 This growth will consequently require an effective land supply to accommodate new business and retail opportunities, homes, leisure facilities together with the necessary infrastructure and services required to support them. In order to minimise our impact on the environment, significant new development will be steered to our Main Towns, Key Settlements and Key Rural Settlements, with a preference for making best use of our existing infrastructure, public transport and brownfield land.

1.7 VISION AND KEY OBJECTIVES

1.7.1 The following pages set out the council's land use vision for how the area should develop over the period to 2024 and beyond, along with the key objectives for achieving this vision. The vision and key objectives have been informed by the key challenges facing Argyll and Bute that were identified during the LDP process. In turn, the vision and key challenges inform the content of the five key themes in the LDP's Written Statement including all of the development management policies, together with the **settlement strategy** and associated **spatial strategy**.

The Vision....

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.

The Key Challenge we face...

There is an urgent need to reverse static or falling populations in some of our Main Towns and Key Settlements by making them better places to live particularly for economically active families.

KEY OBJECTIVE A

To make Argyll and Bute's Main Towns and Key Settlements increasingly attractive places where people want to live, work and invest;

The Key Challenge we face...

There is an urgent need to reverse static or falling populations in some of our smaller rural communities by making them better places to live particularly for economically active families.

KEY OBJECTIVE B

To secure the economic and social regeneration of our smaller rural communities;

The Key Challenge we face...

That we can adequately respond to the very different and changing needs of our communities throughout Argyll and Bute.

KEY OBJECTIVE C

To work in partnership with local communities in a way that recognises their particular needs to deliver successful and sustainable local regeneration;

The Key Challenge we face...

That we can create the best possible environment for competitive businesses, entrepreneurship and innovation to thrive without undermining our future potential in delivering economic growth.

KEY OBJECTIVE D

To support the continued diversification and sustainable growth of Argyll and Bute's economy with a particular focus on our sustainable assets in terms of renewables, tourism, forestry, food and drink, including agriculture, fishing, aquaculture and whisky production;

The Key Challenge we face...

That we can successfully accommodate sustainable economic growth without harming our outstanding environment.

KEY OBJECTIVE E

To ensure the outstanding quality of the natural, historic and cultural environment is protected, conserved and enhanced;

The Key Challenge we face...

That we can deliver all our housing needs in places where people want to live.

KEY OBJECTIVE F

To meet our future housing needs, including affordable, throughout Argyll and Bute;

The Key Challenge we face...

That our transport infrastructure is made easier and more appealing to use and we, at the same time, embrace the use of new technologies to reduce the need to travel.

KEY OBJECTIVE G

To continue to improve Argyll and Bute's connectivity, transport infrastructure, integration between land use, transportation and associated networks;

The Key Challenge we face...

That the cost of resources will continue to rise and that the provision of infrastructure in challenging economic conditions will be increasingly difficult to deliver.

KEY OBJECTIVE H

To optimise the use of our scarce resources, including our existing infrastructure, vacant and derelict land and reduce consumption;

The Key Challenge we face...

That we can mitigate and adapt to the growing impacts of climate change in an affordable way at a local level.

KEY OBJECTIVE 1

To address the impacts of climate change in everything we do and reduce our carbon footprint;

1.8 TAKING A SUSTAINABLE APPROACH TO DELIVER OUR VISION AND KEY OBJECTIVES

1.8.1 When we take decisions on land use planning matters there is a need to examine not only the short term consequences but also take account of the long term potential impacts and benefits. Consequently, the council and its partners must align their investment programmes and decision making processes with established strategic priorities that take best advantage of our economic, social and environmental opportunities, while at the same time address some of the core weaknesses we have identified in specific areas. The following development principles should therefore help influence decision-making on land use, regeneration, transport and strategic transportation proposals:

POLICY LDP STRAT 1 – Sustainable Development

Argyll and Bute Council shall adhere to the following sustainable development principles in the consideration of development proposals.

- a) Maximise the opportunity for local community benefit;
- b) Make efficient use of vacant and/or derelict land including appropriate buildings;
- c) Support existing communities and maximise the use of existing infrastructure and services;
- d) Maximise the opportunities for sustainable forms of design including minimising waste, reducing our carbon footprint and increasing energy efficiency;
- e) Avoid the use of locally important good quality agricultural land;
- f) Utilise public transport corridors and active travel networks;
- g) Avoid the loss of important recreational and amenity open space;
- h) Conserve the natural and built environment and avoid significant adverse impacts on biodiversity, natural and built heritage resources;
- i) Respect the landscape character of an area and the setting and character of settlements;
- j) Avoid places with significant risk of flooding, tidal inundation, coastal erosion or ground instability; and
- k) Avoid having significant adverse impacts on land, air and water quality.

1.8.2 Building on these principles, the LDP therefore requires potential developers considering large or medium scale development proposals and in exceptional circumstances to complete a **sustainable checklist** that will allow them to consider matters of sustainability in relation to their particular proposal. The procedures relating to the checklist are fully explained in **supplementary guidance (SG)** that accompanies the LDP.

2. THE SETTLEMENT AND SPATIAL STRATEGY

2.1 Introduction

2.1.1 The LDP **Settlement Strategy** seeks to deliver sustainable levels of growth by steering significant development to our existing settlements, where the bulk of our essential services, employment opportunities, community facilities and infrastructure assets are available with large, medium and small scales of development being supported in our **Main Towns and Key Settlements**.

2.1.2 In an effort to establish rural growth points throughout Argyll and Bute, a network of **Key Rural Settlements** have been identified in the LDP where medium and small scales of development is encouraged on appropriate sites. The other settlements in the LDP will continue to accommodate growth, of appropriate scale, on established Allocations or Potential Development Areas (PDAs) and small scale development on infill, redevelopment and other windfall opportunity sites within the defined settlement boundary that have been identified in the plan's proposals maps.

2.1.3 The LDP's settlement and spatial strategy therefore clearly sets out where new development of different scales should and should not be located, to help achieve the vision and key objectives of the LDP with specific reference made to the Council's **four administrative areas**:

- **Bute and Cowal**
- **Helensburgh and Lomond**
- **Oban, Lorn and the Isles**
- **Mid Argyll, Kintyre and Islay**

Each of these areas is considered in turn, with the main land use planning issues identified.

2.2 Bute and Cowal

2.2.1 The Island of Bute, together with the peninsular community of Cowal, are both facing numerous challenges given their falling population levels and fragile economies. It is important therefore that the LDP capitalises on existing and new opportunities to assist further town centre regeneration, to create sustainable economic growth in areas of strength such as tourism and better connectivity to the Glasgow conurbation and beyond.

2.2.2 **By 2024, Bute and Cowal will be:**

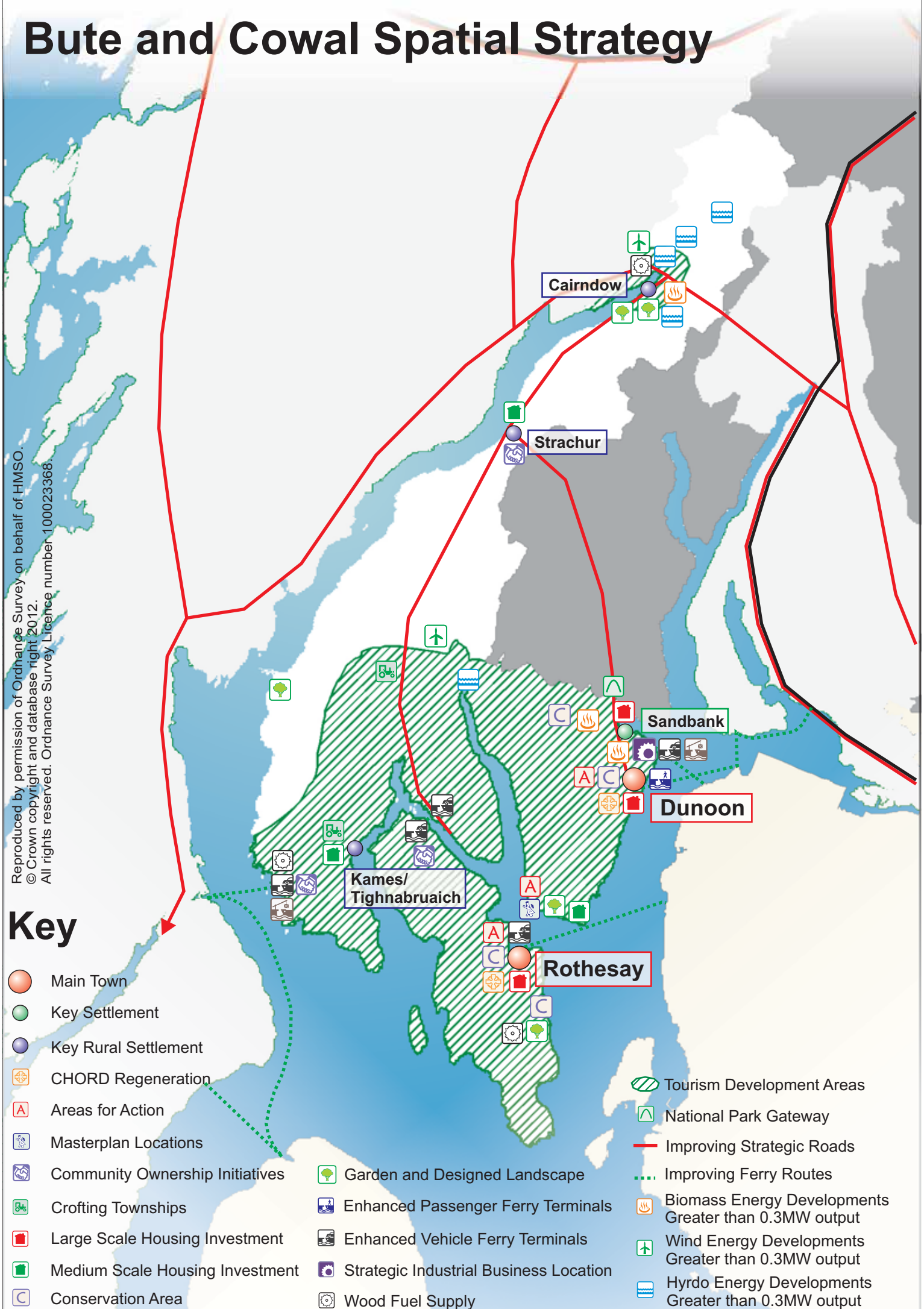
- A place that **enjoys revitalised town centres and waterfronts** in both Dunoon and Rothesay, with Dunoon taking full advantage of its gateway position to the Loch Lomond and Trossachs National Park and Rothesay capitalising on its outstanding built heritage.
- A **competitive place, better connected to the global economy** with thriving local rural communities that provide an incentive for businesses to locate too, particularly major new tourism developments in places such as Portavadie, Castle Toward and Ardyne.

Bute and Cowal Spatial Strategy

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Key

-  Main Town
-  Key Settlement
-  Key Rural Settlement
-  CHORD Regeneration
-  Areas for Action
-  Masterplan Locations
-  Community Ownership Initiatives
-  Crofting Townships
-  Large Scale Housing Investment
-  Medium Scale Housing Investment
-  Conservation Area
-  Garden and Designed Landscape
-  Enhanced Passenger Ferry Terminals
-  Enhanced Vehicle Ferry Terminals
-  Strategic Industrial Business Location
-  Wood Fuel Supply
-  Tourism Development Areas
-  National Park Gateway
-  Improving Strategic Roads
-  Improving Ferry Routes
-  Biomass Energy Developments Greater than 0.3MW output
-  Wind Energy Developments Greater than 0.3MW output
-  Hyrdo Energy Developments Greater than 0.3MW output



- A place of **outstanding natural and built heritage** with enhanced natural assets, better public realm and restored iconic buildings such as the Royal Hotel and Pavilion in Rothesay and the Queen's and Burgh Halls in Dunoon.
- A better **connected and accessible place** with improved ferry services, road and active travel links, together with improved telecommunications networks and broadband coverage.
- A place that can offer **a wide range of housing choice** in places with modernised essential services and infrastructure, with a focus of larger scale growth in Rothesay and Dunoon.

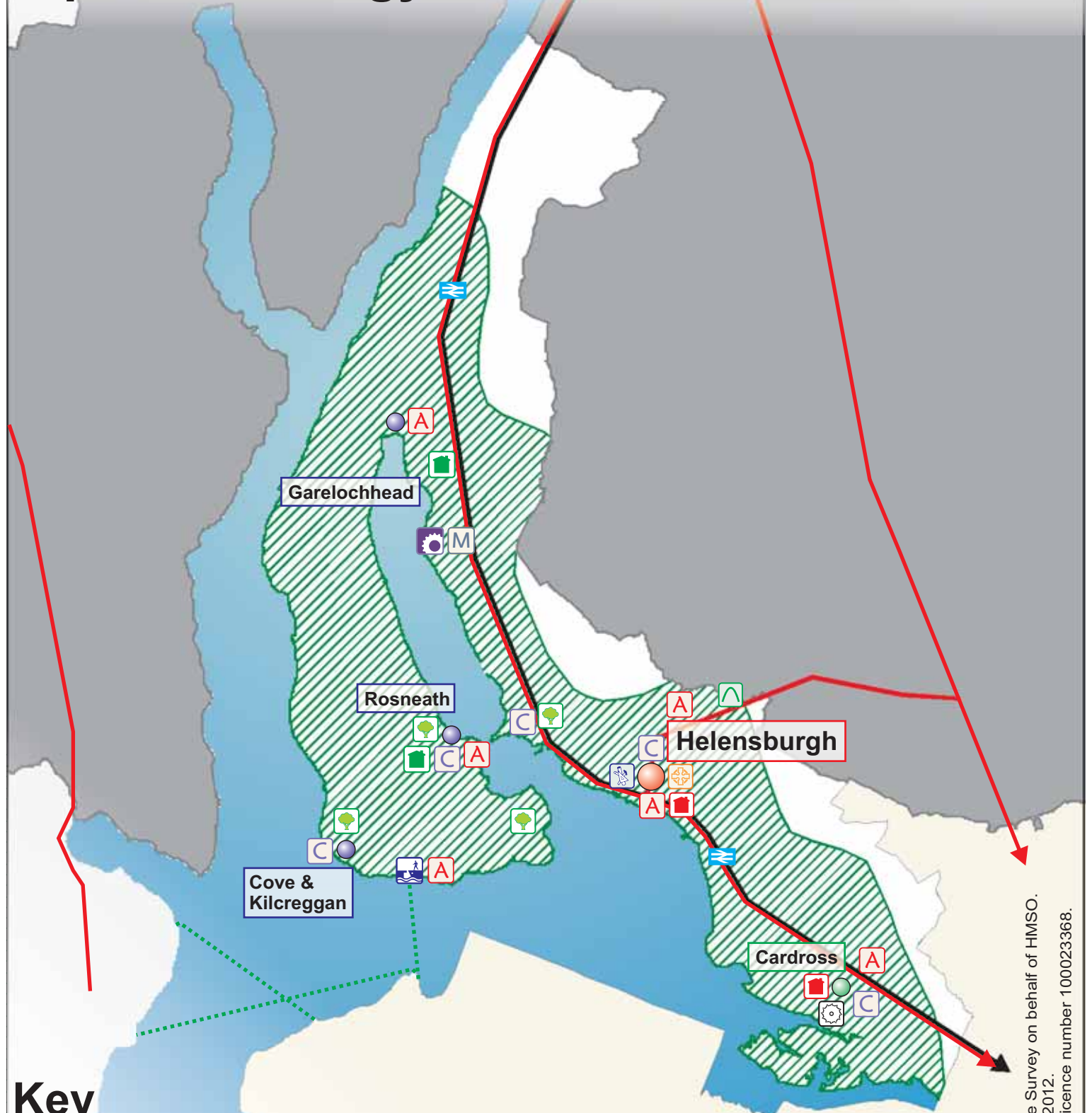
2.3 Helensburgh and Lomond

2.3.1 The communities of Cardross, Helensburgh and Garelochhead are subject to different development pressures from the rest of Argyll and Bute, with their relative accessibility to the adjacent Glasgow conurbation and the presence of the Greenbelt. The LDP needs to help unlock the full potential for this area to enjoy sustainable economic growth and regeneration of its settlements, while at the same time taking into account its proximity to the National Park and the needs of the Rosneath Peninsula.






















2.3.2 By 2024, Helensburgh and Lomond will be:

- A better **connected and accessible place** with improved ferry services, road rail and active travel links together with improved telecommunications networks and broadband coverage.
- A place that offers a **revitalised Helensburgh Town Centre and Waterfront** that takes full advantage of its position as a high quality, short term visitor destination close to the Glasgow conurbation
- A place of **outstanding natural and built heritage** with enhanced natural assets, better townscape and public realm with new community facilities such as the Helensburgh Pierhead Swimming Pool and Leisure Centre together with a refurbished East Clyde Street Centre.
- A place that can offer a **wide range of housing choice** in places with modernised essential services and infrastructure, with a focus of larger scale growth in Helensburgh and Cardross delivered through the **Greenbelt Masterplan**.
- A **competitive place better connected to the global economy** with thriving local communities that provide an incentive for businesses to locate too, particularly within the context of the Maritime Change Project.
- A **greener place** with numerous community led renewable energy projects and established community forests.

Helensburgh and Lomond Spatial Strategy



Key

- | | | |
|---|--|--|
|  Main Town |  Maritime Change Project |  Large Scale Housing Investment |
|  Key Settlement |  Medium Scale Housing Investment |  CHORD Regeneration |
|  Key Rural Settlement |  Conservation Area |  Areas for Action |
|  Tourism Development Areas |  Garden and Designed Landscape |  Enhanced Passenger Ferry Terminals |
|  CHORD Regeneration |  Strategic Industrial Business Location |  Improving Strategic Roads |
|  Areas for Action |  Wood Fuel Supply |  Improving Ferry Routes |
|  Masterplan Locations | |  Improving Railways |
|  National Park Gateway | | |

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2.4 Oban, Lorn and the Isles

2.4.1 Oban's role as the gateway to the Isles and principal service centre for the north of Argyll provides the engine room for growth in Lorn and beyond. The LDP needs to ensure that this potential for growth can be fully realised through a planned expansion of Oban, including the Dunbeg Corridor, that at the same time addresses known infrastructure constraints, including the need for high quality affordable housing. The LDP's spatial strategy will also need to take account of the fragility of the island economies and accommodate the emerging off shore renewable energy industry in such a way that supports and enhances both local communities and the area's outstanding natural environment.

2.4.2 By 2024, Oban, Lorn and the Isles will be:

- A **better connected and accessible place** with improved ferry services, road, rail, air and active travel links together with improved telecommunications networks and broadband coverage.
- A place of **outstanding natural and built heritage** with enhanced natural assets and new community owned facilities such as the Lismore Community Museum, the Luinig Atlantic Centre and the Coll Community Centre.
- A place that can offer a **wide range of housing choice** in places with modernised essential services and infrastructure with a focus of larger scale growth in Oban, the Dunbeg Corridor and Tobermory in Mull.
- A **competitive place better connected to the global economy** – with thriving island and mainland communities that provide an incentive for businesses to locate too, particularly at Dunstaffnage in relation to the European Science Park and the implementation of the **Lorn ARC*** together with major tourism related developments at Saulmore Farm and Tom Leith at Dunbeg.
- A **greener place** with community led smaller scale renewable energy projects and larger scale commercial off shore wind, wave and tidal projects that have helped grow the local and national economy.

