



Argyll and Bute PROPOSED LOCAL DEVELOPMENT PLAN 2

Written Statement

November 2019

Argyll and Bute is an incredibly diverse area with an outstanding natural environment, more inhabited islands than any other council in Scotland, miles of amazing coastline, small communities in remote rural areas and larger towns close to the central belt. The area is the second largest council area in Scotland and home to numerous award-winning businesses and services. The scale and diversity of our region presents great opportunities as well as major challenges in planning for the future development of the area.

The Local Development Plan 2 plays a key role in promoting a successful future for Argyll and Bute by helping to deliver a prosperous and inclusive economy, safeguarding our environmental assets and planning for the future growth of our communities.

In this time of economic uncertainty and faced with the challenges presented by climate change and a falling population, it is increasingly important for us to work together to achieve our shared objectives. Accordingly, the Proposed Local Development Plan 2 contains a strategy that is closely aligned to the Single Outcome Improvement Plan and with other key plans for the area. It sets out a land use framework for the next 10 years to promote, guide and manage development in Argyll and Bute. It also aims to support the delivery of new homes, create new employment opportunities and protect our natural and built environment through a suite of policies, proposals and deliverable development sites.

The Proposed Local Development Plan 2 has been drawn up following a comprehensive engagement process with communities, developers, key government agencies and other stakeholders. Once adopted it will provide a simpler and more flexible approach to delivering sustainable development across Argyll and Bute.



Councillor Kinniburgh
Chair of the Planning, Protective Services and Licensing Committee

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What is the Argyll and Bute Local Development Plan 2?

1.1 The Argyll and Bute Local Development Plan 2 (LDP2) is a statutory planning document, which provides guidance about built development to residents, developers and investors. It promotes areas for development and is used in the determination of planning applications. Stakeholders, including communities, have been involved in the preparation of this document which shapes the future development of their area, helping create good places to live, invest, work and visit. This LDP2 excludes the area of Argyll and Bute covered by the Loch Lomond and the Trossachs National Park, which has its own plan. The process by which the LDP2 is prepared has been set out in the [Development Plan Scheme](#).

1.2 The LDP2, as adopted, replaces the former Argyll and Bute Local Development Plan, which was adopted in March 2015 and its associated Supplementary Guidance.

What does the Argyll and Bute Local Development Plan 2 contain?

1.3 The LDP2 is made up of the Written Statement (the text) and the Proposals Maps (the maps). The LDP2 sets out the council's Vision and Objectives in order to deliver sustainable and inclusive development and meet wider government aims. Together, these provide the basis for the Spatial Strategy, which articulates the long-term direction for development in our area, balancing national and local needs. The Settlement Strategy also derives from the Vision and Objectives and sets out how our towns and villages can grow and the potential for countryside development. The policies in the Written Statement are the tools through which the Vision, Objectives, Spatial and Settlement Strategies are delivered and how future development is managed. The LDP2 also identifies a supply of development land in the form of Allocations and Potential Development Areas (PDA's). Areas for Action (AFA's) and sites subject to a masterplan approach are also identified in the LDP2. These are set out in Schedules in the Written Statement and also shown in the Proposals Maps

Supplementary Guidance and Technical Notes

1.4 Where further detail is required in relation to policies or proposals in the plan, Supplementary Guidance and/or Technical Notes will be prepared, adopted and issued. Supplementary Guidance is a statutory part of the development plan and is consulted upon as required by regulations, sent to Scottish Ministers and formally adopted by the council. Technical Notes are non-statutory but are a material consideration when assessing planning applications.

The Wider Policy Context

1.5 Argyll and Bute as a region of Scotland cannot be planned in isolation. The LDP2 has been developed in the context of a range of other plans, legislation and strategies operating at a local, regional, national and international level. Key documents include Scottish Planning Policy, National Planning Framework 3 and the Climate Change (Scotland) Act 2009 as amended 2018. The main sets of information relevant to each policy have been noted in the Written Statement.

Overarching Strategies

1.6 The overarching strategy for Argyll and Bute is the [Argyll and Bute Outcome Improvement Plan](#) (ABOIP) which is a partnership document. The (ABOIP) overall objective for the 10 years to 2023 is – “*Argyll and Bute's economic success is built on a growing population*”. This plan also contains 6 long term outcomes which the LDP2 has aligned with and seeks to deliver from a land-use perspective.

1.7 The LDP2 is a key document in the delivery of the above together with a number of other local strategies and action plans prepared by the Council or its Community Planning partners, covering areas such as economic development ([Economic Strategy](#), [Renewable Energy Action Plan](#)); housing ([Local Housing Strategy](#), [Housing Needs and Demand Assessment](#)); transport ([Regional Transport Strategies](#)); health and community services; biodiversity ([Local Biodiversity Action Plan](#)); food growing ([Community Food Growing Strategy](#)) and access ([Core Path Plan](#)).

National Strategies and Policies

1.8 At a national level the LDP2 takes account of [National Planning Framework 3](#) which is linked to the Planning etc. (Scotland) Act (2006), [Scottish Planning Policy \(SPP\)](#) and Circulars. The LDP2 also takes account of Planning Advice Notes (PANs), other national strategies including the government's economic strategy and relevant national legislation such as the Climate Change (Scotland) Act (2009) as amended 2018, the Nature Conservation (Scotland) Act (2004) and the Marine (Scotland) Act (2010). The LDP2 is also subject to a Strategic Environmental Assessment (SEA).

International Legislation

1.9 Argyll and Bute contains many internationally important areas for biodiversity and as such the LDP2 is required to take into account European Birds and Habitats Directives during its preparation via a Habitats Regulations Appraisal.

Implementation and Delivery

1.10 The implementation of the Local Development Plan 2 (LDP2) requires partnership working with a wide range of organisations, including the UK and Scottish Governments, key agencies, developers, businesses, residents, community groups, transport and service providers and neighbouring authorities.

1.11 A key mechanism for implementing the LDP2 is the consideration of planning applications through the development management process. The LDP2 should be read as a whole and applications for planning permission will be considered against all relevant policies in the LDP2, together with associated Supplementary Guidance and Technical Notes as appropriate.

1.12 The Council, together with its Community Planning Partners, also uses a series of action plans, key corporate documents, strategic development frameworks, masterplans and regeneration strategies to help deliver the vision and policies in the LDP2.

1.13 Key factors in the delivery of the LDP2 will be the detailed evaluation and prioritisation of proposals and the availability of public and private funding. Following adoption of the LDP2 an Action Programme is published within 3 months to help prioritise funding and inform the investment plans of a range of infrastructure providers. The Action Programme also helps identify any gaps in funding, or trigger points which require a step change in levels of infrastructure investment. Where gaps in the funding of infrastructure considered necessary to implement the LDP2 are identified, the Council will seek alternative external funding streams, including the use of contributions from developers, and will consider the need to prioritise available funds.

Going Forward

1.14 The Council will update its evidence base and monitor progress towards meeting the LDP2's strategic Vision and Objectives. A revised Action Programme will be published every two years to demonstrate progress and highlight continued areas of opportunity and challenge.

1.15 The LDP2 was prepared in the context of the most up to date and relevant information available. However, unforeseen events may prompt a need for review of some policies, key actions, Supplementary Guidance, proposals or Technical Notes during the lifetime of this plan. In addition there has been a major review of the planning system, which has implications for Local Development Plans. The Planning (Scotland) Act 2019 received Royal Assent on 25th July 2019. As far as is practicable and within the bounds of the legislation applicable at the time of writing, changes in the 2019 Act have been included in this Local Development Plan 2 e.g. minimising the level of Supplementary Guidance. It is understood that the Scottish Government will issue guidance on the desired timeframe for review of plans prepared under the previous legislation.

Vision

2.1 Argyll and Bute Local Development Plan 2 sets out an ambitious but realistic long-term vision which describes the place that Argyll and Bute will be by 2030.

2.2 Scottish Planning Policy details four broad outcomes and two principal policies.

Broad outcomes:

1. A successful, sustainable place
2. A low carbon place
3. A natural, resilient place
4. A more connected place

Principal policies:

- Sustainability
- Placemaking

2.3 The Argyll and Bute Outcome Improvement Plan (ABOIP) was prepared jointly by the Council and the other Community Planning Partners. It establishes the overarching policies and actions for the management of Argyll and Bute. When preparing other plans and strategies for the area, such as the Local Development Plan 2, the ABOIP is used as the guiding strategy. This ensures that we are all working to achieve the same results in a more co-ordinated manner.

The ABOIP sets out the key challenges we face which include our remote and rural geography with many communities living in economically fragile areas, our reducing and ageing population, the need to improve our critical economic infrastructure, tackling deprivation and health inequalities and unlocking our full economic and employment potential.

2.4 The overall objective of the ABOIP for the 10 years to 2023 is that:

“Argyll and Bute’s economic success is built on a growing population.”

2.5 This is supported by 6 long term outcomes:

1. The economy is diverse and thriving.
2. We have infrastructure that supports sustainable growth.
3. Education, skills and training maximises opportunities for all.
4. Children and young people have the best possible start.
5. People live active, healthier and independent lives.
6. People live in safer and stronger communities.

2.6 The Local Development Plan 2 (LDP2) sets out the spatial strategy that supports the delivery of the ABOIP and is a pivotal tool to help deliver its vision and outcomes.

2.7 The LDP2 extends the ABOIP vision beyond 2023 to 2030 and reflects the locally identified challenges and outcomes as well as the national planning outcomes and principal policies detailed in SPP.

The vision for the Local Development Plan 2 is:

Argyll and Bute is an economically diverse and successful area based on sustainable and low carbon development. It has a growing population with high quality, well connected places where people are able to meet their full potential without prejudicing the quality of life of future generations. It benefits both economically and socially from its outstanding natural, historic and built environment whilst protecting those very same special qualities that make Argyll and Bute a place that people choose to be.

2.8 The LDP2 aims to deliver this vision by providing: a simple, flexible spatial framework that helps deliver sustainable development.

2.9 At national level, the SPP sets out Placemaking as a principal policy and the LDP2 acknowledges the importance of it in delivering national and local outcomes. The LDP2 sets out to implement this through its overarching objectives.

Objectives

High Quality Places

2.10 The LDP2 policies and design guidance will promote the creation of safe, inclusive and high quality places where people want to live, work, invest and visit and where they are encouraged to lead active lifestyles. Development Briefs following the [Place Principle](#) will be prepared for key sites to guide development and facilitate the design of high quality places.

A place to choose:

- Places that are safe
- Places for walking and cycling
- Vibrant places
- Attractive places

2.11 Local Development Plan 2 contains five further objectives which interlink with the creation of high quality places and together will help deliver its vision. These also align with the vision of the ABOIP and cut across its six outcomes and will contribute to their delivery.

Diverse and Sustainable Economy

2.12 The LDP2 will support the diverse and sustainable growth of Argyll and Bute's economy through the identification and promotion of a range of Strategic Economic Investment Locations, business and industry allocations and a flexible policy framework that supports a diverse range of sustainable economic growth across the whole of Argyll and Bute.

A place to choose:

- Places to work and learn
- Diverse employment opportunities

Connected Places

2.13 The LDP2 spatial strategy and policies will direct development to suitable and sustainable locations that utilise existing infrastructure and support its future provision therefore helping to maximise opportunities to make Argyll and Bute a low carbon and cleaner place. We will work together with infrastructure providers to co-ordinate investment to the most effective locations.

A place to choose:

- High quality, fast digital infrastructure
- Co-ordinated investment to deliver sustainable development
- Low carbon environments

Sustainable Communities

2.14 The LDP2 will identify a range of allocations for community facilities and provide a flexible policy framework to bring forward appropriate community developments. We will support the integration of land use and community objectives that help deliver sustainable growth at a local level, including the production of Local Place Plans where appropriate.

A place to choose:

- Places to meet
- Places to learn
- Empowered communities

Homes for people

2.15 The LDP2 will support the provision of a range of homes that meets the existing and future needs of all our communities through the identification and promotion of allocations for housing together with a flexible policy framework that encourages new homes in suitable, deliverable and sustainable locations.

A place to choose:

- Places to live
- Homes fit for the future

High Quality Environment

2.16 The LDP2 through its policies and design guidance will protect, conserve and enhance the qualities of the natural, historic and built environment, helping to make Argyll and Bute a place that people want to live, learn, work, invest and visit.

A place to choose:

- Outstanding landscapes
- Strong cultural heritage
- Rich biodiversity

2.17 In summary, the Local Development Plan 2 sets out allocations for housing, business and employment and community uses as well as a policy framework to direct other types of development to appropriate locations. It directs larger development to the places where it can benefit the most number of people through a co-ordinated provision of infrastructure and at the same time the plan is sufficiently flexible to allow our smaller and more economically fragile communities to grow and prosper. It provides a framework for the protection of our environment and the creation of high quality places that will benefit the physical and mental wellbeing of our people and places where our communities can flourish and our young people can get the best possible starts.

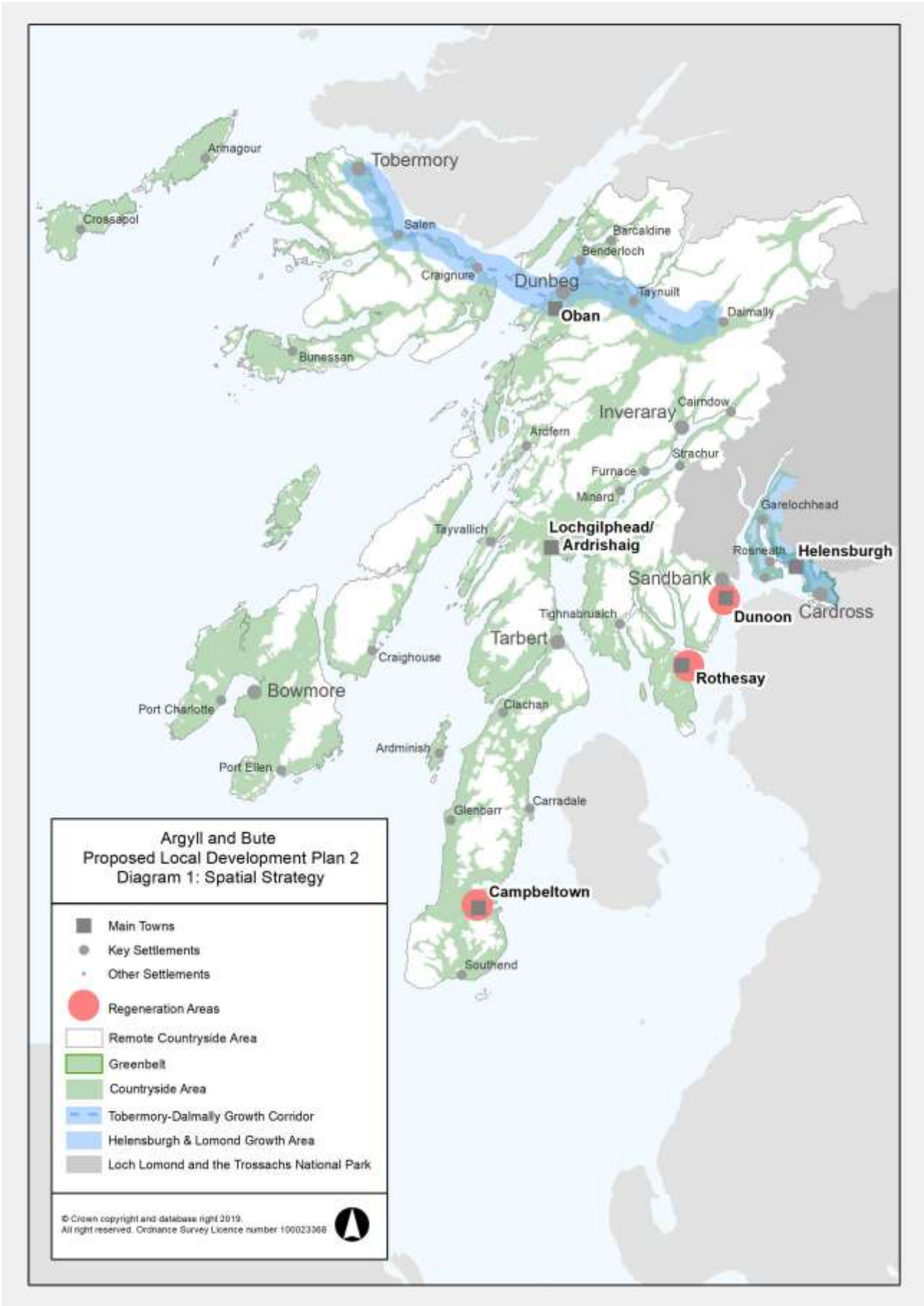
2.18 Underpinning this is the partnership working that will continue to be undertaken by our spatial planners with a wide range of internal and external partners to deliver the outcomes of this LDP2 and the overarching ABOIP.

Spatial Strategy

3.1 The spatial strategy for the LDP2 seeks to promote a simpler and more flexible approach to new development in Argyll and Bute, whilst recognising the importance of ensuring all new development encompasses a sustainable approach. This is intended to be achieved by making best use of existing resources and infrastructure, the minimisation of carbon impacts, and considers the impact of any proposed development against all relevant LDP2 policies. This approach will help to ensure that the plan helps to deliver developments which are required to meet the needs of the present, but without compromising the ability of future generations to meet their own needs. The success of this approach will require an element of future proofing to be built in to new development proposals to ensure that they remain sustainable during the course of their lifetime at a time of rapid change. The settlement and countryside policies outlined below have to be read in conjunction with the relevant subject or area specific policies, proposals, allocations or designations detailed elsewhere in the plan.

3.2 The spatial strategy diagram set out below provides an indication of the opportunities identified in this plan to:

- Support the existing network of towns and villages and promote regeneration where required.
- Identify broad growth areas which can provide opportunities to accommodate the demands of economic growth and sustain and grow the population of Argyll and Bute.
- Promote and flexibly support the growth sectors of tourism, seafood, marine related industries, distilling, forestry and renewable energy generation.
- And adopt a more flexible approach to sustainable development in our non-environmentally protected countryside.



Settlement Strategy

3.3 The LDP2 settlement strategy seeks to deliver sustainable levels of growth by steering the majority of development to our existing settlements. As these are where the most of our current infrastructure, services, employment opportunities, housing and community facilities are to be found and making best use of these resources is a sustainable approach to development. At the same time the LDP2 has to recognise that there are some instances where a different approach to significant development has to be taken particularly where existing infrastructure or services are at capacity and where a more sustainable option would be to provide new facilities elsewhere. Accordingly the plan identifies allocations and masterplan areas where new provision is envisaged and will seek to promote and coordinate the delivery of developments in these locations.

3.4 The plan seeks to reverse population decline and promote economically driven growth across Argyll and Bute. It seeks to make positive provision where growth is projected to occur and can be delivered in a sustainable and economic fashion. These areas include the Tobermory – Dalmally growth corridor, focusing on the identified growth opportunities of Oban, with its inherent population growth, and the opportunities for the area to act as a significant growth hub for the north and west Argyll area and the growing economic opportunities in Food and Drink, Tourism, and education sectors (Oban as a University Town). The plan also recognises the growth potential in the Helensburgh and Lomond areas associated with the significant investment and increase in employment as a result of the expansion of HMNB Clyde (Faslane). In doing this it acknowledges the areas proximity to the west central Scotland conurbation, and its historic links through the Glasgow and Clyde Valley Green Belt. This means that a measured approach to growth opportunities has to be applied. The issues associated with climate change, the need to reduce CO₂ emissions, and move to a more sustainable pattern of development mean that a further review of the Green Belt will be required during the lifetime of the plan in order to ensure a sustainable approach to development in the Cardross-Helensburgh-Garelochhead corridor over the longer term (30+ years).

3.5 The plan seeks to promote a more flexible approach to development in those areas identified in the proposals maps as Countryside Areas. These are areas, where suitably scaled new development which in the opinion of the Council as Planning Authority is able to meet the sustainable development criteria outlined in Policy 02 (A) below will normally be permitted. In those Countryside Areas where there are nature conservation or landscape designations in place proposals for development will have to demonstrate that they are compatible with the designation interests. Outwith the Countryside Areas or Settlement Areas identified on the proposals maps new development will only be supported for those specific types of development identified in Policy 02 (B) covering Remote Countryside, or Policy 02 (C) if in the Helensburgh and Lomond Greenbelt.

3.6 The LDP2 provides spatial plans for all settlements covered by this plan and these can be found in the Proposals Maps. The Main Towns and other important settlements are shown on the Spatial Diagrams which are included in the plan, a list of all the settlements identified in the plan area is included in Appendix 2, and proposals maps are included for each settlement to show their identified settlement boundaries.

The Allocations

3.7 A key role of the LDP2 is to provide an effective land supply for new development during the lifetime of the plan. This provision is primarily set out in the form of Allocations arranged under the headings of business and industry; housing; community facilities; minerals; mixed use and tourism. The Allocations are listed in the schedules of the Written Statement and mapped in the Proposals Maps. The

schedules provide an indication of the number of homes that may be accommodated on the housing allocations; the site size of the other allocations; and for mineral allocations their anticipated life expectancy. These details are provided in order to ensure that the plan makes sufficient land available to meet anticipated requirements during the plan period. The housing provision numbers are indicative and in appropriate circumstances may be varied at the discretion of the planning authority.

Potential Development Areas (PDAs)

3.8 The plan also identifies Potential Development Areas (PDAs). PDAs are areas where specific development opportunities may be supported through the life of the plan subject to those constraints identified in the schedules of the PDA's being successfully addressed. Mini development briefs have been prepared for each PDA and are included in the Action Programme that accompanies the plan. The briefs identify the use or range of uses considered appropriate, the constraints that need to be resolved and those policies which require to be taken into account. The PDAs are listed in the schedule of the Written Statement and mapped in the Proposals Maps.

3.9 In addition to the Allocations and PDAs the LDP2 also contains a number of other designations which identify proposals or actions which are proposed or supported by the plan. These include:

Area for Action (AFAs) – areas which, subject to resource availability during the plan-period, will be the focus for partnership or community action. Area remits for these AFAs are being worked up in the Action Programme and other Technical Working Notes; these area remits may include investment and funding packages, land assembly and asset management programmes, development and redevelopment proposals, infrastructure provision and environmental enhancement proposals. Depending on circumstances, AFAs may coincide with other categories of sites such as potential development areas.

Masterplan areas – these may include:-

- Strategic Masterplan areas as identified on the Proposals Maps for Inveraray; North Bute; Kilmory Strategic Business Site, Lochgiphead; Tobermory, Mull; Port Ellen – Imerval, Islay; and Glencruitten, Oban. Sites within the Strategic Masterplan areas are shown in the schedules which accompany this plan;
- Masterplans which are associated with proposed developments including those associated with the development of Allocations and Potential Development Areas, as well as those which are required as part of the proposals for Simplified Planning Zones/Masterplan Consent Areas.

Further guidance on requirements for and preparation of Masterplans is included in Technical Note LDP2 TN01: Masterplans.

Policy 01 – Settlement Areas

Within the Settlement Areas as defined on the proposals maps development will normally be acceptable where:

- It is located within an area of land allocated for the proposed use in this Local Development Plan 2 and it complies with any development brief which has been approved by the Council; or
- It is on a site which is the redevelopment of a brownfield site or
- Is on a non-brownfield site, and the proposal is considered acceptable in relation to the overall land supply for the proposed use, and
- It is compatible with surrounding uses including but not exclusively; providing access, service areas, infrastructure for existing, proposed or potential future development, and
- It is of an appropriate scale and fit for the size of settlement in which it is proposed; and
- Respects the character and appearance of the surrounding townscape in terms of density, scale, massing, design, external finishes and access arrangements; and
- It complies with all relevant Local Development Plan 2 policies.

Any areas providing access, service areas, open space or amenity space of any approved development will be treated as an allocation for that use for the purposes of the first clause of this policy.

Policy 02 – Outwith Settlement Areas

Outwith the Settlement Areas shown on the proposals map, development will only be acceptable where it can be demonstrated that it accords with:

An allocation of this plan; or parts A, B or C as set out below, together with all other relevant policies of the LDP2:

A – Countryside Areas

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. All developments will require a Landscape and Visual Impact Assessment demonstrating to the satisfaction of the Planning Authority, that the proposal can be successfully integrated into its land scape setting unless they are:

- Infill; or
- Rounding off; or
- Redevelopment opportunities of clusters; or
- Previously developed sites. Development adjacent to, but outwith settlement boundaries which are delineated in the Proposals Maps will not constitute infill, rounding off or redevelopment.

B – Remote Countryside Area

Within the Remote Countryside Areas, only specific categories of development on appropriate sites will be considered. These comprise:

- i) Renewable energy related development
- ii) Telecommunications/Digital or other infrastructure where a specific locational requirement has been demonstrated
- iii) Development directly supporting existing
 - agricultural units,
 - aquaculture, or
 - other recognised countryside activity.

Policy 02 – Outwith Settlement Areas continued

Subject to such proposals demonstrating (through an Environmental Assessment or if an EA is not required, through the submission of a Landscape and Visual Impact Assessment) that there will be no unacceptable adverse effect either individually or cumulatively on natural, built and/or cultural heritage resources, unless these can be appropriately mitigated to the satisfaction of the planning authority.

C – Helensburgh and Lomond Greenbelt

Within the Helensburgh and Lomond Green Belt development will only be supported where this is appropriately designed, located and landscaped and comprises:

- Agriculture related development.
- Farm diversification proposals where these relate to small scale tourism and rural business related development (excluding dwelling houses).
- Directly support the provision of essential infrastructure with a demonstrable need to be located within the greenbelt.
- Outdoor sport and outdoor recreational development which requires a countryside location.
- Development required to manage and sustain the natural heritage or access resources of the greenbelt.
- 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.
- Extensions and outbuildings within the curtilage of existing buildings which are proportionate and appropriately designed in relation to the existing building.
- Change of use of buildings to residential institutional use.

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.

Oban Strategic Development Framework

3.10 Oban is situated at the heart of the Tobermory to Dalmally growth corridor identified in the LDP2 spatial strategy. This growth corridor takes advantage of the existing transport infrastructure with the A85 Trunk road, Glasgow – Oban rail line, Oban Airport, ferry services to the isles and with a strategic transport hub in Oban. It also contains a generally younger more economically active population profile providing a good base from which to grow the population in Argyll and Bute. The corridor contains a number of tourist attractions and destinations such as Bonawe Iron works, Cruachan Dam, Tobermory and Oban harbours and the outstanding marine environment of the wider west coast. The Oban area also includes growth nodes such as Dunbeg together with the vibrant villages of North Connel, Connel, Taynuilt, Dalmally and Benderloch.

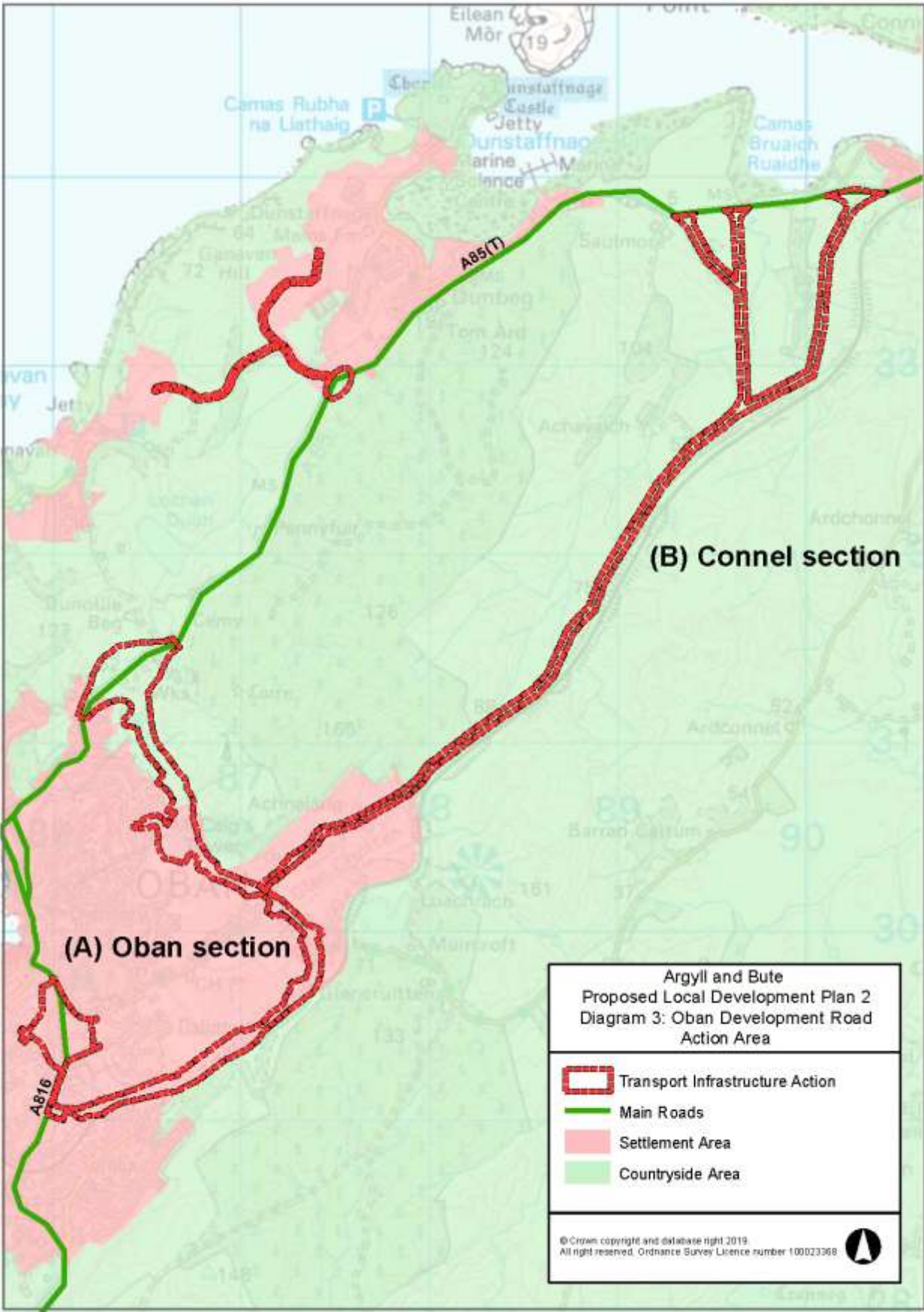
3.11 Oban is a Main Town in this growth corridor with a range of community facilities, shops and services which support a strong rural hinterland area with a number of key rural settlements. The town has experienced growth for a number of years but is increasingly physically constrained, nearing its natural topographic capacity for growth and development. The potential to achieve further growth in the Oban area may be realised through rationalisation and restructuring within Oban, including public facilities and businesses seeking to relocate. In the town there are issues in terms of traffic management, parking and accessibility that need to be part of a co-ordinated approach. Further growth may also be achieved in Oban and the wider Growth Corridor area through significant investments in road infrastructure, which requires a partnership approach. Recent investment has helped deliver 375 much needed affordable homes at Dunbeg but further investment in critical economic infrastructure is needed to ensure that the full potential of growth around Oban is delivered. Additional investigation into solutions to provide greater resilience in

the strategic road network is required if we are to promote sustainable and inclusive growth for Oban and the wider area. A co-ordinated approach across the range of stakeholders and projects is now vital to ensure that this strategic location realises its full potential and creates a place people choose to live, work and enjoy.

Proposal A – Oban Strategic Development Framework

The Council will take forward a Strategic Development Framework for the wider Oban area working with stakeholders including communities, key agencies, landowners, the Scottish Government, housing associations and the private sector to deliver a co-ordinated approach to: the rationalisation of existing land uses, improved traffic management and parking (including potential for park and ride), identification of new development opportunities for housing and economic uses, development of the Strategic Transport Hub, investigation of development potential and improvements to network resilience associated with the strategic road network, including the possibility of the Oban Development Road and Dunbeg Half-Way Roundabout, in order to realise the full potential of this strategically important area.



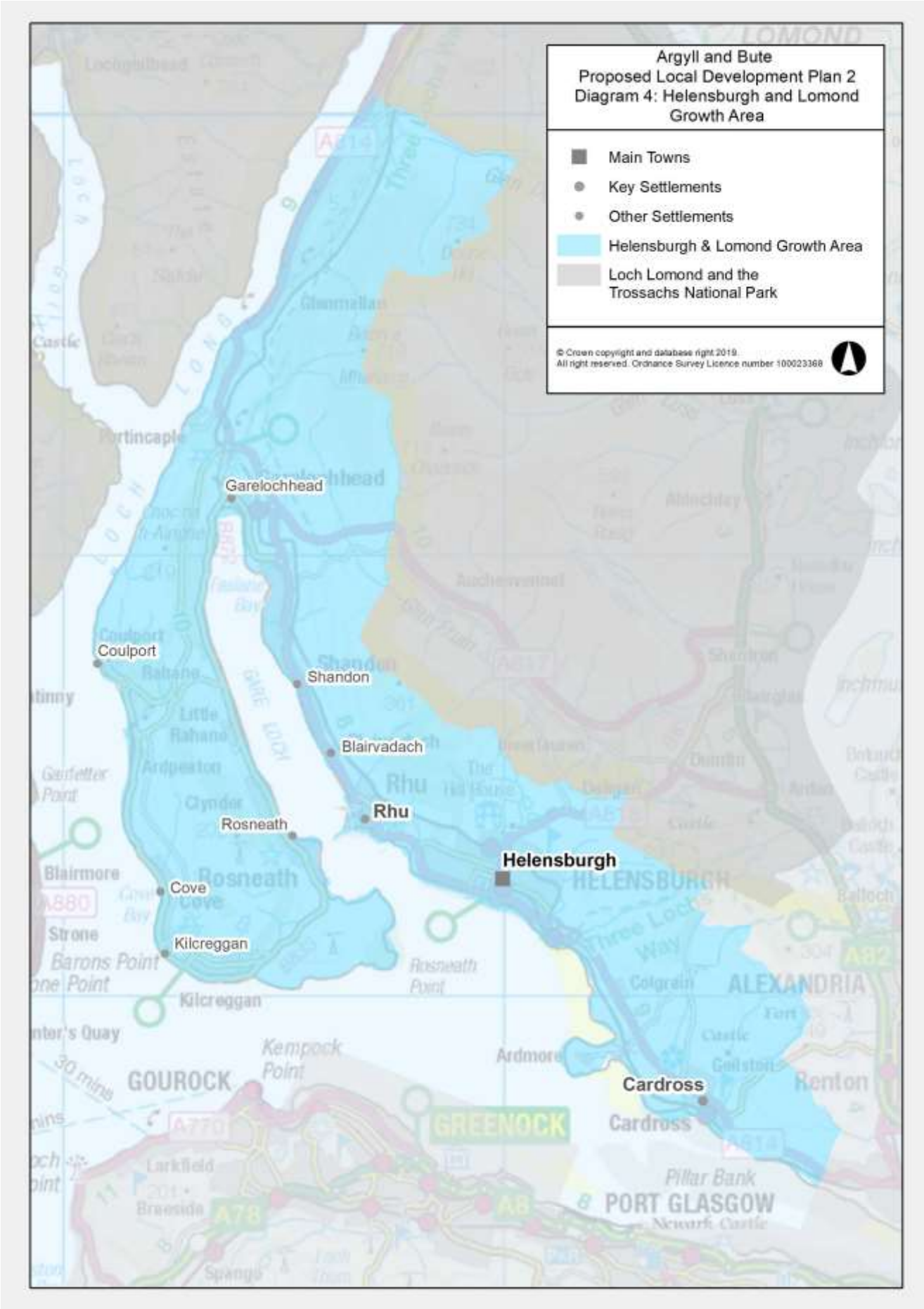


Helensburgh and Lomond Growth Area

3.12 Helensburgh and Lomond has been identified as a growth area in the spatial strategy, this is based on the Council's stated aim that Argyll and Bute's economic success is built on: a growing population, and the opportunities which the Helensburgh and Lomond area provide to achieve this. The development of HMNB Clyde as the UK's single submarine base by 2025 provides significant opportunities to achieve this, in that it will result in a significant increase of around 1700 new naval staff and their families by 2030, will provide ongoing opportunities for associated civilian construction projects, as well as the potential to create employment in supply chain, servicing and support businesses. These coupled with the area's proximity and connectivity to Glasgow and the central belt, and its high quality environment make it a potentially attractive location for commuters and for further growth in tourism. The opportunities to adopt a flexible, sustainable approach to growth opportunities in the Helensburgh area are potentially limited by the greenbelt which has been established to contain the expansion of settlements and retain their landscape setting in the long term. However if the area increases its population and creates employment opportunities as is anticipated, the Green Belt will come under pressure at some stage in the future. There is currently sufficient development land identified in the LDP2 to avoid immediate need for a review of the Green Belt. However, there is also merit in exploring how Helensburgh and Lomond can develop over a 20-40 year period in order to plan appropriate infrastructure, encourage further investment, and consider, if and how a Green Belt review would be necessary. By adopting a 20 to 40 year time frame this will help secure Helensburgh's long term future and avoid the need for frequent boundary reviews of the Greenbelt.

