

Argyll and Bute Local Development Plan

Addendum to HRA

Examination Modifications

February 2015

Argyll & Bute Local Development Plan Examination
Addendum to HRA of Argyll and Bute Local Development Plan (2015)

ISSUE	REPORTER'S RECOMMENDATION	HRA Required	Reason	Additional Information
Bute and Cowal				
ISS001 Housing Land: Innellan	No modifications.	No	No change to LDP	
IS002A Housing Land: Sandbank	No modifications.	No	No change to LDP	
IS002B Housing Land: Sandbank	No modifications.	No	No change to LDP	
ISS003 Housing Land: Dunoon	No modifications.	No	No change to LDP	
ISS004 Business & Industrial Land: Ardyne	No modifications.	No	No change to LDP	
ISS006 Housing Land: Strachur	No modifications.	No	No change to LDP	
ISS007 Development Land: Cairndow - Inverfyne	No modifications.	No	No change to LDP	
ISS009 Housing Land: Cairndow - Village	No modifications.	No	No change to LDP	
ISS010 Quarry: Clachan, Cairndow	Modify the local development plan by: 1. Adding an icon for hard rock extraction at Clachan Quarry (in addition to the icon for sand and gravel) within the maximising our resources diagram on page 57 of the written statement. 2. Amending schedule 8.1, mineral allocations, MIN-AL 9/2 Cairndow –	No	Does not affect HRA.	No material change to allocation. HRA on MIN-AL 9/2 states; "Min-AI 9/2 will not have a significant effect on the qualifying interests or conservation objectives of the Glen Etive and Glen Fyne SPA."

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	Clachan Quarry to state under use: Hard Rock and Sand and Gravel.			
IS011A Housing Land: Port Bannatyne A	No modifications.	No	No change to LDP	
IS011B Housing Land: Port Bannatyne B	No modifications.	No	No change to LDP	
IS011C Housing Land: Port Bannatyne C	No modifications.	No	No change to LDP	
IS011D Housing Land: Port Bannatyne D	No modifications.	No	No change to LDP	
ISS012 Retail: Dunoon	Modify the local development plan by: 1. Within Schedule 8.1, for PDA 2/5 Dunoon Dunloskin, under use, the deletion of housing and its replacement by housing/retail. 2. Extending the site of PDA 2/5 as shown on the proposals map to include the Walker Home and Garden Centre.	No	Does not affect HRA.	PDA 2/5 subject to HRA; "Could have no significant effect on a European site."
ISS014 Development Land: North Bute	Modify the local development plan by: Including MAST 1/13, North Bute for Mixed Use; Tourism/Leisure/Access/Community Use (Low impact development), in Schedule 8.1.	No	Does not affect HRA	MAST 1/13 subject to HRA; "None of the foregoing Strategic Masterplan Areas are considered likely to have any significant effect on a European site."
ISS015 Extension to Settlement: Colintraive	Modify the local development plan by: Deleting the site from the settlement zone, and designating	No	Does not affect HRA.	

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	the site as countryside zone on the proposals map for Colintraive.			
ISS019 Extension to Caravan Site: West Cowal	No modifications.	No	No change to LDP	
ISS020 Rural Opportunity Area: Colintraive	No modifications.	No	No change to LDP	
ISS021 Housing Land: Glendaruel	No modifications.	No	No change to LDP	
ISS022 Housing Site Developability: Dunoon	No modifications.	No	No change to LDP	
ISS023 Housing Land: Kames	Modify the local development plan by: Altering the indicative capacity (number of units) for H-AL 2/10 in Schedule 8.1 from 39 to 15.	No	Does not affect HRA	H-AL 2/10 subject to HRA; "Could have no significant effect on a European site."
ISS024 Housing Land: Tighnabruaich A	No modifications.	No	No change to LDP	
ISS025 Housing Land: Tighnabruaich B	Modify the local development plan by: Deleting potential development area PDA 1002 from schedule 8.1, and removing the designation of the site from Bute and Cowal Proposals Map 2, thus retaining the designation of the site as existing countryside zone only.	No	Site removed from LDP	HRA stated; PDA 1002 subject to HRA; Could have no significant effect on a European site.
ISS026 Mixed Use: Tighnabruaich	No modifications.	No	No change to LDP	

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ISS028 Potential Development Area 2/102: Strachur	No modifications.	No	No change to LDP	
ISS029 Community Facility CFR AL-2/1: Strachur	Modify the local development plan by: Deleting CFR-AL 2/1 from Schedule 8.1 and the proposals map, and designating the site on the proposals map as an open space protection area.	No	Does not affect HRA	HRA stated; “Could have no significant effect on a European site.”
ISS030 Potential Development Area PDA 9/16: Ardkinglas	No modifications.	No	No change to LDP	
Helensburgh and Lomond				
ISS100 Business & Industrial Land: Blackwood, Colgrain	No modifications.	No	No change to LDP	
ISS101 Re-designation of AFA 3/4: Craigendoran	No modifications.	No	No change to LDP	
ISS102 Business & Industrial Land: Craigendoran	No modifications.	No	No change to LDP	
ISS104 Green Belt: Helensburgh & Lomond	Modify the plan’s glossary definition of ‘Green belt’ to read: “ a development management zone which comprises a substantial area of countryside peripheral to the settlements of Cardross, Helensburgh, Rhu and Shandon and which may be subject to	No	Does not affect HRA	

