

**Proposed Argyll and Bute Local Development Plan Examination  
Report to Argyll and Bute Council – 9 June 2023  
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
1 - Policy 01 - Settlement Areas	<p>Modify the local development plan by:</p> <p>1. Adding the following text as new paragraphs after the final paragraph of Policy 01 – Settlement Areas on page 12 of the proposed plan: “Development of a site in any Settlement Area that is, or is part of, a European Site will not be permitted where we cannot conclude that there would be no adverse effect upon the integrity of the European site.</p> <p>Where development of a site in any Settlement Area would take place outwith but close to a European Site, development proposals may need to satisfy the requirements of Policy 74 of this Plan.</p> <p>Proposals for development of a site in any Settlement Area that is, or is part of, a Site of Special Scientific Interest, National Nature Reserve, or a Local Nature Conservation Site must also satisfy the requirements of Policies 75 or 76 of this Plan, as appropriate.”</p>	7
2 - Policy 02 – Outwith Settlement Areas	<p>Modify the local development plan by:</p> <p>1. Replacing the final bullet point of paragraph 3.2 on page 8 with:</p> <ul style="list-style-type: none"> <li>• And adopt a less prescriptive approach to sustainable development in countryside areas.</li> </ul> <p>2. Amending Policy 02 – Outwith Settlement Areas on page 12 as follows:</p> <p><b>Policy 02 – Outwith Settlement Areas</b></p> <p>Outwith the Settlement Areas shown on the proposals map, development will only be acceptable where it can be demonstrated that it accords with:</p> <ul style="list-style-type: none"> <li>• an allocation of this plan, or</li> <li>• parts A, B or C as set out below, and</li> <li>• all other relevant policies of the LDP2.</li> </ul> <p>With respect to the third bullet point, particular attention is drawn to the need for development proposals to accord</p>	21

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	<p>with Policies 70 to 76 with respect to landscape and the natural environment.</p> <p>Development proposals will also be required to demonstrate that there will be no unacceptable adverse effects (either individually or cumulatively) on natural heritage resources, built and/or cultural heritage resources, and landscape and visual amenity. Where a major development is proposed, or for any development where there is preliminary evidence that there may be such adverse effects (and where a formal environmental impact assessment is not required), a landscape and visual impact assessment, natural heritage assessment, or built and/or cultural heritage assessment may be required. In circumstances where there is otherwise evidence of a risk to the environment (for example flood risk or environmental pollution) other assessments may be required. The need for any such assessments would be determined at the development management stage, generally through pre-planning application processes.</p> <p>A – Countryside Areas</p> <p>Within the countryside areas there is a presumption in favour of sustainable development where this is of an appropriate scale, design, siting and use for its countryside location, as detailed in the relevant subject policies. In particular, the following types of development will be supported by the council, generally without the need for detailed environmental assessments, although such may still be required where there is evidence of any environmental risk:</p> <ul style="list-style-type: none"> <li>• Infill; or</li> <li>• Rounding off; or</li> <li>• Redevelopment opportunities of clusters; or</li> <li>• Previously developed sites.</li> </ul> <p>Note: development adjacent to, but outwith settlement boundaries which are delineated in the proposals maps will not constitute infill, rounding off or redevelopment.</p> <p>B – Remote Countryside Area</p> <p>Within the remote countryside area, only specific categories of development on appropriate sites will generally be supported. These comprise:</p>	

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	<ul style="list-style-type: none"> <li>• Renewable energy related development</li> <li>• Telecommunications/Digital or other infrastructure where a specific locational requirement has been demonstrated</li> <li>• Development directly supporting               <ul style="list-style-type: none"> <li>• agriculture</li> <li>• aquaculture, or</li> <li>• other recognised countryside activity.</li> </ul> </li> </ul> <p>C – Helensburgh and Lomond Greenbelt</p> <p>Within the Helensburgh and Lomond Green Belt development will only be supported where this is appropriately designed, located and landscaped and comprises:</p> <ul style="list-style-type: none"> <li>• Agriculture related development</li> <li>• Farm diversification proposals where these relate to small scale tourism and rural business-related development (excluding dwelling houses)</li> <li>• Development directly supporting the provision of essential infrastructure with a demonstrable need to be located within the greenbelt</li> <li>• Outdoor sport and outdoor recreational development which requires a countryside location</li> <li>• Development required to manage and sustain the natural heritage or access resources of the greenbelt</li> <li>• Demolition and replacement of buildings and alterations or extensions of such buildings, including dwelling houses subject to no change of use occurring, and gross internal area not exceeding 1.5 times that of the original building</li> <li>• Extensions and outbuildings within the curtilage of existing buildings which are proportionate and appropriately designed in relation to the existing building</li> <li>• Change of use of buildings to residential institutional use.</li> </ul> <p>In exceptional cases development outwith the categories above may be permitted where it can be demonstrated that the proposals will retain a significant building at risk.</p>	

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3 - Policy 03 – <b>Simplified</b> Planning Zones and Masterplan Consent Areas	No modification	24
4 - Policy 04 – Sustainable Development	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “built heritage resources” in criterion h) of Policy 04 – Sustainable Development on page 24 of the proposed plan and substituting therefor “heritage assets”.</li> <li>2. Deleting “ and” in the text of criterion d) of Policy 04 – Sustainable Development on page 24 of the proposed plan and substituting therefor a comma.</li> <li>3. Adding “, solar panels, ground, water and air source heat pumps and other forms of renewable energy generation” between “efficiency” and the semi-colon at the end of the text of criterion d) of Policy 04 – Sustainable Development on page 24 of the proposed plan.</li> <li>4. Adding “, including the creation of district (renewable) heat networks, where viable” between “...benefit” and the semicolon at the end of the text associated with criterion a) of Policy 04 – Sustainable Development on page 24 of the proposed plan.</li> </ol>	28
5 - Policy 05 - Design and Placemaking	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “, where possible, meet” from the first line of the first paragraph of Policy 05 – Design and Placemaking on page 25 of the proposed plan and substituting therefor “endeavour to comply with all of”.</li> </ol>	34
6 - Policy 06 - Green Infrastructure	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “2050” in the second line of paragraph 3.42 on page 23 of the proposed plan and substituting therefor “2045”.</li> <li>2. Deleting “42% by 2020” in the third line of paragraph 3.42 on page 23 of the proposed plan and substituting therefor “75% by 2030”.</li> </ol>	40

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	<p>3. Adding “and Blue ” between “Green ” and “Infrastructure” in the policy title of Policy 06 – Green Infrastructure, on page 27 of the proposed plan.</p> <p>4. Deleting the text associated with fifth bullet point of Policy 06 – Green Infrastructure on page 27 of the proposed plan and substituting therefor “How development proposals will manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All SUDS features should be in accordance with the Principles of The SuDS Manual (C753)”.</p> <p>5. Adding the following hyperlinked text on a new line below hyperlinked text “Argyll and Bute Food Strategy” under the heading “Related documents:” associated with Policy 06 – Green Infrastructure on page 27 of the proposed plan [hyperlink to read: <a href="https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx">https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx</a>]: “CIRIA – The SuDS Manual (C753)”.</p>	
7 - Policy 08 - Sustainable Siting	<p>Modify the local development plan by:</p> <p>1. Replacing the second sentence of the first bullet point in Policy 08 on page 29 as follows:</p> <p>“Particularly careful attention should be given to hilltop, skyline or ridge locations, where development will only be acceptable if such a location cannot be avoided and any significant adverse landscape and visual effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal, and have been sufficiently mitigated through an environmental impact assessment or landscape and visual impact assessment”.</p> <p>2. Replacing the text of paragraph 4.21 on page 28 as follows:</p> <p>“New developments in the countryside may require a landscape and visual impact assessment. Details of the criteria for this can be found in Policy 02”.</p> <p>3. Replacing the second sentence in bold text in the paragraph following the bullet points in paragraph 3.43 on page 24 as follows:</p>	43

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	"Further, that proposals for development located within the countryside may require a landscape and visual impact assessment (LVIA) to be undertaken and submitted as a component part of the planning process".	
8 - Policy 09 - Sustainable Design	No modifications.	47
9 - Policy 10 - Design – All Development	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. Deleting the full stop at the end of the text associated with the seventh bullet point of the list in Policy 10 – Design: All Development on page 30 of the proposed plan and substituting therefor “; and”.</li> <li>2. Adding an eighth bullet point to the list in Policy 10 – Design: All Development on page 30 of the proposed plan and associating with it the following new text: “Incorporate the use of flood resistant and resilient materials and construction methods.”.</li> </ol>	51
10 - Policy 11 – Design - Conversions and Change of Use	No modifications.	54
11 - Policy 13 - Advertisements	No modifications	56
12 - Policy 15 - Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. Deleting “established character” in the first bullet point of Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting therefor: “special characteristics and/or cultural significance”.</li> <li>2. Deleting “integrity or special qualities” in the first bullet point of Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting therefor: “special characteristics and/or cultural significance”.</li> <li>3. Deleting “historic environment” in paragraph 4.38 on page 34 of the proposed plan and substituting therefor “heritage assets”.</li> <li>4. Adding “historic ” between “...of our ” and “built environment...” on the first line of paragraph 4.39 on page 34 of</li> </ol>	64