Proposal B – Helensburgh Strategic Development Framework

Argyll and Bute Council propose to carry out a review of the Helensburgh and Lomond Greenbelt boundaries through a Strategic Development Framework, to provide a framework for the provision of infrastructure and future development, whilst recognising and safeguarding the key environmental features of the greenbelt, the landscape setting of settlements forming part of the Cardross-Helensburgh – Garelochhead corridor, and the contribution which the green network around these communities can make to providing for sustainable development.



Bowmore Strategic Development Framework

3.13 Bowmore is identified as a Main Town within the Spatial Strategy and is the administrative centre for the island of Islay. It is home to the island's high school, Gaelic centre and hospital as well as the Bowmore Distillery, Illeach newspaper and range of hotels, shops and services. Buses connect Bowmore with villages across the island. The wider island is home to range of businesses including nine distilleries.

3.14 A mixed use allocation was included in the 2015 Local Development Plan situated on the western side of the town. The site of approximately 10 hectares was allocated for housing, business and industry and community and open spaces. Fifty one new homes have been delivered on the site (between 2015 and 2018). This LDP2 includes additional areas of land within the mixed use allocation to allow for additional development during and potentially beyond the plan period.

3.15 The 2015 LDP also identified a series of Potential Development Areas (PDAs) for housing on the eastern side of the town. The delivery of these sites was considered to be constrained by, amongst other things, a lack of suitable vehicle access both at the southern and northern ends, an issue further exacerbated by the narrow street network and on-street parking around the nearby Birch Drive and Beech Avenue. Due to the severe access constraints these PDAs have been removed from this plan to allow the focus of delivery of development to be on MU3002.

3.16 Whilst the existing mixed use allocation will provide development land for the short to medium term it is important to investigate the longer term expansion potential for the town beyond development of this site.

3.17 A co-ordinated and strategic approach will be required to examine the future development potential for the town.

Proposal C – Bowmore Strategic Development Framework

Argyll and Bute Council propose to take forward a Strategic Development Framework for the town of Bowmore working with stakeholders including communities, key agencies, housing associations and landowners to provide an SDF for the town that will assess potential development land in and around Bowmore, investigate the constraints to delivery, the actions required to overcome these and the viability of bringing forward development.

Tobermory Strategic Development Framework

3.18 Tobermory is identified as a Main Town within the Spatial Strategy and is the administrative centre for the isle of Mull. It is home to island's high school, a busy harbour as well as a range of shops, hotels and restaurants. The town and its hinterland are also home to a range of businesses including the Island Bakery, Mull Cheese, Tobermory Distillery and Island Blue publishing. Tobermory is a thriving and busy tourist destination made distinct by its bold and brightly coloured buildings. It has a compact town centre set round the harbour with a backdrop of steep surrounding hillsides leading to the upper town.

3.19 The topography of the town brings constraints to its potential future development and expansion with little room within the lower town for new development or additional car parking. More recent development has seen housing brought forward on and around the housing allocation at Shillinghill on the southern edge of the town. However these developments have come forward in a somewhat fragmented way.

3.20 Planning consent was granted in 2018 for light industrial units and storage units and spaces on the Business and Industry allocation to the west of the town. There is also an established business and industry area on the eastern edge of the town at Balliscate.

3.21 A number allocations and Potential Development Areas on the western and southern edges of the town that were included in the 2015 LDP were not carried forward to this LDP2, in part, due to access constraints in the local road network. These constraints present challenges to bringing forward development in these locations.

3.22 A co-ordinated and strategic approach is now required to examine the future development potential for the town.

Proposal D – Tobermory Strategic Development Framework

Argyll and Bute Council propose to take forward a Strategic Development Framework for the town of Tobermory working with stakeholders including communities, key agencies, housing associations and landowners. The SDF should aim to assess development land requirements across a range of uses, potential rationalisation or relocation of uses, investigate the development potential of land in and around Tobermory, the constraints to its delivery, the actions required to overcome these constraints and the viability of bringing forward development.

Cruachan Dam Pumped Storage Hydro-electricity Facility Expansion

3.23 Pumped storage hydroelectricity is where energy from different sources is stored in the form of gravitational potential energy of water (water that has been pumped from a lower level reservoir to a higher one, generally using off-peak power). This potential energy is released at times of high electrical demand by letting the water flow back downhill through turbines to produce electric power. Although this system is a net user of energy it is important as it allows energy from sources such as solar, wind and other renewables, which are intermittent in nature, to be saved for when it is needed. Also sources that run continuously (such as nuclear or coal) may produce excess energy at off-peak times, which can be saved through pumped storage for times when the demand is high. This form of energy storage is needed, to support our security of energy supplies, diversity of supplies and to reduce carbon emissions. This will help to balance electricity supply and demand when we have a much greater proportion of electricity from renewable energy technologies, providing a means to manage more intermittent electricity generation from those sources.

3.24 National Planning Framework 3 promotes an increase in the capacity of pumped storage hydroelectricity to complement the drive for more renewable energy capacity. The Scottish Government particularly supports development at Cruachan in Argyll, a nationally important pumped storage facility with significant potential for enhanced capacity. The investment will be in the region of £300 – 600 million and the construction will involve around 200 workers for approximately 5 years. Argyll and Bute Council support the proposal for the delivery of this nationally identified project.

3.25 A national project of this scale, nature and in this location will have both direct and indirect impacts on the natural and built environment, local communities and economy. These impacts will need to be assessed and carefully managed to minimise any negative consequences whilst maximising the benefits and the longer term legacy of this potential investment.

3.25 Environment - Cruachan Dam is situated within a *Local Scenic Area* with the Glen Etive and Glen Fyne *Special Protection Area*, a *Special Area of Conservation*, *Site of Special Scientific Interest* and *Wild Land*

nearby. The dam is of architectural interest and has been designated a Grade B listed building and the turbine hall is A listed.

3.26 Communities – The local communities of Lochawe, Dalmally and Bridge of Awe are in the immediate vicinity. Oban is the nearest main town containing vital services. Loch Awe and Ben Cruachan are significant recreational assets and there is significant potential for an active travel route from Tyndrum (Stirling Council) to Oban and on to Mull and Iona.

3.27 Economy – Cruachan Dam and hydro-electric plant generating 400MW of power is a significant contributor to clean energy for the UK's National Grid. It situated within the Tobermory to Dalmally Growth Corridor, which has been identified in the Local Development Plan 2 for sustainable growth. This corridor also contains key settlements and critical transport infrastructure with the Connel Airport, train line and A85. It also provides a strong tourism offer in this area, including Cruachan's "Hollow Mountain"

Proposal E – Cruachan Dam Pumped Storage Hydro-electricity Facility Expansion

Argyll and Bute Council support the National Planning Framework 3 proposal for the delivery of a project to increase the pumped storage hydroelectricity capacity at Cruachan Dam.

The Council will work with the relevant bodies to:-

- Seek early engagement in the project;
- Minimise negative direct or indirect impacts on the natural and built environment.
- Help manage the impacts of the construction phase on transport and other infrastructure;
- Support local communities to realise community benefits related to the project in the legacy phase; and

Through partnership working, make every effort to maximise the direct and indirect economic benefit for Argyll and Bute through associated accommodation and tourism developments promoted within the Tobermory-Oban-Dalmally growth corridor both in the construction and legacy phases of the project, in accordance with the Development Plan.

Simplified Planning Zones and Masterplan Consent Areas

3.28 Argyll and Bute Council is in the process of creating two Simplified Planning Zones (SPZ), one at Salen on the Isle of Mull and the other in Lochgilphead in Mid Argyll.

3.29 An SPZ is an area where the need to apply for planning permission is removed for certain types of development. An SPZ requires the preparation of an SPZ scheme by the planning authority, which is a series of documents that details the types of development and nature of uses that are permitted together with any limitations, conditions and guidelines that a development proposal must comply with. The SPZs at Salen and Lochgilphead will set out a range of house plots and provide the rules that any subsequent dwelling to be constructed on them must adhere to.

3.30 The Planning (Scotland) Act 2019 will repeal the ability to make new SPZ schemes but introduces new legislation to allow for the creation of Masterplan Consent Areas (MCA) which will have the same 10 year life span of an SPZ.

3.31 Both SPZs and MCAs follow a formal process of public consultation and any amendments to the adopted schemes will require a formal procedure governed by their regulations.

3.32 Given the investment of public and private sector resource in creating SPZ and MCA schemes, the frontloaded public consultation that contributes to their creation and their 10 year lifespan it is important

that members of the community served by these schemes are provided with a reasonable degree of certainty regarding the future development of the site. Therefore it is important that the integrity of any such schemes are not compromised by the proposal of alternative developments through the planning application process.

3.33 Therefore an adoption of either an SPZ or MCA will be considered in a similar manner to an LDP2 allocation. As such, proposals for alternative uses on such sites will be resisted for the first 5 years of their adopted lifespan.

3.34 Whilst alternative layouts and designs for the same uses as contained within a scheme area could be acceptable in terms of the other policies contained in this plan it must be acknowledged that there is a formal process to amend an SPZ or MCA scheme and that the approved scheme will have been the result of a significant level of public and stakeholder involvement. As such any new proposals that are materially different will require robust justification to depart from the adopted scheme and would need to show that they would create a development of equal or greater benefit to the area.

3.35 Where a proposal is made on part of an adopted SPZ or MCA it would need to be fully compatible with the remaining adopted scheme. Any considerations under LDP2 policy to surrounding uses would need to apply to the adopted scheme as if it were built.

3.36 Alternative proposals need to demonstrate an equivalent level public participation in their formation to enable stakeholders to continue their involvement in shaping the future of the site from its outset. Therefore a formal pre-application consultation process (PAC) will be required to accompany any new proposal on an SPZ or MCA within the first 5 years of its lifespan. Planning Circular 3/2013 sets out the requirements for PAC and the applicant should take a proportionate approach to the exercise in relation to the scale and nature of the SPZ or MCA concerned.

Policy 03 – Simplified Planning Zones and Masterplan Consent Areas

Proposals for Development on any adopted Simplified Planning Zone or Masterplan Consent Area within 5 years of the adoption date will only be approved where:

- Alternative uses to that contained within the adopted SPZ or MCA scheme are not proposed for all or any part of the site.
- A pre-application consultation process (PAC) following the procedures currently set out in Planning Circular 3/2013 has been carried out to the satisfaction of the Local Planning Authority
- Any materially different design to the layout or design of the site from that set out in the adopted SPZ or MCA scheme is clearly demonstrated to be of equal or greater benefit to surrounding context of the site and fulfils a demonstrable need for the alternative design.

The proposal, where on part of an adopted SPZ or MCA site, would be compatible with the remaining adopted SPZ/MCA.

Related documents:

[Circular 18/1995 – Simplified Planning Zones](#)

[Planning Circular 3/2013 – Development Management Procedures](#)

Climate Change and Principles of Sustainable Development

3.37 Climate change caused by the burning of fossil fuels coupled with the consumption of natural resources and the generation of waste now represent existential threats to human civilisation globally.

3.38 The most recent report from the Intergovernmental Panel on Climate Change (IPCC) published in 2018 recommends that greenhouse gas emissions must be reduced globally to avoid a temperature increase of 1.5 degrees Celsius by the year 2030 or runaway temperature increases would result with catastrophic consequences for the Earth's biosphere.

3.39 The IPCC indicates that without substantial reductions in our emissions of CO₂ by 2030, it may be impossible to prevent runaway global temperature increases.

3.40 It is therefore an absolute and pressing imperative that we find ways to reduce both our greenhouse gas emissions, and the consumption of finite resources. Waste must also be reduced to avoid polluting our environment. The most recent evidence of mounting plastic waste in our oceans and seas has brought the issue of waste into sharp focus.

3.41 Land use planning makes a significant contribution to both mitigating and adapting to climate change through its ability to influence the location, scale, mix and character of development. In providing for new homes, jobs and infrastructure needed by communities, the planning system can help to shape places and activities to achieve lower carbon emissions and to establish greater resilience to the impacts of climate change.

3.42 The Climate Change (Scotland) Act 2009 set greenhouse gas (GHG) emission reduction targets, including a target to reduce emissions by at least 80% by 2050, and an interim target to reduce emissions by 42% by 2020. Achieving these targets requires coordinated action and a significant commitment to adapting the built environment to reduce energy and other resource consumption as well as providing a framework for the development and deployment of renewable electricity generating technologies.

3.43 The LDP2 proposes to do this by adopting the following principles:-

- Proposing a settlement strategy that reduces, where possible, the need for people to travel to access employment, food, education, recreation and other essential services;
- Supporting regeneration and directing planned growth to the most appropriate locations;
- Encouraging development that is sustainable in terms of design, siting, types of materials used and energy consumption through our design guidance;
- Protecting and enhancing our biodiversity through our policies, the ecosystem approach taken in the Local Biodiversity Action Plan (LBAP) and the inclusion of a biodiversity checklist for significant development;
- Avoiding the loss of trees and woodland;
- Avoiding the disturbance of carbon rich soils such as peat;
- Safeguarding our existing waste sites and reducing waste at every opportunity;
- Protecting important open spaces and safeguarding our agricultural land from development;
- Minimising long distance imports of natural resources by safeguarding local supplies of minerals to meet the needs of the construction industry;
- Minimising the impact on the water environment both in terms of abstraction and pollution;
- Requiring developers to employ water saving technologies in areas that are subject to water shortages;
- Maximising the use of existing infrastructure capacity;

- Ensuring that new development does not increase the potential for flooding and is not located in areas subject to flood risk, landslip and coastal erosion;
- Encouraging the development and use of renewable energy generation technologies and/or low-carbon sources of heat and power such as bio mass.

Building on these principles, the LDP2 therefore requires potential developers to complete a sustainability checklist that will allow them to consider matters of sustainability in relation to their particular proposal. Further, that most proposals for development located within the Countryside Areas will require to have a Landscape and Visual Impact Assessment (LVIA) undertaken and submitted as a component part of the planning process. In addition all proposals must also complete and submit a Sustainable Building Checklist.

Note:

As the planning application information requirements for aquaculture and windfarm development are detailed and most require associated Environmental Impact Assessment, it is not intended that the sustainability/sustainable buildings checklist or LVIA will apply to aquaculture or windfarm development proposals unless an EIA is not required.

Sustainable Development

3.44 The LDP2 seeks to enable the delivery of long term sustainable development in order to support the retention and growth of our population; to support the transition to a low carbon economy; to help retain and improve essential services; to maintain and improve the quality of life of those living and working in Argyll and Bute; and to protect and enhance our outstanding natural and built environment. Decisions on land use planning matters require to take into account both the short term consequences and the longer term potential impacts and benefits. All new development proposals will therefore be assessed against the following sustainable development policy and will be required to complete the sustainability checklists in the technical notes which accompany the plan (See Technical Note LDP2 TN06: Sustainability Checklists).

Policy 04 – Sustainable Development

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:

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

Design and Placemaking Principles

4.1 Good quality places are successful and sustainable, low carbon, natural and resilient, well-connected, where people want to live, work and visit. Placemaking is a creative, collaborative process which seeks to achieve these goals. New development cannot be considered in isolation. It requires an intelligent response to its location, giving full consideration to the surrounding environment in terms of infrastructure, land uses, available community facilities, connectivity, the existing neighbourhood character, scale and density, and views.

4.2 Placemaking incorporates a design-led approach, harnessing the distinct characteristics and strengths of a place, in order to locate the right development in the right place. It forms the basis of the spatial strategy and brings all the elements of spatial planning together in a holistic manner.

4.3 These overarching principles set out the key aspects to be considered for successful placemaking, and are supported by more detailed LDP2 policies, supplementary guidance and technical guidance notes including on Sustainable Design Guidance, which will be consolidated and updated during the plan period.

Policy 05 – Design and Placemaking

To achieve good quality places proposals should, where possible, meet the following placemaking criteria:

- The proposed use should be compatible with surrounding land uses.
- The proposal should, where practicable, be resource efficient by utilising existing infrastructure and facilities.
- The design should respect site topography and any surrounding important landmarks or views.
- The design should create and improve connectivity within, and where practical, beyond the site.
- Green infrastructure should be an integral part of the design process from the outset.
- The design should develop the area's sense of identity by understanding and embracing the existing distinctive characteristics, with the design respecting and complementing its surroundings in terms of density, appearance, height, scale, massing, materials and finishes.
- Where the site contains existing buildings, structures and/or natural features that contribute to the character and identity of the wider area, these should be retained and sensitively integrated into the design unless it has been clearly demonstrated to the planning authority that it is not practicable.
- The siting and design should respond to the natural environment in a sustainable manner.
- The proposal should consider the design of active frontages, and create welcoming, inclusive places with a coherent structure of streets, spaces and buildings which are easy to move around, prioritising the needs of pedestrians and cyclists above motor vehicles.
- The access to and orientation of buildings should reinforce the street or open space to create safe and pleasant places.

The design should be sustainable in terms of materials and construction and should consider future adaptability, and climate change mitigation measures.

Related documents:

[Creating Places – A Policy Statement on Architecture for Scotland](#)

[Designing Streets](#)

[PAN 77 – Designing Safer Places](#)

[Coll Dark Skies Lighting Management Plan](#)

Green Infrastructure

4.4 Scottish Planning Policy describes Green infrastructure as the ‘green’ and ‘blue’ (water environment) features of the natural and built environment.

4.5 It sets out that these can include:

Green - parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens.

Blue - rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable drainage systems.

4.6 Green Infrastructure provides valuable functions and benefits for our places and people such as active travel links to help people move around, places where people can enjoy outdoor sport and recreation or simply somewhere to relax. It can provide places for people to meet and socialise and for children to play as well as opportunities for local food growing through allotments and community gardens. All of these have beneficial outcomes for both physical and mental well-being.

4.7 Green infrastructure provides benefits for biodiversity through the creation of habitats and opportunities for the movement of both land based and aquatic wildlife into, through and around our places. It can help with climate change mitigation and adaptation by helping reduce CO₂ emissions through provision of active travel routes and carbon storage in vegetation as well as helping manage flood risk through features like sustainable urban drainage systems and green roofs.

4.8 Well designed and integrated green infrastructure makes places more attractive and distinctive and strengthens their sense of identity and character.

4.9 Taken all together, the improvement to our places that well designed green infrastructure brings has wider economic benefit through the creation of places that people want to live, work and invest. It can also have efficiency benefits for developers too, for example through the potential to combine open space and Sustainable Drainage Systems.

4.10 When elements of green infrastructure are connected together they form green networks. Green networks have even greater benefits for placemaking by providing green spaces that people and nature can move easily between further re-enforcing the positive character and quality of place.

4.11 The Green Network maps will accompany the Local Development Plan 2 as technical guidance (LDP2 TN11 Green Infrastructure) and will show areas of green infrastructure in and around our six main towns. This mapping helps depict the infrastructure and networks in these particular places and can assist with the design of proposals in these locations. Although not specifically mapped, other towns and settlements will contain similar infrastructure and networks that contribute to the quality of those places.

4.12 Developers must consider green infrastructure from the outset and ensure it is an integral part of the design of their proposals and make provision for its future maintenance.

Policy 06 – Green Infrastructure

Where appropriate new non householder developments shall adequately demonstrate how green infrastructure has been integrated into the design of the proposal from the outset. In particular, but not limited to, proposals should demonstrate:

- How the development contributes to existing green networks – the linkage of the proposed green infrastructure for the development to the existing wider green infrastructure.
- How the development promotes active travel – how priority for movement in, out and around the development is given to walking and other non-motorised forms of transport and how it links to wider active travel networks.
- How the development provides for open green space – how multifunctional green space has been embedded into the design of the development including formal and informal open spaces and how they contribute to the creation of a high quality place. (This includes how the provision of the required amounts of children’s play space and communal casual open space set out in Policy 68 – Housing Greenspace, which has been made an integral part of the design.)
- How the development provides for biodiversity – how it preserves and enhances local habitats within and around the site and contributes to existing wildlife corridors.
- How water management contributes to green infrastructure – how the design and layout of Sustainable Drainage Systems for the development have been integrated into its green infrastructure through a multifunctional approach.
- Climate change – how the proposed green infrastructure provision contributes to climate change mitigation and adaptation.
- That the proposal would not have a negative impact upon existing green infrastructure or would result in the fragmentation or loss of integrity of existing Green Networks
- How the proposed green infrastructure will be managed in the future including maintenance and funding arrangements for its long term management.

4.13 The preparation of green infrastructure design statements or incorporation of the relevant information within wider design statements can assist in the demonstration of green infrastructure provision. The design response should be proportionate to the circumstances of the proposal and its location but in all cases it is for the applicant to demonstrate how green infrastructure has been incorporated into the proposal.

4.14 Technical guidance LDP2 TN11 Green Infrastructure will be developed and updated to provide a tool for developers and decision makers when determining green infrastructure proposals for developments.

Related documents:

[Planning Advice Note 65: Planning and open space](#)

[Green infrastructure: design and placemaking](#)

[Argyll and Bute Food Strategy](#)

Provision of Temporary Green Infrastructure Provision on Sites

4.15 There can be benefits to the appearance of our places from the provision of green infrastructure on unused or underused land. Such pieces of land can be the result of development proposals taking longer to get off the ground resulting in what are known as ‘stalled sites’. Temporary greening of stalled and other sites can help remove or minimise the negative visual impact of what can be unsightly pieces of land and provide significant visual improvements to an area as well as potentially useable spaces for our communities.

4.16 Whilst the provision of green infrastructure on such sites could provide important local amenity benefits it is important to ensure that the type and nature of any green infrastructure does not act to prevent the future development potential of the land as would be allowable or allocated for through this Local Development Plan 2.

4.17 Green infrastructure provision could also take the form of advance structural planting to create the landscape framework for a future development. This would allow it to mature prior to the final development being completed. Proposals for advanced green infrastructure schemes should demonstrate how the scheme will successfully integrate with the future built layout of the site.

Policy 07 – Provision of Temporary Green Infrastructure Provision on Sites

The temporary use of unused or underused land as green infrastructure will be encouraged where it would not prevent the land from being developed in the longer term.

Related documents:

[Green infrastructure: Design and Placemaking](#)

Sustainable Siting and Design

4.18 This policy is an integral part of the LDP, setting out the general principles that must be adhered to in order to meet the concept of sustainable development. It is supplemented by detailed Sustainable Design Guidance, which will be consolidated and updated during the plan period.

4.19 Sustainable development is defined within the SPP as being “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. At local level the concept is embedded in the LDP, forming the overarching Vision and supported by the Objectives. As Placemaking is at the heart of sustainable development this policy draws on and develops criteria set out in the overarching Design and Placemaking Principles. In order to ensure compliance with wider sustainability objectives, this policy should be considered in conjunction with the Technical Note LDP2 TN06: Sustainability Checklist.

Sustainable Siting

4.20 Argyll and Bute has an outstanding and diverse landscape which must be protected from inappropriate development. In order to avoid detrimental environmental impact the development should be sited to not only integrate sensitively with the landscape in a physical manner, but so as to maximise solar gain and natural ventilation and provide shelter from prevailing winds. Additionally the proximity of existing infrastructure and other services will affect the environmental impact of a development. The siting of a development must also take into account other environmental factors such as flooding and wildlife habitats, detailed within other policy areas.

4.21 For most new developments in the countryside an LVIA will be required. Details of the criteria for this can be found in Policy 02 A.

4.22 Access to sunlight and daylight is a vital part of a healthy environment. Sensitive design will provide sufficient daylight and sunlight to new housing whilst not obstructing light to existing homes nearby. To prevent a loss of privacy, 18 metres is generally considered to be the minimum acceptable distance between windows of habitable rooms, but this may vary on a case by case basis to take into account other mitigating factors.

Policy 08 – Sustainable Siting

Each of the following will apply when assessing any proposal for development, including those for outbuildings and extensions:

- The development should integrate into the landscape or existing built form to minimise detrimental effects on the environment. Hilltop, skyline or ridge locations will be resisted.
- Development on a sloping site should be designed sensitively taking account of the topography in order to prevent significant excavation or under-building.
- The siting of a development should take into account the character of the area in terms of its settlement pattern, layout and density.
- All new residential developments are required to consider provision for Growing Spaces – See Policy 06 – Green Infrastructure.
- Any development should be carefully sited to avoid overshadowing or overlooking of itself or other properties.
- The development should be positioned within the landscape to make the best use of solar gain, natural ventilation and shelter from the elements and minimise adverse environmental effects – this need must be balanced with the restrictions and opportunities the topography places on the siting.
- The development should be sited within easy access of existing infrastructure and services
- Any ancillary development such as parking and service areas, should be sensitively designed and sited.

A co-ordinated approach is required to development in that it must not compromise the effective development of adjacent land or the comprehensive development and regeneration of a wider area as provided for in a masterplan, strategy or development brief approved by the council.

Sustainable Design

4.23 The LDP2 is committed to supporting the national objectives and targets in terms of transitioning to a low carbon economy. This means that development proposals must consider the use of renewable sources in order to reduce emissions and energy use and to be carbon neutral.

4.24 Buildings contain embodied energy which is made up of the energy consumed to create the building (including extraction, manufacturing processes, transportation and assembly); energy consumed in maintaining the building and providing heat, light and power in the building; and energy consumed if the building is demolished. For this reason, in terms of carbon savings, the materials and construction methods required for a development proposal must be carefully considered. Consideration should be given to any potential to adapt an existing building, as well as future adaptability potential of a proposal.

Policy 09 – Sustainable Design

Development proposals should demonstrate consideration of and where possible utilisation of:

- Renewable sources of energy; and
- Sustainable design and construction methods in terms of embodied energy; conversion and re-use; and adaptability.

Design

4.25 The detailed design of a development follows on from an application of the wider Design and Placemaking Principles and Sustainable Siting and Design. Policy 05 – Design and Placemaking sets out design criteria which are applicable to ALL developments including extensions and alterations. To be considered in conjunction with this, design criteria relating to specific development types is covered in

Policy 08 – Sustainable Siting, Policy 09 – Sustainable Design, Policy 10 – Design – All Development, Policy 11 – Design – Conversions and Change of Use and Policy 12 – Shopfront Design

4.26 Design (and Access) Statements are required in some circumstances, however their use is encouraged for all proposals to demonstrate that a robust and defensible design process has been followed. The format and details of a design statement should follow the advice contained in PAN68, and should include diagrams, drawings, photos to support the application.

Design – All Development

4.27 The design of any development, including extensions and alterations, must evolve from and respond to an analysis of the proposed development site and its wider context, beginning with the macro and working in towards the micro. The layout and variety of settlements, public buildings and spaces often reflects their historic function and provides their distinctiveness and identity. Proposals must respect the existing character and quality of place and take opportunities to reinforce and enhance this where relevant.

Policy 10 – Design: All Development

The design of any development must:

- Demonstrate an understanding of and appropriate response to the proposed development site and wider context including consideration of character and, where applicable, urban grain; and
- Acknowledge the scale, mass and spirit of nearby buildings but steer clear of mimicry and pastiche; and
- Incorporate existing and enhancing features where applicable; and
- Avoid falsification of period details; and
- Use appropriate proportions for building elements and details including, where applicable, massing and fenestration; and
- Use materials that are harmonious with the context but embody honesty and legibility of contemporary design ; and
- Consider the embodied energy and durability of proposed materials.

Related documents:

[PAN 68 – Design Statements](#)

Design – Conversions and Change of Use

4.28 Converting an existing building may sometimes offer a more sustainable solution than new development, however the existing form and character of the building will create additional constraints and opportunities which will feed into the design process.

Policy 11 – Design: Conversions and Change of Use

In addition to the design criteria set out in Policy 10 – Design – All Development, proposals for conversions and changes of use to buildings must:

- Respect the character of the traditional use; and
- Reuse materials wherever practicable; and
- Retain features of particular architectural or historic interest; and
- Be capable of providing the proposed use without substantial extension or alterations which would be detrimental to the character of the building; and

Be in scale and sympathy with the surrounding landscape and not require significant infrastructure that is detrimental to the character or amenity of the place.

Shopfront Design

4.29 This policy seeks to achieve a level of consistency in the style of shopfronts to ensure that new proposals are compatible with the character of the area and with neighbouring premises in terms of design and proportions, materials, colours and lettering.

4.30 Active frontages are encouraged to create streets which are welcoming as well as being safe and pleasant.

4.31 Part (a) of this policy should be applied to shopfront design in all areas of Argyll and Bute and part (b) sets out the more specific approach that must be taken in conservation areas and for listed buildings. The council recognises the need to achieve a balance between accommodating commercial needs such as signage and security and maintaining the historic significance of the shopfront.

Policy 12 – Shopfront Design**A. All Shopfront Design:**

- i) Proposals for new shopfronts or alterations to existing shopfronts must meet the same design criteria as other new development proposals, as set out in Policy 10 – Design – All Development;
- ii) Provision for space for shop front signage requires to be an integral part of the design solution.

B. Shopfront Design Within Conservation Areas and of Listed Buildings:

There is a presumption against the removal or alteration of elements that form part of a historic shopfront and which contribute to the architectural quality or historic interest of a town centre.

Where historic shopfronts have previously been altered unsympathetically, restoration of original elements must only be made on the basis of sound research and physical evidence.

Proposals for new shopfronts or alterations to existing shopfronts will only be approved when both the criteria in part (A) above and the following criteria are met:

Fascias and signage:

- Fascias must not be excessively deep nor obscure significant features of the historic building; and
- Shopfronts which straddle two separate buildings must acknowledge the architectural and structural divisions - two relating fascias should be installed, designed to suit each façade.; and
- No internally illuminated or plastic fascia signs will be permitted; and
- New lettering must be carefully designed to respect the character of the building. Encouragement will be given to traditional hand-painted sign writing on timber fascias.

Policy 12 – Shopfront Design continued**Colours:**

- Rich muted colours are encouraged. If a second colour is used for architectural detailing this should contrast the main colour; and
- Paint finishes on masonry must be a matt rather than gloss finish.

Blinds and canopies:

- Traditional blinds should be refurbished where possible; and
- The introduction of new blind boxes must not mask or cut across detailing which contributes to the significance of a building; and
- The style, size, materials and colour of any new blind must respect the character of the street; and
- The erection of sun blinds (also referred to as awnings) and canopies will generally be discouraged by the council unless a valid reason for their introduction can be shown (e.g. to protect perishable goods from sunlight).

Security:

- Security measures which obscure or detract from historic shopfronts will not generally be acceptable. Removable external grills are considered to be more appropriate than fixed shutter systems or externally mounted roller shutters. Alternatively brick bond internal retractable security shutters may be considered behind the glass of the shop window. Laminated or toughened safety glass should also be considered.

Related documents:

[HES – Managing Change- Shopfronts and Signs](#)

[HES – Short Guide 12 – Scottish Traditional Shopfronts](#)

Advertisements

4.32 The aim of this Policy is to control advertisements allowing for information to be displayed to the public, without loss of character, amenity or safety. Advertisements, which include hoardings (freestanding or otherwise), advance signs, shop fascia and projecting signs are amongst the most lively but also potentially most intrusive elements in our environment. As a result they have always merited their own specific mention in planning legislation and their own set of regulations that require controls to be exercised. If these controls were not exercised, character, amenity and safety may be compromised. Due to their special nature, Conservation Areas require stricter controls. The control of advertisements in industrial areas will be less strict than elsewhere. Nevertheless, the general principles of preserving amenity (e.g. appropriate scale and design) and public safety will be applied. Business and tourist signs, although very important, need to be restricted to those necessary, and existing signs with no operational need should be removed.

Policy 13 – Advertisements

- a) Within commercial and residential areas of settlements the Council, when considering applications to display advertisements, will take into account:
 - i) The impact on the amenity of the site, or surrounding area, or character of the building in terms of positioning, scale, design or materials and where appropriate conform with the Technical Guidance on Shopfront/Advertising Design Principles of this Local Development Plan;
 - ii) The impact on public safety (including pedestrians and road users); AND,
 - iii) Within Conservation Areas, in addition to the above points, they preserve or enhance the character and amenity of the area.

Policy 13 – Advertisements continued

- b) Outwith the LDP2 defined settlement boundaries advertisements will be refused unless they are directional or advance warning signs for business or tourist facilities that are not reasonably visible from any main road. In each case it must be shown that a tourist 'brown sign' is not a suitable first option; AND they must satisfy A) (i), (ii) and (iii) above.

NOTE: This policy should be read in conjunction with the:- **Advertisement & Signage Policy Technical Working Notes 2017.**

Bad Neighbour Development

4.33 Uses that can result in negative impact upon neighbouring amenity are sometimes referred to as "bad neighbour uses". Such uses can include pubs or clubs, waste water treatment plants, scrap yards and various industrial processes. Their impact can be wide ranging with issues, including:

- Noise disturbance from industrial or mechanical processes
- Noise from high turnover of customers at unsocial hours
- Odour pollution from cooking smells
- Light pollution from outdoor lighting or flicker from moving apparatus

4.34 Proposals that would have an unacceptable, detrimental impact upon neighbouring amenity will be resisted.

4.35 The Council will operate a precautionary principle and it will be for the applicant to provide evidence to demonstrate that there would not be any unacceptable impacts upon neighbouring amenity. This could be provided through the commissioning of technical studies and reports which should be submitted, where relevant, with the planning application

4.36 In certain circumstances it might be possible to mitigate the impact of such uses by the imposition of planning conditions or legal agreements on a planning consent, for example limiting the operating hours of a business or the operating times of exterior lighting.

4.37 Proposals for development can also introduce the reverse situation by proposing a sensitive receptor, for example housing, in close proximity to existing operations or land uses such as waste treatment plants or industrial operations. The introduction of sensitive receptors into these situations could compromise the existing operations and in such circumstances proposals will be resisted.

Policy 14 – Bad Neighbour Development

The Council will resist any proposal that would have an unacceptable adverse impact upon the amenity of neighbouring land uses resulting from, but not limited to the following:

- noise or vibration
- odour or fumes
- emissions including dust, smoke, soot, ash, dirt or grit or any other environmental pollution to water, air, or soil
- light pollution or flicker

In certain circumstances it may be possible to mitigate adverse impact upon neighbouring amenity by restrictions placed upon the proposed development via planning conditions or legal agreements.

The Council will not permit the reverse situation where proposed new uses would introduce sensitive receptors close to areas where they would be susceptible to adverse impacts from existing bad neighbour uses or areas that are identified for such uses.

Built Heritage

4.38 Argyll and Bute enjoys a rich and varied cultural and historic built heritage. The special characteristics of our designated and non-designated historic environment must be managed sensitively to avoid or minimise adverse impacts on these irreplaceable assets or their settings.

4.39 The quality of our built environment has a major influence on the attractiveness of the area as a place to live, work and visit and is integral to creating successful places and enabling positive change. The NPF3 and SPP recognise the significance of the built environment to our economy, cultural identity and quality of life. Additionally, there is a continual need to understand, protect and conserve this asset in order to ensure its long term sustainability and enable positive change where appropriate. The LDP2 recognises that this need must be balanced with the growing impacts of climate change and the challenging economic realities that we all face now and for the foreseeable future.