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	considerable pressure for development.”			
ISS105 Housing Allocation: Ardencaple	Modify the plan by: 1. On the proposals map, removing from the area of the site allocation the symbol relating to the ‘Strategic Masterplan Area’. 2. On the proposals map, amending the boundary of site allocation H-AL 3\12 in accordance with the version of the map contained in production PD135, as submitted to the examination by the council on 22 August 2014.	No	Does not affect HRA	HRA (H-AL 3/12) stated; “Could have no significant effect on a European site.”
ISS106 Housing Allocations: Blairvadach	Modify the plan by: 1. On the proposals maps, amending the boundary of allocation H-AL 3/6, as shown in the map contained in Production No. PD137A (submitted by the council in the course of the examination), to exclude the area of land on its south-eastern edge which is used for an obstacle course in association with the nearby outdoor centre; and 2. In the schedule of housing allocations on page 67, changing the number of units at Site H2006 to 48.	No	Does not affect HRA	HRA (H-AL 3/6 and H2006) states; “Could have no significant effect on a European site.”
ISS107 Housing Land: Cardross	Modify the plan by deleting the housing allocation H2001 at Geilston Farm, Cardross from the proposals maps and the associated schedules, and incorporating it	No	Site removed from LDP	

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	instead as part of the land designated as green belt.			
ISS108 Housing Allocation: Helensburgh Golf Club	No modifications.	No	No change to LDP	
ISS109 Housing Allocation: Sawmill Field	No modifications.	No	No change to LDP	
ISS110 Spatial Strategy: Helensburgh and Lomond	Modify paragraph 2.3.2 as follows: <ul style="list-style-type: none"> • In the third bullet point, add “and a revitalised Hermitage Park” at the end. • In the fourth bullet point, delete “delivered through the Greenbelt Masterplan”. • In the sixth bullet point, add “,woodlands” after “forests”. 	No	Does not affect HRA	
ISS111 PDA 3/11 Rosneath & Open Space Protection Area	Modify the proposals maps by: <ol style="list-style-type: none"> 1. Extending the ‘open space protection area’ to cover the adjoining area of open grassed land to the north-west; and 2. Removing that extended area from the adjoining ‘potential development area’ PD 3/11 to the south. 	No	Does not affect HRA	
ISS113 PDA 3/29 Rhu	Modify the schedule on page 67 to amend the ‘density’ in relation to the potential development area at Rhu Marina from “High” to “N/A”.	No	Does not affect HRA	
ISS114 Business & Industrial Land: Moss Road	No modifications.	No	No change to LDP	

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ISS115 Additional Protection: Castle Wood, Helensburgh	No modifications.	No	No change to LDP	
ISS116 Settlement Boundary Adjustment: Portincaple	No modifications.	No	No change to LDP	
ISS117 Conservation Area: Helensburgh	Modify the third bullet point of paragraph 2.3.2, by adding at the end: “; and with change in Helensburgh’s conservation areas guided by a management plan.”	No	Does not affect HRA	
ISS118 Additional Recognition: Duchess Wood, Helensburgh	Modify the proposals maps to show the local nature reserve at Duchess Woods, Helensburgh.	No	Does not affect HRA	
ISS119 Housing Land: Ardoch	Modify the proposed plan by excluding this site from the green belt and including it within the settlement boundary of Ardoch on the proposals map.	Yes	Further screening required. (see page 36 below)	New settlement area identified. Development within this area may have impacts on the adjacent Inner Clyde SPA.
ISS120 Area for Action: Geilston House, Cardross	Modify the plan by including an Area for Action at Geilston Estate, Cardross on the proposals maps and in the schedule for Helensburgh and Lomond on page 68. The ‘Use’ in the schedule relating to this Area for Action should read: “Local, safeguarding of historic property, consideration of redevelopment and enhancement, preparation of development brief required.”	Yes	Further screening required. (see page 36 below)	New AFA designation requires to be subject to HRA.
ISS121 Potential	No modifications.	No	No change to LDP	

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Development Area for Tourism Development: Rosneath Castle Caravan Park				
ISS122 Settlement Boundary Extension: Ardpeaton	No modifications.	No	No change to LDP	
ISS123 Housing Land: Bloomhill, Cardross	No modifications.	No	No change to LDP	
Mid Argyll, Kintyre and Islands				
IS200A Business & Industrial Land: Machrihanish A	No modifications.	No	No change to LDP	
IS200B Business & Industrial Land: Machrihanish B	No modifications.	No	No change to LDP	
ISS201 Housing Land: Tarbert	No modifications.	No	No change to LDP	
IS202A Housing Land: Campbeltown A	No modifications.	No	No change to LDP	
IS202B Housing Land: Campbeltown B	No modifications.	No	No change to LDP	
IS202C Housing Land: Campbeltown C	No modifications.	No	No change to LDP	
IS202D Housing Land: Campbeltown D	No modifications.	No	No change to LDP	

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IS202E Housing Land: Campbeltown E	No modifications.	No	No change to LDP	
IS202F Housing Land: Campbeltown F	No modifications.	No	No change to LDP	
IS202G Housing Land: Campbeltown G	No modifications.	No	No change to LDP	
IS202H Housing Land: Campbeltown H	No modifications.	No	No change to LDP	
IS202J Housing Land: Campbeltown J	Modify the local development plan by renaming potential development area PDA 14/6-Campbeltown-Bellfield as "PDA 14/6-Campbeltown - land to the rear of Bellgrove and Auchinlee".	No	Does not affect HRA	
ISS203 Housing Land: Carradale	No modifications.	No	No change to LDP	
ISS204 Housing Land: Southend	No modifications.	No	No change to LDP	
IS205A Housing Land: Machrihanish A	No modifications.	No	No change to LDP	
IS205B Housing Land: Machrihanish B	No modifications.	No	No change to LDP	
ISS206 Housing Land: Skipness	No modifications.	No	No change to LDP	
ISS207 Community Facility: Southend	The local development plan be modified by designating Southend playing field as an Open Space Protection Area on Proposals Map 12 for Mid Argyll, Kintyre and the	No	Does not affect HRA	New OSPA will have no conceivable effect on any European site.