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	<p>the proposed plan.</p> <p>5. Adding “historic ” between “...of the ” and “built environment...” on the third line of paragraph 4.39 on page 34 of the proposed plan.</p> <p>6. Deleting the first line of hyperlinked text under the heading “Related documents” on page 34 of the proposed plan and substituting therefor the following hyperlinked text [hyperlink to read: <a href="https://app-hes-pubs-prod-neu-01.azurewebsites.net/api/file/de59184a-f9e1-40ee-a780-aa2a0088701f">https://app-hes-pubs-prod-neu-01.azurewebsites.net/api/file/de59184a-f9e1-40ee-a780-aa2a0088701f</a>]: “Historic Environment Policy for Scotland, published May 2019”.</p> <p>7. Deleting the second paragraph of Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting therefor: “Proposals for development that would affect either a designated or non-designated heritage asset or their setting will be expected to demonstrate that they would enable positive change by balancing the need to secure the long-term sustainability of the asset against the need to address the impacts of climate change and to meet the council’s wider regeneration objectives, where appropriate”.</p>	
13 - Policy 16 - Listed Buildings	<p>Modify the local development plan by:</p> <p>1. Deleting “ALL of” from the first sentence of Policy 16 – Listed Buildings on page 35 of the proposed plan.</p> <p>2. Deleting “AND” from the end of the text of the first bullet point of Policy 16 – Listed Buildings on page 35 of the proposed plan and substituting therefor “OR”.</p> <p>3. Inserting a new bullet point and associated text before the first bullet point of criterion B. Demolition of Policy 16 – Listed Buildings on page 36 of the proposed plan. The associated text shall read: “It can be demonstrated that the building is no longer of special interest, OR”</p> <p>4. Deleting the first sentence of paragraph 4.44 of the proposed plan and substituting therefor the following new sentence: “Historic Environment Scotland will be consulted on planning applications that would affect a category A listed building or its setting, and on applications for listed building consent for works to category A and B listed buildings, or for a proposal by the planning authority itself affecting a listed building of any category.”</p>	70

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	5. Adding “, to allow for adequate recording of the listed building and its features and context” after “...start of the works” in the first sentence of paragraph 4.44 of the proposed plan.	
14 - Policy 17 - Conservation Areas	<p>Modify the local development plan by:</p> <p>1. Replacing “protect, conserve” with “preserve” in the first sentence of the first paragraph of Policy 17 – Conservation Areas A. Development on page 37 of the proposed plan.</p> <p>2. Replacing “protect, conserve and where appropriate” with “preserve or” in the first sentence of the second paragraph of Policy 17 – Conservation Areas A. Development on page 37 of the proposed plan.</p>	73
15 - Policy 20 - Gardens and Designed Landscapes	<p>Modify the local development plan by:</p> <p>1. Deleting the first and second paragraphs of Policy 20 – Gardens and Designed Landscapes on page 39 of the proposed plan and substituting therefor “Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact upon important views to, from and within the site, or its setting.</p> <p>Development proposals should protect and preserve in situ regionally or locally important Gardens and Designed Landscapes and their settings, wherever feasible.</p> <p>All proposals affecting designated or non-designated Gardens and Designed Landscapes or their settings shall be accompanied by an assessment that follows the principles set out in the most up-to-date relevant guidance published by Historic Environment Scotland.”.</p> <p>2. Replacing “archaeological, historical and botanical” with “artistic, historical, horticultural, architectural, scenic, and nature conservation” in the first bullet point of Policy 20 – Gardens and Designed Landscapes on page 39 of the proposed plan.</p> <p>3. Deleting “, AND” from the end of the text of the final bullet point of Policy 20 – Gardens and Designed</p>	76



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	<p>Landscapes on page 39 of the proposed plan and substituting therefor a full stop.</p> <p>4. Deleting the final sentence of Policy 20 – Gardens and Designed Landscapes on page 39 of the proposed plan.</p>	
16 - Map 38 – Sandbank South	No modifications.	79
17 - Policy 22 - Economic Development	No modifications.	88
18 - Policy 25 - Tourism Development Opportunities and Diagram 6: Tourism	<p>Modify the proposed local development plan by:</p> <p>1. Adding the location of Loch Awe to the Tourism Development Opportunities identified by an open red circle on Diagram 6: Tourism (page 49) of the Argyll and Bute Proposed Local Development Plan 2 Written Statement. The location of the open red circle to be added should be the same as that occupied by an open blue circle on Authority Document AD002 - ISSUE 018 - Proposed Amendment to Diagram 6.</p>	90
19 - Policy 27 - Huts and Hutting Developments	No modifications.	93
20 - Policy 28 - Supporting Sustainable Aquatic and Coastal Development	<p>Modify the local development plan by:</p> <p>1. Adding three additional paragraph spaces between the glossary entries for “Ancillary use” and “Area for action (AFA)” on page 124 of the proposed plan.</p> <p>2. Inserting the heading “Aquaculture” into the second paragraph space between the glossary entries for “Ancillary use” and “Area for action (AFA)” on page 124 of the proposed plan. The text formatting shall match that used in all other glossary headings.</p> <p>3. Inserting “The propagation and husbandry of aquatic plants, animals, and other organisms for commercial, recreational, and scientific purposes. This includes, but is not restricted to, the farming of marine finfish (including Atlantic salmon), shellfish and seaweed.” into the third paragraph space between the glossary entries for “Ancillary use” and “Area for action (AFA)” on page 124 of the proposed plan. The text formatting shall match that used in all other glossary entries.</p>	119

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	<p>4. Deleting "Government guidance" in the text associated with the tenth bullet point of Policy 28 – Supporting Sustainable Aquatic and Coastal Development on page 53 of the proposed plan and substituting therefor "national planning policy".</p> <p>5. Deleting "the presumption is that it should be allowed to operate unless there are considerations which would render a particular site unsuitable for environmental reasons" in paragraph 5.20 on page 52 of the proposed plan and substituting therefor "the intent of this Policy is to guide new aquaculture development in line with National and Regional Marine Planning, and to minimise adverse environmental impacts, including cumulative impacts, that arise from other existing and planned aquaculture developments in the area, whilst also reflecting industry needs."</p> <p>6. Deleting all of the text associated with the ninth bullet point of Policy 28 – Supporting Sustainable Aquatic and Coastal Development on page 53 of the proposed plan and substituting therefor "Potential benefits of sustainable site management proposals, which seek to mitigate or reduce environmental risk from fish farming operations, including escapes, disease and sea lice management or manage risk through adaptive management in response to environmental monitoring."</p> <p>7. Deleting "presumption established in favour of aquaculture in coastal waters established by Scottish Planning Policy (SPP)" in paragraph 5.26 on page 52 of the proposed plan and substituting therefor "support for a sustainable, diverse, competitive and economically viable aquaculture industry expressed in Policy 32 of National Planning Framework 4 (NPF4)".</p> <p>8. Adding "Proposals for new open cage/pen sites and the expansion of existing open cage/pen sites will only be permitted where there will be no adverse impact upon wild salmon using migratory routes. Where proposals are likely to impact wild salmon migratory routes, the operator must mitigate these effects through the implementation of an agreed Environmental Management Plan prepared in accordance with advice provided by Marine Scotland Science, NatureScot, and the Planning Authority." as a new paragraph after the text associated with the eleventh bullet point of Policy 28 – Supporting Sustainable Aquatic and Coastal Development on page 53 of the proposed plan.</p> <p>9. Adding three additional paragraph spaces under the bottom of the box containing the text of Policy 29 – Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan.</p>	

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	<p>10. Inserting "Related documents:" into the second paragraph space under the bottom of the box containing the text of Policy 29 – Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan. The format of the text shall match that used under the box containing the policy wording for Policy 25 – Tourism Development Opportunities on page 50 of the proposed plan.</p> <p>11. Inserting the following hyperlinked text into the third paragraph space under the bottom of the box containing the text of Policy 29 – Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan [hyperlink to read: <a href="https://www.dynamiccoast.com/">https://www.dynamiccoast.com/</a>]: "Dynamic Coast". The format of the hyperlinked text shall match that used in the related documents section of the Tourist Related Development section on page 50 of the proposed plan.</p>	
21 - Policy 29 - Existing Fish Farm Consolidation and Rationalisation	No modifications.	125
22 - Policy 30 - The Sustainable Growth of Renewables	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Removing the spatial framework in Diagram 7, page 56, from the proposed plan.</li> <li>2. Deleting the second sentence of Policy 30, page 54, from the proposed plan (from the word "proposals" to the end of the third bullet point).</li> <li>3. Amending the second bullet point in the list of criteria in Policy 30, page 54, by deleting the words "including effects on wild land".</li> <li>4. Adding a criterion to the bullet points in the list of criteria in Policy 30, page 54: <ul style="list-style-type: none"> <li>• impacts on trees, woods and forests.</li> </ul> </li> <li>5. Replacing the fourth sentence in paragraph 5.29 of the proposed plan on page 54 which states: "In terms of landscape, and cumulative landscape impacts, developers will be required to demonstrate how they</li> </ol>	141