Key Actions:

- To continue to review existing and potential Conservation Area designations
- To continue to develop Conservation Area Appraisals and Management Plans in order to help the special qualities of these areas be understood
- To continue to seek regeneration initiatives for our built heritage such as Conservation Area Regeneration Schemes (CARS)
- To work closely with, and support, other environmental bodies and local community groups and Trusts to promote conservation of our built heritage, including implementation of our [Historic Environment Strategy 2015-2020](#).

Related documents:

[Historic Environment Policy for Scotland April 2019](#)

[Our Place in Time – Historic Environment Scotland Strategy](#)

[Historic Environment Scotland Managing Change guidance series](#)

[New Design in Historic Settings](#)

[PAN 71 – Conservation Area Management](#)

[PAN 2/2011 – Planning and Archaeology](#)

[West of Scotland Archaeology Service Procedural Guidance for Archaeology and Development](#)

Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment

4.40 We aim to support and encourage sustainable forms of development that seeks to protect, conserve and where possible enhance the historic built environment, and encourages and supports regeneration. We aim to provide protection from inappropriate forms of development. This policy, its associated detailed policies (Policy 16 – Listed Buildings, Policy 17 – Conservation Areas, Policy 18 – Enabling Development, Policy 19 – Scheduled Monuments, Policy 20 – Gardens and Designed Landscapes, Policy 21 – Sites of Archaeological Importance), Conservation Area Appraisals & Management Plans and relevant Technical Guidance notes, provide the general basis for the consideration of all development proposals which may have an effect on our historic built environment, whether designated or undesignated, and including war memorials.

Policy 15 – Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment

Development proposals will not be acceptable where they fail to:

- protect, preserve, conserve or enhance the established character of the historic built environment in terms of its location, scale, form, design or proposed use; or
- avoid any cumulative effect upon the integrity or special qualities of designated built environment sites.

When there is significant uncertainty concerning the potential impact of a proposed development on a designated site, consideration will be given to the appropriate application of the precautionary principle.

Detailed Policies

Listed Buildings

4.41 Listed Buildings, their curtilage structures and their settings make a significant contribution to the character and amenity of Argyll and Bute. They are a valuable resource that can stimulate enjoyment of the wider environment and act as an important medium for education, economic development, recreation and tourism. As such, they must be protected.

4.42 Listing covers the interior as well as the exterior of the building and extends to its curtilage.

4.43 In the event of the planning authority being minded to grant listed building consent for works affecting a category A or B listed building, or for a proposal by the planning authority itself, it will consult with Historic Environment Scotland at an early stage. Where appropriate the planning authority will also seek the views of the Architectural Heritage Society of Scotland and Architecture Design Scotland.

4.44 In the event of the planning authority being minded to grant consent for the demolition (in whole or part) of a listed building it will notify Historic Environment Scotland (HES) at least 3 months prior to the start of the works. Once a listed building has been demolished the planning authority will notify Historic Environment Scotland.

4.45 To search for a listed building, and for other information and guidance in respect of listed buildings, please refer to [Historic Environment Scotland's website](#)

Policy 16 – Listed Buildings

A. Development:

A development proposal which affects a Listed Building, its curtilage or its wider setting will only be supported when it meets ALL of the following criteria:

- It respects the original structure in terms of setting, scale, design, materials and proposed use, AND
- The proposal is essential to securing an appropriate use of the Listed Building without undermining its architectural or historic character, or its setting, AND
- It conforms to national policy and guidance, including but not limited to those set out in the section above 'Related Documents'.

Policy 16 – Listed Buildings continued

The developer is expected to demonstrate to the planning authority's satisfaction, that the effect of a proposed development on a Listed Building, its curtilage and wider setting has been assessed and that measures will be taken to protect, conserve and where appropriate enhance the special interest of the asset. The use of appropriate access statements, design statements and conservation plans are expected to facilitate this assessment.

B. Demolition:

Proposals for the total or partial demolition of a listed building (or any ancillary structure within its curtilage) will be supported **ONLY** where it is demonstrated to the satisfaction of the planning authority that every effort has been exerted by all concerned to find practical ways of keeping it. This will be demonstrated by inclusion of evidence to the planning authority that the building meets one or more of the following criteria:

- Written evidence can be provided that it has been actively marketed at a reasonable price reflecting its location, condition, redevelopment costs and possible viable uses for a period of not less than 12 months without finding a purchaser, OR
- Is beyond economic repair and incapable of re-use for modern purposes through the submission and verification of a thorough structural condition report prepared by a conservation accredited professional and a detailed and verifiable breakdown of costs in line with guidance provided in Historic Environment Scotland's Managing Change Guidance Note "Demolition", OR
- The demolition is considered to be essential for wider community economic benefits. This would only be considered if the proposed redevelopment was of regional or national significance and that clear evidence shows that every effort was made to incorporate the listed building into the new development or that every effort to place the new development in an alternative location was made.

Prior to the approval of demolition the planning authority may require to have approved detailed proposals submitted by the developer for the restoration and reuse of the site, including any replacement buildings or other structures in order to preserve the integrity of the site, and may require that a contract be let for redevelopment in advance of demolition in appropriate cases.

The planning authority will also consider attaching conditions in respect of one or more of the following:

- The recording of the building to be demolished, in addition to the requirement to formally notify Historic Environment Scotland
- Methods of demolition to be employed

The conservation, retention or salvaging of architectural or other features, artefacts or other materials.

Conservation Areas

4.46 Conservation areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Argyll and Bute and therefore must be protected. The aim of this policy is to safeguard the buildings, building patterns and enclosures that give conservation areas their special character.

4.47 When considering applications for new development in conservation areas the council's priority will be to have regard for the special architectural, historic and other special qualities that are the reason for the area's designation. New development will be welcomed only if it is sensitively designed, respects the character of the area and contributes to its enhancement.

4.48 Planning permission is required for most works as Permitted Development is limited within the conservation area under the General Permitted Development Order. Please note that this document can be subject to alterations and therefore care should be taken to ensure that the most up-to-date version is referred to.

4.49 Conservation area consent is required for demolition in a conservation area. Demolition can very often mean the loss of character and will be resisted.

Policy 17 – Conservation Areas

A. Development:

There is a presumption against development that does not protect, conserve or enhance the character or appearance of an existing or proposed conservation area or its setting. New development within these areas and on sites affecting their settings must respect the architectural, historic and other special qualities that give rise to their actual or proposed designation and conform to the following national policies and guidance including, but not limited to, section above 'Related Documents' and the area's Conservation Area Appraisal and Management Plan (if in place).

The developer is expected to satisfactorily demonstrate to the planning authority that the effect of a proposed development on a conservation area and its wider setting has been assessed and that measures will be taken to protect, conserve and where appropriate enhance the special interest of the area. The use of appropriate design statements, character appraisals and conservation plans are expected to facilitate this assessment.

Applications for planning permission in principle will not normally be considered appropriate for proposed development in conservation areas.

The contribution which trees make towards the character or appearance of a conservation area will be taken into account when considering development proposals.

B. Demolition:

Proposals for the total or substantial demolition of a building within or affecting the character or appearance of a conservation area or its setting will be considered as if the structure was listed – as set out in Policy 16 – Listed Buildings (B).

Enabling Development

4.50 The aim of Enabling Development is to facilitate restoration of valued built heritage in circumstances where it is deemed acceptable by the planning authority and its advisors. This policy provides measures for the planning authority to assess the merits, plausibility and detail of submitted applications.

4.51 In exceptional cases, securing the future of significant unlisted buildings that are considered to be of sufficient historic or architectural value may also be supported by enabling development. Proposals will not be supported if the planning authority is not convinced that the public benefit will be gained.

4.52 This policy is supported by detailed technical guidance.

Policy 18 – Enabling Development

Enabling development proposals which have not already been identified in the Local Development Plan 2, subject to other policies, will be considered in the following circumstances:

- the building is Listed and/or on the Building at Risk Register, or in exceptional circumstance unlisted but considered worthy of conservation and reuse by the Council, AND
- all other possibilities of development funding to secure the conservation and reuse of the building have been exhausted. This includes exploring grant aid and determining if any other group, such as a Building Preservation Trust, is willing to undertake the project; and putting the building on the open market for a period of time (not less than 12 months) and price (reflecting condition and redevelopment costs) which can be considered reasonable to achieve a sale in the context of prevailing market conditions, AND
- it is demonstrated that the amount of enabling development is the minimum required to meet a verifiable conservation deficit that would achieve conservation and reuse and, if required, this has been confirmed through an independent professional survey by an agency chosen by the council and paid for by the applicant, AND
- the wider public benefits of securing the conservation and reuse of the building through enabling development significantly outweigh any disadvantages of breaching normal policy presumptions, AND
- it will not materially harm the heritage value of the listed building or its setting, AND
- it will secure the long-term future of the asset and avoid detrimental fragmentation of management of the asset.

For proposals associated with listed building restoration and reuse, the physical separation of the restored or reused listed building from the enabling development is normally preferred.

Scheduled Monuments

4.53 Scheduled Monuments are protected under the Ancient Monuments and Archaeological Areas Act 1979 and are scheduled by Historic Environment Scotland on behalf of Scottish Ministers. Scheduled Monument Consent will generally be required in addition to local authority planning permission. The preservation of ancient monuments and their settings is a material consideration when determining planning applications, whether a monument is scheduled or not. Further information on the location of Scheduled Monuments with Argyll and Bute can also be found at [Past Map](#).

Policy 19 – Scheduled Monuments

There will be a presumption against development that does not retain, protect, conserve or enhance a Scheduled Monument and the integrity of its settings. Developments that have an adverse impact on Scheduled Monuments or their settings will not be permitted unless there are exceptional circumstances. New development on sites affecting the settings of scheduled monuments must respect their architectural, historic and other special qualities and conform to the national policies and guidance including but not limited to the 'Related Documents'.

The developer is expected to satisfactorily demonstrate to the planning authority that the effect of a proposed development on a scheduled monument and its wider setting has been assessed and that measures will be taken to protect, conserve and where appropriate enhance the special interest of the asset. The use of appropriate setting analysis, design statements, character appraisals and conservation plans are expected to facilitate this assessment.

Gardens and Designed Landscapes

4.54 Argyll and Bute enjoys a wealth of gardens and designed landscapes. They are an important part of the area's history, character and scenery and add greatly to the enjoyment of the countryside and settlements. In many cases they provide a landscape setting for an important building, have rare plant collections or contain interesting woodland or wildlife habitats. It is for these reasons that it is important for these sites to be protected and if possible enhanced to allow future generations to enjoy them.

4.55 An Inventory of gardens and designed landscapes in Scotland is maintained by Historic Environment Scotland. The effect of proposed development on a garden and designed landscape is a material consideration in the determination of a planning application.

4.56 The planning authority will consult with Historic Environment Scotland on any proposed development that may affect a site contained in the inventory.

4.57 These sites have been identified on the Proposals Maps of the Local Development Plan 2. Further information can also be found here on the locations of gardens and designed landscapes in Argyll and Bute at [Past Map](#).

Policy 20 – Gardens and Designed Landscapes

There will be a presumption in favour of retaining, protecting, conserving and enhancing gardens and designed landscapes, either listed in the inventory of gardens and designed landscapes, or otherwise deemed to be of significant value.

Where development would affect a garden and designed landscape the developer will be expected to demonstrate to the planning authority that such an effect has been assessed and that adequate measures will be taken to protect, conserve and where possible enhance the special interest of the asset. Measures of assessment will be expected to follow the principles set out in the 'Related Documents'.

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

- The archaeological, historical or botanical interest of the site, AND
- The site's original design concept, overall quality and setting, AND
- Trees and woodlands and the site's contribution to local landscape character within the site including the boundary walls, pathways, garden terraces or water features, AND

Planned or significant views of, or from, the site or buildings within it.

Sites of Archaeological Importance

4.58 Argyll and Bute contains a wide variety of archaeological features ranging from prehistoric features such as ancient forts and duns, to early Christian chapels, mediaeval castles and recent industrial archaeology. Much of Argyll and Bute's archaeology makes an important contribution to the tourism economy of the area, and can also have nature conservation benefits.

Policy 21 – Sites of Archaeological Importance

There is a presumption in favour of retaining, protecting, conserving and enhancing the existing archaeological heritage and any future discoveries found in Argyll and Bute. When a proposed development would affect a site of archaeological significance, ALL of the following will apply:

- The prospective developer will be advised to consult the planning authority and its advisors the West of Scotland Archaeology Service (WOSAS) at the earliest possible stage in the conception of the proposal, AND
- An assessment of the importance of the site will be provided by the prospective developer as part of the application for planning permission or (preferably) as part of the [pre-application discussions](#), AND
- Relevant policies and guidance including but not limited to the 'Related Documents' must be conformed to.

When development that will affect a site of archaeological significance is to be carried out, both of the following will apply:

- Developers will be expected to make provision for the protection and preservation of archaeological deposits in situ within their developments, OR
- Where the planning authority deems that the protection and preservation of archaeological deposits in situ is not warranted for whatever reason, it shall satisfy itself that the developer has made appropriate and satisfactory provision for the excavation, recording, analysis and publication and, if appropriate preservation of, the remains.

Where archaeological remains are discovered after a development has commenced both of the following will apply:

- The developer will stop work and notify the WOSAS and the council immediately to enable an assessment of the importance of the remains to be made, AND
- Developers should make appropriate and satisfactory provision for the excavation, recording, analysis and publication of the remains. (Developers may see fit to insure against the unexpected discovery of archaeological remains during work).

Diverse, Inclusive and Sustainable Economy

5.1 The success of our local economy is fundamental to Argyll and Bute's future prosperity, helping to retain population and attract new people to the area. This is recognised in the Argyll and Bute Outcome Improvement Plan through the long term outcome "*an economy that is diverse and thriving*". The LDP2 plays a key role in facilitating inclusive and sustainable economic growth in accordance with the spatial strategy by identifying a range of sites for the creation of new jobs and by the strengthening of economic capacity and resilience within communities.

5.2 The aim is to grow a low-carbon economy by promoting economic development in the identified growth areas, regeneration areas and settlements, giving better access to job opportunities and supporting our most accessible locations. Economic growth will require to be supported by the necessary infrastructure, facilities and services, including the transport network, water and sewerage. Integration between transportation and land use is essential to delivering economic growth in a sustainable and inclusive manner. This will also help improve accessibility to new employment opportunities.

5.3 There are a range of challenges to be met in order to realise our full economic potential. Recognition is given to the specific issues in the Economically Fragile Areas, remote and island areas with a more flexible approach to economic development being taken in these areas. The strategic regeneration and environmental improvement aims with a particular focus on Dunoon, Rothesay and Campbeltown will support the delivery of an inclusive economy. The natural and built environments are both key to the economic success of the area. It is, therefore, important that new development safeguards these assets and, where appropriate, seeks to enhance Argyll and Bute's rich resource. The important role played by *windfall development* to support the economy of our rural and island areas is recognised. This is due in part to the nature of many industries in Argyll and Bute, which are closely related to a natural or localised resource e.g. aquaculture, renewables, distilleries, tourism and in part due to the nature of our remote rural area.

5.4 The LDP2 supports the council's Economic Strategy's Key Priorities by identifying employment opportunities that are well integrated with economic infrastructure; safeguarding the natural environment and promoting regeneration and enhancement of the built environment to attract people and businesses; and delivering Smart Growth through a focus on the Growth Areas, Regeneration areas and Fragile Economic Areas (See Table 1).

5.5 Delivery will be achieved by:-

- Ensuring there is sufficient range and choice of marketable sites that are well located in terms of the settlement and spatial strategy and that cater for both indigenous industries and inward investment;
- Marketing the Strategic Economic Investment Locations (SEILs), which are our better quality, accessible locations and safeguarding them from inappropriate uses. The SEILs have been selected because they are the key locations to promote the Priority Sectors and Highland and Islands Enterprise and Scottish Enterprise locational priorities, and are in sustainable locations as follows and shown on the proposals maps; Sandbank, Faslane, Lochgilphead, Machrihanish, Barcaldine and Dunbeg;
- Safeguarding our current established industrial and business areas for employment uses;

- Directing industrial and business activity to the preferred locations in support of the spatial strategy and accommodating windfall development in accordance with the spatial strategy;
- Promoting our growth areas of Tobermory to Dalmally Growth Corridor and Helensburgh and Lomond Growth Area, which contain a range of opportunities;
- Focussing on our Priority Sectors i.e. tourism, food and drink (including aquaculture and distilleries), Creative Industries (including film and TV production), renewables, forestry, marine science and engineering including (defence industries), which are areas of comparative advantage for Argyll and Bute;
- Taking a flexible approach to economic development proposals, in particular in the Economically Fragile Areas, Regeneration Areas and Growth Areas by taking net economic benefit into account;
- Working in collaboration with both the public and private sector to deliver a place based approach, which supports investment in Argyll and Bute and maximises the positive impact on the economy

5.6 The Schedules in the Written Statement show the industrial and business land sites promoted by the Local Development Plan 2.

Sequential Approach Principle

5.7 This principle supports the spatial strategy as set out in this Local Development Plan 2 to help deliver sustainable and inclusive economic growth.

5.8 A sequential approach will be taken to industrial and business development with proposals for new developments being considered in the following order of preference:

1. Preferred locations (Table 2).
2. Other locations within the identified Settlements (Table 3),
3. Other locations within the Countryside Area. (Table 3)

5.9 The applicant will be required to demonstrate that the sequential approach has been taken into account to the satisfaction of the planning authority.

Policy 22 – Economic Development

A. Development in the preferred locations:

Proposals for built development or change of use in the preferred locations noted in Table 2 will:

- i) be restricted to business and industrial enterprises (Use Class 4, 5 and 6), *waste management developments* as set out in Policy WM Waste Management and other *sui generis* industrial and business type uses; AND
- ii) require to comply with the directions in the written statement schedules and the LDP2 Action Programme; OR
- iii) other uses may be acceptable in the following cases:-
 - a) *Ancillary* uses may be acceptable within the preferred locations subject to demonstrating to the planning authority's satisfaction that:-
 - i. The use will not have a significant negative impact on the established uses at that location, or
 - ii. The use will not have a significant native impact on the established uses at that location, or

Policy 22 – Economic Development continued

- b) Other employment uses (excluding retail) may be acceptable within the preferred locations subject to demonstrating to the planning authority's satisfaction that:-
 - i. the use is compatible with the existing and/or proposed uses at the location; and
 - ii. where uses would generate a significant footfall that the sequential town centre first approach has been applied (See Table 4).

B. Windfall Industrial and Business Development:

Where the developer demonstrates that there are no suitable sites within the preferred areas, proposals for built development or change of use for windfall Industrial and business development (excluding retail) and waste management, will require to take the aims and approach in Table 3 into account and;

- i) in the Settlement boundaries ensure developments:
 - a) are of a scale that reflects the character of the area; and
 - b) in the case of industrial development, are situated in non-residential locations i.e. locations where residential use does not predominate, including mixed use areas; and
 - c) avoid greenfield sites if brownfield land is available in close proximity; and
 - d) will not erode the residential amenity of the area, including cumulative impacts, nor adversely affect local residents, through an increase in traffic levels, noise, fumes or hours of operation; or
- ii) On infill, rounding off and redevelopment sites within the Countryside Area ensure developments:
 - a) are of a scale that reflects the character of the area; and
 - b) in the case of industrial development, are situated in non-residential locations i.e. locations where residential use does not predominate, including mixed use areas; and
 - c) avoid greenfield sites if brownfield land is available in close proximity; and
 - d) respect the landscape character. The planning authority may request a Landscape and Visual Impact Assessment to be prepared by the applicant in sensitive locations.
- iii) In the open countryside industrial and business development will be resisted except:-
 - a) In the Economically Fragile Areas, Regeneration Areas and Growth Areas where due weight will be given to the net economic benefit of the development. The information will be supplied by the applicant and assessed by the planning authority and taken into account alongside all other relevant factors; OR
 - b) The applicant can demonstrate a clear operational need for a specific location to the satisfaction of the planning authority;

In any of the above, proposals which generate significant freight movements, such as manufacturing, processing, distribution and warehousing, will be located on sites accessible to suitable railheads or harbours or the strategic road network.

Table 1 – Smart Growth: A focussed approach to delivering inclusive and sustainable growth within Argyll and Bute

These areas contain a range of preferred locations and opportunities that are supported by the Local Development Plan 2

Area	Description	Aim and Approach
Tobermory to Dalmally Growth Corridor	See Spatial Strategy Diagram 1	Promotional – to build on the existing comparative advantages in these areas to promote the potential of key growth sectors for Argyll and Bute, including: energy, marine industries, food and drink, university, tourism and the forestry sectors. Flexible – giving due weight to the net economic benefit of proposed development to deliver a more flexible approach in the identified growth areas.
Helensburgh and Lomond Growth Area	See Spatial Strategy Diagram 1	
Economically Fragile Areas	See Economic Diagram 5 and	Focussed – responding positively to the economic issues, challenges and opportunities in the Economically Fragile Areas and Regeneration Areas, as outlined in Argyll and Bute Economic Development Action Plans. Flexible – giving due weight to the net economic benefit of proposed development to deliver a more flexible approach in the identified Economically Fragile Areas and Regeneration Areas. Environment - promoting environmental enhancement in the Regeneration Areas
Regeneration Areas: Dunoon, Rothesay, Campbeltown (including MACC base)	See Spatial Strategy Diagram 1	

Table 2 – Preferred Locations

The following range of locations has been identified in the plan to support the delivery of sustainable economic growth

Preferred Locations	Description	Aim
Strategic Economic Investment Locations: Sandbank Faslane Lochgilphead Machrihanish Barcaldine Dunbeg	Better quality, accessible industrial and business locations containing allocations and potential expansion areas. See Economic Diagram 5, Schedules and Action Programme	Promotion – attracting inward investment and supporting expansion of indigenous companies. Safeguard – from inappropriate uses that would undermine the strategic value of these locations to the economy of Argyll and Bute.
Industry and Business Allocations	Sites allocated in the LDP2 specifically for a range of industrial and business development. Details in Schedule and Action Programme.	Promotion – providing a supply of allocated sites that meet the diverse needs of the different sectors and sizes of business which are important to Argyll and Bute.
Mixed Use Allocations	The Schedules note mixed use sites where an element has been allocated specifically for a range of industrial and business development. Details are contained in LDP2 Schedule and Action Programme.	Flexible – Able to accommodate changing economic circumstances and allow the realisation of new economic opportunities. Safeguard – Identified marketable supply that is safeguarded from non-employment generating uses. Delivery – Sites are either serviced or considered to be serviceable within a 5 year period. Known development factors are noted in the Action Programme.
Potential Development Areas	Sites that may have the potential for industrial and business development, where this has been noted in the schedule. Known constraints are identified and require to be addressed either through a masterplan or holistic approach to the site. Details in Schedules and Action Programme.	Safeguard – Potential future development opportunities Delivery – ensure that constraints are addressed to allow effective sites to be delivered and non-effective sites to be removed.
Established Business and Industrial Areas	These are existing areas of industrial and business use. They correspond to EBIA's as shown in the proposal maps as well as to individual lawful business and industry use on sites which are not currently mapped in the plan.	Safeguard – Established areas of employment use. Flexible – Able to accommodate changing economic circumstances and allow the realisation of new economic opportunities.

Table 3 – Windfall Industrial and Business Development Outwith the Preferred Locations

Approach within broader zones and areas as identified in the spatial strategy

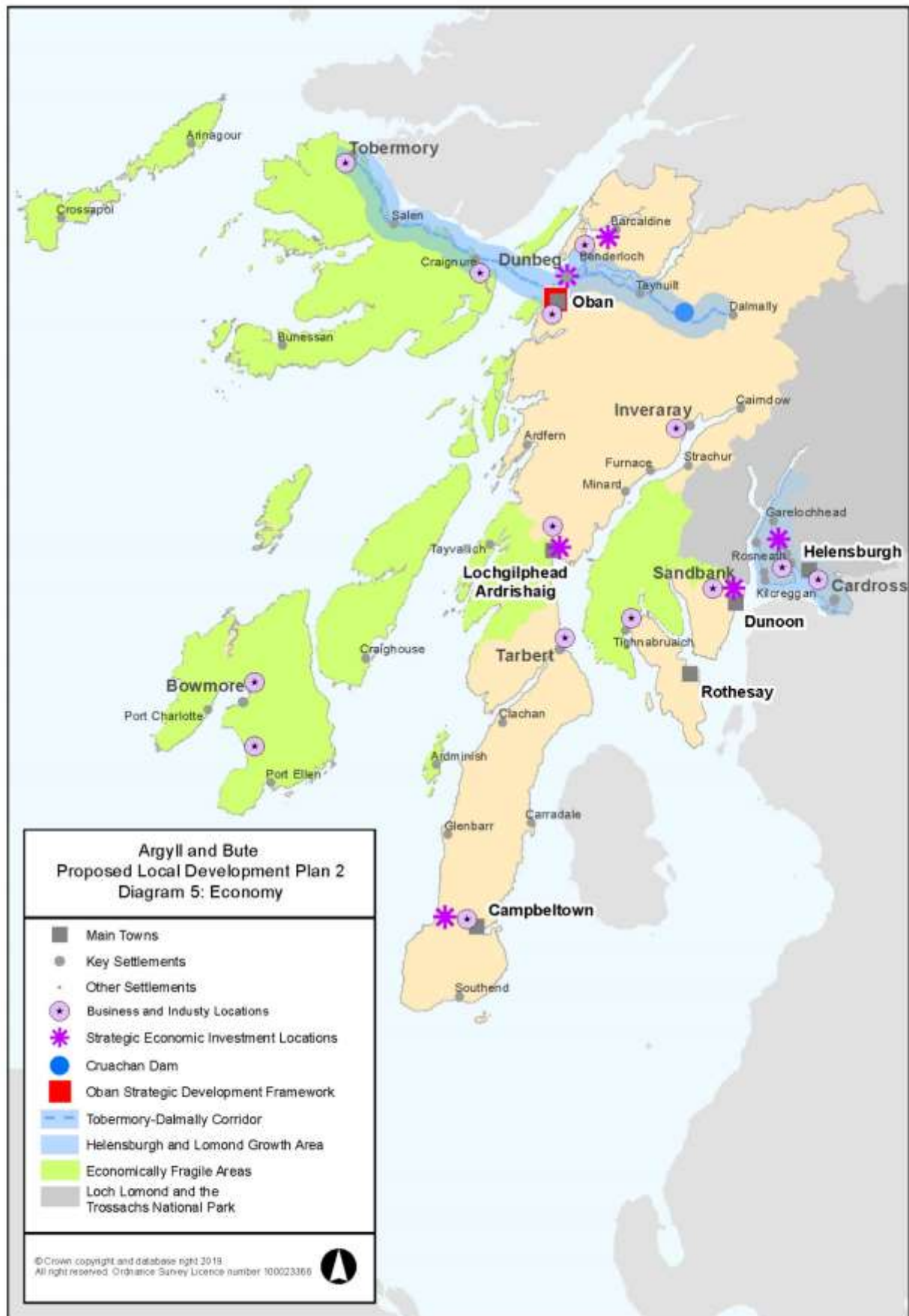
Area	Description	Aim and approach
Settlements	See Policy 01 – Settlement Areas	Flexible - encourage opportunities for home-working, live-work units, micro-businesses and community hubs within the settlement hierarchy to support sustainable development. Low carbon economy – support economic development that is well related to existing transport infrastructure, facilities and population. Safeguard - amenity of residential areas.
Countryside Areas	See Policy 02 – Outwith Settlement Areas	Safeguard – our outstanding environmental resources which underpin the economy. Value – support and develop the natural resource based industries, recognising that some of which have specific locational or operational needs Integration - support opportunities for integrating efficient energy and waste innovations within business environments. Industry stakeholders should engage with planning authorities to help facilitate co-location. Recognise – investment in existing industry and businesses.
Note: “Remote Countryside” excludes most forms of built development		

Table 4 – Town Centre First Principle

This Local Development Plan 2 adopts a sequential town centre first approach for uses that generate a significant footfall

Locations will be considered in the following order of preference, subject to other policy constraints:	
1	town centres – identified on the proposals maps
2	edge of town centre - identified on the proposals maps
3	out-of-centre locations that are, or can be, made easily accessible by a choice of transport modes.
Uses that generate a significant footfall include:	
Retail	
Commercial uses	
Commercial Leisure uses	
Offices	
Community and Cultural facilities	
Other Public Buildings (as appropriate) e.g. libraries, education and healthcare facilities	

Related documents:[Scotland's Economic Strategy 2015](#)[Argyll and Bute's Economic Strategy 2019](#)[Highlands and Islands Enterprise Fragile Areas Review](#)[PAN 73 Rural Diversification](#)[Draft Advice on Net Economic Benefit and Planning](#)



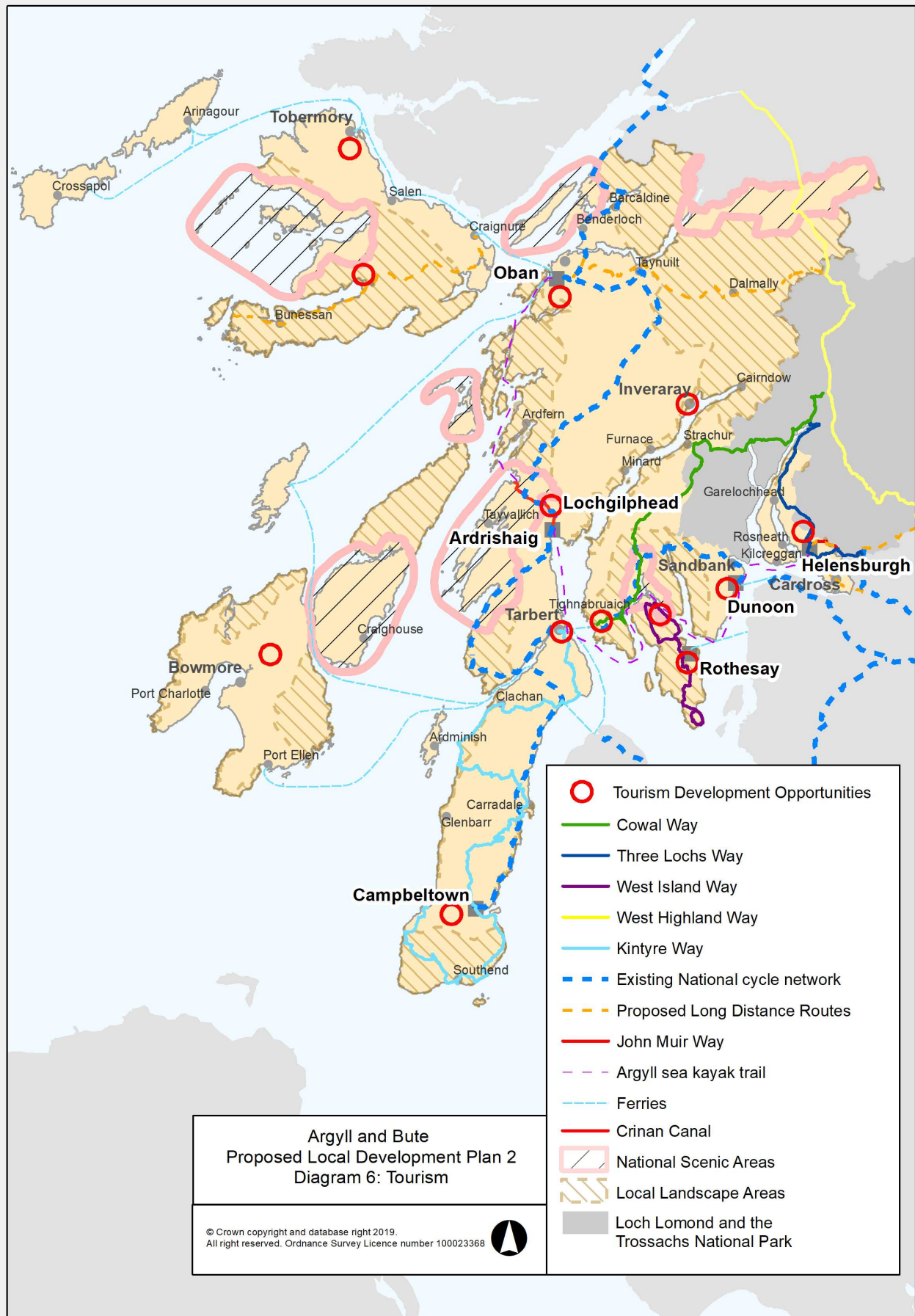
Tourist Related Development

5.10 Tourism makes an important contribution to the Argyll and Bute economy, every part of Argyll and Bute has the potential to benefit from the further growth of tourism. It is something which everyone can benefit from, not only directly from its contribution to the economy but also for the support it brings to local services and facilities, transport infrastructure, as well as cultural and heritage events and facilities. Tourist related development is wide ranging from accommodation (including hotels, caravan and camp sites and bed and breakfasts) to visitor experiences such as Hollow Mountain at Cruachan Dam and distilleries on the whisky trail. Sustainable growth in the visitor economy is one of the key planks of the National Tourism Strategy and the National Tourism Framework, the aim of which is to support the increased sustainable growth in the visitor economy at national and local level.

5.11 The National Tourism Development Framework identifies seven key themes to help promote the development of a world class sustainable tourism offer across Scotland. As a leading rural area with significant national and internationally recognised tourist resources the plan area is well placed to take advantage of the opportunities which may present themselves as we move forward. The areas which the framework identify as providing further opportunities for development include: digital connectivity; transport, including rail, ferries, and roads; accommodation; food and drink; nature and activities; heritage and culture; and destinations, which this LDP2 addresses. The action plan which accompanies the framework identifies over £67m investment in tourism and the wider economy that has been either delivered, underway or planned in the LDP2 area and will be regularly updated as we go forward. This LDP2 seeks to support continued growth in these sectors.

5.12 Much of the growth in the tourism sector will be delivered by the private sector, and it is important to ensure that the Local Development Plan 2 provides a robust framework to guide and support prospective investors in the tourism sector to get the right development in the right place. The plan therefore seeks to provide a supportive policy framework to secure this through the development management process. However, tourism must not destroy the very qualities that bring tourists to the area in the first place, tourist related development must therefore be carefully located, sited and designed to provide high quality facilities which fit successfully in to the environment. In Argyll and Bute the majority of tourist travel is undertaken by private vehicle, it is therefore important to ensure that those tourism development which are likely to generate large amounts of traffic are located where the capacity of the road network can accommodate them, and ideally in locations which are easily accessible by a variety of means of transport. For this reason locations in or adjacent to our main towns and key settlements are likely to be the most suitable for larger scales of development. There will be some types of tourist related development which require alternative locations. Where these are proposed, developers will be expected to provide a reasoned justification in support of their choice of location, and should demonstrate a specific operational and locational need, they should also demonstrate the highest levels of sustainability.

5.13 There are existing tourist facilities, attractions, and accommodation which contribute to the creation of a valuable tourism network, the presence of these facilities and the combination of these with other elements of tourist infrastructure providing mutual benefit to each other and the wider tourism economy. Those areas and facilities which are considered to contribute to the tourism network and may be vulnerable to change are safeguarded and identified in the Proposals Maps. Development proposals which might undermine the network will be resisted.



5.14 The role which tourism plays as a strategically important sector of the Argyll and Bute economy is recognised. The Tourism Diagram therefore identifies Tourism Development Opportunities (TDO), where there is potential for this industry to expand in a sustainable way. The action plan which will accompany the Local Development Plan 2 contains further detail on these TDO, highlighting the opportunities and constraints which may exist in these areas/locations.

Policy 23 – Tourist Development, Accommodation, Infrastructure and Facilities

There is a presumption in favour of new or improved tourist facilities and accommodation where:

- The development is in a form scale and location which is consistent with its surroundings; and
- The proposals respect and integrate well with the landscape/townscape character and amenity of the surrounding area; and
- They are located in accessible locations, taking into account the scale and nature of the proposed development, and include proposals to widen the options for sustainable travel to access them (including public transport, cycling or on foot); and
- They are well related to the existing built form of settlement areas or the existing development pattern outwith the settlement areas and avoid dispersed pattern of development unless the developer has demonstrated a locational requirement based upon the need to be near to the specific tourist interest being exploited and that the proposed development will not undermine these interests.

