



Argyll and Bute Local Development Plan 2:

Action Programme

June 2024

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1 Introduction

Action programmes are important documents which provide clarity as to the steps required to achieve the goals and visions set out in Local Development Plans, indicate who should be involved and who is leading the action process and sets out clearly the stages and timescales to which the deliverers are working in order to let the public know how development the goals set out in LDP2 will be achieved.

This Action Programme sets out the various actions needed to deliver the opportunities identified in the Local Development Plan 2 (LDP2) for Argyll and Bute Council area (excluding Loch Lomond and the Trossachs National Park). There are set requirements for what is included in the Action Programme as follows:

- a list of actions required to deliver each of the plan's policies and proposals;
- the name of the person or organisation who is to carry out the action; and
- the timescale for carrying out each action.

It is recognised that the private sector, Key Agencies and our Community Planning partners will all play a role alongside the planning authority in helping deliver the development opportunities identified in the LDP2.







The Action Programme will be updated at least every 2 years and will reflect progress with the identified development proposals. It can also be used as a key tool in instigating action and co-ordinating the activity of a range of agencies and organisations.

In preparing LDP2 and this associated Action Programme we consulted and considered the views of the key agencies; the Scottish Ministers and those organisations named in the Action Programme.

The Action Programme accompanying LDP2 follows the order shown in the Plan in the main. But where possible similar actions have been grouped together to simplify the document by avoiding repetition.

2 Delivery Partners











Delivery partners who have been named in this action programme are listed below

| Partner | Logo | Abbreviation |
|--|---|---|
| Argyll and Bute Council |  | ABC ABC Ec Dev – Economic Growth ABC Dev Mgt Development Management ABC Dev Pol – Development Policy ABC Roads – Roads and Amenity Services |
| Argyll and Bute Renewable Energy Alliance | | ABRA |
| Caledonian Macbrayne Hebridean and Clyde Ferries |  | CALMAC |
| Caledonian Maritime Assets Ltd |  | CMAL |
| Clyde Marine Planning Partnership |  | CMPP |
| Community Planning Partnership |  | CPP |
| Dunoon Area Alliance |  | DAA |

2 Delivery Partners

| | | |
|--|---|---------|
| Highlands and Islands Airports Ltd |  | HIAL |
| Highlands and Islands Enterprise |  | HIE |
| Highlands and Islands Transport |  | HiTrans |
| Historic Environment Scotland |  | HES |
| Isle of Bute Trust |  | IoBT |
| Machrihanish Airbase Community Company |  | MACC |
| Ministry of Defence |  | MoD |
| NHS Highland |  | NHS |
| Oban & the Isles Airports |  | O&IA |
| Scottish Canals |  | |

2 Delivery Partners

| | | |
|---|---|----------|
| Scottish Environment Protection Agency |  SEPA Scottish Environment Protection Agency | SEPA |
| Scottish Forestry |  Scottish Forestry Coilltearachd na h-Alba | SF |
| The Scottish Government |  The Scottish Government Riaghaltas na h-Alba | Scot Gov |
| Nature Scot |  | SNH |
| Scottish Water |  Scottish Water Always serving Scotland | SW |
| Strathclyde Partnership for Transport |  | SPT |
| Scotland's Regeneration Forum |  | SURF |
| Sustrans | | |
| Transport Scotland |  | TS |
| University of the Highlands and Islands |  | UHI |
| Visit Scotland |  | VS |

3 Vision and Spatial Strategy - Strategic Actions

| Strategic Actions | | | | | | |
|-----------------------------|---|--|-------------------------|--|--|---|
| Objective | Strategic Direction | Action | Responsible/Lead | Other partners | Timescale | Progress |
| Vision and Spatial Strategy | Promote a less prescriptive approach to new development in Argyll and Bute, whilst recognising the importance of ensuring all new development encompasses a sustainable approach. | Deliver a Regional Spatial Strategy that reflects the strategic direction in ABOIP, LDP2 and ABC Economic Strategy | ABC Plan Pol/ABC Ec Dev | Key Agencies, ABC Community Planning Partnership | Guided by emerging regulations, anticipated 2024 | <p>New regulations are not yet in place. An indicative Regional Spatial Strategy has been published.</p> <p>NPF4 has incorporated a significant number of key points from the iRSS, which contains further detail.</p> |
| | Diagram 1, 2, 4 and 5: - Growth Areas | Promote the identified growth areas of Tobermory to Dalmally Growth Corridor (TDGC) and Helensburgh and Lomond Growth Area (HLGA), including through Strategic Development Frameworks. | ABC | HIE, SE, MoD | During lifetime of the plan | <p>Economic Strategy updated.</p> <p>NPF4 shows as TDGC as strategic connection</p> <p>NPF4 shows HLGA in Clyde Mission project.</p> <p>Maritime Change Project instigated</p> <p>Strategic Development Frameworks underway</p> |

3 Vision and Spatial Strategy - Strategic Actions

| | | | | | | |
|---------------------------------|--|--|-------------|---------------------|----------|---|
| | Diagram 1 – Regeneration Areas | Support the identified regeneration areas of Campbeltown, Dunoon and Rothesay | ABC | HIE | On going | <p>CHORD Project delivered town centre/waterfront improvements Campbeltown identified as a Climate Change Town Dunoon LPP underway</p> <p>NPF4 notes Campbeltown as an important hub and the need for collective efforts for regeneration in Rothesay and Dunoon.</p> |
| Diverse and Sustainable Economy | 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. | Monitor the locations for economic development identified in Diagram 5, on the proposals maps and in the Schedules to ensure an effective supply of employment land is maintained. | ABC Dev Pol | HIE, SE, ABC Ec Dev | Ongoing | <p>Monitoring Report – audit underway</p> <p>Engagement with HIE ongoing.</p> |

3 Vision and Spatial Strategy - Strategic Actions

| | | | | | | |
|--|--|--|--|--|--|---|
| | Focus on our Priority Sector of tourism | Support the identified Tourist Development Opportunities in Diagram 6 , including long distance routes (see connectivity) | ABC Dev Man | ABC Ec Dev, HIE, SE, VisitScotland | During the lifetime of the plan | Identified opportunities and constraints relating to the TDOs in Diagram 6. See “Other Locations” section of this Action Programme for detail NPF4 notes as a key sector for rural revitalisation, in particular in the north and west coast and the islands |
| | Focus on our Priority Sector of food and drink (including aquaculture and distilleries), | Taking account of net economic benefit in Economically Fragile Areas Work with Regional Marine Partnerships on the preparation of Regional Marine Plans | ABC Dev Mgt Clyde Marine Planning Partnership | ABC Dev Pol and other Marine Plan partners | Ongoing (for Clyde Regional Marine Plan) | Economically Fragile Areas identified in LDP2 NPF4 notes as a key sector for rural revitalisation, in particular in the north and west coast and the islands Pre consultation on Clyde Regional Marine Plan held |
| | Focus on our Priority Sector of Creative Industries (including film and TV production | Provide a support service to identify suitable film locations within Argyll and Bute. NPF4 - Recognise and support opportunities for jobs and investment in the creative sector | ABC Ec Dev Dev Pol | | | Support service in place |

3 Vision and Spatial Strategy - Strategic Actions

| | | | | | | |
|--|--|---|--------------------------------|--|----------|--|
| | Focus on our Priority Sectors of forestry | Review the ABC Woodland and Forestry Strategy | ABC Dev Pol/ Scottish Forestry | Key Agencies: SNH, SEPA, Transport Scotland ABC Ec Dev Forestry Industry National and local bodies with a forestry interest Community Groups | 2025 | ABC WFS prepared 2011 in place Ongoing engagement with Scottish Forestry |
| | Focus on our Priority Sector of renewables | Promote the full range of renewable energy resources in our area, in a manner that promotes sustainable economic development and recognises the need for co-existence with other economic activities, our environment, and our communities by developing partnerships with renewable energy companies to maximise the benefits for our communities. | ABC Ec Dev | Argyll and Bute Renewable Energy Alliance (ABRA) | On going | Renewable Energy Action Plan prepared NPF4- notes importance of renewables, including Carbon Neutral Islands project on Islay and Pumped hydro storage at Cruachan Dam |
| | Focus on Priority Sector Marine Industries | Support the growth of the sector through partnership working | ABC Ec Dev | HIE, SAMS, MoD | On going | Economic Strategy reviewed 2024 NPF4 – North West and Coast - noted need for Collaboration and strong alignment of terrestrial and marine planning, at all levels, European Marine Science Park and cruise, freight and leisure potential. |

3 Vision and Spatial Strategy - Strategic Actions

| | | | | | | |
|------------------|---|--|--|---|--------------------------|---|
| | Focus on Priority Sector Engineering including defence industries | Support the growth of the sector through partnership working in particular through the Maritime Change Project | ABC / MoD | | On going | Economic Strategy reviewed 2024 |
| Connected Places | Creating reliable, resilient and secure routes to market is a top priority of the Council. Good connectivity created through our transport and digital infrastructure is critical. | Secure Transport Connectivity Investment and digital infrastructure investment through our Rural Growth Deal that supports the growth of our economy | ABC Econ Dev | Transport Scotland, SPT, Hitrans, HIE; SE | 2019 and ongoing | £50M Rural Growth Deal secured Oct 2019 |
| | Working towards common priorities and objectives through the Regional Transport Strategies and STPR2 | Inform and influence the review of the National Transport Strategy 2 Inform our Regional Transport Strategies for Argyll and Bute that meets the needs of our economy | Transport Scotland HiTrans; SPT | Scottish Government; ABC Strat Trans, ABC Roads, ABC Dev Pol; SPT; Hitrans ABC | Completed Ongoing | STPR2 published Engagement in process |
| | Priorities identified on Connectivity Diagram | Oban airport (Diag 8): Influence and facilitate through the Rural Growth Deal the establishment of | ABC | UK & Scottish Government; HIAL; HIE; HiTrans; Transport Scotland | 2021 | Rural Growth Deal secured - 2019 |

3 Vision and Spatial Strategy - Strategic Actions

| | | | | | | |
|--|---|---|------------------------------------|--|---------|--|
| | | Oban Airport as a regional hub connecting to the central belt and the Highland and Island regions | | | | Economic Strategy published 2019, reviewed 2024. |
| | Integration of land uses and transport infrastructure to support a low carbon economy | Key connectivity projects shown in (Diag 8) Influence and facilitate the top transport priorities identified for Argyll and Bute, including:- A83 Trunk Road – Road Upgrades including Strone point (Completed), Erines, Dunderave and Tarbert A816 Oban to Lochgilphead Road Upgrade; A85 Trunk Road Upgrade - Oban to Tyndrum/Oban Development Road; Dunoon – Colintrave – Portavadie Road Upgrade ;(B836/A8003/B8000) A848 Salen –Tobermory Upgrade; Creation of new station at Shandon to service HMNB Clyde – or enhanced public bus service; Oban Integrated Transport Hub; Argyll and Bute Council Pier upgrade - Caignure Pier –interrelated to | Transport Scotland/HiTrans/SPT/ABC | | Ongoing | Actions included as ABC top transport priorities |

3 Vision and Spatial Strategy - Strategic Actions

| | | | | | | |
|-------------------------|---|---|-------------------------------|--|---------|--|
| | | Growth Corridor and Proposal A OSDF Helensburgh to Cardross/W. Dunbartonshire cycleway (Regional Route 42); Pennygael Bridge Mull - structural repair/replacement required A848 | | | | |
| | Support more active lifestyles, contributing to health in terms of both physical and mental wellbeing. | Work with relevant agencies and bodies to help support the identified Long Distance Routes in Diagram 6 | ABC Dev Pol | ABC Ec Dev, ABC Access Fora, Sustrans. | Ongoing | Identified in Core Path Plan and promotional literature on Council website |
| Sustainable Communities | 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. | Identify a range of allocations for community facilities Set a flexible policy framework to support the production of Local Place Plans where appropriate (See section "Other Locations" for details of Diagram 9 , LDP2 locations) | ABC Dev Pol/Local Communities | Local Communities | Ongoing | LDP2 identified Community Facility Allocations and potential locations for community or local place plans |

4 Local Development Plan 2 Policies and Proposals

The LDP2 contains a number of policies and proposals. The actions required to deliver these are set out below

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|---------------------------------|------------|--------------------------|--|------------------|--|-------------------------|--|
| Achieving the Vision | ALL1 | All Policies | Take planning decisions in line with policy | ABC Dev Mgt | ABC Dev Pol, Local Review Body, PPSL | Ongoing | Planning applications will be determined in accordance with the adopted Local Development Plan 2 unless material considerations indicate otherwise |
| | ALL2 | All Policies | Training for PPSL and Development Management on key policy changes | ABC Dev Pol | ABC Dev Mgt, PPSL | Prior to adoption | Seminar with Councillors including PPSL undertaken on strategic policy direction of LDP2. Seminar was held in December 2019 for planning staff with HES, SNH and SEPA contributing |
| | ALL3 | All policies | Review and set up monitoring regime for key indicators. | ABC Dev Pol | ABC Dev Mgt, ABC Econ Dev, ABC Housing | Prior to adoption | Monitoring regimes in place for HLA, VDLS, TCHC. |
| Spatial and Settlement Strategy | Policy 01 | Settlement Areas | Review settlement boundaries | ABC Dev Pol | ABC Dev Mgt | During lifetime of plan | Review of boundaries undertaken for LDP2. |
| | Policy 02 | Outwith Settlement Areas | - | - | - | - | - |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|--|--|------------------|--|---|---|
| | Policy 03 | Simplified Planning Zones and Masterplan Consent Areas | | ABC Dev Pol | ABC Dev Mgt | During lifetime of plan | 2 SPZ Schemes being were part-developed at Salen (Mull) and Lochgilphead but were cancelled as considered to not be the most effective way to deliver these sites. |
| | Proposal A | Oban Strategic Development Framework | <p>Set up a Strategic Development Framework for the wider Oban area to:</p> <ul style="list-style-type: none"> -Raise the strategic issues in NPF4 and STPR2 engagement -Address Strategic Transport Infrastructure issues - Consider Traffic Management - Framework to progress the realisation of development opportunities – through restructuring, redevelopment and delivering constrained areas -Consider Flooding issues, including potential areas for upslope natural flood management | ABC | <p>Scot Gov; Key Agencies – Scot Water, Trans Scot, HIE, SEPA Housing Associations, private sector Local Communities</p> | Prepare prior to adoption of LDP2. Delivery on going. | <p>Project funding allocated by ABC Policy and Resources Committee. Draft OSDF PID written Project Team identified Draft Project plan written Initial evidence gathering commenced.</p> |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|--|--|------------------|---|-------------------------|--|
| | Proposal B | Helensburgh and Lomond Strategic Development Framework | Set up a Strategic Development Framework for the Helensburgh and Lomond area | ABC Dev Pol | ABC Strategic Transport, ABC Housing, ABC Econ Dev, Key Agencies:SW, SE, SPT, TS. MoD, Housing Associations, Network Rail, private sector | During lifetime of plan | Project funding allocated by ABC Policy and Resources Committee. Draft HSDF PID written Project Team identified Draft Project plan written Initial evidence gathering commenced. |
| | Proposal C | Bowmore Strategic Development Framework | Set up a strategic development Framework for Bowmore | ABC Dev Pol | ABC Roads, ABC Housing, ABC Dev Mgt, Key Agencies, ABC Econ Dev, Housing Associations, Community Council, private sector | During lifetime of plan | Masterplan prepared for Mixed Use Allocation. |
| | Proposal D | Tobermory Strategic Development Framework | Set up a strategic development Framework for Tobermory | ABC Dev Pol | ABC Roads, ABC Housing, ABC Dev Mgt, Key Agencies, ABC Econ Dev, Housing Associations, Community Council, private sector | During lifetime of plan | |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|---|--|---------------------------------|--|------------------|---|
| | Proposal E | Cruachan Dam Pumped Storage Hydro-electric facility expansion | <p>Work with relevant bodies to progress the NPF3 identified project whilst minimising negative impacts and maximising community and economic benefits.</p> <p>The effects of Proposal E: Cruachan Dam Pumped Storage Hydro-electricity Facility Expansion is a significant national infrastructure project and will require to be subject to separate project level HRA in relation to the Glen Etive and Glen Fyne SPA and the Loch Etive Woods SAC.</p> <p>The suggested mitigation measures are as follows:</p> <ul style="list-style-type: none"> Avoid construction on sensitive habitat (e.g. SPA bird roosting sites) through project planning and design. Undertake construction work (including helicopters associated with restringing power lines) at times of the year appropriate for the species in question i.e. avoiding golden eagle breeding periods. Consult | Scottish Government, Drax Power | ABC Dev Pol, ABC Econ Dev, ABC Roads and Amenity Services, Key Agencies – SNH, HIE, SEPA, Trans Scot | Mid to long term | <p>NPF3 project. Initial survey work and engagement. ABC Indicative Regional Spatial Strategy proposed this as anNPF4 project and was included</p> <p>Section 36 application</p> <p>Visitor Centre upgraded</p> |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|-------------|---|------------------|----------------|-----------|------------------|
| | | | <p>with SNH on most appropriate times.</p> <ul style="list-style-type: none"> • Planning and design measures required to minimise disruption including mitigation measures to be built into construction methodology to avoid or minimise impacts. • Transmission lines should not be commissioned until a plan for maintenance and emergency repair works has been approved. • Use of clearly delineated exclusion zones within the work corridor to avoid construction staff and activities straying into sensitive areas. • No permanent access tracks to be constructed in Natura sites and existing tracks to be used wherever possible. <p>Project level HRA to be undertaken, encompassing all phases of development, to ensure that there are no adverse effects on the integrity of European/Ramsar sites from projects either alone</p> | | | | |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|---------------------|------------|--|---|------------------|----------------|-------------------------|--|
| | | | <p>or in-combination with other plans or projects.</p> <p>Assess impact on Ancient Woodland and mitigate as appropriate.</p> <p>Electricity grid infrastructure upgrades may be an important element required to support this expansion</p> | | | | |
| | Policy 04 | Sustainable Development | Update Sustainability Checklist and prepare a Sustainable Building Checklist | ABC Dev Pol | ABC Dev Mgt | Prior to adoption | Sustainability Technical Note and Checklist in place. Sustainable Buildings Technical Note and Checklist in place. |
| High Quality Places | Policy 05 | Design and Placemaking | Sustainable Design Guidance to be consolidated and updated | ABC Dev Pol | ABC Dev Mgt | During lifetime of plan | Sustainable Design Guidance in place |
| | Policy 08 | Sustainable Siting | | | | | |
| | Policy 09 | Sustainable Design | | | | | |
| | Policy 10 | Design – All Development | | | | | |
| | Policy 11 | Design – Conversions and Change of Use | | | | | |
| | Policy 12 | Shopfront Design | See ALL1 - 3 | - | - | - | - |
| | Policy 13 | Advertisements | | | | | Technical Note in place |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|---|---|---------------------------|---|-------------------------|---|
| | Policy 06 | Green and Blue Infrastructure | Update Open Space Audit and prepare Open Space Strategy. | ABC Dev Pol/ABC Roads | Key Agency – SNH, other partners to be identified | During lifetime of plan | Open Space Audit in place for 6 Main Towns. |
| | Policy 07 | Provision of Temporary Green Infrastructure on Sites | Prepare Technical Note LDP TN11 Green Infrastructure | ABC Dev Pol | | | |
| | Policy 14 | Bad Neighbour Development | - | - | - | - | - |
| | Policy 15 | Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment | Continue to seek regeneration initiatives for our built heritage e.g. Heritage and Place Programmes | ABC Dev Pol; ABC Econ Dev | HES | On going | Conservation Area Appraisals available for: Campbeltown Dunoon Helensburgh (Upper and Hill House) |
| | Policy 16 | Listed Buildings | Continue to review existing and potential | | | | |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|---------------------------------|------------|------------------------------------|---|---|--|---------------------------|---|
| | Policy 17 | Conservation Areas | <p>Conservation Area designations</p> <p>Continue to develop Conservation Area Appraisals and Management Plans</p> <p>To work closely with, and support, other environmental bodies and local community groups and Trusts to promote conservation of our built heritage</p> | | | | <p>Helensburgh Town Centre</p> <p>Lochgilphead</p> <p>Rothesay Town Centre</p> <p>Inveraray</p> <p>Ellenabeich</p> <p>Easdale Island</p> <p>Tarbert (draft)</p> |
| | Policy 18 | Enabling Development | Prepare Technical Note LDP2 TN10 Enabling Development | ABC Dev Pol | Dev Mgt | Prior to adoption of LDP2 | Technical Note drafted |
| | Policy 19 | Scheduled Monuments | - | - | HES | - | - |
| | Policy 20 | Gardens and Designed Landscapes | | | HES | | |
| | Policy 21 | Sites of Archaeological Importance | | | WoSAS | | |
| Diverse and Sustainable Economy | Policy 22 | Economic Development | <p>Support the development of a sustainable Creative Business sector through the creation of a network of effective regional hubs</p> <p>To support Film and TV production in Argyll</p> | <p>ABC Econ Dev – Influence and facilitation</p> <p>ABC Econ Dev – Influence and facilitation</p> | <p>Creative Scotland; CHArts/Creative sector</p> <p>Council Services; Creative Scotland; Screen Scotland</p> | Ongoing | - |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|--|--|--|-------------------------|--|---|
| | Policy 23 | Tourist Development, Accommodation, Infrastructure and Facilities | To deliver a new Regional Tourism Strategy and 10 year Action Plan | ABC Ec Dev | HIE; SE; VisitScotland. | 2020 onwards | Argyll and the Isles Strategic Tourism Partnership – Visitor Economy Recovery and Growth Strategy 2022 to 2025 published. |
| | Policy 24 | Existing Tourism Uses | | | | | |
| | Policy 25 | Tourism Development Opportunities | | | | | |
| | Policy 26 | Informal Public Outdoor Recreation and Leisure Related Development | - | - | - | - | - |
| | Policy 27 | Huts and Hutting Developments | - | - | - | - | - |
| | Policy 28 | Supporting Sustainable Aquatic and Coastal Development | Review Supplementary Guidance to Technical Note LDP2 TN20 Marine and Aquaculture Contribute to the Clyde Regional Marine Plan | ABC Dev Pol Clyde Marine Planning Partnership (inc ABC Dev Pol) | | Prior to adoption of LDP2 During lifetime of Plan | Supplementary Guidance currently in place Regional Clyde Marine Plan Consultative Draft 2019 |
| | Policy 29 | Existing Fish Farm Consolidation and Rationalisation | - | - | - | - | - |
| | Policy 30 | The Sustainable Growth of Renewables | Review Supplementary Guidance to Technical Note LDP2 TN12 Renewable Energy | ABC Dev Pol | ABC Econ Dev | During lifetime of plan | Argyll and Bute Landscape Wind Capacity Study 2017 |
| | Policy 31 | Minerals | - | - | - | - | - |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|------------------|------------|---------------------------------|--|-------------------------|---|-----------|---|
| Connected Places | Policy 32 | Active Travel | The Council will work with external partners 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; Cross Scotland 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) | ABC Ec Dev, ABC Dev Pol | Sustrans, Transport Scotland, HiTrans, SPT, SNH and Scottish Government | Ongoing | Core Path Plan in place Path publicity published |
| | Policy 33 | Public Transport Infrastructure | - | - | - | - | - |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-------------------------|------------|---|---|------------------|-----------------------|---------------------------|--|
| | Policy 34 | Electric Vehicle Charging | - | - | - | - | Publically available charging points in place across Argyll and Bute as per the Connectivity Diagram 8, PLPD2 |
| | Policy 35 | Design of New and Existing, Public Roads and Private Access Regimes | Prepare Local Roads Development Guide to sit alongside the National Roads Development Guide | ABC Roads | ABC Dev Pol | Prior to Adoption of LDP2 | Suite of guidance in place Draft Local Roads Guide being prepared |
| | Policy 36 | New Private Accesses | | | | | |
| | Policy 37 | Development Utilising an Existing Private Access or Existing Private Road | | | | | |
| | Policy 38 | Construction Standards for Public Roads | | | | | |
| | Policy 39 | Construction Standards for Private Access | | | | | |
| | Policy 40 | Vehicle Parking Provision | | | | | |
| | Policy 41 | Off Site Highway Improvements | | | | | |
| | Policy 42 | Safeguarding Piers, Ports and Harbours | Marine Infrastructure Audit | ABC Dev pol | Key Agency - HIE, ABC | During lifetime of LPD2 | - |
| | Policy 43 | Safeguarding of Aerodromes | Production of Development Management Constraints map | ABC Dev Pol | ABC Dev Mgt | During lifetime of plan | - |
| | Policy 44 | Telecommunications | - | - | - | - | - |
| Sustainable Communities | Policy 45 | Supporting our Town Centres and Retailing | | ABC Dev Pol | - | Annual survey | |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|---|--|---------------------|--|--|--|
| | Policy 46 | Retail Development – The Sequential Approach | Annual Town Centre Health Check for the 6 Main Towns | | | | TCHC 2023 underway |
| | Policy 47 | Change of Use of Class 1 Shops in Core Shopping Areas | | | | | |
| | Policy 48 | Developer Contributions | Report on Section 75s | ABC Dev Man | - | Annual | New requirement |
| | Policy 49 | Sport, Recreation and Community Facilities | - | - | - | - | - |
| | Policy 50 | Retention of Community Facilities | - | - | - | - | - |
| | Policy 51 | Retention of Key Services | - | - | - | - | - |
| | Policy 52 | Community Plans, Local Place Plans and Locality Plans | Take into account any emerging regulation in respect of Local Place Plans Prepare Technical Guidance Note LDP2 TN14 Community Plans and Local Place Plans | ABC Dev Pol | Community Bodies | Ongoing During lifetime of LDP2 | |
| | Policy 53 | Crofting Townships | Prepare Technical Note LDP2 TN15 Crofting Townships | ABC Dev Pol | Crofting Commission | During lifetime of LDP2 | - |
| | Policy 54 | Safeguarding Zones of Notifiable Installations | - | - | - | - | - |
| | Policy 55 | Flooding | Prepare Local Flood Protection Schemes: Campbeltown; Tarbert; Lochgilphead; Clachan; Oban. | ABC, Scottish Govt. | Scottish Water, SEPA, Scottish Forestry, LLTNP | Ongoing | Published Highland and Argyll Local Flood Risk Management Plan 2016 – 2022 |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|------------|---|---|--|----------------|--|--|
| | | | Review Supplementary Guidance to Technical Note LDP2 TN16 Flood Risk Framework | Dependent on SEPA updating flood risk guidance | As above | Ongoing | Clyde and Loch Lomond Local Flood Risk Management Plan 2016 - 2022 |
| | Policy 56 | Land Erosion | Planning Authority to assess development proposals against this policy, as appropriate, with input from developer, as required. | ABC Dev Man Developer | | Throughout lifetime of plan | Policy in place |
| | Policy 57 | Risk Appraisals | Flood Risk Assessments, Drainage Impact Assessments, or land Erosion Risk Appraisals to be undertaken by developer as required by Planning Authority or in consultation with SEPA | ABC Dev Man SEPA Developer | | Throughout lifetime of plan | Policy in place |
| | Policy 58 | Private Water Supplies and Water Conservation | Partnership working to increase the availability of public water supplies to meet projected needs Prepare Technical Note LDP2 TN17 Minimising Water Consumption | Scottish Water ABC Dev Pol | ABC, SEPA | Ongoing Prior to adoption of LDP2 | Technical Note prepared - |
| | Policy 59 | Water Quality and The Environment | Engage with SEPA on the preparation of the 3 rd River Basin Management Plan in our area | SEPA ABC | | Ongoing | 2 nd River Basin Management Plan for the Scotland River Basin District 2015 – 2027 in place |
| | Policy 60 | Private Sewage Treatment Plants and | Connections to public sewer for development | ABC Dev Man Developer | - | Throughout lifetime of plan | Policy in place |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|------------------|------------|--|---|-----------------------|--------------------|-----------------------------|---|
| | | Wastewater Drainage Systems | proposals will be required in accordance with the policy. Proposals seeking private waste water systems will be assessed against the policy by the planning authority. | | | | |
| | Policy 61 | Sustainable Drainage Systems (SUDS) | The planning authority will require Sustainable drainage systems to be provided by the developer in accordance with the policy. | ABC Dev man Developer | - | Throughout lifetime of plan | Policy in place |
| | Policy 62 | Drainage Impact Assessments | The planning authority will require Drainage Impact Assessments to be provided by the developer in accordance with this policy. | ABC Dev man Developer | - | Throughout lifetime of plan | Policy in place |
| | Policy 63 | Waste Related Development and Waste Management | - | - | - | - | - |
| Homes for People | Proposal F | Housing Development on Allocated Housing Sites | Prepare a Housing Land Audit annually | ABC Dev Pol | Homes for Scotland | Annually | Argyll and Bute HLA 2023 available on line in storymap Technical Note Houses in Multiple Occupation approved 2019 |
| | Policy 64 | Housing Development on Allocated Housing Sites | | | | | |
| | Policy 65 | Proposals for Other Uses on Allocated Housing Sites | Submit Supplementary Guidance Houses in Multiple to Scottish Government | | | | |
| | Policy 66 | New Residential Development on Non-Allocated Housing | | | | | |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|--------------------------|------------|---|--|------------------|----------------|----------------------------|--|
| | | Sites within Settlement Areas | | | | | |
| | Policy 67 | Provision of Housing to Meet Local Needs including Affordable Housing | Review Supplementary Guidance to Technical Note LDP2 TN03 Delivery of Affordable Housing | ABC Dev Pol | ABC Dev Man | Prior to Adoption of LDP2 | Supplementary Guidance currently in place. |
| | Policy 68 | Housing Greenspace | Review Supplementary Guidance to Technical Note LDP2 TN18 Residential Greenspace | | | | Supplementary Guidance currently in place |
| | Policy 69 | Residential Caravans and Sites (for Permanent Homes) | - | - | - | - | - |
| High Quality Environment | Policy 70 | Development Impact on National Scenic Areas (NSA's) | - | - | - | - | - |
| | Policy 71 | Development Impact on Local Landscape Area (LLA) | - | - | - | - | - |
| | Policy 72 | Development Impact on Areas of Wild Land | - | - | - | - | - |
| | Policy 73 | Development Impact on Habitats, Species and Biodiversity | Review Supplementary Guidance to Technical Note TN04 Biodiversity Checklist | ABC Dev Pol | - | Prior to adoption of LDP 2 | Biodiversity Checklist Supplementary Guidance in place |
| | Policy 74 | Development Impact on Sites of International Importance | - | - | - | - | - |
| | Policy 75 | Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves | - | - | - | - | - |