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	<p>have taken into consideration the detailed strategic guidance set out in the Argyll and Bute Landscape Wind Energy Capacity Study 2017”</p> <p>with the following text:</p> <p>“In considering landscape and visual impacts, Policy 30 should be read in the context of the development plan as a whole including the objectives and principles of NPF4 and its topic specific policies including Policy 11. In terms of landscape, and cumulative landscape impacts, guidance is provided within the Argyll and Bute Landscape Wind Energy Capacity Study 2017”.</p>	
23 - Policy 31 - Minerals	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “ rare” in the fifth bullet point of the second paragraph of Policy 31 – Minerals on page 57 of the proposed plan and substituting therefor “rare minerals (e.g. gold, silver, barite)”.</li> <li>2. Deleting “these are near to or on the site of associated development (e.g. windfarm or road or other infrastructure developments) provided that it can be demonstrated that there are significant environmental, community and operational benefits, and will be subject to conditions which will be time limited, tied to the proposal, and provide for full restoration and aftercare” in the fourth bullet point of the second paragraph of Policy 31 – Minerals on page 57 of the proposed plan and substituting therefor “the proposal is found to be acceptable after being assessed against National Planning Framework 4 Policy 33 criterion e)”.</li> </ol>	147
24 - Policy 32 – Active Travel	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “foreshore or loch side” from the final sentence of Policy 32 – Active Travel on page 62 of the proposed plan and substituting therefor “foreshore, loch side or riverside”.</li> <li>2. Deleting “an active travel route” from paragraph 3.26 on page 21 of the proposed plan and substituting therefor “the Cross-Scotland Pilgrim Way”.</li> <li>3. Deleting “Pilgrims” from the text associated with the third bullet point of paragraph 6.9 on page 61 of the proposed plan and substituting therefor “The Cross-Scotland Pilgrim”.</li> </ol>	155
25 - Policy 33 – Public Transport	<p>Modify the local development plan by:</p>	163

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	<ol style="list-style-type: none"> <li>1. Inserting “ , Network Rail,” between “Transport Scotland” and “ and the Scottish Government” in paragraph 6.11 on page 62 of the proposed plan.</li> <li>2. Adding “ Infrastructure” to the title of Policy 33 – Public Transport on page 63 of the proposed plan and making consequential amendments to the Contents table on page iii of the proposed plan and to the heading on page 62 of the proposed plan.</li> <li>3. Inserting “and the national rail network (including level crossings) ” between “road network ” and “ so that it may” in the second sentence of the second paragraph of Policy 33 – Public Transport, on page 63 of the proposed plan.</li> <li>4. Deleting “impact” in the first sentence of the second paragraph of Policy 33 – Public Transport, on page 63 of the proposed plan.</li> <li>5. Deleting “green transport” in the first sentence of the second paragraph of Policy 33 – Public Transport, on page 63 of the proposed plan and substituting therefor “travel”.</li> <li>6. Adding the following hyperlinked text on a new line below hyperlinked text “SPT – Regional Transport Strategy (2008 – 21)” under the heading “Related documents” associated with Policy 33 – Public Transport on page 63 of the proposed plan [hyperlink to read: <a href="https://www.transport.gov.scot/media/4589/planning_reform_-_dpmtag_-_development_management_dpmtag_ref__17_-_transport_assessment_guidance_final_-_june_2012.pdf">https://www.transport.gov.scot/media/4589/planning_reform_-_dpmtag_-_development_management_dpmtag_ref__17_-_transport_assessment_guidance_final_-_june_2012.pdf</a>]: “Transport Scotland Transport Assessment Guidance (2012)”.</li> <li>7. Adding the following hyperlinked text on a new line above hyperlinked text “SPT – Regional Transport Strategy (2008 – 21)” under the heading “Related documents” associated with Policy 33 – Public Transport on page 63 of the proposed plan [hyperlink to read: <a href="https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2021/05/transport-scotland-core-documents/documents/key-agencies-documents---transport-scotland/development-and-the-trunk-road-network/development-and-the-trunk-road-network/govscot%3Adocument/Development%2Band%2Bthe%2BTrunk%2BRoad%2BNetwork.pdf">https://www.gov.scot/binaries/content/documents/govscot/publications/factsheet/2021/05/transport-scotland-core-documents/documents/key-agencies-documents---transport-scotland/development-and-the-trunk-road-network/development-and-the-trunk-road-network/govscot%3Adocument/Development%2Band%2Bthe%2BTrunk%2BRoad%2BNetwork.pdf</a>]: “Development and the Trunk Road Network (March 2016)”.</li> </ol>	

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	8. Adding “ Early engagement is advised with Transport Scotland for sites adjacent to the trunk road network.” after “justify their proposal.” in the second paragraph of Policy 33 – Public Transport on page 63 of the proposed plan.	
26 - Policy 34 – Electric Vehicle Charging	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Adding “Existing Publicly Available ” before “Car Charging Points” in the key to Diagram 8: Connectivity, on page 60 of the proposed plan.</li> <li>2. Deleting all text (including spaces) after the colon in the wording associated with the first bullet point of Policy 34 – Electric Vehicle Charging on page 64 of the proposed plan and substituting therefor “ a minimum of 1 EV charging point for every 5 residential communal off-street parking spaces and for dedicated cable ducting to be installed to allow all remaining such parking spaces to be provided with a charging point in the future.”.</li> <li>3. Deleting “ to assess the potential for the capability/cable ducting to allow for the installation, where appropriate,” in the wording associated with the second bullet point of Policy 34 – Electric Vehicle Charging on page 64 of the proposed plan and substituting therefor “: install dedicated cable ducting connecting each private residential parking space to the nearest electricity supply connection point capable of supporting the installation of a 7-kilowatt EV charging point.”.</li> <li>4. Deleting all text (including spaces) after the colon in the wording associated with the third bullet point of Policy 34 – Electric Vehicle Charging on page 64 of the proposed plan and substituting therefor “a minimum of 1 EV charging point for every 5 parking spaces at non-residential developments that attract a significant number of vehicles and for dedicated cable ducting to be installed to allow all remaining such parking spaces to be provided with a charging point in the future.”.</li> </ol>	171
27 - Policy 42 - Safeguarding Piers, Ports and Harbours	No modifications.	173
28 - Policy 48 – Developer Contributions	No modifications.	177
29 - Policy 52 – Community Plans, Local Place Plans and Locality Plans	No modifications.	180
30 - Policy 53 – Crofting	No modifications.	182

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Townships		
31 - Policy 54 - Safeguarding Zones of Notifiable Installations	No modifications.	184
32 - Policy 55 – Flooding, Policy 56 – Land Erosion and Policy 57 – Risk Appraisals	<p>Modify the local development plan by:</p> <p>1. Deleting the text of Policy 55 – Flooding, on pages 82 and 83 of the proposed plan and substituting therefor:</p> <p><b>“Policy 55 – Flooding</b></p> <p>Development on the functional flood plain (land with greater than 0.5% (1 in 200) probability of flooding in any year) will be considered contrary to the objectives of this plan, except in the limited circumstances set out in part c) of this policy. Development elsewhere will be subject to assessment as set out in parts a) and b) of this policy, as relevant. Where redevelopment of existing sites within built up areas at risk from flooding is proposed, the planning authority will take into account the impact on flood risk elsewhere and the resilience and adaptation measures proposed. In all cases development proposals will be subject to assessment using Flood Risk Management Plan: Highland and Argyll Local Plan District; Flood Risk Management Plan: Clyde and Loch Lomond Local Plan District; and The River Basin Management Plan for Scotland 2021-2017 (see LDP2 T16 Technical Working Note: Flood Risk Framework).</p> <p>The type of development that will be generally permissible taking into account the probability of flooding is set out below. However, it should be noted that in all cases where the potential for flooding is highlighted, the planning authority will exercise the ‘precautionary principle’ and refuse development proposals where such proposals do not comply with parts a), b), c) or d) of this policy and/or on the advice of the Scottish Environment Protection Agency (SEPA).</p> <p>a) All types of development within areas with a probability of flooding of less than 1:1000 annual probability of flooding are acceptable in terms of this policy unless local circumstances and/or the nature of the development dictate otherwise;</p> <p>b) All types of development, excluding essential civil infrastructure, within areas with a probability of flooding between 1:1000 and less than 1:200 annual probability of flooding are acceptable in terms of this policy unless local circumstances dictate otherwise;</p>	189