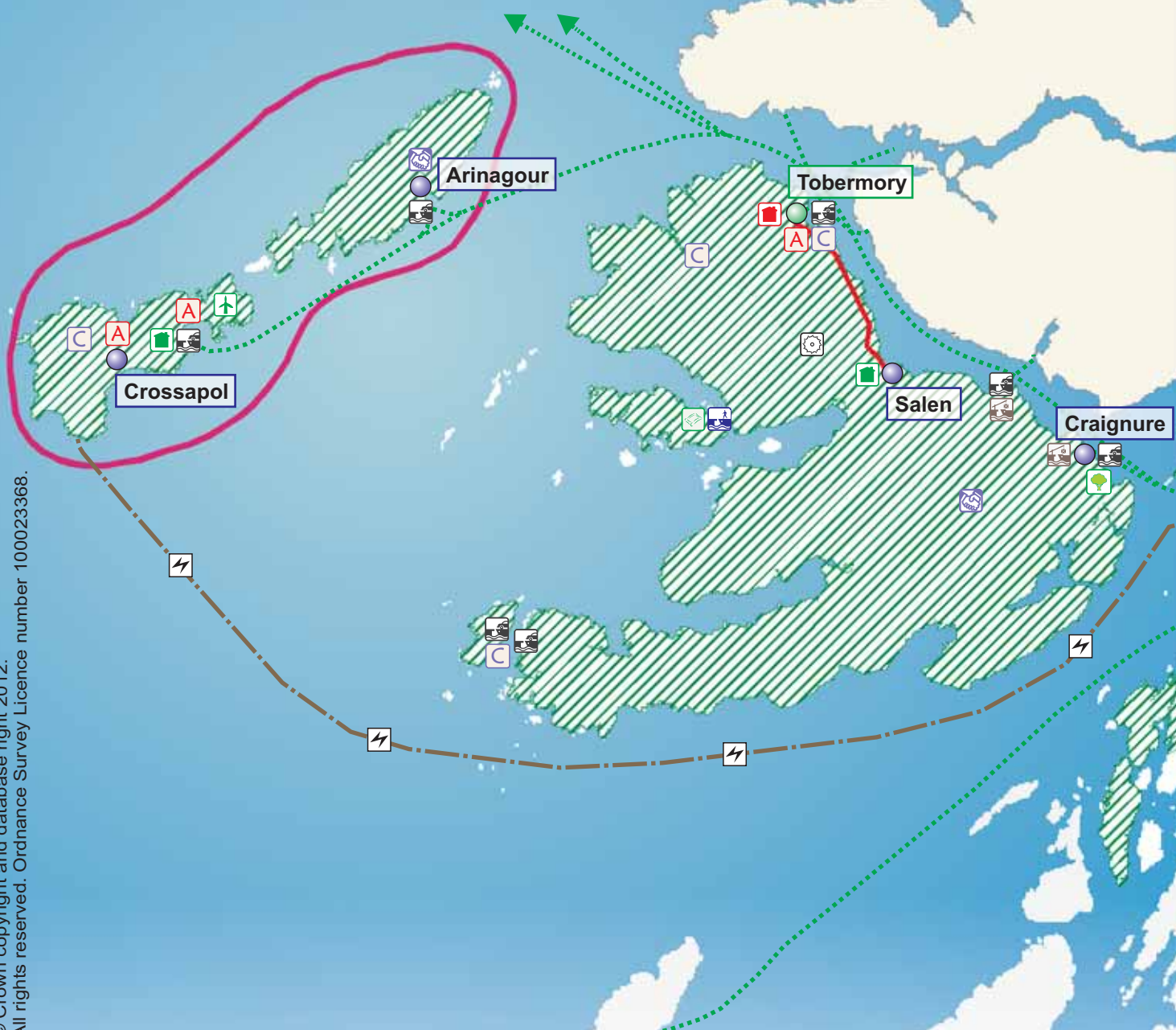
** The "Lorn Arc" project is an ambitious £20million proposal to extend Oban's North Pier and construct road infrastructure in Dunbeg/Dunstaffnage. The proposal covers Oban, Dunstaffnage, Dunbeg, North Connel and Barcaldine.*

Oban, Lorn and the Isles Spatial Strategy - Mull, Coll and Tiree

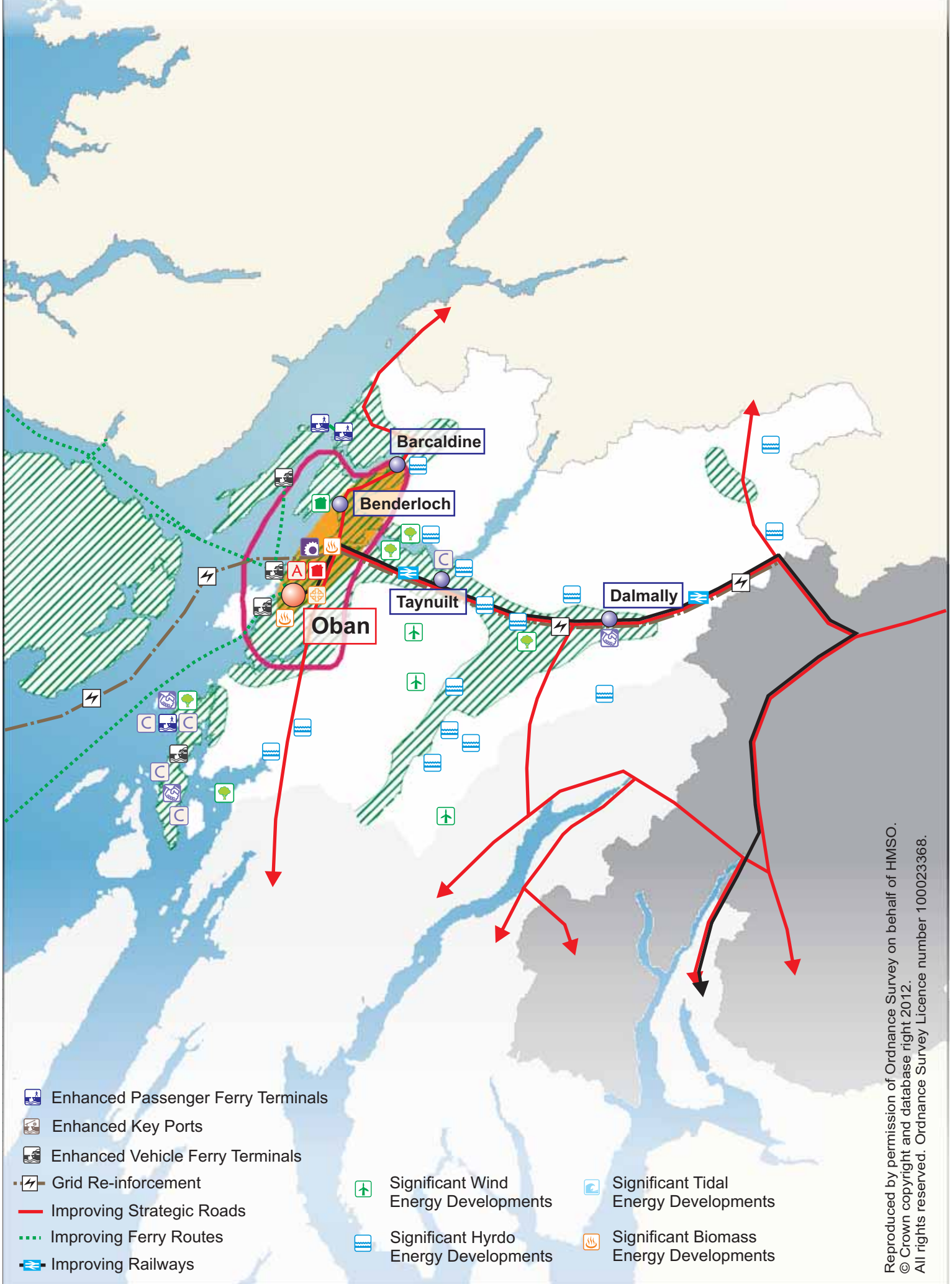
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Key

- | | | | |
|---|---------------------------------|---|--|
|  | Main Town |  | Garden and Designed Landscape |
|  | Key Settlement |  | Conservation Area |
|  | Key Rural Settlement |  | Areas for Action |
|  | Tourism Development Areas |  | CHORD Regeneration |
|  | Lorn Arc |  | Strategic Industrial Business Location |
|  | Renewable Spheres of Influence |  | Wood Fuel Supply |
|  | Large Scale Housing Investment |  | Community Development Plans |
|  | Medium Scale Housing Investment |  | Community Ownership Initiatives |



Oban and Lorn



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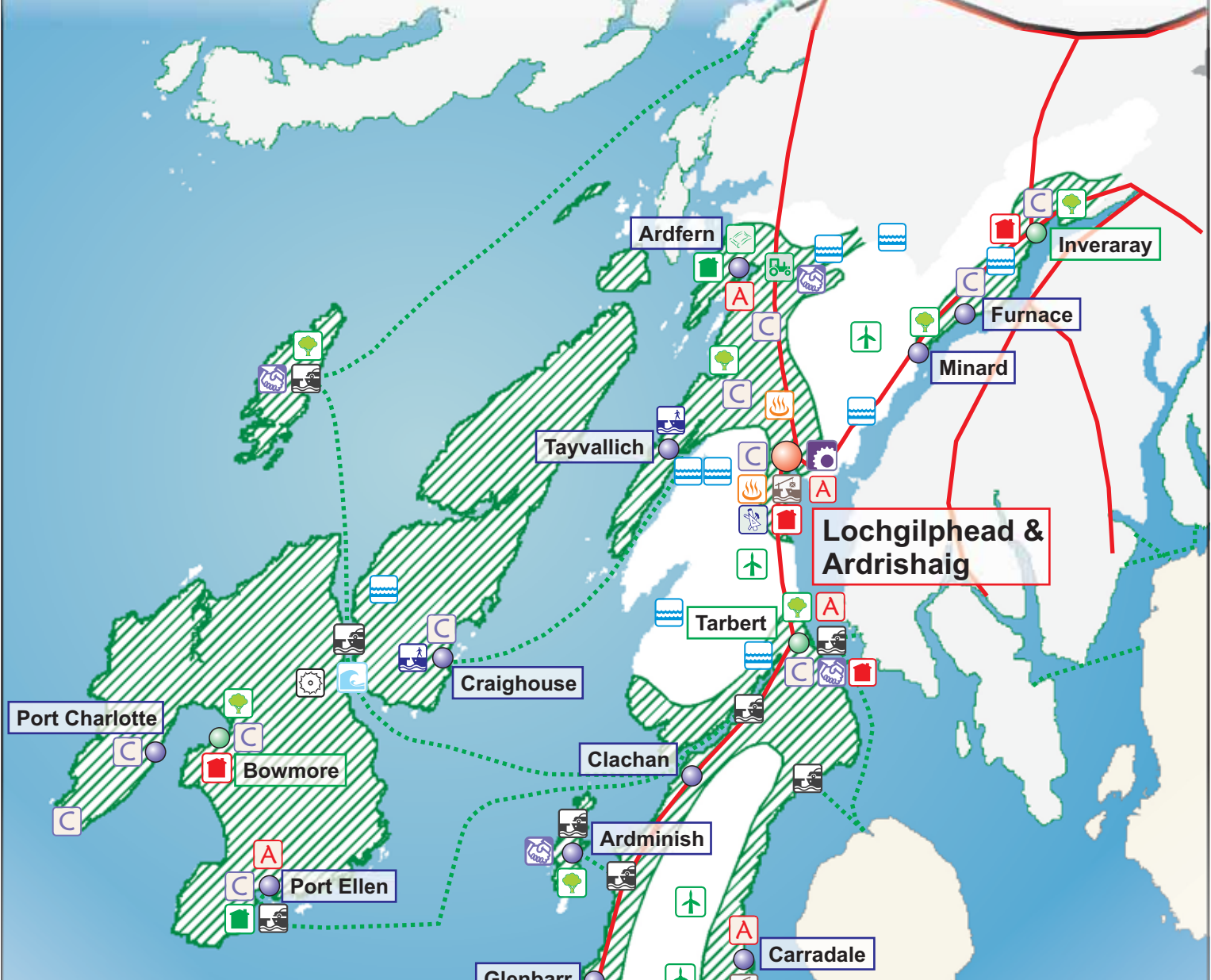
2.5 Mid Argyll, Kintyre and Islay

2.5.1 With a mixed picture for population decline in this central part of Argyll, the Main Towns of Campbeltown and Lochgilphead/Ardrishaig perform a crucial role in delivering economic opportunities for the wider area. In particular, the Main Town of Campbeltown offers the potential for significant economic growth, through established and emerging industries such as tourism, forestry and food and drink together with the renewable energy industry. This potential could be better realised through better connectivity, such as the re-establishment of the vehicular ferry link to Northern Ireland for example. While still economically fragile, the thriving islands of Islay and Jura are also well placed to take advantage of the emerging off shore energy industry and continue to diversify their economic base as new opportunities present themselves. Elsewhere, there is also potential for sustainable economic growth given the area's outstanding natural, built and cultural environment with a focus on communities such as Tarbert, Gigha, Craobh Haven and Kilmartin Glen.

2.5.2 By 2024, Mid Argyll, Kintyre and Islay will be:

- A **better connected and accessible place** with improved ferry services, road, rail, air and active travel links together with improved telecommunications networks and broadband coverage.
- A place of **outstanding natural and built heritage** with enhanced natural assets and green networks linking the Main Towns to the adjacent countryside.
- A place that can offer a **wide range of housing choice** in places with modernised essential services and infrastructure with a focus on larger scale growth in Campbeltown, Lochgilphead/Ardrishaig, Tarbert, Bowmore and Inveraray.
- A **competitive place better connected to the global economy** – with thriving local communities that provide an incentive for businesses to locate too, particularly at the community owned Machrihanish Green Technologies Business Park and at the expanded Kilmory Strategic Business site together with major tourism developments at Tarbert, Craobh Haven and Machrihanish.
- A **greener place** with numerous community led smaller scale renewable energy projects and larger scale commercial off shore wind, wave and tidal projects that have helped grow the local and national economy.

Mid Argyll, Kintyre and Islay Spatial Strategy



Key

- Main Town
- Key Settlement
- Key Rural Settlement
- Tourism Development Areas
- CHORD Regeneration
- Areas for Action
- Community Development Plans
- Masterplan Locations
- Community Ownership Initiatives
- Crofting Townships
- Large Scale Housing Investment
- Medium Scale Housing Investment
- Conservation Area
- Garden and Designed Landscape
- Enhanced Passenger Ferry Terminals
- Enhanced Key Ports
- Enhanced Vehicle Ferry Terminals
- Strategic Industrial Business Location
- Wood Fuel Supply
- Improving Strategic Roads
- Improving Ferry Routes
- Significant Tidal Energy Developments
- Significant Biomass Energy Developments
- Significant Wind Energy Developments
- Significant Hyrdo Energy Developments

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2.6 DEVELOPMENT LAND SUPPLY

2.6.1 THE DEVELOPMENT MANAGEMENT ZONES

2.6.2 There are **7 development management zones** in the LDP that inform the content of the policies contained the plan, particularly with regard to the form, location and scale of new development. Three of the zones are concerned with the settlements which are identified as **Main Towns and Key Settlements; Key Rural settlements and Villages and Minor Settlements**. The remaining four are concerned with the countryside and include the **Countryside Zone, Rural Opportunity Areas, Very Sensitive Countryside and Greenbelt**.

2.6.3 **Policy LDP DM 1** establishes the acceptable scales of development in each of the zones with the boundaries of all the settlements and countryside zones mapped in the LDP's Proposal Maps. It should be noted that where specific proposals such as Allocations, PDAs or Areas for Action are defined these would override the general stance towards development for a particular development management zone.

Policy LDP DM1– Development within the Development Management Zones

Encouragement shall be given to sustainable forms of development as follows:-

- (A) Within the Main Towns and Key Settlements up to and including large scale* on appropriate sites.
- (B) Within the Key Rural settlements up to and including medium scale* on appropriate sites.
- (C) Within the Villages and Minor Settlements up to small scale* on appropriate sites.
- (D) Within the Rural Opportunity Areas up to small scale* on appropriate sites including the open countryside as well as small scale infill, rounding-off, redevelopment and change of use of existing buildings. In exceptional cases, up to and including large scale* may be supported if this accords with an Area Capacity Evaluation (ACE) **.
- (E) Within the Countryside Zone up to small scale* on appropriate infill, rounding off, redevelopment and change of use of existing buildings. In exceptional cases development in the open countryside up to and including large scale* may be supported on appropriate sites if this accords with an ACE**. There is a presumption against development that seeks to extend an existing settlement into the Countryside Zone.
- (F) Within Very Sensitive Countryside encouragement will only be given to specific categories of development on appropriate sites. These comprise:
- (i) Renewable energy related development
 - (ii) Telecommunication related development.
 - (iii) Development directly supporting agricultural, nature conservation or other established activity.
- (G) Within the Greenbelt encouragement will only be given to very limited and specific

categories of countryside based development. These comprise:

- (i) Agricultural-related development.
- (ii) Farm diversification – tourism and rural business related development (excluding dwelling houses)
- (iii) Outdoor sport and recreational development.
- (iv) Development required to manage and sustain the natural heritage and access resources of the Greenbelt.
- (v) Demolition and replacement of buildings and alterations or extensions of such buildings, including dwelling-houses, subject to no change of use occurring.
- (vi) Change of use of buildings to residential institutional use.

In exceptional cases, a development outwith categories G(i) to (vi) may accord with this policy when it is successfully demonstrated that the proposal will:

- 1) Retain a significant building at risk; or
- 2) Directly support the provision of essential infrastructure; or
- 3) Involve building development directly supporting recreational use of land.

(H) Developments are also subject to all other policies and supplementary guidance (SG) of the Local Development Plan.

**Scales of different development classes are defined in the relevant Development Management policies of the LDP and/or associated supplementary guidance where appropriate.*

*** Further information on how to carry out an Area Capacity Evaluation (ACE) can be found in supplementary guidance*

2.7 Justification

2.7.1 The Development Management Zones help support the LDP's settlement strategy by guiding larger scales of development primarily to our larger key settlements and safeguarding our more sensitive and vulnerable areas from inappropriate scales of development. In exceptional cases, large and medium scales of development may also be allowed in Rural Opportunity Areas and the Countryside Zone where an ACE is undertaken and the findings considered acceptable. **Policy LDP DM 1** also details exceptional cases for allowing development opportunities in the Greenbelt. All development in all of the zones is also subject to all other policies and supplementary guidance (SG) of the LDP where relevant.

This Policy conforms to:

- NPF2
- SPP (The Planning System)
- Key LDP Objectives A) to I)

2.8 Delivering an Effective Housing Land Supply that Meets Local Need

2.8.1 The LDP fully recognises the need to ensure that our housing supply meets the needs and aspirations of the wide variety of households across Argyll and Bute in the interests of encouraging and supporting a growing population and thriving local economy.

2.8.2 The Argyll and Bute Housing Needs and Demand Assessment (HNDA) currently identifies a projected need and demand for approximately 9,500 (9,590) housing solutions over a ten year period. The LDP sets out a framework to deliver effective housing land to meet 7,450 (See **Table 2.1**) of these potential new households through new house building, with the remainder addressed through a variety of other interventions such as bringing empty properties back into use or house adaptations that have been identified in the Local Housing Strategy.

2.8.3 It is envisaged that allowing for this level of new housing will help reverse the projected population decline forecast by the General Register Office for Scotland (GROS), however this scenario will be highly dependent on securing sustainable economic growth.

2.8.4 The LDP will therefore seek to identify an effective, highly flexible and generous housing land supply up to year 10 from the predicted date of adoption, ensuring a minimum 5 year effective land supply at all times to support sustainable economic growth throughout Argyll and Bute. The scale of uptake and level of provision will be kept under annual review with the aim of ensuring sufficient land is identified to promote the sustainable growth of communities throughout Argyll and Bute.

2.8.5 An important element of this facilitating growth agenda will be to ensure that the mix of housing type, size and tenure meets the needs and aspirations of a range of different households throughout their lives, including an appropriate level of affordable housing. The LDP must also ensure that the housing figures themselves

do not preclude good quality development that creates a sense of place where people want to live. Further information on housing need, household creation and population trends in Argyll and Bute can be found in supplementary guidance (SG).

Table 2.1

	Market Housing Year 5	Affordable Housing Year 5	Total Year 5	Market Housing Year 10	Affordable Housing Year 10	Total Year 10
Bute and Cowal	1,230	15	1245	2460	30	2,490
Helensburgh and Lomond	435	165	600	870	330	1,200
Mid Argyll, Kintyre and Islay	820	155	975	1640	310	1,950
Oban, Lorn and The Isles	690	215	905	1380	430	1,810
Argyll and Bute	3,175	550	3,725	6,350	1,100	7,450

2.9 The Settlement Plans

2.9.1 The LDP contains spatial plans for all the settlements covered by this plan and these can be found in the Proposals Maps. The location of Argyll and Bute's 6 Main Towns; 6 Key Settlements; 27 Key Rural Settlements can be found in the Spatial Diagrams for each of the Council's four Administrative Areas. The 143 Villages and Minor Settlements are listed in supplementary guidance associated with the LDP. The settlement plans proposed under **LDP PROP 1** are mapped in the Proposals Maps.

LDP PROP 1 – THE SETTLEMENT PLANS

The LDP shall include settlement plans for all of its Main Towns, Key Settlements, Key Rural Settlements and identified Villages and Minor Settlements.

2.10 The Proposed Allocations

2.10.1 A key role of the LDP is to provide an effective land supply for new development for the period of the plan. This provision is primarily set out in the form of **Allocations** arranged under the headings of housing; business and industry; community facilities and recreation; minerals; mixed use and infrastructure. The allocations, proposed under **LDP PROP 2**, are listed in the schedules of the Written Statement and mapped in the Proposals Maps. In order to ensure that there are sufficient allocations, to provide an effective land supply an indication of the number of units, that may be accommodated on the housing allocations, the anticipated life expectancy of mineral allocations, or the size of all other allocations are given in the respective schedules. The housing provision numbers are indicative and in appropriate circumstances may be varied at the discretion of the planning authority.

LDP PROP 2 – THE PROPOSED ALLOCATIONS

- A) The development land Allocations are shown in the Proposals Maps and listed in the Allocation Schedules.
- B) These Allocations provide the effective development land supply during the plan period for the following categories of development.
 - 1. Housing
 - 2. Community Facilities and Recreation
 - 3. Minerals
 - 4. Business and Industry
 - 5. Infrastructure
 - 6. Mixed Use
- C) The take up of the Allocations shall be monitored as part of the LDP review process.
- D) Development of the Allocations for uses other than those identified will be contrary to the Local Development Plan, and will not be permitted.

2.11 Potential Development Areas

- 2.11.1 The LDP also identifies **Potential Development Areas (PDAs)**. PDAs are areas where specific development opportunities may be supported through the life of this LDP where known constraints can be overcome. Mini development briefs have been prepared for each PDA which forms part of the **supplementary guidance** that accompanies the plan. The briefs identify the use or range of uses considered appropriate, the constraints that need to be resolved and the main LDP policies and SG that need to be taken into account. The PDAs, proposed under **LDP PROP 3**, are listed in the schedule of the Written Statement and mapped in the Proposals Maps.