In the green belt tourism development should only relate to farm diversification schemes such as the conversion of existing traditional farm buildings, or be woodland related activities or outdoor recreational uses which are compatible with an agricultural or natural setting.

Policy 24 – Existing Tourism Uses

Where a tourism use has been permitted by this LDP2, or where existing facilities form part of the tourism network identified in the proposals maps changes of use or redevelopment to non-tourism uses will only be supported where it is demonstrated:

- The existing business is no longer viable and there is no requirement for alternative tourist facilities in the location; and
- That the existing business has been actively marketed for sale or lease as a going concern for a reasonable period at a reasonable market price taking into account its condition and turnover.

Policy 25 – Tourism Development Opportunities

The Tourism Development Opportunities identified in Diagram 6 contain significant potential for the sustainable growth of the Argyll and Bute tourism industry. Priority will be given to those developments which make use of previously developed sites, locations which are accessible by a variety of means of transport, where there is existing infrastructure capacity, and /or where a proposal will fill a recognised gap in the identified tourism network.

Related documents:

[National Tourism Strategy](#)

[Tourism Development Framework](#)

Informal Public Outdoor Recreation and Leisure Related Developments

5.15 The tourism based economy can benefit from the provision of informal outdoor recreational, leisure and access facilities which can also provide services to local communities. Where they are provided within settlements they will be most accessible to the widest range of potential customers/users. However

it is recognised that there are some resource based activities which may require specific locations outwith established settlement areas. Where a specific locational and operational need is established for such facilities, proposals will generally be supported where these can be satisfactorily integrated in to the landscape and are of a scale and type which can be supported by its surrounding environment, infrastructure and road network.

Policy 26 – Informal Public Outdoor Recreation and Leisure Related Development

Development which provides for enhanced informal public outdoor recreation and leisure facilities and attractions or provides improved opportunities for outdoor access will be supported where:

- **It addresses an identifiable shortfall or makes a positive contribution to the tourism network and visitor experience; and**
- **It can be demonstrated to the satisfaction of the planning authority that the proposal can be satisfactorily integrated into the landscape; and**
- **There are no adverse environmental, access, or servicing impacts.**

Huts

5.16 Huts can provide opportunities for low impact leisure accommodation. This LDP2 adopts the Scottish Planning Policy 2014 definition of a “hut” as *“a simple building used intermittently as recreational accommodation (i.e. not a principle residence); having an internal floor area of no more than 30m²; constructed from low impact materials; generally not connected to mains water, electricity or sewerage; and built in such a way that its removable with little or no trace at the end of its life. Huts may be built singly or in groups”*. Fishing huts, climbing huts, bothies, and day shelters are excluded from the definition of huts. Caravans, shipping containers, portacabins or other buildings made of materials with high ecological and visual impact such as breeze blocks are not considered to be huts. Similarly huts should not be confused with holiday chalets or cabins which may share some physical similarities, but are used for holiday lets, and normally fully serviced and more permanent in nature. It is important to ensure that any new huts reflect and remain in keeping with the low impact, ecologically sustainable and affordable huts of Scotland’s traditional hutting communities.

5.17 In Argyll and Bute there is a significant forest and woodland resource with over 30% land cover. Established woodland areas including policy woodlands may present suitable locations which can absorb new hutting developments well and are the preferred location for huts.

Policy 27 – Huts and Hutting Developments

Proposals for hutting developments will only be permitted where they demonstrate that they are:

- **Low impact in terms of their design, construction, siting, access arrangements,**
- **Of non-permanent construction and are capable of being removed from the site without leaving a trace**
- **Off grid, and not connected to a public or private water supply or sewerage system.**

And

- **That arrangements for sorting, storage, recycling, and removal of all waste from site are made.**

Proposals will be expected to comply with “New Hutting Developments – Good Practice Guidance on the Planning, Development and Management of Huts and Hut Sites” published by Reforesting Scotland.

Supporting Sustainable Aquatic and Coastal Development

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

5.19 The approval of the Marine (Scotland) Act 2010 introduced a statutory marine planning framework to manage competing demands for the use of the sea whilst protecting the marine environment.

5.20 Aquaculture is seen by the Scottish Government as a significant growth sector in the Scottish economy and the presumption is that it should be allowed to operate, unless there are considerations which would render a particular site unsuitable for environmental reasons. Aquaculture makes a significant contribution to the economy of Argyll and Bute and in particular to more remote and fragile areas. It provides year round jobs which are important for rural coastal communities and downstream jobs are also supported in transport, processing and support services.

5.21 Planning permission is required for all new aquaculture developments, change of use, and alterations to existing approved sites. [Permitted Development Rights for aquaculture](#) allow some minor alterations and changes of use to be granted 'Deemed Planning Permission' by virtue of the provisions of the General Permitted Development (Scotland) Order 1992 (as amended). Applicants should refer to this guidance at an early stage in the design and development process of any aquaculture proposals to help inform the location, scale and form of the development.

5.22 Policy 28 – Supporting Sustainable Aquatic and Coastal Development recognises and promotes sustainable development of the Argyll and Bute coastal zone* by setting out how the Council will consider coastal and marine development proposals and where such development is most likely to be acceptable.

5.23 It should be noted that Policy 28 – Supporting Sustainable Aquatic and Coastal Development provides for the development requirements of users requiring a marine or coastal location, or land-based location for aquaculture development where this is associated with hatcheries.

5.24 Coastal land based development proposals should consider their effects on the marine environment and its users, be consistent with LDP2 policies, and consider national and regional marine planning policy. Planning decisions will therefore have regard to the National Marine Plan and subsequent Regional Marine Spatial Plans in so far as they impact within the inter-tidal zone and on the wider coastal zone.

5.25 For all coastal development proposals, assessment of effects on the landscape will consider seascape, defined as; the coastal landscape and adjoining areas of open water, including views from land to sea, from sea to land and along the coastline.

5.26 Proposals will be assessed in the light of the presumption established in favour of aquaculture in coastal waters established by Scottish Planning Policy (SPP), whilst also having regard to the criteria based analysis of environmental and other considerations set out in this Policy. Further information on and a description of the opportunities and constraints for marine and freshwater aquaculture development, is provided in Technical Note LDP2 TN20 Marine and Freshwater Aquaculture.

Policy 28 – Supporting Sustainable Aquatic and Coastal Development

Proposals for marine and freshwater aquaculture, marine and coastal developments will be supported where it can be demonstrated that there will be no significant adverse effects, directly, indirectly or cumulatively on:

- The landscape/coastal character, seascape or visual amenity (including Isolated Coast, Wild Land and National Scenic Areas); and
- The natural, built and/or historic or archaeological sites and their settings; and
- Designated sites, habitats and species for nature conservation, (including Priority Marine Features, wild migratory salmonids, and European Protected Species); and
- Ecological status of coastal and transitional water bodies and biological carrying capacity (water quality & seabed impacts); and
- Commercial and recreational activity (including other coastal/marine users (MOD)), and navigational interests (including anchorages); and
- Amenity, arising from operational effects (waste, noise, light and odour), and
- Public access (access to and along the coast will be maintained and enhanced wherever possible).

Proposals will also be assessed against:

- Net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities
- Potential benefits in terms of site management, including escapes and disease control, through sustainable biological and mechanical controls for sea lice (e.g. farmed wrasse, Thermolicer, Hydrolicer) and monitoring measures to feed-back on and improve sea lice management.
- All relevant Local Development Plan 2 Policies (including LDP2 Technical Guidance); Government guidance; the National Marine Plan; relevant Regional Marine Plans; and Council adopted local ICZM plans and Spatial Guidance. This support is further conditional on the effects that proposals may have on the intertidal zone or beyond, or interact with adjacent coastal waters.
- Any proposed operational measures which can mitigate or minimise the level of risk of potential impacts (including on other aquatic or coastal interests) to the satisfaction of the Planning Authority in consultation with statutory consultees.

* Coastal Zone definition: the seaward boundary of the coastal zone is Mean Low Water Springs (MLWS) and the landward boundary will be dictated by the extent to which the land is affected by coastal processes, the inter-visibility between land and sea, and the potential for development to adversely affect the special qualities of the coast. In practice, the Council will determine whether this policy applies to a specific development proposal on a case by case basis.

Policy 29 – Existing Fish Farm Consolidation and Rationalisation

Where new fish farm provision will result in existing fish farm infrastructure becoming redundant, the Council will seek the removal of the redundant infrastructure as a requirement of the development.

The Sustainable Growth of Renewables

5.27 As Scotland's second largest local authority area Argyll and Bute has a comprehensive and diverse mix of potential renewable energy generation opportunities including on shore wind, hydro, mini hydro, solar, and biomass; with further potential (tidal, off shore wind and wave) in the marine environment. The Council recognises that Argyll and Bute can continue to make a significant contribution towards meeting the Scottish Government's targets for renewable energy generation. These targets are important given the compelling need to secure more sustainable forms of energy production in order to reduce our carbon footprint.

5.28 The Council will seek to ensure that the renewable energy industry plays an important role in developing our local economy and will encourage initiatives that promote local procurement, recruitment and training opportunities associated with all proposed new renewable energy projects. The Council in

seeking to support the further development of renewables throughout Argyll and Bute also recognises that there is a need to protect and conserve our outstanding environment, including our landscape and protected species, local communities and other sectors of our economy from unacceptable environmental effects that may result from proposed renewable energy developments. Consequently, the main aim of this policy is to ensure that renewable energy generation projects are delivered in an all-round sustainable manner.

5.29 Prospective developers are encouraged to engage in early dialogue with the planning authority with respect to screening and scoping for Environmental Impact Assessment (EIA). Developers will be required to demonstrate in the EIA how the environmental effects of the proposed development have been assessed and detail those mitigation measures proposed to address any issues identified. In assessing the environmental effects of a proposed development the EIA should have regard to all applicable Local Development Plan 2 policies and any supporting guidance which accompanies these. In terms of landscape, and cumulative landscape impacts, developers will be required to demonstrate how they have taken into consideration the detailed strategic guidance set out in the Argyll and Bute Landscape Wind Energy Capacity Study 2017. A suite of technical background notes have been developed to indicate how the Council will assess developments, these include general guides applicable to all developments such as the sustainability checklist and the biodiversity checklist.

Policy 30 – The Sustainable Growth of Renewables

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 environmental effects, whether individual or cumulative, on local communities, natural and historic environments, landscape character and visual amenity, and that the proposals would be compatible with adjacent land uses. Proposals for new wind turbine developments over 50 meters high should be sited in appropriate locations in accordance with the Spatial Framework which shows in line with Scottish Planning Policy:

- Areas where wind farms will not be acceptable.
- Areas of significant protection.
- Areas which may have potential for wind farm development.

Applications for all wind turbine developments will be assessed against the following criteria:

- 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, 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.
- Cumulative impacts arising from all of the considerations above.

Policy 30 – The Sustainable Growth of Renewables continued

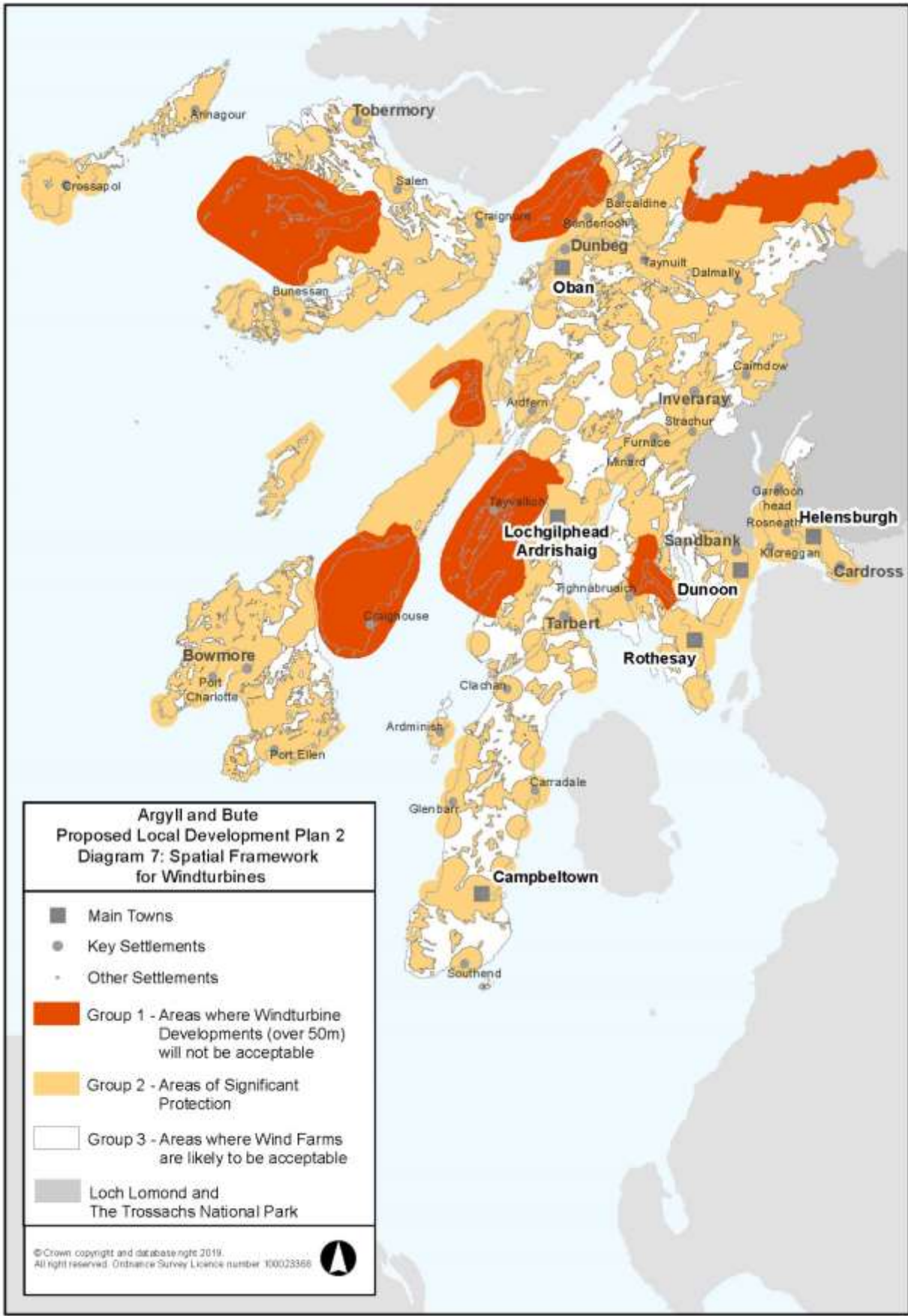
- Net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities.
- The scale of contribution to renewable energy generation targets.
- Effect on greenhouse gas emissions.

In assessing any application the Council will additionally have regard to the opportunities for energy storage, local energy networks, and long term environmental management of the site.

Related documents:

[Argyll and Bute Landscape Wind Energy Capacity Study 2017](#)

LDP2 TN12 Technical Note Renewable Energy



Minerals

5.30 Argyll and Bute's extensive and geologically diverse land area has the potential to provide a rich resource of minerals for use as construction aggregates, dimension stone as well as limited supplies of specialist materials such as peat to support local whisky distilling industries. Exploitation of these resources can make an important contribution to the local economy. In particular Scottish Planning Policy recognises the important contribution which the availability of construction aggregates can make to the local economy and directs LDP's to make provision for a minimum 10 year landbank of supply of these materials in the LDP.

5.31 The extraction of minerals is not without potential environmental impacts. There is also a need to conserve and make best use of mineral resources wherever practicable and to help reduce demand by promoting the reuse and recycling of building materials wherever possible. Applications for new or extended minerals extraction sites will require to carefully address both potential landscape and environmental impacts associated with any proposals, and demonstrate to the satisfaction of the Planning Authority the need for additional mineral extraction having regard to existing and future available mineral supplies. This reflects the need to have regard to current and future availability of construction aggregates across Argyll and Bute and the recognition that much of the landscapes of Argyll and Bute are recognised for their scenic, geological or ecological value.

Policy 31 – Minerals

The council will safeguard workable mineral deposits from other developments which are incompatible or likely to sterilize the extraction of the mineral resource unless:

- There are no alternative sites for the development, and
- The extraction of mineral resource will be completed prior to development commencing; or
- It can be demonstrated that the mineral deposit is not essential to safeguard for future supply due to the availability of suitable alternative provision.

Proposals for mineral extraction will generally be supported in the following circumstances:

- An extension to an existing quarry which aims to maintain the existing landbank resource; or
- In connection with a proposed development where it would be desirable to extract underlying mineral deposits prior to development; or
- Where it can be demonstrated that a new site for minerals extraction is required in order to provide a minimum of 10 years supply of permitted reserves for construction aggregates within the local development plan 2 area; or
- Borrow Pits where 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; or
- The proposal is for extraction of rare or specialist building materials of national significance.

Mineral extraction proposals will be assessed against:

- Disturbance, disruption and noise, blasting and vibration, and potential pollution of land, air and water;
- Impacts on local communities, individual houses, sensitive receptors and economic sectors important to the local economy;
- Cumulative impact with other mineral and landfill sites in the area;
- Effects on natural heritage, habitats and the historic environment;
- Landscape and visual impacts, including cumulative effects;
- Transport impacts;
- Benefits to the local and national economy;

Policy 31 – Minerals continued

All applications for mineral extraction will require to be submitted in detail and include proposals for phased land restoration, aftercare and afteruse, community liaison and annual reporting. In respect of aftercare, the Planning Authority will require an appropriate financial mechanism, able to be drawn down by the Planning Authority, to be put in place to ensure the proper restoration and aftercare of the site unless it is otherwise agreed given the circumstances of the proposal. All applications for mineral extraction require EIA screening, where the Planning Authority considers a proposal is likely to create a significant impact in terms of its nature, size or location the applicant will be required to submit an Environmental Impact Assessment as part of the planning application.

All proposals will require to demonstrate that they will be operated in accordance with the best practice advice contained in PAN 50 *“Controlling the Environmental Effects of Surface Mineral Workings”*, PAN 50 Annexes A-D and PAN 64 *“Reclamation of Surface Mineral Workings”* (or such advice as may supersede these).

Related documents:

[PAN 50 *Controlling the Environmental Effects of Surface Mineral Workings*](#)

[PAN 64 *Reclamation of Surface Mineral Workings*](#)

Connectivity

6.1 Good connectivity created through our transport and digital infrastructure is critical to improving the quality of life and enabling future economic and population growth. The Regional Transport Strategies for Argyll and Bute are prepared by HiTrans and Strathclyde Partnership for Transport (SPT) and highlight our common priorities and objectives. This LDP2 takes account of the identified issues and strategic direction in order to support the delivery of inclusive and sustainable development.

6.2 The connectivity challenges in Argyll and Bute are:-

- A distinctive geography and significant range of environmental sensitivities, in particular in remote rural and island locations;
- Developing our external links to the central belt and beyond;
- Improving our internal connectivity to serve a dispersed population;
- Implementing new infrastructure in an efficient and effective manner;
- Maximising the use of capacity in our existing infrastructure;
- Supporting access to lifeline services
- Adapting to and mitigating the impacts of climate change.
- Impact of freight on a fragile rural road network
- Improving resilience of the remote rural transport network

6.3 The Settlement Strategy promotes the integration of land uses and transport infrastructure, which is fundamental in addressing the above challenges and moving towards a low carbon economy. It also seeks to promote more sustainable movements by encouraging active travel, use of public transport and a shift to sea or rail freight transport. The Connectivity Diagram, Schedules and Proposals Maps identify the main areas for action required to deliver sustainable and inclusive economic growth and grow the population in Argyll and Bute. A key area is the Tobermory to Dalmally growth corridor with a number of significant projects under assessment to help increase resilience in the strategic transport network and deliver opportunities for economic and residential development. These include but not exclusively the Oban Development Road, Caignure Ferry Terminal and Dunbeg Roundabout.

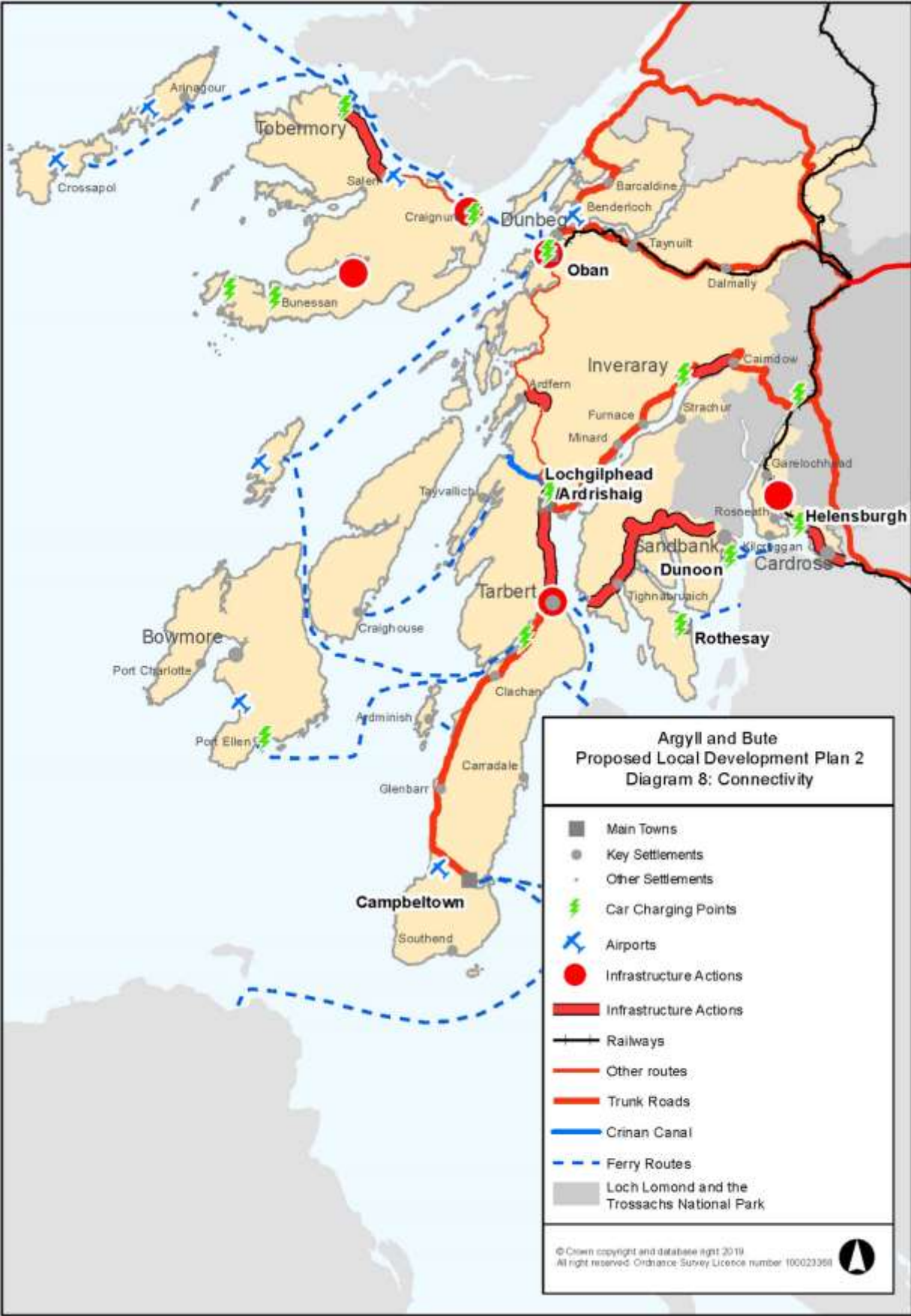
Active Travel

Paths – Active Travel and Recreation

6.4 Active Travel Networks are an integral part of the Placemaking process and allow pedestrians, cyclists and other non-motorised users safe and convenient opportunities for both active travel and recreation. They will also ensure that the places where we live, work and visit are well planned, safer and successful, meet the needs of our communities, and help to minimise resource consumption.

6.5 Active travel networks should be considered as part of wider Green Infrastructure design. Together, implementation of these policies will benefit residents and visitors to Argyll and Bute by supporting more active lifestyles and contributing to health in terms of both physical and mental wellbeing.

6.6 Long distance routes provide significant economic benefits to local communities along their routes. Both existing and proposed long distance routes will be safeguarded. These routes are identified in the Connectivity Diagram 8.



6.7 The Land Reform (Scotland) Act (2003) (LRSA) established rights of responsible access to most land and inland water for everyone in Scotland, underpinning opportunities for active travel and recreation. The council is required to protect public access rights to and along the foreshore for all non-motorised users. Development proposals should safeguard and enhance active travel routes in a manner that is appropriate and proportionate to the specific site characteristics and the scale and impact of the proposed development on access issues.

6.8 To aid the council in meeting the provisions of the LRSA, the council produced a Core Paths Plan which identifies and maps the key paths in Argyll and Bute and can help realise the full potential of our outstanding environment. This, along with claimed Public Rights of Way and public rights of access to land and water under the LRSA, will be material considerations in considering planning applications.

6.9 In delivering this policy the planning authority will work in partnership with other council departments as well as external partners such as Sustrans, Transport Scotland, HiTrans, SPT and the Scottish Government to secure funding to improve our active travel routes. Key priorities include:

- Helensburgh to Cardross / West Dunbartonshire cycleway (Regional Route 42)
- An off-road route for the entire length of NCN78, The Caledonia Way, linking Campbeltown to Lochgilphead, Oban and Fort William
- Pilgrims' Way: Iona – Mull – Oban – Tyndrum – St Andrews
- Active Travel Routes on Islay
- Cycle Tour routes e.g. 5 Ferries Route – Arran / Kintyre Peninsula (Claonaig – Kennacraig – Tarbert); Cowal Peninsula (Portavadie – Colintrave); Bute (Rhubodoch – Rothesay), to provide an attractive, high quality cycle route suitable for families / tourists.

Policy 32 – Active Travel

Argyll and Bute Council require active travel and recreation to be integrated in developments from the start of the wider design process. Proposals for development should, ensure that:

- Existing active travel networks and rights of way are safeguarded and integrate with the development;
- Active travel routes within development are delivered, as appropriate, ensuring that any special mobility and safety requirements are also addressed;
- In all cases consideration requires to be given to the integration of active travel routes to adjoining areas, in particular to the Core Path network, Public Rights of Way, safe routes to school network, green infrastructure and to link to the foreshore and to public transport facilities. The scale and nature of the proposal and proximity of active travel routes will be taken into account by the planning authority in determining the requirement for such infrastructure, which may be subject of planning conditions or agreements.

Where development would have a significant effect on public access whether on a path(s) or under wider rights of access, the developer will be required to submit an Access Plan* which addresses public access issues to the satisfaction of the Council as part of the planning application.

Where development would have a significant adverse effect on an existing active travel route, alternative access provision will be sought at the developer's expense either by diverting the route or incorporating it into the proposed development in a way that it is no less attractive, safe or convenient for public use. This should be addressed in the Access Plan.

Policy 32 – Active Travel continued

Any new development proposal must allow a strip of land four metres wide between the shore and any new domestic curtilage or other development with no requirement to be shore based. Where there is a pier or other structure that will obstruct access along a foreshore or loch side a reasonable means of passing by the obstruction should be provided.

*[SNH Guide on preparing Access Plans](#) gives guidance on expected approach

Related documents:

[Land Reform \(Scotland\) Act 2003](#)

[Argyll and Bute Core Paths Plan](#)

[Transport Scotland – Active Travel Task Force Report June 2018](#)

[Transport Scotland – A Long Term Vision for Active Travel in Scotland 2030](#)

[Transport Scotland – Cycling by Design 2010](#)

[HiTrans Regional Active Travel Strategy \(Draft – March 2016\)](#)

[Sustrans – Handbook for cycle-friendly design 2014](#)

Public Transport**Development and Public Transport Accessibility**

6.10 The Placemaking principles set out that successful places are places which are easy to move around and beyond. This can be encouraged by ensuring that development proposals take sufficient account of access to public transport, both in terms of site selection and site layout provision. The LDP2 seeks to locate development which generates a high level of journeys within easy reach of frequent journey destinations such as town centres or else within easy reach of existing or potential public transport routes. There may be significant impacts from new developments on transport, including on railway infrastructure, which need to be taken into account.

6.11 Continuing to improve and invest in our transport infrastructure is crucially important to Argyll and Bute's economic future and improved transport connectivity will be a critical enabler to delivering the following key priorities set out in the Council's Economic Strategy 2019 - 2023:-

- **Critical economic infrastructure** – connecting to national and international markets;
- **Place & People** – attracting skills, residents, visitors and businesses;
- **Smart Growth** – growing- doing more that works.

An uplift in economic activity is vital to reverse the trend of declining populations in some of our rural and island communities and improved transport and connectivity is essential for these communities to thrive. Argyll has sufficient natural resources that could be an economic driver for growth in both the local and wider UK and Scottish economies and creating reliable, resilient and secure routes to market is therefore a top priority of the Council. The Council will work with partners, such as HiTrans, Strathclyde Partnership for Transport, Transport Scotland and the Scottish Government, to assist in the delivery of the Regional Transport Strategies, and to seek funding via the STPR2, Rural Growth Deal and external grant funding for local transportation projects.

Policy 33 – Public Transport

Argyll and Bute Council require development to follow a sequential approach, supporting patterns of development which utilise existing or potential public transport corridors as the preferred option. Development proposals which are likely to generate significant levels of journeys between places of residence, shopping, employment, leisure and social facilities, must have regard to siting development in locations which facilitate travel by public transport.

When considered appropriate by the planning authority, developers will be asked to submit an independent transport impact assessment and/or green transport plan to help justify their proposal. Developers are also required, where appropriate, to mitigate the impacts of their development to preserve the performance and safety of the strategic (Trunk) road network so that it may continue to provide for the safe and efficient movements of traffic.

Related documents:

[PAN 75 – Planning for Transport](#)

[HiTrans – Regional Transport Strategy \(draft – May 2017\)](#)

[SPT – Regional Transport Strategy \(2008 – 21\)](#)

Electric Vehicle Charging Points

6.12 There is a need to support the installation of infrastructure for new technologies such as charging points for electric vehicles to help us move towards a low carbon economy and cleaner air. This infrastructure is reliant on charging connections, which can increase considerably the electrical demand estimated as being required for a development. This is in part due to the low levels of 'diversity' currently applied (reduction in the assessment of demand based on assumptions about frequency of usage). This, combined with Argyll and Bute's large and diverse area with significant areas of remote rural and island populations, presents a challenge for the delivery of electric vehicle (EV) charging infrastructure.

6.13 There are a number of constraints for the installation of new chargers. In more urban areas such as our Main Towns, the grid may not always have the necessary capacity and the installation of a new substation would be the only solution, which is liable to be a costly solution. In our rural and island locations there may be a requirement for an extensive power supply upgrade, which would make the installation of EV Charging Points unfeasible. It is also recognised that not all new build homes will have driveways, garages or suitable locations for a 7kw charging point. These factors have to be considered as part of a balanced approach which considers the need to deliver homes and economic development and so retain population in our area.

6.14 By working to overcome these challenges a number of publically available electric vehicle charging points have been delivered in Argyll and Bute, as shown in the Connectivity Diagram. Currently over 80% of electric vehicles in Scotland are charged at home using a dedicated charging point. To continue to deliver further infrastructure into the future consideration needs to be given to the LDP2 spatial strategy, improvements in the electricity distribution network and reserving capacity for electric charging points in proposed developments. Encouragement is given to the provision of new infrastructure or the potential for such infrastructure to be accommodated in developments in the future.

Policy 34 – Electric Vehicle Charging

The provision of electric vehicle charge points or the infrastructure potential to accommodate future points requires to be considered as part of all new development which results in a new parking requirement and will be required as follows:-

- Residential communal off-street parking with over 10 spaces (either together or spread throughout a development): A minimum of 1 EV Charging Point or capacity/cable ducting for 1 EV Charging Point. In addition, an assessment should be undertaken of the capacity/cable ducting required to potentially upgrade in the future to every space and where possible this should be provided.
- All new build houses with private off street parking to assess the potential for the capability/cable ducting to allow for the installation, where appropriate, of a minimum 7kw charger.
- Non Residential Developments with over 10 parking spaces that attract a significant number of vehicles, in particular those which require to undertake a Transport Assessments: A minimum of 1 EV charging Point or capacity/cable ducting for 1 EV Charging Point. In addition, an assessment should be undertaken of the capacity/cable ducting required to potentially upgrade in future to 1 in 5 spaces and where possible this should be provided.

Roads

6.17 Roads are a key piece of infrastructure for Argyll and Bute, in particular as a predominantly rural area with fewer public transport options than more urban areas. At the strategic level roads support the economy and access to life line services. At a more local level roads are integral to creating good places and taking a planned approach to street design can deliver an improved quality of place-making for new developments providing a safe and accessible environment. Therefore the primary objective is the safety of all road users including pedestrian, cycle and motorised vehicles, achieved within a well-designed street environment.

Development and Public Roads

6.18 The Local Roads Authority holds a list of *public roads* that are also known as Adopted Roads. The Local Roads Authority may be requested to adopt, i.e. add to its list of public roads, any new road (including any associated footway or verge) constructed in accordance with a Road Construction Consent. All roads submitted for adoption as a public road should form a continuous system with the existing public roads. The aim is to have roads developed to an appropriate standard that are publically accessible and have a maintenance regime regulated by the Roads Authority. Therefore, within most developments it is appropriate for road construction standards to be applied and the roads to be adopted.

6.19 However, in some limited circumstances, particularly in the more rural areas of Argyll and Bute, it is considered appropriate to introduce a variable standard for adoption to reflect the scale, nature and differing design requirements of development in these circumstances. This would apply to roads serving developments of 6-10 dwelling units (inclusive) in areas with a predominant system of single track roads with passing places, where the Roads Authority consider the variable standard is appropriate. This approach may also bring benefits to applicants, by helping to reduce initial development costs and to the environment, by allowing a more rural design solution. This could include removal of the requirement for pavements, lighting and a variation in the construction specification.

Development and Private Access/Private Roads

6.20 It may also be appropriate to limit public access and/or vary construction standards by allowing the construction of a *private access* in the circumstances set out in the policy below. When assessing the circumstances of when it may be appropriate to accept a development being served by a private access or an existing *private road* consideration needs to be given to the integration of place-making and technical matters to produce a safe, well designed street environment. A number of principles guide these considerations including:

- a) *Private accesses* should not result in significant barriers to and discontinuity of public access across settlements or between settlements, countryside and coast.
- b) Private accesses and private roads should be fit for purpose and become less appropriate in urban areas and in circumstances when serving development that generates substantial levels of pedestrian and /or vehicular traffic, particularly by visiting members of the public.
- c) Private accesses and private roads are more appropriate for smaller scale developments in rural areas.
- d) Private accesses and private roads should facilitate effective and safe access by emergency service vehicles (3.7m width from wall to wall) and where appropriate, by public service vehicles and include a turning area.
- e) Private accesses and private roads where they join the public road network should provide for an adequate visibility splay to be maintained in perpetuity and be constructed in such a manner to not cause undue safety issues.
- f) Private accesses provision should be designed in such a manner to allow for continuous improvement in the interests of sustainable development.

6.21 In applying the above principles to the variety of locations and circumstances found in Argyll and Bute, distinction should be made between housing, commercial and other non-housing development.

Commensurate Improvements

6.22 In situations where development aims to utilise an existing private access or private roads regime an informed assessment requires to be made. This needs to examine the access issues related to the proposed additional development and the current situation on the private access or private road, including any capacity for improvement. The assessment requires to be an integral part of the design stage. These factors will be used to determine the level of commensurate improvement required. Designing in future improvement capacity will promote a planned approach to street design, delivering an improved quality of place-making for new developments in the more rural areas rather than an incremental approach with its inherent issues.

6.23 The commensurate improvements that are required will be determined by the Roads Authority on a sliding scale related to the individual circumstances but taking a range of factors into account including :- existing access conditions, scale and nature of the proposed development and the scale and nature of existing development. The *Council's Roads Development Guides* will be applied.