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	<p>c) Within flood risk areas (1:200 or greater annual probability of flooding) only those categories of development indicated in criteria i), ii) or iii) of this policy may be acceptable.</p> <p>i) Redevelopment of residential, commercial and industrial development and which are of an equally or less vulnerable use within built-up areas providing flood prevention measures to a 1:200 year plus climate change standard already exist or are under construction. Water resistant materials/ construction together with a suitable freeboard allowance as appropriate;</p> <p>ii) Development on undeveloped and sparsely developed areas within the functional flood plain and compromising:</p> <ul style="list-style-type: none"> <li>• Essential development such as navigation and water based recreation use and essential transport and some utilities infrastructure; and an alternative lower risk location is not achievable;</li> <li>• Essential infrastructure which should be designed and constructed to remain operational during floods;</li> <li>• Certain water compatible recreational, sport, amenity and nature conservation uses providing adequate evacuation procedures are in place.</li> </ul> <p>iii) Development, which is in accord with flood prevention or management measures as specified in association with a Local Development Plan 2 Allocation or development brief.</p> <p>d) All development proposals at risk of flooding or in a flood risk area shall demonstrate that:</p> <p>i) All risks of flooding are understood and addressed;</p> <p>ii) There is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;</p> <p>iii) The development would remain safe and operational during floods;</p> <p>iv) Flood resistant and resilient materials and construction methods are used, and</p> <p>v) Future adaptations can be made to accommodate the effects of climate change.”</p>	



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	<p>2. Adding the following hyperlinked text on a new line below hyperlinked text “SEPA: Flood Risk Assessment (FRA) Checklist” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/426913/lups_cc1.pdf">https://www.sepa.org.uk/media/426913/lups_cc1.pdf</a>]: “Climate Change Allowances for Flood Risk Assessment in Land Use Planning”.</p> <p>3. Adding the following hyperlinked text on a new line above hyperlinked text “Highland Council: Flood Risk Management Plan” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/306610/planning-information-note-4-sepa-position-on-development-protected-by-a-flood-protection-scheme.pdf">https://www.sepa.org.uk/media/306610/planning-information-note-4-sepa-position-on-development-protected-by-a-flood-protection-scheme.pdf</a>]: “SEPA Planning Information Note 4: SEPA Position on Development Protected by a Flood Protection Scheme”.</p> <p>4. Adding the following hyperlinked text on a new line below hyperlinked text “On line Planning Advice on Flood Risk” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/594088/211222-final-rbmp3-scotland.pdf">https://www.sepa.org.uk/media/594088/211222-final-rbmp3-scotland.pdf</a>]: “The River Basin Management Plan for Scotland 2021-2027”.</p> <p>5. Deleting the hyperlinked text “Highland Council: Flood Risk Management Plan” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan and substituting therefor “Flood Risk Management Plan: Highland and Argyll Local Plan District” (hyperlink to read: <a href="https://www2.sepa.org.uk/frmplans/documents/lpd1-highland-and-argyll-frmp-2021.pdf">https://www2.sepa.org.uk/frmplans/documents/lpd1-highland-and-argyll-frmp-2021.pdf</a>).</p> <p>6. Deleting the hyperlinked text “Glasgow City Council: Clyde and Loch Lomond Local Flood risk Management Plan” under the heading “Related documents” associated with Policies 55 – Flooding; 56 – Land Erosion, and 57 – Risk Appraisals on page 84 of the proposed plan and substituting therefore “Flood Risk Management Plan: Clyde and Loch Lomond Local Plan District” (hyperlink to read: <a href="https://www2.sepa.org.uk/frmplans/documents/lpd11-clyde-and-loch-lomond-frmp-2021.pdf">https://www2.sepa.org.uk/frmplans/documents/lpd11-clyde-and-loch-lomond-frmp-2021.pdf</a>).</p>	
33 - Port Ellen and Surrounding Area, Islay	No modifications.	198

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34 - Chapter 3 – Spatial and Settlement Strategy	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “the most recent report from” in paragraph 3.38 on page 23 of the proposed plan and substituting therefor “In 2018”.</li> <li>2. Deleting “published in 2018 recommends” in paragraph 3.38 on page 23 of the proposed plan and substituting therefor “recommended”.</li> <li>3. Deleting “ 2018” in paragraph 1.5 on page 1 of the proposed plan.</li> <li>4. Deleting “ 2018” in paragraph 1.8 on page 2 of the proposed plan.</li> <li>5. Deleting “low carbon” in paragraph 3.44 on page 24 of the proposed plan and substituting therefor “net zero”.</li> <li>6. Deleting “low carbon” in paragraph 4.23 on page 29 of the proposed plan and substituting therefor “net zero”.</li> <li>7. Deleting “grow a low-carbon” in paragraph 5.2 on page 41 of the proposed plan and substituting therefor “move towards a net zero”.</li> <li>8. Deleting “low carbon” in paragraph 6.3 on page 59 of the proposed plan and substituting therefor “net zero”.</li> <li>9. Deleting “low carbon” in paragraph 6.12 on page 63 of the proposed plan and substituting therefor “net zero”.</li> <li>10. Deleting “low carbon” in paragraph 6.24 on page 67 of the proposed plan and substituting therefor “net zero”.</li> <li>11. Deleting “simpler and more flexible” in paragraph 3.1 on page 8 of the proposed plan and substituting therefor “less prescriptive”.</li> <li>12. Deleting “The spatial strategy for the LDP2” in paragraph 3.1 on page 8 of the proposed plan and substituting therefor “In comparison with the first local development plan, the LDP2 spatial strategy”.</li> <li>13. Deleting “will” in the seventh line of paragraph 3.44 on page 24 of the proposed plan and substituting therefor</li> </ol>	214

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35 - Policy 59 - Water Quality and the Environment	<p>“may”.</p> <p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “flow rate” from criterion a) of Policy 59 – Water Quality and the Environment on page 85 of the proposed plan and substituting therefor “hydrology (i.e. flow rate) chemical and biological status;”.</li> <li>2. Adding the following text as a new paragraph after criterion e) of Policy 59 – Water Quality and the Environment on page 85 of the proposed plan: “Argyll and Bute Council will actively seek to protect natural watercourse features by preventing or avoiding development on sites where there would be an unavoidably detrimental impact upon a watercourse. Opportunities for improvement such as de-culverting, re-meandering, and/or naturalisation will be supported where carefully considered by the applicant from the outset in the proposed layout and design. Development proposals that would be adjacent to a watercourse should be supported with details showing how a minimum 6-metre riverbank buffer strip could be provided.”</li> </ol>	219
36 - Proposed Tourism Infrastructure - Craignure, Mull	No modifications.	222
37 - Policy 61 - Sustainable Drainage Systems (SuDS)	<p>Modify the proposed plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting “Proposals for SuDs measures compliant with technical guidance will be required in relation to all development prior to determination” from Policy 61 – Sustainable Drainage Systems (Suds) on page 86 of the proposed plan and substituting therefor: “Development proposals will manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All SUDS features should be in accordance with the Principles of The SuDS Manual (C753).”</li> <li>2. Adding the following hyperlinked text on a new line below hyperlinked text “PAN 79 – Water and Drainage” under the heading “Related documents” associated with Policy 61 – Sustainable Urban Drainage Systems (Suds) on page 86 of the proposed plan [hyperlink to read: <a href="https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx">https://www.ciria.org/CIRIA/Memberships/The_SuDs_Manual_C753_Chapters.aspx</a>]: “CIRIA – The SuDS Manual (C753)”.</li> </ol>	225
38 - Policy 62 - Drainage Impact Assessments	No modifications.	228

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39 - Proposed Potential Development Area for Housing - North Connel	No modifications.	231
40 - Proposed Settlement Area - Port Appin	No modifications.	234
41 - Policy 66 - New Residential Development on Non Allocated Housing Sites within Settlement Areas	Modify the local development plan by:  1. Deleting the first sentence of Policy 66 – New Residential development on non-allocated housing sites within Settlement Areas and substituting therefor: “All proposals for new residential development within settlements must demonstrate that they meet the tests laid down in National Planning Framework 4 Policy 16 criterion f).”	237
42 - Policy 67 - Provision of Housing to Meet Local Needs including Affordable Housing.	No modifications.	239
43 – Policy 68 – Housing Greenspace	No modifications.	243
44 - Policy 70 - Development Impact on National Scenic Areas (NSA's)	Modify the local development plan by:  1. Deleting “consistent with the” in criterion b) of Policy 70 – Development Impact on National Scenic Areas (NSA's) on page 94 of the proposed plan and substituting therefor: “has taken into account the content of any”.  2. Deleting “have an adverse effect on the” in the first paragraph of Policy 70 – Development Impact on National Scenic Areas (NSA's) on page 94 of the proposed plan and substituting therefor: “compromise the objectives of their designation and the overall”.  3. Deleting “undermine the” in the first paragraph of Policy 70 – Development Impact on National Scenic Areas (NSA's) on page 94 of the proposed plan and substituting therefor: “fail to safeguard”.	248
45 - Policy 71 - Development Impact on Local Landscape Areas (LLA)	Modify the local development plan by:  1. Deleting “consistent with the” in criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA)	256