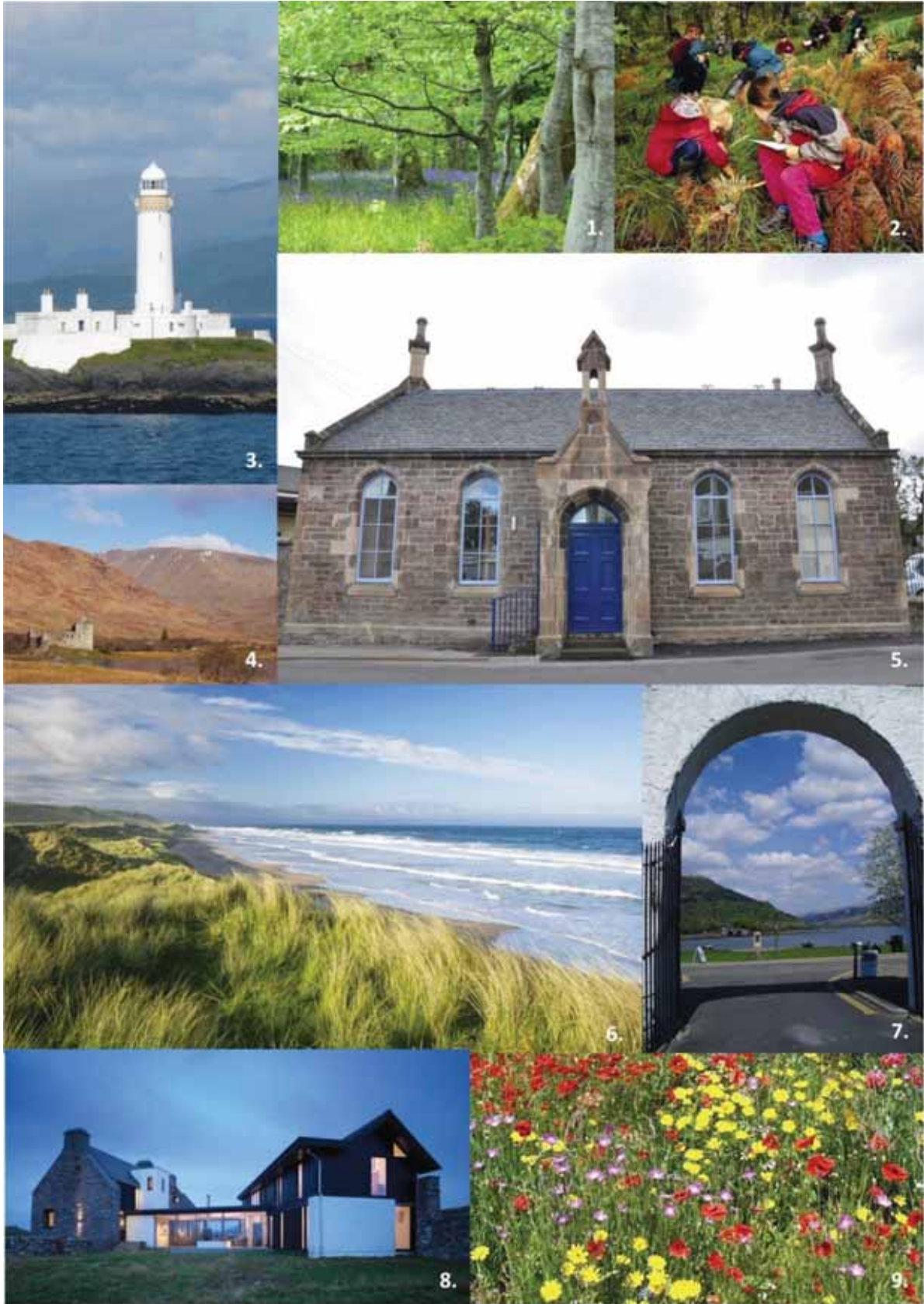
LDP PROP 3 – THE PROPOSED POTENTIAL DEVELOPMENT AREAS

- A) The Potential Development Areas are shown in the proposals maps and listed in the Potential Development Area schedules.
- B) The take up of the Potential Development Areas (PDAs) shall be monitored as part of the LDP review process.

2.12 Windfall Development

- 2.12.1 Windfall development constitutes development which is not part of a formal Allocation or Potential Development Area, but can be approved with due regard to the development management policies of the LDP and SG.

Key Policy Theme – Protecting, Conserving and Enhancing Our Outstanding Environment Together



1. Blarbuie Woods, Lochgilphead 2. Atlantic woodland trail 3. Light house, Sound of Mull 4. Kilchurn Castle, Loch Awe 5. T.H.I. Renovation, Campbeltown 6. Westport Bay, Kintyre 7. Archway, Inveraray 8. Award winning new build at Whitehouse 9. Wild flowers meadow, Gigha

Key Policy Theme – Protecting, Conserving and Enhancing Our Outstanding Environment Together

3. Introduction

- 3.1 Argyll and Bute's natural environment, including our biodiversity, geodiversity, soils and landscapes, is recognised by a wide range of stakeholders as being truly outstanding, both in diversity and quality, and is protected through established European and UK legislation, national and local planning policies. It is also increasingly recognised as a significant economic and social asset that local communities benefit from both directly, through the provision of jobs associated with our environment and indirectly, through increasing our sense of well-being due to its simple quiet, and sometimes not so quiet, enjoyment as a place to be.
- 3.2 Argyll and Bute also enjoys a rich and immensely varied cultural and historic built heritage. Listed buildings, Scheduled Ancient Monuments, vernacular architecture, planned villages, Victorian seaside towns, individual architectural masterpieces and abundant archaeology all make their unique contribution to our way of life that once lost cannot be replaced.
- 3.3 The quality of our environment has also a major influence on the attractiveness of the area as a place to live, raise families and do business in, visit and invest in, providing a strong sense of community identity. Whilst Argyll and Bute currently offers a truly outstanding natural and built environment, there remains a constant need to care for and properly maintain what we have, and wherever possible seek to enhance it, thus ensuring its long term sustainability.
- 3.4 This need to maintain and enhance the quality of our environment is one of the most important challenges facing the LDP, given the growing impacts of climate change and the challenging economic realities that we all face now and for the foreseeable future. Consequently, the LDP seeks to protect, conserve and enhance what we have through its policies and associated supplementary guidance, together with the implementation of a series of Areas For Action that focus our future regeneration activity on areas of priority. The LDP will also seek to facilitate important strategic documents, such as the Argyll and Bute Local Biodiversity Action Plan (LBAP), and implement a number of key actions over the life of the Plan that can help deliver the full potential of our natural assets. The LDP also provides for the continued regeneration of our built heritage in ways that do not compromise the very qualities and attributes it is recognised for.
- 3.5 The protection of our coast and marine environment is also an important environmental issue. Argyll and Bute has an extremely long coastline, in excess of three and a half thousand kilometres, with an abundance of sea lochs and islands. Undeveloped coastline is an asset for recreation and biodiversity that requires protection from speculative development. This protection needs to be balanced against development aspirations that require a coastal location and would significantly benefit the economy of Argyll and Bute. Similarly the marine environment is one of the richest in terms of biodiversity in the UK.

Environmental Theme key actions undertaken during the period of the LDP by Argyll and Bute Council and its partners:

- To continue to develop and implement the Argyll and Bute Local Biodiversity Action Plan;
- To continue to update and develop our award winning suite of sustainable design guides;
- To continue to update and develop our landscape capacity studies;
- To prepare management plans for all of our Green Networks established in our Main Towns;
- To continue to develop and implement the Coastal Development Strategy together with Marine Spatial plans and ICZMs;
- To continue to develop Conservation Area appraisals and where appropriate management plans for our conservation areas;
- To continue to seek regeneration initiatives for our built heritage such as Townscape Heritage Initiatives and Conservation Area Regeneration Schemes.
- To prepare and implement a Buildings at Risk strategy;
- To prepare and implement a Built Heritage Strategy;
- To work closely with, and support, other environmental bodies (such as Scottish Natural Heritage, Historic Scotland, Scottish Water, Scottish Environment Protection Agency (SEPA), Forestry Commission Scotland etc.) and local community groups and Trusts (such as the Argyll and the Isles Coast and Countryside Trust).

Key Policy Theme – Protecting, Conserving and Enhancing Our Outstanding Environment Together

Policy LDP – Supporting the Protection, Conservation and Enhancement of our Environment

In all development management zones, Argyll and Bute Council will assess applications for planning permission with the aim of protecting conserving and where possible enhancing the built, human and natural environment.

A development proposal will not be supported when it :

(A) does not protect, conserve or where possible enhance biodiversity, geodiversity, soils and peat, woodland, green networks, wild land, water resources and the marine environment.

(B) does not protect, conserve or where possible enhance the established character and local distinctiveness of the landscape and seascape in terms of its location, scale, form and design.

(C) does not protect, conserve or where possible enhance the established character of the built environment in terms of its location, scale, form and design.

(D) has a significant adverse effect, including cumulative effect, on the special qualities or integrity of designated natural and built environment sites.

An approach based on the precautionary principle will be adopted towards development proposals where there is uncertainty over the impact a development proposal would have on the built, human or natural environment. Development proposals are also expected to be consistent with all other LDP policies and SG where relevant. In particular, the following SG provides details of the mechanisms for delivery of this policy.

Natural Environment

SG LDP ENV 1 – Development Impact on Habitats, Species and Biodiversity (i.e. biological diversity)

SG- Local Biodiversity Action Plan (LBAP)

SG LDP ENV 2 – Development Impact on

European Sites (see Proposals Maps)

SG LDP ENV 3 – Management of European Sites (see Proposals Maps)

SG LDP ENV 4 – Development Impact on Sites of Special Scientific Interest (SSSIs) (see Proposals Maps)

SG LDP ENV 5 – Development Impact on Local Nature Conservation Sites (see Proposals Maps)

SG LDP ENV 6 – Development Impact on Trees/Woodland

SG LDP ENV 7 – Water Quality and the Environment

SG LDP ENV 8 – Protection and Enhancement of Green Networks (see Supplementary Guidance)

SG LDP ENV 9 – Development Impact on Areas of Wild Land (see Proposals Maps)

SG LDP ENV 10 – Geodiversity

SG LDP ENV 11 – Protection of Soil and Peat Resources

Landscape and Design

SG LDP ENV 12 – Development Impact on National Scenic Areas (NSAs) (see Proposals Maps)

SG LDP ENV 13 – Development Impact on Areas of Panoramic Quality (APQs) (see Proposals Maps)

SG LDP ENV 14 – Landscape

SG LDP ACE 1

Historic Built Environment and Archaeology

SG LDP ENV 15 – Development Impact on Historic Gardens and Designed Landscapes (see Proposals Maps)

SG LDP ENV 16(a) – Development Impact on Listed Buildings

SG LDP ENV 16(b) – Demolition of Listed Buildings

SG LDP ENV 17 – Development in Conservation Areas and Special Built Environment Areas (see Proposals Maps)

SG LDP ENV 18 – Demolition in Conservation Areas (see Proposals Maps)

SG LDP ENV 19 – Development Impact on Scheduled Ancient Monuments

SG LDP ENV 20 – Development Impact on Sites of Archaeological Importance

SG LDP ENV 21 – Protection and Enhancement of Buildings

Key Challenges: *That we can successfully accommodate sustainable economic growth without harming our outstanding environment*

Key Policy Theme – Protecting, Conserving and Enhancing Our Outstanding Environment Together

Justification

The council wishes to encourage sustainable forms of development that seek to protect, conserve and where possible enhance the natural, human and built environment we all enjoy.

The aim of this policy therefore is to allow sustainable forms of development to proceed within a clear policy and SG framework that provides protection from inappropriate forms of development; that encourages and supports regeneration; and maintains and enhances the quality of the natural heritage, built environment, landscape features and landscape character of the area.

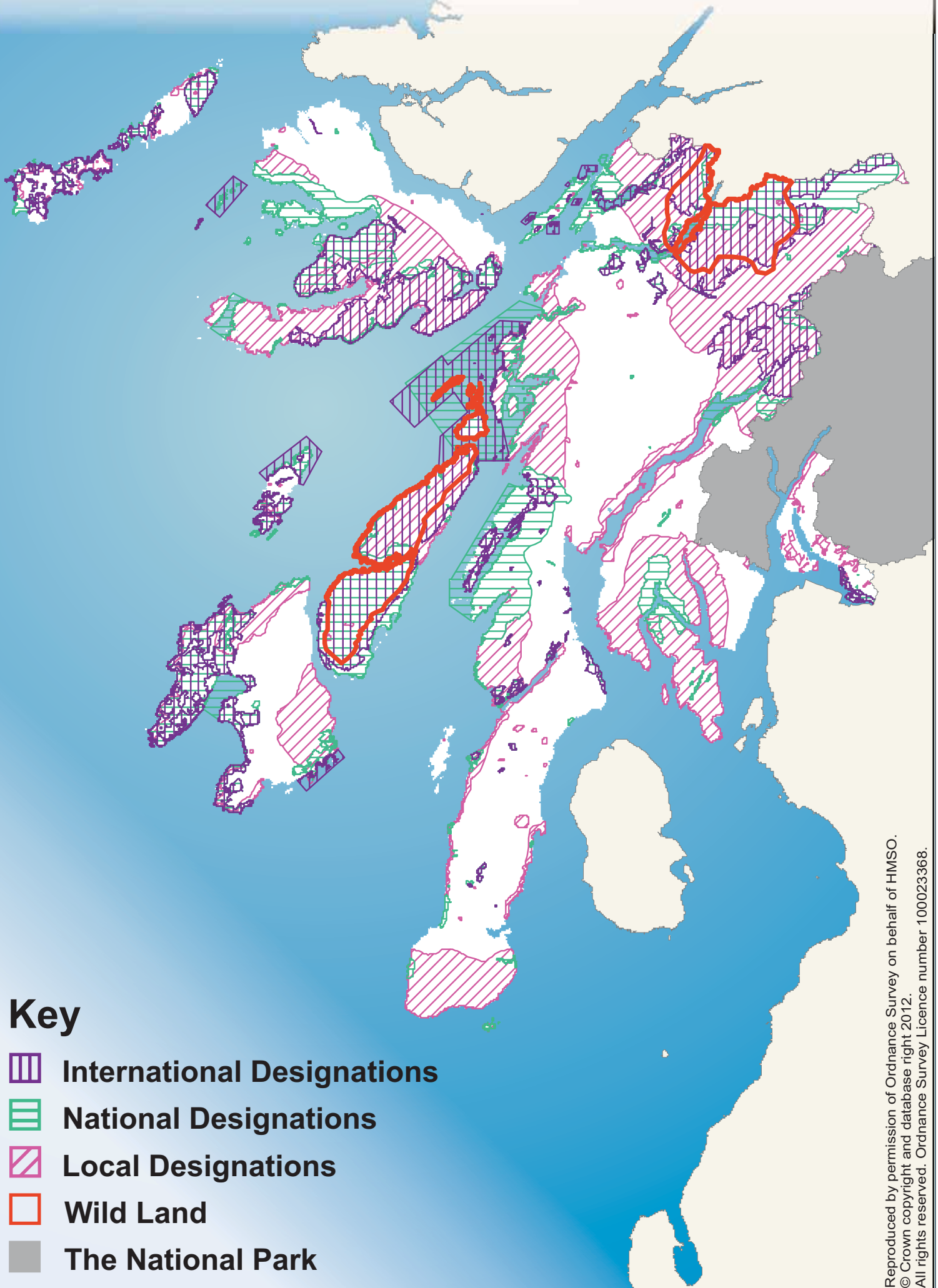
This policy and its associated SG sets out the general basis for the consideration of all development proposals.

This policy conforms to:

- NPF2
- SPP
- LDP Objectives A) to I)
- EU Water Framework Directive

Key Challenges: *That we can successfully accommodate sustainable economic growth without harming our outstanding environment*

Our Outstanding Natural Environment

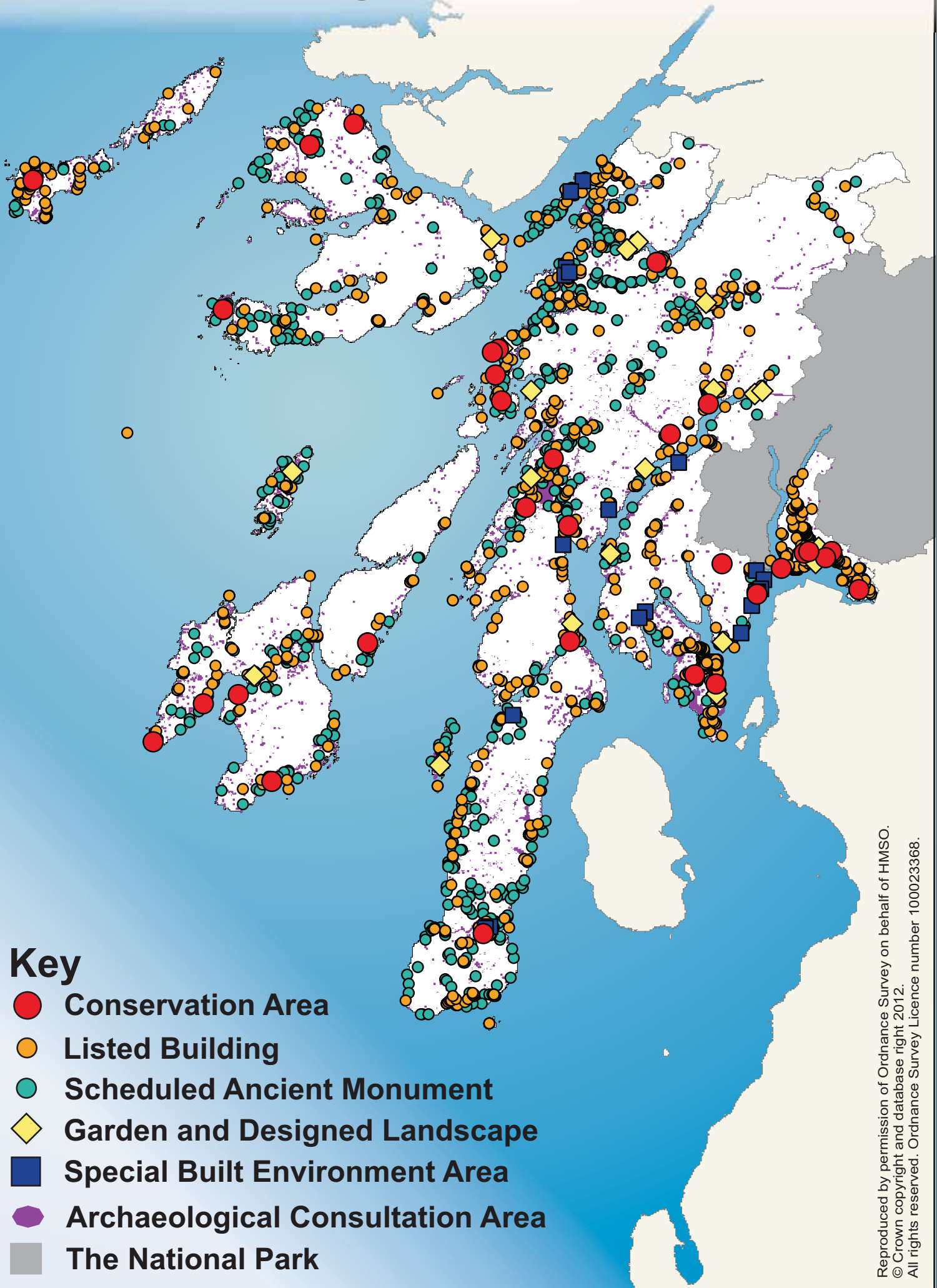


Key

-  International Designations
-  National Designations
-  Local Designations
-  Wild Land
-  The National Park

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Our Outstanding Historic Environment



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Key Policy Theme – Protecting, Conserving and Enhancing Our Outstanding Environment Together

Policy LDP – Supporting the Sustainable Development of our Coastal Zone

Argyll and Bute Council will support the sustainable development of our coastal zone*. In assessing coastal development proposals account will be taken of all other policies and supplementary guidance (SG) of the LDP.

In particular, the Argyll and Bute Coastal Development Strategy as SG to the LDP outlines how we will determine new coastal development proposals. The SG most relevant to coastal development proposals include:

- SG LDP CST 1 - Coastal Development Strategy
- SG LDP CST 2 - Loch Etive ICZM Plan
- SG LDP CST 3 - Loch Fyne ICZM Plan
- SG LDP CST 4 - Sound of Mull Marine Spatial Plan
- SG LDP AQUA 1 - Aquaculture Development
- SG LDP TRAN 8 - Piers and Harbours

Other relevant documents

- Argyll and Lochaber River Basin Management Plan
- Clyde River Basin Management Plan
- Firth of Clyde Marine Spatial Plan
- Draft National Marine Plan

* Coastal Zone definition – *Strip of land between Mean Low Water Springs (MLWS) and 1 km landwards. In some circumstances the coastal zone may extend further in land where the land exerts an influence on the uses of the sea and its ecology, or the lands uses and ecology are affected by the sea.*

Justification

The coastal area of Argyll and Bute is an exceptional asset. Much of the population occupies settlements or areas that are immediately adjacent to the coast and it continues to provide a focus for economic activity, recreation and tourism.

The extensive and varied coastline is of national, and in some parts international significance, containing many areas of special landscape and ecological significance. It is therefore important that the character and environmental qualities of the Argyll and Bute coast are protected from inappropriate development and that development which requires a coastal location is directed to the least environmentally sensitive areas.

Developments in the renewable energy and aquaculture sectors have increased the focus on coastal and offshore areas with a likely increasing need for coastline locations for associated facilities. This policy recognises the significant economic potential of the coast and promotes the sustainable development of the coastal zone.

The Coastal Development Strategy, as supplementary guidance, sets out through a range of Development Criteria, where coastal development, would, or not, be acceptable and the types of development that might be accommodated. It also identifies a Spatial Framework which promotes a sequential order of preference for the different Development Management Zones, as defined in Policy LDP DM1.

Applications for coastal development on land will only be supported where it can be demonstrated that proposals comply with the spatial framework and have met the requirements of the following development criteria:

- a) Locational need;
- b) Form, location and scale;
- c) Natural, built or cultural heritage and amenity value;
- d) Landscape and seascape character;

Key Challenges: *That we make Argyll and Bute a better place to live*

Key Policy Theme – Protecting, Conserving and Enhancing Our Outstanding Environment Together

- e) Public access;
- f) Uses or re-use of existing facilities;
- g) Shared use of facilities;
- h) Impact on existing development;
- i) Coastal flood risk and erosion;
- j) Ecological status of coastal and transitional water bodies;
- k) Marine Planning

In assessing coastal development proposals, the Council will take account of other relevant plans and strategies not adopted by the Council, including River Basin Management Plans and developing marine spatial plans.