| Objective | Policy Ref | Policy Name | Action | Responsible/Lead | Other partners | Timescale | Progress to date |
|-----------|--|--|---|-----------------------|--|-----------------------------|--|
| | Policy 76 | Development Impact on Local Nature Conservation Sites (LNCS) | Prepare Technical Note LDP2 TN05 Local Nature Conservation Sites | ABC Dev Pol | - | Prior to adoption of LDP2 | Boundaries of current LNCS mapped in LDP |
| | Proposal G | Forestry, Woodland and Trees | Undertake a review and update of the Argyll and Bute Woodland and Forestry Strategy | ABC Dev Pol | Scottish Forestry | During lifetime of the plan | Argyll and Bute Woodland and Forestry Strategy |
| | Policy 77 | | - | - | - | - | - |
| | Policy 78 | Woodland Removal | - | - | - | - | - |
| | Policy 79 | Protection of Soil and Peat Resources | - | - | - | - | - |
| | Policy 80 | Geodiversity | - | - | - | - | - |
| | Policy 81 | Open Space Protection Areas | Publish current Open Space Audit as Technical Note LDP2 TN19. | ABC Dev Pol | Key Agency: SNH, Key partners to be identified | During lifetime of LPD2 | Open Space Audit for 6 Main Towns in place |
| | | | Review current audit and prepare open space strategy in LDP2 TN19 Open Space | ABC Dev Pol/ABC Roads | | | |
| Policy 82 | Contaminated Land | - | - | - | - | - | |
| Policy 83 | Safeguarding Agricultural and Croft Land | - | - | - | - | - | |

5 Allocations

A key role of the LDP2 is to provide an effective land supply for new development during the lifetime of the plan. Therefore, applications require to demonstrate adequately how the potential of the allocation will be delivered in terms of capacity, infrastructure, open space, affordable housing, integration with the wider area, the development brief and phasing. 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, including place making principles.

The Action Programme provides information on the key actions that are required to deliver the allocations. Development briefs have been prepared for allocations and are included below (these have not been prepared for sites where there is a masterplan or extant consent across the whole site). This Action Programme shows the main actions known at the time of preparation of this Action Programme. It should be noted that as proposals come forward other actions may be required to deliver the allocations that have not been identified at this stage.





















Masterplans have already been prepared for some allocations. These provide a framework for the development of the site in a holistic manner. Approved masterplans are material considerations in respect of related planning applications and require to be read in conjunction with the Report of Handling and Decision Notice. These may address some of the constraints noted either in full or in part.

Housing Allocations

Further detail on individual housing allocations in respect of developer, programming, planning applications, completions and remaining capacity is included in the annual [Housing Land Audit](#), which is available in Storymap format.

Note for all housing allocations consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision. See LDP2 policies 6 and 68

Early engagement with Scottish Water is strongly advised via a Pre Development Enquiry to Scottish Water, in particular if there is a desire to increase unit numbers over that indicated in the plan on a site.

| | | | |
|---|---------------------------|--|---------------------------------|
|  | Site Boundary |  | Live planning consent |
|  | Existing building |  | Overlooking constraint |
|  | Non-developable area |  | Natural environment designation |
|  | View in |  | Built heritage designation |
|  | View out |  | Power Line |
|  | Pedestrian access |  | Water Course |
|  | Path through site | | |
|  | Vehicle access | | |
|  | Tree/ large shrub | | |
|  | Bog | | |
|  | Slope downward | | |
|  | Key feature | | |
|  | Constraint | | |
|  | Potential flood risk area | | |

Key to Development Brief Maps

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

H1001: Sandbank

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|-------|-----------------|--------------|-----------------------|-------------------------|
| 1.98ha | 58 | 25% | Landowner/Developer Scottish Water | Short | BC | Cowal | Settlement Area | Sandbank | Sandbank; St Munns | Dunoon Gramma School |

EXISTING USE:

Grazing

ACCESS:

From B836 there is an existing access which would require to be upgraded. There is no pedestrian footpath on the B836. Alternatively from A815 (within national speed limit zone). There is a pedestrian footpath on the other side of the road but not directly adjacent to the site.

FLOOD RISK:

Risk of surface water flooding on parts of site to north and south indicated on SEPA maps. There is a problem with surface water flooding at the eastern corner of the allocation where it abuts with the existing housing at the Sandhaven development. The field currently floods and it has affected neighbouring properties. This would have to be fully and properly addressed.

A minor watercourse flows adjacent to the site boundary which could represent a potential flood risk. A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted

TOPOGRAPHY:

Part of a large field which slopes down gently from west to east

TREES:

Tree group to immediate north of the site

CONSTRAINTS:

Overhead power line crosses through the centre of the site

FORM OF DEVELOPMENT:

Adjacent properties are 2 storey terraced dwellings. This is a prominent site that (although designated as settlement area) would effectively extend Sandbank further in ribbon development style.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

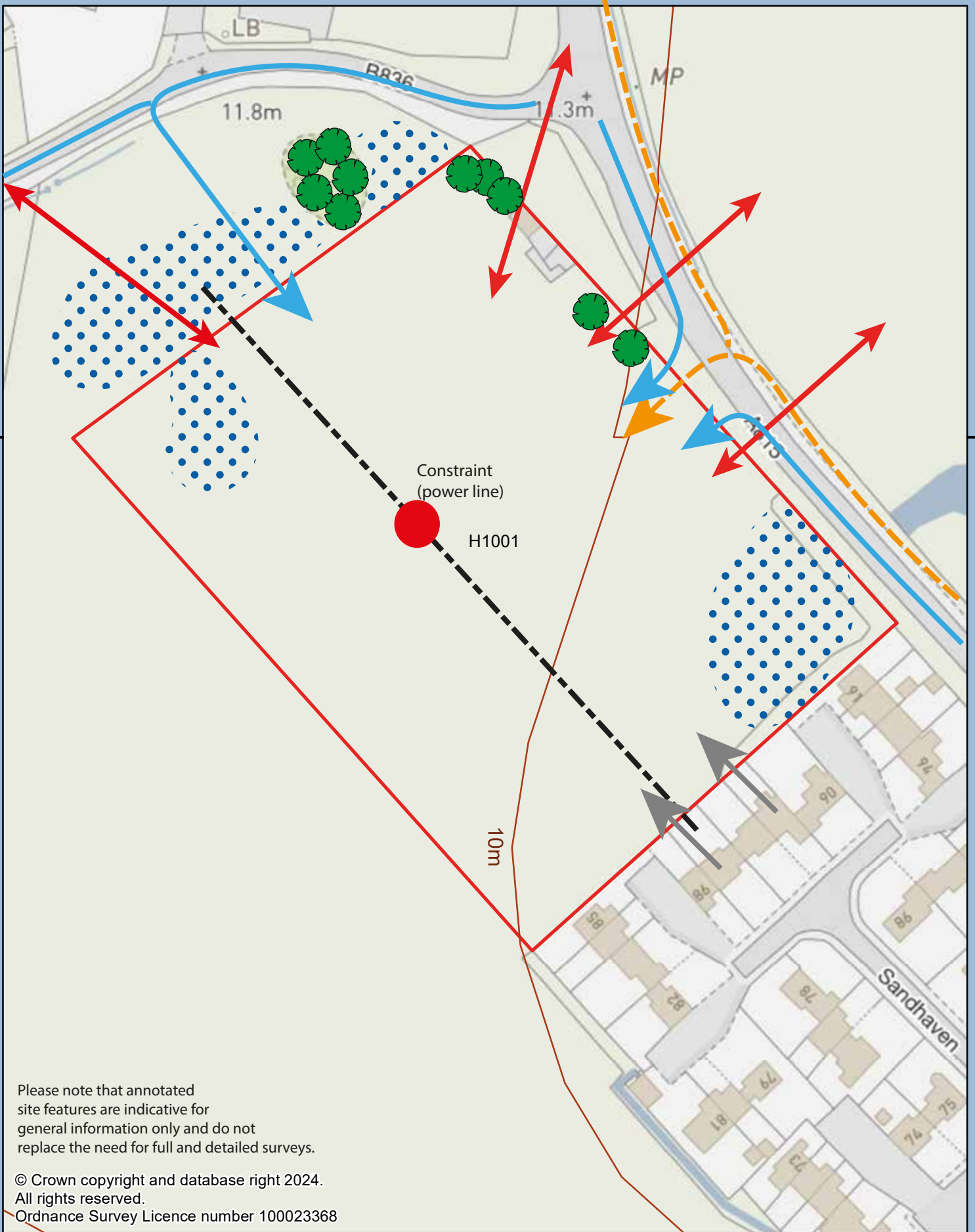
FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Drainage Impact Assessment required – Surface Water Management Plan in place• Water Network – Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. To initiate this the developer should demonstrate the 5 Growth Criteria. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Nature Conservation Constraint – check for European protected species (otters) |

682000

682000



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H1001 Sandbank



H1002: Former Upper Academy Site, Westland Road, Rothesay

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------------------|------------|------|-----------------|--------------|----------------------|------------------|
| 1.59ha | 25 | 25% | Landowner/Developer | Short / Medium / Long | BC | Bute | Settlement Area | Rothesay | Rothesay; St Andrews | Rothesay Academy |

EXISTING USE:

Brownfield site (recent demolitions) with areas of greenfield to north.

ACCESS:

The access roads would require to be adopted if serving more than 5 dwellings. Housing courts as car parks served from an adopted road network may be an alternative. Sightlines to be 42m x 2.4m. Surface water currently flows to NE and this may require some form of attenuation. 2m footway should be provided across the frontage of the site where it abuts the road network and all access to be 90 degrees to the existing carriageway.

FLOOD RISK:

None within site but risk of surface water to immediate north of site indicated on SEPA flood maps.

TOPOGRAPHY:

Predominantly flat. Site slopes gradually downwards from south to north.

TREES:

No trees on site but some shrubs trees around perimeter.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area: Bute & South Cowal

FORM OF DEVELOPMENT:

Detached cottages in surrounding area. Design should follow a similar pattern and layout as dwellings around them. Low density.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

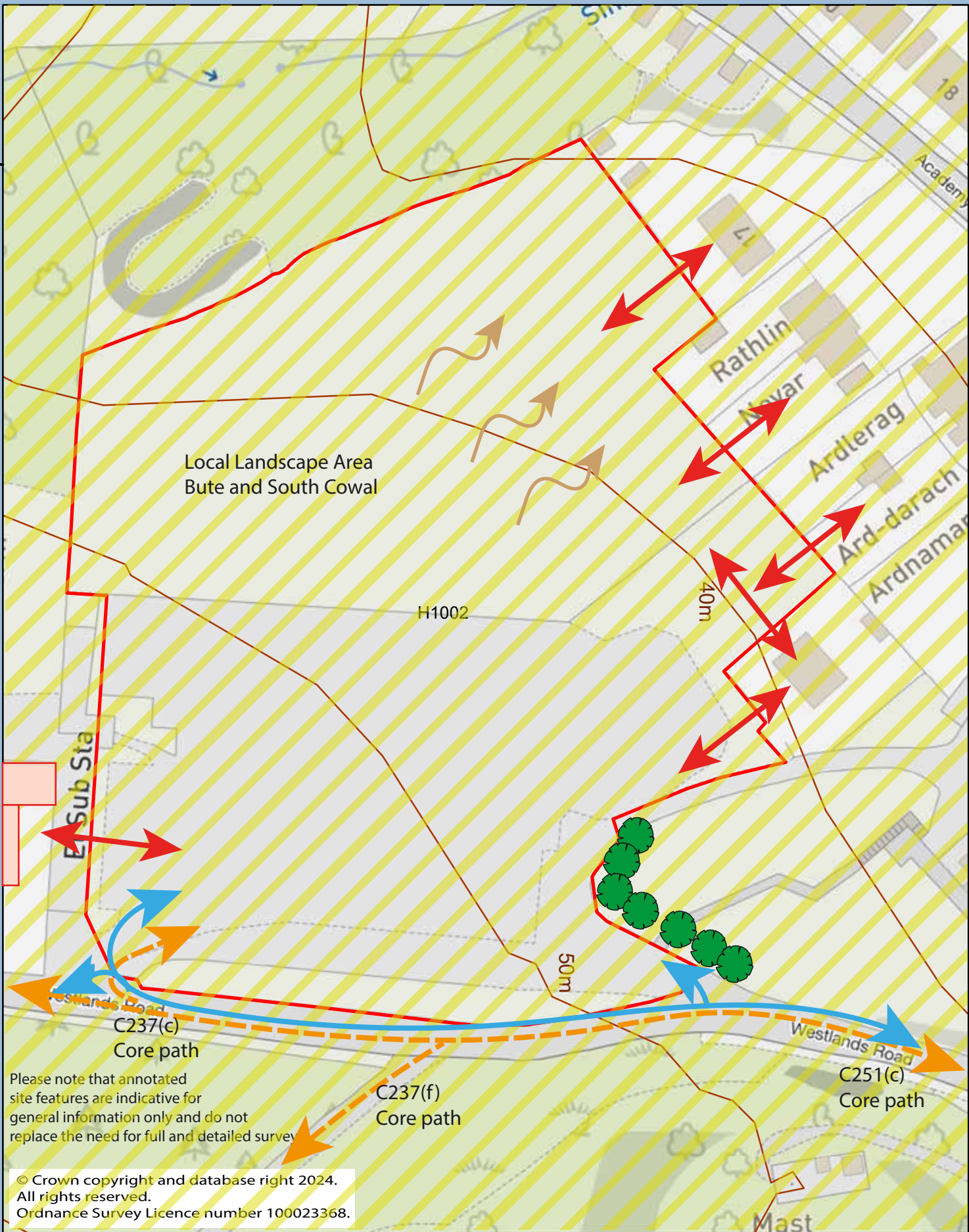
Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Capacity dependent on numbers. Early engagement with Scottish Water via Pre-Development Enquiry.
- Drainage Impact Assessment required
- Assess impact on trees/woodland – Mature Woodlands
- Potential for bat roosts in trees, bat survey may be required
- Green Network - demonstrate how impacts on green network will be mitigated.
- Nature Conservation Constraint – check for European protected species (otters)

665000

665000



H1002 Former Upper Academy Site,
Westland Road, Roshasay



H1003: Ardkinglas

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|-------|---------------------|--------------|----------------|--------------------------|
| 4.13ha | 13 | 25% | Landowner/Developer Scottish Water | Short / Medium | BC | Cowal | Countryside Area | Inveraray | Strachur | Dunoon Grammar School |

EXISTING USE:

Vacant land within estate

ACCESS:

Access to site can be achieved from existing access from A815 to south of site.

TREES:

Ancient Woodland (Lochgoilhead & Kilmorich) to north/west of site. Existing trees should be incorporated into site layout.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area: North Argyll

Ancient Woodland (Lochgoilhead & Kilmorich)

BUILT ENVIRONMENT DESIGNATIONS:

Gardens and Designed Landscapes: Ardkinglas and Strone

FORM OF DEVELOPMENT:

Sensitive area, low density development that does not impact on historic surrounding. Follow form and pattern of newer built properties to south of site.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

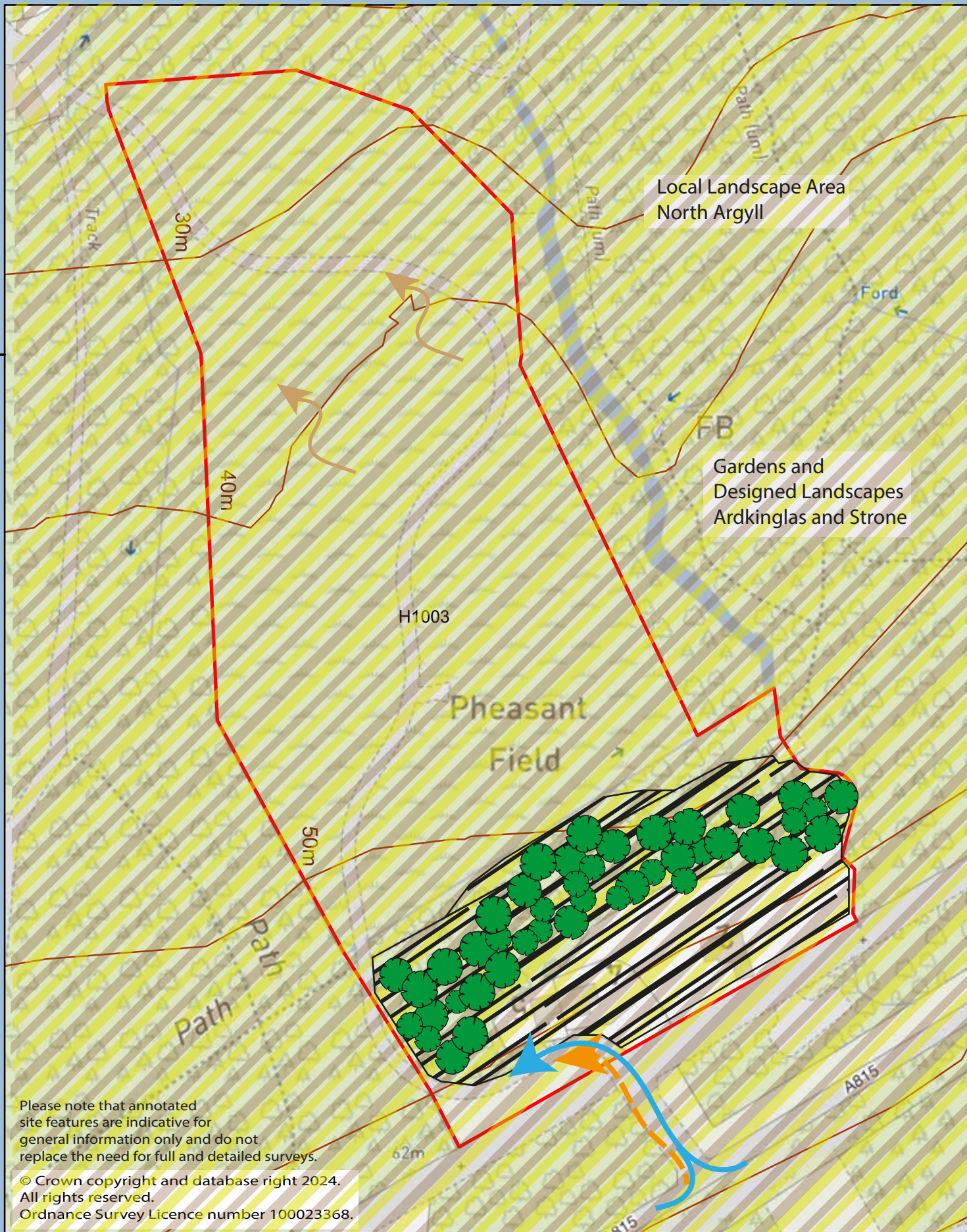
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – Considerable distance from public network. Any installation of network from site to the public sewer must be funded and carried out by the developer.
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)



H1003 Ardkinglas



H1004: Rothesay – Barone Road

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|------|-----------------|--------------|-------------------------|------------------|
| 0.81ha | 24 | 25% | Landowner/Developer | Short | BC | Bute | Settlement Area | Rothesay | Rothesay; St Andrews | Rothesay Academy |

EXISTING USE:

Vacant land

ACCESS:

Access to be taken from Barone Road. A relatively straight road with a few junctions already. The entire frontage of the site onto Barone Road contains lay-by parking for residents so, if this lay-by parking is maintained, acceptable visibility from a new access might be obscured due to parked vehicles. May require nibs to be constructed to avoid sightline issues

FLOOD RISK:

No flood risk indicated on SEPA maps.