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	<p>on page 95 of the proposed plan and substituting therefor “has taken into account the content of any”.</p> <p>2. Deleting “ unless it is adequately demonstrated” in the first paragraph of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “. All development proposals in or affecting a Local Landscape Area must demonstrate”.</p> <p>3. Deleting “and” after the semi-colon at the end of the text associated with criterion a) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan.</p> <p>4. Deleting “an LVIA and consistent with the” in the text associated with criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “a landscape and visual impact assessment and has taken account of the content of any”.</p> <p>5. Deleting the full stop at the end of the text associated with criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan and substituting therefor “; and”.</p> <p>6. Adding the following new criterion on a new line after the text associated with criterion b) of Policy 71 – Development Impact on Local Landscape Areas (LLA) on page 95 of the proposed plan: “c) The location, scale, design, materials and landscaping would be of a high standard and would safeguard or enhance the special qualities and character of the Local Landscape Area.”.</p>	
46 - Policy 72 –Development Impact on Areas of Wild Land	<p>Modify the local development plan by:</p> <p>1. Deleting all of the text associated with Policy 72 – Development Impact on Areas of Wild Land on page 96 of the proposed plan and substituting therefor: “Development proposals in areas identified as wild land in the Nature Scot Wild Land Areas map will only be supported where the proposal:</p> <ul style="list-style-type: none"> <li>i. will support meeting renewable energy targets; or,</li> <li>ii. is for small scale development directly linked to a rural business or croft, or is required to support a fragile community in a rural area.</li> </ul>	262

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	<p>All such proposals must be accompanied by a wild land impact assessment which sets out how design, siting, or other mitigation measures have been and will be used to minimise significant impacts on the qualities of the wild land, as well as any management and monitoring arrangements where appropriate.”.</p> <p>2. Deleting “SPP states that” from paragraph 9.7 on page 95 of the proposed plan.</p> <p>3. Deleting “SNH” in paragraph 9.8 on page 95 of the proposed plan and substituting therefor: “NatureScot”.</p> <p>4. Deleting all of the text associated with paragraph 9.10 on page 95 of the proposed plan and renumbering subsequent paragraphs.</p> <p>5. Deleting all of the text associated with paragraph 9.12 on pages 95 and 96 of the proposed plan and substituting therefor: “Where a development proposal within a Wild Land Area is capable of being supported in principle, a wild land assessment shall be prepared by the applicant, and should be carried out in line with the most up-to-date NatureScot guidance available at the time the application is submitted.”.</p> <p>6. Deleting “SNH” from the hyperlinked text descriptor under the heading “Related documents” on page 96 of the proposed plan and substituting therefor “NatureScot”.</p> <p>7. Deleting the second line of hyperlinked text under the heading “Related documents” on page 96 of the proposed plan and substituting therefor the following hyperlinked text [hyperlink to read: <a href="https://www.nature.scot/doc/assessing-impacts-wild-land-areas-technical-guidance">https://www.nature.scot/doc/assessing-impacts-wild-land-areas-technical-guidance</a>]: “NatureScot: Assessing impacts on Wild Land Areas – technical guidance”.</p>	
47 - Policy 73 - Development Impact on Habitats, Species and Biodiversity and supporting text	<p>Modify the local development plan by:</p> <p>1. Deleting “ and safeguard the” in criterion b) of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 96 of the proposed plan and substituting therefor “, safeguard and enhance”.</p> <p>2. Adding the following text on a new line after criterion a) iii) of Policy 73 – Development Impacts on Habitats, Species and Biodiversity on page 96 of the proposed plan: “iv) The Conservation (Natural Habitats, &amp;c.) Regulations 1994, species listed on Schedules 2 and 4.”</p>	270

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	<p>3. Adding a new criterion as a new paragraph after criterion d) of Policy 73 – Development Impacts on Habitats, Species and Biodiversity on page 97 of the proposed plan: “e) Development proposals that would be likely to have an adverse effect on a European Protected Species will not be permitted unless it can be shown that:</p> <ul style="list-style-type: none"> <li>i) there is no satisfactory alternative; and</li> <li>ii) the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and</li> <li>iii) the development would not be detrimental to the maintenance of the population of the species at a favourable conservation status in its natural range.”.</li> </ul> <p>4. Adding three additional paragraph spaces under the bottom of the box containing the text of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 97 of the proposed plan.</p> <p>5. Inserting the text “Related documents:” into the second paragraph space under the bottom of the box containing the text of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 97 of the proposed plan. The format of the text shall match that used under the box containing the policy wording for Policy 72 – Development Impact on Areas of Wild Land on page 96 of the proposed plan.</p> <p>6. Inserting the following hyperlinked text into the third paragraph space under the bottom of the box containing the text of Policy 73 – Development Impact on Habitats, Species and Biodiversity on page 97 of the proposed plan [hyperlink to read: <a href="https://www.sepa.org.uk/media/144266/lups-gu31-guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf">https://www.sepa.org.uk/media/144266/lups-gu31-guidance-on-assessing-the-impacts-of-development-proposals-on-groundwater-abstractions-and-groundwater-dependent-terrestrial-ecosystems.pdf</a>]: “Land Use Planning System SEPA Guidance Note 31: Guidance on Assessing the Impacts of Development Proposals on Groundwater Abstractions and Groundwater Dependent Terrestrial Ecosystems”. The format of the hyperlinked text shall match that used in the related documents section for Policy 72 – Development Impact on Areas of Wild Land on page 96 of the proposed plan</p> <p>7. Deleting the text associated with paragraph 9.15 on page 96 of the proposed plan and substituting therefor: “The</p>	

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	<p>statutory duty placed on the Council by the Nature Conservation (Scotland) Act 2004 to further the conservation of biodiversity is not restricted to sites, habitats or species that are subject to statutory protection. Other features of local importance for biodiversity can be found outside of protected sites, but their importance may never have been surveyed or assessed. A number of plant and animal species receive statutory protection through international and national legislation, whether or not they are found within protected sites. The level of protection depends on the species concerned. European Protected Species receive the highest level of protection. All proposals will be assessed for their impact on European Protected Species and other nationally protected species.”.</p>	
<p>48 - Policy 74 - Development Impact on Sites of International Importance</p>	<p>Modify the local development plan by:</p> <p>1. Deleting all of the text associated with Policy 74 – Development Impact on sites of international importance on page 97 of the proposed plan and substituting therefor: “Unless development is directly connected with or necessary to their conservation, proposals likely to have a significantly adverse effect, including cumulative, upon an existing or proposed Special Protection Area, existing or candidate Special Area of Conservation, or Ramsar Site (i.e. European Sites), including development outwith the site, shall require appropriate assessment.</p> <p>Where appropriate assessment is required, permission may be granted where mitigation of any assessed significant effect is possible. Where mitigation is not possible, permission may only be granted if:</p> <p>(i) there are no alternative solutions; AND,  (ii) there are imperative reasons of overriding public interest, including those of a social or economic nature; AND  (iii) compensatory measures are identified and provided to ensure that the overall coherence of the network of European Sites is protected.”.</p>	<p>274</p>
<p>49 - Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves</p>	<p>Modify the local development plan by:</p> <p>1. Deleting the text of Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves on page 97 of the proposed plan and substituting therefor: “Development that would affect a Site of Special Scientific Interest or a National Nature Reserve will only be permitted where it can be adequately demonstrated that:</p> <p>(i) neither the natural feature(s) or qualities of special interest or objectives for which the land was notified, nor the overall integrity of the area, would be compromised; OR</p>	<p>279</p>



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	<p>(ii) any significant adverse effects upon the natural feature(s) or qualities of special interest or objectives for which the land was notified are clearly outweighed by social, environmental, or economic benefits of national importance, AND</p> <p>(iii) the need for the development cannot be met in another, less environmentally sensitive, location.”.</p>	
50 - Forestry, Woodland and Trees	<p>Modify the local development plan by:</p> <p>1. Deleting “ and acting as a carbon store and renewable source of fuel” in the text associated with the sixth bullet point of paragraph 9.14 on page 98 of the proposed plan and substituting therefor “, acting as a carbon store, and as a renewable source of fuel and construction material.”.</p> <p>2. Inserting “ (including Atlantic Oakwoods)” between “long-established woods” and “, hedgerows and” in the first paragraph of criterion a) of Policy 77 – Forestry, Woodland and Trees on page 99 of the proposed plan.</p> <p>3. Deleting all of the text associated with Policy 77 – Forestry, Woodland and Trees on pages 99 and 100 of the proposed plan and substituting therefor “There is a strong presumption in favour of protecting our woodland resources. Particular care will be taken to ensure that ancient semi-natural woodland, native or long-established woods (including Atlantic Oakwoods), hedgerows and individual trees (including veteran trees) of high nature conservation value are safeguarded, conserved and, where possible, enhanced.</p> <p>Removal of woodland resources will only be permitted where it would achieve significant and clearly defined additional public benefits. These benefits will be secured by attaching a planning condition or by requiring a developer to enter into a planning obligation.</p> <p>Where woodland, hedgerows or individual trees are removed in association with development, adequate provision must be made for the planting of new woodland resources, including compensatory planting in accordance with the sequential approach set out in Policy 78 – Woodland Removal. Mitigation will be required where a development proposal would sever or impair connectivity between important woodland habitats.”.</p> <p>4. Deleting all of the text associated with Policy 78 – Woodland Removal on page 100 of the proposed plan and substituting therefor “Proposals that would involve the removal of woodland resources will be assessed against the criteria for determining the acceptability of woodland removal, as explained in Annex C of the Scottish Government’s Control of Woodland Removal Policy.</p>	290