This Policy conforms to:

- NPF2
- SPP
- LDP Key Objectives A), B), C), D), E), G), H) and I)
- EU Water Framework Directive

Key Policy Theme – Creating a Sustainable and Growing Economy Together



1. SkyCon Plant, Machrihanish 2. Wind turbine blades 3. Domestic Solar panels 4. New Marina and tourist complex, Portavadie 5. Harvest, Isle of Bute 6. Town Centre Shopping, Lochgilhead 7. European Science Park, Dunbeg 8. Award winning design, Portavadie

Key Policy Theme – Creating a Sustainable and Growing Economy Together

4. Introduction

- 4.1 The Local Development Plan (LDP) promotes numerous development opportunities to help deliver increased sustainable economic growth in our area. The wide range of identified locations provides a highly flexible industrial and business land supply that is accessible, serviceable and deliverable thereby helping to improve our competitiveness at both a local and strategic level.
- 4.2 Argyll and Bute offers a business friendly environment for indigenous and relocating companies alike, with improving access to the national transport infrastructure, through air, ferry, rail and trunk roads, higher speed internet connections together with numerous, unique opportunities to enhance the quality of life of its employees by working within such a spectacular natural and built environment.
- 4.3 The main potential growth sectors supported by the LDP are tourism, renewables, food and drink industries and forestry. In an economically challenging and rapidly changing world it is also imperative for the LDP to take a more flexible approach to ensure that economic opportunities can be fully realised whilst safeguarding the environmental assets that underpin the economy of the area. Consequently, a more flexible policy approach is taken to the assessment of economic proposals especially where they align with the priorities of the Government's national economic policy, EDAP, REAP, or are located in our local and strategic industrial/business sites, the Economic Priority Areas and/or Tourism Development Areas. The economic benefit of these proposals will be taken into account in the council's decision making process.
- 4.4 In particular, Argyll and Bute needs to attract and retain 20 – 35 year olds, especially graduates and this can be done by providing attractive, well paid jobs in the key growth sectors such as tourism, forestry, marine science, food and drink (includes agriculture, fishing, aquaculture and whisky), defence industries and renewables.
- 4.5 High value developments which improve our tourism offer, such as high quality developments in sport, adventure, accommodation, culture and eating out, can also play a key role in encouraging new businesses to locate to Argyll and Bute.
- 4.6 In terms of retailing the LDP recognises the preferred location for new shopping developments is in existing town centres. Our town centres however are more than just a shopping destination, they also function as financial, social and cultural centres that are accessible by a variety of means of transport. The plan through its policies and key actions therefore seeks to protect the vitality and viability of Argyll and Bute's town centres. Regeneration of our Main Town centres and their associated waterfronts is therefore a key priority of the council and the LDP.

- 4.7 The LDP also supports renewable energy related development in accordance with national and local planning guidance. The uncertainty of developing off shore renewables is recognised in the plan through the creation of spheres of influence and the identification of Key Ports where further investment may be required during the life of the LDP.

Key Actions undertaken during the period of the plan by the Council and its partners:

- To ensure that the Local Development Plan policy framework provides a supportive business environment that is flexible enough to meet the diverse and changing needs of the local economy;
- To continue to update and implement Argyll and Bute's Economic Development Action Plan (EDAP) allied to the creation on the Argyll and Bute Sustainable Economic Forum (ABSEF) to address barriers to sustainable economic growth and improve the planning process;
- To continue to update and implement Argyll and Bute's Renewable Energy Action Plan (REAP) in association with the Argyll and Bute renewable Alliance (ABRA);
- To continue to support the ongoing regeneration of our Main Towns and Key Settlements;
- To undertake and implement town centre action plans for each of our Main Towns;
- To continue to promote a hierarchical settlement strategy that allows our rural economy and smaller settlements to thrive and support the viability of the surrounding rural areas;
- To ensure that there is sufficient industrial and business land available at a local and strategic level and look also to promote the marketability, servicing and landscaping of key sites through public and private funding;
- To establish Spheres of Influence and Key Ports in the LDP that are associated with the expansion of the off shore renewable energy sector;
- Attract and retain 20 – 35 year olds through the continued expansion of Higher Education opportunities and level 4+ industry skills, particularly through development of the Highlands and Islands University.
- To safeguard important tourism sites that are vulnerable to change of use and promote tourism development areas at key locations throughout Argyll and Bute;
- To safeguard from development our better quality agricultural land;
- To implement the economic actions identified in our Woodland and Forestry Strategy;
- To implement the economic actions of our Coastal Development Strategy;
- To prepare or have developers prepare, development briefs or Masterplans for appropriate employment opportunities;
- To prepare supplementary guidance on the primacy of employment opportunities in our economically fragile areas.

Key Policy Theme – Creating a Sustainable and Growing Economy Together

Policy LDP – Supporting the Sustainable Growth of Our Economy

Argyll and Bute Council will support the development of new industry and business which helps deliver sustainable economic growth throughout our area by:-

- taking full account of the economic benefits of any proposed development;
- ensuring that the different spatial needs and locational requirements of the various sectors and scales of business are able to be met within the context of the settlement and spatial strategy;
- focussing regeneration activity and promoting environmental enhancement; and by
- safeguarding existing industrial and business areas for employment uses.

Economic development proposals need to be consistent with all other LDP policies and Supplementary Guidance (SG) where relevant. In particular, the following SG provides details of the mechanisms for the delivery of this policy.

Business and Industry

- SG LDP BUS 1 – Business and Industry proposals in Existing Settlements and allocations (See LDP Schedule and Proposals Maps)
- SG LDP BUS 2 – Business and Industry proposals in the Countryside Development Management Zones (See proposals map)
- SG LDP BUS 3 – Safeguarding Existing Business and Industry Sites (See Proposals Maps)
- SG LDP BUS 4 – Strategic Industrial and Business Locations (including Masterplans for Dunstaffnage, Machrihanish, Dunoon, and Kilmory) (See Masterplan Schedule and Proposals Maps)
- SG LDP BUS 5 - Economically Fragile Areas (See Economic Diagram)
- SG LDP TRAN 2 – Development and Accessibility

Main Potential Growth Sectors

Marine and Coastal

- SG LDP AQUA 1 – Aquaculture development
- SG LDP COAST 1 – Coastal development
- SG LDP CDS - Coastal Development Strategy

Tourism

- SG LDP TOUR 1 – Tourist facilities and Accommodation
- SG LDP TOUR 2 – Safeguarding Valued Tourist Areas Vulnerable to Change of Use
- SG LDP TOUR 3 – Promoting Tourism Development Areas

Renewables

- SG LDP REN 1 – Wind Farm and Wind Turbine development Over 50 Meters High.
- SG LDP REN 2 - Wind Turbine Development Up To 50 Metres High
- SG LDP REN 3 - Other (Non-Wind) Forms of Renewable Energy Related Development
- SG LDP REN 4 – Spheres of Influence related to Offshore renewable energy
- SG LDP Lorn Arc – Offshore renewable energy related investment area.

Forestry

- SG WFS 1 – Argyll and Bute Woodland and Forestry Strategy

Argyll and Bute Council will give particular priority to new business and industry development in our business allocations, established business and industry areas and economically fragile areas provided the proposal is consistent with any other relevant LDP policy or associated SG.

Justification

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. As such the full economic benefits of new developments will be taken into account in our assessment of new development proposals. A vibrant economy will also help support the strategic regeneration and environmental improvement aims identified for the area. The natural and built environments are both key to the economic success of the area. It is, therefore,

Key Challenges: *That we can create the best possible environment for competitive businesses*

Key Policy Theme – Creating a Sustainable and Growing Economy Together

important that new development safeguards these assets and, where appropriate, seeks to enhance Argyll and Bute's rich resource.

Integration between transportation and land use will be fundamental to delivering economic growth in a sustainable manner. This will also help improve accessibility to new employment opportunities.

Delivery will be achieved by:-

- a greater focus on our potential main growth sectors i.e. Renewables, Forestry, Food and Drink (including Agriculture, Fishing, Aquaculture and Whisky) and Tourism, which are areas of comparative advantage for Argyll and Bute;
- ensuring there is sufficient range and choice of marketable sites that are well located in terms of the settlement and spatial strategy and that cater for both indigenous industries and inward investment.
- promoting the Strategic Industrial and Business Locations which are our better quality, accessible locations and safeguarding them from inappropriate uses. supply of land for business and industry is
- safeguarding our current established industrial and business areas for employment uses
- Taking a flexible approach to economic development proposals, in particular in the Economically Fragile Areas.

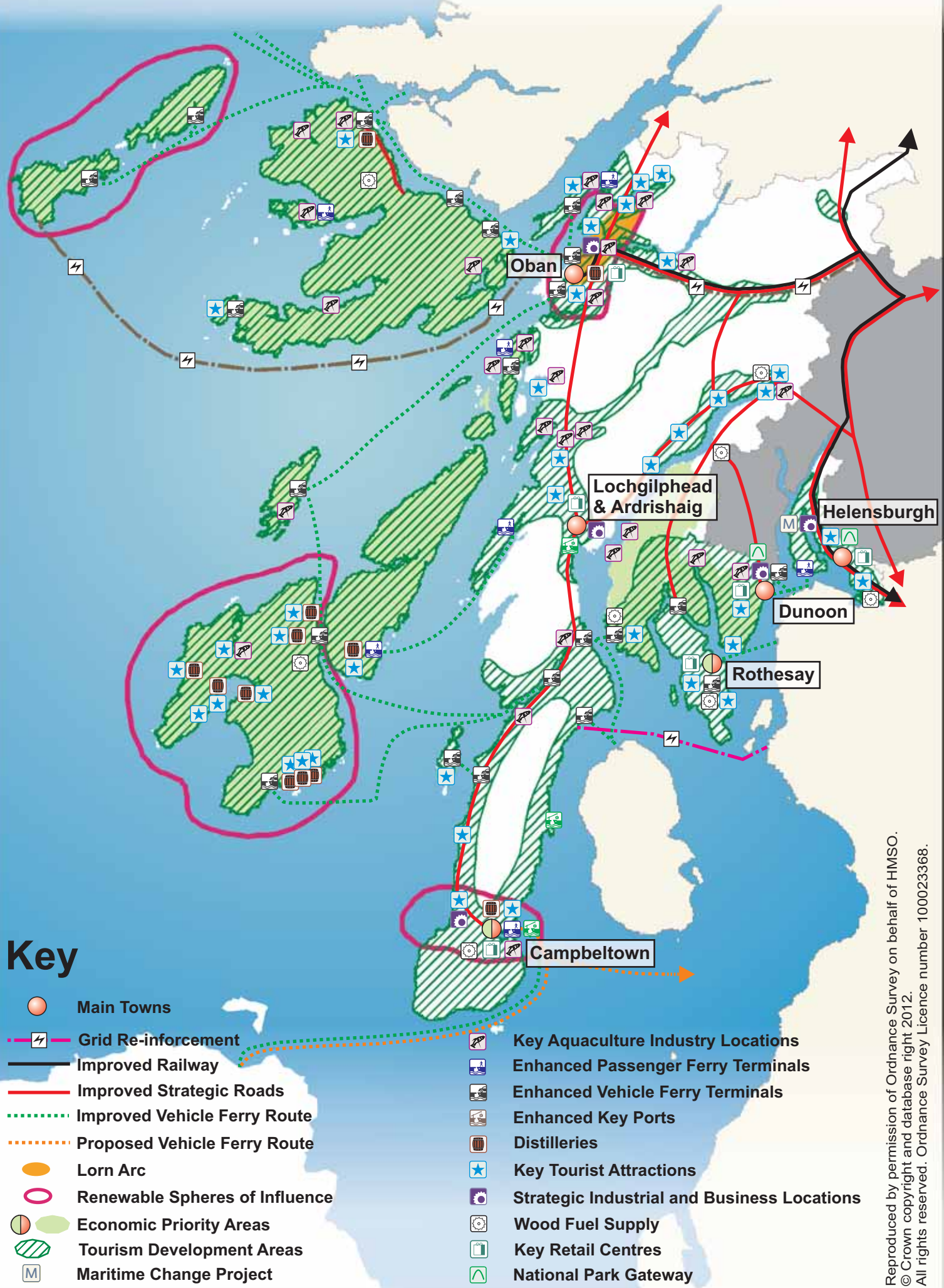
The Schedules attached to the Written Statement show the industrial and business land allocations promoted in the Local Development Plan.

This Policy conforms to:

- NPF2
- SPP Renewables (paragraphs 182 – 195), Tourism (47) and Coast (98 – 109)
- LDP Key Objectives B) , D), E), G) H and I)
- Government's Economic Strategy
- Argyll and Bute Economic Development Action Plan (EDAP)
- Argyll and Bute Renewable Energy Action Plan (REAP)

Key Challenges: *That we can create the best possible environment for competitive businesses*

Growing Our Economy Together



Key Policy Theme – Creating a Sustainable and Growing Economy Together

Policy LDP – Supporting the Sustainable Growth of Renewables

The Council will support renewable energy developments where these are consistent with the principals of sustainable development and it can be adequately demonstrated that there is no significant adverse effect, including cumulative impacts, on local communities, natural and historic environments, landscape character, visual amenity and are compatible with adjacent land uses.

The Council has prepared a spatial development strategy for windfarms and windturbine development over 50 metres high in accordance with SPP. This identifies:

- Broad Areas of Search
- Protected Areas
- Potentially Constrained Areas

Development proposals are also expected to be consistent with all other LDP policies and Supplementary Guidance (SG) where relevant. In particular, the following SG provides further details on how we will assess proposals for renewable energy and the delivery of this policy.

SG LDP REN 1 - Wind Farm and Wind Turbine Development over 50 metres high.

SG LDP REN 2 - Wind Turbine development up to 50 metres high.

SG LDP REN 3 - Other (Non-Wind) Forms of Renewable Energy Related Development.

SG LDP REN 4 – Spheres of Influence related to Offshore renewable energy

SG LDP Lorn Arc – Offshore renewable energy related investment area.

Justification

The Council is keen to ensure that Argyll and Bute continues to make a positive contribution to meeting the Scottish Government's targets for renewable energy generation. These targets are important given the compelling need to reduce our carbon footprint and reduce our reliance on

fossil fuels. The Council further recognises the important role which the renewable energy industry can play in developing our local economy, as encouraged by the Council's Renewable Energy Action Plan.

Argyll and Bute has a distinguished track record of pioneering and delivering renewable energy projects and we are well placed to continue to respond to the needs of the renewable energy industry and take advantage of the economic opportunities that are available to us.

Argyll and Bute is Scotland's second largest local authority area and has a comprehensive and diverse mix of renewable energy consents including on shore wind, hydro, mini hydro, solar, biomass and tidal.

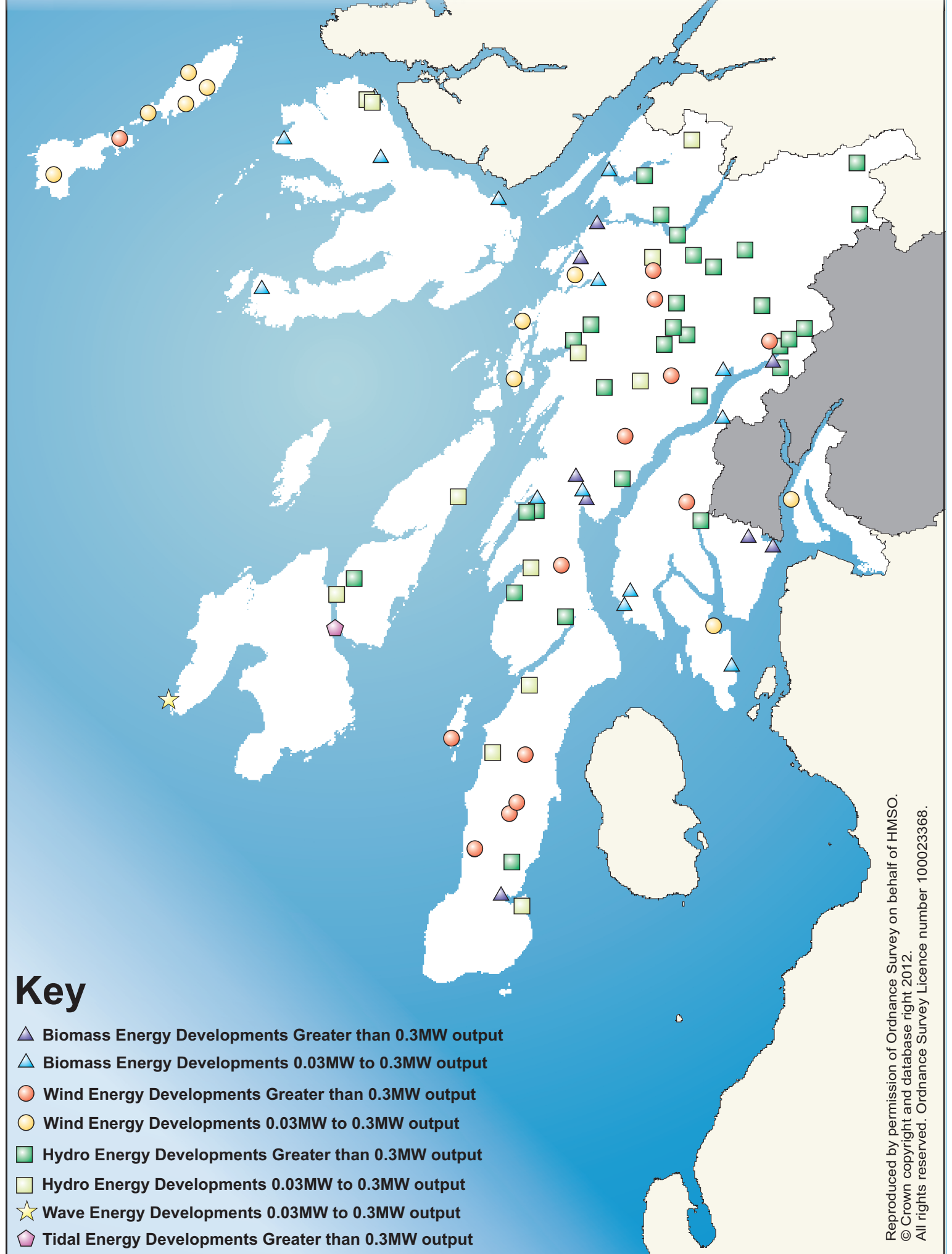
Whilst the Council seeks to support the further development of renewables throughout Argyll and Bute there also a need to take a sustainable approach by protecting and conserving our outstanding environment, including our landscape and protected species, our local communities and other sectors of our economy from potential adverse impacts as a result of proposed renewable energy developments. Consequently, the main aims of this policy and its associated SG together with technical documents such as the Argyll and Bute Onshore Wind Energy Landscape Capacity Study seeks to deliver the growth of this important industry in a sustainable manner.

This Policy conforms to:

- NPF2
- SPP paragraphs 182 -195
- LDP Key Objectives H and I
- REAP
- EDAP
- Argyll and Bute Landscape Wind Energy Capacity Study
- Landscape Assessment of Argyll and Firth of Clyde – Scottish Natural Heritage Review, No 78

Key Challenges: *That we can mitigate and adapt to the growing impact of climate change in an affordable way*

Renewable Energy Developments - Operational, Under Construction or With Planning Permission



Key

- ▲ Biomass Energy Developments Greater than 0.3MW output
- ▲ Biomass Energy Developments 0.03MW to 0.3MW output
- Wind Energy Developments Greater than 0.3MW output
- Wind Energy Developments 0.03MW to 0.3MW output
- Hydro Energy Developments Greater than 0.3MW output
- Hydro Energy Developments 0.03MW to 0.3MW output
- ★ Wave Energy Developments 0.03MW to 0.3MW output
- ◆ Tidal Energy Developments Greater than 0.3MW output

Key Policy Theme – Creating a Sustainable and Growing Economy Together

Policy LDP – Supporting our Town Centres and Retailing.

The Council will support development proposals that seek to maintain and enhance the vitality and viability of our established town centres in Argyll and Bute.

This support includes retail, commercial, and other developments where the scale is appropriate to the size and function of the settlement.

Town centres will be the preferred location for retail, commercial and leisure uses which serve a wide community of interest. A sequential approach to retail and commercial leisure developments will be adopted, and will be required to demonstrate no significant adverse effect on the vitality and viability of existing town centres in line with national guidance.

Small shops intended to serve the day to day needs of local communities, as well as those associated with recognised tourist facilities, farm and factory shops, will be exempt from the requirement to adopt a sequential approach, but may be required to provide evidence to demonstrate that they will not have an adverse effect on the vitality and viability of existing town centres.

Proposals also need to be consistent with other LDP Policies and Supplementary Guidance (SG).

In particular, the following SG outlines how we will determine new retail development proposals in Argyll and Bute.

SG LDP RET 1 - Retail Development in the Main Towns and Key Settlements – The Sequential Approach

SG LDP RET 2 - Change of Use to and from Use Class 1 (Shops) in the Core Shopping Areas of the Main Town Centres

SG LDP RET 3 - Retail Development in the Key Rural Settlements, Villages and Minor Settlements

SG LDP RET 4 - Retail Development Within Countryside Development Management Zones

SG LDP RET 5 - Change of Use of Shops Outwith Designated Town Centres.

Justification

The Council is keen to ensure that Argyll and Bute's Main Towns, Key Settlements and where applicable Key Rural settlements continue to provide an important shopping focus for the communities they serve and where most people live in Argyll and Bute.

The retail sector also makes an important contribution to the local economy and plays a critical role in sustaining the viability and vitality of both the town centres and the communities they serve both directly and indirectly such as supporting the use of public transport.

This policy together with SG that provides more detail on how retail applications will be assessed also recognises the important role of smaller shops serving the day to day needs of our rural communities, and those associated with recognised tourist attractions, and specialist retailing in the form of farm and factory shops can play in sustaining and growing our rural economy and local communities that rely on them for their daily needs.

This Policy conforms to:

- NPF2
- SPP paragraphs 52-65
- LDP Key Objectives A), B), C), D), E), G), H) and I)

Key Policy Theme – Creating a Sustainable and Growing Economy Together

Key Challenges: *That the viability and vitality of our Town Centres are safeguarded*



1. Historic Portnahaven, Islay 2. Energy efficient houses, Gigha 3. Sea plane service 4. Hermitage master plan, Helensburgh 5. Newly opened Community Centre, Isle of Coll 6. Newly opened Craignish Community Hall 7. CHORD Colquhoun Square, Helensburgh

5. Introduction

5.1 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. The LDP aims to counter these negative trends by making better places to live that help retain and attract economically active families to live, work and invest here. Strong communities are also communities in which people are physically, mentally, and socially active. The quality of our natural and built environment, including the design and layout of new developments, can significantly impact on the health, wellbeing and the overall strength of local communities. The LDP, the land use policies and the SG it contains, aims to therefore play a key role in the strengthening of our communities by:-

- meeting all of our housing needs through taking a proactive and flexible approach;
- stimulating the local economy by creating additional employment opportunities;
- investing in our existing urban fabric, open spaces and public realm;
- establishing a better integrated and connected community infrastructure;
- enabling better designed new urban environments and energy efficient buildings;
- improving accessibility to services, community facilities and public spaces/green networks;
- enhancing use of public transport;
- supporting community plans and local regeneration activities;
- creating better recreational and leisure opportunities.