TOPOGRAPHY:

Relatively flat sloping down slightly to the south east

TREES:

There are a number of trees on the site and it would be desirable if some of these could be incorporated into the scheme layout.

NATURAL ENVIRONMENT DESIGNATION:

Local Landscape Area – Bute and South Cowal

CONSTRAINTS:

Power lines to south of site

FORM OF DEVELOPMENT:

The residential buildings in the vicinity of the site are relatively substantial, both in terms of footprint and vertical scale. The existing LDP states a capacity of 24 units. In examining the surrounding built form, it is conceivable that six blocks of four flats could physically fit into the site. However, 20 or more units would require equipped and casual play space, which might prove difficult to incorporate into the scheme. Perhaps, 19 would be a more realistic number which could also lead to a diversity in the type of accommodation – flats; semi-detached; and detached units.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Network – Water Impact Assessment required• Waste Water Treatment Works – Capacity dependent on numbers. Early engagement with Scottish Water via Pre-Development Enquiry• Drainage Impact Assessment required• Potential Asset Conflicts – 12" main runs immediately outside this proposed site. Early engagement with Scottish Water required. |



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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

H1004 Barone Road, Rothesay



H1006: Port Bannatyne – Kyles Hydro

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------|-----------|-----------------------------|
| 17 | 25% | Landowner/Developer | Short | Masterplan approved on site |

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Capacity dependent on numbers. Early engagement with Scottish Water via Pre-Development Enquiry
- Developers to check for European Protected Species (otter)
- Masterplan Approved 15/00693/MPLAN
- Early engagement with Environmental Health (Anthony Carson) required in relation to possible asbestos on the site
- Refer to policy 77 – woodland resources

H1007: Sandbank – Ardnadam Farm

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|-------|-----------------|--------------|-----------------------|--------------------------|
| 0.6ha | 9 | 25% | Landowner/Developer Scottish Water | Short | BC | Cowal | Settlement Area | Sandbank | Sandbank; St Munns | Dunoon Grammar School |

EXISTING USE:

Rough Grazing

ACCESS:

From A815. Possible pedestrian access from Ardnadan Road which is a core path (C211(c) Ardnadam Heritage Trail Loop). Note Ardnadan Road is not adopted.

FLOOD RISK:

Risk of surface water flooding on the boundary area to the west of the site indicated on SEPA maps. Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of. The minor watercourse potentially goes into culvert at High Road adjacent to the site boundary.

TOPOGRAPHY:

Site slopes down from the public road to a burn/watercourse that traverses the site.

TREES:

Trees at north west boundary

BUILT ENVIRONMENT DESIGNATIONS:

Scheduled Monument SM6552 Adams Cave. It is however unlikely that this setting would be affected especially as the boundary of the allocation has been adjusted from LDP 2015.

OPPORTUNITIES:

The site provides opportunities for active travel connections via the C211(c) Ardnadam Heritage Trail Loop and the C225 Dunoon to Sandbank core paths.

FORM OF DEVELOPMENT:

Semi detached bungalows to opposite side of A885. 2 storey properties to Allan Terrace. A mix of similar scales would potentially be suitable.

PLANNING CONSENTS:

15/01709/PPP Renewal of planning permission in principle ref. 11/01158/PPP (Site for the erection of 7 dwellinghouses and 2 flats and formation of vehicular access), granted 14.06.2016

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

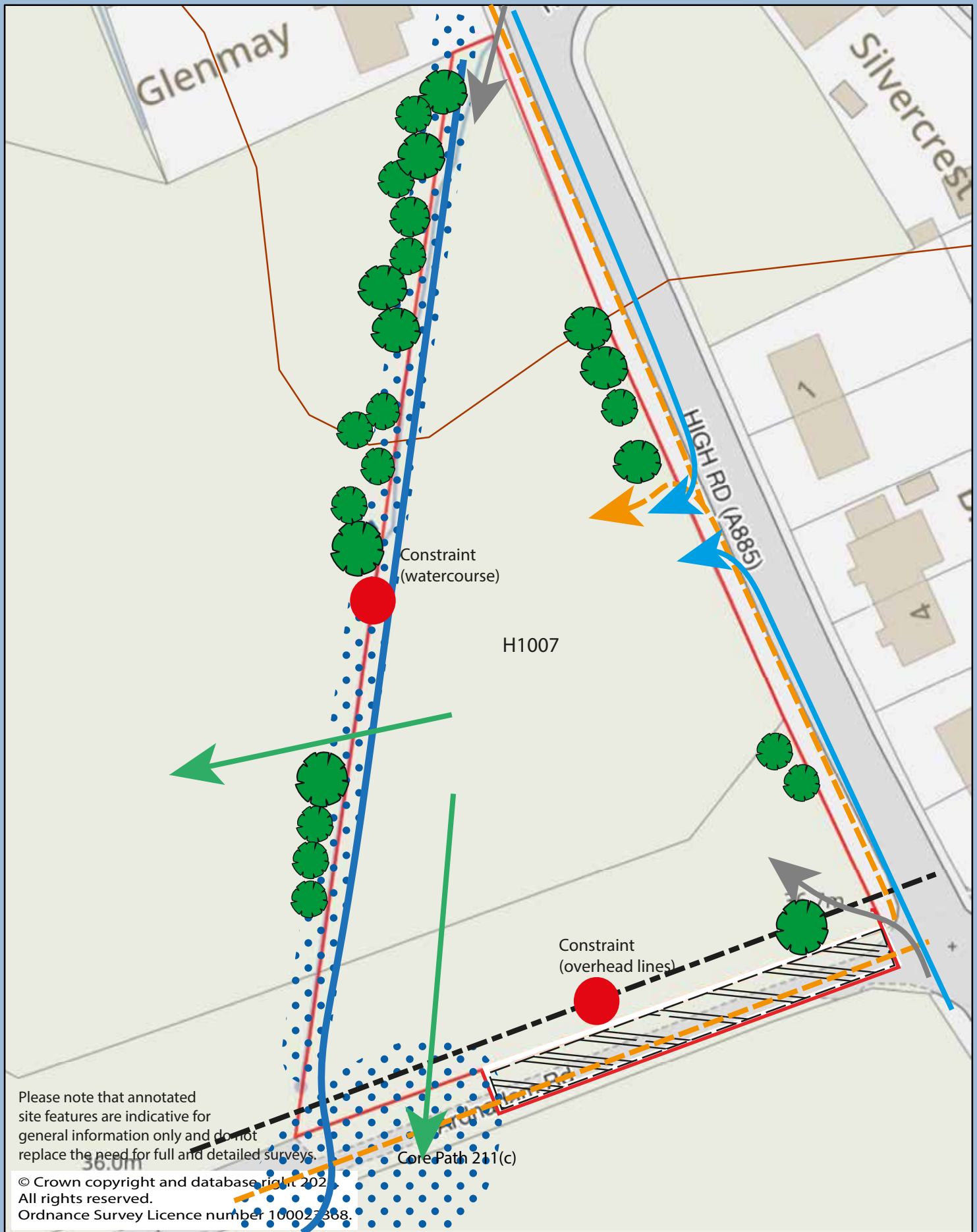
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

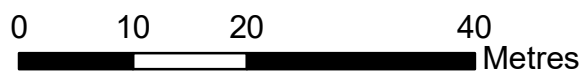
Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required – Surface Water management Plan
- Potential Asset Conflict - 450mm trunk main and a 250mm DI main runs across this site. Early engagement with Scottish Water is required
- Nature Conservation Constraint – check for European protected species (otters)



H1007 Sandbank - Ardnadam Farm



H1008: Dunoon - Bullwood

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|-----------|--|
| 10 | 25% | Landowner/Developer Scottish Water | Short | Various planning consents covering whole site, albeit some have now expired. |

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required– Surface Water management Plan
- Potential Asset Conflict - – Water and Sewer infrastructure run through proposed site. Early engagement with Scottish Water required.
- Nature Conservation Constraint – check for European protected species (otters)

H1010: Sandbank – Broxwood

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|-------|-----------------|--------------|-----------------------|-----------------------|
| 1.29ha | 17 | 25% | Landowner/Developer Scottish Water | Short | BC | Cowal | Settlement Area | Sandbank | Sandbank; St Munns | Dunoon Grammar School |

EXISTING USE:

Rough Grazing

ACCESS:

From A815.

FLOOD RISK:

Risk of surface water flooding on a small part of the site to the north east indicated on SEPA maps. Multiple minor watercourses flow through or along the site boundary which could represent a potential flood risk.

TOPOGRAPHY:

Site slopes down gently from west to east.

TREES:

The trees to the rear of the site are semi natural ancient woodland. The majority of this sits outwith the site boundary however should any of these trees sit within the site (south edge of site) then these should be retained. Additionally, root areas of the trees immediately outwith the boundary should be protected

NATURAL ENVIRONMENT DESIGNATIONS:

LNCS and Local Nature Reserve (Holy Loch) across the A815.

FORM OF DEVELOPMENT:

2 detached properties sit within the general site area. The density, massing and design must take cognisance of these properties.

PLANNING CONSENTS:

04/01929/DET Erection of 17 dwellinghouses and formation of vehicular access and associated drainage works, granted 25.11.2005. This permission is extant as a result of drainage and access works although there has been no recent activity on the site.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates• Drainage Impact Assessment required – Surface Water management Plan• Potential Asset Conflict - Sewer infrastructure run through proposed site. Early engagement with Scottish Water required.• Nature Conservation Constraint – check for European protected species (otters) |

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H1010 Sandbank - Broxwood



H1011: Toward – March Cottage

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|-------|-----------------|--------------|---------------------|--------------------------|
| 1.77ha | 22 | 25% | Landowner/Developer | Short | BC | Cowal | Settlement Area | Toward | Toward; St Munns | Dunoon Grammar School |

EXISTING USE:

Vacant Land

ACCESS:

From A815. There is currently no pedestrian footpath along the A815.

FLOOD RISK:

Risk of surface water flooding on north and central parts of the site indicated on SEPA flood maps.

TOPOGRAPHY:

Predominantly flat.

TREES:

Some small trees to south of site.

BUILT ENVIRONMENT DESIGNATION:

Scheduled Monument SM5431 Tollard House rock carvings (setting)

CONSTRAINTS:

HIE fragile area

FORM OF DEVELOPMENT:

Largely open landscape area however there is also a development site to the south. Development on both sites should be harmonious.

PLANNING CONSENTS:

06/00959/DET Erection of residential development comprising 16 dwellinghouses, formation of new vehicular accesses and associated drainage/culvert works and ground engineering works, granted 12.12.2006. This permission live by virtue of septic tank installation and ground engineering works. No recent development activity. Applications 23/00501/PPP, 23/00503/PPP and 23/00507/PP for development to the west side of the plot pending consideration as at April 2024.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

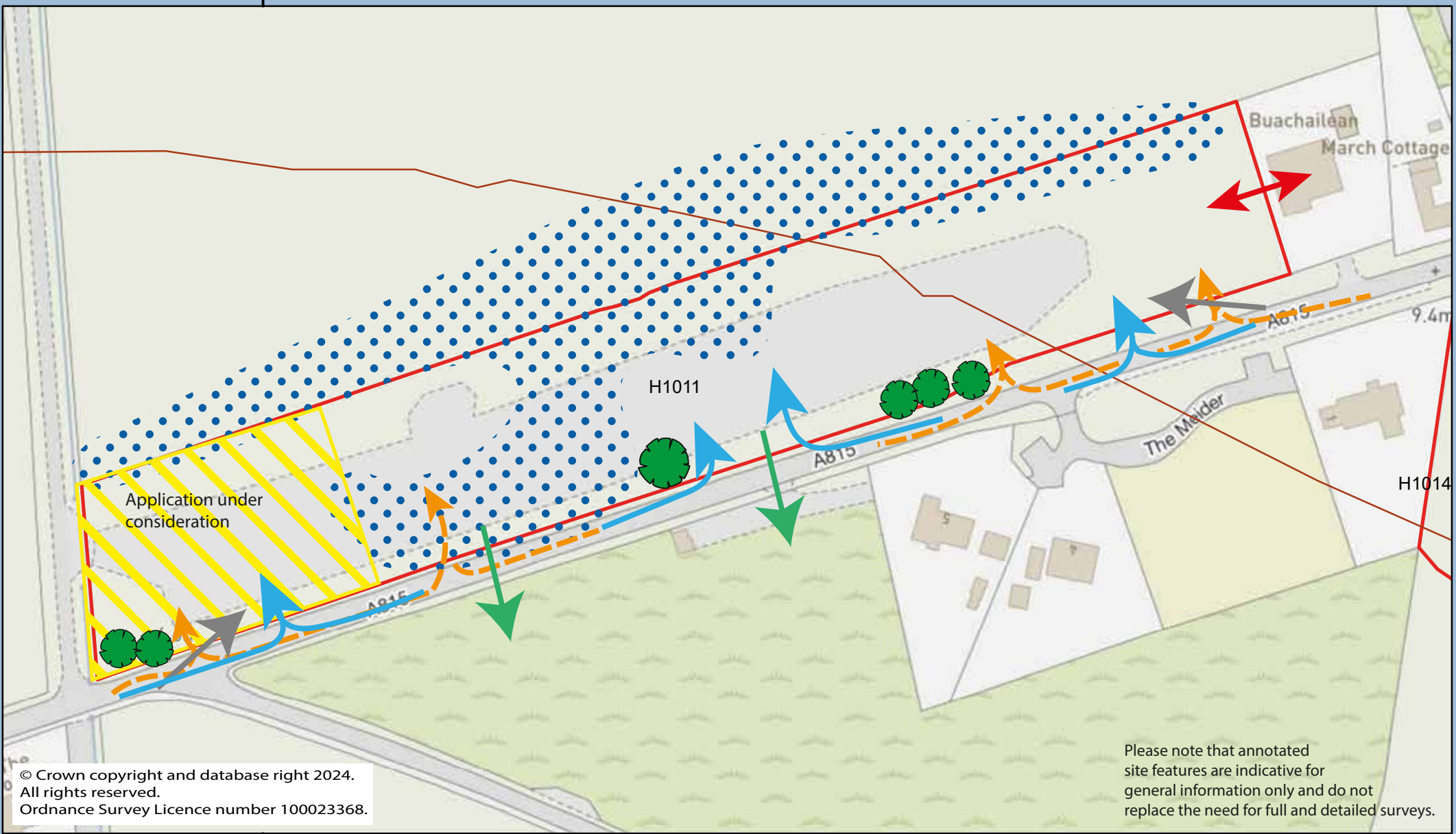
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Water Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |

213000



Application under consideration

H1011

H1014

Buachailean March Cottage

The Minder

A815

A815

A915

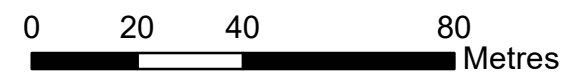
9.4m

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213000

H1011 Toward - March Cottage



H1012: Strachur - Creggans

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|-------|-----------------|---|----------------|-----------------------|
| 1.16ha | 12 | 25% | Landowner/Developer | Short / Medium | BC | Cowal | Settlement Area | Strachur (including Creggans/Midletter) | Strachur | Dunoon Grammar School |

EXISTING USE:

Sloped wooded moorland with clearings

ACCESS:

Access point from the rear of the Creggans Inn. Access is too steep to accommodate an adopted road

FLOOD RISK:

No flood risk indicated on SEPA maps. Marshy in parts. Significant surface water run-off. Small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of.

TOPOGRAPHY:

This large site generally slopes down from east to west and comprises partially wooded hillside above the existing development cluster around the Creggans Inn.

TREES:

The allocation contains significant woodland outcrops which would have to be reduced/removed to allow development to occur.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area – East Loch Fyne (coast)

Local Nature Conservation Site (LNCS)

CONSTRAINTS:

HIE Fragile Area

FORM OF DEVELOPMENT:

Large 1 ½ storey detached villas sit adjacent to the road. This site sits further back so consideration could be given to varying scales of development, subject to compliance with LDP2 design and siting policies. Development of this allocation may appear prominent when viewed from the western shores of Loch Fyne.

PLANNING CONSENTS:

16/01832/PPP for the erection of 4 dwellinghouses, formation of vehicle access and installation of drainage infrastructure (lapsed)

17/00465/PP for the erection of one dwellinghouse, installation of sewage treatment plant and formation of new access (lapsed)

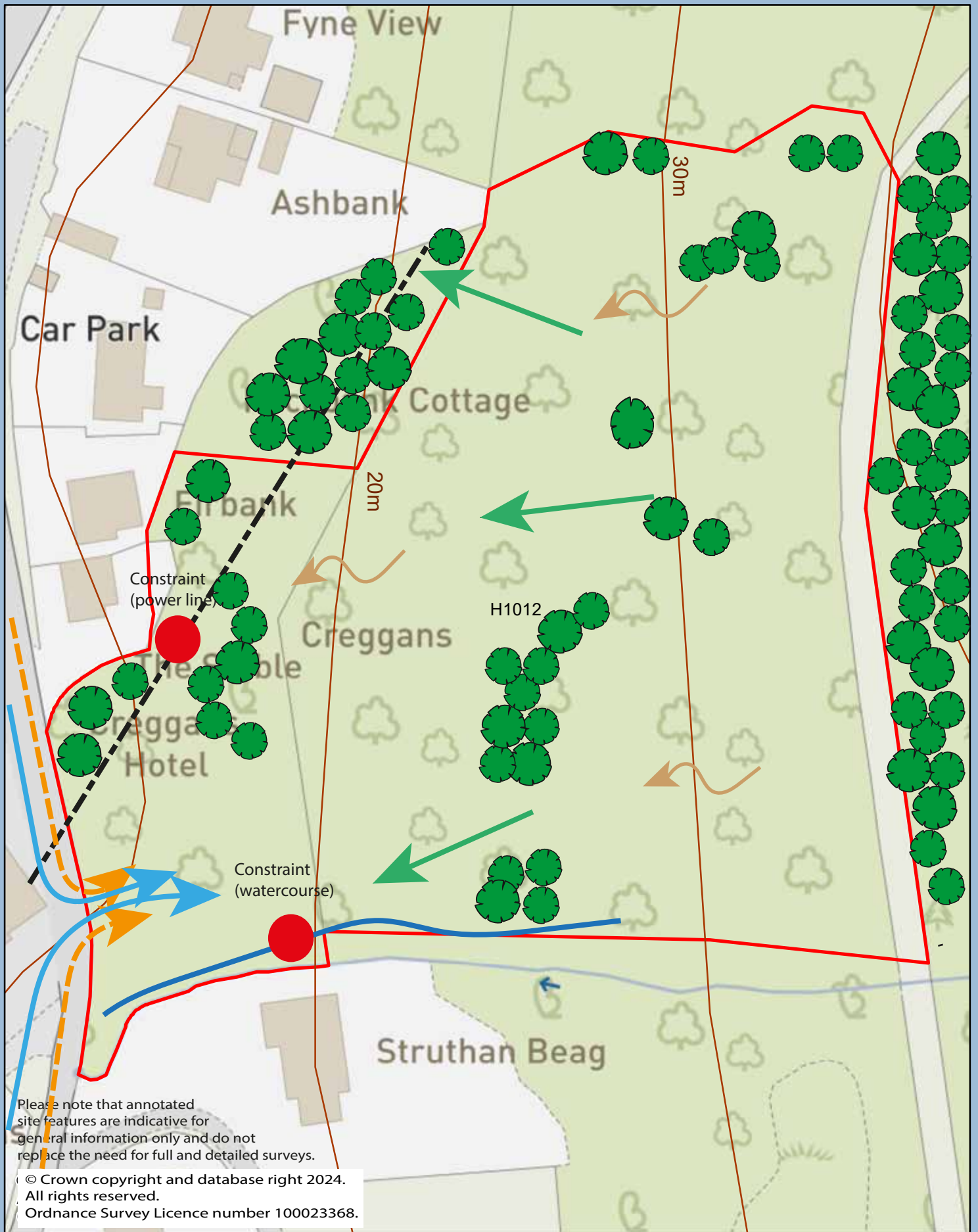
CAPACITY:

LDP2 states a capacity of 12 units. Planning application 16/01832/PPP was for the erection of 4 dwellinghouse and formation of vehicular access (granted 14th September 2016). As the site is unlikely to be suitable for an adopted road due to gradient 5 units would be the maximum which could be served from private access. The capacity should be reviewed during LDP3 assessments or any forthcoming planning applications.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Water Impact Assessment required• Potential Asset Conflict - Water infrastructure run through this proposed site. Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters)• Access – significant constraints related to topography limiting noted capacity |



H1012 Strachur
Strachur - Creggans



H1013: Strachur – Mid Letters

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|--------------------|
| 7 | 25% | Landowner/Developer Scottish Water | Short / Medium | Masterplan on site |

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – Considerable distance from public network. Any installation of network from site to the public sewer must be funded and carried out by the developer
- Drainage Impact Assessment required
- Potential Asset Conflict - Water infrastructure run through this proposed site. Early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

H1014: Toward

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|-------|-----------------|--------------|--------------------|-----------------------|
| 1.81ha | 25 | 25% | Landowner/Developer | Short | BC | Cowal | Settlement Area | Toward | Toward; St Muns | Dunoon Grammar School |

EXISTING USE:

Grazing field

ACCESS:

Primary access from A815. Possible secondary access from Toward Loop Road. There is currently no pedestrian footpath along the A815.

FLOOD RISK:

Low and medium risk of surface water flooding on south east portion of site indicated on SEPA flood maps. Small watercourse flows through central portion of site.

TOPOGRAPHY:

Predominantly flat

TREES:

TPO 08/98 bounds the site to three sides.