Policy 35 – Design of New and Existing, Public Roads and Private Access Regimes

Street design for all new developments must consider place before movement and take into account the principles regarding development setting, layout and design.

Acceptance of development utilising new and existing public roads, private roads and private access regimes is subject to road safety and street design issues being addressed to the satisfaction of the Roads Authority and the Planning Authority.

Developments shall be served by a public road (over which the public have right of access) and maintainable at public expense unless the case has been made for a private access or the further use of an existing private access or existing private road in accordance with the policies below.

Policy 36 – New Private Accesses

New Private Access may be considered acceptable where:

- a) The new private access forms an individual private driveway serving a single user development, which does not, in the view of the planning authority, generate unacceptable levels of pedestrian or vehicular traffic in terms of the access regime provided; or
- b) The private access serves a housing development not exceeding 5 dwelling houses; or
- c) The private access serves no more than 20 units in a housing court development.

Policy 37 – Development Utilising an Existing Private Access or Existing Private Road

Further development that utilises an existing *private access* or existing *private road* will only be accepted where:-

- a) The access is capable of commensurate improvements considered by the Roads Authority to be appropriate to the scale and nature of the proposed new development and that takes into account the current access issues (informed by an assessment of usage); AND the applicant can;
- b) Secure ownership of the private road or access to allow for commensurate improvements to be made to the satisfaction of the Planning Authority; OR,
- c) Demonstrate that an appropriate agreement has been concluded with the existing owner to allow for commensurate improvements to be made to the satisfaction of the Planning Authority.

Policy 38 – Construction Standards for Public Roads

The construction standards to be applied for Public Roads are as follows:-

- a) They shall be constructed to a standard as specified in the Council's Roads Development Guide. All roads submitted for adoption as a public road should form a continuous system with the existing public roads.
- b) In areas with a predominant system of single track roads with passing places, housing development of between 6 and 10 dwelling units may be accepted served by the "Variable Standard of Adoption" as set out in the *Council's Roads Development Guide*,
- c) Roads which connect to or impact significantly on a Trunk Road will require consultation with Transport Scotland.

Policy 39 – Construction Standards for Private Access

The construction standards to be applied for Private Accesses are as follows:

- a) They shall be constructed to incorporate minimum standards to function safely and effectively as set out in the Council's Road Development Guide, in particular in relation to adequate visibility splays, access gradients, geometry, passing places, boundary definition, turning capacities, integrated provision for waste management and recycling.
- b) It must be demonstrated to the Planning Authority that consideration has been given by the applicant in the design process to the potential need to make future improvements to the access up to and including an adoptable standard.
- c) Accesses which connect to or impact significantly on a Trunk Road will require consultation with Transport Scotland.

Related documents:

[PAN 75 \(Transport and Planning\)](#)

[Designing Streets](#)

Parking

6.24 In the move towards a low carbon economy the aim is to reduce travel by siting significant high traffic generating developments in locations such as our Main Towns and Key Settlements which are more widely accessible, including by public transport. Controlling parking is another tool to help manage travel, encouraging walking, wheeling and the use of public transport where possible. Scottish Planning Policy contains national maximum parking standards for new developments, these national maximum car parking standards relate only to limited categories and scales of development e.g. retail development (food) and (non-food) of 1000m² and over. They do not apply to housing development. It is accepted that these national maximum car parking standards can operate in Argyll and Bute without resulting in unacceptable off-site parking consequences. Scottish Planning Policy also advises that where an area is well served by sustainable transport modes, planning authorities may set more restrictive standards. Therefore in the Main Towns there is an acceptance that zero parking provision can be appropriate for certain categories of developments. This is justified on the basis that some types of development are able to function effectively within these central areas without requiring on-site parking, relying instead on central area public car parking provision and the availability of public transport services. It is not considered necessary to make this zero provision aspect of policy compulsory on developers.

6.25 However, in a predominantly rural area it is recognised that levels of public transport and accessibility are lower than those enjoyed in more urban areas. There is still a reliance on car ownership within Argyll and Bute for day to day living. It is therefore appropriate to apply a minimum car parking standards for the majority of new development in the context of the Argyll and Bute. Specific provision should be made for disabled parking and therefore minimum standards have been set in this respect.

6.26 Parking standards are also addressed in the National Roads Development Guide and have been taken into consideration in this LDP. The policy below sets out the approach to parking in the LDP2 area with more detailed guidance in LDP2 TN13 Technical Note: Access and Parking Standards.

Policy 40 – Vehicle Parking Provision

Car parking standards:

Off-street car and vehicle parking shall be provided for development on the following basis:

- a) The car parking standards (including disabled parking) set out in Table 5 below shall be applied to those specified categories of development.
- b) Notwithstanding the provisions of Table 5, within Main Towns Centres including the core shopping areas, zero parking provision for Special Needs Housing (disabled car parking may be required); flatted development (of up to 5 units); retail (up to 1,000m² floor space); Restaurants (use class 3); hot food takeaways; public houses; business (use class 4) (up to 600m² floor space) will be acceptable.

Table 5 – Car Parking Standards

Reference to m ² is to Gross Floor Area	Argyll and Bute Minimum Parking Standard	National Maximum Parking Standard
Retailing (food) (Use Class 1) 1000m ² upwards	1 space per 25m ²	1 space per 14m ²
Retailing (non-food) (Use Class 1) 1000m ² upwards	1 space per 30m ²	1 space per 20m ²
Wholesale Warehouses	1.1 space per 100m ²	1 space per 20m ²
Business (Use Class 4) 2500m ² and above	1 space 50m ²	1 space per 30m ²
Cinemas (Use Class 11 (a)) 1000m ² and above	1 space per 10 seats	1 space per 5 seats
Conference Facilities 1000m ² and above	1 space per 10 seats	1 space per 5 seats
Stadia 1500 seats and above	Not applicable	1 space per 15 seats
Leisure (other than Cinemas and Stadia) 1000m ² and above	1 space per 22m ²	1 space per 22m ²
Hotels and Hostels	1 space per 3 staff plus 1.2 spaces per room	N/A
Bed and Breakfasts	Housing Standards plus 1 space per letting room	N/A
Higher and Further Education 2500m ² and above	1 space per 2 staff plus 1 space per 15 students	1 space per 2 staff plus 1 space per 15 students
Storage or Distribution	4 spaces per 100m ²	N/A
General Industrial	2 spaces per 100m ²	
Open Air Markets	1 space per 50m ² site area	1 space per 50m ² site area
Restaurants (Use Class 3) Hot Food Takeaways and Public Houses	2 spaces per 22m ²	2 spaces per 22m ²
Housing (Use Class 9) and Flatted Dwellings	1 space per 1 bedroom unit 2 spaces per 2-3 bedroom unit 3 spaces per 4 or more bedroom units Visitor parking 0.25 spaces per unit	N/A

Table 5 – Car Parking Standards *continued*

Reference to m ² is to Gross Floor Area	Argyll and Bute Minimum Parking Standard	National Maximum Parking Standard
Residential Institutions: Homes Sheltered Housing	1 space per 2 staff plus 1 space per 4 units/bedrooms 1 space per warden plus 0.5 to 0.8 spaces per dwelling	N/A N/A
Town Centre: Housing (Use Class 9) (all Scales) and Flatted Dwellings (over 5 units)	0.5 spaces per unit	N/A
Hospital	1 space per doctor; 1 space per 3 staff plus 1 space per 3 beds; Day clinics and out patients 3 spaces per 100m ²	
Non Residential Institutions	1 space per 2 staff plus 3 spaces per 100m ²	N/A
Disabled Car Parking Provision	Minimum standards (retail, leisure and recreation) :- 3 spaces or 6% (whichever is greater) in car parks with up to 200 spaces: or 4 spaces plus 4% in car parks with more than 200 spaces. Places of employment:- 1 space per disabled employee plus 2 spaces or 5% (whichever is greater) in car parks with up to 200 spaces; or 6 spaces plus 2% in car parks over 200 spaces.	Specific provision should be made for parking for disabled people in addition to general provision. In retail, recreation, leisure developments, and places of employment. Disabled parking spaces should be at least 5 x 2.5 metres, with a clear space at least a 1 metre wide along one long side to facilitate access for wheelchairs. The clear space may be shared between 2 car parking spaces.

Off-Site Highway Improvements

6.27 Development can have impacts on the wider road network beyond the site boundary. Dependent on the scale and nature of these impacts the development may place an unreasonable burden on the Roads Authority to improve a significantly substandard road because of the related impacts. Therefore, it can be appropriate in some circumstances to require a development to contribute to improvements to the public road or a substandard private road approaching a development site.

6.28 The Planning and Roads Authority will assess the circumstances and when in their judgement the development, because of its projected traffic generation, is likely to result in unacceptable conditions that would result in an additional burden on the Roads Authority then improvements will be sought either through planning conditions or agreements. Where this involves private land then a Section 75 Planning Agreement may be appropriate before planning consent is issued.

6.29 The improvements to the public or private road should:-

- be practical and proportionate to the nature and scale of development proposed;
- take account of existing traffic usage of the road and its overall condition;
- apply the principle of continuous improvement, whereby the road condition will have been improved after the development has taken place, notwithstanding the increased traffic.

Policy 41 – Off Site Highway Improvements

In the judgement of the planning authority where development proposals will significantly increase vehicular or pedestrian traffic on substandard private or public approach roads, then developments will be required to contribute proportionately to improvements to an agreed section of the public or private road network. This may be subject to planning conditions or agreements, including Section 75 planning agreements.

Piers, Ports and Harbours

6.30 Piers, ports and harbours are key economic generators in Argyll and Bute. They are essential to the operation of a range of different industries such as fishing, aquaculture and renewable energy. They provide a range of facilities for onshore storage, working areas, berthing, maintenance and staff operations. In addition piers, ports and harbours support leisure and tourism sectors such as sailing and pleasure trips through the provision of berthing and operational facilities. They are also important to the transportation sector by supporting the bulk movement of goods for industries such as forestry via coastal shipping.

6.31 It is important to protect these facilities from development and uses that might compromise their operational and commercial viability whilst at the same time supporting proposals that would enhance, upgrade or support the existing facilities and the sectors that utilise them. A flexible approach can be taken with development proposals within such facilities, however, it is essential that they support their future use and viability and that they will work in harmony with the existing users.

6.32 New pier, port and harbour infrastructure is encouraged in the first instance at locations where such infrastructure already exists in order to help support existing facilities and take advantage of wider existing infrastructure capacity. Where new infrastructure is proposed away from existing facilities a sequential approach should be taken that first seeks to direct the proposal to the developed coast before non-developed coast locations are considered.

6.33 The provision of temporary infrastructure can play an important role in supporting existing facilities, for example, during times when temporary closures are needed to carry out improvements or to relieve short term operational pressures. The policy requirements set out in part B apply equally to proposals for temporary infrastructure and in addition, the proposal must involve satisfactory restoration of the site.

Policy 42 – Safeguarding Piers, Ports and Harbours

a) Development within established commercial harbour, port and pier areas will be supported where:

- It has been clearly demonstrated that the proposal requires a pier, port or harbourside location or is ancillary to activities taking place within that particular facility. AND
- It has been clearly demonstrated that the proposal would not adversely affect the commercial viability or efficient operation of the facility for marine related uses;

Policy 42 – Safeguarding Piers, Ports and Harbours continued

b) Development proposals for new pier, port or harbour infrastructure outwith established facilities will only be supported where it has been clearly demonstrated that:

- A locational and operational need exists; AND
- That nearby existing facilities or infrastructure are not capable of satisfying the requirements of the proposed development; AND
- A sequential approach to the site selection has been undertaken that seeks to locate the proposed development, in the first instance, at a location on the developed coast.

The provision of new temporary pier, port or harbour facilities will only be considered where it has been clearly demonstrated how the whole site including any related access and working areas can be restored to the satisfaction of the planning authority once the facilities are no longer required.

Related documents:

[National Marine Plan](#)

[Clyde Marine Plan](#)

Aerodromes and Technical Sites

6.34 This policy seeks to ensure that proposals for development within the safeguarded areas of aerodromes or technical sites do not compromise their safe operation and to ensure that the scope for provision of, or future expansion of facilities is not inhibited by inappropriate development.

6.35 Safeguarding areas have been established for certain aerodromes and technical sites. Further details regarding these will be available within the Development Management Constraints map on line. Safeguarded areas are neither the responsibility nor the proposal of the planning authority.

6.36 Certain planning applications will be subject to consultation with the operator of the aerodrome or technical site concerned subject to the requirements of the relevant safeguarding map.

6.37 The Council will take account of Circular 2 2003 - Safeguarding of Aerodromes, Technical Sites and Military Explosives Storage Areas when considering planning applications. There may be restrictions on the height or detailed design of buildings or on development which might create a bird hazard (as described in Circular 2 2003). Where proposals for development are considered unacceptable they will not be permitted.

Policy 43 – Safeguarding of Aerodromes

Development will not be permitted where it would compromise the safe operation of an Aerodrome or Technical Site or constrain their present or future operations.

Related documents:

[Circular 2 2003: Safeguarding of Aerodromes, Technical Sites, Meteorological Technical Sites, and Military Explosives Storage Areas: The Town and Country Planning \(Safeguarded Aerodromes, Technical Sites, Meteorological Technical Sites and Military Explosives Storage Areas\) \(Scotland\) Direction 2016](#)

Telecommunications (including Digital)

6.38 Continued telecommunications investment, including digital is an economic and social priority for Argyll and Bute. In particular super-fast and reliable broadband services together with modern standards of mobile phone coverage, including the continuing roll-out of 4G and 5G services, are both deemed

necessary to sustain our quality of life and enable sustainable economic growth to take place. It contributes to overcoming some of the challenges of remoteness in the island and extended peninsular geography of the area. The economic and social functions together with the technical requirements of such developments must also be balanced alongside environmental considerations.

6.39 The Scottish Government's policy is to enable the telecommunication industry to expand and diversify in a sensitive manner. The telecommunications industry's operational and expansion plans are essential to the global competitiveness of a Smart Successful Scotland. Such economic and social benefits can only be secured if the industry's infrastructure is developed and improved, including networks of radio base stations. The development of these networks is required to be undertaken with greater attention to the siting and design of apparatus.

6.40 The provisions of SPP are material to the determination of planning applications for telecommunications development. Planning Advice Note (PAN) 62 'Radio Telecommunications' provides advice on the siting and appearance of telecommunications development and will also be treated as a material consideration in the determination of any planning application for telecommunications development.

6.41 The Council is mindful of the Scottish Government's policy on emission, health and the role of the planning system, which states that it is not necessary for planning authorities to treat radio-frequency emissions as a material consideration, if the arrangements relating to the declaration of compliance with the ICNIRP (International Commission on Non-Ionising Radiation Protection) guidelines are undertaken.

Policy 44 – Telecommunications

There is a presumption in favour of proposals for telecommunications development provided that all the following criteria are met:

- a) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;**
- b) if located on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact on the external appearance of the host building;**
- c) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the Planning Authority;**
- d) the development should not have an unacceptable impact on areas of ecological interest, Areas of Wild Land, National Scenic Areas, historic gardens and designed landscapes, other areas of landscape importance, the Greenbelt, the coast, archaeological sites, conservation areas, areas of townscape quality or buildings of architectural or historic interest. Special care should be exercised in these locations.**

When considering applications for telecommunications development, the Planning Authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology. Applicants will be expected to demonstrate compliance with ICNIRP guidelines.

Related documents:

[PAN 62 \(Radio Telecommunications\)](#)

Retail

7.1 In terms of retailing the LDP2 recognises the preferred location for new shopping developments is in existing town centres. Our town centres however are more than just a shopping destination; they also function as financial, social and cultural centres that are accessible by a variety of means of transport. The plan through its policies and key actions therefore seeks to protect the vitality and viability of Argyll and Bute's town centres.

7.2 The Council is keen to ensure that Argyll and Bute's town centres continue to provide an important shopping focus for the communities they serve and recognise that these locations also provide an increasingly convenient focus for other services, including a wide range of commercial and leisure facilities for the majority of people who live in Argyll and Bute and the many people who visit our region.

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

7.4 The important role of smaller shops serving the day to day needs of our rural communities must also be recognised as well as, the opportunities associated with farm and factory shops, and other recognised tourist attractions, can play in sustaining and growing our rural economy and the local communities that live there.

7.5 The Council aims to protect and enhance the vitality and viability of the defined town centres in the larger settlements of Argyll and Bute through a sequential approach to new retail development.

7.6 The sequential test for selecting sites for new retail development ensures that first preference is given to town centre sites, followed by edge of centre sites, and then finally out-of-town centre sites. Otherwise, opportunities to enhance the retailing role of town centres may be lost and their role may become threatened. The only exceptions to this requirement are small shops serving the day to day needs of local communities and specialist forms of retailing such as those associated with recognised tourist facilities, farm shops and factory shops where the retail floor space element is less than 200 square metres, and this is ancillary to the main business use of the site.

7.7 When considering new retail development proposals the Planning Authority will look closely at the potential impact on the vitality and viability of existing town centres. New retail developments will therefore have to demonstrate that they will not have a significant adverse impact. If a potential adverse impact is identified, development will only be permitted where this can be mitigated through an appropriate developer contribution or such other action (possibly under a Section 75 Agreement).

7.8 Town Centres and Edge of Town Centre Zones as well as Core Shopping Areas have been identified on the main Proposals Maps.

Policy 45 – Supporting our Town Centres and Retailing

The Council will support development proposals that seek to maintain and enhance the vitality and viability of our established town centres in Argyll and Bute. This support includes retail, commercial, and other developments where the scale is appropriate to the size and function of the settlement.

Town centres will be the preferred location for retail, commercial and leisure uses which serve a wide community of interest. A sequential approach to retail and commercial leisure developments will be adopted, and proposals for these types of developments outwith defined town centres will be required to demonstrate no significant adverse effect on the vitality and viability of existing town centres in line with national guidance. (See table 4)

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

Policy 46 – Retail Development – The Sequential Approach

There will be a presumption in favour of retail development (Use classes 1, 2 and 3*) provided:

- It is within a defined town centre; OR,
- Where the developer demonstrates that no suitable sites within defined town centres are available, on the edge of a defined town centre; OR,
- Where the developer demonstrates that no suitable sites are available within defined town centres, or on the edge of defined town centres, elsewhere in the town in a location that is or can be made accessible by a choice of means of transport; AND IN ANY OF THESE CASES,
- There is no significant detrimental impact on the vitality or viability of existing town centres (the Council may request an assessment at the developer's expense, as it considers necessary, to establish this, and may require applications to be accompanied by a reasoned statement of the anticipated impact of the proposal on the town centre).

Convenience shops located and designed to serve only a local residential area, as well as those associated with recognised tourist facilities, farm and factory shops, are exempt from the sequential test requirement but may require a Retail Impact Assessment at the Planning Authority's request.

*Details of the Use Classes are given in the Town and Country Planning (Use Classes) (Scotland) Order 1997

Policy 47 – Change of Use of Class 1 Shops in Core Shopping Areas

Within the ground floor frontage premises in the "core shopping areas" of Campbeltown, Dunoon, Helensburgh, Lochgilphead, Oban and Rothesay, change of use from non-retailing uses to Use Class 1 (Shops) is consistent with this policy.

Within these ground floor frontage premises change of Use Class 1 (Shops) to any other use other than a Use Class 3 (Food and Drink), is contrary to this policy unless it is demonstrated that:

- Every effort is made by the applicant to retain a lively street frontage.
- The premises have been vacant and unused for at least 12 months despite reasonable attempts (including a clear marketing strategy) to market the property/business; OR,
- The development is part of a wider building refurbishment or redevelopment which, in the view of the planning authority, will add value to the economic vitality or built environment of the town centre.

Developer Contributions

7.9 Developer contributions or planning gain as it is sometimes referred to, usually refers to circumstances, in association with particular development proposals, when community benefits can be achieved such as the provision of affordable housing in larger private sector developments.

7.10 However, the levels of development activity in Argyll and Bute are relatively low and consist mainly of new housing. For example, during the 5 year period from 1/4/2014 to 31/3/2019 there was a total of 962 housing completions and these were spread over the Council's administrative areas as follows;

Bute and Cowal – 131 units

Helensburgh and Lomond – 166 units

Mid Argyll, Kintyre and the Islands – 293 units

Oban, Lorn and the Isles – 490 units

7.11 Given the low volume and dispersed nature of development activity across Argyll and Bute there are only limited circumstances where, the Council will expect developer contributions from development proposals. These are generally where there is a stated requirement for affordable housing as set out in the LDP2 or where there may be specific requirements for other off-site improvements/works proportional to and directly related to the development that are necessary to allow it to proceed. This may also include contributions for the provision of additional housing required for new employees associated with significant industrial or commercial developments particularly in remote communities where housing is at a premium. In exceptional cases there may be assistance available from the Council's Strategic Housing Fund where there may be extraordinary infrastructure or development costs associated with such development and a robust economic case has been made for supporting the housing need that can help sustain these businesses into the future.

7.12 A balanced and measured approach to developer contributions is therefore required and this is the basis of the criteria set out in the policy below.

Policy 48 – Developer Contributions

- a) Where appropriate the council shall seek appropriate developer contributions* in liaison with participating partners and developers and be proportionate to the scale, nature, impact and planning purposes associated with the development and shall be in accord with the Policy Tests set out in Circular 3/2012.
- b) In developing planning obligations, consideration will be given to the economic viability of proposals and alternative solutions can be considered alongside options of phasing or staging payments.
- c) Where new commercial, industrial or business development is approved and is of sufficient scale that requires new housing for staff accommodation, the developer will be expected to provide such housing, or a proportion of the requirement, through working in partnership with either the private or public sector (Registered Social Landlords) to provide the requisite additional housing on appropriate sites for key workers.

*e.g. this may cover the provision of affordable housing, in accordance with Policy 67 – Provision of Housing to Meet Local Needs including Affordable within housing development sites of 8 units or more in areas demonstrating housing need through the Strategic Housing Strategy.

Related documents:

[Circular 3/2012: Planning Obligations and Good Neighbour Agreements](#)

[Circular 3/2013: Development Management Procedures](#)

New Sport, Recreation and Community facilities

7.13 Sport, recreational and community facilities are essential to the quality of life, health and well-being of both local communities and visitors to Argyll and Bute. They also play an important role in developing the economy of the area.

7.14 This policy aims to promote the creation of sport, recreation and other community facilities such as schools, health facilities, community halls, heritage centres and art venues.

7.15 In order to strengthen and support the places and communities they serve it is particularly important that such facilities are easily accessible to the widest range and greatest number of people. Therefore they should be located in places that are readily accessible by foot, cycling and public transport where it serves that locality. Facilities that would be poorly accessible by such means would likely increase the reliance on the private car and exclude members of the community who have limited access to such transport, therefore negatively impacting on the social and environmental sustainability of our places.

7.16 The preferred location for proposals for sport, recreational and community facilities is within identified Local Development Plan 2 settlements. However it is recognised that there are some resource based activities which may require specific locations outwith established settlement areas. Where a specific locational and operational need is established for such activities, proposals will generally be supported where these can be satisfactorily integrated in to the landscape as demonstrated by a Landscape and Visual Impact Assessment, and are of a scale and type which can be supported by its surrounding infrastructure and road network.

Policy 49 – Sport, Recreation and Community Facilities

Proposals for new or substantially enlarged sport, recreation or community facilities within Settlement Areas will be supported where:

- The development is of a form and scale of commensurate with the nature of the facility proposed, the settlement where it is located and the community that it serves; and
- The development is readily accessible to the community it will serve by public transport (where it serves that locality), cycling and on foot.

Outwith the Settlement Areas development will only be approved where it has been clearly demonstrated that:

- There is an operational justification for the location selected; AND
- The need for the facility outweighs the harm of locating it outside of a settlement in terms of accessibility to the widest range of people; AND
- The development is of a form and scale of commensurate with the nature of the facility and the community that it serves;
- Proposals that would generate significant footfall will be subject to the town centre first principle as set out in Policy 45 – Supporting our Town Centres and Retailing.

Retention of Community Buildings and Key Services

7.17 There are a range of community facilities that serve our places and these provide for services and activities that are valued by people who live and work there. Community halls and centres, for example, can provide spaces for social and sports groups to meet, rooms visiting service providers or meeting rooms for organisations. These types of facility play an important role in maintaining functionality and sustainability of the communities they serve and help ensure they remain places that people want to live and work in.

Policy 50 – Retention of Community Facilities

Development involving the loss or change of use of facilities (including any ancillary land) presently used or last used for community purposes will only be permitted where:

- It is clearly demonstrated that the facility is surplus to the requirements of the community or communities it serves, either for its current purpose or an alternative community use, or;
- It is clearly demonstrated that is no longer financially viable to retain the facility and that all reasonable attempts have been made to retain it, or;
- There would be no significant detrimental effect from its loss on the overall provision of similar facilities within the local area that it currently serves, or;
- Alternative provision of equal or greater benefit to the community is made available at a suitable location within the local area.

7.18 There are also a range of commercial uses that fulfil key services for many of our places, especially in more remote locations. These can include, amongst other things; local convenience shops, pubs, hotels with public bars, cafes, post offices, fuel filling stations and community sports centres. These can be found within settlements or in more isolated locations within the countryside where they might serve a more scattered population or cater for passing trade. They not only play an important role in maintaining the sustainability and functionality of the communities they serve but they can also play an important role in providing services for those visiting or travelling through the area.

Policy 51 – Retention of Key Services

Development involving the loss or change of use of any premises outside the identified Main Towns and Key Settlements that is considered to provide a key service will only be permitted where:

- There would be no significant, detrimental effect from its loss on the overall provision of similar facilities within the local area that it currently serves, or;
- It is clearly demonstrated that is no longer financially viable to retain the use and that all reasonable attempts have been made to sell or transfer it is a viable concern, or;
- Alternative provision of equal or greater benefit is made available at a suitable location within the local area.

7.19 The overall aim of these two policies is to safeguard against the loss of these community buildings and important services and facilities, as once lost they are very difficult to replace.

Community Plans, Locality Plans and Local Place Plans

7.20 Delivering community aspirations can be a key part of creating of strong and successful places. It can be the people living and working at the heart of our communities that understand best what is required to make them thrive. There is also a strong desire at a national level to see communities having greater involvement in decision making and the provision of services.

7.21 Certain communities have, or are bringing forward community plans that set out their challenges alongside aspirations and proposals to help shape the future of their places. Communities can also bring forward Local Place Plans as defined in the Planning (Scotland) Act 2019.

7.22 In addition to these, the Argyll and Bute Community Planning Partnership is bringing forward four Locality Plans under the 2015 Community Empowerment Act.

7.23 All these plans have the potential to contain spatial elements that relate to a desire to see certain new developments or physical improvements to the built environment. These elements could help

articulate the community's aspirations, provide focused information for parties wishing to bring development forward, strengthen confidence in the planning process and act as enablers to help attract investment.

7.24 Where such a plan contains spatial development or improvement aspirations they have the potential to be approved by the Council and be regarded as a material consideration that will provide context for deciding future planning applications within that plan area.

7.25 To be approved by the Council it is important that any plan is produced within the parameters set out within this policy to ensure its credibility within the land use planning process.

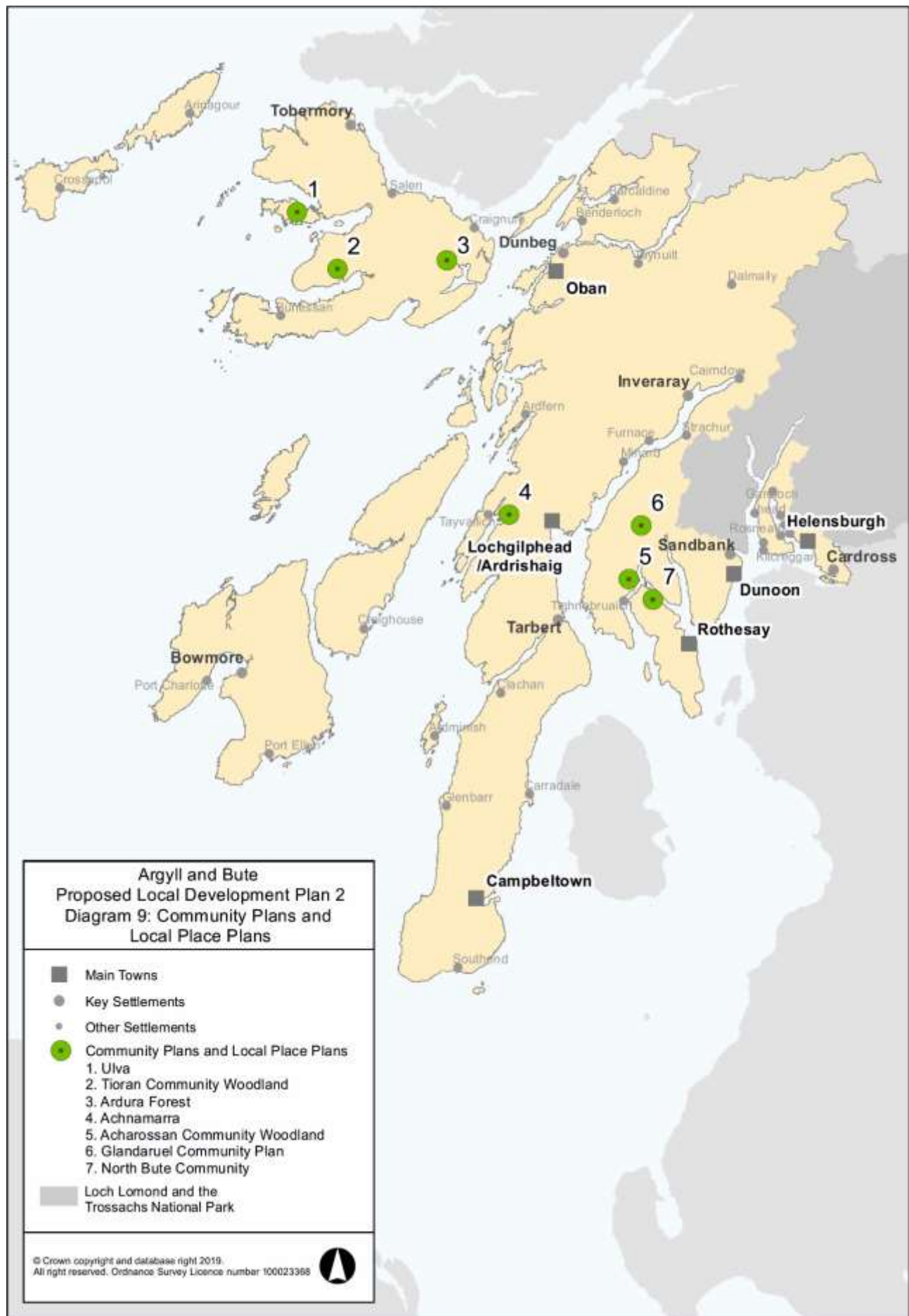
Policy 52 – Community Plans, Local Place Plans and Locality Plans

The planning authority may approve Community plans, Local Place Plans and Locality Plans, or elements thereof, for use as a material planning consideration where the criteria below are met:

- **The plan has been produced by a community body¹**
- **It accords with Scottish Planning Policy and the National Planning Framework, the adopted Local Development Plan 2 and any relevant legislation;**
- **It has been informed by a place based assessment of the area and provides justification for any development or improvement proposals;**
- **It includes a spatial map that shows the community's aspirations, including any development or improvement proposals in suitable detail and clarity;**
- **It is demonstrated that the plan has been subject to suitable levels of community engagement and how any responses to the engagement have been taken into account in the production of the plan.**
- **It contains an outline delivery strategy setting out what resources, services and funding are required to deliver any development or improvement proposals and who will be responsible for managing such developments.**

¹A community-controlled body within the definition given in section 19 of the Community Empowerment (Scotland) Act 2015, or a community council established in accordance with Part 4 of the Local Government (Scotland) Act 1973."

7.26 Diagram 9 indicates a number of locations that have been identified as potential areas that could benefit from a community plan or Local Place Plan approach and further information on these can be found within the Action Programme. It is important to note that this diagram is indicative, and shows only those general locations where an interest in preparing a Community or Place Plan has been expressed prior to the preparation of the Proposed LDP2 (2019). It is not intended to preclude the preparation of Community or Place Plans for other areas which are yet to be identified. A technical guidance note that provides more detail on how Community Plans, Local Place Plans and Locality Plans to be prepared in line with the above requirements will be produced (LDP2 TN14 Technical Note: Community Plans and Local Place Plans).



Crofting Townships

7.27 A crofting township can be considered as a group of closely related houses on their own established crofts and or potentially a group of croft houses sharing an area of common grazing (or woodland in the case of woodland crofts)

7.28 Crofting townships are one a number of models that can support the overarching vision and objectives relating to population growth delivered through diverse economic opportunities and the development of sustainable communities.

7.29 They can offer potential benefits to local areas including, the significant enhancement of land through habitat creation, the growing of local food, the management of better access or recreation provision, the provision of affordable housing and/or the retention of the land in community ownership and providing tenancies.

7.30 A crofting township could be created with woodland crofts. A woodland croft is a croft with sufficient tree cover to be considered a woodland under UK forestry policy (and is therefore subject to forestry regulation). They can potentially be managed for timber (softwood & hardwood), for fuel and building materials, for wildlife and habitat improvement, or as a setting for other activities e.g. recreation or enterprises based on other woodland products.

7.31 The Council supports the provision of new or extending crofting townships. Like other forms of development they need to be based on sustainable development principles in order that they benefit the long term development of the area.

Policy 53 – Crofting Townships

The creation of new or extended crofting townships will be supported where it is demonstrated that the proposal meets the following criteria:

- There would be significant benefits for, and connections to the local community
- There is widespread community support;
- The design and layout are compatible with the existing landscape and landform and the local settlement pattern;
- The township can be adequately and economically serviced with the necessary infrastructure and public services;
- That there is a credible business plan for the township;
- The proposal is accompanied by a Masterplan or Community Plan, which incorporates any wider land under the same ownership (such as a community woodland in the case of a forest croft township);
- In the case of woodland crofts, there is a management plan which meets the UK Forestry Standard and where deforestation of an area is required the Scottish Government's Policy on Control of Woodland Removal has been taken into account;
- The land concerned relates to registered crofts with the Crofting Commission

Where the proposal involves the large scale restructuring of agricultural land or use of uncultivated/ semi-natural areas for intensive purposes, then an Environmental Impact Assessment also may be required.

7.32 LDP2 TN15 Technical Note: Crofting Townships that provides more detail on the above requirements will be produced.

Development in the Vicinity of Notifiable Installations

7.33 Within Argyll and Bute there are a number of installations handling hazardous substances such as explosives, gas or liquid fuels. Whilst they are subject to stringent controls under existing health and safety legislation, there is also a requirement to control the kind of development permitted in the vicinity of these installations. In determining whether or not to grant planning permission for a proposed development within the consultation zones around these installations, the Planning Authority will consult with the Health & Safety Executive about risks to the proposed development from the notifiable installation. This will take into account the requirements to maintain appropriate distances between such installations and residential areas, areas of public use and areas of particular natural sensitivity or interest, so as not to increase the risks to people.

Information regarding notifiable sites is available on line at [HSE's Planning Application Advice](#)

Policy 54 – Safeguarding Zones of Notifiable Installations

Proposed developments that are to be located within the Safeguarding Zones of Notifiable Installations will require the Planning Authority to formally consult the Health & Safety Executive to assess the risk to the proposed development. Dependent upon the nature, scale and location of development relative to the Notifiable Installation, the Council may refuse applications for development based on advice given by the Health & Safety Executive.

Related documents:

[An introduction and guide to HSE's Planning Advice Web App - A Developers Guide V 2.1](#)

The Water Environment

7.34 Water is essential for our health and prosperity. As well as being used for drinking, water is used in industry, producing energy, and for recreational activities. Water is also critical in supporting an array of habitats containing nationally and internationally important species.