5.2 The desired outcomes are:

- more housing choice in the places where people want to live;
- additional economic benefits that attract and retain economically active families;
- healthier, more attractive environments;
- higher standards of design in new buildings with increased energy efficiency;
- a greater sense of belonging and reduced potential for population loss;
- greater self-reliance and increased community involvement;
- more active and healthier people.

5.2 Land use planning is only one element of successful community strengthening. Its role is in the creation of the necessary social preconditions for community development initiatives. The LDP will therefore take into account the plans of community groups, including the creation of new crofting townships, in order to provide them with opportunities to maximise the benefits of their activities.

Strengthening our Communities Key Actions to be undertaken during the period of the LDP by the Council and its partners:

- To continue to work with local communities to help prepare community development plans / crofting township plans and help implement them;
- To promote all of our economic opportunities to potential investors
- To help implement the Argyll and Bute Local Housing Strategy, Housing Needs and Demand Assessment, Strategic Housing Investment Plan and all other relevant housing publications;
- To prepare and regularly update supplementary guidance on the delivery of affordable housing;
- To continue to work with local communities to develop their own community level development plans;
- To prepare (or have developers prepare for the agreement of the planning authority) Development Briefs and/or Masterplans for appropriately scaled developments;
- To help implement CHORD and other regeneration activities including Townscape Heritage Initiatives and Conservation Area Regeneration Schemes;

Policy LDP – Supporting the Strength of Our Communities

The Council will support new sustainable development proposals that seek to strengthen the communities of Argyll and Bute making them better places to live, work and visit.

Proposals also need to be consistent with other LDP Policies and Supplementary Guidance (SG).

In particular, the following SG outlines how we will determine new housing (including crofting), recreation and community development proposals in Argyll and Bute.

SG LDP HOU 1 – General Housing Development Including Affordable Housing Provision (also see SG on the Delivery of Affordable Housing)

SG LDP HOU 2 – Special Needs Access Provision in Housing Developments

SG LDP HOU 3 – Housing Green-Space

SG LDP HOU 4 – Residential Caravans and Sites (for Permanent Homes)

SG LDP REC/COM 1 – Safeguarding and Promotion of Sport, Leisure, Recreation, Open Space and Key Rural Services

SG LDP COM 2 – Community Plans and New/Extended Crofting Townships

SG LDP PG 1 – Planning Gain

SG LDP ENF 1 – Enforcement Action

SG LDP DEP 1 – Departures to the Local Development Plan

SG LDP BAD 1 – Bad Neighbour Development

SG LDP BAD 2 – Bad Neighbour Development in Reverse

Justification

The LDP recognises the need to ensure that our existing communities are strengthened through the delivery of new sustainable development opportunities in order to facilitate population growth and in particular

attract more economically active families to live and work in Argyll and Bute.

If this is to be achieved the LDP needs to help deliver new housing development in the right place that meets the needs and aspirations of the wide variety of households across Argyll and Bute.

The LDP will therefore seek to identify an effective housing land supply up to year 10 and thereafter maintain a minimum 5 year effective supply. The scale of uptake and level of provision will be kept under regular review, with the aim of ensuring sufficient land is identified to promote the growth of vibrant economically active communities throughout Argyll and Bute.

A key aspect of the LDP will also be the delivery of affordable housing in challenging economic circumstances. This will be assisted by additional SG on the delivery of affordable housing throughout Argyll and Bute where need is demonstrated.

The Council also recognises the important role which crofting can play in sustaining our fragile rural communities and aims to support new crofts and croft houses where these help to revitalise fragile communities and maintain viable crofting enterprises. The Council will further support the creation of Community Plans, such as the Craignish Community Plan, and where appropriate new crofting townships that can provide an alternative route to affordable housing.

We will also seek to ensure that new housing developments meet the varied needs of our communities where appropriate, through the provision of affordable housing, play space and open space, and roads and footpaths. An important element of this facilitating growth agenda will be to ensure that new developments make best use of existing services and integrate effectively with existing communities. We also need to ensure that Argyll and Bute's high quality urban and rural environments are maintained, or enhanced where possible, and that new housing developments are accessible to all.

Key Policy Theme – Strengthening Our Communities Together

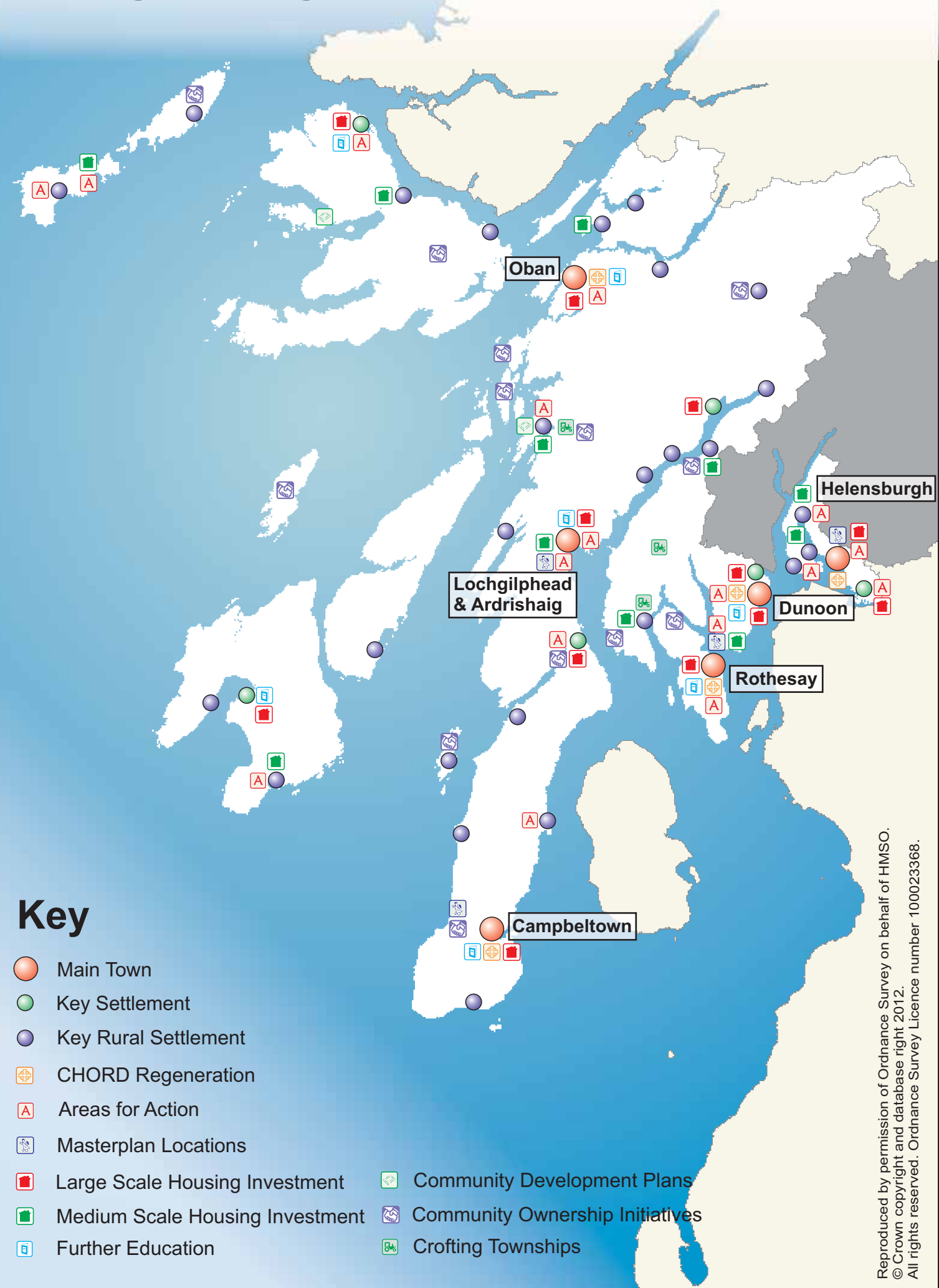
The role which valued openspace, playspace, gardens, sport and leisure facilities and key rural services have in providing an attractive place to live is also recognised in SG.

Finally, the need to ensure that communities have an appropriate level of amenity and conflicting land uses are avoided is also important hence SG on Bad Neighbour Developments, departures, Planning Gain and Enforcement Action is proposed.

This Policy conforms to

- NPF2
- SPP
- LDP Key Objectives A) to F) and H)

Strengthening Our Communities



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Policy LDP – 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 SG – Sustainable Siting and Design Principles of this LDP, the Council’s suite of sustainable design guides, SG LDP ADV 1, SG-Shopfront/advertising Design Principles 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 overshadowing 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 and where appropriate be in accordance with the guidance set out in “New Design in Historic Settings” produced by Historic Scotland, Architecture and Place, Architecture and

Design Scotland.

- (D) The design of buildings shall be suitably adapted to meet the reasonable expectations for special needs groups.
- (E) The design of shopfronts/adverts shall be compatible with their surroundings with particular care take with regard to size, use of materials, colour and cumulative impacts where applicable.

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 Supplementary Guidance. 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 is available through the **SG LDP Argyll and Bute Sustainable Design Guides** based on this policy and the design principles set out in **SG LDP Sustainable Siting and Design Principles**.

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 sustainable design competitions that in future will be subject to a public vote.

Shopfront Design/Adverts

There is a need to take care in the siting of new adverts to advertise businesses and the attractions of local communities. While advertising is important for attracting passing business too many of the wrong size, colour or sited in inappropriate locations can be detrimental to the local environment and

the creation of a high quality environment. **SG LDP ADV 1** and SG on **Shopfront Design/Advertising Principles** set the context on how the council will consider the determination of shop front design applications and adverts in the settlement and countryside zones.

This Policy conforms to:

- SPP
- LDP Key Objectives A, E & H & I)

Background Information:

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

Key Policy Theme – Maximising Our Resources and Reducing Consumption Together



1. Timber harvester 2. Hydro Electric dam, Glen Fyne 3. Paper recycling 4. Bio mass energy plant, Lochgiphead Pool 5. Cruach Mhor Windfarm 6. Mineral extraction, Furnace 7. Ashfield Hydro Scheme, Achnamara 8. Tigh Na Cladach Pic c/o 'Fyne Initiatives Ltd' photos by Andrew Lee 9. Community windfarm, Gigha 10. Community wind turbine, Tiree

Key Policy Theme – Maximising Our Resources and Reducing Consumption Together

6. Introduction

- 6.1 Consuming the Earth's resources at our current rate is unsustainable and increasingly unaffordable. This situation is now getting worse as a direct result of climate change, which is the single most important issue facing mankind, and consequently there is a compelling need to optimise the use of our existing resources and spare capacity. This can be done by making best use of existing buildings and infrastructure, previously developed land together with protecting carbon sinks (i.e. peat lands), vulnerable areas subject to erosion and flood risk.
- 6.2 The LDP also has a significant role to play by establishing a land use framework that enables the further development and sustainable growth of the renewables sector in an effort to reduce greenhouse gas emissions and reducing the potential impacts of climate change. The LDP proposes to do this by:-
- Proposing a hierarchical settlement strategy that reduces the need for people to travel to access, employment, food, education, recreation and other essential services.
 - Supporting regeneration and directing planned growth to the most appropriate locations;
 - Encouraging development that is sustainable in terms of design, siting, types of materials used and energy consumption through our design guidance;
 - Reducing the impacts of new development through our policies and supplementary guidance;
 - 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;
 - Safeguarding our existing waste sites and reducing waste at every opportunity;
 - Protecting important open spaces and safeguarding our better agricultural land from development;
 - Minimising long distance imports of natural resources by safeguarding local supplies of minerals to meet the needs of the construction industry;
 - Requiring developers to employ water saving technologies in areas that are subject to water shortages;
 - Safeguarding our best agricultural land
 - Maximising the use of existing infrastructure capacity.
 - Ensuring that new development does not increase the potential for flooding and is not located in areas subject to flooding risk, landslip and coastal erosion;
 - Encouraging the use of decentralised and local renewable technologies and/or low-carbon sources of heat and power such as bio mass.

Key Actions undertaken during the period of the LDP by the Council and its partners

- To provide an integrated waste management plan to help identify any particular site usage issues;
- To prepare a new Sustainable Strategy for Argyll and Bute Council
- To support the development of the area Waste Strategy by examining its land use implications and the subsequent investigation of the identification of sites for appropriate facilities;

Key Policy Theme – Maximising Our Resources and Reducing Consumption Together

Policy LDP – Maximising our Resources and Reducing Our Consumption

The Council will support all development proposals that seek to maximise our resources and reduce consumption and where these accord with the following:

- The settlement strategy
- Sustainable design principles
- Minimising waste and/or contributing to recycling
- Minimising the impact on the water environment both in terms of pollution and abstraction
- Avoiding areas subject to flood risk or erosion
- Minimising the impact on biodiversity and the natural environment
- Safeguarding our mineral resources and minimising the need for extraction
- Avoiding the loss of trees and woodland
- Contributing to renewable energy generation
- Avoiding the disturbance of carbon rich soils
- Safeguarding our best agricultural land

In assessing proposals account will be taken of Policy LDP PROP 1 – SUSTAINABLE DEVELOPMENT and all other policies and SG in the LDP that support or define these principles.

In particular, the following SG outlines how we will determine new development proposals in Argyll and Bute in terms of the use of our resources and consumption.

Resources and Consumption

SG LDP SERV 1 – Private Sewage Treatment Plants and Waste water (i.e. drainage) Systems

SG LDP SERV 2 – Incorporation of natural Features/Sustainable Drainage Systems (SuDS)

SG LDP SERV 3 – Drainage Impact Assessment (DIA)

SG LDP SERV 4 – Contaminated Land

SG LDP SERV 5 – Waste Related Development and Waste Management in Developments

SG LDP SERV 6 – Private Water Supplies and Water Conservation

SG LDP SERV 7 – Flooding and land Erosion – The Risk Framework for Development

SG LDP SERV 8 – Development in the Vicinity of Notifiable Installations

SG LDP SERV 9 – Safeguarding Better Quality Agricultural land

Addressing Climate Change

SG LDP - Climate Change

In addition, in exceptional cases and/or for all large and medium scale development proposals will be required to complete the Sustainable Checklist.

SG LDP - Sustainable Checklist

Minerals

SG LDP MIN 1 – Safeguarding of Mineral Resources

SG LDP MIN 2 – Mineral extraction

Renewable Energy

SG LDP REN 1 – Wind Farms and Wind Turbines

SG LDP REN 2 - Domestic Wind Turbines

SG LDP REN 3 - Other (Non-Wind) Forms of Renewable Energy Related Development

Sustainable Design

SG LDP Sustainable Suiting and Design Principles

SG LDP Shopfront/Advertising Design Principles

SG LDP Suite of Design Guides

Justification

One of the central challenges for planning is to respond to, and integrate with, the Scottish Government's ambitions to tackle

Key Challenges: *Adapting to the growing impacts of climate change*

Key Policy Theme – Maximising Our Resources and Reducing Consumption Together

anthropogenic climate change by reducing emissions of 'greenhouse' gases, principally carbon dioxide (CO₂).

Land use 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 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.

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. In addition, the Scottish Government has also set out a new target of generating 80% of the country's electricity from renewable resources by 2025 and has committed to work towards generating 20% of total energy use from renewable sources by 2020.

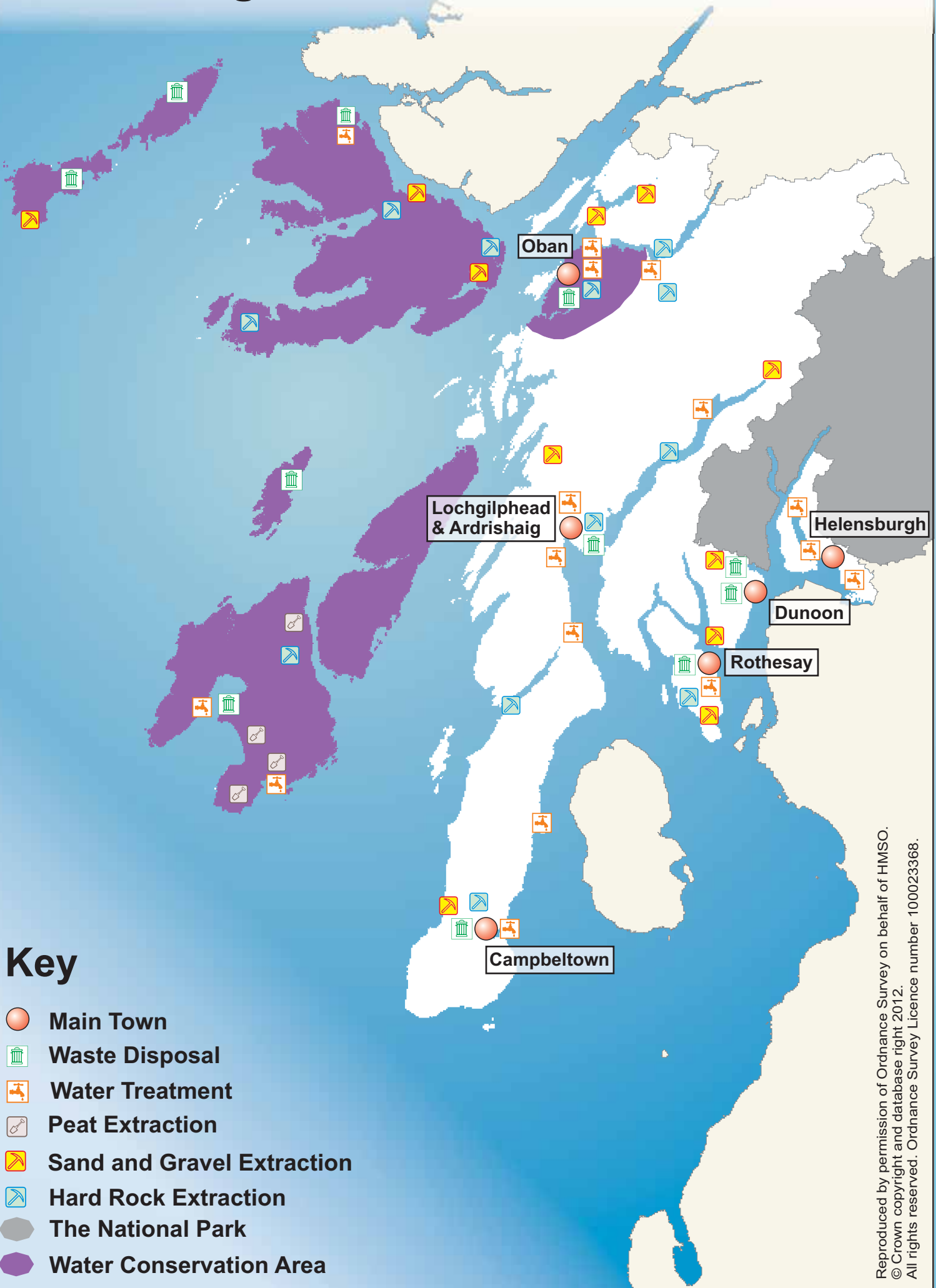
Achieving these targets will require coordinated action and a significant commitment to adapting the built environment to reduce energy and other resource consumption as well as providing a framework for the development and deployment of renewable electricity generating technologies.

In terms of exceptional cases and/or large or medium scales of development the Council will also require developers to complete the sustainability checklist to help them address concerns over the sustainability of their project and make changes to their application, where appropriate, at an early stage in the process.

