







been previously carried out by the Planning Authority.

Instead, LDP2 Policy 2 (Outwith Settlement Areas) allows a more flexible approach to where in the Countryside Area development may be allowed, however development proposals will be required to demonstrate that there will be no unacceptable adverse effects (either individually, or cumulatively) on natural heritage resources, built and/or cultural heritage resources, and landscape and visual amenity. Where there is preliminary evidence that there may be such adverse effects (and where a formal Environmental Impact Assessment (EIA) is not required) a landscape and visual impact assessment, natural heritage assessment, or built and/or cultural heritage assessment may be required.

4.2 Policy 70 (Development Impact on National Scenic Areas (NSAs)) and Policy 71 (Development Impact on Local Landscape Areas (LLAs)) require proposals within these designations to be supported by a Landscape and Visual Impact Assessment (LVIA).

4.3 LVIA is a tool used to identify and assess the potential impacts of development on the landscape and visual environment. It is a key component of the planning process for development in designated areas.

NPF4.

- 4.7 TN21 (VII and LVIA (Light) (see **Appendix 2**) provides detail on the proportionate approach that the Planning Authority would expect for developments within the Countryside Area, National Scenic Area or Local Landscape Area. It is supported by appendices by way of Sample Visualisations and Templates (see **Appendices 3, 4 and 5**).
- 4.8 TN07 – Sustainable Buildings Technical Note and Checklist (**Appendix 6**) goes into more detail on the proposed building itself. It is proposed to be mandatory that this is completed for all applications for development. The content of this technical note and checklist provides additional detail to policy 09 (Sustainable Design).

## 5.0 CONCLUSION

- 5.1 Technical notes are non-statutory but are a material consideration when assessing planning applications. They provide detail to policies within the LDP2. The three technical notes presented with this report will assist with consistency of decision making when applying policies 02, 70, 71, 04, 05, 08 and 09. On this basis Members are recommended to approve the following technical notes and supporting information:

TN06 Sustainability Technical Note and Checklist (Appendix 1)  
TN21 VII and LVIA (Light) Technical Note (Appendix 2)  
TN21 Appendix 1 Sample Visualisations for VII and LVIA (Light) (Appendix 3)  
TN21 Appendix 2 VII Template (Appendix 4)  
TN21 Appendix 3 LVIA (Light) Template (Appendix 5)  
TN07 Sustainable Buildings Technical Note and Checklist (Appendix 6)

## 6.0 IMPLICATIONS

- 6.1 Policy: Once adopted, Local Development Plan 2 will be part of the Development Plan for Argyll and Bute (excluding Loch Lomond and the Trossachs National Park) alongside National Planning Framework 4. The planning authority, in the determination of planning applications, shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. Technical Notes are non-statutory material considerations when assessing planning applications which provide further detail to the policies in the Plan.

- 6.2 Financial: None

6.3 Legal : Once adopted the planning authority is required to have regard to the provisions of the local development plan as part of the Development Plan for the area, so far as material to the application, and to any other material considerations, in the determination of planning applications.

6.4 HR: None

6.5 Fairer Scotland Duty: None

6.5.1 Equalities - protected characteristics: None

6.5.2 Socio-economic Duty: None

6.5.3 Islands: None

6.6 Climate Change: TN06 and TN07 will provide guidance to encourage, promote and facilitate development that adapts to current and future impacts of climate change.

6.7 Risk: Failure to approve Technical Notes as a non-statutory material consideration could result in lack of clarity in interpreting statutory planning policy.

6.8 Customer Service: None

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18th October 2023

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