BUILT ENVIRONMENT DESIGNATIONS:

Scheduled Monument SM5431 Toward House rock carvings (setting)

B-listed LB5070 Toward Lighthouse (setting)

CONSTRAINTS:

Overhead power line running across the site

HIE fragile area

FORM OF DEVELOPMENT:

Contemporary large detached 2 storey houses to the south east. Primarily detached single storey houses on A815. 25 units may appear high for this site.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

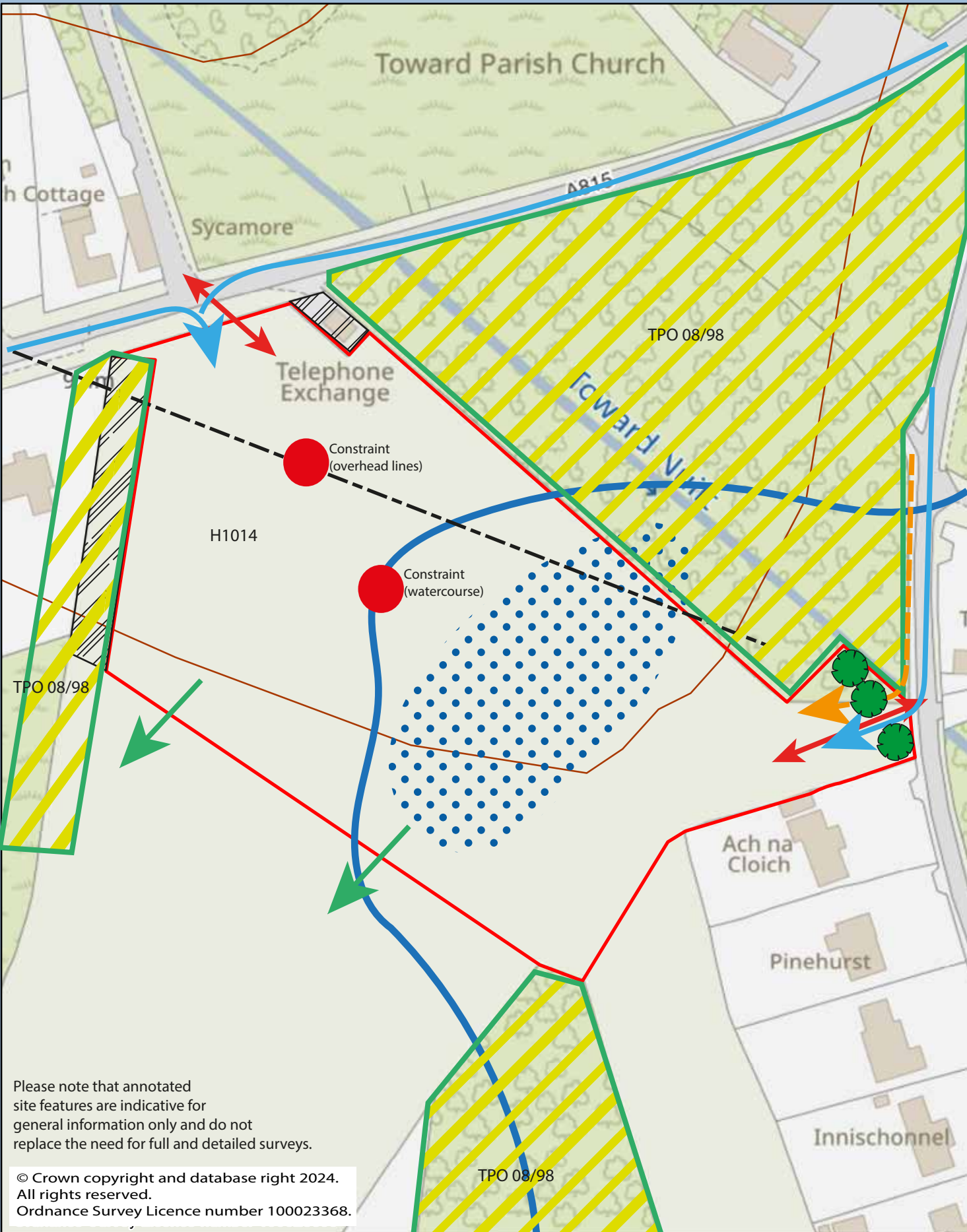
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

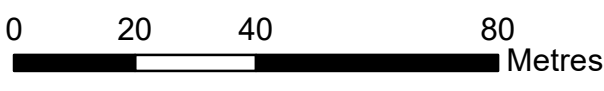
| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Water Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



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H1014 Toward



H1015: Dunoon – Gordon Street

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|-------|-----------------|--------------|--------------------|-----------------------|
| 8.08ha | 100 | 25% | Landowner/Developer Scottish Water | Short | BC | Cowal | Settlement Area | Dunoon | Toward; St Muns | Dunoon Grammar School |

EXISTING USE:

Moorland

ACCESS:

Area to rear of Alexander Street and Gordon Street steep and close to existing housing. Only one dwellinghouse built at western side of Gordon Street but bellmouth access formed at corner of Gordon Street and Mary Street. No other obvious access points into site.

FLOOD RISK:

Risk of surface water flooding on 2 parts of the site indicated on SEPA flood maps. Watercourses running through site. This site forms part of lower sloping boggy moorland that has significant run-off from harvested forestry slopes above.

TOPOGRAPHY:

Steeply sloping poorly drained moorland. Former quarry close to Gordon Street entrance. Rough footpath crosses the site linking John Street to Bishop's Glen via Scottish Water works track. Main forestry access road crosses northern part of site from John Street to Timber Haul Route

TREES:

Scattered across the site – deciduous / coniferous

BUILT ENVIRONMENT DESIGNATIONS:

C-listed LB26447 Kilbride Bridge (Setting)

B-listed LB26446 Auchamore Farmhouse and Steading (Setting)

FORM OF DEVELOPMENT:

Gordon Street is predominantly detached single storey houses. Nelson Street features large 2 storey houses.

CONSTRAINTS:

Core paths C227(a) and C227(b)

Forestry access track running across north of site

Access to mast needs to be maintained

PLANNING CONSENTS:

19/01456/PP (approved September 2021)

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

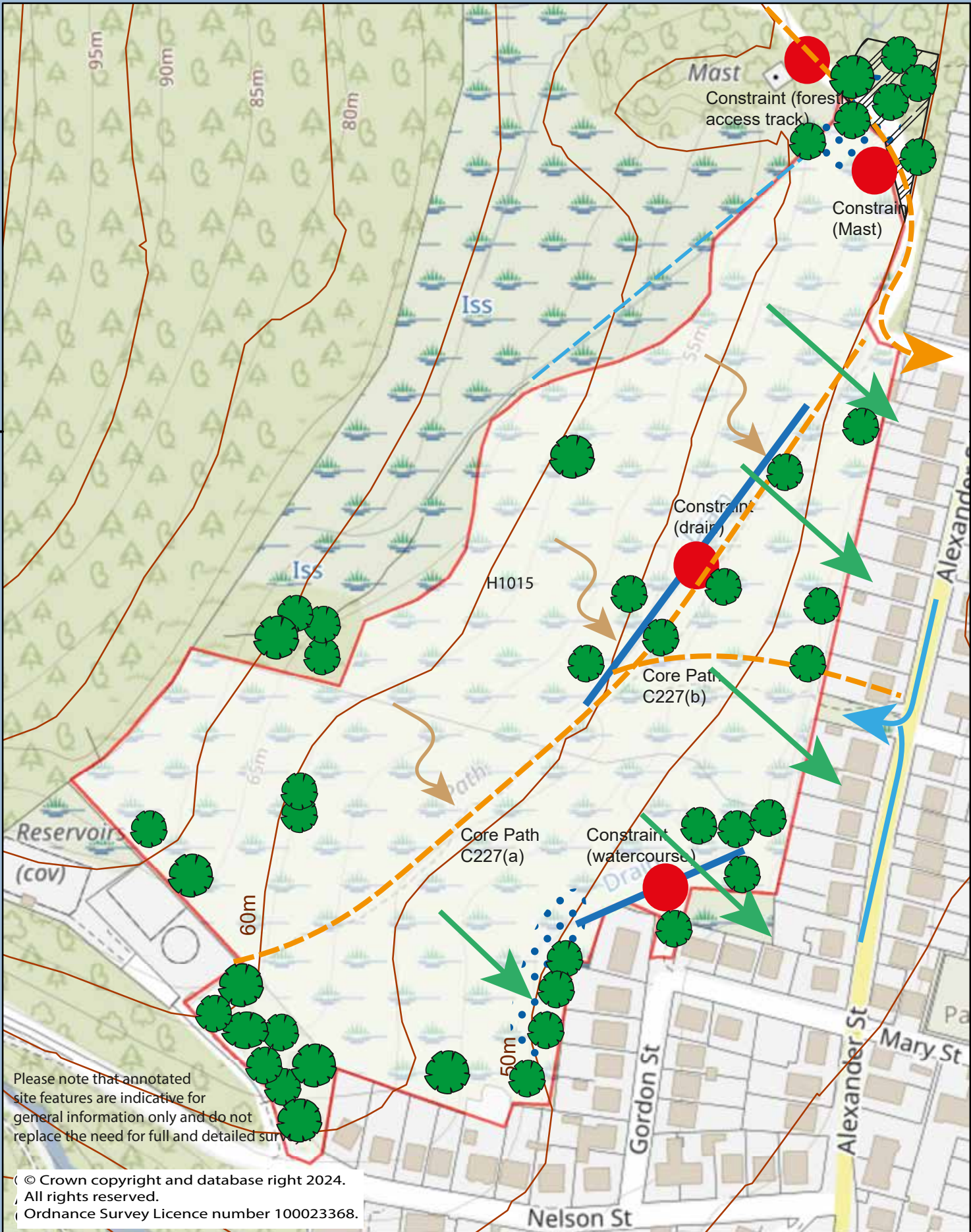
FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Drainage Impact Assessment required - – Surface Water management Plan• Potential Asset conflict – 450mm trunk main runs through this site. Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |

677000

677000



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H1015 Dunoon - Gordon Street



H1016: Dunoon – Pilot Street

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|-------|-----------------|--------------|--------------------|-----------------------|
| 0.65ha | 17 | 25% | Landowner/Developer Scottish Water | Short | BC | Cowal | Settlement Area | Dunoon | Toward; St Muns | Dunoon Grammar School |

EXISTING USE:

Vacant gap site (overgrown)

ACCESS:

Access should be taken from Alexander Street.

FLOOD RISK:

Medium and high risk of river flooding and medium and high risk of surface water flooding to the south of the site according to SEPA maps.

Potentially from Milton Burn to south-east although Milton Burn Flood Prevention Scheme Phase 1 with John Street diversion culvert has helped alleviate flood capacity. No indication that Phase 2 works will be either necessary or affordable. Finished floor levels to be established for housing on the lower part of this site.

TOPOGRAPHY:

Land slopes gently from Pilot Street to the Milton Burn at the eastern end of the site

TREES:

Along boundaries of site. Larger species already removed along Pilot Street frontage. Trees tend to be self-seeding types. Low amenity value.

FORM OF DEVELOPMENT:

Within developed area – mix of housing types and scales

PLANNING CONSENTS:

Planning permission ref. 06/01846/DET for the erection of 17 dwellinghouses and formation of vehicular access has now lapsed.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

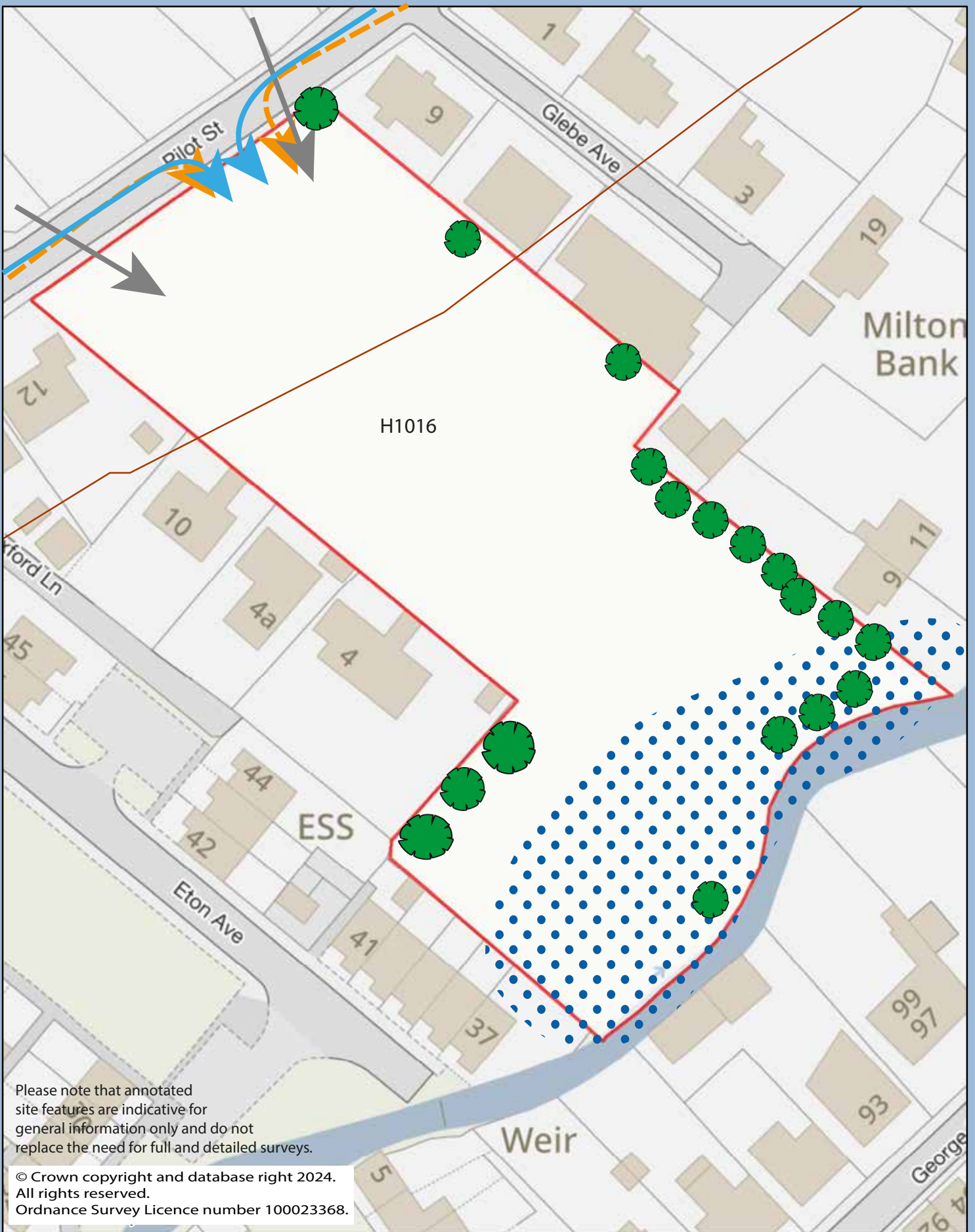
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

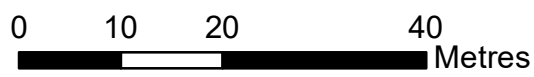
- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required – Surface Water Management Plan
- Nature Conservation Constraint – check for European protected species (otters)



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H1016 Dunoon - Pilot Street



H1017: Tighnabruaich

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|---------------------|
| 20 | 25% | Landowner/Developer Scottish Water | Short / Medium | Development on site |

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required
- Potential Asset conflict – Water infrastructure runs through site. Early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

H1018: Tighnabruaich – Middle Innes

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|-------|-----------------|-----------------------|----------------|-----------------------|
| 12.39ha | 35 | 25% | Landowner/Developer | Short / Medium | BC | Cowal | Settlement Area | Kames / Tighnabruaich | Tighnabruaich | Dunoon Grammar School |

EXISTING USE:

Vacant farmland

ACCESS:

Existing vehicular access can be achieved off A8003 to south of site. Existing track runs through the site from existing access. National Cycle Route (75) runs to south of site.

FLOOD RISK:

Small portion of site subject to risk of surface water flooding indicated on SEPA flood maps.

TOPOGRAPHY:

Site slopes downwards from north to south.

TREES:

Site is bound by ancient woodland to north (Kilfinan). Some existing trees on site.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area: Bute & South Cowal

OPPORTUNITIES:

Views onto Kyles of Bute

CONSTRAINTS:

Existing watercourse to north of site

FORM OF DEVELOPMENT:

Sensitive development due to raised location above existing settlement. Low density street pattern to conform with style of settlement.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

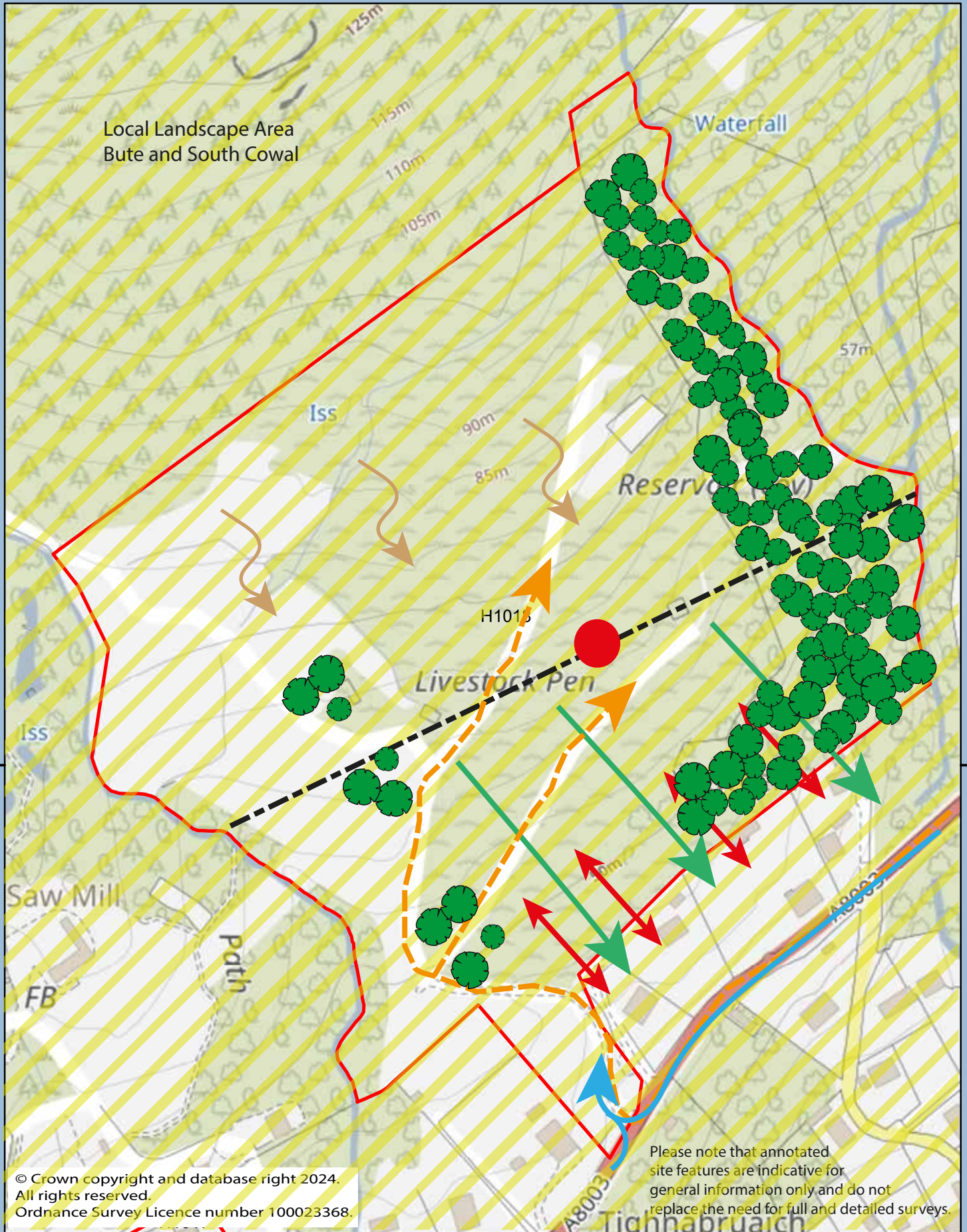
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Drainage Impact Assessment required.• Potential Asset conflict – Water infrastructure runs through site. Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |

Local Landscape Area
Bute and South Cowal



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H1018 Tighnabruaich
Middle Innens



H1019: Strachur South of East Manse Gardens

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------------------------|------------|-------|--------------------|--|----------------|--------------------------|
| 1.51ha | 30 | 25% | Landowner/Developer Scottish Water | Short / Medium / Long | BC | Cowal | Settlement Area | Strachur (including Creggans / Midletter) | Strachur | Dunoon Grammar School |

EXISTING USE:

Vacant land

ACCESS:

Partially existing vehicular access from road to south of site.

FLOOD RISK:

Risk of surface water flooding as indicated on SEPA maps

TOPOGRAPHY:

Site is predominantly flat. Small slope downwards from east to west. There is an earth which would need to be cleared as part of proposal.

TREES:

Existing trees and shrubbery in and round the perimeter of the site.

CONSTRAINTS:

Class 4 Radon Affected Area

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

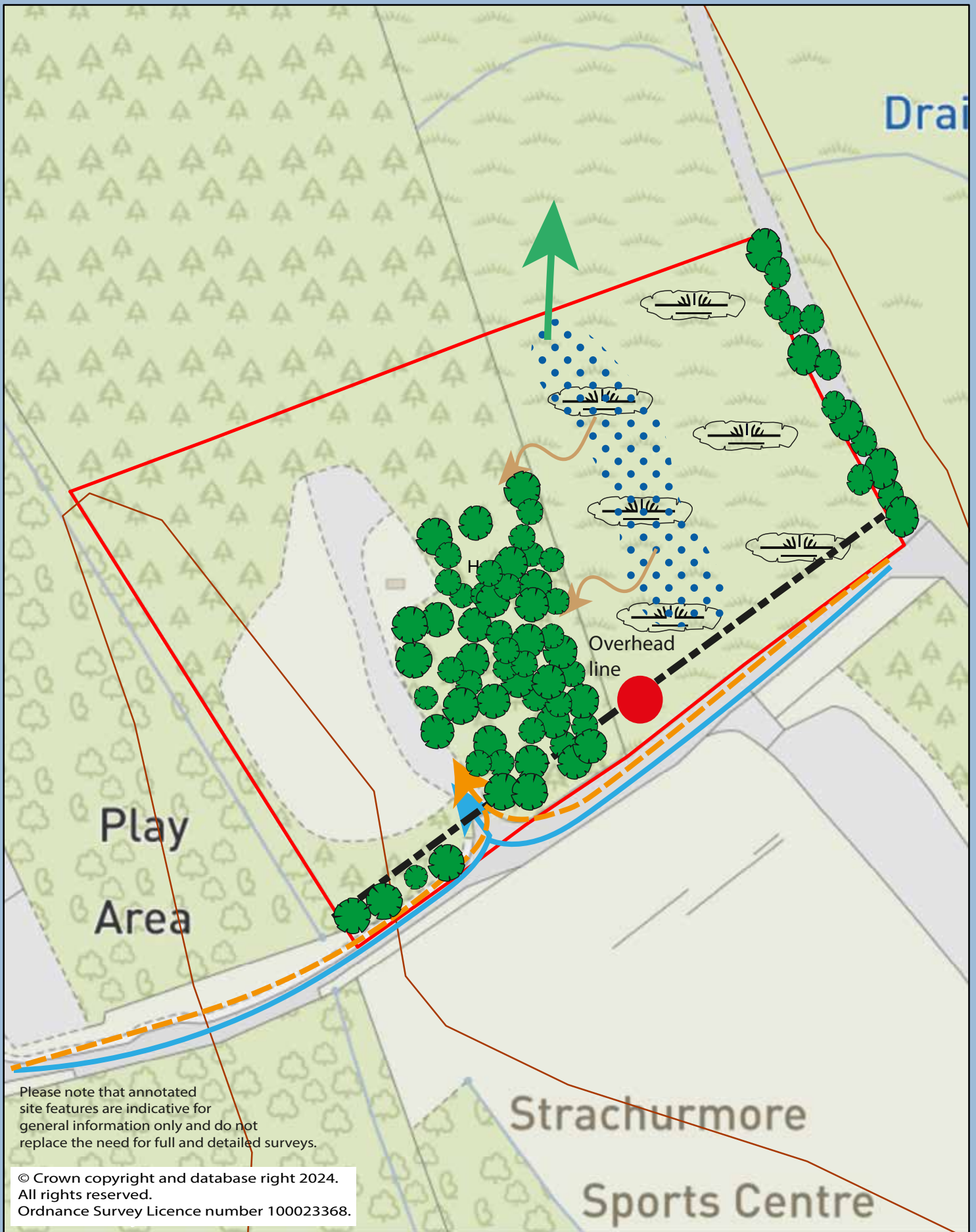
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)



H1019 Strachur
South East of Manse Gardens



H2002: Cardross – Kirkton Farm 1

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------|----------------|---|
| 158 | 25% | Landowner/Developer | Short / Medium | Application approved in 2018 – 2 s42 applications have extended the period of this application (with one re FFL consented in 2023). |

ACTIONS

- Flood Risk Assessment required
- Drainage Impact Assessment required
- Potential Asset conflict – 450mm trunk main runs across the top of site. Early engagement with Scottish Water is required.
- Access Constraint – upgrade to Darleith Road required
- Nature Conservation Constraint – check for European protected species (otters)
- Major roads constraint – existing public network through the existing residential area is unsuitable to accept further traffic. The link through onto the A814 has severe restrictions to access.