This Policy conforms to:

- NPF2
- The Climate Change (Scotland) Act 2009
- SPP – paragraphs 41-44
- LDP Key Objectives H) & I)

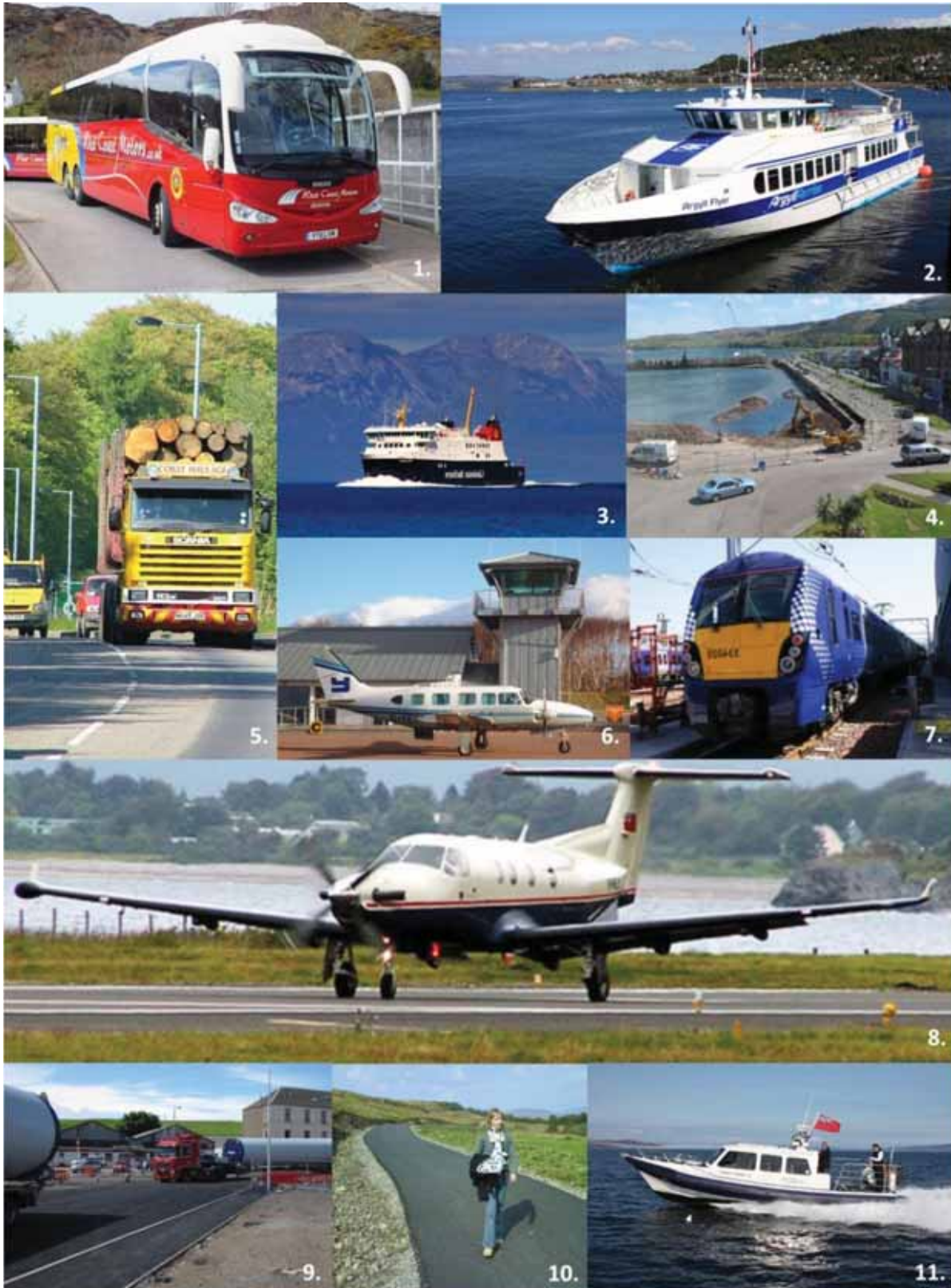
Maximising Our Resources



Key

- Main Town
- 🏠 Waste Disposal
- 🚰 Water Treatment
- ⚒️ Peat Extraction
- 🛠️ Sand and Gravel Extraction
- ⚒️ Hard Rock Extraction
- 🌲 The National Park
- 🟪 Water Conservation Area

Key Policy Theme – Improving Our Connectivity and Infrastructure Together



1. West Coast Motors modernised Oban Service 2. Argyll Ferries-Argyll Flyer, Dunoon to Gourock ferry 3. M.V. Finlaggan, New Caledonian MacBrayne ferry 4. Works at Kinloch Road, Campbeltown 5. HGV A83 Lochgilphead 6. Oban Airport control tower 7. New Train stock Helensburgh 8. Glasgow service, Oban Airport 9. 'Aqualibrium Way', Campbeltown 10. National Path Network-Dunbeg 11. Kinytyre Express-Campbeltown-Ballycastle fast passenger link

Key Policy Theme – Improving Our Connectivity and Infrastructure Together

7. Introduction

- 7.1 Good infrastructure is critical to improving the quality of life and enabling future business and household growth that will in turn supply wider economic growth. This extends from transport and communications to being able to access good education opportunities and modern community buildings. The challenge is to plan for and implement new infrastructure in a cost effective manner whilst maintaining the high quality of built and natural environment that supports both the economy and our quality of life. To deliver sustainable development we also need to ensure that new development proposals maximise the use of capacity in our existing infrastructure.
- 7.2 In particular, continuing to improve and invest in our transport infrastructure is crucially important to Argyll and Bute's economic future, our attractiveness as a place to live and our potential to accommodate new development. There is an urgent need to better develop our external links to the central belt and beyond, improve our internal connectivity and promote more sustainable modes of transport and land use to help access markets, improve efficiency, cut costs and reduce greenhouse gasses.
- 7.3 New development therefore needs to better integrate with existing transport networks and when required improve transport infrastructure so that it is easier and more appealing to use footpaths, cycle ways, public transport, and sea or rail freight transport in order to minimise resource consumption.
- 7.4 The proposed Settlement Strategy consequently seeks to locate new developments in accessible places where they can best contribute to reducing the need to travel. But it's not all about physical movement new technologies such as super-fast broadband and virtual services will also have an increasingly important role here in the way we conduct our lives.
- 7.5 Our communities also rely on other forms of infrastructure such as electricity, water and waste water supplies. Despite significant recent investment by Scottish Water there is a need to continue to invest in water and drainage infrastructure to ensure our environment is safeguarded and our development capacity is not constrained.
- 7.6 Another important infrastructure related issue is renewable energy where Argyll and Bute's considerable potential to contribute to national targets is currently constrained by insufficient grid capacity that will need further investment during the period of the LDP. Key issues for the LDP in terms of our connectivity therefore are:-
- To ensure integration of land use with Regional Transport Strategies and identified Local Transport Actions covering Argyll and Bute;
 - To focus investment on our road network where it can achieve the best socio/economic impact;
 - To improve accessibility to key services and facilities through better integration of land use and transport infrastructure including active travel routes such as our core path network and directing more significant levels of development to our Main Towns, Key Settlements and Key Rural Settlements;
 - To enhance our key ports and harbours;

- To safeguard our airports from adverse forms of development;
- To ensure significant new development contributes towards improving our transport infrastructure;
- To set appropriate access, street design and parking standards;
- To support the further development of advanced, high quality ICT infrastructure throughout Argyll and Bute;
- To maximise the potential of our existing utility (water, sewerage and electricity) infrastructure;
- To help address and mitigate against climate change by reducing emissions and safeguarding transportation routes from the impacts of climate change (e.g. flooding of coastal routes, increased landslip risk);
- To reduce the impact of heavy vehicles on our fragile road network

Key Connectivity Actions undertaken during the period of the plan by the Council and its partners:

- To continue to advocate improvement of our strategic links; life line ferry and air services; trunk roads A82, A85, A83, A814: bus and rail services;
- To work closely with, and support, other infrastructure related bodies such as the Scottish Water Authority, the Scottish Environment Protection Agency, the National Grid and other Utility Companies, etc.
- To prepare additional supplementary guidance on how to minimise servicing impacts on the environment;
- To implement the Core Path Plan for Argyll and Bute;
- To continue to work in partnership with the forestry industry through the Argyll Timber Transport Group (ATTG) to ensure pro-active timber traffic management that helps sustain the fragile road network and champions best practice. (See SG WFS 1, figure 9 for the timber transport network)
- To continue to work with Regional Transport Partnerships (RTPs) to assist in the delivery of their Regional Transport Strategies and local transportation projects
- To continue to work in partnership with transport providers to address public transport and community transport needs
- To assist the Scottish Government in the delivery of the forthcoming Scottish Ferries Review.
- To work with Partners such as Sustrans, the Scottish Government, RTPs and the ATTG to identify funding schemes for local transportation projects;
- Continue to work within all educational establishments in Argyll and Bute to deliver a programme of road safety education and improvements where appropriate;
- To continue to promote awareness of road safety with all categories of road users working towards achieving the Scottish Government's casualty reduction targets for 2020;
- To work with Sustrans and Transport Scotland to enhance the local cycle network, including completion of the National Cycle network (NCN) 78 between Oban and Fort William;
- Continue to lobby the Scottish Government for improvements to the strategic trunk road network and all rail services;
- Continue to support and develop Argyll and the Isles Air Services and aerodrome infrastructure in Oban, Coll and Colonsay in order to provide enhanced transport connections to some of Argyll's most fragile communities;
- To continue to work with the Scottish Government, Scottish Enterprise and HIE to improve Argyll and Bute's ICT infrastructure particularly mobile phone coverage and fast broadband.

Key Policy Theme – Improving Our Connectivity and Infrastructure Together

Policy LDP – Improving our Connectivity and Infrastructure

Argyll and Bute Council will support all development proposals that seek to maintain and improve our internal and external connectivity and make best use of our existing infrastructure by ensuring that:

- rights of way and public access are safeguarded;
- public access within the development is delivered, as appropriate, ensuring that any special mobility and safety requirements are addressed;
- consideration is given to the promotion of access to adjoining areas, in particular to the foreshore, core path network and green network;
- integration of the development with existing and potential public transport is taken fully into account;
- the proposed development is accessible by a range of modes of transport, including walking, cycling, public transport and car;
- an appropriate standard of access is delivered to serve new developments, including off-site highway improvements where appropriate;
- the maximum and minimum car parking standards identified in SG LDP TRAN 9 are applied;
- the location and design of new infrastructure is appropriate;
- standards for drainage, sewage, waste water and water supply identified in SG LDP SERV 1 – 3 are applied;
- new telecommunication proposals are encouraged where they comply with the criteria established in SG LDP TEL 1.

Development proposals need to be consistent with all other LDP policies and Supplementary Guidance (SG) where relevant.

In particular, the following SG outlines how we will determine new development proposals in Argyll and Bute in terms of our connectivity and use of infrastructure.

Transport

SG LDP TRAN 1 – Access to the Outdoors

SG LDP TRAN 2 – Development and Public Transport Accessibility

SG LDP TRAN 3 – Special Needs Access Provision

SG LDP TRAN 4 – New and Existing, Public Roads And Private Access Regimes

SG LDP TRAN 5 – Off-Site Highway Improvements

SG LDP TRAN 6 – Vehicle Parking Provision

SG LDP TRAN 7 – Safeguarding of Airports

SG LDP TRAN 8 – Piers and Harbours

SG LDP TRAN 9 – Access and parking

ICT

SG LDP TEL 1 – Telecommunications

Infrastructure

SG SERV1 – Private Sewage Treatment Plants Wastewater (i.e. Drainage) Systems

SG LDP SERV 2 – Sustainable Drainage Systems (SuDs)

SG LDP SERV 3 – Drainage Impact Assessment (DIA)

SG LDP SERV 5 – Contaminated Land

SG LDP SERV 6 – Development in the Vicinity of Notifiable Installations

Core Path Plan

SG LDP CPP1 – Core Path Plan

Justification

Good connectivity and infrastructure are of fundamental importance to the way of life, economy and health of the people of Argyll and Bute. The distinctive geography, environmental sensitivities and landscape character of Argyll and Bute present a range of issues related to this. Delivery of connectivity and infrastructure that

Key Policy Theme – Improving Our Connectivity and Infrastructure Together

integrate with the settlement and spatial strategy will help us deliver successful sustainable development of the area for all.

The policies and strategic transport network identified in the theme diagram take account of the regional strategies prepared by HiTRANS and SPT in order to support the delivery of our common priorities and objectives for Argyll and Bute in terms of transport. In our remote rural areas the strategic road network is often the lifeline link to services as well as important to the local and regional economy. It is accepted that direct access onto any strategic road should be avoided. However, this may not always be practicable, particularly in the Economically Fragile Areas and Very Remote Rural Areas of Argyll and Bute for significant developments that are supportive of the LDP spatial strategy.

The LDP seeks to protect core and other important active travel routes and access rights, including those related to open space protection areas, coastal access, green networks and as identified in the **Argyll and Bute Core Paths Plan**. New development should incorporate new and enhanced access opportunities, linked to these wider access networks. This supports the growth of healthy communities and improves opportunities for active travel.

The integration of new development with public transport needs to be fully considered as this will help us to prioritise the use of more sustainable transport, whenever possible, helping reduce overall greenhouse emissions from transport. The practicality of use of public transport in the more remote rural areas, however, will need to be a part of this consideration.

Locations that are accessible by walking, cycling and public transport and that make best use of or add to existing networks are those that can contribute most positively to the sustainable development of the area. There is also a need to support the installation of infrastructure to support new technologies such as charging points for electric vehicles

It is essential to ensure that that new developments have the appropriate infrastructure to support them in their particular circumstances, for example access, sewerage, water and parking. It is also important to take into consideration other factors such as notifiable installations, telecommunications and contaminated land.

The further sustainable expansion of new ICT technologies that can offer greater access to modern standards of mobile phone coverage and fast broadband is also increasingly important for Argyll and Bute as a place to live, work and visit.

Consequently, the key aim of this policy is to deliver sustainable development which provides a safe and healthy environment, encourages modal shift and reduces the need to travel. This will be achieved through the consideration of the location, scale, nature, layout and design of the development and its associated infrastructure particularly taking into account the identified SG within the policy.









This Policy conforms to:

- NPF2
- SPP paragraphs 38 - 44, 103, 150, 165 – 180
- Scotland's National Transport Strategy
- Scotland River Basin Management Plan
- LDP Key Objectives A) to E), G), H) & I)

Improving Our Connectivity



Key

- | | | | |
|--|--|---|--------------------------------------|
|  | Main Towns |  | Enhanced Passenger Ferry Terminals |
|  | Improving Strategic Roads |  | Enhanced Vehicle Ferry Terminals |
|  | Improving Railways |  | Enhanced Key Ports |
|  | Grid Re-inforcement |  | Proposed Superfast Broadband |
|  | Improving Vehicle Ferry Routes |  | Enhanced Airports |
|  | Improving Passenger Ferry Routes |  | Proposed Vehicle Ferry Route |
|  | Improving Long Distance Cycle Routes |  | Proposed Long Distance Walking Route |
|  | Improving Long Distance Walking Routes |  | Proposed Sea Kayak Trail |

Local Development Plan Schedules

Bute and Cowal

Business and Industry Allocations

Ref No.	Location	Use Classes	Site Size (Ha)
BI-AL 2/1	Sandbank – Upper	4, 5, 6	8.0
BI-AL 2/2	Sandbank – High Road	4, 5, 6	6.15

Community Facilities and Recreation Allocations

Ref No.	Location	Use	Site Size (Ha)
CFR-AL 2/1	Strachur – Strachmore	Outdoor Recreation	2.78

Housing Allocations

Ref No.	Location	Use	No of Units	Affordability Minimum %
H-AL 1/1	Rothsay – Barone Road	Housing	24	0
H-AL 1/3	Rothsay – Craigmore	Housing	28	0
H-AL 1/5	Port Bannatyne – Kyles Hydro	Housing	56	0
H-AL 2/2	Dunoon – Pilot Street	Housing	17	0
H-AL 2/3	Dunoon – Gordon Street	Housing	100	0
H-AL 2/4	Dunoon – Kilbride Quarry North	Housing	44	0
H-AL 2/5	Dunoon – Kilbride Quarry South	Housing	32	0
H-AL 2/6	Dunoon – Bullwood	Housing	10	0
H-AL 2/9	Tighnabruaich	Housing	34	25%
H-AL 2/10	Kames – Kames Farm	Housing	39	25%
H-AL 2/11	Sandbank – Ardnadam Farm	Housing	30	25%
H-AL 2/13	Sandbank – Broxwood	Housing	40	25%
H-AL 2/14	Strachur – Creggans	Housing	44	25%
H-AL 2/15	Strachur – Mid Letters	Housing	50	25%
H-AL 2/19	Toward	Housing	25	25%
H-AL 2/20	Toward – March Cottage	Housing	22	25%
H1001	Sandbank	Housing	58	25%

Mineral Allocations

Ref No.	Location	Use	Life Expectancy
MIN-AL 1/1	Kingarth Quarry	Sand and Gravel	5-10 years
MIN-AL 1/2	Ambrose Quarry, Kingarth	Hard Rock	5-10 years
MIN-AL 2/2	Toward – Ardyne Farm	Sand and Gravel	5-10 years
MIN-AL 9/2	Cairndow – Clachan Quarry	Sand and Gravel	10-15 years

Potential Development Areas

Ref No.	Location	Use	Density	Affordability %
PDA 1/1	Rothesay – Westlands Road	Housing	Medium	0
PDA 1/4	Port Bannatyne – Gortans Road	Housing	Low	0
PDA1/6	Port Bannatyne – Ardbeg Farm 1	Housing	Medium	0
PDA 1/7	Port Bannatyne – Ardbeg Farm 2	Housing	Low	0
PDA 1/8	Port Bannatyne – Ardbeg Farm 3	Housing	Low	0
PDA 2/1	Dunoon – Ardfillayne	Housing	Medium/low	25%
PDA 2/2	Dunoon – Glenmorag	Housing	Medium/low	25%
PDA 2/3	Dunoon – Glenmorag	Housing	Medium/low	25%
PDA 2/4	Dunoon – Glenmorag	Housing	Medium/low	25%
PDA 2/5	Dunoon – Dunloskin	Housing	Medium	25%
PDA 2/6	Dunoon – Dunloskin	Housing	Low	25%
PDA 2/14	Tighnabruaich – Middle Innens	Housing/mixed use/leisure	Low	25%
PDA 2/35	Portavadie – Pollphail	Mixed Use – tourism/leisure/housing/business	N/A	25%
PDA 2/37	Portavadie	Mixed Use – tourism/housing/business	N/A	25%
PDA 2/38	Portavadie	Mixed Use – tourism/housing/business	N/A	25%
PDA 2/43	Ardyne	Mixed use – tourism/housing/marine related	Low	25%
PDA 2/44	Knockdow Estate	Mixed Use – leisure/golf course/housing	Low	25%
PDA 2/46	Largiemore	Mixed – Holiday chalets/housing	Low	25%
PDA 2/47	Sandbank – Orchard Farm	Mixed Use – tourism/marine	N/A	N/A
PDA 2/50	Sandbank – Hoopers Yard	Mixed Use – tourism/marine	N/A	N/A
PDA 2/100	Toward	Housing	Low/medium	25%
PDA 2/101	Tighnabruaich – Acharossan	Community forest croft project	N/A	25%
PDA 2/102	Strachur	Housing	Medium/high	25%

Potential Development Areas continued

Ref No.	Location	Use	Density	Affordability %
PDA 1001	North Bute	Potential site for tourism/recreation	N/A	N/A
PDA 1002	Tighnabruaich	Housing	Low	25%
PDA 1003	Glendaruel	Potential site for forest crofts and or enterprise centre	N/A	N/A
PDA 1004	Strachur – Letters Way	Housing	Medium	25%
PDA 1005	Strachur	Housing	Medium/high	25%
PDA 1006	Strachur – South East of Manse Gardens	Housing	Medium/high	25%

Areas for Action

Ref No.	Location	Nature of Action
AFA 1/1	Rothesay Town Centre/Waterfront	Strategic; town centre/harbour development and management
AFA 1/2	Port Bannatyne Waterfront	Local; waterfront development and environmental enhancement
AFA 1/4	Rothesay – Barone Road/High Street	Local; regeneration and environmental enhancement
AFA 2/1	Dunoon – Town Centre/Waterfront/West Bay	Strategic; regeneration and environmental enhancement
AFA 2/2	Dunoon – Argyll Street/Hamilton Street/Victoria Road	Local; regeneration and environmental enhancement
AFA 2/3	Ardyne	Strategic; development and environmental enhancement
AFA 9/4	Inverfyne	Strategic; business and environmental improvements

Strategic Masterplan Areas

Ref No.	Location	Use
MAST 1/1	Ardyne	Mixed use; Tourism/Business/Leisure/Housing
MAST 1/2	Castle Toward	Mixed Use; Tourism/Business/Leisure/Housing/Educational

Helensburgh and Lomond

Business and Industry Allocations

Ref No	Location	Use Classes	Site
BI-AL 3/1	Helensburgh - Craigendoran	4, 7 and garages selling or displaying motor vehicles	5.0

Community Facilities and Recreation Allocations

Ref No	Location	Use	Site
CFR2001	Helensburgh Pierhead	Swimming pool, community leisure facility, open space, town centre parking with up to 2,700m ² Class 1 retail uses	2.4

Housing Allocations

Ref No	Location	Use	No. of Units	Affordability Minimum %
H-AL 3/1	Helensburgh – The Hermitage	Housing	160	25%
H-AL 3/3	Garelochhead – Station Road	Housing	24	25%
H-AL 3/4	Garelochhead – Smithfield	Housing	8	25%
H-AL 3/6	Shandon – Blairvadach	Housing	64	25%
H-AL 3/12	Helensburgh – Ardencaple	Housing	16	25%
H2001	Cardross – Geilston Farm	Housing	146	25%
H2002	Cardross – Kirkton Farm 1	Housing	158	25%
H2003	Cardross – Kirkton Farm 2	Housing	100	25%
H2004	Helensburgh East – Helensburgh Golf Club	Housing	350	25%
H2005	Helensburgh East – Sawmill Field, Cardross Road	Housing	145	25%

Potential Development Areas

Ref No	Location	Use	Density	Affordability Minimum %
PDA 3/11	Rosneath – Waterfront (1)	Mixed use – housing/leisure	Medium	25%
PDA 3/12	Rosneath – Waterfront (2)	Mixed use – leisure/housing/business	Medium	25%
PDA 3/13	Rosneath – Waterfront (3)	Mixed use – leisure/tourism/business	N/A	N/A
PDA 3/14	Rosneath – Waterfront (4)	Mixed use – housing/leisure/tourism/business/ retail	High	25%
PDA 3/29	Rhu Marina	Mixed use – housing/leisure/tourism/business/retail	High	25%
PDA2001	Helensburgh – Claddoch Moss Road	Business and industry (Class 5 and 6)	N/A	N/A

Areas for Action

Ref No	Location	Use
AFA 3/1	Helensburgh Town Centre and Waterfront	Strategic; regenerate and enhancement
AFA 3/6	Kilmahew/Cardross	Local; environmental improvements. Consideration of potential regeneration/redevelopment
AFA 3/9	Helensburgh Reservoirs	Local; enhancement/redevelopment or redundant reservoirs
AFA 3/19	Rosneath Village Centre	Local; development and environmental improvement
AFA2001	Kilcreggan	Local; environmental enhancements

Strategic Masterplan Areas

Ref No.	Location	Use
MAST 1/3	Hermitage	Housing
MAST 1/4	Helensburgh Pierhead	Mixed Use; Tourism/Retail/Leisure/Public Realm

Mid Argyll, Kintyre and Islay

Business and Industry Allocations

Ref No.	Location	Use Classes	Site Size (Ha)
BI-AL 9/1	Inveraray – North	4, 5, 6	1.38
BI-AL 9/2	Inveraray – South	4, 5, 6	0.61
BI-AL 9/3	Inveraray – East	4, 5, 6	0.82
BI-AL 10/3	Bridgend	4, 5, 6	6.7
BI-AL 12/1	Lochgilphead – Kilmory Phase 3	4, 6	2.0
BI-AL 12/2	Lochgilphead - Achnabreck	5, 6, Biomass related developments	4.29
BI-AL 13/1	Tarbert – Glasgow Road	4, 5, 6	6.593/1
BI-AL 14/1	Campbeltown – Snipefield	4, 5, 6	2.49
BI3001	Lochgilphead South	4, 5, 6	7.8

Community Facilities and Recreation Allocations

Ref No.	Location	Use	Area (Ha)
CFR 12/1	Lochgilphead – Kilmory	Sports facilities	4.0