7.35 The Local Development Plan 2 has a critical role to play in protecting the water environment by ensuring that development does not lead to damage to either quantity or quality of water, ensuring that potable water is available for new development and where possible it is conserved as a vital resource.

7.36 In addition the Local Development Plan 2 must also ensure that development has appropriate drainage for both surface water and sewerage to ensure that the water environment is not polluted or degraded. Flood risk must be addressed by ensuring that new development is not placed in locations liable to flood or otherwise exacerbate the potential for flood risk in other locations.

Strategic Flood Risk

7.37 Climate change is now increasing the likelihood of more intense and prolonged rainfall and extreme weather events with a consequent increase in flood risk. The impacts of flooding experienced by individuals, communities and businesses can be devastating and long lasting and it is vital that the Local Development Plan 2 fully addresses flood risk as required by The Flood Risk Management (Scotland) Act 2009.

7.38 At a strategic level, the council works in partnership with other local authorities, Scottish Water, SEPA, Scottish Forestry and the National Park authorities to prepare Local Flood Risk Management Plans and there are two which cover Argyll and Bute.

7.39 [Highland and Argyll Local Flood Risk Management Plan 2016-2022](#) and the [Clyde and Loch Lomond Local Flood Risk Management Plan 2016-2022](#). The lead authorities responsible for preparing these plans were Highland Council and Glasgow City Council respectively.

7.40 The two plans identify 16 Potentially Vulnerable Areas (PVA's) within Argyll and Bute. PVA's are defined as catchments identified as being at risk of flooding and where the impact of flooding is sufficient to justify further assessment and appraisal.

7.41 In all of the PVA's the Local Development Plan 2 has a role in ensuring that new development is not located in areas likely to flood or to exacerbate flood risk in other locations taking account of the principal source(s) of flood risk in each PVA.

Flood Protection Schemes

7.42 In addition the Plan also has a role, where needed, to protect areas identified for flood alleviation and flood prevention schemes through the use of Area for Action (AFA) and Open Space Protection Area (OSPA) designations. At the time of writing there are six flood prevention schemes being developed in Argyll and Bute: Campbeltown; Helensburgh waterfront; Oban (Lon Mor); Tarbert harbour and Clachan village in Kintyre, and Lochgilphead Front Green.

Flooding and Land Erosion

7.43 Due to the increasing impacts of climate change it is becoming increasingly difficult to predict whether potential development sites will be subject to flooding or not. With increasing rainfall, higher storm frequency/intensity and rising sea levels, the threat of flooding is increasing from a variety of sources.

7.44 In the past the known incidences of significant flooding in Argyll and Bute have largely coincided with town centre waterfronts. Other flooding areas have been associated with wind driven tidal incursion; inadequate culverts that are vulnerable to being blocked and on tightly confined flood plain areas bordering river courses. Land liable to erosion, landslip or subsidence is also a material planning consideration. In Argyll and Bute, these conditions are mainly associated with coastal erosion (e.g. in the vicinity of sand dunes and machair) or with increased risk of landslip (e.g. the A83 at the Rest and be Thankful) or weathering (e.g. at Gruline on Mull).

Policy 55 – Flooding

Development on the functional flood plain will be considered contrary to the objectives of this plan. In exceptional circumstances, where land is required to facilitate key development strategies which come forward through the Local Development Plan 2 process, land raising may be acceptable provided effective compensatory flood storage can be demonstrated and it will not lead to flooding elsewhere. 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 mitigation measures proposed. In all cases development proposals will be subject to assessment using the Flood Risk Framework as set out in SPP (see LDP2 TN16 Technical Working Note: Flood Risk Framework)

The type of development that will be generally permissible within specific flood risk areas 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) as set out below and/or on the advice of the Scottish Environment Protection Agency (SEPA).

Policy 55 – Flooding

- a) All types of development within “little or no risk areas” (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;
- b) All types of development, excluding essential civil infrastructure, within “low to medium risk areas” of between 1:1000 and 1:200 annual probability of flooding) are acceptable in terms of this policy unless local circumstances dictate otherwise;
- c) Within “medium to high risk areas” (1:200 or greater annual probability of flooding) only those categories of development indicated in (C) (i), (ii) and (iii) may be acceptable.
 - i) Residential, commercial and industrial development within built-up areas providing flood prevention measures to the appropriate standard (1:100 year return period) already exist or are under construction. Water resistant materials/ construction together with a suitable freeboard allowance as appropriate;
 - ii) Development on undeveloped and sparsely developed areas within the functional flood plain and comprising:
 - Essential development such as navigation and water based recreation use, agriculture and essential transport and some utilities infrastructure; and an alternative lower risk location is not achievable;
 - Essential infrastructure should be designed and constructed to remain operational during floods.
 - Certain recreational, sport, amenity and nature conservation uses providing adequate evacuation procedures are in place;
 - Certain job related residential use with a locational need;
 - In all cases loss of storage capacity in the functional flood plain is minimised and suitably compensated for, and any such measures would not compromise the objectives of the EU Water Framework Directive. Where compensatory flood water storage is deemed necessary it should be designed to provide like for like storage, that is volume for volume and level for level.
 - In all cases new development should not add to the land which requires protection by engineered flood prevention measures.
 - 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.

Policy 56 – Land Erosion

Within land erosion risk areas, new development, other than the categories specified in (i) and (ii) below shall be resisted; exceptions may be made if the proposal successfully demonstrates that the level of risk is acceptable having regard to the nature of the development proposed, operational considerations and land erosion remedial measures.

- i) Development which is ancillary to an existing lawful use or involves a building replacement, alteration, extension or provision of minor access works;
- ii) Development that is in accord with land stabilisation measures as specified in association with a local plan Allocation or development brief.

Policy 57 – Risk Appraisals

Flood Risk Assessments, Drainage Impact Assessments, or land Erosion Risk Appraisals shall accompany development applications when required by the Planning Authority, or in consultation with the Scottish Environment Protection Agency (SEPA). This requirement shall have regard to information held by the Planning Authority on its Flooding and Land Erosion Trigger Maps and to awareness of potential for flooding, including the possible effects of climate change, or land erosion risks associated with the specific development proposed. SEPA has provided new guidance on undertaking Flood Risk Assessment (see related documents below).

Related documents:

[On line Planning Advice on Flood Risk](#)

[The Flood Risk Management \(Scotland\) Act 2009](#)

[SEPA: Technical Flood Risk Guidance for Stakeholders](#)

[SEPA: Flood Risk Assessment \(FRA\) Checklist](#)

[Highland Council: Flood Risk Management Plan](#)

[Glasgow City Council: Clyde and Loch Lomond Local Flood risk Management Plan](#)

Private Water Supplies and Water Conservation

7.45 In Argyll and Bute many properties are served by a private water supply due to a lack of a public system. While water supply development is generally compatible with most locations a new private water supply will not generally be supported where a public water supply is available. Where there is no other option other than a new private water supply the Council will ensure that there is sufficient capacity and quality to meet the anticipated demand of the new development. Care must also be taken that new development will not have an adverse impact on existing private water supplies and water quality (see **Policy 59 – Water Quality and The Environment**). This approach will reinforce the delivery and maintenance of effective and high standards of water supply services.

7.46 The Council will continue to work in partnership with Scottish Water and SEPA to increase the availability of public water supplies to meet projected needs. However, there are areas within Argyll and Bute where the public water supply remains at limited capacity and it is therefore appropriate to ensure that new development minimises, where practicable the abstraction from the public water supply through water conservation measures such as rainwater harvesting and the re-use of grey water.

Policy 58 – Private Water Supplies and Water Conservation

- a) There is support in principle for the use of private water supplies where a public water supply is not, or could not be made available. This support is subject to the private water supply being of adequate quality and quantity to serve the proposed development without prejudicing the lawful interests of neighbouring properties or land and water users. Applicants will be required to submit full details of the proposed private water supply arrangements with their application, including a report by independent and suitably qualified engineers demonstrating that the proposed water supply has sufficient capacity and quality to supply existing water users and the proposed new development.
- b) In those areas where Scottish Water advise that there are on-going public water supply shortages, all developments that require water supplies for either human or animal consumption, or for other processes or activities relating to industrial or commercial activities shall require to demonstrate the incorporation of water conservation measures such as rainwater harvesting or the re-use of grey water. (See LDP2 TN17 Technical Note : Minimising Water consumption).

Related Documents:

[SEPA: Water Assessment and Drainage Assessment Guide](#)

Water Quality and the Environment

7.47 Argyll and Bute has a rich and varied water environment. In addition to over 2000 miles of coastline, the area contains numerous lochs, reservoirs, rivers, burns and wetlands. These are resources of great value, providing leisure, and recreation opportunities and indeed employment such as fishing, aquaculture, tourism and energy production.

7.48 The water environment including surface waters, waterbodies, ground-water, coastal and estuarine waters is sensitive to development. It can be affected directly, for example through river engineering works and water extraction for industrial processes, and indirectly, for example through pollution from surface water run-off, and industrial processes. It is therefore necessary to assess the impact of new development on the water environment. Proposals which contribute towards improvements or enhancements of the water environment in line with the objectives of the Argyll and Clyde Area Management Plans will be supported. Applicants are also asked to consider the requirements of Policy 61 – Sustainable Drainage Systems (Suds) and Policy 62 – Drainage Impact Assessments.

Policy 59 – Water Quality and the Environment

Proposals for development that could affect the water environment will be assessed with regard to their potential impact on:

- a) Water quality and quantity, ecological status including morphology and flow rate
- b) Riparian habitats and wildlife;
- c) Geomorphic processes;
- d) Leisure and recreational facilities and users;
- e) Economic activity.

Developments that may have a significant detrimental impact on the water environment will not be permitted unless it can be demonstrated that the impacts can be fully mitigated so as to ensure non-deterioration of waterbody status and the River Basin Management Plans covering Argyll and Bute.

Private Sewage Treatment Plants and Wastewater (i.e. Drainage) Systems

7.49 The Council wishes to ensure that where practicable, all new development is drained to a public sewer. However, the Council recognises that within rural areas septic tanks and small wastewater schemes are essential for development. The aim of this policy is to ensure that septic tanks and other private foul drainage arrangements where permitted, are properly sited and have no adverse effects on the surrounding area and in areas served by wastewater schemes, new development is connected to the system where capacity allows. Applicants should note that the proliferation of septic tanks will be resisted through this policy. Applicants for wastewater systems are also asked to see the requirements of **Policies (SUDS) and (DIA)**.

Policy 60 – Private Sewage Treatment Plants and Wastewater Drainage Systems

Connection to the public sewer as defined in the Sewerage (Scotland) Act 1968 will be a prerequisite of planning consent for all development proposals in all settlements where there is a public sewer available.*

Connection to the public sewer will be required, unless the applicant can demonstrate that:

- i) connection is not feasible, for technical or economic reasons, or
- ii) the receiving waste water treatment plant is at capacity and Scottish Water at that time has no programmed investment to increase that capacity; and
- iii) the proposal is not likely to result in or add to existing environmental, amenity or health problems.

Policy 60 – Private Sewage Treatment Plants and Wastewater Drainage Systems continued

Planning consent for development with private waste water systems will only be allowed where proposals satisfy (i) or (ii) above, and satisfy (iii). Any such systems in areas adjacent to waters previously designated under EC Shellfish Directives 79/923/EEC or 91/492/EEC or Bathing Directives should discharge to land rather than water.

*In settlements where there is limited or no capacity for additional foul drainage connections to the public sewer, the Council may accept temporary drainage solutions provided that Scottish Water has programmed investment to upgrade the foul drainage system in that settlement and the proposed temporary system is acceptable to Scottish Water and SEPA.

Related documents:

[SEPA: Land Use Planning System Guidance Note 19 – Planning Advice on Waste Water Drainage](#)

[SEPA: Water Assessment and Drainage Assessment Guide](#)

Incorporation of Natural Features/Sustainable Drainage Systems (Suds)

7.50 This policy embraces two separate issues; the enhancement and protection of natural watercourses and the use and promotion of sustainable drainage systems. Rivers, burns, lochs, ponds and wetlands are important wildlife habitats forming an integral part of the Argyll and Bute landscape. In the past many watercourses have been buried under culverts in order to allow development and this has greatly reduced their ecological and amenity value. Where major new developments are planned the Council will seek to encourage the retention of existing watercourses and the creation of buffer zones on development sites to reduce the risk of flooding which can occur through the forcing of water through alternative/man made routes. The retention of natural watercourses also helps to protect and enhance biodiversity. SuDS should also be considered as a way of improving the landscape impact of the proposal. Developers are advised to undertake pre-application discussions with planning officers to address SuDS issues at the earliest stage of the proposal.

Policy 61 – Sustainable Drainage Systems (Suds)

Where appropriate developers should incorporate existing ponds, watercourses or wetlands as positive environmental features in development schemes. The Council will also require that canalisation or culverting, which can increase the risk of flooding and also greatly reduce the ecological and amenity value of watercourses are avoided wherever practicable and designed sensitively where unavoidable.

Sustainable Drainage Systems (SuDs) (see Glossary) provide benefits in terms of flood avoidance, water quality, habitat creation and amenity. Proposals for SuDs measures compliant with technical guidance will be required in relation to all development prior to determination.

Related documents:

[The Water Environment \(Controlled Activities\) \(Scotland\) Regulations 2011: A Practical Guide](#)

[SEPA: Water Assessment and Drainage Assessment Guide](#)

[PAN 61 – Sustainable Urban Drainage Systems](#)

[PAN 79 – Water and Drainage](#)

Drainage Impact Assessments (DIA)

7.51 The Council will require developers to submit a Drainage Impact Assessment (DIA) along with SuDs (see **Policy 61 – Sustainable Drainage Systems (Suds)**) as part of all significant new development proposals and for all proposals where there are contamination or flood risk issues where for example development sites have watercourses within or adjacent to the site or there is the potential for surface water run-off from or into adjacent land. A DIA takes into consideration the impact of the proposed development on its

catchment areas essentially with regard to flood risk and pollution both for the development site and the surrounding land.

Policy 62 – Drainage Impact Assessments

The Council will require developers to demonstrate that all development proposals incorporate proposals for SUDS measures in accordance with technical guidance. Developers will be required to submit a Drainage Impact Assessment (DIA) with the following categories of development:

- **Development of six or more new dwelling houses;**
- **Non-householder extensions measuring 100 square metres or more; AND,**
- **Other non-householder developments involving new buildings, significant hard standing areas or alterations to landform.**

Developments excluded from the above three categories might also require a DIA when affecting sensitive areas such as areas affected by flooding, contamination or wildlife interest.

In all cases the Council will encourage the use of sustainable options for waste and surface water drainage.

Related documents:

[SEPA: Water Assessment and Drainage Assessment Guide](#)

[On line Planning Advice on Flood Risk](#)

Waste Related Development and Waste Management

7.52 The National Zero Waste Plan for Scotland sets out the national context and criteria for waste management. The sustainable approach to waste management as incorporated in the above is supported by this Local Development Plan 2.

7.53 This approach, for municipal waste management, involves segregated kerbside collection initiatives to collect recyclates; community composting and the development of mechanical biological treatment (MBT) plants to process waste into composted material; with residual waste disposed of at two landfill sites within Argyll and Bute (by Lochgilphead and near Dunoon) and at one site in the neighbouring West Dunbartonshire Council area to service Helensburgh and Lomond. The settlement plan components of this Development Plan for Lochgilphead, Dunoon/Sandbank and Helensburgh take account of these provisions.

7.54 The policy below conforms to the above, and it further supports, conditions and resists waste related development having regard to the general capacity of the various settlement and countryside management zones to absorb such development. Requirements for waste management within development sites are also specified in the policy.

7.55 Due to the nature of waste operations and their particular requirements e.g. in terms of hydrology and geology, waste disposal sites require careful selection and are not easy to find. When suitable sites are identified they therefore require protection from inappropriate development that may prejudice the existing, or allocated, waste management use.

7.56 With regard to existing sites, this policy aims to safeguard permitted waste management operations, which contribute to waste management in the Plan area (see Proposal Maps). Identification under this policy should not be taken to imply that additional planning permission would be granted. Further planning proposals will be determined having due regard to the policies, and criteria contained in the Local Development Plan 2 and the National Zero Waste Plan.

Policy 63 – Waste Related Development and Waste Management**Provision of Waste Storage and Collection Facilities in New Developments:****Safeguarding Existing Waste Management Sites**

- a) Development proposals and associated land use and operations shall conform with the [National Zero Waste Plan](#) for Scotland;
- b) There is support in principle for waste related development on industrial and employment land which does not conflict with (C) below;
- c) Other than in exceptional circumstances there shall be resistance to waste related development involving:
 - i) the importation into and subsequent storage of radioactive waste products at any sites within Argyll and Bute;
 - ii) large scale energy from, waste facilities in any location unless it complies with the objectives of the National Zero Waste Plan;
 - iii) waste storage, sorting (for recycling) and collection facilities in the Greenbelt and the countryside;
 - iv) of medium or large scale in settlement locations other than in business and industry areas or where developments will not erode the residential amenity of the area, nor adversely affect local residents, through an increase in traffic levels, noise, fumes or hours of operation.

Except when it is demonstrated that:

- i) in the case of (C i) above, there is overwhelming and undisputed community benefit and there being a persuasive environmental justification for the proposal having regard to environmental impact at the proposed location as well as at other considered alternative locations;
 - ii) in the case of (C ii, iii, and iv) above, the proposal can be treated as vital infrastructure and that there are no other more suitable sites available for the development within the locality requiring that infrastructure;
 - iii) in the case of (C i- iv) above, the proposal being consistent with (A) above and will not result in unacceptable environmental, bad neighbour, servicing or access impacts;
- d) Developments shall make effective land use and layout provision for the storage, separation, recycling, composting and collection of waste consistent with:
- i) housing, commercial and institutional development shall make effective provision for the storage, recycling, composting where appropriate, separation and collection of waste from within the development site or when appropriate, from an appropriate roadside or other specified collection point or points (for onward reuse and recycling);
 - ii) in the case of detailed applications for medium or large-scale development, details of the arrangements for the storage, separation and collection of waste from the site or roadside collection point shall be submitted;
 - iii) this shall include provision for the safe pick-up by refuse collection vehicles.
 - iv) developers shall ensure the minimisation of waste generated during construction and demolition by the production of Site Waste Management Plans (SWMPs) in support of development proposals.

e) **Safeguarding Waste Management Sites**

The Council will seek to ensure that existing and proposed sites for waste management facilities (as shown on the Proposals Maps) are protected as far as practicable from development that would prejudice a waste management use.

Scales of waste related development:	
Large-scale waste related development -	Development on sites exceeding 0.25 hectares
Medium-scale waste related development -	Development on sites between 500m ² and 0.25 hectares
Small-scale waste related development -	Development on sites less than 500m ²

Related documents:
[National Zero Waste Plan](#)

Housing

8.1 The LDP2 seeks to ensure that our existing communities are strengthened through the provision of new opportunities for sustainable development that helps stimulate population growth including attracting more economically active families and young people to live and work in Argyll and Bute. In order to help facilitate this the Local Development Plan 2 needs to help deliver new housing of the right type in the right places in order to meet the needs and aspirations of the wide variety of households across Argyll and Bute.

8.2 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 results of the Housing Need and Demand Assessment (HNDA) which have been used to inform this plan are detailed in the Monitoring Report which accompanied the Main Issues Report. The housing land supply targets identified in the housing need and demand studies are used to help calculate the amount of land that requires to be identified as housing allocations in the Local Development Plan 2 to ensure that a supply of land for housing can be identified for a 10 year period, with an effective 5 year supply available at all times. Table 6 provides an overview of the housing land supply targets for the 4 administrative areas of Argyll and Bute together with an estimated capacity of the Housing Allocations identified in the plan. It is important to note that a significant contribution to the housing land supply in many parts of Argyll and Bute comes from windfall sites, an allowance for 25% of the housing land supply to come from windfall is made in this LDP2. An annual housing land audit 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.

Table 6 – Argyll and Bute Housing Land Supply Targets and Allocation Capacity 2020-2029					
	Bute and Cowal	Helensburgh and Lomond	Mid Argyll, Kintyre, and the Islands	Oban, Lorn and Isles	Argyll and Bute
Supply Target	390	690	810	1110	3000
Estimated Capacity from Allocations	467	971	1032	1378	3848
Windfall Allowance	97 (25%)	172 (25%)	203 (25%)	278 (25%)	750 (25%)
Total LDP2 Supply	564	1143	1235	1656	4598

8.3 A key aspect of meeting the need for housing across Argyll and Bute will be the provision of affordable housing where the private sector housing market does not meet the needs of local people. Those housing market areas where this has been identified as an issue are detailed in the HNDA. The Local Development Plan 2 in its housing allocations together with its affordable housing policy will seek to ensure opportunities for the provision of affordable housing are provided in those housing market areas where a need for affordable housing has been identified.

8.4 It is important to ensure that new housing developments meet the varied needs of all sectors of our communities. This includes not only affordable housing but also other forms of specialist housing provision such as Gypsy/Travellers sites that may be identified in the HNDA. Where a need for such specialist provision has been identified, the Council will seek to support improvements/extensions to existing facilities, and where additional needs are identified will work with partners to identify suitable sites for such provision.

8.5 It is important to ensure that new housing developments address the need for place planning and that components of place such as openspace, playspace, roads and footpaths, as well as a variety of housing sizes and types are provided to meet community needs. All new housing development should be of high quality in terms of layout, siting and design, accessibility, energy efficiency and sustainability. This applies to both development in the countryside and to developments in established residential areas, where new development should be compatible with the character and appearance of its surroundings.

Proposal F – Housing Development on Allocated Housing Sites

The Council will ensure the maintenance of an effective five-year supply of land for housing to meet demand through publishing annual housing land audits. Should a shortfall emerge an early review of the local development plan 2 will be carried out.

Policy 64 – Housing Development on Allocated Housing Sites

Residential development on sites identified for housing in the local development plan 2 settlement maps will be normally be permitted where it complies with other policies of the LDP2; the terms of the Local Development Plan's allocation schedules; and the mini development brief for each allocation provided in the action programme which accompanies the LDP2.

The Written Statement Schedules in Chapter 10 set out the indicative number of houses to be built on each of the proposed housing allocations. However these numbers are indicative and if a developer proposes more or less houses than are planned for the site, they will have to show they can provide any further infrastructure needed and demonstrate that there is no negative effect on the environment and compliance with other local development plan policies including housing land supply.

Policy 65 – Proposals for Other Uses on Allocated Housing Sites

Proposals for development other than housing on land identified as a housing allocation will not be permitted unless they can demonstrate:

- they will have significant positive environmental, economic or social benefits or form part of a larger regeneration scheme, and
- they demonstrate that they will not result in a shortfall in housing land supply during the plan period; and
- they have an acceptable effect on the amenity of surrounding uses, especially residential uses .

Policy 66 – New Residential development on non–allocated housing sites within Settlement Areas

New residential development in settlements should respect the character and amenity of the area in which they are located. New buildings, extensions and conversions will only be permitted where:

- a) the layout, density, plot ratio, scale, form and materials of any proposed development do not detract from the character of the surrounding buildings and the local area;
- b) it does not affect the privacy and amenity of existing and proposed properties;
- c) the site provides a suitable residential environment;
- d) it provides appropriate private and public open space and;
- e) an appropriate standard of access to and parking for vehicles associated with the development is provided, it does not result in the loss of any existing parking spaces, and that traffic generated as a result of the development is capable of being accommodated within the capacity of the existing road network surrounding the development;
- f) it is not detrimental to the overall housing land supply of the LDP2.

Policy 67 – Provision of Housing to meet local needs including Affordable Housing

All new housing developments of 8 or more units will generally be expected to contribute a proportion of affordable housing. The benchmark figure is that each site should contribute a minimum of 25% of the total number of units on site as affordable housing. The long term delivery of affordable housing on individual sites shall be sustained by appropriate housing association, landlord or developer marketing arrangements including the placing of pre-emption right conditions, planning conditions or section 75 agreements. Further details as to when and how this should be provided are included in LDP2 TN03 Technical Note: Delivery of Affordable Housing. In addition to the provision of affordable housing, all new developments of 8 units or more will be required to provide a range of house types and sizes to meet the local housing needs and demand identified in the HNDA for each housing market area.

Housing Green Space

8.6 The provision of amenity areas and communal open space, which may include community growing space, is important in residential developments in both urban and rural areas, as it provides formal outdoor space for resident's enjoyment. Such spaces are particularly important in higher density developments where private gardens may be limited. New housing developments will therefore be required to provide open space in accordance with the standards set out in Policy 68 – Housing Greenspace. In certain limited circumstances the Council recognises that it may not be possible or desirable to provide open space as part of the development. Where open space is not provided as part of a development the applicants may be asked to make an appropriate financial contribution (to be determined by the Council) to improve existing facilities in the vicinity of the proposed development.

Policy 68 – Housing Greenspace

New residential development proposals of 10 dwelling units or more are required to provide:

- 12 square metres of communal casual open space per dwelling
- 6 square metres of children's play space, including provision for under 5 year olds.

Responsibility for the ongoing ownership and maintenance of the open space and play space provided by the above, shall pass to the owners and occupiers of the proposed development and shall be subject to a factoring scheme to secure this in perpetuity. In this regard a condition or section 75 agreement may be applied by the planning authority. Further details are set out in LDP2 TN18 Technical Note Residential Greenspace.

Residential Caravans

8.7 Residential caravan and mobile home use for permanent homes are not generally supported (the exception being their use on existing designated sites or where a particular specialised housing need has been identified in the HNDA). Their design, finishes and materials of construction, do not normally allow for repairs, extensions or adaptations, and so they are not considered suitable for use as permanent homes. Argyll and Bute's wet and damp climate and often exposed locations mean that such homes can be difficult to heat and are prone to deteriorating faster than their designed life and so they are not considered suitable for long term retention.

8.8 In addition static caravans because of their shape, size and materials of construction can often be difficult to integrate visually with their landscape or townscape settings and can therefore have a detrimental impact on the amenity of the local area.

Policy 69 – Residential Caravans and Sites (for Permanent Homes)

No new residential caravans* or caravan sites (except for a new caravan on the basis of temporary necessity), nor any extension to an existing site, will be permitted for permanent homes.

For the purpose of this policy “temporary necessity” will normally apply only to emergency situations where re-housing is urgently required as a result of unforeseen circumstances such as fire, flood or storm damage to a principal residence, or for the purpose of temporary occupation when building a principal residence on site.

* This policy also applies to all other non- permanent structures used for residential purposes.

Houses in Multiple Occupation

8.9 In many parts of Scotland, there has been a steady demand for Houses in Multiple Occupation (HMOs). Typically, HMOs exist within the private rented sector and can play a vital role in accommodating various household types including young working people, students, lower income households, economic migrants and those who are at risk of homelessness.

8.10 HMOs are an important part of the housing offer in Argyll and Bute, in particular in relation to student accommodation and workers in the tourism industry and connected to the naval bases. These are the areas that have seen growth and are liable to continue to grow into the future with the development of Oban as a University Town and the Maritime Change project in the Helensburgh and Lomond area.

8.11 Argyll and Bute Council is committed to ensuring that a balance is maintained across the housing system and within different tenures. Whilst recognising that HMOs provide a valuable source of accommodation and a crucial housing option for many people, it is also noted that higher concentrations of HMOs can lead to a range of cultural, social, physical and economic changes in a community.

8.12 An integrated approach to these issues has been taken by the Council by Environmental Health, Housing and Planning. This is set out in the Supplementary Guidance on Houses in Multiple Occupation, which is a material consideration in respect of these issues.

The Natural Environment

9.1 Argyll and Bute's natural environment, including our biodiversity, geodiversity, soils, landscapes, seascapes and night skylines is recognised by a wide range of stakeholders as being truly outstanding, both in diversity and quality, and is protected through established European and UK legislation, national and local planning policies. It is also increasingly recognised as a significant economic and social asset that local communities benefit from both directly, through the provision of jobs associated with our environment and indirectly, through increasing our sense of well-being. Therefore, the sustainable development principles and policies of this plan seek to safeguard the natural environment in all its facets.

Landscape Designations

9.2 The aim of this policy is to provide landscapes of national importance located within Argyll and Bute with adequate protection against damaging development that would diminish their outstanding scenic value.

9.3 There are seven National Scenic Areas within Argyll and Bute:

- Knapdale
- Scarba, Lunga and The Garvellachs
- Jura
- Linn of Lorn
- Loch Na Keal
- Ben Nevis and Glencoe (Part of)
- Kyles of Bute

9.4 These NSAs encompass some of the most varied and valuable landscapes and coastscapes in Scotland. These NSAs are important not only for their physical landforms and scenic splendour, but also for the environmental assets that they represent. These qualities could easily be destroyed or damaged by even relatively small, insensitive development or in some areas by any development at all. They therefore must be protected.

9.5 The seven National Scenic Areas within Argyll and Bute have been identified on the Main Proposals Maps.

Policy 70 - Development Impact on National Scenic Areas (NSA's)

Argyll and Bute Council will resist any development in, or affecting, National Scenic Areas that would have an adverse effect on the integrity of the area either individually or cumulatively, or that would undermine the Special Qualities* of the area unless it is adequately demonstrated that:

- a) Any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance; and**
- b) The proposal is supported by an LVIA and consistent with the relevant Argyll and Bute Landscape Capacity Assessment.**

*As detailed in - [The Special Qualities of the National Scenic Areas; SNH \(2010\)](#)

Related documents:

[Landscape Assessment of Argyll and the Firth of Clyde \(SNH\) 1996](#)

[SNH Commission Report 374: The Special Qualities of the National Scenic Areas](#)

[Argyll and Bute Landscape Capacity Studies](#)

Development Impact on Local Landscape Areas (LLA)

9.6 The aim of this policy is to provide locally important landscapes in Argyll and Bute, with adequate protection against damaging development that would diminish their high scenic value. The Council has identified Local Landscape Areas and these are shown on the main Proposals Maps. These LLA's are important not only for their physical landforms and scenic value, but also for the environmental assets that they represent. These qualities could easily be destroyed or damaged by even a relatively small, insensitive development. They therefore must be protected.

Policy 71 – Development Impact on Local Landscape Areas (LLA)

Argyll and Bute Council will resist development in, or affecting, a Local Landscape Area where its scale, location or design will have a significant adverse impact on the character of the landscape unless it is adequately demonstrated that:

- a) Any significant adverse effects on the landscape quality for which the area has been designated are clearly outweighed by social, economic or environmental benefits of community wide importance; and**
- b) The proposal is supported by an LVIA and consistent with the relevant Argyll and Bute Landscape Capacity Assessment.**

Related documents:

[Landscape Assessment of Argyll and the Firth of Clyde \(SNH\) 1996](#)
[Argyll and Bute Landscape Capacity Assessments.](#)

Development Impact on Areas of Wild Land

9.7 SPP states that Wild land character is displayed in some of Scotland's remoter upland, mountain and coastal areas, which are very sensitive to any form of intrusive human activity and have little or no capacity to accept new development.

9.8 SNH has identified Wild Land Areas following a detailed analysis of where wildness can be found across all of Scotland's landscapes.

9.9 The wild character of parts of Argyll and Bute provide valued elements to local and national identity. They are enjoyed for recreational purposes and aesthetic reasons and are significantly important to the tourism industry, attracting visitors from around the globe. These Wild Land Areas within Argyll and Bute are shown on the proposals maps.

9.10 Intrinsically linked to landscape these Wild Land Areas in Scotland have been shrinking over time. Their character is under threat, with increasing pressure from development both within the Wild Land Areas and from the impact of development adjacent to them. This development pressure often arises from renewables development, infrastructure development and from aquaculture / agricultural development, including hill tracks.

9.11 As areas of Wild Land have shrunk they have increased in value due to rarity, and so now require protection to ensure their retention both for locals and visitors at the present time and for future generations.

9.12 Developers submitting proposals that impact upon Areas of Wild Land will be expected to submit

supporting evidence that addresses the impact on the wild character of an Area of Wild Land. This should be in the form of a detailed assessment of the actual expected impact, including the area affected, the degree of impact and any mitigation proposed. Such proposals will only be supported when the resultant impact of a development on wild character is considered acceptable in terms of no significant diminution of the resource.

Policy 72 – Development Impact on Areas of Wild Land

Argyll and Bute Council will resist development proposals, located either within or outwith the defined Wild Land Areas, where it is determined that the proposal would significantly diminish the wild character of an Area of Wild Land, unless these adverse effects are clearly outweighed by social, economic or environmental benefits of national importance.

Related documents:

[SNH: Landscape Policy: Wild Land](#)

[SNH: Consultation on draft guidance: Assessing Impacts on Wild Land Areas – Technical Guidance](#)

Protecting, Conserving and Enhancing Nature Conservation and Biodiversity Habitats, Species and Biodiversity

9.13 Argyll and Bute's natural environment has significant biodiversity of flora and fauna which is recognised by a wide range of stakeholders as being outstanding, both in diversity and quality which is protected through established international and national legislation, designated sites and the **Argyll and Bute Local Biodiversity Action Plan (LBAP)**.

9.14 Argyll and Bute is an internationally important area for nature and has the richest biodiversity in Scotland which provides us with a diverse range of the best examples in land-use, freshwater, marine and coastal habitats and species.

9.15 The aim of this policy is to give stronger protection, and where appropriate seek enhancement, to habitats and species, even when they are not associated with specifically designated nature conservation sites.

9.16 [The Argyll and Bute Local Biodiversity Action Plan \(LBAP\)](#) forms part of the guidance that is linked to this policy. The LBAP identifies habitats and species important in the local context and includes Action Plans for their conservation and enhancement.

Policy 73 – Development Impact on Habitats, Species and Biodiversity

- a) When considering development proposals Argyll and Bute Council will give full consideration to the legislation, policies and conservation objectives, contained within the following:
 - i) Wildlife and Countryside Act 1981; (and as amended by the Nature Conservation (Scotland) Act 2004); Species listed on Schedules 1, 5, 7, 8, 9 and 14;
 - ii) Wildlife and Natural Environment (Scotland) Act 2011. A Code of Practice on Non-Native Species supports this Act.
 - iii) Protection of Badgers Act 1992
- b) When considering development proposals the Council will also seek to contribute to the delivery of the objectives and targets set by the Local Biodiversity Action Plan (LBAP) and the Scottish Biodiversity Strategy. Development proposals will be encouraged to incorporate and safeguard the existing site biodiversity wherever possible. Applications for new developments may be required

Policy 73 – Development Impact on Habitats, Species and Biodiversity continued

to complete a biodiversity checklist related to the scale, nature and location of the development (see LDP2 TN04 Technical Note : Biodiversity Checklist).

- c) Where there is evidence to suggest that a habitat or species of international, national and/or local importance exists on a proposed development site or would be affected by the proposed development, the Council will require the applicant, at his/her own expense, to submit a specialist survey of the site's natural environment, and if necessary a mitigation plan, with the planning application.
- d) Development proposals which are likely to have an adverse effect on protected species and habitats will only be permitted where it can be justified in accordance with the relevant protected species legislation.

Development Impact on Sites of International and National Importance

9.11 Argyll and Bute is an exceptionally important area for nature with international and national sites being designated. Protection is afforded at a national level through *Site of Special Scientific Interest* (SSSI) designations. Protection is also offered to sites that are considered to be of international significance, such as *Special Areas of Conservation* (SAC) under the Conservation (Natural Habitats, etc) Regulations 1994 (as amended) and *Special Protection Areas* (SPA).

9.12 Some SSSIs have also been declared as National Nature Reserves (NNR), which are concerned with management, education and public access. There is a requirement through legislation to protect all these sites from development that would have a detrimental impact upon their special environmental characteristics.

Policy 74 – Development Impact on sites of international importance

Development not directly connected with or necessary to the conservation management of a site covered by the Conservation (Natural Habitats, etc) Regulations 1994 (as amended) and which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) will be subject to an Appropriate Assessment. Where it cannot be ascertained that the development would not adversely affect the integrity of the site it will not be supported unless:

- i) There is no alternative solution; AND,
- ii) There are imperative reasons of over-riding public interest that may, for sites not hosting a priority habitat type and/or priority species, be of a social or economic nature.