H2004: Helensburgh East – Helensburgh Golf Club

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|------------------------|
| 300 | 25% | Landowner/Developer Scottish Water | Short / Medium | Application submitted. |

ACTIONS

- Flood Risk Assessment required
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates. Drainage Impact Assessment required
- Potential Asset conflict – Trunk main runs through site. Early engagement with Scottish Water required.
- Nature Conservation Constraint – check for European protected species (otters)
- Potential roads constraint – the A818 is the main distributor road north of Helensburgh. On the east side there is potential to establish a connection utilizing the new access that serves the Roads depot. The west side has limited opportunity to connect onto the A818.

H2005: Helensburgh East – Sawmill Field, Cardross Road

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|-----------|----------|
| 145 | 25% | Landowner/Developer Scottish Water | Short | On site. |

ACTIONS

- Flood Risk Assessment required
- Project level Habitats Regulation Appraisal required
- Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)

H2006: Shandon – Blairvadach House

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|-----------|-----------------------|
| 48 | 25% | Landowner/Developer Scottish Water | Short | Full planning consent |

ACTIONS

- Flood Risk Assessment required
- Water Network – Flow and Pressure and Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)

H2009: Garelochhead - Smithfield

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------|-----------|-----------------------|
| 7 | 25% | Landowner/Developer | Short | Full planning consent |

ACTIONS

- Water Network – Flow and Pressure and Water Impact Assessment required
- Drainage Impact Assessment required
- Potential Asset conflict – Sewer infrastructure runs through this site and early engagement with Scottish Water is required.

H2010: Land off Argyll Road, Kilcreggan

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------------------------|------------|---------------------------|---------------------|----------------------|---------------------------|--|
| 5.36ha | 26 | 25% | Landowner/Developer Scottish Water | Short / Medium / Long | H&L | Helensburgh and Lomond | Countryside Area | Kilcreggan / Cove | Kilcreggan; St Josephs | Hermitage Academy; Our Lady St Patrick's |

EXISTING USE:

Vacant farmland. Used for "in-bye" grazing

ACCESS:

Right of Way (SD90 & SD89)

Barbour Road is single track road with passing places. Not capable of serving potential development. Access from Barbour Road would be too steep for vehicles. Existing small gate access on south of site to Argyll Road. Vehicle access likely to be achieved from here.

FLOOD RISK:

Small portion of site subject to risk of surface water flooding indicated on SEPA flood maps.

TOPOGRAPHY:

Slopes down from Barbour Road (north) to Argyll Road (south).

TREES:

Trees on southern boundary

FORM OF DEVELOPMENT:

Very low density to reflect surrounding settlement pattern with circa 25m frontage is likely to be appropriate. Consideration must be given to farmhouse directly south of allocated site.

Legal agreement may be necessary to prevent tandem development in the future.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

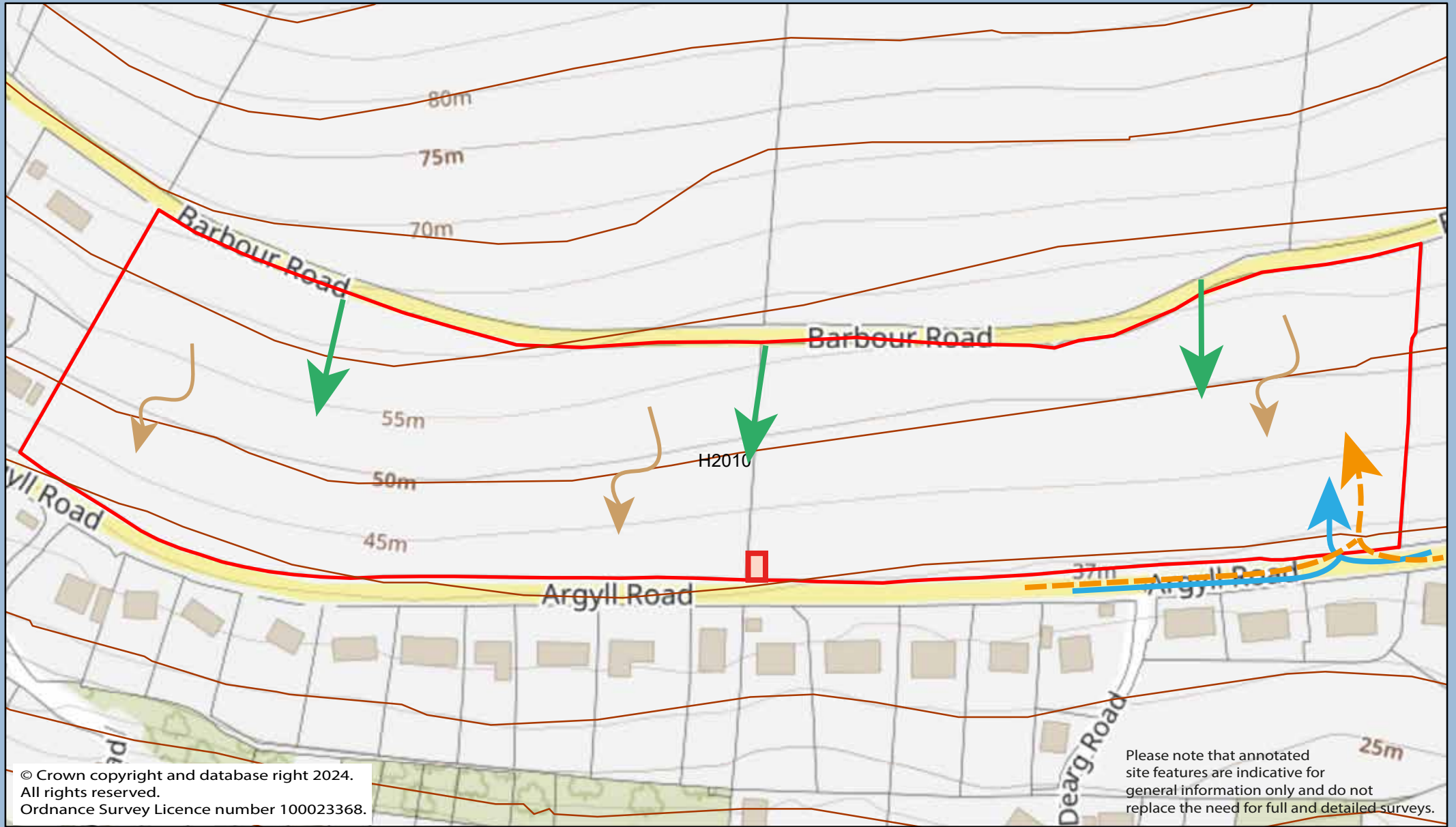
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Network – Flow and Pressure and Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Waste Water Network – Drainage Impact• Consider impacts on pipe Tigh Dearg Road - improved conveyancing• Assess - Impact on trees/woodland - Mature Woodlands• Potential for bat roosts in trees, bat survey may be required• Wider issue of potential need for upslope Natural Flood Management areas should be considered |



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H2010 Land off Argyll Road, Kilcreggan



H2011: Rosneath – Waterfront (1)

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------------------------|------------|---------------------------|--------------------|-----------------------|-------------------------|--|
| 1.36ha | 40 | 25% | Landowner/Developer Scottish Water | Short / Medium / Long | H&L | Helensburgh and Lomond | Settlement Area | Clynder / Rosneath | Rosneath; St Josephs | Hermitage Academy; Our Lady St Patrick's |

EXISTING USE:

Vacant farmland.

ACCESS:

Core path (C311 & C285) in proximity to site. Vehicular access to site can be achieved from B833 to west of the site. Secondary access may be able to be obtained from Argyll Road/Camsail Road

FLOOD RISK:

No flood risk from SEPA map, however site is located in close proximity to the coast

TOPOGRAPHY:

Site is predominantly flat.

TREES:

Shrubbery and trees throughout the site

CONSTRAINTS:

Existing substation on site may be considered undevelopable. Overlooking views from dwellings on Argyll Road and Camsail Road will be required to be considered within an application.

FORM OF DEVELOPMENT:

Low density to match settlement pattern. Typical street pattern in surrounding area is a mixture of detached, semi-detached, and terraced, two storey dwellings.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Flow and Pressure and Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Drainage Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |

683000

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H2011 Rosneath - Waterfront (4)



H2012: Land on School Road (wee field), Kilcreggan

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------------------------|------------|---------------------------|--------------------|----------------------|---------------------------|--|
| 1.08ha | 20 | 25% | Landowner/Developer Scottish Water | Short / Medium / Long | H&L | Helensburgh and Lomond | Settlement Area | Kilcreggan / Cove | Kilcreggan; St Josephs | Hermitage Academy; Our Lady St Patrick's |

EXISTING USE:

Vacant farmland.

ACCESS:

Core Paths (C291, C319 (c) & (d))

Access can be achieved from School Road to west and north. Vehicular access likely to be achieved from School Road to the west. No access to be taken from Barbour Road.

FLOOD RISK:

Small drain and watercourse on southern boundary of site.

TOPOGRAPHY:

Site slopes downwards in a south westerly direction.

TREES:

Existing tree line on southern boundary of allocated site and existing farmhouse.

FORM OF DEVELOPMENT:

Low density to reflect surrounding settlement pattern. Consideration must be given to farmhouse to the south and existing two storey dwellings to the west.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

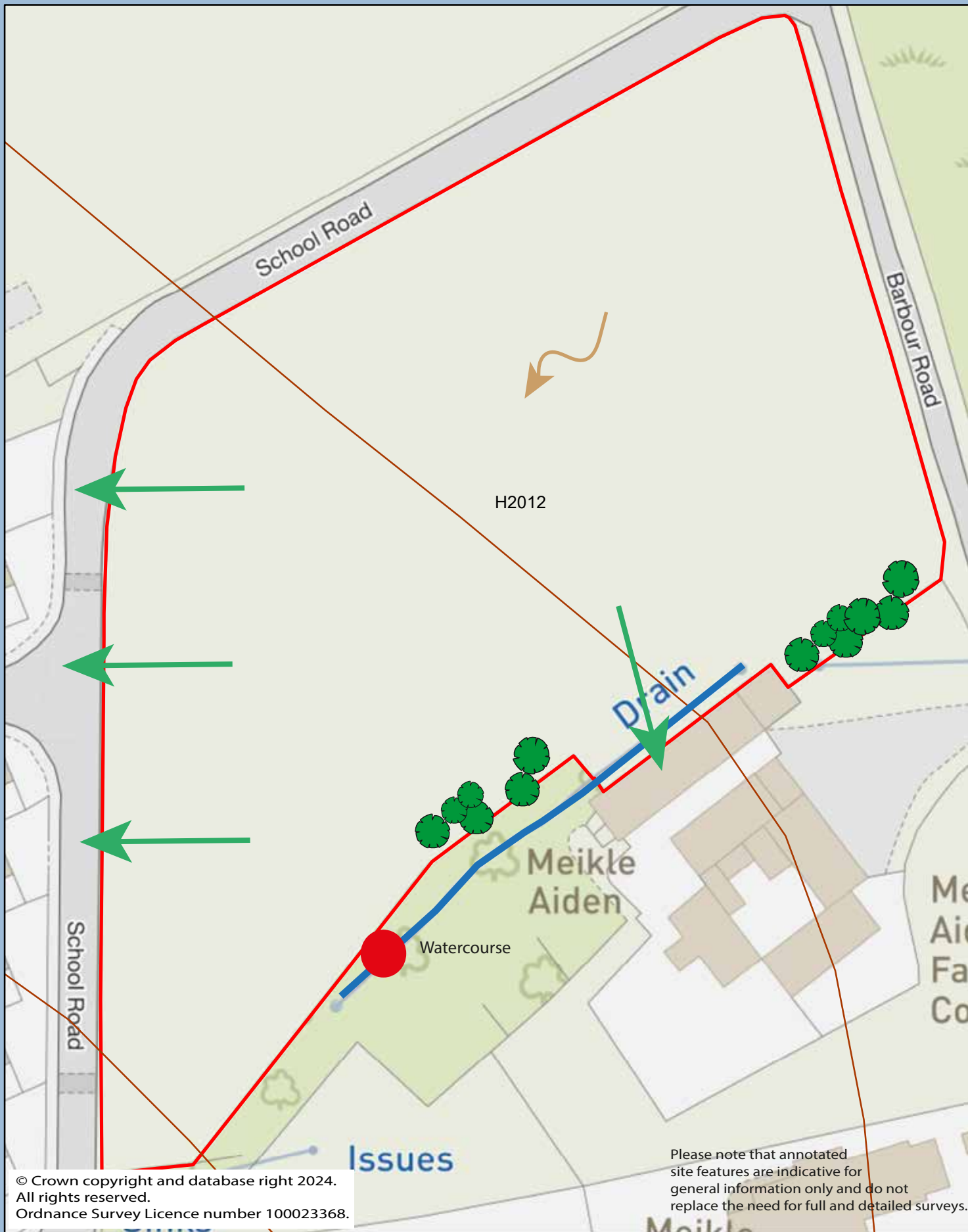
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Wider issue of potential need for upslope Natural Flood Management areas should be considered• Water Network – Flow and Pressure and Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Drainage Impact Assessment required• Assess impact on trees/woodland – Mature woodland• Potential for bat roosts in trees, bat survey may be required• Nature Conservation Constraint – check for European protected species (otters) |



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H2012 Land on School Road, Kilcreggan



H2013: Shandon - Blairvadach

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|---------------------------|--------------------|--------------|--------------------|--|
| 4.07ha | 64 | 25% | Landowner/Developer Scottish Water | Short | H&L | Helensburgh and Lomond | Settlement Area | Shandon | Rhu; St Josephs | Hermitage Academy; Our Lady St Patrick's |

EXISTING USE:

Primarily vacant land featuring walled garden and paddock areas associated with Blairvadach House.

ACCESS:

Existing vehicular from south-west of site from A814 using existing turn off for Blairvadach House. Core path C279(e) running between the southwest site boundary and A814. The existing topography and water course could affect the road layout in order to achieve acceptable gradients.

FLOOD RISK:

Small watercourse/drain runs through the site. Minor watercourse adjacent to site boundary.

TOPOGRAPHY:

Areas of steep land. Land slopes downwards from east to west with very few level areas.

TREES:

Protected Trees on site - TP 0/18 – Blairvadach House, Shandon & TP 57
21/00231/TPO – Sycamore felled on site.

NATURAL ENVIRONMENT DESIGNATIONS:

TPO 01/18 & TP 57 – Blairvadach House, Shandon

BUILT ENVIRONMENT DESIGNATIONS:

In proximity to B-listed building – Blairvadach House, Shandon (LB18789) with terrace, laundry block and outbuilding. Walled garden located within site.

CONSTRAINTS:

TPO protected trees, SPR Path, Railway Line (part of site within 10m buffer). Burn running through the site with limited access from road to the site. Existing bridges may be required to be retained and incorporated into new development scheme. Existing vehicle access from A814 may not be sufficient for level of development on site. New access may be required.

FORM OF DEVELOPMENT:

Recent development approved on adjacent site. Density in the area primarily two storey, detached dwellings of a modern design. Existing views of Blairvadich House from A814 may be required to be unobstructed and retained as part of any proposals

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

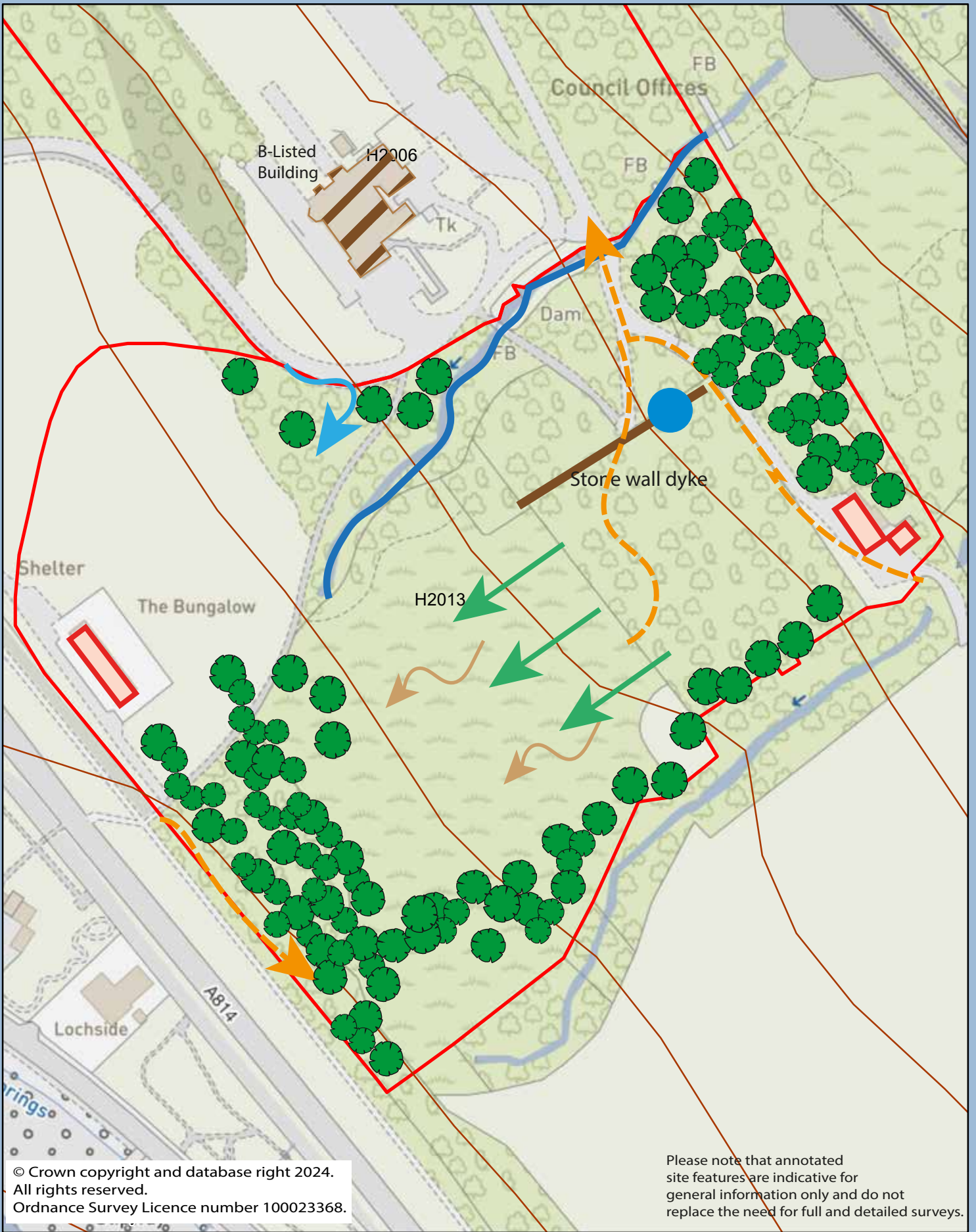
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Flow and Pressure and Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.• Drainage Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



H2013 Shandon - Blairvadach



H3002: Lochgilphead – Fernoch Farm

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|------------|-----------------|--------------|----------------|------------------|
| 2.93ha | 60 | 25% | Landowner/Developer | Short | MAKI | Mid Argyll | Settlement Area | Lochgilphead | Lochgilphead | Lochgilphead |

EXISTING USE:

Agricultural Land

ACCESS:

Access from Monydrain Road (unclassified road). Possible access constraints as road is single track with houses on both sides for a proportional distance which would create issues with widening the existing access. No current pedestrian access along Monydrain Road. Potential access route from Fernoch Crescent is impeded by Fernoch farm access road. Route from Riverside Drive could be explored through H3005.

FLOOD RISK:

No flood risk indicated on SEPA maps.

TOPOGRAPHY:

Gentle slope towards the western boundary

TREES:

Trees line the site boundary.

CONSTRAINTS:

SSE pylons and power cables intersect the site

Access issues as above

FORM OF DEVELOPMENT:

Majority of neighbouring properties are single storey or one and a half detached and semi-detached properties.

Should form part of a masterplan approach with H3005 and H3030.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| |
|--|
| ACTIONS |
| <ul style="list-style-type: none">• Water Network –Water Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |

186000

Core Path
C110(a)

H3030

Drain

Constraint
(overhead line)

H3005

Issues

H3002

689000

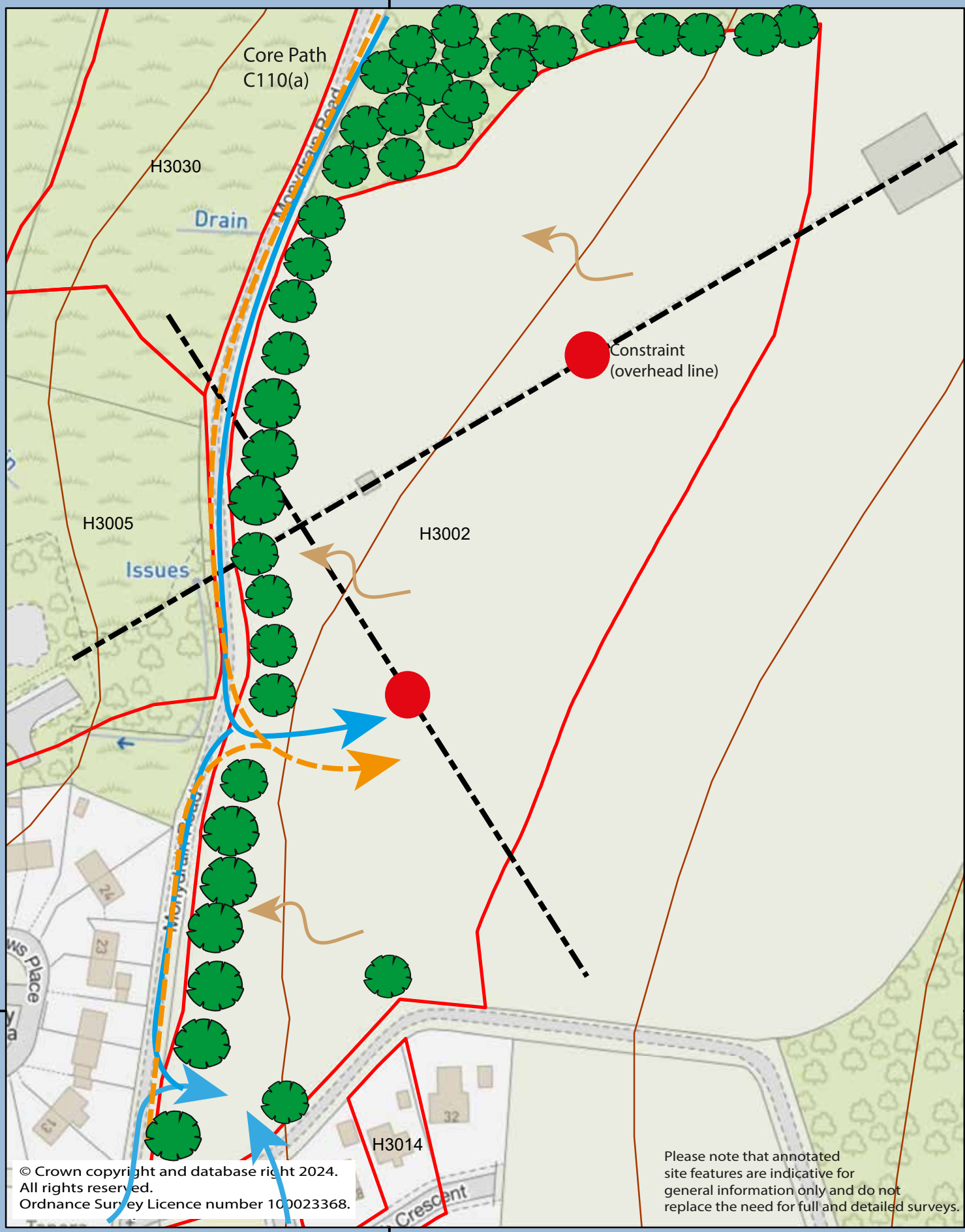
689000

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site features are indicative for
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186000

H3002 Lochgilphead - Fernoch Farm



H3003: Inveraray - South

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|------------|-----------------|--------------|-------------------|------------------|
| 1.4ha | 9 | 25% | Landowner/Developer | Short | MAKI | Mid Argyll | Settlement Area | Inveraray | Inveraray Primary | Lochgilphead |

EXISTING USE:

Agricultural – mainly improved pasture

ACCESS:

Access from A83 Trunk Road, just outwith the 30pmh zone. Pedestrian access would be required from the trunk road. Pedestrian access from The Avenue.

