

**Proposed Argyll and Bute Local Development Plan Examination
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
1 - Policy 01 - Settlement Areas	<p>Modify the local development plan by:</p> <p>1. Adding the following text as new paragraphs after the final paragraph of Policy 01 . Settlement Areas on page 12 of the proposed plan: Development of a site in any Settlement Area that is, or is part of, a European Site will not be permitted where we cannot conclude that there would be no adverse effect upon the integrity of the European site.</p> <p>Where development of a site in any Settlement Area would take place outwith but close to a European Site, development proposals may need to satisfy the requirements of Policy 74 of this Plan.</p> <p>Proposals for development of a site in any Settlement Area that is, or is part of, a Site of Special Scientific Interest, National Nature Reserve, or a Local Nature Conservation Site must also satisfy the requirements of Policies 75 or 76 of this Plan, as appropriate.+</p>	7
2 - Policy 02 . Outwith Settlement Areas	<p>Modify the local development plan by:</p> <p>1. Replacing the final bullet point of paragraPET</p>	

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	<p>Renewable energy related development Telecommunications/Digital or other infrastructure where a specific locational requirement has been demonstrated Development directly supporting agriculture aquaculture, or other recognised countryside activity.</p> <p>C . Helensburgh and Lomond Greenbelt</p> <p>Within the Helensburgh and Lomond Green Belt development will only be supported where this is appropriately designed, located and landscaped and comprises:</p> <p>Agriculture related development Farm diversification proposals where these relate to small scale tourism and rural business-related development (excluding dwelling houses) Development directly supporting 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.</p> <p>In exceptional cases development outwith the categories above may be permitted where it can be demonstrated that the proposals will retain a significant building at risk.</p>	

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3 - Policy 03 . Simplified Planning Zones and Masterplan Consent Areas	No modification	24
4 - Policy 04 . Sustainable Development	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text (in criterion h) of Policy 04 . Sustainable Development on page 24 of the proposed plan and substituting therefor a semi-colon. 2. Deleting the text of criterion d) of Policy 04 . Sustainable Development on page 24 of the proposed plan and substituting therefor a comma. 3. Adding the text "water and air source heat pumps and other forms of renewable energy generation" and a semi-colon at the end of the text of criterion d) of Policy 04 . Sustainable Development on page 24 of the proposed plan. 4. Adding a semi-colon at the end of the text associated with criterion a) of Policy 04 . Sustainable Development on page 24 of the proposed plan. 	28
5 - Policy 05 - Design and Placemaking	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Deleting the text of criterion a) of Policy 05 . Design and Placemaking on page 25 of the proposed plan and substituting therefor the text "all of the" 	34
6 - Policy 06		

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	<p data-bbox="577 347 1939 411">Green Infrastructure, on page 27 of the proposed plan.</p> <p data-bbox="577 443 1939 563">4. Deleting the text associated with fifth bullet point of Policy 06 . Green Infrastructure on page 27 of the proposed plan and substituting therefor %low development proposals will manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All SUDS features should be in accordance with the Princip</p>	

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	<p>the proposed plan.</p> <p>the proposed plan.</p> <p>6. Deleting the first line of hyperlinked text under the plan and substituting therefor the following hyperlinked text [hyperlink to read: https://app-hes-pubs-prod-neu-01.azurewebsites.net/api/file/de59184a-f9e1-40ee-a780-aa2a0088701f]: Historic Environment Policy for Scotland, published May 2019+.</p> <p>7. Deleting the second paragraph of Policy 15 . Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment on page 35 of the proposed plan and substituting the development that would affect either a designated or non-designated heritage asset or their setting will be expected to demonstrate that they would enable positive change by balancing the need to secure the long-term sustainability of the asset against the need to address the impacts of climate wider regeneration</p>	
13 - Policy 16 - Listed Buildings	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Removing from the first sentence of Policy 16 . Listed Buildings on page 35 of the proposed plan. 2. Removing from the end of the text of the first bullet point of Policy 16 . Listed Buildings on page 35 of the proposed plan 3. Inserting a new bullet point and associated text before the first bullet point of criterion B. Demolition of Policy 16 . Listed Buildings on page 36 of the proposed plan. The associated text shall be: the building is no longer of special interest 4. Deleting the first sentence of paragraph 4.44 of the proposed plan and substituting therefor the following new sentence: 	

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	<p>Landscapes on page 39 of the proposed plan and substituting therefor a full stop.</p> <p>4. Deleting the final sentence of Policy 20 . Gardens and Designed Landscapes on page 39 of the proposed plan.</p>	
16 - Map 38 . Sandbank South	No modifications.	79
17 - Policy 22 - Economic Development 18 - Policy 25 - Tourism Development Opportunities and Diagram 6: Tourism	<p>No modifications.</p> <p>Modify the proposed local development plan by:</p> <p>1. Adding the location of Loch Awe to the Tourism Development Opportunities identified by an open red circle on Diagram 6: Tourism (page 49) of the Argyll and Bute Proposed Local Development Plan 2 Written Statement. The location of the open red circle to be added should be the same as that occup</p>	88

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| | <p>4. Consistent with the tenth bullet point of Policy 28 . Supporting Sustainable Aquatic and Coastal Development</p> <p>5. Unless there are considerations which would render a particular site unsuitable for environmental purposes, the intent of this Policy is to guide new aquaculture development in line with National and Regional Marine Planning, and</p> | |
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10. Inserting the following hyperlinked text into the third paragraph space under the bottom of the box containing the text of Policy 29 . Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan. The format of the text shall match that used under the box containing the policy wording for Policy 25 . Tourism Development Opportunities on page 50 of the proposed plan.