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	Islands.			
ISS208 Development Land: Kilmichael	No modifications.	No	No change to LDP	
ISS209 Development Land: Craobh Haven	Modify the local development plan by including the service access at the rear of Nos. 1- 35 The Green within potential development area PDA 3006, as shown on submitted documents SD125-SD128.	No	Does not affect HRA	HRA for PDA 3006 states; “Could have no significant effect on a European site.”
IS209A Development Land: Craobh Haven	The local development plan be modified by the removal of MAST 1/7 Strategic Masterplan Craobh Haven from the proposals map for Craobh Haven and any related schedules.	No	Site removed from LDP	
ISS210 Development Land: Tayvallich	The local development plan be modified by amending the boundary of potential development area PD12/51 to exclude all land designated as part of the Tayvallich Juniper and Coast Special Area for Conservation.	No	Modification in line with HRA recommendation.	Adjustment of the boundary of PDA 12/51 agreed through the HRA.
ISS211 Potential Development Area: Scalasaig, Colonsay	The local development plan be modified by amending the boundary of Potential Development Area PDA 8/1 in accordance with the two plans comprising production ref: PD228. This involves excluding the field at the western end of the proposed potential development area and extending the boundary at the south-eastern end of the site.	No	Does not affect HRA	HRA for PDA 8/1 states; “Could have no significant effect on a European site.”
ISS212 Statement on the Crinan	The local development plan be modified by:	No	Does not affect HRA	

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Canal	<p>1. Deleting the text in the second bullet point of paragraph 2.5.2 and replacing it by:</p> <ul style="list-style-type: none"> • A place of outstanding natural and built heritage with enhanced natural assets and green networks linking the Main Towns to the adjacent countryside and effective use of its key assets such as Kilmartin Glen Heritage and the Crinan Canal <p>2. Making reference to the Crinan Canal as an important piece of infrastructure on the map “Improving Our Connectivity” on page 63.</p> <p>3. Making reference to the Crinan Canal as an important waterway for tourism on the map “Mid Argyll, Kintyre and the Islands Spatial Strategy” on page 16.</p>			
ISS213 Development Land: Ardfern	No modifications.	No	No change to LDP	
ISS214 Development Land: Ardrishaig	No modifications.	No	No change to LDP	
ISS215 Development Land: Collaig, Mid Argyll	No modifications.	No	No change to LDP	
ISS216 Development	The local development plan be modified by amending the	No	Does not affect HRA	Settlement zone reduced in extent. Will have no effect on any

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Land: Crinan & Surrounding Area	Development Zone to exclude land between Fuaran and Harbour Cottage in accordance with Figure 6 of Production SD108. That part of the Development Zone excluded to be replaced by Countryside Zone.			European sites.
ISS217 Development Land: Furnace	No modifications.	No	No change to LDP	
ISS218 Development Land: Gleneedale, Islay	The local development plan be modified by deleting that part of Potential Development Area PDA 10/31 located to the west of the B8016 and by designating the deleted area as Countryside Zone.	No	Does not affect HRA.	HRA for PDA 10/31 states; “Could have no significant effect on a European site.”
ISS219 Development Land: Lochgair	No modifications.	No	No change to LDP	
ISS220 Development Land: Lochgilphead	No modifications.	No	No change to LDP	
ISS221 Development Land: Port Charlotte and Surrounding Area, Islay	No modifications.	No	No change to LDP	
ISS222 Development Land: Port Ellen & Surrounding Area, Islay	Modify the local development plan by deleting the land numbered 3080 (as shown on the submitted Land Register of Scotland title plan numbered ARG4922) from Proposed Housing Allocation H-AL	No	Does not affect HRA.	HRA for H-AL 10/8 states; “Could have no significant effect on a European site.”

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	10/8.			
ISS224 Development Land: Silvercraigs, Mid Argyll	No modifications.	No	No change to LDP	
ISS225 Development Land: Bowmore, Islay	No modifications.	No	No change to LDP	
ISS226 Development Land: Coullabus, Islay	Modify the local development plan by deleting the Settlement Zone for Coullabus and by designating it instead as Countryside Zone.	No	Does not affect HRA	Modification in line with HRA recommendation.
ISS227 Minerals Allocation: Furnace	No modifications.	No	No change to LDP	
ISS229 Potential Development Area: Jura	No modifications.	No	No change to LDP	
ISS230 Potential Development Area: Cairnbaan	No modifications.	No	No change to LDP	
ISS231 Rural Opportunity Areas: Jura	No modifications.	No	No change to LDP	
ISS232 Development Land: Aird	No modifications.	No	No change to LDP	
ISS233 Minerals Site: Redhouse, Whitehouse	No modifications.	No	No change to LDP	
Oban, Lorn and the Isles				
ISS300 Open Space: North	On Map 4 of the local development plan, designate site outlined in red	No	Does not affect HRA	