Where the site hosts a priority habitat type and/or a priority species, the reasons referred to at ii) must relate to human health, public safety or beneficial consequences of primary importance to the environment, or other reasons which in the opinion of Scottish Ministers are imperative reasons of overriding public interest.

Policy 75 – Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves

Development which would affect Sites of Special Scientific Interest and National Nature Reserves will only be permitted where it can be adequately demonstrated that either:

- i) The proposed development will not compromise the natural feature or conservation objectives, or adversely affect the integrity of the site; OR,
- ii) There is a proven public interest and benefit where social, economic, environmental or safety considerations of national importance outweigh the ecological interest of the site and the need for the development cannot be met in other less ecologically damaging locations or by reasonable alternative means.

Local Nature Conservation Sites

9.13 At the local level there are natural habitats and geological features of some merit. These sites play a valuable role in the local environment, including providing links between different sites of nature conservation value, thus contributing to the development of habitat networks. It is therefore desirable to protect them from development which would have significant adverse effects on them. Details of the various LNCS across Argyll and Bute are provided in LDP2 TN05 Technical Note: Local Nature Conservation Sites. Development proposals should take into consideration the identified interests of these sites and consider opportunities to enhance these where appropriate.

Policy 76 – Development Impact on Local Nature Conservation Sites (LNCS)

- i) Development that would have a significant adverse effect on the integrity of the Local Nature Conservation Sites will not be supported unless the developer satisfactorily demonstrates that:
- ii) Such adverse effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal, and,
- iii) The Council is satisfied that mitigation measures have been incorporated to minimise the adverse effects on the interests of the site.

Where development is allowed which could affect an LNCS, including beyond their boundaries, the developer must demonstrate that adequate measures will be taken to conserve and enhance the sites' ecological, geological and geomorphological interests where applicable.

Related documents:

[Planning for Natural Heritage: Planning Advice Note 60](#)

Forestry, Woodland and Trees

9.14 Argyll and Bute has a significant resource in terms of woodland and forestry with approximately 30% of our land area under tree cover. These areas offer a multitude of benefits:-

- They can contribute to landscape character;
- provide habitats for a diverse range of flora and fauna (including ancient semi-natural woodland which is an irreplaceable resource, native and long established woodlands);
- a priority sector in our rural economy with activities ranging from commercial timber production to tourism to other added value products such as wood chips and even growing truffles;
- provide a place to live and work, for example on woodland crofts;
- give us places to play and relax with woodland activities, pathways and community woodlands;
- support climate change mitigation and adaptation by helping to stabilise soils and acting as a carbon store and renewable source of fuel.

9.15 Given the importance of forestry to our area the Council developed the Argyll and Bute Woodland and Forestry Strategy 2011 (ABCWFS) in partnership with Forestry Commission Scotland. It provides a strategic level vision of how forestry and woodland can contribute to the economy, communities and the environment of Argyll and Bute and indicates potential areas for expansion. The strategy also contains information about the resource and sets out priority actions related to the key themes. It is helping us realise the full potential and multiple benefits related to this valuable resource and brings additional funding into our area. The Argyll and Bute Woodland and Forestry Strategy, and any update, will be taken into account as a material consideration in assessing proposals for woodland or forestry planting, felling or restructuring and for planning applications that could impact on areas of forest or woodland.

9.16 Although it is considered that the broad direction of this strategy remains valid it is an appropriate time to undertake a review given the publication of the new Scottish Forestry Strategy.

Proposal G – Forestry, Woodland and Trees

The Council commits to undertake a review and update of the Argyll and Bute Woodland and Forestry Strategy, working in partnership with Scottish Forestry and engaging with other key stakeholders to bring forward Supplementary Guidance to LDP2. This will take into account monitoring information and new or changing issues, including the Scottish Forestry Strategy 2019 – 2029 and heat mapping to identify the potential for co-locating developments with a high heat demand with sources of heat supply.

9.17 Our valuable resource of forests, woodlands and trees is, however, vulnerable to change. Therefore this plan seeks to ensure that the important attributes of woodlands and trees are safeguarded conserved and where appropriate enhanced when development is being taken forward in both the urban and countryside environment. Proposed developments should avoid impairing connectivity between important woodland habitats. Any mitigation measures identified should preferably be linked to the wider green networks. Development may also provide opportunities to create new woodland or planting of native trees. This should be in accordance with the local pattern of woodlands. The planning authority can also protect individual trees, groups of trees, or whole woods (in an urban or rural setting) through *Tree Preservation Orders (TPOs)*. These safeguard the tree(s) for their amenity, cultural or historic interest. If a TPO has been served, permission is required to fell, top, lop or otherwise damage tree(s). Other designations such as Conservation Areas and Sites of Special Scientific Interest also offer protection to trees and these areas are shown on the Proposals Map.

9.18 Woodland removal is a significant and globally recognised issue. There is a strong presumption against deforestation, with climate change considerations being a significant driver for that stance. [The Scottish Government's Policy on Control of Woodland Removal](#) requires to be taken into account when taking decisions concerning the removal of woodland and trees. Replacement planting can be positively directed to bring direct benefits to the place making agenda and communities.

Policy 77 – Forestry, Woodland and Trees

Development impact on Woodland and Trees

- a) Development likely to have an impact on ancient semi-natural woodland, native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value either on or adjoining a development site will only be permitted where it can be adequately demonstrated that either:
 - i) The proposed development will not compromise the conservation objectives nor adversely impact on the integrity of the woodland, trees or hedgerows; OR,
 - ii) There is a proven public interest and benefit where social, economic, environmental or safety considerations of regional importance outweigh the ecological interest of the site and the need for the development cannot be met in other less ecologically damaging locations or by reasonable alternative means.
- b) Development likely to have an unacceptable adverse impact on other trees (not identified in clause A) on or adjoining a development site will normally only be acceptable where it is demonstrated to the satisfaction of the planning authority that an acceptable mitigation strategy can be put in place.

Policy 77 – Forestry, Woodland and Trees continued

And in both cases the developer will be required to demonstrate to the satisfaction of the planning authority that adequate provision is made for the preservation of and where appropriate the planting of new woodland/trees, including compensatory planting and management agreements (see Woodland Removal below).

Policy 78 – Woodland Removal

Where it has been demonstrated to the satisfaction of the Council that it is not possible to retain a woodland resource in relation to a development proposal (as set out in the above Development Impact on Woodland and Trees policy) then developers will generally be expected to provide compensatory planting as agreed appropriate by the Council as follows:

- i) Location - A sequential approach will be followed in respect compensatory planting with i) on site being the preferred location, followed by ii) off site - within the Council area.
- ii) Scale and nature - at least the equivalent woodland-related net public benefit embodied in the woodland to be removed taking into account the guidance in Annex 5 of Scottish Government's policy on control of woodland removal: implementation guidance February 2019 and the Argyll and Bute Woodland and Forestry Strategy.

9.19 Any mitigation measures, regeneration and/or proposed compensatory planting will require to be conditioned as appropriate or dealt with through S 75 or S 69 agreements and comply with practice set out in the UK Forestry Standard. Off-site compensatory planting must be set out in a compensatory planting plan approved by Scottish Forestry.

Safeguarding of the important features of woodland and trees

9.20 Argyll and Bute Council will protect trees, groups of trees and areas of woodland by making Tree Preservation Orders (TPOs) where this appears necessary in the interests of amenity, cultural or historic interest.

The important features of woodland/trees to be safeguarded include:

9.21 The whole area of woodland or segments of woodland when these are highly valued and not capable of absorbing development without fundamental damage occurring to the integrity, appearance or prized features of the woodland.

The prize features of an important woodland may include:

- the remaining part of an ancient, long established or semi-natural woodland;
- recreational value to local people;
- amenity value including within settlements, conservation areas and the setting of listed buildings;
- the woodland setting;
- the habitat value;
- highly valued tree specimens;
- windbreak characteristics;
- the configuration of open space, glades, network, canopy and under-storey components within the woodland area;
- the important contribution of the woodland, as key landscape features, to local and regional landscape character and distinctiveness.

Related documents:

[Argyll and Bute Woodland and Forestry Strategy](#)

[Native Woodland Survey of Scotland \(NWSS\)](#)

[The Scottish Government's Policy on Control of Woodland Removal](#)

[Scottish Government's policy on control of woodland removal: implementation guidance February 2019](#)

[The Right Tree in the Right Place](#)

[PAN 60 – Planning for the Natural Heritage](#)

Protection of soil and peat resources

9.22 Soil provides ecosystem services critical for life: soil acts as a water filter and a growing medium; provides habitat for billions of organisms, contributing to biodiversity; and supplies most of the antibiotics used to fight diseases. Soil is the basis of our nation's agricultural ecosystems which provide us with food, feed for our livestock, provide fibre, and fuel. We use soil for holding solid waste, as a filter for wastewater and foundations for our buildings.

9.23 The management and protection of carbon-rich soils is seen as a key element of Scotland's climate change mitigation strategy due to the potential of soil to store carbon and exchange greenhouse gases with the atmosphere. Soils in Scotland hold around 3 billion tonnes of carbon mostly in peatlands which accounts for the majority of the land based carbon found in the UK. Disruption of areas of carbon rich soil by development or cultivation activities can result in the loss of the stored carbon through the release of greenhouse gases to the atmosphere. This is contrary to the target of reducing the emission of greenhouse gases set out in Part 1 of the Climate Change (Scotland) Act 2009 and efforts to mitigate climate change by reducing greenhouse gas emissions at source.

9.24 Conserving soil will prevent it from being eroded and lost and from losing its fertility due to alteration in its chemical composition. Soil also provides the foundation for landscaping to meet both conservation and amenity objectives.

Policy 79 – Protection of Soil and Peat Resources

Argyll and Bute Council will only support development where appropriate measures are taken to maintain soil resources and functions to an extent that is considered relevant and proportionate to the scale of the development.

Development that would potentially have a significant adverse effect on soil resources and functions or peat structure and function in terms of disturbance, degradation or erosion will not be supported unless it is satisfactorily demonstrated that:

- a) Such adverse effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal; AND**
- b) A soil or peatland management plan is submitted which clearly demonstrates how unnecessary disturbance, degradation or erosion of peat and soils will be avoided and how any impacts are to be mitigated as much as possible. Evidence of the adoption of best practice in the movement of, storage, management, reuse and reinstatement of soils must be submitted along with any planning application.**

Related documents:

[Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#)

[Development on Peatland Guidance, August 2010](#)

[Soils of National Conservation Importance in Scotland, July 2016](#)

[Policy Options for Sustainable Management of UK Peatlands, December 2010](#)

[Assessment of Peat Volumes, Reuse of Excavated Peat and Minimisation of Waste: Guidance](#)

Geodiversity

9.25 Geological diversity is an important natural factor underpinning biological, cultural and landscape diversity and therefore an important parameter to be considered in the assessment, protection, conservation, management and use of natural areas of Argyll and Bute. Designation of geological and geomorphological features in Sites of Special Scientific Interest (SSSIs) is underpinned by the Geological Conservation Review (GCR). The GCR was designed to identify those sites of national and international importance needed to show all the key scientific elements of the Earth Heritage of Britain. Further information on the location of important geodiversity sites can be found [at the Geodiversity: Argyll and the Islands web site](#).

9.26 New development should assess the potential impacts on geodiversity by taking steps to mitigate any damage that cannot be prevented, and identify opportunities that might benefit geodiversity. For example, some developments might allow the creation of more rock exposures, or offer an opportunity to re-establish natural systems; in others, planning permission may insist on mitigation, such as future monitoring and maintenance work. For effective conservation of geodiversity there is a need to integrate the efforts of all interested parties and seek to conserve geodiversity in the wider landscape and not just be concerned with conservation of geological sites or features.

Policy 80 – Geodiversity

Argyll and Bute Council will consider geodiversity impact when assessing development proposals. Development that would have a significant adverse effect on non-designated Geological Conservation Review Sites or Local Geodiversity Sites will not be supported unless it is satisfactorily demonstrated that:

- a) Such adverse effects are clearly outweighed by social, environmental or economic benefits of community wide importance arising from the development proposal, and
- b) The Council is satisfied that all possible mitigation measures have been incorporated to minimise adverse effects on the interests of the site. Where possible, any resultant rock exposures or other evidence of geodiversity interest should be considered for their potential as an educational or interpretative resource and a record made prior to any loss.

Related documents:

[PAN 60 – Planning for the Natural Heritage](#)

Open Space Protection Areas

9.27 Open space Protection Areas are shown on the Local Development Plan 2 proposals maps. They show a range of open spaces that include:

- Outdoor sports facilities - such as sports pitches, bowling greens and tennis courts
- Valued recreation areas - such as woodlands, parks and other areas that are accessible for informal recreation
- Areas for growing food - such as allotments or community gardens
- Greenspace amenity areas – Accessible and non-accessible areas that provide visual amenity functions in and around our settlements such as maintaining setting, identity or character or by providing visual green spaces within more built up areas.

9.28 All these types of open space have value to our communities for their recreational or visual function or the opportunities they offer for relaxation and local food production. They form part of the wider green infrastructure that contributes to the creation of high quality places. It is important to protect

them as the loss or partial loss of such areas to development can unacceptably erode either their individual integrity and function or the integrity of our wider green infrastructure. Any loss of Open Space Protection Areas will require robust justification as once such spaces and facilities are lost to alternative built development their opportunity to provide their original or similar uses are typically lost forever. In certain situations it will be necessary to demonstrate that all attempts have been made to transfer or sell the facility concerned for the same or a similar alternative use in order that appropriate opportunity has been given to preserve the open space resource and avoid its loss to development.

Policy 81 – Open Space Protection Areas

Development proposals resulting in the loss of Open Space Protection Areas will not be permitted, except in circumstances where one or more of the following apply:

- a) The proposed development is ancillary to the principal use of the site or only involves a very minor part of the site and in either case would not affect its integrity and continued existing use or amenity value.**
- b) Where a proposal would involve the loss of an outdoor sports facility; the facility which would be lost would be replaced by a new facility of comparable or greater benefit and in a location that is convenient for its users, or by the upgrading of an existing facility to provide one of better quality either within the same site or at another location which is convenient for its users and which maintains or improves the overall capacity in the area.**
- c) Where a proposal would involve the loss of an outdoor sports facility; a relevant strategy, and consultation with SportScotland, has demonstrated that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision. In this situation it should be adequately demonstrated that all reasonable attempts have been made to sell or transfer the facility for an alternative sports or recreational use.**
- d) Where a proposal would involve the loss of a recreational facility or a site for the growing of food; the facility which would be lost would be replaced by a new facility of comparable or greater benefit and in a location that is convenient for its users, or by the upgrading of an existing facility to provide one of better quality either within the same site or at another location which is convenient for its users and which maintains or improves the overall capacity in the area.**
- e) In the case of greenspace amenity areas (public or private); it can be adequately demonstrated that there would be no loss of the amenity value it provides through either partial, or complete development and that an alternative provision of equal benefit and accessibility can be made available.**

9.29 The existing Argyll and Bute Open Space Audit recorded and assessed the overall provision and quality of open space in the 6 main towns (Campbeltown, Dunoon, Helensburgh, Lochgilphead, Oban and Rothesay). It assessed the issues and opportunities for each of the identified sites. The audit is available as LDP2 TN19 Technical Note Open Space that accompanies the Local Development Plan 2 and provides additional information that can assist in the assessment of planning applications. The audit will be updated during the lifetime of the Local Development Plan 2 and the technical note revised.

9.30 In addition, further detail regarding the function and purpose of the Open Space Protection Areas shown on the proposals maps will also be provided in this technical guidance accompanying the plan.

Related documents:

[PAN 65 – Planning and Open Space](#)

[Argyll and Bute Community Food Growing Strategy](#)

Contaminated Land

9.31 Land may be contaminated by a wide variety of substances and materials in the form of solids, liquids or gases. Contaminants may be spread across a site, or concentrated in pockets; readily identifiable, or hard to detect. Contamination may give rise to hazards, which put people or the environment at risk. Land contamination is regarded as a material consideration when individual planning applications are considered. It is anticipated that the majority of contaminated land issues will be addressed through the normal planning process. It is therefore not impossible for contaminated land to be developed, but appropriate measures will be required before the site can be re-used.

9.32 Under Part IIA of the Environmental Protection Act 1990, the Council is required to inspect land for contamination and to prepare a Contaminated land Strategy. Where the contaminated land is identified, the Council has a duty to secure its remediation. SEPA has a duty to regulate and secure remediation of “special sites”.

Policy 82 – Contaminated Land

Where development is proposed at a site that is known to be contaminated, or at a site where there is a reasonable expectation of contamination, the applicant will be required to undertake a contaminated land assessment and implement suitable remediation measures in consultation with SEPA before the commencement of any new use.

Related documents:

[PAN 33 – Development of Contaminated Land](#)

[PAN 51 – Planning and Environmental Protection](#)

[SEPA: Contaminated Land](#)

[Contaminated Land Inspection Strategy](#)

[An Introduction to Land Contamination and Development Management](#)

Safeguarding Agricultural and Croft Land

9.33 Argyll and Bute has a very limited supply of agricultural land and most is not good quality. Nevertheless efforts need to be made to safeguard it to help ensure our future food security, reduce our carbon footprint and assist in the further development of our economically important food and drink industry. Similarly, the LDP2 must ensure that there is no inadvertent loss of croft land and reduction in the availability of this resource.

9.34 As a consequence Argyll and Bute Council seeks to protect our agricultural land, including *in-by* and croft land, particularly where there are opportunities to develop poorer quality land in the same community. An exception to this approach can be taken where the applicant concerned can fully justify the loss of agricultural land where wider economic, environmental and/or social benefits can be delivered to the same community.

Policy 83 – Safeguarding Agricultural and Croft Land

Argyll and Bute Council expects the applicant to demonstrate that new development proposals minimise the loss of agricultural land including in-bye land and croft land. New development proposals will not be supported where this would result in:-

- a) the loss of agricultural land where it weakens the viability of the agricultural/croft unit;
- b) the fragmentation of field systems and the integrity of the farm unit;
- c) the loss of access to field systems.

If development proposals involve any of the foregoing, they will only be deemed acceptable where the applicant can adequately demonstrate that:-

- d) there exists a proven and justified significant economic, environmental or social wider community interest to allow the development to proceed; And
- e) there is no alternative viable land outwith the agricultural or croft land concerned for the development to proceed.

Please Note:

The 'in-bye' definition applies to that part of the farm where the bulk of the land is used for arable or grassland production. Uncultivated field corners and field margins (such as water margins and hedgerows) within this area are included as 'in-bye'.

Although 'in-bye land' has traditionally meant the enclosed grass and arable fields close to the house and steading and below the 'hill or moorland dyke', it is quite possible to have an area of 'in-bye' land above the 'hill dyke' (e.g. a tugging or bull park) - an enclosed area of improved or unimproved grassland once reclaimed from the hill, moorland or heath.

If there is any doubt about the classification of the land in question, you should contact the local Rural Payments and Inspections Department office who will be able to advise on the correct classification and also which areas of the holdings are 'in-bye'

Definition of In-bye land:**In-bye land**

1. 'In-bye' is that part of the farm which is used mainly for arable and grassland production and which is not hill and rough grazings.
2. 'In-bye' land has fields that are **bounded** by a fence, a dyke or a hedge.
3. 'In-bye grassland' will be conserved for winter feed (e.g. as hay or silage) or grazed by livestock.
4. 'In-bye grassland' will be either 'improved' or 'unimproved'. Both 'improved grassland' and 'unimproved grassland' are classified as 'in-bye'.

To classify as 'in-bye' clauses (1) and (2) must be satisfied and, where the land is managed for grassland production, clauses (3) and (4) must also be satisfied.

Related documents:

[Scottish Government – Definitions of Land Types](#)

Bute and Cowal

Areas for Action

Ref	Location	Use
A1001	Rothesay Town Centre and Waterfront	Strategic; town centre, harbour development and management
A1002	Port Bannatyne Waterfront	Local; waterfront development and environmental enhancement
A1003	Rothesay - Barone Road/High Street	Local; regeneration and environmental enhancement
A1004	Dunoon - Town Centre/Waterfront/West Bay	Strategic; regeneration and environmental enhancement; community uses (Charrette)
A1005	Dunoon - Argyll Street/Hamilton Street/Victoria Road	Local; regeneration and environmental enhancement; community uses (Charrette)
A1006	Ardyne	Strategic; development and environmental enhancement

Business and Industry

Ref	Location	Use	Site Size (ha)
B1001	Sandbank - Upper	Strategic Economic Investment Location for Industry, Business and Storage	6.2
B1002	Sandbank - High Road	Strategic Economic Investment Location for Industry, Business and Storage	8.4
TOTAL:			14.6

10.0 Schedules

Housing

Ref	Location	No of Housing Units
H1001	Sandbank	58
H1002	Former Upper Academy Site, Westland Road, Rothesay	25
H1003	Ardkinglas	13
H1004	Rothesay – Barone Road	24
H1005	Rothesay – Craigmore	10
H1006	Port Bannatyne – Kyles Hydro	17
H1007	Sandbank – Ardnadam Farm	9
H1008	Dunoon – Bullwood	10
H1010	Sandbank – Broxwood	17
H1011	Toward – March Cottage	22
H1012	Strachur – Creggans	12
H1013	Strachur – Mid Letters	7
H1014	Toward	25
H1015	Dunoon – Gordon Street	100
H1016	Dunoon – Pilot Street	17
H1017	Tighnabruaich	20
H1018	Tighnabruaich – Middle Innens	35
H1019	Strachur – South East of Manse Gardens	30
TOTAL:		451

10.0 Schedules

Minerals

Ref	Location	Use	Site Size (ha)
M1001	Kingarth Quarry	Sand and gravel	6.4
M1002	Kingarth—Ambrose Quarry	Hard rock	4.1
M1003	Killellan	Sand and gravel	10.7
M1004	Cairndow—Clachan Quarry	Hard rock, sand and gravel	24.4
TOTAL:			45.6

Potential Development Areas

Ref	Location	Use	Site Size (ha)
P1001	North Bute	Potential site for tourism/recreation (included in SM1001 Strategic Masterplan Area)	7.8
P1003	Glendaruel	Potential site for forest crofts and or enterprise centre	22.3
P1004	Portavadie	Mixed use - tourism/housing/business	15.9
P1005	Tighnabruaich – Acharossan	Community forest croft project	21.8
P1007	Ardyne	Mixed use - tourism/business/leisure/housing/marine/aquaculture related	169.1
P1009	Portavadie	Mixed use - tourism/housing/business	10.2
P1010	Toward – Castle Toward	Mixed use - tourism/education/leisure/housing/business	48.0
P1011	Portavadie – Pollphail	Mixed use - tourism/leisure/housing/business	14.6
TOTAL:			309.7

Mixed Use

Ref	Location	Use	No of Housing Units	Site Size (ha)
X1001	Cairndow – Inverfyne	Residential, child care centre and business units	16	3.1
TOTAL:			16	3.1

Helensburgh and Lomond

Areas for Action

Ref	Location	Use
A2001	Kilcreggan	Local; environmental improvements, public realm, parking, transport inter-change
A2002	Geilston Estate, Cardross	Local; safeguarding historic property, consideration of redevelopment and enhancement opportunities
A2003	Helensburgh - Craigendoran	Local; recreation and tourist related development, consideration of transportation and access issues
A2004	Kilmahew/Cardross	Strategic; environmental improvements, consideration of re-use and regeneration options
A2005	Helensburgh Reservoirs	Local; consideration of access, recreation and environmental enhancement opportunities
A2006	Helensburgh Town Centre and Waterfront	Strategic; regeneration enhancement opportunities

Business and Industry

Ref	Location	Use	Site Size (ha)
B2001	Helensburgh - Craigendoran	Business (Use Class 4), Hotel(Use Class 7) and ancillary employment related uses	3.8
TOTAL:			3.8

Community Facilities

Ref	Location	Use
C2001	Helensburgh Pierhead	Swimming pool, community leisure facility, open space, town centre parking with up to 2700m2 retail use

10.0 Schedules

Housing

Ref	Location	No of Housing Units
H2002	Cardross – Kirkton Farm 1	158
H2004	Helensburgh East – Helensburgh Golf Club	300
H2005	Helensburgh East – Sawmill Field, Cardross Road	145
H2006	Shandon – Blairvadach House	48
H2007	Helensburgh – The Hermitage (2)	87
H2008	Helensburgh – Ardencaple	76
H2009	Garelochhead – Smithfield	7
H2010	Land off Argyll Rd Kilcreggan	26
H2011	Rosneath – Waterfront (1)	40
H2012	Land on School Road (wee field), Kilcreggan.	20
H2013	Shandon – Blairvadach	64
TOTAL:		971

Potential Development Areas

Ref	Location	Use	Site Size (ha)
P2002	Rhu Marina	Mixed use - leisure/tourism/business/retail	2.4
P2003	Rosneath – Waterfront (4)	Mixed use - housing/leisure/tourism/business/retail	4.2
TOTAL:			6.6

Mid Argyll, Kintyre and the Islands

Areas for Action

Ref	Location	Use
A3001	Ballygrant - Old Quarry	Local; environmental improvement, assess potential to accommodate industrial, retail and community uses
A3002	Port Ellen - Village Centre and Waterfront	Local; Environmental enhancement
A3003	Ardfern - Central	Local; Environmental enhancement
A3004	Tarbert Harbour and Conservation Area	Strategic; harbour improvements; regeneration and environmental improvements, and flood protection scheme
A3005	Clachan Village	Local; traffic management and environmental enhancement, and flood protection scheme
A3006	Campbeltown Harbour	Strategic; harbour improvements and development
A3007	Campbeltown - Quarry Green	Local; waterfront environmental enhancement
A3008	Campbeltown - Town Centre (Longrow/Kinloch Road) and Conservation Area	Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings
A3009	Campbeltown - Roding/Glebe Street	Strategic; relocation/redevelopment edge of town centre improvement
A3010	Millknowe Flood Protection Scheme	Flood protection
A3011	Carradale Harbour	Local; harbour improvements and development
A3012	Machrihanish Air Base	Strategic Economic Investment Location; redevelopment and inward investment opportunities; green technologies hub
A3013	Tarbert - South Campbeltown Road/Back Street	Local; land use rationalisation and redevelopment
A3014	Inveraray Town Centre and Waterfront	Strategic: Historic regeneration and enhancement. Access to masterplan area
A3015	Lochgilphead Town Centre and Waterfront	Local: Historic regeneration, redevelopment and environmental enhancement, flood protection
A3016	Lochgilphead - Kilmory Home Farm	Local: Reuse and redevelopment for community based uses
A3017	Ardrishaig - South Village Centre and Crinan Canal	Local: Redevelopment and environmental improvements

10.0 Schedules

Business and Industry

Ref	Location	Use	Site Size (ha)
B3002	Inveraray – East	Industry, Business, Storage and Utilities	0.7
B3003	Lochgilphead - Achnabreck	Industry, Storage and biomass related developments	4.3
B3004	Bridgend, Islay	Industry, Business and Storage	6.5
B3005	Glenegedale, Islay	Industry, Business, Storage and Airport Related	4.6
B3006	Campbeltown - Snipefield	Industry, Business and Storage	0.7
B3007	Tarbert - Glasgow Road	Industry, Business and Storage	7.2
B3008	Inveraray - South	Industry, Business, Storage and Utilities	0.4
TOTAL:			24.4

Community Facilities

Ref	Location	Use
C3002	Ford – North	Community uses
C3003	Home Farm, Lochgilphead	Community Use
C3004	Clock Lodge, Lochgilphead	Community Facilities, tourism and recreation
C3005	Kilmory, Lochgilphead	Community Use (included within SM3002 Strategic Masterplan Area)
C3006	Bowmore – Shore Street	Community uses related to St Columba Centre

10.0 Schedules

Housing

Ref	Location	No of Housing Units
H3002	Fernoch Farm - Lochgilphead	60
H3003	Inveraray – South	9
H3005	Lochgilphead – Moneydrain Road	14
H3006	Lochgilphead – High School	80
H3007	Campbeltown – Bellfield	60
H3008	Campbeltown – Roding	11
H3009	Campbeltown – Kilkerran	50
H3010	Carradale	22
H3011	Peninver	20
H3012	Campbeltown – Dalintober	15
H3013	Ardrishaig – Kilduskland South	35
H3014	Lochgilphead -Fernoch Crescent	5
H3015	Tayvallich	11
H3016	Ardfern – Soroba	19
H3017	Port Charlotte	40
H3018	Torran, by Ford – Torran Farm	5
H3019	Ardrishaig – Kilduskland North	15
H3020	Port Ellen – Imeraval Road (included in SM3003 Strategic Masterplan Area)	20
H3021	Port Ellen – Imeraval Road (included in SM3003 Strategic Masterplan Area)	16
H3022	Campbeltown – Braeside	43
H3023	Minard	12
H3024	Tarbert – Oakhill/Easfield	50

10.0 Schedules

Housing continued

Ref	Location	No of Housing Units
H3025	Port Ellen	50
H3026	Keills	18
H3027	Inveraray (included within SM3001 Strategic Masterplan Area)	138
H3028	Kilmichael Glassary	30
H3029	Lochgair	26
H3030	Lochgilphead – Moneydrain Road	18
H3031	Craighouse	10
TOTAL:		902

Minerals

Ref	Location	Use	Site Size (ha)
M3001	Calliburn Farm	Hard rock	6.0
M3002	Furnace	Hard rock	26.4
M3003	Isle Of Gigha - North Of Keil Cottages, Cnoc Na Croise, The Glen	Hard rock	1.9
M3004	Achnaba – The Cut	Hard rock	9.7
M3005	Corran Farm	Hard rock	3.6
M3006	Ballygrant	Hard rock	7.3
M3007	Torra Lots, Gleneagadale, Islay	Peat	1.5
M3008	Langa Quarry, Kilchenzie	Sand and gravel	1.3
M3009	Calliburn Farm Phase 2	Hard rock	10.3
M3010	Kilmartin	Sand and gravel	9.7
TOTAL:			77.7

Potential Development Areas

Ref	Location	Use	Site Size (ha)
P3006	Craobh Haven (i)	Mixed use - housing and open space	1.9
P3008	Lochgilphead, Argyll and Bute Hospital	Mixed use - Housing, community uses	14.6
P3009	Baddens, Lochgilphead	Hotel, tourism, outdoor recreation facilities	1.1
P3011	Carsaig - Inchjura	Tourism	0.7
P3012	Craobh Haven (iii)	Mixed use - Housing and open space	4.4
P3014	Craobh Haven (iv)	Affordable housing, including by Self/custom build	1.0
P3015	Achnaba	Tourism, housing	5.6
P3016	Lochgilphead – County Yard	Mixed use	2.1
P3017	Lunga, by Craobh	Tourism, caravan park and housing	32.5
P3018	Craobh Haven (ii)	Mixed use - tourism and marina related economic development	0.6
TOTAL:			64.5

Tourism

Ref	Location	Use	Site Size (ha)
T3001	Tayvallich – Carsaig	Tourist Caravan Park	1.8
TOTAL:			1.8

10.0 Schedules

Mixed Use

Ref	Location	Use	No of Housing Units	Site Size (ha)
X3001	Inverary	Mixed Use - Business, Tourism (including Hotel) and community facilities (included within SM3001 Strategic Masterplan Area)		1.3
X3002	Bowmore	Mixed use – housing (including affordable), industry, business (Class 4) and community facilities	120	12.8
X3003	Port Mor - Port Charlotte, Islay	Tourism and Community Facilities		4.1
X3004	Lochgilphead South	Strategic Economic Investment Location; Mixed use - industry, business, storage and community use (included within SM3002 Strategic Masterplan Area)		11.6
X3006	Scalasaig, Colonsay	Mixed use - Housing, community uses (including workshops)	10	1.6
TOTAL:			130	31.4

Oban, Lorn and The Isles

Areas for Action

Ref	Location	Use
A4001	Lon Mor, Glenshellach, Oban	Strategic: Green infrastructure -Flood Alleviation and open space
A4002	Oban Airport	Strategic: Airport related use and economic development. Masterplan approach
A4003	Lynn of Lorn	Strategic; transport infrastructure
A4004	Oban - south pier and railway	Strategic: Town centre, waterfront and strategic transport hub
A4005	Oban - George Street and North Pier	Strategic: Town centre and waterfront
A4006	Oban - Esplanade	Strategic: Town Centre, waterfront, harbour development and management
A4007	Scarinish Pierhead	Local: economic development and environmental enhancement
A4008	Crossapol and Airport, Tiree	Local: Redevelopment for economic and residential uses and environmental enhancement

Business and Industry

Ref	Location	Use	Site Size (ha)
B4001	Oban South adjacent Livestock Centre	Industry, Business and Storage	7.1
B4002	Oban South Glenshellach	Industry, Business and Storage	3.7
B4004	Tobermory, west of	Industry, Business and Storage	3.3
B4006	Dunbeg - Dunstaffnage	Strategic Economic Investment Location: Business, Research and Education	1.6
B4007	Oban - Glengallan Road	Industry, Business and Storage	3.9
B4008	Lochdon, Torosay, Mull	Industry, Business and Storage	5.8
B4009	North Connel - Airfield	Industry, Business, Storage and Airport Related Uses	3.3
TOTAL:			28.7

10.0 Schedules

Community Facilities

Ref	Location	Use
C4001	Dalmally	Sports pitch
C4002	Oban Hospital	Community Facilities
C4003	Dunbeg School	Community Facilities
C4004	European Marine Science Park, Dunstaffnage, Oban	Sports facilities, open space, potential community facilities

Housing

Ref	Location	No of Housing Units
H4003	Salen - East	15
H4004	Bunessan	13
H4005	Stronmilchan	12
H4006	Dunbeg - Pennyfuir	120
H4007	Dunbeg 1	280
H4009	Oban – Ganavan	60
H4012	Bridge of Awe	17
H4013	Scarinish – Pier Road	14
H4014	Tobermory 1 (included in SM4002 Strategic Masterplan Area)	60
H4015	Dunbeg 2	250
H4016	Tobermory 2 (included in SM4002 Strategic Masterplan Area)	30
H4017	Barcaldine	50
H4018	Tobermory 3	30
H4019	Port Appin	30

10.0 Schedules

Housing continued

Ref	Location	No of Housing Units
H4020	Kilninver	10
H4021	Dalmally	16
H4022	Craignure	80
H4023	Kilmelford	25
H4024	Oban – Glenshellach Road 2	12
H4025	North Connel	8
H4026	Kilchrenan	6
H4027	North Connel – Achnacree	7
H4028	Benderloch - North	30
H4029	Kilmore – Barran	16
H4030	Salen - South	20
H4031	Dalmally	49
H4032	Lochdon - South	12
H4035	Benderloch - Keil Farm	20
H4036	Iona - Baile Mor	4
H4037	Taynuilt	13
H4038	Oban – Glenshellach Road 1	24
H4039	Dunbeg – Dunstaffnage Mains	20
H4040	Dervaig	16
TOTAL:		1369

10.0 Schedules

Minerals

Ref	Location	Use	Site Size (ha)
M4001	Lochdon – Torosay Sand Pit	Sand and gravel	6.4
M4002	Penningowan	Hard rock	6.8
M4003	Oban – Upper Soroba	Hard rock	3.3
M4004	Bonawe	Hard rock	19.7
M4005	Taynuilt – Barrachander	Hard rock	10.0
M4006	Benderloch – Culcharron	Sand and gravel	62.2
M4007	Fionnphort, Mull	Specialist hard rock	1.3
M4008	North Connel	Sand and gravel	0.5
M4009	West Hynish - Tiree	Sand and gravel	0.2
TOTAL:			110.4

Potential Development Areas

Ref	Location	Use	Site Size (ha)
P4003	Barcaldine - Former Sealife Centre	Marine Related Employment	10.0
P4008	Kilmelford Village Hall, Kilmelford	Community facilities - recreation and parking. Tourism.	3.1
P4012	Kerrera	Mixed use development	3.6
P4015	Oban - Glengallan Road	Industry, Business and Storage	2.5
P4016	Oban - Longsdale	Housing (included in SM4001 Strategic Masterplan Area)	6.5
P4017	Oban - Glencruitten	Housing (included in SM4001 Strategic Masterplan Area)	19.0
P4018	Connel - Camas Bruaich, Ruaidhe	Marina, leisure, tourism	8.0
P4019	Oban - Glencruitten	Housing (included in SM4001 Strategic Masterplan Area)	12.6
P4020	Culcharron Quarry - Benderloch	Class 6 - Storage and Distribution	4.3

10.0 Schedules

Potential Development Areas continued

Ref	Location	Use	Site Size (ha)
P4021	Oban - Longsdale Road	Housing (included in SM4001 Strategic Masterplan Area)	4.2
P4022	Oban - Glencruitten	Golf Course - potential expansion area (included in SM4001 Strategic Masterplan Area)	14.1
P4023	Oban - Ganavan	Mixed - Housing, recreation, tourism	12.3
P4024	West Ardhu	Housing	4.1
P4025	Arinagour Farm Road – Arinagour	Housing	2.2
P4026	Barcaldine - Marine Resource Centre (i)	Strategic Economic Investment Location: Industry, Business and Storage	2.8
P4027	Barcaldine - Marine Resource Centre (ii)	Strategic Economic Investment Location: Industry, Business and Storage	2.0
P4028	Lismore - Achnacroish	Housing	2.0
P4029	Barcaldine - Marine Resource Centre (iii)	Strategic Economic Investment Location: Marine related industrial, business and storage use	4.5
P4030	North Connel	Tourism Accommodation and Housing	1.0
P4031	Lismore - Northern Ferry Point	Leisure/Tourism/Transport Infrastructure	0.2
TOTAL:			119

10.0 Schedules

Tourism

Ref	Location	Use	Site Size (ha)
T4001	Pennyghael	Campsite	1.1
T4002	Dunbeg - Tom Liath	Tourism, Leisure	54.4
T4003	Appin Holiday Park - Appin	Holiday Park	6.2
TOTAL:			61.7

Mixed Use

Ref	Location	Use	No of Housing Units	Site Size (ha)
X4001	Connel - Saulmore Farm	Mixed Use - Hotel, tourism/leisure, golf course, housing. No built development to north of trunk road)		182.7
X4002	Dunbeg	Mixed use - Business and Tourism		9.4
X4003	Tobermory – Dervaig Road	Mixed Housing, Business and Industry	9	2.7
X4004	Oban - Glengallan Road	Mixed Use - Business use, local neighbourhood scale facilities and services		1.7
TOTAL:			9	196.5

Infrastructure

Ref	Location	Action
I4001	Oban - Dunbeg	Strategic : junction design and development road - facilitating housing , business and community facility development
I4002	Oban - Pennyfuir - Ganavan	Strategic : development road - facilitating housing, tourist and recreation development
I4003	Oban - Pennyfuir Cemetery - Glencruitten	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement
I4004	Oban - Glencruitten - railway corridor - Connel	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement
I4005	Oban - Glencruitten Golf Course route to Soroba Road	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement
I4006	Soroba Road and adjacent roads	Strategic : junction improvement associated with I4005 and traffic management to improve access in the Main Town Centre

Access plan

A plan submitted with a Planning Application providing details of existing public access on or immediately around the site of the proposed development and identifying how this will be safeguarded, managed, maintained, improved and any mitigation measures.