11. Inserting the following hyperlinked text into the third paragraph space under the bottom of the box containing the text of Policy 29 . Existing Fish Farm Consolidation and Rationalisation on page 53 of the proposed plan

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	<p>1. Q•^!c̄ * Ác̄p^c̄ [\ ÜāÉÁ^c̄ ^) ÁM!ā •] [!Ü&[d̄ā á+Á) á/Á) áÁ@ÁÜ& c̄á @Ö[ç^!]{ ^} c̄Á Á āā!ā @Á ÉFÁ on page 62 of the proposed plan.</p> <p>2. C̄āã * ÁQ̄+æ d̄ &c̄!^+Á Á@Á^Á-ÁÜ æ ÁHÁ Public Transport on page 63 of the proposed plan and making consequential amendments to the Contents table on page iii of the proposed plan and to the heading on page 62 of the proposed plan.</p> <p>3. Q•^!c̄ * Ác̄á áÁ@Á āāonal rail network (including level crossings) +Á^c̄ ^) ÁM! āá^c̄ [\ +Á) á/Á) so that it { æ+Á in the second sentence of the second paragraph of Policy 33 . Public Transport, on page 63 of the proposed plan.</p> <p>4. Deletin* ÁQ̄] æc̄+in the first sentence of the second paragraph of Policy 33 . Public Transport, on page 63 of the proposed plan.</p> <p>5.ÉÖ^!c̄ * Ác̄ā^! Ác̄ā •] [!c̄Á Á@Áá•c̄^} c̄} &Á Á@Á^& } áÁ āā!ā @Á-ÁÜolicy 33 . Public Transport, on page 63 of the proposed plan a) áÁ~ à•c̄ c̄ * Á@!^! Ác̄ā^!+É</p> <p>6. C̄āã * Á@Á [, ā * Á@^! ā \^áÁ c̄ó } Ác̄^, Áá^Á^! , Á@^! ā \^áÁ c̄óÁÜVÁ Regional Transport Strategy (2008 . GFDÁ) á^!Á@Á@c̄ã * ÁÜ^æ á/Á[& { ^} c̄+Áe • [&āe áÁ ā@Ü æ ÁHÁ Public Transport on page 63 of the proposed plan [hyperlink to read: https://www.transport.gov.scot/media/4589/planning_reform_-_dpmtag_-_development_management_dpmtag_ref_17_-_transport_assessment_guidance_final_-_june_2012.pdf]: %!ā •] [!Ü&[d̄ā áÁ!ā •] [!Üc̄•^••{ ^} t Guidance (2012)+É</p> <p>7. Adding the foll[, ā * Á@^! ā \^áÁ c̄ó } Ác̄^, Áá^Á^! ç^!Á@^! ā \^áÁ c̄óÁÜV . Regional Transport Strategy (2008 . GFDÁ) á^!Á@Á@c̄ã * ÁÜ^æ á/Á[& { ^} c̄+Áe • [&āe áÁ ā@Ü æ Áy 33 . Public Transport on page 63 of the proposed plan [hyperlink to read: https://www.g</p>	

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26 - Policy 34 . Electric Vehicle Charging	<p>8. Early engagement is advised with Transport Scotland for sites adjacent to the trunk road network. See also in the second paragraph of Policy 33 . Public Transport on page 63 of the proposed plan.</p> <p>Modify the local development plan by:</p> <ol style="list-style-type: none"> 1. Early engagement is advised with Transport Scotland for sites adjacent to the trunk road network. See also in the second paragraph of Policy 33 . Public Transport on page 60 of the proposed plan. 2. Deleting all text (including spaces) after the colon in the wording associated with the first bullet point of Policy 34 . Electric Vehicle Charging on page 60 of the proposed plan. 	

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Townships		
31 - Policy 54 - Safeguarding Zones of Notifiable Installations	No modifications.	184