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Connel	on Production No. PD002 as 'Open Space Protection Area'.			
ISS301 Open Space Protection Area: Oban	On Map 3B of the local development plan, remove the area edged red on Production No. PD003 from the Oban Hill Open Space Protection Area.	No	Does not affect HRA	
ISS302 Development Land: Tiree	Amend the settlement boundaries for Cornaigmore, Cui Dheis, Balemartine, Balephuil and Crossapol as shown on the council's productions 17.3A, 17.5A, 17.7A, 17.10A and 17.11A	No	Does not affect HRA	Modification in line with HRA recommendation.
ISS303 Development Land: Taynuilt	On Map 12 of the local development plan, include the area edged pink on Production No. PD005 within site PDA 4004 and within the Settlement Zone.	No	Does not affect HRA	HRA states; "Could have no significant effect on a European site."
ISS304 Development Land: Mull	On new map of Fishnish, identify the area edged red on Production No. PD067 as a Potential Development Area (PDA) site for Business/Industry.	Yes	Further screening required. (see page 36 below)	New PDA proposed that has not been subject to HRA.
ISS305 Development Land: Appin	No modifications.	No	No change to LDP	
ISS306 Development Land: Coll	No modifications.	No	No change to LDP	
ISS307 Development Land: Kilmore	Amend the boundary of the Settlement Zone at Old Kilmore Parish Church to include the area edged red on Production No. PD018.	No	Does not affect HRA	
ISS308	No modifications.	No	No change to LDP	

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Development Land: Kilchrenan				
ISS309 Rural Opportunity Area: OLI	Remove the Rural Opportunity Area at Shenavallie from the local development plan.	No	Does not affect HRA	
ISS310 Rural Opportunity Area: Islands	Remove the Rural Opportunity Areas at Port Mary and north-east of Kilchatton on the Island of Luing from the local development plan.	No	Does not affect HRA	
ISS311 Development Land: Seil	<ol style="list-style-type: none"> 1. On Map 2A, of the local development plan, remove site H-AL 5/23. 2. Remove the designation 'Open Space Protection Area' from the area edged red on Production No. PD210 [for the avoidance of doubt, the site remains in the 'Countryside Zone']. 3. Amend the settlement boundary in the vicinity of Oban Seil Croft to include the area edged red on Production No. PD210 within the Settlement Zone. 	No	Site removed from LDP	
ISS312 Development Land: Oban	Amend the entry for site H4009 in Schedule 8.4 of the local development plan to read: 'No. of Units: 40'.	No	Does not affect HRA	HRA for H4009 states; "Could have no significant effect on a European site."
ISS313 Development Land: North Connel	<ol style="list-style-type: none"> 1. On Map 4 of the local development plan, identify the area edged red on Production No. PD077 as a Potential Development Area (PDA) for airport related business/tourism. 2. Delete Potential Development Area PDA 5/76, while retaining the 	Yes	Further screening required. (see page 36 below)	

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	site in the Settlement Zone.			
ISS314 Development Land: Luing	On Map 7A of the local development plan, remove site PDA4010 and amend the boundary of the Settlement Zone to exclude the site from the settlement of Cullipool.	No	Does not affect HRA	Site removed from LDP.
ISS315 Development Land: Kilmelford	1. On Map 1 in the local development plan, amend the boundary of Potential Development Area PDA4008 to include the rectangular area immediately west of the village hall. 2. On Map 1 in the local development plan, amend the Settlement Zone at Kilmelford Boatyard to exclude the area to the east of the site of Planning Permission ref. no. 08/00029/DET (the area edged pink on Production No. PD263).	No	Does not affect HRA	HRA for PDA4008 states; “Could have no significant effect on a European site.”
ISS316 Development Land: Kerrera	Designate the area edged red on Production No. PD008 as a Potential Development Area for mixed use development.	Yes	Further screening required. (see page 37 below)	New PDA that will require HRA.
ISS317 Development Land: Kames, Kilmelford	1. On the Proposals Map for Lorn, remove the two areas identified in the objector’s Supporting Document SD136 from the Kames Settlement Zone. 2. On the Proposals Map for Lorn, remove the Rural Opportunity Area west of Kames shown on Production No. PD265.	No	Does not affect HRA	
ISS318	No modification.	No	No change to LDP	

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Development Land: Iona				
ISS319 Development Land: Easdale Island	Amend the boundary of the Settlement Zone to include the areas of land in the north-east and south-west corners of the village, hatched red on the attached Map (production No. PD208A), within the Settlement Zone.	No	Does not affect HRA	Minor adjustments to the settlement boundary to reflect property boundaries.
ISS320 Development Land: Dunbeg	Amend the boundary of site H 4007 to exclude the western extremity of the site hatched black on the attached Map (Production No. PD195A).	No	Does not affect HRA	HRA for H4007 states; "Could have no significant effect on a European site."
ISS322 Development Land: Dalavich	No modifications.	No	No change to LDP	
ISS323 Development Land: Connel	In Schedule 8.4 of the local development plan, amend the potential uses for Site PDA 5/54 to read 'Marina/Leisure/Tourism'.	No	Does not affect HRA	HRA for PDA 5/54 states; "Could have no significant effect on a European site."
ISS324 Development Land: Benderloch	On Map 6 of the local development plan, amend the boundary of the Settlement Zone for Benderloch to include the property 'Boisdale' and the immediate garden ground to the north.	No	Does not affect HRA	Minor adjustment to settlement zone.
ISS325 Development Land: Barcaldine	No modifications.	No	No change to LDP	
ISS326 Archaeology: Luing	No modifications.	No	No change to LDP	
ISS327 AFA 5/10: Cuan Sound	No modifications.	No	No change to LDP	