Aerodrome

For the purposes of this plan, any area of land or water designed, equipped, set apart, commonly used or in prospective use for affording facilities for the landing and departure of aircraft and includes any area of space, whether on the ground, on the roof of a building or elsewhere, which is designed, equipped or set apart for affording facilities for the landing or departure of aircraft capable of descending or climbing vertically.

Affordable housing

Housing of reasonable quality that is affordable to people on modest incomes, this may be either for rent or sale at levels which are generally below those available on the open market.

Agricultural land

This is land which is capable of supporting an agricultural or forest crop.

Agricultural unit

As defined in current agricultural legislation and covers a croft or agricultural holding or small holding and includes common grazing.

Allocation

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

Allotment

An area of land owned or leased by a local authority for the use or intended use of cultivation of vegetables, fruit, herbs or flowers

Ancient monument

A monument which is either statutorily protected i.e. a scheduled monument or else, not statutorily protected i.e. a non-scheduled monument.

Ancillary use

A subsidiary use connected to the existing or proposed main use of a building or piece of land.

Area for action (AFA)

Areas which, subject to resource availability during the plan-period, will be the focus for partnership or community action. Area remits for these AFAs are being worked up in the Action Programme; these area remits may include investment and funding packages, land assembly and asset management programmes, development and redevelopment proposals, infrastructure provision and environmental enhancement proposals. Depending on circumstances, AFAs may coincide with other categories of sites such as potential development areas.

Areas of archaeological importance

An area identified in consultation with Historic Environment Scotland and/or the West of Scotland Archaeology Service, which contains or is likely to contain sites, monuments or features of archaeological significance.

Bareland croft

A croft with no dwellinghouse on it.

Biodiversity

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

Biomass

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

Brownfield sites

Sites comprising land which has previously been developed. The term may encompass vacant or derelict land, land occupied by redundant or unused buildings,

Built heritage resources

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

Capacity

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

Caution areas for specially protected bird species

Areas where development may impact on the flight paths and threaten specially protected bird species e.g. geese.

Change of use

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

Common grazings

Areas of land used by a number of crofters and others who hold a right to graze stock on that land.

Community

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

Community body

A community-controlled body within the definition given in section 19 of the Community Empowerment (Scotland) Act 2015, or a community council established in accordance with Part 4 of the Local Government (Scotland) Act 1973.

Community garden

An area of land that is publicly or privately owned, and managed and gardened locally by a collective people for the purpose of growing plants including fruit, flowers and vegetables. They may also have additional wider purposes and aims such as providing social interaction, education and mental and physical health benefits for its users

Conservation areas

Areas of special architectural or historic interest which have a statutory basis under the Planning

(Listed Building and Conservation Areas) (Scotland) Act 1997, the character or appearance of which it is desirable to preserve or enhance.

Conservation Area Appraisals and Management Plans are produced periodically by the Planning Authority to help the special qualities of the area be understood and how changing needs of the area can be sensitively managed.

Funding may be attracted through conservation area regeneration schemes.

Core shopping area

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

Council's roads development guide

This consists of the suite of guidance in use by the Local Roads Authority, including The National Roads Development Guide (NRDG) as relevant. The Council is developing regional variations to the NRDG, which will include a variable standard for adoption for developments of 6-10 dwelling units (inclusive) in areas with a predominant system of single track roads with passing places, where the Roads Authority consider the variable standard is appropriate.

Countryside area

A development management zone which, is shown on the Local Development Plan Proposals Maps. This area excludes settlements, greenbelt, and Remote Countryside which are shown separately in the proposals maps.

Croft

The land unit established under crofting legislation and under the jurisdiction of the Crofting Commission.

Crofting commission

A Non-Departmental Public Body which operates independently of the government, but for which Scottish Ministers are ultimately responsible. Its

principal function is regulating crofting, re-organising crofting, promoting the interests of crofting and keeping under review matters relating to crofting.

Crofting land

Land comprising crofts and common croft grazings under the jurisdiction of the Crofting Commission.

Development

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

Development management zones

The zones shown on Proposal Maps comprising:

- Settlements
- Countryside zone
- Greenbelt
- Remote countryside

Development pattern

The spatial distribution of buildings within the landscape outwith the settlements as defined in the Plan.

Drainage impact assessment (DIA)

A DIA is a report, prepared by or on behalf of the developer, demonstrating the drainage issues relevant to a proposal and the suitable means of providing drainage

Ecosystem

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

Edge of town centre

A retail policy area adjacent to main town centres.

Effective housing land supply

The part of the established housing land supply which is free or expected to be free of development constraints in the period under

consideration, and will therefore be available for the construction of housing.

Enforcement action

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

Environmental impact assessment (EIA)

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

Established housing land supply

The total housing land supply - including both unconstrained and constrained sites. This will include the effective housing land supply, plus the remaining capacity for sites under construction, sites with planning consent, sites in the adopted local development plan and where appropriate other buildings and land with agreed potential for housing development.

Flight paths

Relates to identified flight paths of protected bird species e.g. geese (see also caution area for specially protected bird species).

Foreshore

For the purposes of this plan, the land between the Mean Low Water Springs and Mean High Water Springs.

Greenbelt

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 considerable pressure for development.

Greenfield development

Development on greenfield sites.

Green infrastructure

Includes the 'green' and 'blue' (water environment) features of the natural and built environments that can provide benefits without being connected.

Green features include parks, woodlands, trees, play spaces, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges and gardens. Blue features include rivers, lochs, wetlands, canals, other water courses, ponds, coastal and marine areas including beaches, porous paving and sustainable urban drainage systems.

Green networks

Connected areas of green infrastructure and open space that together form an integrated and multi-functional network.

Greenfield sites

These are sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land.

Greenhouse gas emissions

Carbon dioxide, methane, nitrous oxide, ozone, chlorofluorocarbons and hydrofluorocarbons are gases that contribute to altering the chemical composition and balance of the atmosphere resulting in the trapping of solar radiation and a steady increase in global temperature.

Habitats

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

Health and safety zone

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

Housing market areas

A geographical area which is relatively self-contained in terms of housing demand i.e. a large

percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Householder development

For the purposes of this plan, development within the curtilage of a dwellinghouse which require an application for planning permission and is not a change of use.

In-bye land

In-bye land is that part of the farm which is used mainly for arable and grassland production and which is not hill and rough grazings. It is bounded by a fence, a dyke or a hedge. In-bye grassland is conserved for winter feed or grazed by livestock. In-bye grassland can be either improved grassland or unimproved grassland.

Infill development

New development positioned largely between other substantial buildings and this new development being of a scale subordinate to the combined scale of the buildings adjacent to the development site.

Inventory of gardens and designed landscapes

A representative sample of important historic gardens or landscapes including private gardens, parks, policies in country estates and botanical gardens as identified by Historic Environment Scotland.

Isolated coast

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

Key settlements

The collective term for seven small towns and villages where the Argyll and Bute LDP2 seeks to focus employment-led investment and to concentrate larger scales of development opportunity.

Key rural settlements

The collective name for 26 small settlements that offer a range of services and some potential for up to medium scale growth including delivery by masterplans or community led action.

Landscape and visual impact assessment (LVIA)

A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.

Listed buildings

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

Local biodiversity action plan

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

Local community of interest

Refers to the planning, economic or social interests of settlements, wards or Community Council areas.

Local landscape areas

These are areas of regional importance in terms of their landscape quality as identified by the Local Development Plan

Local nature conservation sites

These are locally important sites for wildlife or nature interests. They are described and mapped in the Local Nature Conservation Sites Technical Note.

Local nature reserve

Local nature reserves are areas of locally important natural heritage, designated by local authorities to give people better opportunities to learn about and enjoy nature close to where they live.

Local development plan (LDP)

A statutory plan which contains a strategic vision together with detailed policies, actions and proposals maps.

Locational need

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

Low and zero carbon generating technologies

Wind turbines, solar panels, biomass boilers, ground and air source heat pumps, small scale hydro-electric.

Main towns

The settlements of Campbeltown, Dunoon, Helensburgh, Lochgilphead/Ardishaig, Oban and Rothesay.

Marketable land for business and industry

Land which should:

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

Minor departure

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

National nature reserves (NNRs)

Areas of national or international importance for nature conservation including some of the most important natural and semi-natural habitats in Great Britain; they are declared by SNH under the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981

for the purpose of study, research and the preservation of flora, fauna, geological and zoological interests.

National scenic area (NSA)

Areas designated by Scottish Natural Heritage in recognition of their outstanding scenic value in a national context. There are 7 National Scenic Areas within the LDP2 area.

Natural foreshore

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

Natura 2000 sites

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

Net economic benefit

An estimate of the economic position is taken based on if the development proceeds, and then compared with the estimated economic position if the proposal does not go ahead. The difference between these two estimates is the net economic benefit of the development. It is therefore possible for the net economic impact of a development to be negative (i.e. the development results in a net economic cost rather net economic benefit), if the economic position when the development proceeds is less favourable than the economic position when the development does not go ahead.

Non-scheduled monuments

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

Notifiable installation

A site, building or pipeline where hazardous substances are stored or distributed, including

liquid fuels, gas, chemicals, nuclear and explosive materials.

Open country development

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

Open space protection areas

Areas of valued open space including, outdoor sports facilities, recreation areas, areas for food growing and greenspace amenity areas as identified in the Proposal Maps of the Local Development Plan.

Planning gain

Usually refers to when, in association with particular development proposals, there are benefits of a monetary, economic, social, environmental, transport, access or land use nature.

Policy area

An area to which specific LDP2 policies apply and is delineated on the proposal maps.

Private access

Private accesses are controlled (maintained) by the owner(s) and there is no public right of passage. These do not require a Road Construction Consent as there is no right of public access. The Roads Authority cannot make a notice to require a private access to be made up or maintained.

Private roads

The public have the right of passage over a private road. Responsibility for the maintenance of a private road rests with the owner(s). However, the Roads Authority may, by notice to the frontagers, of an existing private road, require them to make the road up to, and maintain it at, such reasonable standard as may be specified in the notice. The Roads (Scotland) Act 1984 requires Road Construction Consent for new private roads, which means they now require to be built to an adoptable standard and will thereafter be adopted and added to the Local Roads Authority's list of public roads.

Public roads

Roads on the Local Roads Authority's list of public roads. This includes any new road (including any associated footway or verge) constructed in accordance with a Road Construction Consent, with public access and maintainable by the Local Roads Authority. All roads submitted for adoption as a public road should form a continuous system with the existing public roads.

Ribbon development

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

Road signposting

Signs within and with the authority to be within the boundaries of 'roads' as defined in the Roads (Scotland) Act 1984.

Rounding-off development

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

Safeguarding zones

For the purposes of this plan, this includes health and safety zones, and other safeguarding zones to which consultative arrangements and restrictions or conditions on development and land use may apply.

Scheduled monuments

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

Settlements

For the purposes of this plan the term settlement applies to those towns, villages, and smaller groupings of buildings or other areas identified as settlements on the proposals maps.

Settlement boundary

The boundary between the settlement and its surrounding Countryside Area or Greenbelt.

Settlement pattern

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

Significant departure

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

Sites of archaeological importance

A site that is identified of being of high archaeological value but does not currently enjoy statutory protection.

Sites of special scientific interest (SSSI)

Sites which are designated by Scottish Natural Heritage (SNH) under the provisions of the Nature Conservation (Scotland) Act 2004. They are those areas of land and water which SNH consider best represent our natural heritage in terms of: flora; fauna; geology; geomorphology; or a mixture of these natural features.

Skyscape

A view of an expanse of sky. Dark Sky status areas are an important natural environment resource as areas where the night skyscape and stars can be viewed more easily. The Isle of Coll has achieved [International Dark Sky Community](#) status.

Special areas of conservation (SACs)

Areas designated by Government to accord with the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora and to safeguard rare and threatened species and habitats listed in the Directive; terrestrial SACs are normally, but not exclusively, SSSIs which together with SPAs form the Natura 2000 network.

Special protection areas (SPAs)

Areas designated by Government to comply with the EC Directive on the Conservation of Wild Birds 1989; including land and marine areas within which special measures are required to protect wild birds and their habitats, particularly rare or vulnerable species listed in the Directive

and regularly occurring migratory species; terrestrial SPAs are normally SSSIs.

SuDS (Sustainable Drainage Systems)

A sequence of management practices and control structures designed to drain surface water. The aim of which is to mimic natural drainage, encourage infiltration, and attenuate hydraulic and pollutant impacts in a sustainable fashion.

Sustainability buildings checklist

A mandatory checklist for all applications for development within the Countryside Zone. It is intended that by completing the checklist the applicant could take the opportunity to review the sustainability of their project and make changes to their application where appropriate, and to ensure compliance with LDP policies

Sustainability checklist

A list of matters that should be addressed by applicants where, in exceptional cases, planning applications are judged by the Planning Authority to have the potential to have significant economic, community or environmental impacts.

Sustainable development

The Scottish Government adheres to the Brundtland definition of sustainable development, i.e. “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Technical Site

For the purposes of this plan, any area within which is sited or is proposed to be sited equipment operated by or on behalf of NATS Holdings Limited any of its subsidiaries or such other person who holds a licence under Chapter I of Part I of the Transport Act 2000 for the provision of air traffic services, particulars of which have been furnished by the Scottish Ministers or the Civil Aviation Authority to the planning authority or authorities for the area in which it is situated; or
Any area within which is sited or is proposed to be sited equipment operated by or on behalf of the Secretary of State for Defence for the provision of air traffic services or for any other purposes, particulars of which have been furnished by the Secretary of State for Defence to

the planning authority or authorities for the area in which it is situated.

Town centres

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

Tree preservation orders (TPOs)

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

Trunk road

A strategic road which is managed and maintained by Transport Scotland, on behalf of the Scottish Ministers.

Use classes

The Town and Country Planning Use Classes (Scotland) Order 1997 specifies classes of use of buildings or other land for the planning purposes.

Remote countryside

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

Wide community of interest

Refers to interests which may extend beyond the local level to the wider planning area or market area or Council’s administrative area or which support regional or national interests.

Windfall development/windfall site

Sites which become available for development or where development occurs unexpectedly during the life of the development plan and so are not identified individually as either allocations or potential developments areas in the plan.

Argyll and Bute Main Towns

- | | |
|----|-------------------------|
| 1. | Campbeltown |
| 2. | Dunoon |
| 3. | Helensburgh |
| 4. | Lochgilphead/Ardrishaig |
| 5. | Oban |
| 6. | Rothesay |
-

Argyll and Bute Key Settlements

- | | |
|-----|-------------------------------|
| 7. | Cardross |
| 8. | Bowmore |
| 9. | Dunbeg |
| 10. | Inveraray |
| 11. | Sandbank (including Ardnadam) |
| 12. | Tarbert |
| 13. | Tobermory |
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Argyll and Bute Key Rural Settlements

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| 14. | Ardfern/Craobh Haven |
| 15. | Ardminish |
| 16. | Arinagour |
| 17. | Barcaldine |
| 18. | Benderloch (including Ledaig/Keil Crofts/Baravullin) |
| 19. | Bunessan |
| 20. | Cairndow |
| 21. | Carradale |
| 22. | Clachan |
| 23. | Craighouse – Keills |
| 24. | Craignure |
| 25. | Crossapol |
| 26. | Dalmally |
| 27. | Furnace |
| 28. | Garelochhead |
| 29. | Glenbarr |
| 30. | Kames/Tighnabruaich |
| 31. | Kilcreggan/Cove |
| 32. | Port Charlotte |
| 33. | Port Ellen |
| 34. | Rosneath/Clynder |
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Argyll and Bute Key Rural Settlements *continued*

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|-----|--------------------------------|
| 35. | Salen |
| 36. | Southend |
| 37. | Strachur |
| 38. | Taynuilt |
| 39. | Tayvallich (including Carsaig) |

Argyll and Bute Villages and Minor Settlements

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|-----|--------------------------------|
| 40. | Acha - Seil |
| 41. | Achahoish |
| 42. | Achnacroish - Lismore |
| 43. | Achnagoul |
| 44. | Achnamara |
| 45. | A'Chrois – South |
| 46. | Appin/Tynribbie |
| 47. | Ardbeg |
| 48. | Ardbrecknish |
| 49. | Ardentallen |
| 50. | Ardnagowan |
| 51. | Ardoch |
| 52. | Ardpeaton |
| 53. | Arduaine |
| 54. | Aros Bridge |
| 55. | Aros Mains |
| 56. | Baile Mor – Iona |
| 57. | Balemartine |
| 58. | Balephuill |
| 59. | Ballygrant – including Kilmeny |
| 60. | Balvicar |
| 61. | Bellanoich |
| 62. | Bellochantuy |
| 63. | Black Mill Bay – Luing |
| 64. | Blackrock |
| 65. | Bonawe |
| 66. | Bridge of Awe |
| 67. | Bridge of Orchy |
| 68. | Bridgend |
| 69. | Bridgend/Waterfoot |
| 70. | Bruichladdich |
| 71. | Bunnahabhain |
| 72. | Cairnbaan |

Argyll and Bute Villages and Minor Settlements *continued*

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|------|----------------------------------|
| 73. | Calgary |
| 74. | Caol Ila |
| 75. | Clachaig |
| 76. | Clachan |
| 77. | Clachan of Glendaruel |
| 78. | Claddach |
| 79. | Cladich |
| 80. | Colgrain Farm |
| 81. | Colintraive |
| 82. | Conisby |
| 83. | Connel |
| 84. | Cornaigmore |
| 85. | Coulport/Letter |
| 86. | Creag a'Phuill/Poll |
| 87. | Crinan/Crinan Harbour |
| 88. | Croc-an Raer |
| 89. | Croggan |
| 90. | Cuan – Seil |
| 91. | Cui Dheis – North Balemartine |
| 92. | Cullipool – Luing |
| 93. | Cumlodden |
| 94. | Dalavich |
| 95. | Dervaig |
| 96. | Drumlemble |
| 97. | Duiletter |
| 98. | Eallabus |
| 99. | Easdale – Easdale Island |
| 100. | Ellenabeich – Seil |
| 101. | Eorabus |
| 102. | Eredine |
| 103. | Erraid – on the island of Erraid |
| 104. | Ettrickdale |
| 105. | Fearnoch |
| 106. | Fionnphort |
| 107. | Ford |
| 108. | Glenegedale |
| 109. | Grogport |
| 110. | Hynish |
| 111. | Innellan |
| 112. | Inverinan |

Argyll and Bute Villages and Minor Settlements *continued*

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|------|---------------------------|
| 113. | Inverneill |
| 114. | Kames |
| 115. | Keills- Islay |
| 116. | Kenmore |
| 117. | Kenovay |
| 118. | Kerrycroy |
| 119. | Kilberry |
| 120. | Kilchenzie |
| 121. | Kilchrenan/Annat |
| 122. | Kilfinan |
| 123. | Killean |
| 124. | Killeonan/Kocknaha |
| 125. | Kilmartin |
| 126. | Kilmeford |
| 127. | Kilmichael/Bridgend |
| 128. | Kilmichael of Inverlussa |
| 129. | Kilmore/Barran |
| 130. | Kilninver |
| 131. | Kingarth/Kilchattan |
| 132. | Kintra |
| 133. | Kirn |
| 134. | Knockdrome/Ardfernal |
| 135. | Lagavulin |
| 136. | Laphraoig |
| 137. | Leachd |
| 138. | Leanach |
| 139. | Lephinmore |
| 140. | Letterwalton |
| 141. | Lochawe |
| 142. | Lochdon |
| 143. | Lochgair |
| 144. | Lower Altgatraig – Newton |
| 145. | Lunga |
| 146. | Machrihanish |
| 147. | Melfort |
| 148. | Mill Cottage – Glendaruel |
| 149. | Millhouse |
| 150. | Millpark |
| 151. | Minard |
| 152. | Muasdale |

Argyll and Bute Villages and Minor Settlements *continued*

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|------|----------------------------------|
| 153. | Nerabus |
| 154. | Newton |
| 155. | North Connel |
| 156. | Old Kilmore Parish Church |
| 157. | Old Kilmore Parish Church – East |
| 158. | Peninver |
| 159. | Pennyghael |
| 160. | Port Ann/Achnaba |
| 161. | Port Appin |
| 162. | Port Askaig |
| 163. | Port Bannatyne/Ardbeg |
| 164. | Port Ramsay – Lismore |
| 165. | Port Righ |
| 166. | Portavadie |
| 167. | Portincaple/Whistlefield |
| 168. | Portkil |
| 169. | Portkil House |
| 170. | Portnacraish |
| 171. | Portnahaven/Port Wemyss |
| 172. | Portsonachan |
| 173. | RAF Machrihanish |
| 174. | Rahane |
| 175. | Redhouses |
| 176. | Rhu |
| 177. | Saddell |
| 178. | Sandaig |
| 179. | Sandhole |
| 180. | Scarinish |
| 181. | Shandon |
| 182. | Skipness |
| 183. | Slockavullin |
| 184. | South Cuan – Luig |
| 185. | Sraid Ruadha/Balevullin |
| 186. | Sron-na-Bruic |
| 187. | St Catherines |
| 188. | Stewarton |
| 189. | Straad |
| 190. | Stronafian |
| 191. | Stronmilchan |
| 192. | Tayinloan |

Argyll and Bute Villages and Minor Settlements *continued*

193.	Toberonochy – Luing
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194.	Torinturk
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195.	Torran
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196.	Toward
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197.	Uisken
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198.	West Ardhu
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199.	West Loch Tarbert
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200.	Whitehouse
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Schedule of land owned by the Council					
Description of land owned by planning Authority			Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land		
Ref	LDP Location	Address	LDP Use	LDP Policy	Council Ownership
Areas for Action					
A1001	Rothsay Town Centre/Waterfront	Street Record, Serpentine Road, Rothsay, Isle Of Bute	Strategic; town centre, harbour development and management	Para 3.9 Schedules Chapter 10	Multiple uses including pier, public convenience, bus shelters, parks
A1002	Port Bannatyne Waterfront	Shelter, Marine Road, Port Bannatyne, Isle Of Bute	Local; waterfront development and environmental enhancement	Para 3.9 Schedules Chapter 10	Bus Shelter
A1003	Rothsay - Barone Road/High Street	Public Toilet, High Street, Rothsay, Isle Of Bute	Local; regeneration and environmental enhancement	Para 3.9 Schedules Chapter 10	Public Convenience
A1004	Dunoon - Town Centre/Waterfront/West Bay	Car Park, Moir Street, Dunoon	Strategic; regeneration and environmental enhancement; community uses (Charrette)	Para 3.9 Schedules Chapter 10	Multiple uses, including school, park, leisure, car parks, pier, public convenience
A1005	Dunoon - Argyll Street/Hamilton Street/Victoria Road	42 Hamilton Street, Dunoon	Local; regeneration and environmental enhancement; community uses (Charrette)	Para 3.9 Schedules Chapter 10	Offices, depot, Cemetery
A2001	Kilcreggan	Public Toilet, Shore Road, Kilcreggan	Local; environmental improvements, public realm, parking, transport interchange	Para 3.9 Schedules Chapter 10	Public Convenience, shelters, pier, car park, playing field
A2005	Helensburgh Reservoirs	Luss Road, Helensburgh	Local; consideration of access, recreation and environmental enhancement opportunities	Para 3.9 Schedules Chapter 10	Park
A2006	Helensburgh Town Centre and Waterfront	Helensburgh Pier, West Clyde Street, Helensburgh	Strategic; regeneration enhancement opportunities	Para 3.9 Schedules Chapter 10	Pier, Car Parks, offices, buildings,

Schedule of land owned by the Council					
Description of land owned by planning Authority			Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land		
Ref	LDP Location	Address	LDP Use	LDP Policy	Council Ownership
					ground, library
A3002	Port Ellen - Village Centre and Waterfront	Ramsay Memorial Hall, Port Ellen, Isle Of Islay PA42 7BY	Local; Environmental enhancement	Para 3.9 Schedules Chapter 10	Hall, land
A3004	Tarbert Harbour and Conservation Area	Tarbert Library, Barmore Road, Tarbert PA29 6TW	Strategic; harbour improvements; regeneration and environmental improvements, and flood protection scheme	Para 3.9 Schedules Chapter 10	Library, shelters, public convenience, building
A3005	Clachan Village	Churchyard, Clachan	Local; traffic management and environmental enhancement, and flood protection scheme	Para 3.9 Schedules Chapter 10	Cemetery, school, building
A3006	Campbeltown Harbour	Ferry Terminal, New Quay Street, Campbeltown PA28 6BA	Strategic; harbour improvements and development	Para 3.9 Schedules Chapter 10	Pier, marina
A3008	Campbeltown - Town Centre (Longrow/Kinloch Road) and Conservation Area	Ferry Terminal, New Quay Street, Campbeltown PA28 6BA	Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings	Para 3.9 Schedules Chapter 10	Pier, park
A3009	Campbeltown - Roding/Glebe Street	Waste Transfer Station, Roding, Campbeltown PA28 6LU	Strategic; relocation/redevelopment edge of town centre improvement	Para 3.9 Schedules Chapter 10	Depot, industry
A3010	Millknowe Flood Protection Scheme	Millknowe Park, Millknowe, Campbeltown	Flood protection	Para 3.9 Schedules Chapter 10	Park
A3011	Carradale Harbour	Car Park, Shore Road, Carradale	Local; harbour improvements and development	Para 3.9 Schedules Chapter 10	Car Park, land, pier
A3012	Machrihanish Air Base	413 MACC Business Park, Machrihanish, Campbeltown PA28 6NU	Strategic; redevelopment and inward investment opportunities; green technologies hub	Para 3.9 Schedules Chapter 10	Depot
A3013	Tarbert - South Campbeltown Road/Back Street	Tabert Cemetery, School Road, Tarbert	Local; land use rationalisation and redevelopment	Para 3.9 Schedules Chapter 10	Land

Schedule of land owned by the Council					
Description of land owned by planning Authority			Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land		
Ref	LDP Location	Address	LDP Use	LDP Policy	Council Ownership
A3014	Inveraray Town Centre and Waterfront	Garage 3 The Arches, Inveraray	Strategic: Historic regeneration and enhancement. Access to masterplan area	Para 3.9 Schedules Chapter 10	Car parks, shelter, land, depot, garage
A3015	Lochgilphead Town Centre/Waterfront	Corran Grazings, Lochgilphead	Local: Historic regeneration, redevelopment and environmental enhancement, flood protection	Para 3.9 Schedules Chapter 10	Land, car park, public convenience, park
A3016	Lochgilphead - Kilmory Home Farm	Kilmory Woodyard, Kilmory Industrial Estate, Lochgilphead	Local: Reuse and redevelopment for community based uses	Para 3.9 Schedules Chapter 10	Industrial land, farm
A3017	Ardishaig - South Village Centre and Crinan Canal	Public Toilet, Chalmers Street, Ardishaig	Local: Redevelopment and environmental improvements	Para 3.9 Schedules Chapter 10	Public Convenience, park, land, shelters, buildings
A4002	Oban Airport	Fire Tender Garage, Oban Airport, North Connel	Strategic: Airport related use and economic development. Masterplan approach	Para 3.9 Schedules Chapter 10	Airfield, Fire Garage, buildings, land
A4003	Lynn of Lorn	Lynn Of Lorn Commercial Mooring, Port Appin	Strategic; transport infrastructure	Para 3.9 Schedules Chapter 10	Seabed & Foreshore Lease, jetty, car park
A4004	Oban - south pier/railway	Gardens, Alma Crescent, Oban	Strategic: Town centre, waterfront and strategic transport hub	Para 3.9 Schedules Chapter 10	Park, Car park, library, housing, industry, slipway, offices, shelters, hall
A4005	Oban - George Street/north pier	Community Centre, North Pier, Oban PA34 5QD	Strategic: Town centre and waterfront	Para 3.9 Schedules Chapter 10	Car park, ground
A4006	Oban - Esplanade	Oban Bus Shelter At Corran Halls Car Park, Corran Esplanade, Oban	Strategic: Town Centre, waterfront, harbour development and management	Para 3.9 Schedules Chapter 10	Bus Shelter, park, hall, car park
A4008	Crossapol/Airport Business and Industry	Workshop, Crossapol, Isle Of Tiree PA77 6UP	Local: Redevelopment for economic and residential	Para 3.9 Schedules Chapter 10	Depot

Schedule of land owned by the Council					
Description of land owned by planning Authority			Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land		
Ref	LDP Location	Address	LDP Use	LDP Policy	Council Ownership
			uses and environmental enhancement		
Business and Industry Allocations					
B4009	North Connel - Airfield	Quarry, Oban Airport, North Connel, Oban PA37 1SW	Industry, Business, Storage and Airport Related Uses	Para 3.7 Schedules Chapter 10	Quarry
Community Facilities and Recreation Allocations					
C2001	Helensburgh Pier	Helensburgh Pier, West Clyde Street, Skateboard Park, Public Toilet, Swimming Pool, Codonas Amusement Funfair, Mariners Bar	Swimming pool, community leisure facility, open space, town centre parking with up to 2700m ² retail use	Para 3.7 Schedules Chapter 10	Car Park, Park, Public Convenience, Leisure Centre, Land
C4003	Dunbeg School	Dunbeg Primary School, Etive Road, Dunbeg, Oban PA37 1QF	Community Facilities	Para 3.7 Schedules Chapter 10	Primary School
Housing Allocations					
H1002	Rothsay	Rothsay Academy, Academy Road, Rothsay, Isle Of Bute PA20 0BG	Housing	Para 3.7 Schedules Chapter 10	Secondary School
H2006	Shandon, Blairvadach House	Blairvadach, Shandon, Helensburgh G84 8ND	Housing	Para 3.7 Schedules Chapter 10	Building and Land
H2007	Helensburgh, The Hermitage (2)	Turnbull Pavillion Clubhouse, Former Hermitage Academy, Campbell Drive, Helensburgh G84 7JS	Housing	Para 3.7 Schedules Chapter 10	Ground
H2013	Shandon - Blairvadach	The Bungalows, Shandon, Helensburgh G84 8NN	Housing	Para 3.7 Schedules Chapter 10	Land
H3006	Lochgilphead, High School	Former Lochgilphead High School, Blarbuie Road, Lochgilphead	Housing	Para 3.7 Schedules Chapter 10	Land
H4032	Lochdon - Lochdon South	Lochdonhead Primary School, Lochdon, Isle Of Mull PA64 6AP	Housing	Para 3.7 Schedules Chapter 10	Primary School
H4037	Taynuilt	Muckairn Burial Ground, Taynuilt School, Land	Housing	Para 3.7 Schedules Chapter 10	Cemetery

Schedule of land owned by the Council					
Description of land owned by planning Authority			Reference to policies, proposals or views contained in local development plan which relate to the occurrence of development of the land		
Ref	LDP Location	Address	LDP Use	LDP Policy	Council Ownership
		North And West Of, Strathview Taynuilt			
Minerals Allocations					
M3002	Furnace	Car Park, Quarry Park, Furnace	Hard rock	Para 3.7 Schedules Chapter 10	Car Park
M4008	North Connel	Oban Airport, North Connel, Oban PA37 1SW	Sand and gravel	Para 3.7 Schedules Chapter 10	Airfield
Potential Development Areas					
P1005	Tighnabruaich - Acharossan	Tighnabruaich Primary School Grazings, School Road, Tighnabruaich	Community forest croft project	Para 3.8 Schedules Chapter 10	Ground
P3008	Lochgilphead, Argyll and Bute Hospital	Land At Blarbuie, Blarbuie Road, Lochgilphead	Mixed use - Housing, community uses	Para 3.8 Schedules Chapter 10	Land
P3016	Lochgilphead - County Yard	Stores County Yard, County Yard House, Monydrain Depot, Bishopton Road, Lochgilphead PA31 8PY	Mixed use	Para 3.8 Schedules Chapter 10	Industry, Housing, Depot
P4023	Oban - Ganavan	Ganavan Shinty Pitch, Land North Of Car Park, Ganavan Road, Oban	Mixed - Housing, recreation, tourism	Para 3.8 Schedules Chapter 10	Playing Field
P4031	Lismore - Northern Ferry Point	Lismore Ferry Waiting Room and the Point Car park, Isle Of Lismore	Leisure/Tourism/Transport Infrastructure	Para 3.8 Schedules Chapter 10	Public Convenience
Mixed Use Allocations					
X3002	Bowmore, Islay	Islay High School, Bowmore Primary School, Flora Street, Bowmore, Isle Of Islay PA43 7LS	Mixed use – housing (including affordable), industry, business (Class 4) and community facilities	Para 3.7 Schedules Chapter 10	Secondary School
X3004	Lochgilphead South	Kilmory Home Farm, Kilmory Industrial Estate, Lochgilphead PA31 8RR	Strategic Economic Investment Location; Mixed use - industry, business, storage and community use (included within SM3002 Strategic Masterplan Area)	Para 3.7 Schedules Chapter 10	Farm
NOTE: Ownership details are as at 01/08/2019.					