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	<p>statutory duty placed on the Council by the Nature Conservation (Scotland) Act 2004 to further the conservation of biodiversity is not restricted to sites, habitats or species that are subject to statutory protection. Other features of local importance for biodiversity can be found outside of protected sites, but their importance may never have been surveyed or assessed. A number of plant and animal species receive statutory protection through international and national legislation, whether or not they are found within protected sites. The level of protection depends on the species concerned. European Protected Species receive the highest level of protection. All proposals will be assessed for their impact on European Sites.</p>	
<p>48 - Policy 74 - Development Impact on Sites of International Importance</p>	<p>Modify the local development plan by:</p> <p>1. Deleting all of the text associated with Policy 74 . Development Impact on sites of international importance on page 97 of the plan. Unless development is directly connected with or necessary to their conservation, proposals likely to have a significantly adverse effect, including cumulative, upon an existing or proposed Special Protection Area, existing or candidate Special Area of Conservation, or Ramsar Site (i.e. European Sites), including development outwith the site, shall require appropriate assessment.</p> <p>Where appropriate assessment is required, permission may be granted where mitigation of any assessed significant effect is possible. Where mitigation is not possible, permission may only be granted if:</p> <ul style="list-style-type: none"> (i) there are no alternative solutions; AND, (ii) there are imperative reasons of overriding public interest, including those of a social or economic nature; AND (iii) compensatory measures are identified and provided to ensure that the overall coherence of the network of European Sites is maintained. 	<p>274</p>
<p>49 - Policy 75 . Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves</p>	<p>Modify the local development plan by:</p> <p>1. Deleting the text of Policy 75 . Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves on page 97 of the plan. Development Impact on Sites of Special Scientific Interest or a National Nature Reserve will only be permitted where it can be adequately demonstrated that:</p> <ul style="list-style-type: none"> (i) neither the natural feature(s) or qualities of special interest or objectives for which the land was notified, nor the overall integrity of the area, would be compromised; OR 	<p>279</p>

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	(ii) any significant adverse effects upon the	

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

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Land	<p>1. Inserting the following 2 sentences in paragraph 9.31 on page 104, before the final sentence:</p> <p>The council will ensure that remediation proposals and objectives are consistent with the requirements of Planning Advice Note 33: Development and Contaminated Land insofar as the development is suitable for use post remediation and that it is not causing unacceptable risk to human health and to the wider environment, including all aspects of the water environment. Consideration will be given to both radioactive and nonradioactive sources of contamination.</p>	
56 - Policy 83 - Safeguarding Agricultural and Croft Land	<p>Modify the local development plan by:</p> <p>1. Replacing the first sentence of paragraph 9.33 on page 104 with the following:</p> <p>That area of agricultural land which is predominantly rough and hill grazing, with a very limited amount of good quality land.</p>	309
57 - Proposal A - Oban Strategic Development Framework	<p>Modify the local development plan by:</p> <p>1. Inserting additional text within paragraph 14 as follows:</p> <p>That area of agricultural land which is predominantly rough and hill grazing, with a very limited amount of good quality land.</p> <p>The seventh line.</p> <p>That area of agricultural land which is predominantly rough and hill grazing, with a very limited amount of good quality land.</p> <p>the eighth line.</p>	315
58 - Proposal B Helensburgh Strategic Development Framework	No modifications.	320
59 - Cairndow/Inverfyne	<p>The local development plan be modified by:</p> <p>1. Amending the underlying land to allocation 1001 from Countryside Area to Settlement Area on Map Number 21 Inverfyne.</p>	

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Provision	1. Inserting the following text at the beginning of li	

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

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Development		
110 - H4032 - Lochdon	No modifications.	526
111 - Countryside, Barcaldine	No modifications	530

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	<p>*1 . Derived from figure 18 of the 2020 housing land audit. Includes allocated Argyll and Bute Local Development Plan allocations; proposed plan allocations with no objections; and sites with extant planning permission not allocated in plans.</p> <p>*2 . 25% of the local housing land requirement (as evidenced from past windfall completions).</p> <p>2. Replacing paragraph 8.2 on page 90 with the following text:</p> <p>Across Argyll and Bute is provided by housing need and demand studies which are carried out periodically, and provide an evidence base for use in the Local Housing Strategy and the Local Development Plan 2. The HNDA has been used to help inform a strategic approach to housing land reflecting an overarching strategic goal to reverse population decline and support economic growth and will support the delivery of the Vision and Objectives set out in Section 2 of this Plan. The National Planning Framework 4 (as adopted in February 2023) establishes a 10 year minimum all-tenure housing land requirement of 2,150 and the council has translated that to a Local Housing Land Requirement of up to 3,000 homes. Table 6 provides a summary of how that may translate between areas and demonstrates that sufficient land is allocated. An annual housing land audit and the delivery programme will be used to track the progress of housing developments and to help identify where additional measures are required in order to promote the growth of vibrant economically active communities across Argyll and Bute. Beyond year 10, Proposals A-D of this Plan will help to identify where there is likely to be potential for delivery of further housing land in the long-term.</p>	
135 - Settlement - Portincaple	No modifications.	653
136 - Greenbelt . Helensburgh and Rhu	No modifications.	660
137 - OSPA, Garelochhead	No modifications.	664
138 - Greenbelt . Countryside . Helensburgh	No modifications.	669
139 - Oban . Ganavan P4023, H4006, H4009, I4002 and surrounding area	<p>Modify the local development plan by:</p> <p>1. Replacing the P4023 entry in schedule 10 on page 121 under the heading 'Housing, Land Use and Planning' with the following text:</p>	710

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	Scheduled monument consent will generally be required for works within the scheduled area, in addition to local authority planning permission.†	
157 - Proposed Settlement Area - Gigha	No modifications.	775

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