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ISS328 AFA 5/11: Easdale Sound	No modifications.	No	No change to LDP	
ISS329 MIN-AL 5/1: Benderloch	Extend designation MIN-AL 5/1 to include Phase 4 of the proposed workings as shown on Supplementary Document SD080.	No	Does not affect HRA	HRA for MIN-AL 5/1 states; “Could have no significant effect on a European site.”
ISS330 MIN-AL 5/2: Taynuilt, Barrachander	No modifications.	No	No change to LDP	
ISS331 MIN-AL 5/3: Bonawe	No modifications.	No	No change to LDP	
<u>Policy</u>				
ISS400 Strategic Issue: Housing Land Supply	Modify the plan by: 1. In Policy LDP 8, after the first paragraph inserting the following new paragraph: “The council will maintain a five years’ effective housing land supply at all times.” 2. At paragraph 5.5.3, line 5, and also at paragraph 2.8.4, line 5, inserting “through an annual housing land audit” after ‘review’.	No	Does not affect HRA	HRA for Policy LDP 8 states; “The effects of Policy LDP 8 on any particular European site cannot be identified because the policy itself is too general and can be screened out.”
ISS401 Strategic Issue: Key Rural Settlements	No modifications.	No	No change to LDP	
ISS402 LDP 6: Supporting the Sustainable Growth of Renewables	Modify the plan by: 1. Deleting the Wind Farm Policy Map 2. Replacing Policy LDP 6 with: “The Council will support renewable energy developments where these are consistent with the principles of sustainable development and it can be adequately demonstrated that	Yes	Further screening required. (see page 37 below)	Changes to wording of Policy LDP 6 require to be subject to HRA.

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	<p>there would be no unacceptable significant adverse effects, whether individual or cumulative, including on local communities, natural and historic environments, landscape character and visual amenity, and that the proposals would be compatible with adjacent land uses. A spatial framework for wind farms and wind turbine developments over 50 metres high in line with Scottish Planning Policy will be prepared as supplementary guidance. This will identify:</p> <ul style="list-style-type: none"> • Areas where wind farms will not be acceptable • Areas of significant protection • Areas which may have potential for wind farm development. <p>All applications for wind turbine developments will be assessed against the following criteria:</p> <ul style="list-style-type: none"> • net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities; • the scale of contribution to renewable energy generation targets; • effect on greenhouse gas 		<p>Further screening required. (contd.)</p>	
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	<p>emissions;</p> <ul style="list-style-type: none"> • cumulative impacts arising from all of the considerations below; • impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker; • landscape and visual impacts, including effects on wild land; • effects on the natural heritage, including birds; • impacts on carbon rich soils, using the carbon calculator; • public access, including impact on long distance walking and cycling routes and those scenic routes identified in the NPF; • impacts on the historic environment, including scheduled monuments, listed buildings and their settings; • impacts on tourism and recreation; • impacts on aviation and defence interests and seismological recording; • impacts on telecommunications and broadcasting installations, 		<p style="text-align: center;">Further screening required. (contd.)</p>	
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	<p>particularly ensuring that transmission links are not compromised;</p> <ul style="list-style-type: none"> • impacts on road traffic; • impacts on adjacent trunk roads; • effects on hydrology, the water environment and flood risk; • the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration; • opportunities for energy storage; and • the need for a robust planning obligation to ensure that operators achieve site restoration. <p>Further information and detail on matters relating to the growth of renewables, including a spatial framework for onshore wind energy developments, will be provided in supplementary guidance.”</p> <p>3. In the first sentence of paragraph 4.11.4, replacing ‘potential adverse impacts’ with ‘unacceptable significant adverse effects’.</p> <p>4. At section 4.12, amending the reference to Scottish Planning Policy from paragraphs 182 to 185,</p>		<p>Further screening required. (contd.)</p>	
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	to paragraphs 152 to 174.			
ISS600 Policy LDP: STRAT 1 Sustainable Development	<p>1. Modify Policy LDP STRAT 1 by replacing the first sentence with: "In preparing new development proposals, developers should seek to demonstrate the following sustainable development principles, which the planning authority will also use in deciding whether or not to grant planning permission: ".</p> <p>2. Modify paragraph 1.6.1 by inserting "to support the transition to a low carbon economy;" after "...population;"</p>	No	Does not affect HRA	
ISS601 LDP DM1: Development within the Development Management Zones	<p>Modify Policy LDP DM1, by:</p> <p>1. Amending the first sentence of Section (E) to read: "Within the Countryside Zone up to small scale on appropriate infill, rounding off and re-development sites and changes of use of existing buildings."</p> <p>2. Adding an additional footnote in relation to section (F) to read: "An Area Capacity Evaluation (ACE) will not be required for renewable energy related developments which are the subject of environmental impact assessment."</p> <p>3. In sub-section F(iii), inserting "aquaculture, " after "agriculture,".</p> <p>4. Adding a fourth sub-section to section (F), to read: "(iv) Small scale development related to outdoor sport and recreation."</p>	No	Does not affect HRA	

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ISS602 Aquaculture	<p>Modify the plan by:</p> <ol style="list-style-type: none"> 1. In paragraph 1.1.1, first sentence: replacing "... is a land use planning document that sets out ..." by "... is a planning document, focusing both on land use and on aquaculture, that sets out...". 2. At the end of paragraphs 2.2.1, 2.4.1 and 2.5.1, add the following sentence: "There is also potential for supporting the sustainable growth of the well-established aquaculture industry, through both new developments within marine sites and associated hatcheries and processing." 3. Add the following sentence to paragraph 1.8.2: "As the planning application information requirements for aquaculture development are detailed and most finfish development requires environmental impact assessment, it is not intended that the sustainable checklist will apply to aquaculture development." 4. In the key to the 'Growing our Economy Together' diagram on page 39: Insert "Existing" before "Key Aquaculture Industry Locations". 	No	Does not affect HRA	
ISS603 LDP PROP 1: The	No modifications.	No	No change to LDP	