FLOOD RISK:

Low and medium risk of coastal flooding to south west portion of site indicated on SEPA flood maps.

TOPOGRAPHY:

Predominantly flat – gently sloping towards trunk road

TREES:

Around edges of the site

NATURAL ENVIRONMENT DESIGNATION:

Local Landscape Area – West Loch Fyne (Coast)

BUILT ENVIRONMENT DESIGNATION:

Garden and Designed Landscape – Inveraray Castle

FORM OF DEVELOPMENT:

On edge of settlement adjacent to large detached villas.

PLANNING CONSENTS:

11/02334/PPP for 9 dwellinghouses with approval of conditions 14/02779/AMSC (lapsed)

CAPACITY:

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Water Network –Water Impact Assessment required• Potential Asset conflict – Sewer infrastructure crosses this site and early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |

Core Path
C203(f)

Whitecraigs

H3003

A83

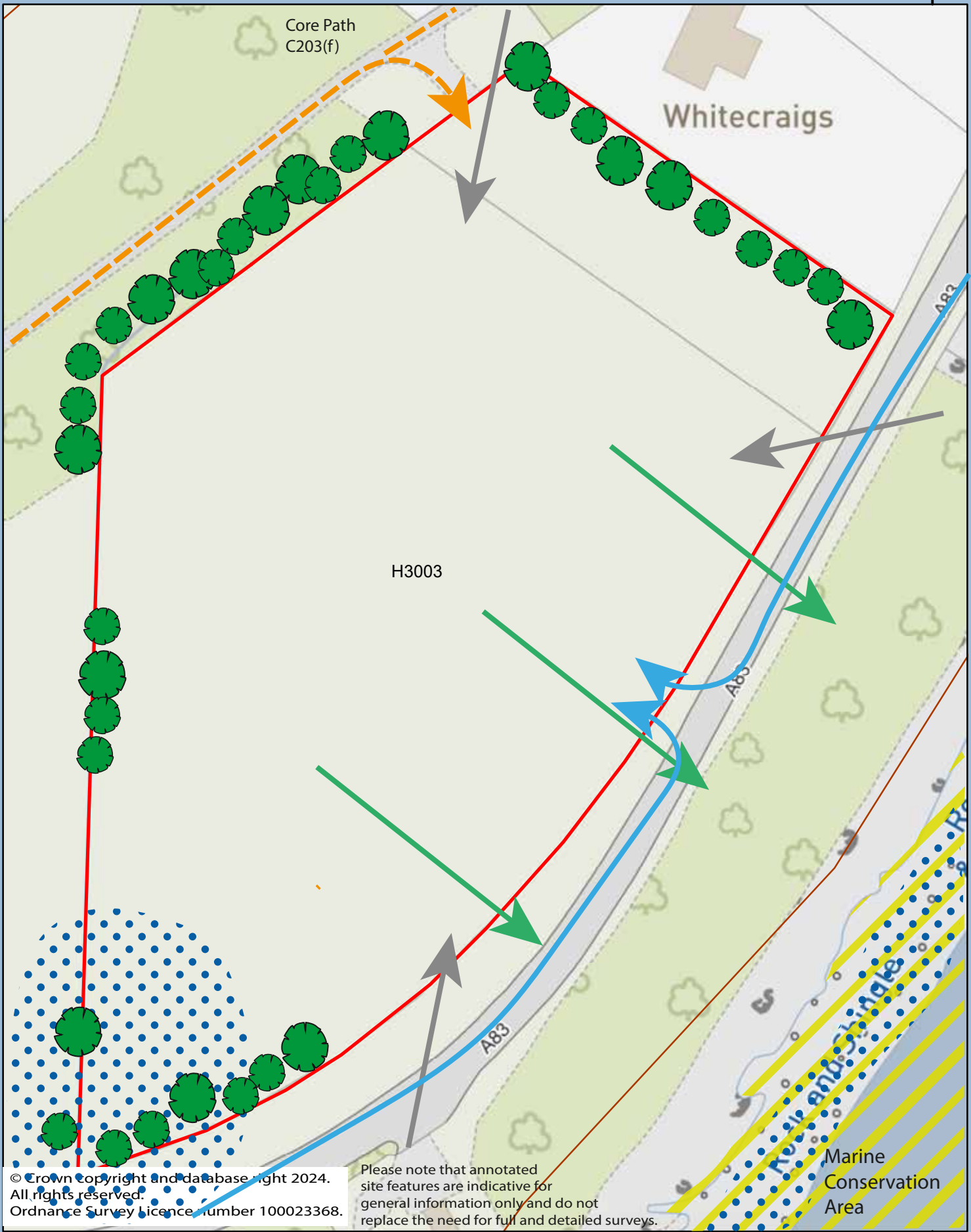
A83

Marine
Conservation
Area

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H3003 Inveraray South



H3005: Lochgilphead – Moneydrain Road

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|------------|-----------------|--------------|----------------------|--------------------------|
| 1.21ha | 14 | 25% | Landowner/Developer | Short / Medium | MAKI | Mid Argyll | Settlement Area | Lochgilphead | Lochgilphead Primary | Lochgilphead High School |

EXISTING USE:

Vacant Land

ACCESS:

Access from Riverside Drive formed in southern end of the site. No existing pedestrian access. Pedestrian access would be available through Riverside Drive if a connecting footpath was formed. Potential to create pedestrian access to Core Path 110(a).

Access to H3030 is required through this site. Potential to also link through to allocation H3002 to provide vehicular access for development on that site.

FLOOD RISK:

Medium and low risk of river flooding to the west of the site indicated on SEPA maps. Low risk of surface water flooding indicated to south of the site on SEPA maps. A watercourse is also adjacent to the site. Multiple minor watercourses (some potentially culverted) flow through or along the site boundary which could represent a potential flood risk. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.

TOPOGRAPHY:

Relatively flat site

TREES:

Trees line the eastern site boundary.

OPPORTUNITIES:

Links to core path C110(a)

CONSTRAINTS:

SSE pylons and power cables intersect the site limiting development potential of the southern section of the site

FORM OF DEVELOPMENT:

Adjacent to recent development sites (2 storeys, mix of semis and detached). Similar type of development appropriate.
Should form part of masterplan approach with H3030 and H3002.

PLANNING CONSENTS:

07/01714/DET granted 8 flats and 10 houses. 09/01127/DET amended 4 of the flats to a block of 6 and these are complete. No other dwellings complete.
Note that a small part of the site forms part of 22/01062/PP for 6 dwellinghouses.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network –Water Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters)• 6 affordable flats completed on site prior to LDP2.• LDP2 requirement of 25% affordable relates to the 14 units.• Open Space/play space requirements relate to a minimum of 20 units as requirements for the developed 6 were to be delivered in later phases. |

H3006: Lochgilphead – High School

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|------------|-----------------|--------------|----------------------|--------------------------|
| 4.13ha | 80 | 25% | Landowner/Developer | Short / Medium | MAKI | Mid Argyll | Settlement Area | Lochgilphead | Lochgilphead Primary | Lochgilphead High School |

EXISTING USE:

Vacant Land

ACCESS:

Potential access to site from McIntyre Terrace/McDonald Terrace on southern boundary of the site and Burns Brae on eastern boundary of the site. Two Core paths run through the site (C14 (a) McDonald Terrace to Blairbuie Road and C535 McIntyre Terrace to Aros). Both core paths will need to be incorporated into any development and could be integrated into the design of pedestrian access on site.

Gradients may be an issue – need to consider additional vehicular movements on Manse Brae. Footways on Manse Brae should be widened if substantial number of units proposed.

FLOOD RISK:

High, medium and low risk of surface water flooding at south of site indicated on SEPA maps. Multiple minor watercourses (some potentially culverted) flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.

TOPOGRAPHY:

Gentle slope towards the eastern boundary

TREES:

Trees line eastern boundary. Possibly retain some of these as screening on the western boundary.

CONSTRAINTS:

Core paths C147(e) and C535 cross the site which must be integrated into any proposed scheme

FORM OF DEVELOPMENT:

To the north of the site is the Lochgilphead hospital, the first phase of the High School site development sits to the east, and an older development at Macdonald Terrace sits to the south. There are no heritage assets in the vicinity whose setting should be affected by the development. There is therefore some flexibility in terms of design and layout.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

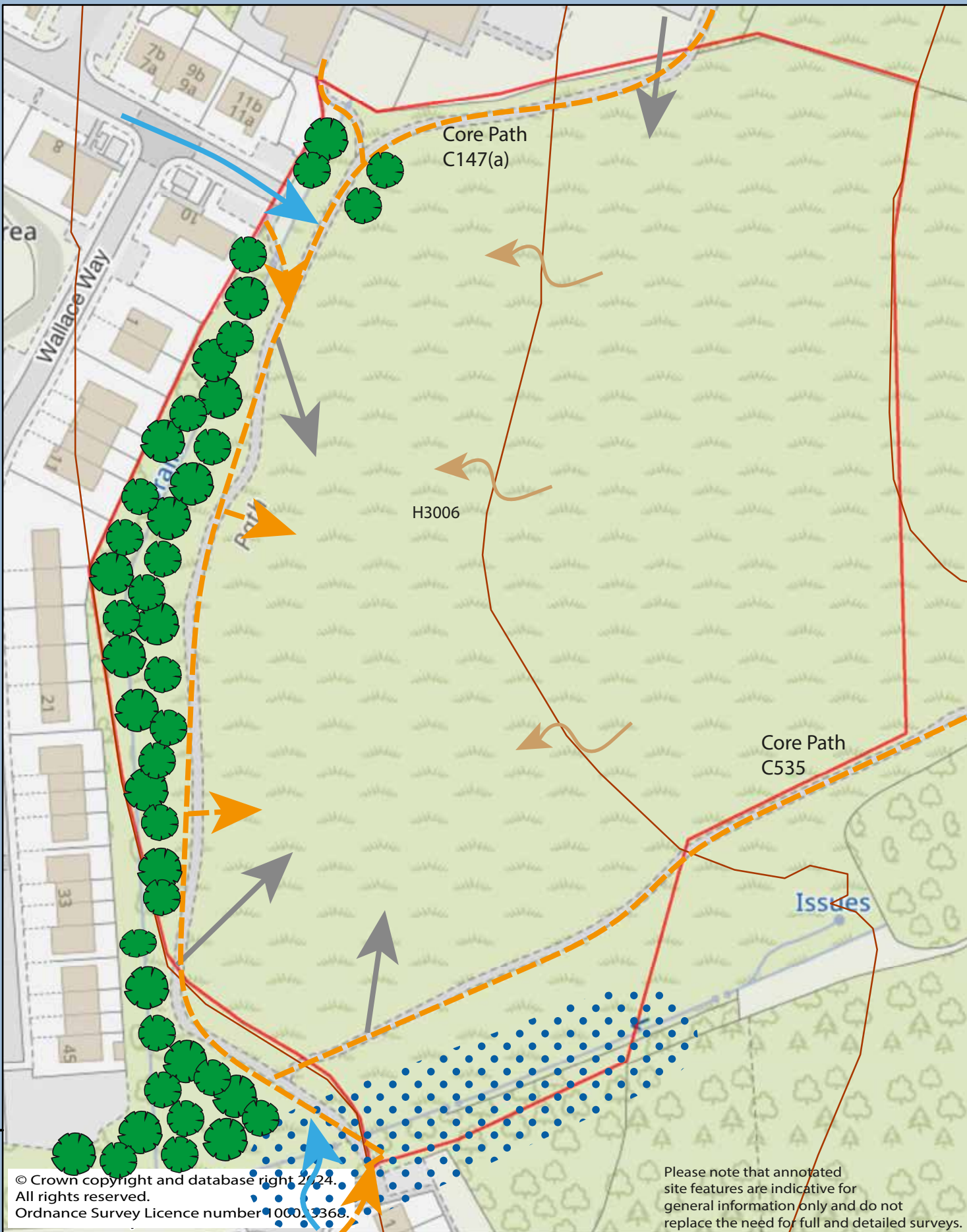
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network –Water Impact Assessment required• Potential Asset conflict – Trunk main runs through the site and early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |



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H3006 Lochgilphead - High School



000899

000899

H3007: Campbeltown - Bellfield

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|---------|--------------------|--------------|----------------|-------------------------------|
| 7.4ha | 60 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Kintyre | Settlement Area | Campbeltown | Dalintober | Campbeltown Grammar School |

EXISTING USE:

Rough grazing

ACCESS:

From High Askomil (B842)

FLOOD RISK:

No flood risk indicated on SEPA maps. However a small watercourse/drain flows through allocation and potential flood risk from this source should be taken cognisance of

TOPOGRAPHY:

This is a large site comprising open hillside above the existing development on the northern side of Campbeltown Loch that generally slopes down from the north to south.

TREES:

Some trees at west boundary and on the boundary to High Askomil Road.

BUILT ENVIRONMENT DESIGNATIONS:

Scheduled Monument SM3644 Bellfield Fort and Dun (setting)

A-listed LB22940 High Askomil (setting)

B-listed LB43111 Low Askomil (setting)

Conservation area and listed buildings on Kilkerran Road from where the site is clearly visible and key views will be significantly altered (setting)

CONSTRAINTS:

There are two WOSAS archaeological consultation areas within the allocation. One relates to the SM and the other a much smaller area at the eastern end of the allocation. The allocation is also covered by an airfield and NATS (Machrihanish) Safeguarding Zone.

FORM OF DEVELOPMENT:

The area comprises detached properties of individual architectural styles. As the site is clearly visible from Kilkerran Road (conservation area and listed buildings) an analysis of how the proposed scales, heights and groupings would read from here should be submitted in any application for detailed planning permission, which should include clear visual information.

Phased development of the site must not preclude access – either vehicular or pedestrian – for future development

PLANNING CONSENTS

The allocation was the subject of an outline application for housing development and associated masterplan (06/02492/OUT) that was approved in September 2007. The application has now lapsed

21/02221/MPLAN is currently awaiting a decision for the southmost portion of the site. This site is under separate ownership from the larger area to the north.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Water Network –Water Impact Assessment required• Potential Asset conflict – Water infrastructure runs through this site and early engagement with Scottish Water required.• Nature Conservation Constraint – check for European protected species (otters) |

Sks

ISS

70m

H3007

Phase 2
(21/02221/PLAN
current in July 23)

60m

50m

A-Listed

High Askomil (B842)

B-Listed

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View from Kilkerran Raod

View from Kilkerran Raod

Lochview Ave

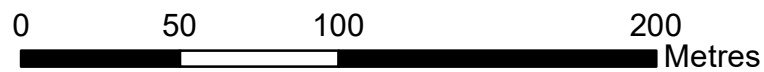
49m

Pit (dis)

621000

173000

H3007 Campbeltown - Bellfield



H3008: Campbeltown - Roading

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---|--------------------------------|---------------------------------------|-----------|------------|---------|-----------------|--------------|----------------|----------------------------|
| 1.59ha | 11 (7 units already built or consented) | 25% | Landowner/Developer Scottish Water | Short | MAKI | Kintyre | Settlement Area | Campbeltown | Dalintober | Campbeltown Grammar School |

EXISTING USE:

Vacant Land

ACCESS:

Access into the site through the Roadings. Access road into site partially formed.

FLOOD RISK:

None indicated on SEPA maps.

TOPOGRAPHY:

Relatively flat with a slight slope to the west of the site.

TREES:

None on site.

FORM OF DEVELOPMENT:

Single storey development within the area and consented on Plots 3 to 7 – a similar type of development is likely to be appropriate.

PLANNING CONSENTS:

21/02379/PP, 21/02584/PP, 22/00179/PP, 22/00181/PP and 22/00321/PP granted for individual dwellinghouses to west side of site.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

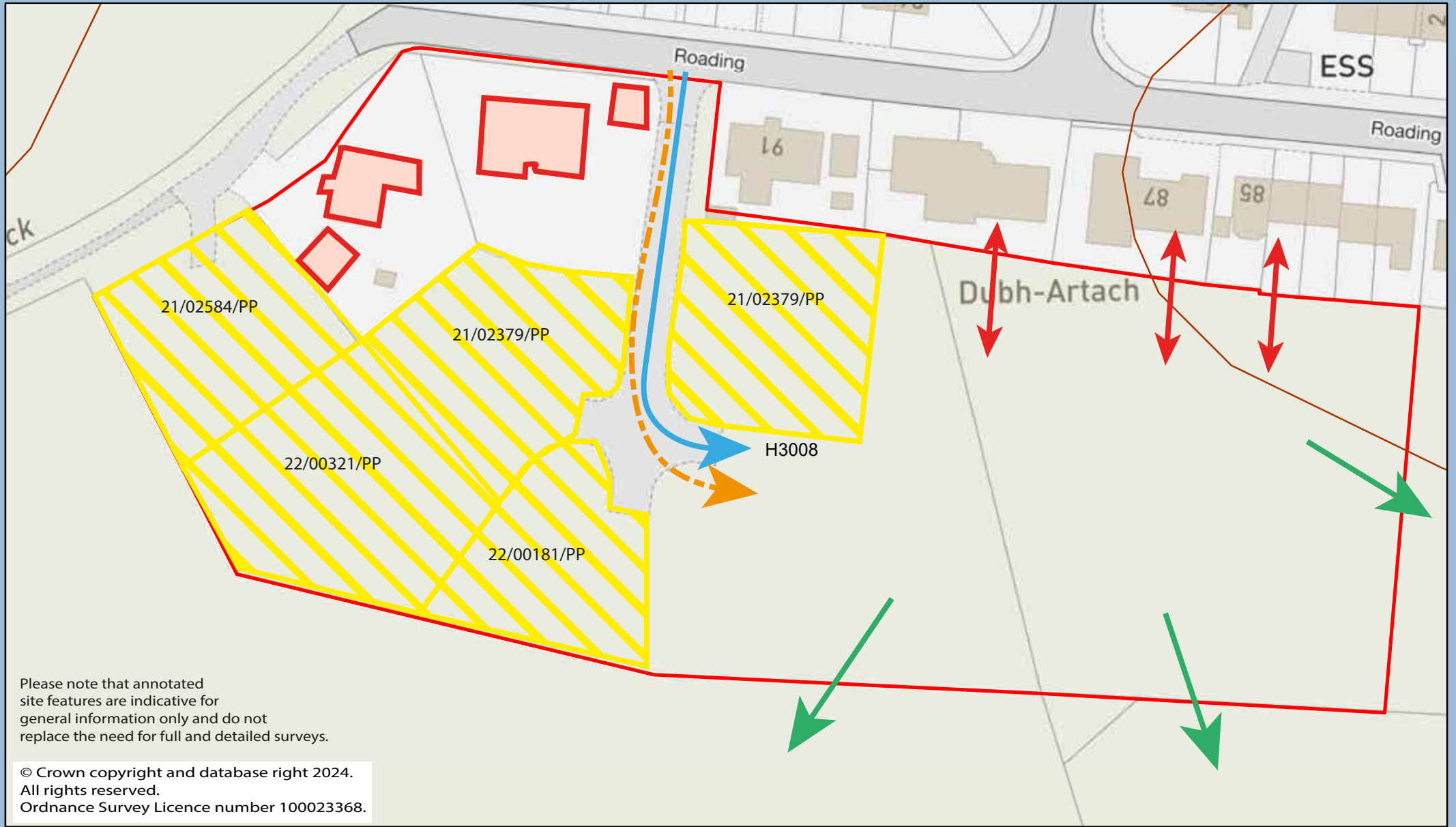
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| |
|--|
| <p>ACTIONS</p> |
| <ul style="list-style-type: none">• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Water Network –Water Impact Assessment required• 9” main runs through the site and early engagement with Scottish Water is required. |



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H3008 Campbeltown - Roding



H3009: Campbeltown - Kilkerran

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|---------|--------------------|--------------|----------------|-------------------------------|
| 3.43ha | 50 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Kintyre | Settlement Area | Campbeltown | Castlehill | Campbeltown Grammar School |

EXISTING USE:

Vacant Land

ACCESS:

Extremely limited access to the site as there is a cul-de-sac to the north west of the site so no possibility of an extension to the existing access and the only other potential access is the private access which is situated to the south east of the site. However this access would need to be upgraded and then cross land outside the site. Pedestrian access would need to be incorporated into the design of the development to possibly link with houses on Ardnacraig Avenue.

FLOOD RISK:

None indicated on SEPA maps.

TOPOGRAPHY:

Gently sloping

TREES:

Trees to north boundary of site providing separation from B-listed houses. These trees provide screening from the road, limiting the visual impact development here would have on the setting of these listed buildings. The woodland would have to be protected through the use of a buffer zone to ensure development did not affect root systems and measures would have to be taken during site construction to ensure the continuing integrity of the woodland. European Protected Species may be present in the woodland.

CONSTRAINTS:

Powerlines run across the south eastern boundary of the site.