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	<p>Where this assessment concludes that compensatory planting would be appropriate, developers will need to provide for this in accordance with the advice in Annex 5 of the Scottish Government's Control of Woodland Removal Policy: implementation guidance, published February 2019, and the Argyll and Bute Woodland and Forestry Strategy.</p> <p>All agreed compensatory planting will be located in accordance with the following sequential approach:</p> <ul style="list-style-type: none"> <li>i) On-site (most preferable);</li> <li>ii) Off-site within Argyll and Bute, or</li> <li>iii) Elsewhere within Scotland (least preferable)."</li> </ul>	
51 - Proposed Removal of Settlement Zone – Ascog, Bute	No modifications.	293
52 - Policy 79 - Protection of Soil and Peat Resources	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Deleting the words "as much as possible" from the end of the first sentence of sub-paragraph b) of Policy 79 – Protection of Soil and Peat Resources on page 101.</li> <li>2. Adding the following links to external documents after Policy 79 on page 101:</li> </ol> <p>SEPA Guidance – Developments on Peat and Off-Site Uses of Waste Peat NatureScot – Carbon and Peatland 2016 Map.</p>	299
53 - H3012 – Campbeltown - Dalintober	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Modifying the number of housing units from "15" to "4" in the Schedule 10 H3012 entry for Campbeltown – Dalintober on page 113.</li> </ol>	301
54 - Policy 81 - Open Space Protection Areas	No modifications.	303
55 - Policy 82 – Contaminated	Modify the local development plan by:	305

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Land	<p>1. Inserting the following 2 sentences in paragraph 9.31 on page 104, before the final sentence:</p> <p>“The council will ensure that remediation proposals and objectives are consistent with the requirements of Planning Advice Note 33: ‘Development and Contaminated Land’, insofar as the development is suitable for use post remediation and that it is not causing unacceptable risk to human health and to the wider environment, including all aspects of the water environment. Consideration will be given to both radioactive and nonradioactive sources of contamination.”.</p>	
56 - Policy 83 - Safeguarding Agricultural and Croft Land	<p>Modify the local development plan by:</p> <p>1. Replacing the first sentence of paragraph 9.33 on page 104 with the following:</p> <p>“Argyll and Bute has a significant area of agricultural land which is predominantly rough and hill grazing, with a very limited amount of good quality land.”.</p>	309
57 - Proposal A - Oban Strategic Development Framework	<p>Modify the local development plan by:</p> <p>1. Inserting additional text within the box entitled “Proposal A – Oban Strategic Development Framework” on page 14 as follows:</p> <ul style="list-style-type: none"> <li>• “infrastructure providers” after “key agencies” in the second line.</li> <li>• “and rail” after “strategic road” in the seventh line.</li> <li>• “the consented” before “Dunbeg Half-Way Roundabout” in the eighth line.</li> </ul>	315
58 - Proposal B Helensburgh Strategic Development Framework	No modifications.	320
59 - Cairndow/Inverfyne	<p>The local development plan be modified by:</p> <p>1. Amending the underlying land to allocation “X1001” from Countryside Area to Settlement Area on Map Number 21 Inverfyne.</p>	323

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	2. Amending the settlement name "Cairndow" to "Cairndow/Inverfyne" in the Settlement list in the Written Statement on page 132 as well as in any diagrams that Cairndow is shown upon and also within the title to the related Proposals Maps, these being Map Number 5 Cairndow and Map Number 21 Inverfyne.	
60 - Proposal E - Cruachan Dam Pumped Storage Hydro-Electricity Facility Expansion	<p>Modify the local development plan by:</p> <p>1. Adding the words "and ancient woodland" after the word "interest" within the first sentence of (second) paragraph 3.25 on page 20 .</p> <p>2. Adding a new sentence at the end of the first sentence in (second) paragraph 3.25 on page 20: "A project level Habitats Regulations Appraisal will be required with respect to development affecting the qualifying interests of the European sites."</p> <p>3. Adding a new paragraph following paragraph 3.27 on page 21. "Infrastructure – there may be requirements for new infrastructure associated with this project, including electricity grid infrastructure upgrades".</p>	329
61 - Proposal F - Housing Development on Allocated Housing Sites	No modifications.	332
62 - Business and Industrial Land at Sandbank	No modifications.	335
63 - Open Space Protection Area and Settlement Area, Lonan Drive, Oban	No modifications.	342
64 - Countryside, Portnacroish, Appin	No modifications.	346
65 - Oban South Glenshellach	No modifications.	351
66 - Policy 40 - Vehicle Parking	Modify the local development plan by:	354

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Provision	1. Inserting the following text at the beginning of line 3 in paragraph b) of policy 40 on page 68: "single bedroom".	
67- H3003 - Inveraray South	No modifications.	356
68 - C2001 – Helensburgh Pierhead – Community Facilities Allocation, A2006 – Helensburgh Town Centre and Waterfront.	No modifications.	359
69 - H4005 – Stronmilchan	No modifications.	361
70 - Countryside Area, Baravullin	No modifications.	363
71 - C4003 - Dunbeg School	The local development plan be modified by:  1. Adding the text "(Educational Expansion)" after "Community Facilities" in the Schedule 10 C4003 entry for Dunbeg School on page 118.	366
72 - H1001 - Sandbank	No modifications.	368
73 - H1004 - Rothesay – Barone Road	No modifications.	370
74 - Housing Allocations: Strachur	No modifications.	373
75 - Countryside, Eredine	No modifications.	376
76 - Housing Allocations - Toward	No modifications.	379
77 - H1015 - Dunoon – Gordon Street	No modifications.	382

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
78 - Biodiversity - H1018 – Middle Innens, Tighnabruaich; P1005 – Acharossan, Tighnabruaich; M1004 - Clachan Quarry, Inverfyne, Cairndow	No modifications.	385
79 - Oban Development Road and Town Centre management (I4003, I4004, I4005, I4006)	Modify the local development plan by:  1. Deleting the two westernmost arms at the northern end of the transport infrastructure action I4004 on Map 210 in the Proposals Maps leaving one indicative line running along the public road to the eastern edge of site X4001.	392
80 - Housing Allocations - Cardross	Modify the local development plan by:  1. Including the site occupied by two houses at Bloomhill, together with the land between those houses and Shira Lodge, within the settlement of Cardross. For the avoidance of doubt, the northern boundary of the site is (or is in line with) the post and wire fence constituting the northern boundary of the curtilage of the houses.	403
81 - H2004 - Helensburgh East – Helensburgh Golf Club	No modifications.	407
82 - Oban Airport	No modifications.	409
83 - Kilcreggan sites	No modifications.	417
84 - OSPA, Dalintart Farm, Oban	No modifications.	419
85 - H3010 and H3011 – Carradale and Peninver	No modifications.	423
86 - H3013 Ardrishaig – Kilduskland South and H3019 Ardrishaig – Kilduskland North	No modifications.	428
87 - H3015 - Tayvallich	No modifications.	430

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
88 - OSPA, Druim Mor/Glenshellach Oban	No modifications.	433
89 - Settlement, Kilmartin	No modifications.	435
90 - Tobermory - Dalmally Growth Corridor	No modifications.	444
91 - Glossary	<p>Modify the proposed local development plan by:</p> <p>1. Inserting the following glossary entry between the glossary entries for “Isolated coast” and “Key settlements” on page 127 (Appendix 1: Glossary) of the proposed local development plan:</p> <p>“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.”</p> <p>2. Inserting the following glossary entry between the glossary entries for “Ancient monument” and “Ancillary use” on page 124 (Appendix 1: Glossary) of the proposed local development plan:</p> <p>“Ancient woodland Land that is currently wooded and has been continually wooded since at least 1750. Its age means that it is important for biodiversity and our cultural identity.”</p>	449
92 - H3023 - Minard	No modifications.	452
93 - Countryside, Taynuilt	No modifications.	455
94 - H3028 - Kilmichael Glassary/Bridgend	No modification.	461
95 - H3029 - Lochgair	No modifications.	

