

STATEMENT OF CASE

For: Argyll and Bute Council

In the Public local Inquiry into objections made to the Finalised Draft Argyll and Bute Local Plan May 2005 and Modifications June 2006; Town and Country Planning Scotland Act 1997.

Objector/Objection Number: Alan Livingstone Taynuilt Community Council
460-1 & M460-1
Issue Number: **AJS131-TAYNUILT6-HAL5/18**
Subject: Housing Allocation H AL 5/18 – Taynuilt
(formerly PDA 5/161)

1. Summary of Objection

- a. The above Objectors to the designation of this Housing Allocation H AL 5/18 (formerly PDA 5/161) have objected to the development on this site for reasons including some or all of the following points:-
- b. The village infrastructure including water, sewerage and road network cannot cope with any additional housing development.
- c. There are sufficient planning permissions for new houses already granted.
- d. This development will result in the loss of prime agricultural land.
- e. The development would destroy the hamlet of Ichrachan.
- f. Capacity of the school may be reached.
- g. The development will pollute the river Nant through septic tank discharges.
- h. There are better alternative sites around the village.
- i. The development will result in urban sprawl.
- j. The development will affect the setting of a standing stone which is a scheduled ancient monument.
- k. The site is liable to flooding.

2. Case for Council

- a. The Council does **not** accept this objection.
- b. This site has been modified in terms of designation from PDA 5/161 to Housing Allocation HAL 5-18. This change reflects the importance of this site in delivering the required housing development (including affordable) for the Taynuilt and eastern Lorn area. Housing provision is set out in the Structure Plan for the Lorn area. Taynuilt is one of the larger settlements north of Oban and so is considered suitable for the designation of a Housing Allocation to deliver part of this housing provision. Of particular

importance is the delivery of affordable housing. This proposal is consistent with PAN 74. The Housing Association letter and the Local Housing Needs survey both demonstrate the need for affordable housing in the south Oban area, and particularly on Seil.

- c. The Council will demonstrate that this site is required in addition to the houses currently under construction / recently completed at Taynuilt.
- d. The siting and design of this development will be required to comply with Argyll and Bute Council's Sustainable Design Guidance 2 & 3 – Larger Housing Developments and Working with Argyll and Bute's Built Heritage. This will ensure that the site visually integrates both with the adjacent settlement and within the wider landscape. Particular care is required in this respect to protect the character of nearby heritage assets including a Scheduled standing stone and the listed cottages that form the remains of the riverside township of Ichrachan. This proposal is consistent with PAN 72, NPPG 18 – Planning and the Historic Environment, Memorandum of Guidance on Listed Buildings and Conservation Areas and TAN 27 – Development and Archaeology in Historic Towns and Cities.
- e. The Council will demonstrate that this development site does not result in a significant loss of agricultural land and has been chosen to avoid the loss of croft land and common grazing land within the village.
- f. The Council will demonstrate that there are no known constraints relating to servicing and infrastructure provision. Both water and sewerage services would need to be adequate prior to development taking place on site. The development will be required to utilise the existing public sewerage system or an equivalent acceptable system to adoptable standard. It is understood that Scottish Water has programmed the replacement of the water main within the village. There are on going plans to improve footpath access and parking provision within the village.
- g. The Council will demonstrate that the Scheduled Ancient Monument is located some distance from the site and its setting is not considered to be adversely affected by this development.
- h. The Council will demonstrate that Scottish Environment Protection Agency (SEPA) flood risk maps indicate that only a small section of the site at it's northern end may be subject to a 1 in 200 year event flood risk. This part of the site could either remain undeveloped or be subject to flood attenuation measures following a flood risk assessment.
- i. The Council will demonstrate that the development of this site will, in conjunction with the development of PDA 5/89, facilitate DRA 5/7 development road which is required to improve the road network by removing the existing substandard road junction in this area.

3. Productions

PROD - AJS131-TAYNUILT6-HAL5/18 – 1	Letter from West Highland Housing Association detailing housing need in the area dated
PROD - AJS131-TAYNUILT6-HAL5/18 – 2	Oban and Lorn and the Isles Housing Market Study.
PROD - AJS131-TAYNUILT6-HAL5/18 – 3	SEPA flood risk map – Taynuilt
PROD - AJS131-TAYNUILT6-HAL5/18 – 4	Recent Planning History for Taynuilt
PROD - AJS131-TAYNUILT6-HAL5/18 – 5	TAN 27 – Development and Archaeology in Historic Towns and Cities

4. Core Documents

CD	Argyll and Bute Local Plan Consultative Draft 2003 - Oban, Lorn and Isles Proposal Map Folder
CD	Argyll and Bute Local Plan Finalised Draft 2005 - Oban, Lorn and Isles Proposal Map Folder
CD	Argyll and Bute Local Plan Modified Finalised Draft 2006 - Oban, Lorn and Isles Proposal Map Folder
CD	Argyll and Bute Modified Finalised Draft Local Plan 2006 - Written Statement June 2006
CD	Argyll and Bute Council's Sustainable Design Guidance 2 – Larger Housing Developments
CD	Argyll and Bute Council's Sustainable Design Guidance 3 – Working with Argyll and Bute's Built Heritage.
CD 7.6	Argyll and Bute Structure Plan 2002
CD 5.4	Planning Advice Note (PAN) 74
CD 5.18	Planning Advice Note (PAN) 72

CD 6.4 Memorandum of Guidance on Listed Buildings and Conservation Areas

CD 2.7 NPPG 18 – Planning and the Historic Environment

5. Estimated Time to Hear Evidence

30 minutes

6. Officer Dealing With

Adrian Jackson-Stark BA Hons MSc MRTPI
Fergus Murray BA Hons MRTPI

Note: Argyll and Bute Council reserves the right to respond to any additional matters raised by objectors to their statements of case and to appoint legal counsel if required..