Housing Allocations

Ref No.	Location	Use	No. of Units	Affordability Minimum %
H-AL 10/1	Ballygrant	Housing	30	25%
H-AL 10/5	Bruichladdich	Housing	29	25%
H-AL 10/6	Keills	Housing	22	25%
H-AL 10/7	Port Charlotte	Housing	30	25%
H-AL 10/8	Port Ellen	Housing	40	25%
H-AL 10/10	Glenegedale	Housing	10	25%
H-AL 12/1	Lochgilphead, Fernoch Crescent	Housing	18	25%
H-AL 12/4	Ardfern – Soroba	Housing	30	25%
H-AL 12/6	Ardrishaig – Kilduskland South	Housing	15	25%
H-AL 12/15	Kilmichael Glassary – Bridgend	Housing	25	25%
H-AL 12/16	Lochgair	Housing	24	25%
H-AL 12/19	Minard	Housing	23	25%
H-AL 12/20	Ardrishaig – Kilduskland (New)	Housing	35	25%
H-AL 12/21	Tayvallich	Housing	16	25%
H-AL 13/1	Tarbert – Lady Ileene Road	Housing	31	25%
H-AL 13/2	Tarbert – Campbeltown Road	Housing	30	25%
H-AL 13/4	Tarbert – Oakhill/Easfield	Housing	50	25%

Housing Allocations continued

Ref No.	Location	Use	No. of Units	Affordability Minimum %
H-AL 14/1	Campbeltown – Braeside	Housing	90	0
H-AL 14/2	Campbeltown – Pole Park	Housing	20	0
H-AL 14/3	Campbeltown – Dalintober	Housing	23	0
H-AL 14/4	Campbeltown – Fort Argyll	Housing	15	0
H-AL 14/5	Campbeltown – Kilkerran	Housing	50	0
H-AL 14/6	Carradale	Housing	22	0
H-AL 14/7	Peninver	Housing	20	0
H-AL 14/8	Southend	Housing	14	0
H3001	Port Ellen	Housing	15	25%
H3002	Fernoch Farm, Lochgilphead	Housing	60	25%
H3003	Inveraray – South	Housing	9	25%
H3004	Achahoish – Central	Housing, including sports pitch	10	25%
H3005	Lochgilphead – Moneydrain Road	Housing	44	25%
H3006	Lochgilphead – High School	Housing	160	25%
H3007	Campbeltown – Bellfield	Housing	60	0
H3008	Campbeltown – Roding	Housing	12	0

Mineral Allocations

Ref No.	Location	Use	Life Expectancy
MIN-AL 9/1	Furnace	Hard Rock	15+ years
MIN-AL 10/1	Ballygrant	Hard rock	<5 years
MIN-AL 12/1	Achnaba – The Cut	Hard Rock	10-15 years
MIN-AL 12/2	Kilmartin	Sand and Gravel	<5 years
MIN-AL 13/1	Corran Farm	Hard Rock	<35 years
MIN-AL 14/1	Calliburn Farm	Hard Rock	15+ years
MIN-AL 14/2	Langa Quarry	Sand and Gravel	15+ years

Mixed Used Allocations

Ref No.	Location	Use	Area/Units (Ha)	Affordability %
MU3001	Inveraray	Mixed use – housing (including affordable), business (Class 4), tourism (including hotel) and community facilities	150 dwelling units 8.7 ha	25%
MU3002	Bowmore, Islay	Mixed use – housing (including affordable), industry, business (Class 4) and community facilities	90 dwelling units 1.9 ha industry/ business use 2 ha open space/ community use	25%
MU3003	Port Mhor, Port Charlotte, Islay	Tourism/community facilities	5.8 ha	N/A
MU3004	Lochgilphead South	Industry (Class 5), business (Class 4), Storage (Class 6) and community use	9.3 ha	N/A

Potential Development Areas

Ref No.	Location	Use	Density	Affordability %
PDA 8/1	Scalasaig	Housing	Mixed	25%
PDA 9/8	Furnace	Housing	Low	25%
PDA 9/15	Inveraray	Mixed Uses – commercial/business/tourism	N/A	N/A
PDA 10/1	Bowmore – off Birch Drive	Housing	Mixed	25%
PDA 10/2	Bowmore – Glebe Land	Housing	Mixed	25%
PDA 10/3	Bowmore – Beech Avenue	Housing	High	25%
PDA 10/15	Port Ellen – Imeraval Road	Housing	Low	25%
PDA 10/16	Port Ellen – Heather Park	Housing	Low	25%
PDA 10/23	Bridgend – Islay House Home Farm	Business and industry	N/A	N/A
PDA 10/28	Glenevedale 3	Business and industry	N/A	N/A
PDA 10/29	Glenevedale – North	Housing	Low	25%
PDA 10/30	Glenevedale – Mid	Housing	Medium	25%
PDA 10/31	Glenevedale – South	Housing	Medium	25%
PDA 10/33	Ballygrant	Housing	Low/medium	25%
PDA 10/34	Bowmore – Shore Street	Mixed use – education/residential	N/A	25%
PDA 11/3	Craighouse – Ballard	Housing	Low	25%
PDA 12/3	Lochgilphead – County Yard	Mixed uses	Mixed	25%

Potential Development Areas continued

Ref No.	Location	Use	Density	Affordability %
PDA 12/13	Ardfern – Craigdhu	Retail/business and industry	N/A	N/A
PDA 12/19	Ardrishaig – South Ardrishaig	Housing	Low	25%
PDA 12/31	Craobh Haven	Affordable housing	Low	100%
PDA 12/32	Kilmichael Glassary – North	Housing	Mixed	25%
PDA 12/34	Kilmichael Glassary – South	Housing	Medium	25%
PDA 12/37	Minard, Inverae Road	Recreation/open space with potential for small scale enabling housing development (not exceeding 5 houses)	Low	25%
PDA 12/38	Crarae Garden	Tourism	N/A	N/A
PDA 12/39	Crarae Point	Waterbased recreation	N/A	N/A
PDA 12/42	Tayvallich – Back Brae	Affordable housing	Medium	100%
PDA 12/45	Tayvallich – adjacent to Carvel	Housing	Low	25%
PDA 12/46	Tayvallich – Kintallen	Housing	Medium	25%
PDA 12/47	Tayvallich – Skurivaig	Housing	Low	25%
PDA 12/51	Tayvallich – Carsaig	Tourism/mixed use	N/A	N/A
PDA 12/53	Achahoish – South	Housing	Mixed	25%
PDA 12/55	Achahoish – West	Housing	Low	25%
PDA 12/56	Crinan – North	Housing	Medium	25%
PDA 12/57	Crinan – South	Housing	Mixed	25%
PDA 12/62	Inverneill – North	Housing	Low	25%
PDA 12/70	Ford – North	Mixed uses	Medium	25%
PDA 12/72	Ford – South	Housing	Low	25%
PDA 12/73	Torran, by Ford – Torran Farm	Affordable housing	Mixed	25%
PDA 12/74	Torran – Torran Lochside	Community facilities/recreation	N/A	N/A
PDA 12/75	Achnaba	Tourism/housing	Low	25%
PDA 12/76	Lunga, by Craobh	Tourism/residential caravan park/housing	N/A	N/A
PDA 12/77	Brenfield, by Inverneill	Tourism	N/A	N/A
PDA 12/78	Inverneill – South	Housing	Low	25%
PDA 12/80	Ardfern – Glebe Land	Affordable housing and open space	High	100%
PDA 12/81	Craobh Haven	Tourism – caravan park	N/A	N/A
PDA 12/83	Kilmichael Glassary Woods	Housing	Low	25%
PDA 13/2	Tarbert – Lady Ileene Road	Housing	Low	25%
PDA 13/3	Tarbert – Barfad	Eco-Housing (5)	Low	N/A

Potential Development Areas continued

Ref No.	Location	Use	Density	Affordability %
PDA 13/4	Tarbert – Glenfield	Housing	High/medium/low	25%
PDA 14/1	Campbeltown – Hillside Farm	Housing	High/medium	0
PDA 14/2	Campbeltown – Craiggowan Road	Housing	Medium	0
PDA 14/3	Campbeltown – Balegreggan	Housing	Medium	0
PDA 14/4	Campbeltown – Bellfield	Housing	Medium/low	0
PDA 14/5	Campbeltown – Bellfield	Housing	Medium/low	0
PDA 14/6	Campbeltown – Bellfield	Housing	Medium/low	0
PDA 14/14	Campbeltown – Gallowhill	Housing	Medium	0
PDA 14/15	Campbeltown – Witchburn Road	Housing	Medium	0
PDA 14/27	Machrihanish	Housing	Medium	0
PDA 14/54	Peninver	Housing	Medium/low	0
PDA3001	Machrihanish – Campbeltown Airport	Proposed site for 'up market' houses	Low	N/A
PDA3002	Tarbert – Land east of Barfad	Housing	Low	25%
PDA3003	Southend – Kilmashenigan	Tourism – static caravan site	N/A	N/A
PDA3004	Bowmore North – Islay	Housing	Medium	25%
PDA3005	Bowmore Hospital Road – Islay	Housing	Low	25%
PDA3006	Craobh Haven	Mixed use – tourism/housing/business		15%
PDA3007	Salachry	Crofting township small scale development		
PDA3008	Lochgilphead, Argyll and Bute Hospital	Mixed use	N/A	25%
PDA3009	Baddens, Lochgilphead	Hotel/outdoor recreation facilities	N/A	N/A
PDA3010	Home Farm, Lochgilphead	Community use	N/A	N/A
PDA3011	Inchjura, Carsaig	Tourism	N/A	N/A
PDA3012	Craobh Haven	Mixed use	N/A	25%
PDA3013	Clock Lodge, Lochgilphead	Community facilities, Tourism/recreation, enabling development	N/A	N/A

Areas for Action

Ref No.	Location	Nature of Action
AFA3001	Ballygrant Old Quarry – Islay	Local environmental improvement, assess potential to accommodate industrial, retail and community uses
AFA 9/1	Inveraray Town Centre and Waterfront	Local; historic regeneration and enhancement
AFA 10/4	Port Ellen – Village Centre and Waterfront	Local; environmental enhancement
AFA 12/1	Lochgilphead Town Centre/Waterfront	Local; environmental enhancement and flood prevention
AFA 12/5	Ardrihaig – South Village Centre and Crinan Canal	Local; redevelopment and environmental enhancement
AFA 12/10	Ardfern – Central	Local; environmental enhancement
AFA 12/12	Lochgilphead – Kilmory Home Farm	Local; redevelopment and enhancement
AFA 13/1	Tarbert Harbour and Conservation Area	Strategic; harbour improvements; regeneration and environmental improvements
AFA 13/2	Tarbert – South Campbeltown Road/Back Street	Local; land use rationalisation and redevelopment
AFA 3/3	Clachan Village	Local; traffic management and environmental enhancement
AFA 14/1	Campbeltown Harbour	Strategic; harbour improvements and development
AFA 14/3	Campbeltown – Quarry Green	Local; waterfront environmental enhancement
AFA 14/4	Campbeltown – Town Centre (Longrow/Kinloch Road) and Conservation Area	Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings
AFA 14/5	Campbeltown – Roading/Glebe Street	Strategic; relocation/redevelopment edge of town centre improvement
AFA 14/6	Carradale Harbour	Local; harbour improvements and development
AFA 14/7	Machrihanish Air Base	Strategic; redevelopment and inward investment opportunities; green technologies hub

Strategic Masterplan Areas

Ref No.	Location	Nature of Action
MAST 1/5	Inveraray	Mixed use/village expansion/housing/business/retail/community facilities
MAST 1/6	Bowmore	Mixed use/village expansion/housing/business/retail/community facilities
MAST 1/8	Lochgilphead/Argyll and Bute Hospital	Mixed use/business/housing/tourism/community facilities
MAST 1/9	Kilmory Strategic Business Site	Business/community
MAST 1/10	Machrihanish Strategic Business Sites	Green energy hub/strategic business site

Oban, Lorn and the Isles

Business and Industry Allocations

Ref No.	Location	Use Classes	Site Size
BI-AL 5/1	Oban – Glengallon Road	4	2.78
BI-AL 5/2	Oban – Glengallon Road	4	1.32
BI-AL 5/3	Oban – Glengallon Road	4, 5, 6	0.5
BI-AL 5/4	Oban – Glengallon Road	4, 5, 6	0.33
BI-AL 5/5	Oban – Glengallon Road	4, 5, 6	1.63
BI-AL 5/7	Oban Auction Mart	5, 6	3.7
BI-AL 5/9	Dunbeg - Dunstaffnage	4	1.76
BI-AL 6/2	Lochdon - Torosay	4, 5, 6	4.4
B4001	Oban South	Proposed industry and business development	9.2
B4002	Oban South	Proposed industry and business development	5.8
B4003	Oban South	Proposed industry and business development	2.2
B4004	Tobermory	Proposed site for business and industry	5.2

Community Facilities and Recreation Allocations

Ref No.	Location	Use	Site Size
CFR-AL 5/1	Benderloch	Community facilities	0.32
CFR-AL 5/2	Dunbeg School	School extension	1.18
CFR-AL 5/4	Dalmally	Sports pitch	1.30
CFR-AL 5/5	Oban Hospital	Health care facilities	1.00
CFR-AL 5/6	Barcaldine	Community hall	0.20
CFR-AL 5/7	Appin/Tynribbie	Community facilities/recreation	0.99

Housing Allocations

Ref No.	Location	Use	No. of Units	Affordability Minimum %
H-AL 5/3	Oban – Glenshellach Road 1	Housing	90	25%
H-AL 5/4	Oban – Glenshellach Road 2	Housing	11	25%
H-AL 5/6	Oban – Glengallon 3	Housing	30	25%
H-AL 5/9	Dunbeg – Dunstaffnage Mains	Housing	50	25%
H-AL 5/12	Benderloch - North	Housing	50	25%
H-AL 5/13	Ledaig	Housing	11	25%
H-AL 5/15	North Connel – Lora View	Housing	30	25%
H-AL 5/16	North Connel – Achnacree	Housing	8	0
H-AL 5/19	Barcaldine	Housing	27	25%
H-AL 5/20	Kilchrenan	Housing	10	50%
H-AL 5/21	Kilmelford	Housing	30	25%
H-AL 5/22	Port Appin	Housing	30	50%
H-AL 5/23	Clachan Seil	Housing	20	50%
H-AL 6/1	Tobermory – Baliscate	Housing	30	25%
H-AL 6/2	Tobermory – Aros North	Housing	7	25%
H-AL 6/4	Dervaig – Church Field	Housing	15	25%
H-AL 6/5	Lochdon – North of Rock Cottage	Housing	25	25%
H-AL 6/6	Baile Mor – Iona	Housing	4	100%
H4001	Pennyghael	Housing	15	25%
H4002	Tobermory – Dervaig Road 1	Housing	21	25%
H4003	Salen	Housing	30	25%
H4004	Bunessan	Housing	18	25%
H4005	Stronmilchan - Old Military Road	Housing	12	25%
H4006	Dunbeg - Pennyfuir	Housing	136	25%
H4007	Dunbeg 1	Housing	160	25%
H4008	Oban – Ganavan	Mixed	310	25%
H4009	Oban – Ganavan	Housing	100	25%
H4010	Kilmore - Church	Housing	5	0%
H4011	Kilchrenan	Housing	16	25%
H4012	Bridge of Awe	Housing	15	25%
H4013	Scarinish – Pier Road	Housing	40	25%
H4014	Tobermory	Housing	140	25%
H4015	Dunbeg 2	Housing	349	25%

Mineral Allocations

Ref No.	Location	Use	Life Expectancy
MIN-AL 5/1	Benderloch – Culcharron	Sand and gravel	15+ years
MIN-AL 5/2	Taynuilt – Barrachander	Hard rock	5-10 years
MIN-AL 5/3	Bonawe	Hard rock	15+ years
MIN-AL 5/4	Oban – Upper Soroba	Hard rock	15+ years
MIN-AL 6/1	Pennygowan	Hard rock	15+ years
MIN-AL 6/2	Lochdon – Torosay Sand Pit	Sand and gravel	5-10 years
MIN-AL 6/3	Fionnphort – Tormore Quarry	Specialist hard rock	15+ years

Mixed Use Allocations

Ref No.	Location	PDA Use	Site Size
MU-AL 5/1	Dalmally	Community facilities/housing	2.62
MU-AL 5/4	North Connel – Airfield	Business and industry/tourism	2.69
MU-AL 6/1	Tobermory	Tourist accommodation/housing	0.51
MU4001	Connel - Saulmore Farm	Golf Course/Housing	191.4
MU4002	Dunbeg	Business and industry (Class 4) and tourism	9.2

Potential Development Areas

Ref No.	Location	PDA Use	Density	Affordability %
PDA 4/3	Arinagour Farm Road – Arinagour	Housing	Mixed	25%
PDA 5/105	Barcaldine	Housing	Low	25%
PDA 5/100	Barcaldine - Marine Resource Centre	Business and Industry	N/A	N/A
PDA 5/99	Barcaldine - Marine Resource Centre	Business and Industry	N/A	N/A
PDA 5/30	Benderloch - Keil Farm	Housing	High/Medium	25%
PDA 5/109	Bridge of Orchy	Housing	Mixed	25%
PDA 5/163	Bridge of Orchy	Mixed	N/A	N/A
PDA 5/168	Cladich	Housing	Mixed	25%
PDA 5/54	Connel - Camas Bruaich, Ruaidhe	Marina/Leisure	N/A	N/A
PDA 5/164	Cullipool - Quarry	Leisure/Tourism	N/A	N/A
PDA 5/115	Dalavich	Tourism/Leisure	N/A	N/A
PDA 5/60	Dalmally	Housing	Mixed	25%
PDA 5/172	Dunbeg - Tom Liath	Tourism/Leisure	N/A	N/A
PDA 5/120	Eredine	Housing	Low	25%
PDA 5/131	Kilmore - Village Hall	Housing	Low	25%
PDA 5/137	Kilniver	Housing	Low	25%

Potential Development Areas continued

Ref No.	Location	PDA Use	Density	Affordability
PDA 5/138	Kilninver	Housing	Low	25%
PDA 5/39	Ledaig	Housing	Low	25%
PDA 5/94	Lismore - Achnacroish	Housing	Low	25%
PDA 5/167	Lismore - Achnacroish	Housing	Low	100%
PDA 5/155	Lismore - Northern Ferry Point	Leisure/Tourism	N/A	N/A
PDA 5/142	Melfort	Tourism/Leisure	N/A	N/A
PDA 5/71	North Connel - Airfield	Business and Industry	N/A	N/A
PDA 5/72	North Connel - Airfield	Tourism/Leisure/Housing	N/A	25%
PDA 5/74	North Connel - Black Crofts	Housing	Low	25%
PDA 5/3	Oban - Longsdale	Housing	Mixed	25%
PDA 5/6	Oban - Longsdale Road	Housing	Mixed	25%
PDA 5/5	Oban - Glencruitten	Mixed	N/A	25%
PDA 5/7	Oban - Glencruitten	Housing	Mixed	25%
PDA 5/4	Oban - Glencruitten	Housing	Mixed	25%
PDA 5/13	Oban - Glengallan Road	Business and Industry	N/A	N/A
PDA 5/171	Oban - Moleigh	Business and Industry	N/A	N/A
PDA 5/165	Port Appin	Housing	Mixed	25%
PDA 5/150	Portnacraoish	Housing	Low	25%
PDA 5/151	Portnacraoish	Housing	Low	25%
PDA 5/152	Portnacraoish	Housing	Low	25%
PDA 6/13	Craignure - East	Housing	Medium	25%
PDA 6/50	Craignure - West	Tourism	N/A	N/A
PDA 6/49	West Ardhu	Housing	Mixed	50%
PDA 6/39	Fionnphort	Housing	Mixed	25%
PDA 6/41	Lochdon - Lochdon North	Housing	Mixed	25%
PDA 6/42	Lochdon - Lochdon South	Housing	Medium	25%
PDA 6/46	Dervaig - North	Farm Diversification	N/A	N/A
PDA 6/18	Salen Bay	Recreation/Mixed Uses	N/A	N/A
PDA 6/19	Salen - Glenmore	Housing	Low	25%
PDA 6/20	Salen - Central	Housing	Medium	25%
PDA 6/23	Salen Pier	Tourism/Commercial	N/A	N/A
PDA 6/4	Tobermory - St Marys	Housing	Low	25%
PDA 6/5	Tobermory - South Riverside	Housing	Low	25%
PDA 6/6	Tobermory - Baliscate North	Housing	Mixed	25%
PDA 6/52	Tobermory - Dervaig Road 2	Mixed Housing, Business and Industry	Mixed	50%
PDA 6/27	Iona - Baile Mor	Mixed Use/Housing	High	25%
PDA4001	Dalmally	Housing	Mixed	25%
PDA4002	Appin Holiday Park - Appin	Tourism	N/A	N/A

Potential Development Areas continued

Ref No.	Location	PDA Use	Density	Affordability
PDA4003	Sealife Centre - Barcaldine	Tourism	N/A	N/A
PDA4004	Taynuilt	Housing	Mixed	25%
PDA4005	McKelvie Heights 1, Glenshellach, Oban	Housing	Low	25%
PDA4006	McKelvie Heights 2, Glenshellach, Oban	Housing	High	25%
PDA4007	Lerags Glen, Oban	Timber Storage and Distribution	N/A	N/A
PDA4008	Kilmelford Village Hall, Kilmelford	Community Facilities	N/A	N/A
PDA4009	Arinagour North, Isle of Coll	Housing	Mixed	25%
PDA4010	Cullipool	Housing	Mixed	25%
PDA4011	Oban South	Proposed equestrian development	N/A	N/A

Strategic Masterplan Areas

Ref No.	Location	Use
MAST 1/11	Oban	Education, housing, commercial including retail, business and industry
MAST 1/12	Dunbeg Corridor	Education, housing, commercial including neighbourhood retail, business and industry

Development Road Actions

Ref No.	Location	Nature of Action
DRA 5/1	Oban – Dunbeg	Strategic; development road facilitating housing, business and community facility development
DRA 5/2	Oban – Pennyfuir-Ganavan	Strategic; development road facilitating housing, tourist, recreation development
DRA 5/3	Oban – Pennyfuir Cemetery/ Glencruitten	Strategic; development road facilitating housing development and access improvements
DRA 5/4	Oban – Glencruitten-railway corridor- Connel	Strategic; development road facilitating housing development and access improvements
DRA 5/6	Oban – Glencruitten Golf Course route to Soroba Road	Strategic; development road facilitating housing development and access improvements

Traffic Management Actions

Ref No.	Location	Nature of Action
TMA 5/8	Soroba Road and adjacent roads	Strategic; traffic management to improve access in town centre

Areas for Action

Ref No.	Location	Nature of Action
AFA 5/10	Cuan Sound	Strategic; access improvements
AFA 5/5	Dunstaffnage Bay	Strategic; harbour/leisure development
AFA 5/11	Easdale Sound	Strategic; access improvements
AFA 5/12	Lynn of Lorn	Strategic; access improvements.
AFA 5/1	Oban – south pier/railway	Strategic; town centre/waterfront development and management
AFA 5/2	Oban – George Street/north pier	Strategic; town centre/waterfront development and management
AFA 5/3	Oban – Esplanade	Strategic; town centre/waterfront/harbour development and management
AFA 5/4	Oban Bay	Strategic; waterfront/harbour development and management and access improvement.
AFA 5/6	Oban Airport	Strategic; air transport development
AFA 6/1	Tobermory Town Centre and Bay	Strategic; town centre/harbour improvement/management and development.
AFA 6/2	Tobermory - Baliscate	Local; tourist/recreation facility improvement/development
AFA 7/2	Crossapol/Airport Business and Industry	Local; redevelopment for residential, business, commercial and environmental enhancement
AFA 7/1	Scarinish Pierhead	Local; business development and environmental enhancement

Glossary

Affordable housing – Low cost market and subsidised housing irrespective of tenure, ownership – whether exclusive or shared – or financial arrangements that will be available to people who cannot afford to rent or buy houses generally available on the open market.