BUILT ENVIRONMENT DESIGNATIONS:

Just outwith the boundary of the conservation area (setting)

Scheduled Monument SM248 Kilkerran Cemetery, Cristin’s Cross and MacEachern’s Cross (setting)

B-listed LB22962 Kilkerran Churchyard and Cemetery (setting)

C-listed LB43085 Knockbay (setting)

B-listed LB43086 former lifeboat house (setting)

B-listed LB43089 Rockwood (setting)

B-listed LB22960 East Cliff (setting)

B-listed LB22959 South Park (setting)

FORM OF DEVELOPMENT:

Traditional large-scale houses to the north (listed) and smaller contemporary housing development. The scale of properties on this site should not have a detrimental impact on the setting of the scheduled monument and listed buildings

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

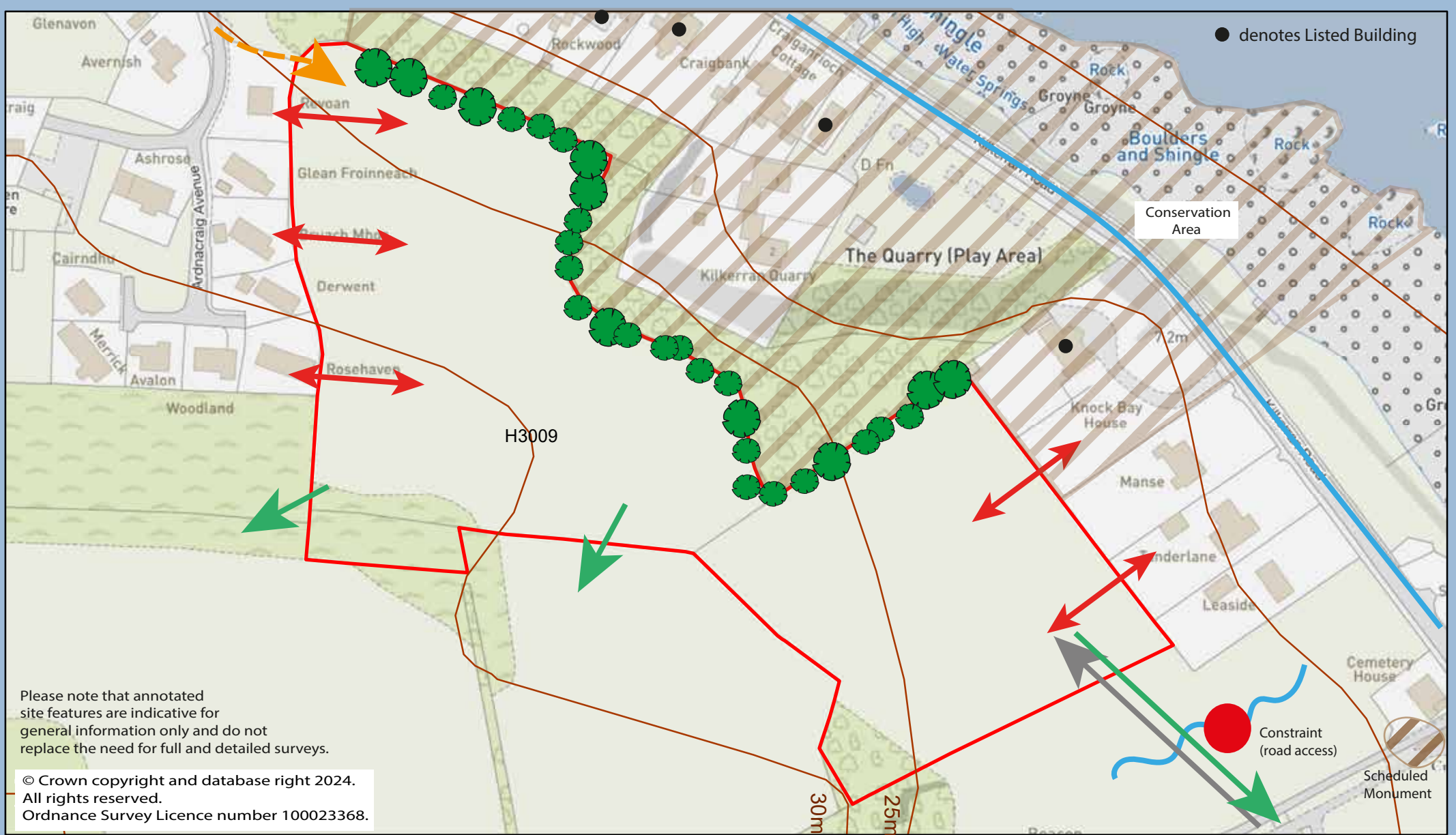
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Water Network –Water Impact Assessment required• Drainage Impact Assessment required.• Assess impact on trees/woodland – Mature Woodlands• Potential for bat roosts in trees, bat survey may be required• Nature Conservation Constraint – check for European protected species (otters) |



H3009 Campbeltown - Kilkerran



H3010: Carradale

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|---------|--------------------|--------------|----------------|-------------------------------|
| 1.26ha | 22 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Kintyre | Settlement Area | Carradale | Carradale | Campbeltown Grammar School |

EXISTING USE:

Pastoral grazing and caravan site

ACCESS:

Potential for access on southern boundary (Culcreuch Road). Access to site from western private road is single track and restricted in terms of improvements by existing properties. Pedestrian access could be linked with pedestrian access on Culcreuch Road

TOPOGRAPHY:

Gently slope down towards coast

TREES:

No trees on the site but a large number of shrubs / bushes which limit visibility into the site from the east.

NATURAL ENVIRONMENT DESIGNATIONS:

The site is adjacent to a Local Landscape Areas (East Kintyre (coast)) which must be given due consideration

CONSTRAINTS:

Right of way (claimed)

The site lies within an area identified by SEPA as a waste water drainage hotspot where there is considered to be an over reliance on private drainage systems (septic tanks). Scottish Water have not indicated a problem in getting a foul drainage connection. However, it may be the case that due to site levels, in order to get such a connection a pumped system may be required and this could increase basic infrastructure costs.

FORM OF DEVELOPMENT:

Single storey and one and a half storey detached and semi-detached properties surround the site. Similar form of development would be suitable.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

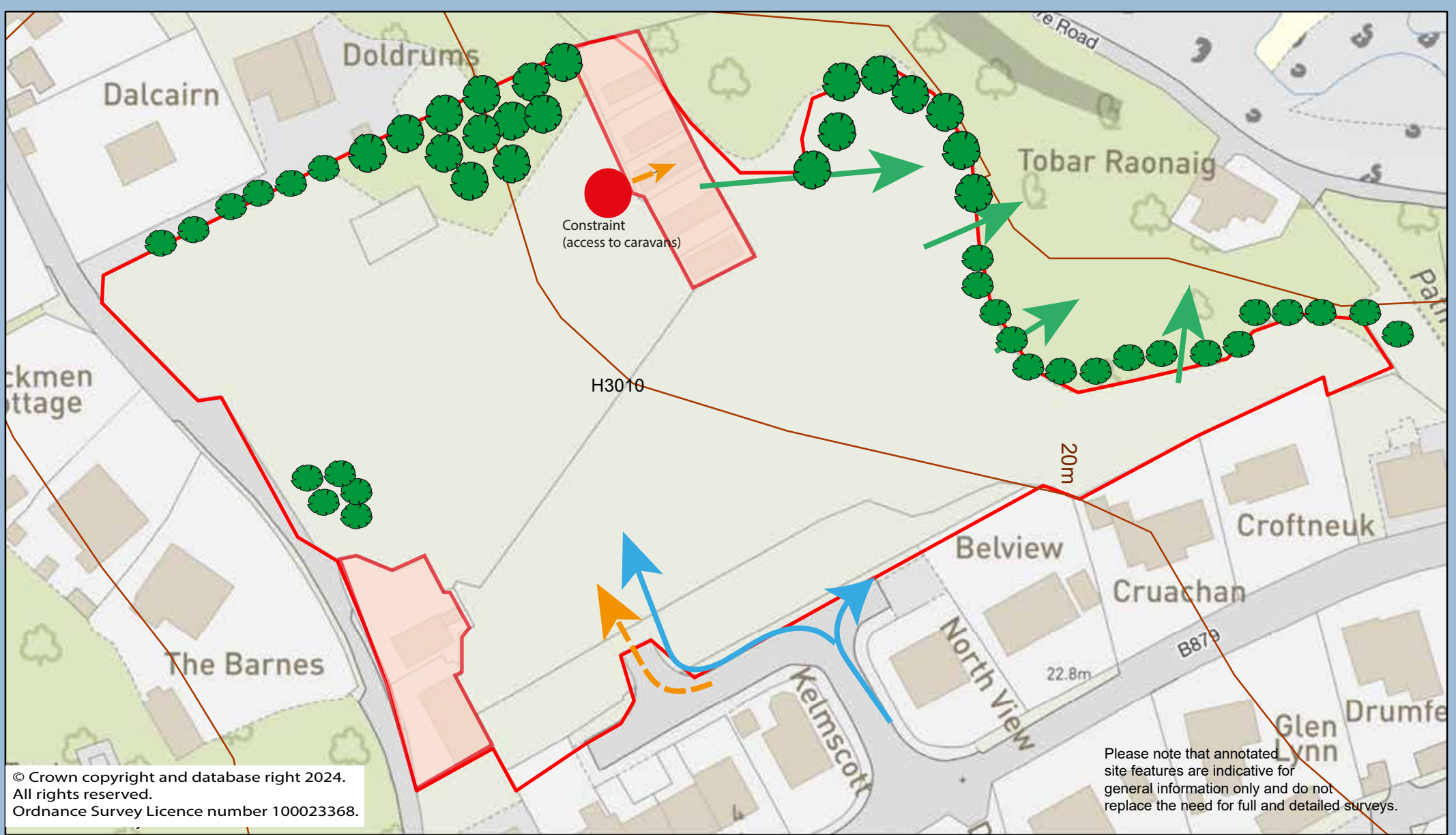
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Water Network –Water Impact Assessment required• Waste Water Treatment Works - Growth project is required. . Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.• Drainage Impact Assessment• Potential Asset Conflict - Sewer infrastructure runs through this site and early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |



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H3010 Carradale



H3011: Peninver

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|---------|--------------------|--------------|----------------|-------------------------------|
| 1.21ha | 20 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Kintyre | Settlement Area | Peninver | Dalintober | Campbeltown Grammar School |

EXISTING USE:

Agricultural Land

ACCESS:

Possible access to site from private road along northern boundary off B842 public road which could be widened to upgrade the access (subject to land ownership).

Alternatively possible access to the site from the unclassified road which terminates on the southern site boundary. Pedestrian access could be formed to link with access at residential properties to the south of the site.

FLOOD RISK:

No flood risk indicated on SEPA maps. A minor watercourse wiflows along the site boundary and another appears to go into culvert within the site boundary, which could represent a potential flood risk.

TOPOGRAPHY:

Predominantly flat with slight incline to eastern boundary

TREES:

Line of deciduous trees to north boundary

NATURAL ENVIRONMENT DESIGNATION:

The site is within a Local Landscape Area – East Kintyre (Coast)- which must be given due consideration

CONSTRAINT:

Overhead power line running across the site

FORM OF DEVELOPMENT:

Single storey and one and a half storey detached and semi-detached properties surround the site. Similar form of development may be suitable.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

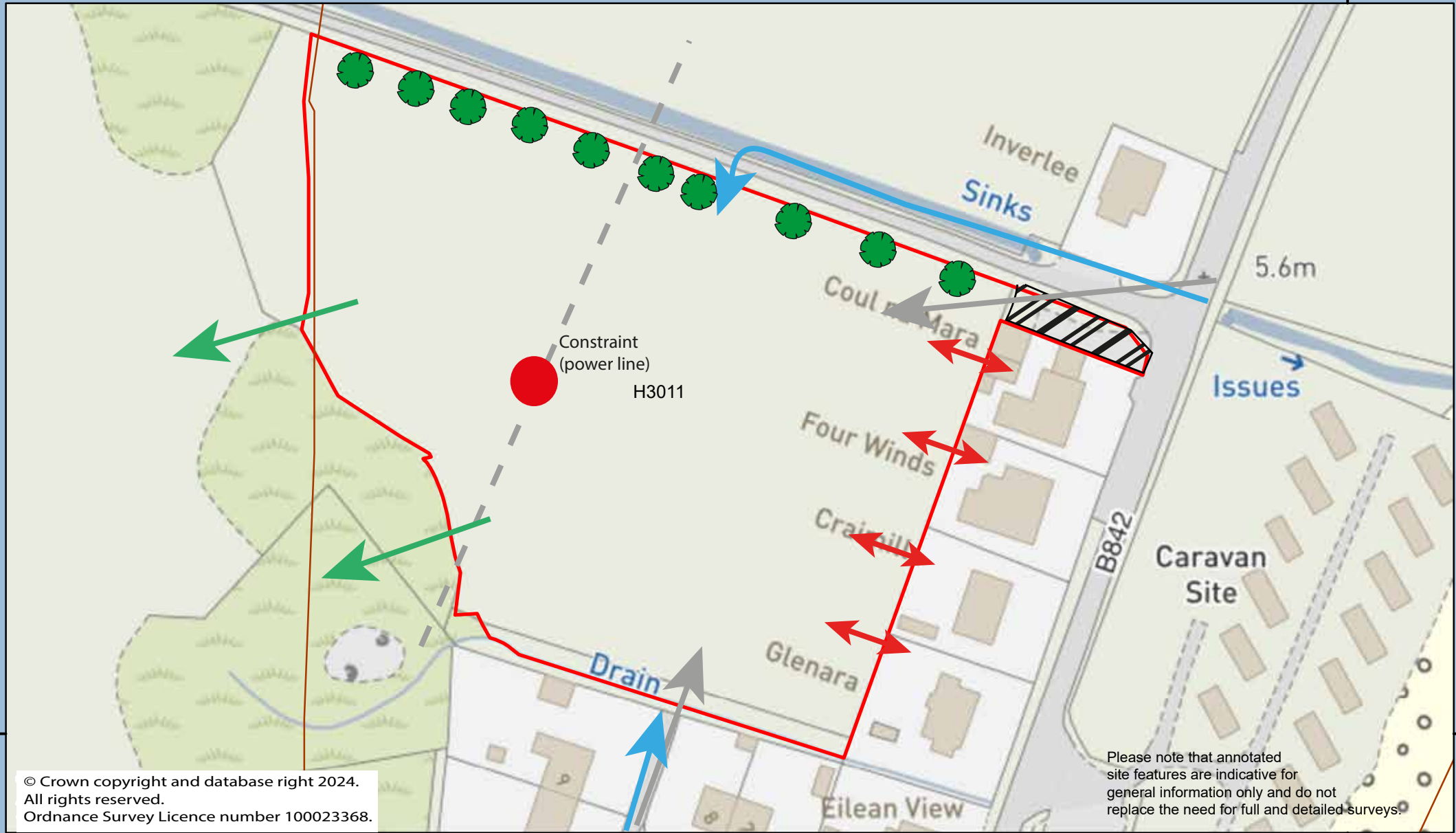
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Water Network –Water Impact Assessment required
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)



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H3011 Peninver



176000

625000

H3012: Campbeltown - Dalintober

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|---------|--------------------|--------------|----------------|-------------------------------|
| 1.03ha | 4 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Kintyre | Settlement Area | Campbeltown | Dalintober | Campbeltown Grammar School |

EXISTING USE:

Vacant land / residential housing

ACCESS:

Access road (Knockruan Way) and pedestrian access already formed for houses to the north which could serve any additional housing built to the south of the road.

FLOOD RISK:

No flood risk indicated on SEPA maps.

TOPOGRAPHY:

Very steep slope to north of site. This is behind the existing houses and considered unsuitable for further development. Developable area to the south of Knockruan Way is fairly flat.

TREES:

None in the developable area

FORM OF DEVELOPMENT:

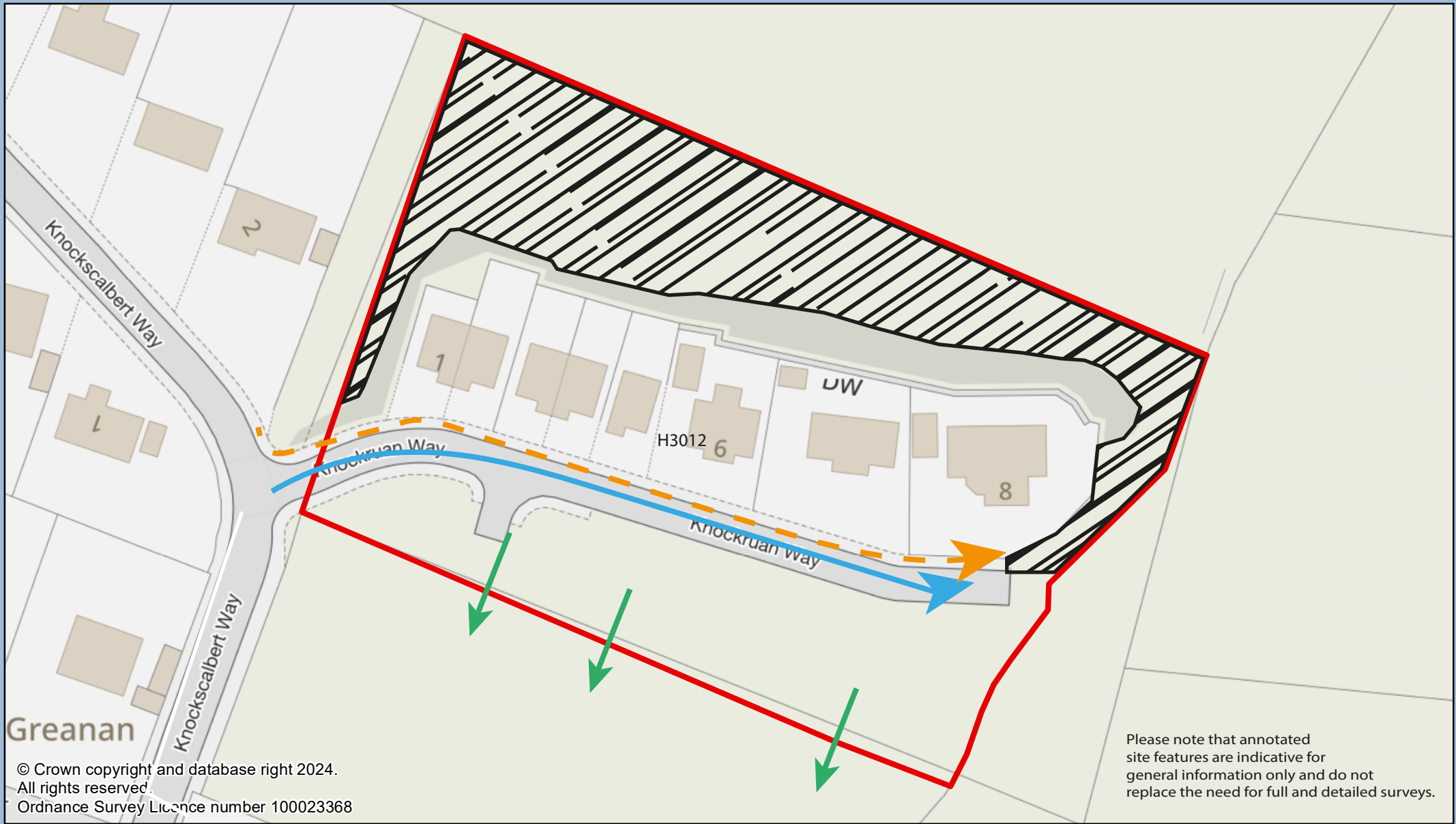
Mix of 2 storey semi-detached and detached houses already built on site. Single storey properties to the west of the site and detached traditional villas to the south of the site.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Growth Project required at Water Treatment Works. Early engagement with Scottish Water via the Pre-Development Enquiry process is strongly recommended for developers to begin discussions on growth requirements and build out rates.
- Water Network –Water Impact Assessment required
- Drainage Impact Assessment required
- Potential Asset conflict – Water infrastructure runs through the site and early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)



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H3012 Campbeltown - Dalintober



H3013: Ardrishaig – Kilduskland South

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|---------------|------------|------------|-----------------|---------------------------|----------------|--------------------------|
| 2.15ha | 35 | 25% | Landowner/Developer | Medium / Long | MAKI | Mid Argyll | Settlement Area | Lochgilphead / Ardrishaig | Ardrishaig | Lochgilphead High School |

EXISTING USE:

Pastoral Grazing

ACCESS:

Track (not adopted) from Kilduskland Road would require to be upgraded – gradients could be an issue.

Off site highway improvements to Kilduskland Road would be required.

Access to H3019 must be considered in conjunction with this site.

FLOOD RISK:

High, Medium and Low risk of surface water flooding indicated on SEPA maps to north and south boundaries of the site

TOPOGRAPHY:

Slopes down to east.

TREES:

Trees scattered around edge of site.

OPPORTUNITIES:

Core Path C129 runs adjacent to the site.

Pedestrian access routes should be created through the site to access the Core Path.

CONSTRAINTS:

Due to elevated position consideration must be given to potential views of development from Lochgilphead as well as the east side of Loch Gilp.

FORM OF DEVELOPMENT:

Must be considered with H3019 for overall Masterplan approach.

A mix of housing types on Kilduskland Road includes single storey and 2 storey of various periods and architectural styles. Due to the slope of the site, it is likely that the single storey and one and a half storey may be preferable

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

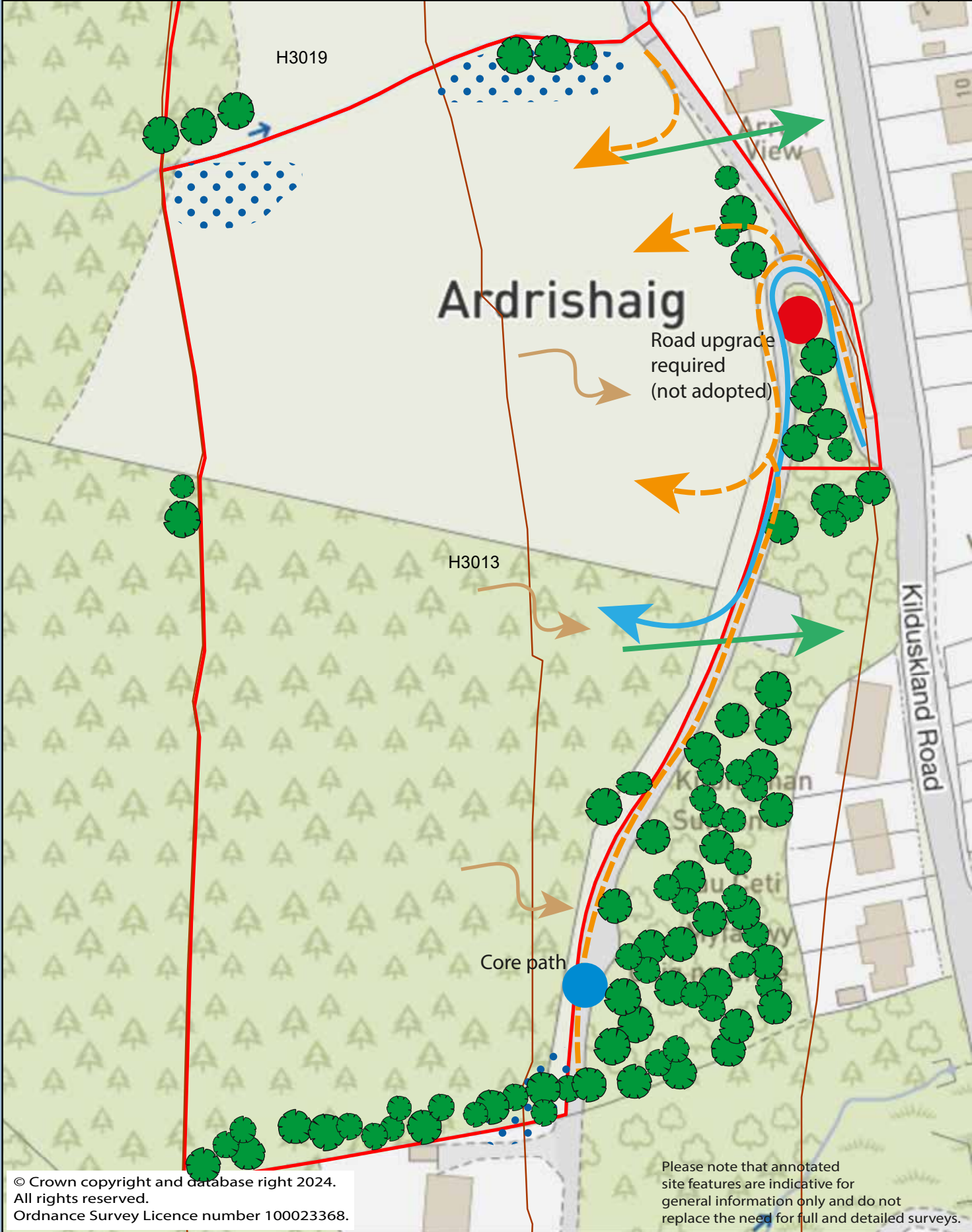
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

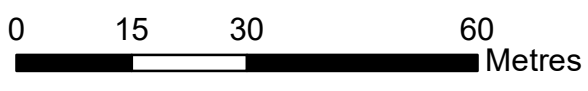
| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network –Water Impact Assessment required• Assess impact on trees/woodland - Mature Woodland• Potential for bat roosts in trees, bat survey may be required• Nature Conservation Constraint – check for European protected species (otters) |



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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

H3013 Ardrishaig - Kirdusland South



H3014: Lochgilphead – Fernoch Crescent

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------|-----------|----------|
| 5 | 25% | Landowner/Developer | Short | On site. |

ACTIONS

- Flood Risk Assessment required
- Water Network –Water Impact Assessment required
- Potential Asset conflict – water infrastructure runs through the site and early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

H3015: Tayvallich

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|------------|-----------------|--------------|----------------|--------------------------|
| 0.71ha | 11 | 25% | Landowner/Developer | Short | MAKI | Mid Argyll | Settlement Area | Tayvallich | Tayvallich | Lochgilphead High School |

EXISTING USE:

Part building site

ACCESS:

Access to the site (Torr-Mor Road) already created

FLOOD RISK:

No flood risk indicated on SEPA flood maps

TOPOGRAPHY:

Slopes down towards the west

TREES:

None on site

NATURAL ENVIRONMENT DESIGNATIONS:

National Scenic Area – Knapdale (some form of LVIA likely to be required)

FORM OF DEVELOPMENT:

A large one-off house has been consented to the rear of the site (22/00452/PP). The indicative layout submitted with this application demonstrates that a further 8 small units could be accommodated on the site and this form and layout should broadly be followed however greenspace will be required to be included as per LDP2 Policy 68 as the overall development exceeds 10 units.