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
96 - Bunessan	No modifications.	466
97 - Countryside, South Cuan, Luing	No modifications.	470
98 - Dunbeg B4006, H4007, H4015 and X4002	No modifications.	479
99 - Countryside, Bridge of Awe	No modifications.	481
100 - Policy 23 – Tourist Development, Accommodation, Infrastructure and Facilities Policy 24 – Existing Tourism Uses Policy 25 – Tourism Development Opportunities	No modifications.	483
101 - Economic Growth Sectors	No modifications.	485
102 - Housing Land, Tobermory	No modifications.	493
103 - H4017 - Barcaldine	No modifications.	500
104 - Housing Land Kilninver	No modifications.	507
105 - H4022 - Craignure	No modifications.	510
106 - Proposed Open Space Protection Area - Kilmelford	No modifications.	512
107 - Bruichladdich	No modifications.	515
108 - Housing Allocations H4025 - North Connel and H4027 - North Connel – Achnacree	No modifications.	520
109 - Policy 04 – Sustainable	No modifications.	523



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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Development		
110 - H4032 - Lochdon	No modifications.	526
111 - Countryside, Barcaldine	No modifications	530
112 - H4037 - Taynuilt	No modifications.	533
113 - Countryside, Connel	No modifications.	537
114 - Kingarth Map Number 26	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Amending the boundary of allocation M1001 to reflect the extent of the boundary for permission 17/02586/MIN on Map Number 26 Kingarth and Kilchatten.</li> <li>2. Changing text under "Site Size (ha)" from "6.4" to "8.7" in the schedule 10 M1001 entry for Kingarth Quarry on page 108.</li> <li>3. Change the text beside "Total" from "45.6" to "47.9" in the schedule 10 entry for Minerals on page 108.</li> <li>4. Amending the settlement boundary of Kingarth to include the area defined on production RD202 on Map Number 26 Kingarth and Kilchatten.</li> </ol>	540
115 - Countryside Area, Kilmore	No modifications.	542
116 - South of Arinagour, Coll, Countryside Area	No modifications.	545
117 - Tourist Related Development	<p>Modify the local development plan as follows:</p> <ol style="list-style-type: none"> <li>1. Insert the following text after the first sentence of paragraph 5.12 on page 48:  "The tourism industry can be strengthened through greater business diversification, including farm diversification, for businesses serving the rural and island markets."</li> </ol>	547

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
118 - M4006 - Benderloch – Culcharron and P4020 – Culcharron Quarry – Benderloch	No modifications.	561
119 - M4007 – Fionnphort, Mull	Modify the proposed plan by:  1. Removing minerals allocation M4007 from schedule 10 on page 120 (and renumbering the remaining minerals allocations accordingly); the proposals map; and proposals map number 181.	563
120 - P1001 – North Bute and Strategic Masterplan Area SM1001	No modifications.	567
121 - P1003 – Glendaruel	No modifications.	569
122 - Lismore	No modifications.	571
123 - A1006 & P1007 - Ardyne	No modifications.	574
124 - P2002 – Rhu Marina	No modifications.	579
125 - Craobh Haven Settlement and Potential Development Areas	No modifications.	587
126 - P3008 - Lochgilphead, Argyll and Bute Hospital	No modifications.	589
127 - Chapter 10 - Schedules	No modification.	594
128 - P3016 - Lochgilphead – County Yard	No modifications.	596
129 - Dunollie Beg Farm, Oban	No modifications.	600
130 - P4003 – Barcaldine – Former Sealife Centre	No modifications.	605
131 - Chapter 5	No modifications.	607

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO																																																																																		
132 - Greenbelt – Letrualt Farm	No modifications.	611																																																																																		
133 - Potential Development Areas - Oban - Glencruitten ((P4016, P4017, P4019, P4021 and P4022) situated within SM4001 Strategic Masterplan Area)	No modifications.	626																																																																																		
134 - Chapter 8	<p>Modify the local development plan by:</p> <p>1. Replacing Table 6 on page 90 with the following table and notes:</p> <p>Table 6: Argyll and Bute Local Housing Land Requirement</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"></th> <th colspan="3" style="text-align: center;">2020-2029</th> <th rowspan="3" style="text-align: center;">Local Housing Land Requirement (a)</th> <th rowspan="3" style="text-align: center;">Effective housing land supply*<sup>1</sup> (b)</th> <th rowspan="3" style="text-align: center;">Windfall*<sup>2</sup> (c)</th> <th rowspan="3" style="text-align: center;">Totals (a-(b+c))</th> </tr> <tr> <th rowspan="2" style="text-align: center;">Administrative Areas</th> <th rowspan="2" style="text-align: center;">Housing Market Areas</th> <th colspan="3" style="text-align: center;">Estimated housing share</th> </tr> <tr> <th style="text-align: center;">Market</th> <th style="text-align: center;">Affordable</th> <th style="text-align: center;">Total</th> </tr> </thead> <tbody> <tr> <td rowspan="2" style="text-align: center;">Bute and Cowal</td> <td style="text-align: center;">Bute</td> <td style="text-align: center;">90</td> <td style="text-align: center;">0</td> <td style="text-align: center;">90</td> <td rowspan="2" style="text-align: center;">390</td> <td rowspan="2" style="text-align: center;">352</td> <td rowspan="2" style="text-align: center;">97</td> <td rowspan="2" style="text-align: center;">+59</td> </tr> <tr> <td style="text-align: center;">Cowal</td> <td style="text-align: center;">164</td> <td style="text-align: center;">64</td> <td style="text-align: center;">228</td> </tr> <tr> <td style="text-align: center;">Helensburgh &amp; Lomond</td> <td style="text-align: center;">Helensburgh &amp; Lomond</td> <td style="text-align: center;">318</td> <td style="text-align: center;">246</td> <td style="text-align: center;">564</td> <td style="text-align: center;">690</td> <td style="text-align: center;">662</td> <td style="text-align: center;">172</td> <td style="text-align: center;">+144</td> </tr> <tr> <td rowspan="3" style="text-align: center;">Mid Argyll, Kintyre and the Islands</td> <td style="text-align: center;">Mid Argyll</td> <td style="text-align: center;">294</td> <td style="text-align: center;">164</td> <td style="text-align: center;">458</td> <td rowspan="3" style="text-align: center;">810</td> <td rowspan="3" style="text-align: center;">548</td> <td rowspan="3" style="text-align: center;">203</td> <td rowspan="3" style="text-align: center;">-59</td> </tr> <tr> <td style="text-align: center;">Kintyre</td> <td style="text-align: center;">90</td> <td style="text-align: center;">0</td> <td style="text-align: center;">90</td> </tr> <tr> <td style="text-align: center;">Islay, Jura &amp; Colonsay</td> <td style="text-align: center;">64</td> <td style="text-align: center;">50</td> <td style="text-align: center;">114</td> </tr> <tr> <td rowspan="3" style="text-align: center;">Oban Lorn and the Isles</td> <td style="text-align: center;">Lorn</td> <td style="text-align: center;">432</td> <td style="text-align: center;">328</td> <td style="text-align: center;">760</td> <td rowspan="3" style="text-align: center;">1,110</td> <td rowspan="3" style="text-align: center;">954</td> <td rowspan="3" style="text-align: center;">278</td> <td rowspan="3" style="text-align: center;">+122</td> </tr> <tr> <td style="text-align: center;">Mull &amp; Iona</td> <td style="text-align: center;">64</td> <td style="text-align: center;">50</td> <td style="text-align: center;">114</td> </tr> <tr> <td style="text-align: center;">Coll &amp; Tiree</td> <td style="text-align: center;">16</td> <td style="text-align: center;">16</td> <td style="text-align: center;">32</td> </tr> <tr> <td style="text-align: center;">Argyll &amp; Bute</td> <td style="text-align: center;">-</td> <td style="text-align: center;">1,532</td> <td style="text-align: center;">918</td> <td style="text-align: center;">2,450</td> <td style="text-align: center;">3,000</td> <td style="text-align: center;">2,516</td> <td style="text-align: center;">750</td> <td style="text-align: center;">+266</td> </tr> </tbody> </table> <p><b>Notes:</b></p>			2020-2029			Local Housing Land Requirement (a)	Effective housing land supply* <sup>1</sup> (b)	Windfall* <sup>2</sup> (c)	Totals (a-(b+c))	Administrative Areas	Housing Market Areas	Estimated housing share			Market	Affordable	Total	Bute and Cowal	Bute	90	0	90	390	352	97	+59	Cowal	164	64	228	Helensburgh & Lomond	Helensburgh & Lomond	318	246	564	690	662	172	+144	Mid Argyll, Kintyre and the Islands	Mid Argyll	294	164	458	810	548	203	-59	Kintyre	90	0	90	Islay, Jura & Colonsay	64	50	114	Oban Lorn and the Isles	Lorn	432	328	760	1,110	954	278	+122	Mull & Iona	64	50	114	Coll & Tiree	16	16	32	Argyll & Bute	-	1,532	918	2,450	3,000	2,516	750	+266	643
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	<p>*1 – Derived from figure 18 of the 2020 housing land audit. Includes allocated Argyll and Bute Local Development Plan allocations; proposed plan allocations with no objections; and sites with extant planning permission not allocated in plans.</p> <p>*2 – 25% of the local housing land requirement (as evidenced from past windfall completions).</p> <p>2. Replacing paragraph 8.2 on page 90 with the following text:</p> <p>“An assessment of the levels of need and demand for housing across Argyll and Bute is provided by housing need and demand studies which are carried out periodically, and provide an evidence base for use in the Local Housing Strategy and the Local Development Plan 2. The HNDA has been used to help inform the council’s approach to housing land reflecting an overarching strategic goal to reverse population decline and support economic growth and will support the delivery of the Vision and Objectives set out in Section 2 of this Plan. The National Planning Framework 4 (as adopted in February 2023) establishes a 10 year minimum all-tenure housing land requirement of 2,150 and the council has translated that to a Local Housing Land Requirement of up to 3,000 homes. Table 6 provides a summary of how that may translate between areas and demonstrates that sufficient land is allocated. An annual housing land audit and the delivery programme will be used to track the progress of housing developments and to help identify where additional measures are required in order to promote the growth of vibrant economically active communities across Argyll and Bute. Beyond year 10, Proposals A-D of this Plan will help to identify where there is likely to be potential for delivery of further housing land in the long-term.”.</p>	
135 - Settlement - Portincaple	No modifications.	653
136 - Greenbelt – Helensburgh and Rhu	No modifications.	660
137 - OSPA, Garelochhead	No modifications.	664
138 - Greenbelt – Countryside – Helensburgh	No modifications.	669
139 - Oban – Ganavan P4023, H4006, H4009, I4002 and surrounding area	<p>Modify the local development plan by:</p> <p>1. Replacing the P4023 entry in schedule 10 on page 121 under the use column as follows: “Mixed – Housing, recreation, community and tourism”.</p>	710