Agricultural land – this is land which is capable of supporting an agricultural or forest crop.

Agricultural unit – as defined in current agricultural legislation and covers a croft or agricultural holding or small holding and includes common grazing.

Allocation – a site proposed by this local development plan for specified development purposes which can be expected to be commenced or delivered within the plan-period without having to overcome significant obstacles to the development.

Ancient monument – a monument which is either statutorily protected i.e. a schedule ancient monument or else, not statutorily protected i.e. a non-scheduled ancient monument.

Area capacity evaluation (ACE) – this is an assessment undertaken by the planning authority to establish the capacity of the wider countryside area containing the application site to successfully absorb development. (this wider area may be the whole or part of the development management zone or an ‘area of common landscape character’ containing the site).

(Please see supplementary guidance for further information on the ACE process)

Area for action (AFA) – areas which, subject to resource availability during the plan-period, will be the focus for partnership or community action. Area remits for these

AFAs are being worked up in the Supplementary Information and Guidance report; these area remits may include investment and funding packages, land assembly and asset management programmes, development and redevelopment proposals, infrastructure provision and environmental enhancement proposals. Depending on circumstances, AFAs may coincide with other categories of sites such as potential development areas.

Areas of archaeological importance – an area identified by study in consultation with Historic Scotland and/or the West of Scotland Archaeology Service, which contains or is likely to contain sites, monuments or features of archaeological significance.

Area of common landscape character – an area with similar landscape characteristics; these have been used to inform the identification of countryside development control zones in this plan and can further inform the area capacity evaluation process.

Area of Panoramic Quality - these are areas of regional importance in terms of their landscape quality which were previously identified as ‘Regional Scenic Areas’ in the former Strathclyde Structure Plan.

Bareland croft - a croft with no dwellinghouse on it.

Biodiversity – the number, range, relationships and well-being of species within a given ecosystem – sometimes referred to as the “variety of life” (see also local biodiversity action plan).

Biomass – the volume of biological material which can be a source of renewable energy e.g. from forest waste or from specialised fuel crops.

Brownfield sites – sites comprising land which has previously been developed. The term may encompass vacant or derelict land, infill sites, land occupied by redundant or unused buildings, and developed land within the settlement boundary* where further intensification of use is considered acceptable.

*in addition to brownfield land, the settlements can include land which has not previously been developed such as infill and rounding-off land on the settlement periphery within the settlement boundary.

Built heritage resources – man-made buildings, engineering works, structures, artefacts and archaeological remains valued for their heritage significance e.g. for their historical, cultural, social, scientific, aesthetic and conservation interests.

Capacity – volume, density, energy or penetration based limits or constraints on systems and activities; can include productive capacity, energy output or distributive capacity, infrastructural capacity, development capacity, access capacity, school roll capacity, environmental capacity and carrying-capacity.

Caution areas for specially protected bird species – areas where development may impact on the flight paths and threaten specially protected bird species e.g. geese.

Change of use – change of use of land or building as prescribed by current and updated planning legislation (including the current Town and Country Planning Use Classes (Scotland) Order 1997) and requiring planning permission when such change of use occurs.

Coastal framework plans – a framework plan with a multi-agency remit extending beyond planning jurisdiction and which relates to specific seaward and landward areas of coast (e.g. a sea loch) and which may embrace area management agreements. A coastal framework plan can be proposed by local plans or may emerge through an allied partnership process.

Community – a recognisable social group which may be joined in a community by reason of local geographical proximity i.e. a local community or by reason of a joint interest i.e. a community of interest.

Conservation areas – areas proposed by Local Development Plans or through a parallel process; they have a statutory basis (currently in the Planning (Listed Building and Conservation Areas) (Scotland) Act 1977) as areas of special architectural or historic interest and containing key features which it is desirable to conserve, sustain and enhance; a heightened value can be placed on a conservation area by Historic Scotland conferring 'outstanding' status;

Funding may be attracted to conservation area enhancement schemes.

Constrained areas – for the purposes of this plan, this is a wind farm policy area which has been identified through sieving constraints and opportunities for development and activity and which corresponds to the area with the least capacity to accept such development and activity.

Core shopping area – a policy area within the main town centres where non-retail development is restricted in the interests of sustaining the commercial integrity of the town centres and their central shopping functions.

Countryside Zone – a development management zone which, under this local development plan, frames the area around settlements and wider countryside; within this zone a co-ordinated and planned approach to development is appropriate whilst allowing for small scale infill, rounding-off redevelopment and change of use of buildings to take place on an appropriate basis.

Croft – the land unit established under crofting legislation and under the jurisdiction of the Crofters Commission.

Crofting land – land comprising crofts and common croft grazings under the jurisdiction of the Crofters Commission.

Development – in the context of this plan, the term development (unless otherwise stated) refers to development requiring express planning permission under current and updated planning legislation whereby a planning application requires to be submitted for determination by the Council as planning authority or by the First Minister e.g. on appeal or ‘call in’.

Development management zones – the zones shown on Proposal Maps comprising:

- Main Towns and Key Settlements
- Key Rural Settlements
- Villages and minor settlements
- Countryside zone
- Greenbelt
- Rural opportunity areas
- Very sensitive countryside

Development pattern – the spatial distribution of buildings within the landscape outwith the settlements as defined in the Plan.

Development road action – action proposed by this plan in support of its settlement plans and proposals involving safeguarding measures, feasibility studies into options and the undertaking of development road schemes.

Ecosystem – an integrated physical and biological system with inputs, outputs, contents and processes which can be described within a geographic context e.g. a semi-enclosed sea loch.

Edge of town centre – a retail policy area adjacent to main town centres.

Effective housing land supply – the part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Enforcement action – the enforcement of current and updated ‘Town and Country Planning’ legislation and regulations including such measures as the service of a Contravention Notice, an Enforcement Notice, a Stop Notice and the pursuance of a Court interdict and the taking of direct action by the Council as planning authority when circumstances so justify.

Environmental impact Assessment (EIA) – an assessment which is required by formal Environmental Assessment Regulations or by the planning authority to inform the determination of a planning application and which describes the impact of development on natural and built heritage resources and on land use along with any other environmental impact e.g. traffic impact considered relevant by the planning authority.

Established housing land supply – this will include the remaining capacity for sites under construction, sites with planning consent, sites in adopted local plans and where appropriate other buildings and land with agreed potential for housing development.

European sites – Nature conservation sites designated under European Union directives.

Farm, croft and estate development programmes – an informal mechanism recognised by this plan for presenting development and land use proposals in support of planning applications and for other land management purposes on agricultural, crofting land and estate land (potentially also for ‘community trust’ land).

Flight paths – can relate to identified flight paths for aircraft which will normally be safeguarded by civil aviation safeguarding zones; can also relate to identified flight paths of protected bird species e.g. geese (see also caution area for specially protected bird species).

Foreshore – for the purposes of this plan, the land between the Mean Low Water Springs and Mean High Water Springs – see also ‘natural foreshore’.

Greenbelt – a development control zone which under the Argyll and Bute Structure Plan and this local plan, comprises a substantial area of countryside peripheral to the settlements of Cardross, Helensburgh, Rhu and Shandon; within this greenbelt pressure for development is considerable and the development plan policy is to resist urban expansion having regard to: the community value; settlement separation/ setting; urban containment; and countryside management.

Greenfield development – development on greenfield sites.

Greenfield sites – these are sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land. In the main, greenfield sites are located in the Argyll and Bute countryside but can also comprise greenfield rounding-off and allocation sites on the periphery of, but within, the boundaries of settlements.

Habitats – the space and territory containing the biological systems and range of life stages and activities of particular species of flora and fauna.

Health and safety zone – an area wherein under the remit of the Health and Safety Executive there are consultative arrangements and restrictions on development and land use having regard to the presence of an established land use operation.

Housing market areas – a geographical area which is relatively self-contained in terms of housing demand i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Inbye land – includes locally important agricultural land which has been improved and which usually has been fenced or walled.

Infill development – new development positioned largely between other substantial buildings and this new development being of

a scale subordinate to the combined scale of the buildings adjacent to the development site.

Inventory of gardens and designed landscapes – a representative sample of important historic gardens or landscapes including private gardens, parks, policies in country estates and botanical gardens.

Isolated coast – an area corresponding to the wild, remote and undeveloped coastal areas valued for these qualities as well as for any distinctive landward or seaward natural resources they may contain – this area is coincident with the coastal sectors of the very sensitive countryside zone as identified by this plan.

Isolated quality – a quality applied by this plan to a countryside or coastal area, which is isolated by way of being essentially undeveloped, remote from less isolated territory.

Key environmental features – prized or vital features of natural or built heritage (including biodiversity, development pattern and environment vital to human health); this plan seeks to sustain these features in their present or enhanced condition for at least the next 20 years (measured from the time of development proposals) for the benefit of existing and future generations with a focus on sustaining scarce non-renewable resources. In addition, lists of Key Environmental Features issued by Community Councils for their areas will be taken into account as material considerations.

Key settlements – the collective term for six small towns and villages where the Argyll and Bute LDP seeks to focus employment-led investment and to concentrate development opportunity.

Key rural settlements – the collective name for 27 small settlements that offer a range of services and some potential for up to medium scale growth.

Listed buildings – buildings which are statutorily protected (currently under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997) as buildings of special architectural or historic interest and in relation to which it is a criminal offence to affect the appearance and characteristics without first having obtained the necessary listed building consent; these buildings are currently categorised as A, B and C in descending value and have descriptive lists and other information associated with them.

Local biodiversity action plan – a multi-agency action plan which is currently being led by Argyll and Bute Council with the core objective of informing, influencing and engaging with agencies, organisations, businesses, communities and individuals to support and sustain biodiversity in Argyll and Bute.

Local community of interest – refers to the planning, economic or social interests of settlements, wards or community council areas.

Local nature conservation sites – These are shown on the proposals maps, and are locally important sites for wildlife or nature interests. They have been judged to be important because:

- (A) the site supports a natural or semi-natural plant community(ies), and/or
- (B) the site supports a high diversity of floral species and contains uncommon/rare fauna, and/or
- (C) the site is of value for environmental education for local communities and local schools and/or
- (D) is a landscape, landform or rock feature identified as having a particular value for education and tourism.

Local Nature Conservation Sites include:

- Local Nature Reserves
- Regionally Important Geological/ Geomorphological Sites
- The former sites of important for nature conservation (SINC)

- Other local wildlife sites

Local nature reserve – a protected area of land designated by a local authority because of its local special natural interest and/or educational value.

Local development plan (LDP) – a statutory plan which contains a strategic vision together with detailed policies, actions and proposals maps linked to supplementary guidance.

Local wildlife sites – non-statutory sites containing local wildlife interest recognised by this plan as being material to the consideration of development proposals which may affect such interests. Local wildlife sites include:

- the sites of interest for nature conservation (SINCs) identified in the Dumbarton District Wide Local Plan.
- other local wildlife sites identified on the SIG document.

Locational need – a necessity for a proposed development to be located at or in close vicinity of the development site; ‘necessity’ in this context means more than ‘convenience’ and should directly relate to supporting the operations of a business and associated land or water use or else supporting the provision of vital infrastructure or else supporting a bad neighbour development at a location where land use conflict will not occur.

Main towns – the settlements of Campbeltown, Dunoon, Helensburgh, Lochgilphead/Ardrishaig, Oban and Rothesay; the main towns constitute a development management zone wherein there is a general capacity to successfully absorb small, medium and large scale development.

Marketable land for business and industry – land which should:

As well as meeting business requirements, have a secure planning status, be serviced or serviceable within 5 years, and be consistent with policy in SPP.

Minor departure – any departure to policy or the development plan which is not a significant departure – see also significant departure.

Villages and minor settlements – a small generally compact settlement containing at least 6 dwellinghouses that constitute a development management zone wherein there is a general capacity to successfully absorb only small scale development.

National nature reserves (NNRs) – areas of national or international importance for nature conservation including some of the most important natural and semi-natural habitats in Great Britain; they are declared by SNH under the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 for the purpose of study, research and the preservation of flora, fauna, geological and zoological interests.

National park – in the Scottish and Argyll and Bute context, an area and organisation formed under enabling national park legislation to reflect its top rank national environmental status and embracing territory coincident with the Loch Lomond and the Trossachs National Park within and extending beyond the boundaries of Argyll and Bute.

National scenic area (NSA) – a statutory designation relating to areas of landscape quality considered to be of national value and associated with consultative requirements for specified development within which development having an adverse environmental impact will be resisted.

Natural foreshore – foreshore between mean high-water and low-water springs excluding substantial areas of made up land within the original foreshore but above current high water levels.

Natural heritage resources – natural, physical and geological system based resources valued for their heritage significance and interaction with human activity e.g. nature conservation, geological,

scientific, aesthetic, landscape and development pattern interests.

Natural resources – materials that occur in nature and are essential or useful to humans, such as water, air, land, forests, fish and wildlife, topsoil and minerals.

Natura 2000 sites – sites which have to be identified and protected across the European Union under the 1970 EC Birds Directive and the 1992 EC Habitats and Species Directive, and which together form a network, known as Natura 2000; these European designations are mainly but not exclusively based upon the existing site of special scientific interest (SSSI) system, forming a more strongly protected European tier to the existing biological SSSI network.

Non-renewable resources – resources which are not renewable within timescales relevant to human aspirations e.g. a mineral resource, or else, resources, which when impacted by development or land use change, cannot readily or practically be remedied or regenerated within an inter-generational timescale (20 years or more) relevant to this plan e.g. an unfortunate development impact on the landscape may have to persist for many years affecting the inheritance of future generations.

Non-scheduled monuments – monuments which do not have the benefit of statutory protection; these monuments may have significant value or else, value which has yet to be determined, recorded and placed.

Open country development – development which is not located within a settlement and does not constitute infill, rounding-off redevelopment or change of use of an existing building.

Open space protection areas – areas of valued open space, sports pitches and playing fields as identified in the Proposal Maps of the Local Development Plan.

Planning gain – usually refers to when, in association with particular development

proposals, there are benefits of a monetary, economic, social, environmental, transport, access or land use nature.

Policy areas – areas to which specific LDP policies and SG apply – see the proposal maps.

Potential development areas (PDAs) – these are broad areas identified by this plan in the Proposal Maps. They are mainly, but not exclusively on the edge of settlements and constitute land within which opportunities may emerge during the plan- period for infill, rounding-off, redevelopment or new development. Such opportunities are not currently fully resolved and issues may require to be overcome in terms of the ‘mini development brief’ accompanying these PDAs before development opportunities within the PDA area can be realised and be supported by this plan. A PDA may include a number of identifiable development sites.

Private accesses or ways – for the purposes of this plan, these are accesses, existing and proposed, which have not or are not intended to have a public right of access and which do not constitute a ‘road’ as defined under the Roads (Scotland) Act 1984.

Public roads – for the purposes of this plan, these are ‘roads’ as defined under the Roads (Scotland) Act 1984 and which have been adopted as public roads.

Ramsar sites – these are wetland of world-wide importance, particularly these containing large numbers of waterfowl; the Ramsar Convention on Wetlands of International Importance Especially As Waterfowl Habitats was ratified by Government in 1976 and this promotes the wise use of wetlands and requires them to be protected from damage or pollution.

Redevelopment – a development of new buildings involving significant demolitions; or the extension of a building involving more than a doubling of the cubic volume of the building but not exceeding three times the cubic volume (less than a doubling being

treated as a building extension and more than a trebling, as new build).

Ribbon development – for the purposes of this plan, a line of at least six separate dwellings or other substantial buildings, one plot deep back from, and with curtilages bordering, a road.

Road signposting – signs within and with the authority to be within the boundaries of ‘roads’ as defined in the Roads (Scotland) Act 1984.

Rounding-off development – new development positioned largely between substantial building(s) on one side and a substantial ground or natural feature on the other side and arranged such that the local pattern of development terminates at this point.

Rural opportunity areas – a development management zone which under LDP corresponds to areas wherein, there is a general capacity to successfully absorb small scale development including development in the open countryside.

Safeguarding zones – for the purposes of this plan, this includes health and safety zones, ‘cordon Sanitaire’ and other safeguarding zones to which consultative arrangements and restrictions or conditions on development and land use may apply.

Scheduled ancient monuments – these are monuments protected by statute where within the scheduled area, development requiring planning permission is subordinated to scheduled monument consent legislation.

Semi-wilderness quality – a quality applied by this plan to relatively extensive areas, landscapes and coastscapes which have a wild and largely uninhabited character; this semi-wilderness character does not need to have a genuine ‘wilderness’ history (i.e. largely uninfluenced by man), but rather can display an appearance of wilderness as a key feature within a recognisable area.

Settlements – For the purposes of this plan the term settlement applies to the following development management zones: main towns and key settlements; key rural settlements, villages and minor settlements

Settlement boundary – the boundary between the settlement and its countryside zone or greenbelt zone.

Settlement pattern – the spatial distribution of settlements within Argyll and Bute and within these settlements, the configuration of buildings and related land uses.

Significant departure – development which is not in accord with the local development plan and which is large scale or judged by the planning authority to have a significant adverse impact on a natural heritage or historic environment resource of national significance.

Sites of archaeological importance – a site that is identified of being of high archaeological value but does not currently enjoy statutory protection.

Sites of special scientific interest (SSSI) – for the purposes of this plan these are sites which are designated by Scottish Natural Heritage (SNH) under the provisions of the Wildlife and Countryside Act 1981 and in accordance with specific guidelines to protect the special interest of the site from change or deterioration; these areas are special because of their marine conservation and wildlife importance and the nature conservation value of the plants, animals or habitats as well as any rock formations and can include rivers, freshwater and inter-tidal areas as far as the low water mark; SSSI status does not change the use of the land but the Council, owners and occupiers must consult with SNH on any developments or activities which may affect the site.

Special areas of conservation (SACs) – areas designated by Government to accord with the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora and to safeguard rare and threatened species and habitats listed in the Directive; terrestrial

SACs are normally, but not exclusively, SSSIs which together with SPAs form the Natura 2000 network.

Special built environment areas (SBEAs) – these are areas which do not have the presence, continuity or quality of ‘conservation areas’ but, which exhibit special built and land form characteristics which should be safeguarded and promoted when considering development potential and proposals.

Special protection areas (SPAs) – areas designated by Government to comply with the EC Directive on the Conservation of Wild Birds 1989; including land and marine areas within which special measures are required to protect wild birds and their habitats particularly rare or vulnerable species listed in the Directive and regularly occurring migratory species; terrestrial SPAs are normally SSSIs.

SuDS (Sustainable Drainage Systems) – a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques (may also be referred to as SuDS).

Sustainable development – the Scottish Government adheres to the Brundtland definition of sustainable development, i.e. “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. This principle is applied by this plan by way of:

- the settlement plans which have a short- and long-term framework.
- the development management zones which are largely founded on general development capacities.
- ‘area capacity assessments’ in response to development proposals in the countryside.
- the ‘win/win’, ‘biodiversity maintenance’, ‘precautionary’ and ‘polluter pays’ principles.
- the ‘sustainable development test’ under policy 1 which should be used to resolve difficult or marginal cases.

- proposals and recommendations to monitor success in achieving:
 - sustainable economies
 - sustainable communities
 - sustainable environments

this monitoring to be undertaken with reference to sustainability indicators which require definition and to be worked up in partnership processes.
- a supportive approach in the plan to encouraging appropriate and sustainable forms of renewable energy, waste management and transport in Argyll and Bute.

Town centres – for the purposes of this Plan this corresponds to the town centres shown on Proposals Map for the six main towns and the five small towns of Argyll and Bute defined as key settlements; these being town centres defined mainly for retail policy purposes.

Traffic management action – action proposed by this plan in support of its settlement plans and development proposals involving the management of traffic and access in relation to land use.

Tree Preservation Orders (TPOs) – An order made by the planning authority in the interests of amenity to protect individual trees, groups of trees, or woodlands (in an urban or rural setting). When a TPO is served, permission is required to fell, top, lop or otherwise damage tree(s).

Very sensitive countryside – a development management zone which under this local development plan comprises countryside and isolated coast which has extremely limited capacity to successfully absorb development; only limited categories of natural resource based development is supported in these areas.

Wide community of interest – refers to interests which may extend beyond the local level to the wider planning area or market area or Council's administrative area or which support regional or national interests.

Windfall development – for the purposes of this plan, constitutes development which is not part of a formal allocation or potential development area but which can be approved having regard to the development management policies in this plan.