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Settlement Plans				
ISS605 LDP PROP 3: The Proposed Potential Development Areas	No modifications.	No	No change to LDP	
ISS606 Policy LDP 3: Supporting the Protection, Conservation and Enhancement of our Environment	<p>1. Modify section (B) of the second paragraph of Policy LDP 3 to read as follows: “(B) does not protect, conserve or where possible enhance: i) the established character and local distinctiveness of the landscape and seascape in terms of its location, scale, form, and design; and, ii) the “Dark Skies” status of the Isle of Coll.</p> <p>2. Replace section (D) of the second paragraph of Policy LDP 3 with: “(D) has not been ascertained that it will avoid adverse effects, including cumulative effects, on the integrity or special qualities of international or nationally designated natural and built environment sites.”</p> <p>3. Insert a new clause (E) in the second paragraph of Policy LDP 3, stating: “(E) has significant adverse</p>	No	Does not affect HRA	
		No	Does not affect HRA	

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	<p>effects, including cumulative effects, on the special qualities or integrity of locally designated natural and built environment sites.”</p> <p>4. Modify the first sentence of the third paragraph of Policy LDP 3 to read as follows: “Where there is significant uncertainty concerning the potential impact of a proposed development on the built, human or natural environment, consideration will be given to the appropriate application of the precautionary principle, consistent with Scottish Planning Policy.”</p>			
ISS607 Coastal Development and Marine Planning	<p>Modify the plan by:</p> <p>1. Amending paragraph 3.9.4 to read:</p> <p>“3.9.4 A Coastal Development Strategy will be prepared as supplementary guidance. It will show, through a range of indicators, where coastal development may, or may not, be acceptable, and the types of development that might be accommodated. It will also identify a spatial framework to provide a sequential order of preference for the different Development Management Zones, as defined in Policy LDP DM1.</p>	No	Does not affect HRA	
		No	Does not affect HRA	

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	<p>2. Replacing the first part of paragraph 3.9.5, up to the word 'criteria', with: "To assist the council in supporting the sustainable development of the coastal zone, proposals for coastal development on land should demonstrate how they relate to the spatial framework and the regard which has been paid to the relevant indicators identified within the supplementary guidance. These indicators may include:"</p> <p>3. In Policy LDP 4, under 'Other relevant documents', adding: "Forthcoming regional marine plans".</p> <p>4. In paragraph 3.9.6: replacing "marine spatial plans" with "the national marine plan and forthcoming regional marine plans".</p> <p>5. In the first sentence of Policy LDP4: inserting "onshore proposals for" after "support".</p> <p>6. In Policy LDP4: removing the bullet point reference to the proposed supplementary guidance "SG LDP AQUA 1 – Aquaculture Development".</p> <p>7. In the second sentence of paragraph 1.3.6: adding "the Marine (Scotland) Act 2010," after "relevant national legislation such</p>	<p>No</p>	<p>Does not affect HRA</p>	
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	as”.			
ISS608 LDP 5; Supporting the Sustainable Growth of Our Economy	Modify the plan by adding Tarbert as one of the Key Tourist Attractions shown on the map on page 39.	No	Does not affect HRA	
ISS610 LDP 8: Supporting the Strength of Our Communities	No modifications (but see Issue ISS400).	No	No change to LDP	
ISS611 LDP 9; Development Setting, Layout and Design	No modifications.	No	No change to LDP	
ISS612 Policy LDP 10: Maximising Our Resources & Reducing Our Consumption	No modifications.	No	No change to LDP	
ISS613 LDP 11 Improving Our Connectivity & Infrastructure	Modify the plan by: 1. On the map ‘Improving Our Connectivity, on page 63: including a map notation for the Crinan Canal with a reference to “Enhanced Canal Facilities” in the Key. 2. In paragraph 7.5: replacing the second sentence with “Significant recent investment by Scottish Water reflects its ongoing commitment to providing strategic capacity in water and drainage infrastructure to meet the needs of domestic growth in Argyll and Bute as well as in the rest of Scotland.”	No	The Crinan canal is bounded by both Moine Mhor SAC and the Knapdale Woods SAC where the Qualifying Interest in both are Otter. The reference to “enhanced canal facilities in the key for the ‘Improving Our Connectivity’ map will require further screening. (see page 42 below)	

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ISS614 Protection of Marine Areas Suitable for Aquaculture	Modify Policy LDP STRAT 1 by replacing the final sustainable development principle (k) with: "Avoid having significant adverse impacts on land, air and the water environment."	No	Does not affect HRA	
ISS615 General Comment: Plan Complexity	<p>Modify the plan by:</p> <ol style="list-style-type: none"> 1. Deleting Paragraph 1.2.3 and inserting the following sub-section: "1.3 SUPPLEMENTARY GUIDANCE Where specifically identified in relation to policies or proposals in the plan, supplementary guidance will be prepared, adopted and issued to provide the further information or detail specified in relation to those policies or proposals." 2. In Policy LDP DM1: deleting section 'H'. 3. In paragraph 2.7.1: replacing the final sentence with: "All development in all of the zones will also be considered in relation to all other policies of the local development plan and supplementary guidance, where these are relevant." 4. In Policy LDP 3: deleting everything after the first sentence of the paragraph after section 'D', and replacing it with: "Further information and detail on matters 	No	Does not affect HRA	
		No	Does not affect HRA (contd.)	