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
140 - Diagram 7 – Spatial Framework for Renewables	Recommendations as set out in Issue 22.	712
141 - P4026, P4027 and P4029 Barcaldine - (i), (ii) and (iii)	No modifications.	716
142 - Provision of Primary Health Care for New Affordable Housing	No modification.	720
143 - OSPAs – Rhu	Modify the local development plan by:  1. Removing the designation of open space protection area from the former Rhu Bowling Club site on map 59, leaving the area shaded as part of the settlement area.	722
144 - Countryside – Garelochhead	No modifications.	726
145 - P4031 – Lismore – Northern Ferry Point	No modifications.	729
146 - Carsaig	No modifications.	734
147 - Countryside – Rosneath Peninsula, Rahane	No modifications.	737
148 - T4003 - Appin Holiday Park - Appin	Modify the local development plan by:  1. Extending tourism allocation T4003 (Appin Holiday Park) on the proposals map to include land to the east as identified on planning authority document AD093; and amending schedule 10 on page 122 to reflect the change in hectarage.	743
149 - Economic fragility of Kintyre	No modification.	746
150 - X3002 - Bowmore and C3006 Bowmore – Shore Street	No modifications.	751
151 - B4001 - Oban South adjacent Livestock Centre and LDP1 sites BI-AL 5/7 and	No modifications.	755

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
PDA4011		
152 - X4001 - Connel - Saulmore Farm	No modifications.	758
153 - Transport Impact Assessment	<p>1. Replacing the second sentence in paragraph 3.8 on page 11 as follows:</p> <p>“PDAs are areas where specific development opportunities might be realised in the mid to longer-term (such as the expansion of Oban); or could be supported through the life of the plan subject to those constraints identified in the schedules of the PDA’s being successfully addressed.”.</p> <p>2. Replacing the fifth sentence of paragraph 3.11 on page 13 with the following:</p> <p>“Further growth may also be achieved in Oban (and the wider Growth Corridor area) through significant investments in road infrastructure as identified through a co-ordinated cumulative transport appraisal by perspective developers in partnership with the council and other key stakeholders, including land owners and Transport Scotland. This will be dependent on an integrated infrastructure-first approach to be advanced through a future local development plan.”.</p> <p>3. Including an additional sentence on the end of paragraph 5.6 on page 42 as follows:</p> <p>“For sites at Barcaldine (P4026, P4027 and P4029) access should be discussed with Transport Scotland; and a proportionate cumulative transport assessment and transport impact assessment will be required to enable delivery in the mid to longer-term. This will be dependent on an integrated infrastructure-first approach to be advanced through a future local development plan.”.</p>	765
154 - Technical Notes	No modifications.	768
155 - National Park	No modifications.	771
156 - Policy 19 – Scheduled Monuments	<p>Modify the proposed local development plan by:</p> <p>1. Amending the text of the second sentence of paragraph 4.53 on page 38 as follows:</p>	773

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	"Scheduled monument consent will generally be required for works within the scheduled area, in addition to local authority planning permission."	
157 - Proposed Settlement Area - Gigha	No modifications.	775
158 - Tourism Infrastructure – Glendaruel	No modifications.	777
159 - AFAs Bute and Cowal	No modifications.	781
160 - Colintrave	<p>The local development plan be modified by:</p> <ol style="list-style-type: none"> <li>1. Including the building and associated car park relating to the heritage centre as defined in document AD052 under "303D" as Settlement Area on Map Number 9 Colintrave.</li> <li>2. Including the areas defined in document AD052 under "303C" and 303E" as Open Space Protection Area on Map Number 9 Colintrave.</li> </ol>	785
161 - Proposed OSPA Removal – Toward	No modifications.	787
162 - Proposed Removal of Settlement Zone – Etrickdale	No modifications.	789
163 - Local Nature Conservation Sites	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. Showing the local nature conservation sites (and any associated local nature reserves) to which Policy 76 applies on the proposals maps, in a similar manner to those shown on the proposals maps for the adopted plan.</li> <li>2. Delete the third sentence of paragraph 9.13 on page 98, and replace with the following:  "All local nature conservation sites (and any related local nature reserves) to which Policy 76 applies are shown on the proposals maps, and further details are provided in LDP2 TN05 Technical Note: Local Nature Conservation Sites."</li> </ol>	794
164 - Tarbert Sites	Modify the local development plan by:	800

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO				
	<p>1. Amending Map Number 137 Tarbert West to include the area H-AL13/2 as defined in the Argyll and Bute Local Development Plan 2015 Map 140 as a Potential Development Area.</p> <p>2. Adding to the schedule 10 entry for Potential Development Areas on page 115</p> <table border="1" data-bbox="584 504 1850 603"> <tr> <td data-bbox="584 504 734 603">Reference defined by council</td> <td data-bbox="734 504 1055 603">Tarbert – Campbelltown Road</td> <td data-bbox="1055 504 1563 603">Mixed use – housing and open space</td> <td data-bbox="1563 504 1850 603">Site size to reflect H-AL13/2</td> </tr> </table>	Reference defined by council	Tarbert – Campbelltown Road	Mixed use – housing and open space	Site size to reflect H-AL13/2	
Reference defined by council	Tarbert – Campbelltown Road	Mixed use – housing and open space	Site size to reflect H-AL13/2			
165 - A2005 – Helensburgh Reservoirs	<p>Modify the local development plan by:</p> <p>1. Amending the description of Proposal A2005 on page 109 of the proposed plan, under the heading “use”, as follows:</p> <p>“Local; consideration of access, leisure/recreational use, redevelopment of redundant reservoirs and environmental enhancement opportunities.”.</p>	805				
166 - Proposed Settlement Area - Achnamara	No modifications.	807				
167 - Adopted 2015 Local Development Plan Allocations MU-AL 5/4 and H-AL 5/15	<p>The local development plan be modified by:</p> <p>1. Amending Map 198 North Connel West to extend the settlement boundary to include the area H-AL 5/15 as defined in the Argyll and Bute Local Development Plan 2015 on Map 201.</p>	810				
168 - M4003 - Lon Mor, Glenshellach, Oban	No modifications.	812				
169 - Policy 50 – Retention of Community Facilities and Policy 51 – Retention of Key Services	No modifications.	814				
170 - Cemeteries and Crematoria	No modifications.	816				
171 - Chapter 2	Modify the local development plan by:	826				



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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	1. Deleting "This is supported by" in the first line of paragraph 2.5 on page 4 of the proposed plan and substituting therefor "The ABOIP supports this with".	
172 - Chapter 1 - Introduction	No modifications.	832
173 - M3006 – Ballygrant	No modifications.	834
174 - A3012 – MACC Business Park	No modifications.	836
175 - Proposed Settlement Area – Craighouse and Keills	No modifications.	840
176 - Proposed Settlement Areas, Clachan Seil, Isle of Seil	Modify the local development plan by:  1. Including the full extent of the garden ground to the north of Fasgadh (as shown on title deed document RD009) as within the settlement area on the proposals maps.	846
177 - Proposed Settlement Zones/OSPA Removal - North Connel	No modifications.	852
178 - Loch Cuin and Surrounding Area, near Dervaig, Mull	No modifications.	855
179 - Established Business and Industry Area – Port Ellen, Islay	No modifications.	858
180 - Proposed New Settlement – Heylipol, Tiree	No modifications.	860
181 - Proposed Tourism Allocation, Settlement Area or Masterplan Area - Tobermory	No modifications.	864
182 - Proposed Housing Land - Port Charlotte	No modifications.	867
183 - Crinan Cana	No modifications.	869
184 - Settlement Area and	No modifications.	873

**Proposed Argyll and Bute Local Development Plan Examination  
Report to Argyll and Bute Council – 9 June 2023  
Recommendations by Issue Number**

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Environmental Designations – Claddach, Islay		
185 - Dalavich	No modifications.	878
186 - Proposed Potential Development Area - Fishnish, Mull	Modify the local development plan by:  1. Identifying the site at Fishnish as a potential development area following the boundaries of PDA4013 shown in the adopted Argyll and Bute Local Development Plan (2015) on map 184; and updating schedule 10.0 (on page 121) to include the site as a potential development area with “marine related development” as the use.	881
187 - Proposed Settlement Area and Amendment to Open Space Protection Area, Kilchrenan	No modifications.	885
188 - Proposed Settlement Area - Gleneedale	No modifications.	888