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	<p>relating to the natural environment, landscape, and the historic environment will be provided in supplementary guidance.”</p> <p>5. In Policy LDP 4:</p> <ul style="list-style-type: none"> • Deleting the second sentence of the first paragraph, together with the second paragraph and its associated bullet points, and replacing these with: “Further information and detail in relation to a coastal development strategy and other matters relating to coastal development will be provided in supplementary guidance.” • Moving the listed of other relevant documents to a note, outwith the shaded policy section. <p>6. In paragraph 3.9.4:</p> <ul style="list-style-type: none"> • Replacing “sets out” with “will set out” in the first sentence. • Replacing “It also identifies...” with “It will also identify...” in the second sentence. <p>7. In Policy LDP 5: deleting everything after the bullet points at the end of the first paragraph, but retaining the final paragraph as far as “fragile areas”, and then adding</p>	No	Does not affect HRA (contd.)	
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	<p>a new paragraph to read as follows: “Further information and detail will be provided in supplementary guidance in relation to support for business and industry, including the main potential growth sectors of marine and coastal, tourism, renewables and forestry developments.”</p> <p>8. In Policy LDP 7: deleting everything after the fourth paragraph and replacing it with: “Further information and detail on matters relating to retail developments and to changes of use to and from shops will be provided in supplementary guidance.”</p> <p>9. In paragraph 4.13.3: deleting the phrase “together with SG that provides more detail on how retail applications will be assessed”.</p> <p>10. In Policy LDP 8: deleting everything after the first paragraph and replacing it with: “Further information and detail will be provided in supplementary guidance on the following matters:</p> <ul style="list-style-type: none"> • General housing development, including affordable housing provision and special needs access; • Housing green-space; • Residential caravans and sites; 	No	Does not affect HRA (contd.)	
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	<ul style="list-style-type: none"> • Sport, leisure, recreation and open space; • Key rural services; • Community plans and new or extended crofting townships; • Planning gain; • Enforcement action; • Departures from the local development plan; • Bad neighbour development.” <p>11. In paragraph 5.5.7: deleting “in SG”.</p> <p>12. In Policy LDP 9:</p> <ul style="list-style-type: none"> • Replacing the first part of the first sentence, as far as “following criteria:-” with: “The council will require developers and their agents to produce and execute a high standard of appropriate design in accordance with the following criteria:-” • Deleting everything after the sentence “Energy efficient design and sustainable building practice is strongly encouraged.” and replacing it with: “Further information and detail will be provided in supplementary guidance in relation to sustainable siting and design, and to shopfront and advertising design 	No	Does not affect HRA (contd.)	
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	<p>principles.”</p> <p>13. Modifying paragraph 5.7.2 by:</p> <ul style="list-style-type: none"> • Deleting the first and final sentences. • Deleting the first part of the second sentence, up to “that”. <p>14. Deleting paragraph 5.7.7.</p> <p>15. In Policy LDP 10: deleting everything after the bullet points following the first paragraph, and replacing it with: “Further information and detail will be provided in supplementary guidance in relation to the following matters: resources and consumption; addressing climate change; minerals; renewable energy; and sustainable design.”</p> <p>16. In the fifth bullet point of paragraph 7.7: deleting the text after “champions best practice.”</p> <p>17. In Policy LDP 11:</p> <ul style="list-style-type: none"> • Replacing the seventh bullet point with: “maximum and minimum car parking standards are applied”. • Replacing the ninth bullet point with: “standards for drainage, sewage, waste water and water supply are applied”. • Deleting everything after the bullet points following the first paragraph, and 	No	Does not affect HRA (contd.)	
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	<p>replacing it with: “Further information and details will be provided in supplementary guidance in relation to the following matters: transport, including core paths; telecommunications; and infrastructure.”</p> <p>18. In paragraph 7.8.8: deleting the text in the second sentence after “... associated infrastructure”.</p> <p>19. In the Glossary’s definition of ‘local development plan’: deleting “linked to supplementary guidance”.</p>			
ISS616 Chapter 3: Protecting, Conserving & Enhancing Our Outstanding Environment Together	Modify paragraph 3.6 by adding an additional bullet point to read: “To prepare a cumulative impact study for on-shore wind renewable energy.”	No	Does not affect HRA	
ISS617 Chapter 2: The Settlement & Spatial Strategy & Supplementary Guidance	Modify the plan by inserting the following paragraph after paragraph 2.1.3: “The visions are not policies, rather they are an expression of what the four areas of Argyll and Bute could be like in 2024. The spatial strategy maps are indicative and aspirational only. Detailed proposals where relevant are either included in the local development plan, or are under the control of other bodies. In	No	Does not affect HRA	

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	all cases, projects forming part of these spatial strategies will be subject to the necessary assessments, including a habitats regulations appraisal where that is necessary.”			
ISS618 Chapter 1: Introduction	<p>1. Modify paragraph 1.3.8 by replacing “Argyll and Bute is an internationally important area for biodiversity” with “Argyll and Bute contains many internationally important areas for biodiversity ...”</p> <p>2. Modify paragraph 1.6.1 by inserting “to support the transition to a low carbon economy;” after “to help retain and improve essential services;”.</p> <p>3. Modify Policy LDP STRAT 1 h) by replacing “Conserve the natural and built environment” with “Conserve and enhance the natural and built environment ...”.</p>	No	Does not affect HRA	
ISS619 Chapter 4: Creating a Sustainable & Growing Economy Together	No modifications.	No	No change to LDP	
ISS620 Chapter 7: Improving Our Connectivity Map	Modify the penultimate bullet point in paragraph 7.7 by inserting “(subject to no adverse effect on the integrity of any European site)” after “Oban, Coll and Colonsay”.	No	Does not affect HRA	
ISS700 Chapter 9: Glossary, Key	No modifications.	No	No change to LDP	

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Environmental Features/Definition of Aquaculture				
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The Modifications to the proposed LDP as set out above will not in most cases require additional Habitats Regulation Assessment for the reason set out. However, there are a number of modifications where additional screening is required as follows;

ISSUE	MODIFICATION	NEAREST EUROPEAN SITE AFFECTED	HRA REQUIRED/MITIGATION
ISS119 Housing Land: Ardoch (see map below)	Extend the settlement boundary of Ardoch on the proposals map.	Inner Clyde SPA	Mitigation of impacts on the adjacent SPA from development within this extension to the settlement can be achieved by ensuring that any development proposals are subject to the following: “For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA and increased recreational disturbance”.
ISS120 Area for Action: Geilston House, Cardross (see map below)	New Area For Action	Inner Clyde SPA	The proposed AFA is too remote from the SPA and would therefore have no significant effect on the qualifying interests of the Inner Clyde SPA, and as such can be screened out.
ISS304 Development Land: Mull (see map below)	New Potential Development Area (PDA) at Fishnish, Mull.	Glas Eileanan SPA	The proposed PDA is too remote from the SPA (4 Km distant) and therefore development within the PDA would have no significant effect on the qualifying interests of the Glas Eileanan SPA, and as such can be screened out.
ISS313 Development Land: North Connel (see map below)	New Potential Development Area (PDA) for airport related business/tourism at Oban airport.	Firth of Lorne Marine SAC	The proposed PDA is too remote from the SAC and therefore development within the PDA could have no significant impact on the qualifying interests of the Firth of Lorne Marine SAC, and as such can be screened out.

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ISSUE	MODIFICATION	NEAREST EUROPEAN SITE AFFECTED	HRA REQUIRED/MITIGATION
ISS316 Development Land: Kerrera (see map below)	Potential Development Area (PDA) for mixed use development on Kerrera.	Firth of Lorne Marine SAC.	The proposed PDA is too remote from the SAC and therefore development within the PDA could have no significant impact on the qualifying interests of the Firth of Lorne Marine SAC, and as such can be screened out .
ISS402 LDP 6: Supporting the Sustainable Growth of Renewables	Modify the plan by: 1. Deleting the Wind Farm Policy Map 2. Replacing Policy LDP 6 with: “The Council will support renewable energy developments where these are consistent with the principles of sustainable development and it can be adequately demonstrated that there would be no unacceptable significant adverse effects, whether individual or cumulative, including on local communities, natural and historic environments, landscape character and visual amenity, and that the proposals would be compatible with adjacent land uses. A spatial framework for wind farms and wind turbine developments over	None directly or specifically.	The original HRA of the proposed LDP prior to examination stated in respect of Policy LDP 6; “The effects of Policy LDP 6 on any particular European site cannot be identified because the policy itself is too general and can be screened out.” The changes made by the Reporters to LDP Policy LDP 6 reflect the approach suggested in the latest SPP which post dated the publication of the proposed LDP and the subsequent examination. The Council remains of the view that the revised policy wording remains too general and can therefore be screened out . NOTE: Further HRA will be required when SG LDP REN 1 and SG LDP REN 2 and the Spatial Framework map are amended.

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	<p>50 metres high in line with Scottish Planning Policy will be prepared as supplementary guidance. This will identify:</p> <ul style="list-style-type: none"> • Areas where wind farms will not be acceptable • Areas of significant protection • Areas which may have potential for wind farm development. <p>All applications for wind turbine developments will be assessed against the following criteria:</p> <ul style="list-style-type: none"> • net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities; • the scale of contribution to renewable energy 		
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	<p>generation targets;</p> <ul style="list-style-type: none"> • effect on greenhouse gas emissions; • cumulative impacts arising from all of the considerations below; • impacts on communities and individual dwellings, including visual impact, residential amenity, noise and shadow flicker; • landscape and visual impacts, including effects on wild land; • effects on the natural heritage, including birds; • impacts on carbon rich soils, using the carbon calculator; • public access, including impact on long distance walking and cycling routes and those scenic routes identified in the NPF; • impacts on the 		
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	<p>historic environment, including scheduled monuments, listed buildings and their settings;</p> <ul style="list-style-type: none">• impacts on tourism and recreation;• impacts on aviation and defence interests and seismological recording;• impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;• impacts on road traffic;• impacts on adjacent trunk roads;• effects on hydrology, the water environment and flood risk;• the need for conditions relating to the		
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	<p>decommissioning of developments, including ancillary infrastructure, and site restoration;</p> <ul style="list-style-type: none"> • opportunities for energy storage; and • the need for a robust planning obligation to ensure that operators achieve site restoration. <p>Further information and detail on matters relating to the growth of renewables, including a spatial framework for onshore wind energy developments, will be provided in supplementary guidance.”</p> <p>3. In the first sentence of paragraph 4.11.4, replacing ‘potential adverse impacts’ with ‘unacceptable significant adverse effects’.</p> <p>4. At section 4.12, amending the reference to Scottish Planning Policy from paragraphs 182 to 185, to paragraphs 152 to 174.</p>		
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<p>ISS613 LDP 11 Improving Our Connectivity & Infrastructure</p>	<p>Modify the plan by:</p> <ol style="list-style-type: none"> 1. On the map 'Improving Our Connectivity, on page 63: including a map notation for the Crinan Canal with a reference to "Enhanced Canal Facilities" in the Key. 	<p>The Crinan Canal is bounded by both Moine Mhor SAC and the Knapdale Woods SAC.</p>	<p>The reference to enhanced canal facilities is non-site or action specific but recognises that there is scope for improving or enhancing the canal and associated facilities. It is deemed highly unlikely that new development within the canal corridor is likely to represent a significant threat to the adjacent SAC's and their qualifying interests.</p>
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