PLANNING CONSENTS:

22/00452/PP granted for one dwellinghouse at Plot 9. The Development Policy consultation response was that this proposal was not justified in terms of the LDP.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network –Water Impact Assessment required• Drainage Impact Assessment required• Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover. |

H3016: Ardfern - Soroba

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|------------|--------------------|---------------------------|-----------------------------|-----------------------------|
| 1.66ha | 19 | 25% (see note below) | Landowner/Developer Scottish Water | Short / Medium | MAKI | Mid Argyll | Settlement Area | Ardfern / Craobh Haven | Craignish Primary School | Lochgilphead High School |

EXISTING USE:

Rough grassland

ACCESS:

From Soroba Meadows (single track, no footpath)

FLOOD RISK:

Multiple minor watercourses across site as well as pond. H, M, L risk of river flooding to south part of site indicated on SEPA flood maps.

TOPOGRAPHY:

Undulating

TREES:

Small trees dotted across site

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area

FORM OF DEVELOPMENT:

Mainly detached 1 ½ storey houses around. A similar, scattered development of diverse designs and orientations is likely to be appropriate, with the inclusion of affordable housing units as required

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

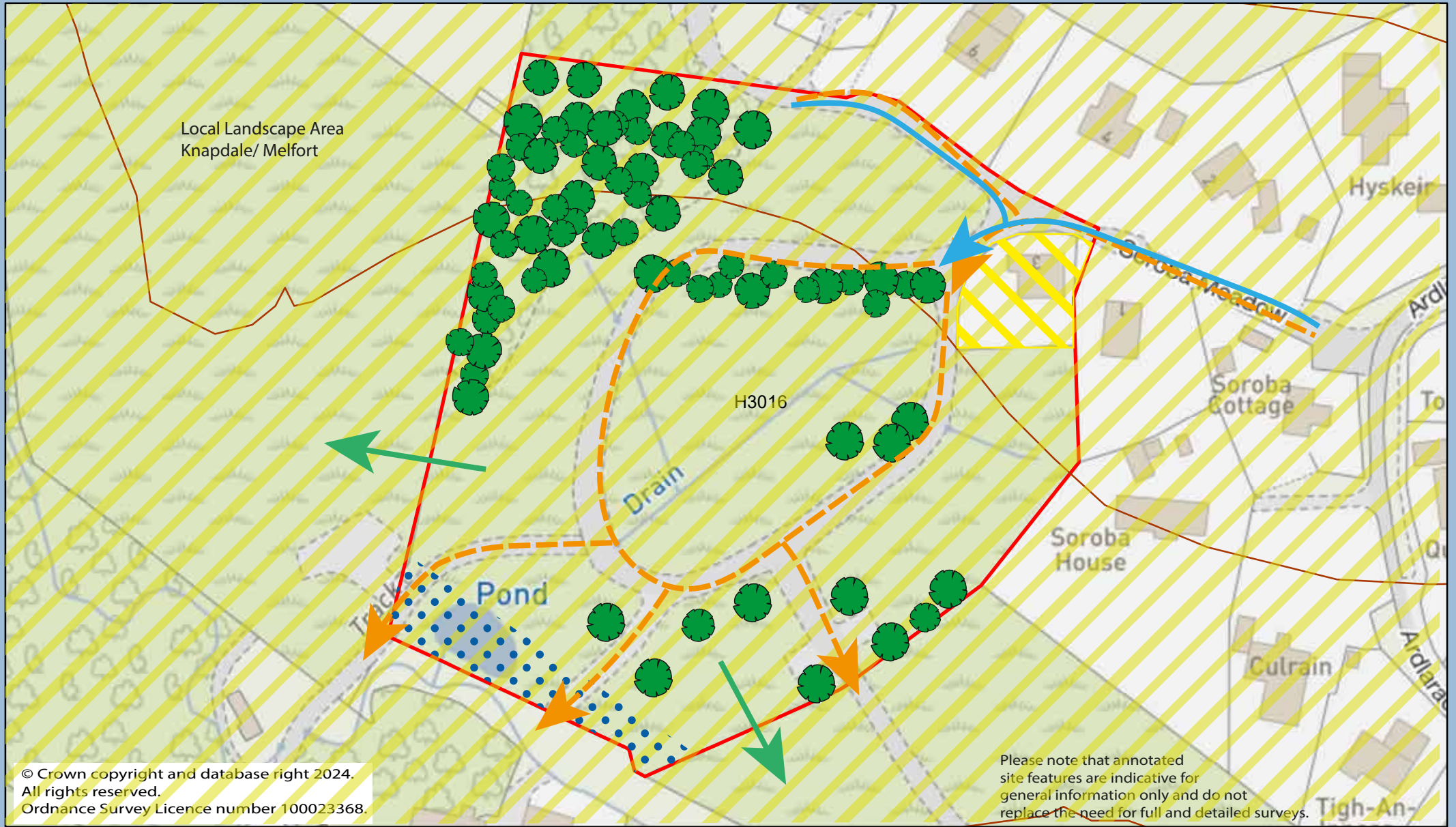
If a phased approach is proposed, these points should be addressed within the initial phase.

Allocation carried forward from LDP1 and. Area adjusted for LDP2. Existing planning consent for 17 dwellings has conditional requirements on the phasing and delivery of dwellings. Consent for the 17 units also requires by condition 25% affordable requirement which needs to be met in full. Any further development beyond the 17 consented already also needs to deliver 25% affordable.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network - A Water Impact Assessment and flow and pressure test will be required along with supporting information on flows and build rates as part of PDE to determine what developer funded off site sewer mitigation is required to support this development• Waste Water Treatment Works - Growth project is required• Drainage Impact Assessment required.• Nature Conservation Constraint – check for European protected species (otters) |



H3016 Ardfern - Soroba



H3017: Port Charlotte

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|-------|--------------------|----------------|----------------|-------------------|
| 1.97ha | 40 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Islay | Settlement Area | Port Charlotte | Port Charlotte | Islay High School |

EXISTING USE:

Farmland

ACCESS:

Access to be achieved from A847. Access is already being constructed as part of approved phase 1 of development to the east of the site.

FLOOD RISK:

Small section of site has high chance of surface water flooding. Basic FRA required for future application.

TOPOGRAPHY:

Site is predominantly flat.

CONSTRAINTS:

Airfield Safeguarding Zone (Islay Airport)

FORM OF DEVELOPMENT:

Any proposals should follow consistent pattern and form as approved in phase one to create a holistic design throughout the whole site.

PLANNING CONSENTS:

23/00369/PP - Erection of 16 dwellinghouses and formation of vehicular access

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

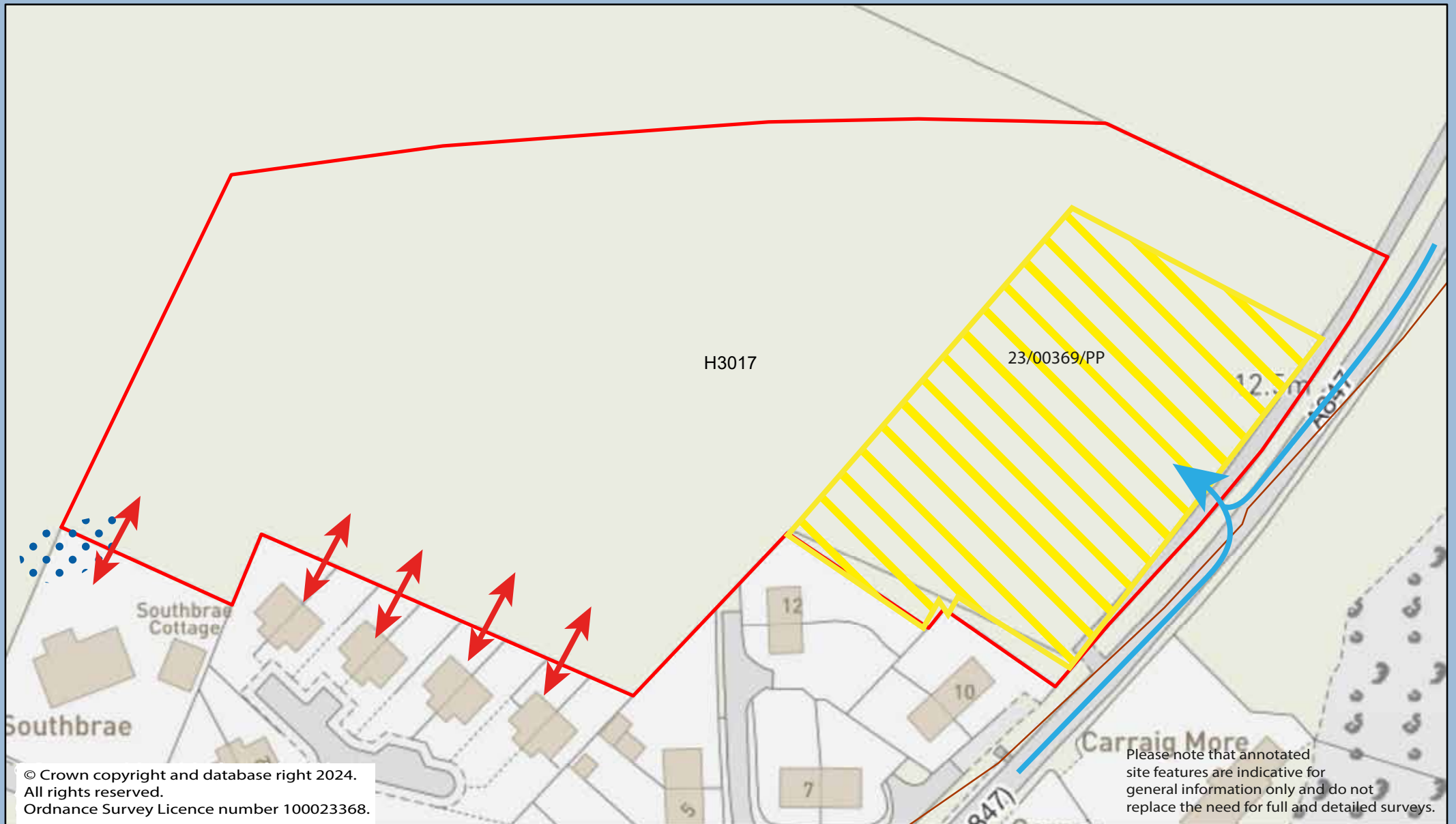
If a phased approach is proposed, these points should be addressed within the initial phase.

Allocation carried forward from LDP1 and. Area adjusted for LDP2. Existing planning consent for 17 dwellings has conditional requirements on the phasing and delivery of dwellings. Consent for the 17 units also requires by condition 25% affordable requirement which needs to be met in full. Any further development beyond the 17 consented already also needs to deliver 25% affordable.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Waste Water Treatment Works - Growth project is required• Water Treatment Works – early engagement with Scottish Water required via Pre Development Enquiry• Waste Water Network - Drainage Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



H3017 Port Charlotte



H3018: Torran, by Ford – Torran Farm

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|---------------|------------|------------|-----------------|--------------|--------------------------|--------------------------|
| 1.89ha | 5 | 100% | Landowner/Developer | Medium / Long | MAKI | Mid Argyll | Settlement Area | Torran | Kilmartin Primary School | Lochgilphead High School |

EXISTING USE:

Vacant former agricultural land

ACCESS:

Access from Public C class road (Ford to Dalavich) onto access track which already serves a number of residential houses. Access track terminates at south end of the site and also branches to the west of the site. Access improvements to existing private access road would be required. No existing pedestrian access to Ford village. Parking areas could be incorporated into the design of any development.

FLOOD RISK:

Medium risk of flooding on small part of site according to SEPA flood maps. A small watercourse runs along the site boundary.

TOPOGRAPHY:

A steep slope to the north east of the site boundary renders this part undevelopable

TREES:

Trees scattered across central sections of the site

BUILT ENVIRONMENT DESIGNATIONS:

Scheduled Monument SM5857 Cross-incised stone (setting)

CONSTRAINTS:

Partially built small building in central eastern section of site

FORM OF DEVELOPMENT:

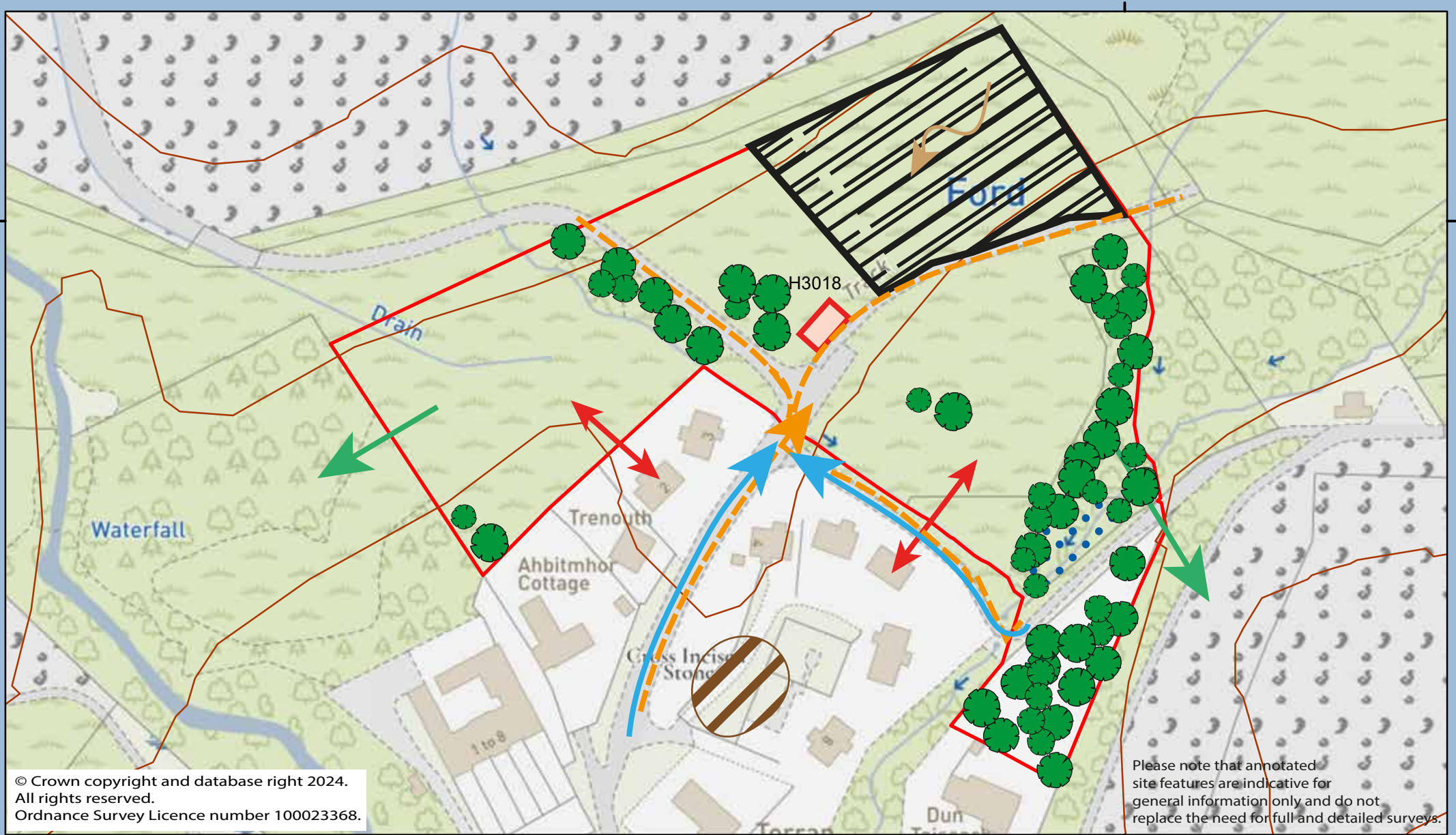
Mostly detached 1 ½ storey houses in the area

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Network –Water Impact Assessment required
- Water Treatment Works – Early engagement with Scottish Water required via Pre Development enquiryNature Conservation Constraint – check for European protected species (otters)
- Note 100% affordable due to condition 15/01780/PP



H3018 Torran, by Ford - Torran Farm



H3019: Ardrishaig – Kilduskland North

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|---------------|------------|------------|-----------------|---------------------------|----------------|--------------------------|
| 1.25ha | 15 | 25% | Landowner/Developer | Medium / Long | MAKI | Mid Argyll | Settlement Area | Lochgilphead / Ardrishaig | Ardrishaig | Lochgilphead High School |

EXISTING USE:

Pastoral Grazing

ACCESS:

Track (not adopted) from Kilduskland Road would require to be upgraded – gradients could be an issue.

Off site highway improvements to Kilduskland Road would be required.

Access to site will be required through H3013.

FLOOD RISK:

High, Medium and Low risk of surface water flooding indicated on SEPA maps to south boundaries of the site. Small watercourses run through site.

TOPOGRAPHY:

Slopes down to east.

TREES:

Trees scattered around edge of site.

OPPORTUNITIES:

Pedestrian access routes should be created through the site and H3013 to access the Core Path C129 which runs to the south east of H3013.

CONSTRAINTS:

Due to elevated position consideration must be given to potential views of development from Lochgilphead as well as the east side of Loch Gilp.

Electricity lines run through site at northern boundary.

FORM OF DEVELOPMENT:

Must be considered with H3013 for overall Masterplan approach.

A mix of housing types on Kilduskland Road includes single storey and 2 storey of various periods and architectural styles. Due to the slope of the site, it is likely that the single storey and one and a half storey may be preferable

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

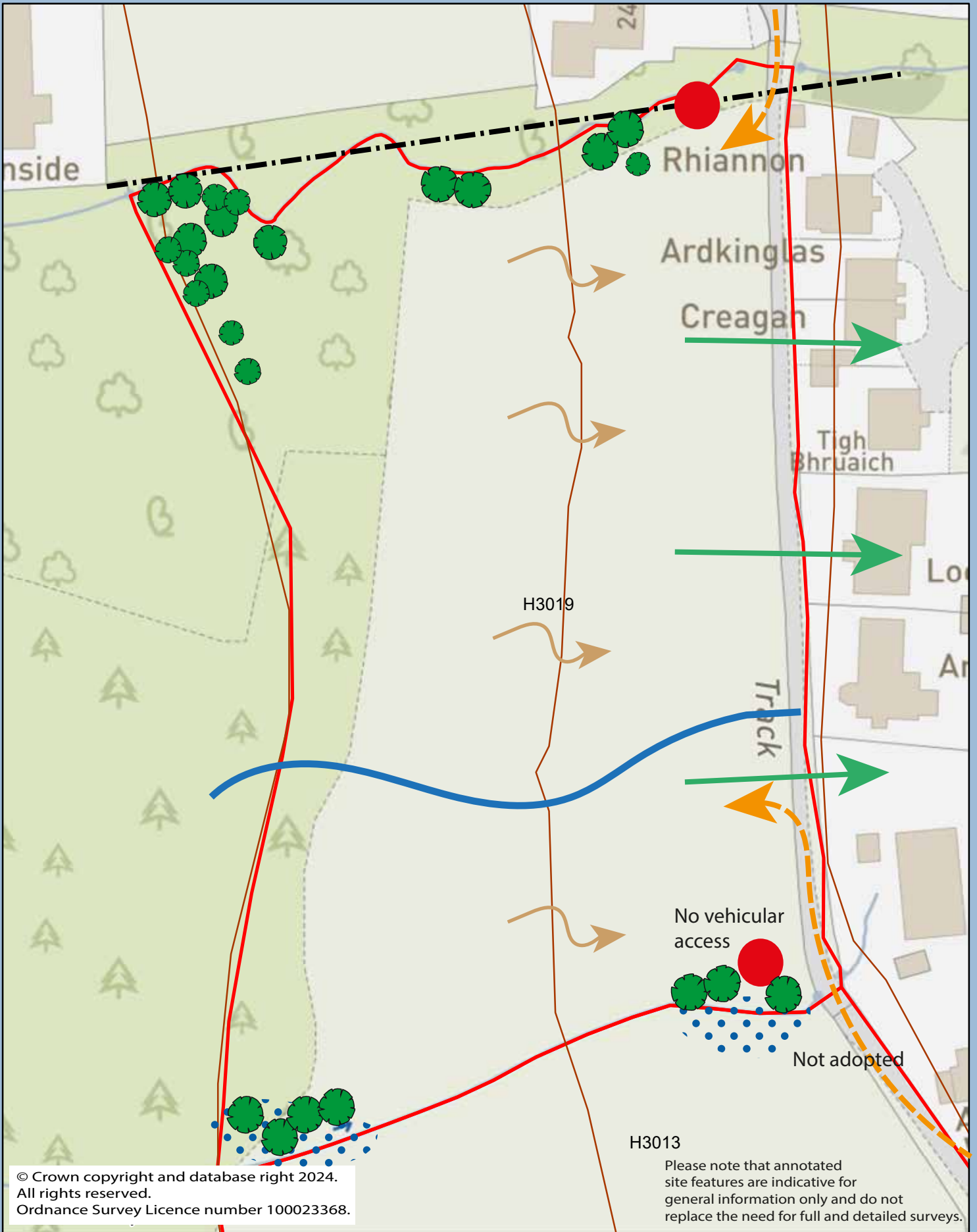
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network –Water Impact Assessment required• Water Treatment Works – Early engagement with Scottish Water required via Pre Development EnquiryWaste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Anquiry• Impact on trees/woodland• Potential for bat roosts in trees, bat survey may be required• Nature Conservation Constraint – check for European protected species (otters) |



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H3013
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H3019 Ardrishaig - Kirduskland North



H3020: Port Ellen – Imeraval Road

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|--|
| 20 | 25% (see note below) | Landowner/Developer Scottish Water | Short / Medium | Planning consent for 20 dwellings 21/00374/PP. |

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Growth Project required.
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment required.
- Sits within Strategic Masterplan (SM3003) area to allow consideration of wider issues
- Nature Conservation Constraint – check for European protected species (otters)
- Affordable units delivered historically met with requirements.

H3021: Port Ellen – Imeraval Road

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|-------------------------------------|
| 16 | 25% | Landowner/Developer Scottish Water | Short / Medium | Part of wider masterplan with H3020 |

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Growth Project required.
- Water Network – Water Impact Assessment required
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment required.
- Sits within Strategic Masterplan (SM3003) area to allow consideration of wider issues
- Nature Conservation Constraint – check for European protected species (otters)

H3022: Campbeltown - Braeside

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|---------|--------------------|--------------|----------------|-------------------------------|
| 1.84ha | 43 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Kintyre | Settlement Area | Campbeltown | Dalintober | Campbeltown Grammar School |

EXISTING USE:

Agricultural Land

ACCESS:

Access is from the A83 Trunk Road (within the 30mph area). New access would need to be formed subject to Roads Department agreement. Pavement runs to SE corner of the site which would need to be extended.

FLOOD RISK:

No flood risk indicated on SEPA maps. A minor watercourse flows along the site boundary which could represent a potential flood risk

TOPOGRAPHY:

Site slopes up away from the A83. Housing layout and design would need to sensitively work with this topography.

TREES:

A small number of trees are in the corner of the site at the border with the Scottish Water access track, which would not affect the developable area.

FORM OF DEVELOPMENT:

Mainly larger one or two storey properties surround the site but also some semi-detached and terraced units. Industrial area across the road to the south.

PLANNING CONSENTS:

Planning application 13/00303/PP was withdrawn. The application raised a number of issues including the site gradients which prevent the notional pro-rata density being met for this part of the allocation. Scottish Water has indicated that any development of the allocation must ensure that the access to the Water Treatment Works is maintained as is.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

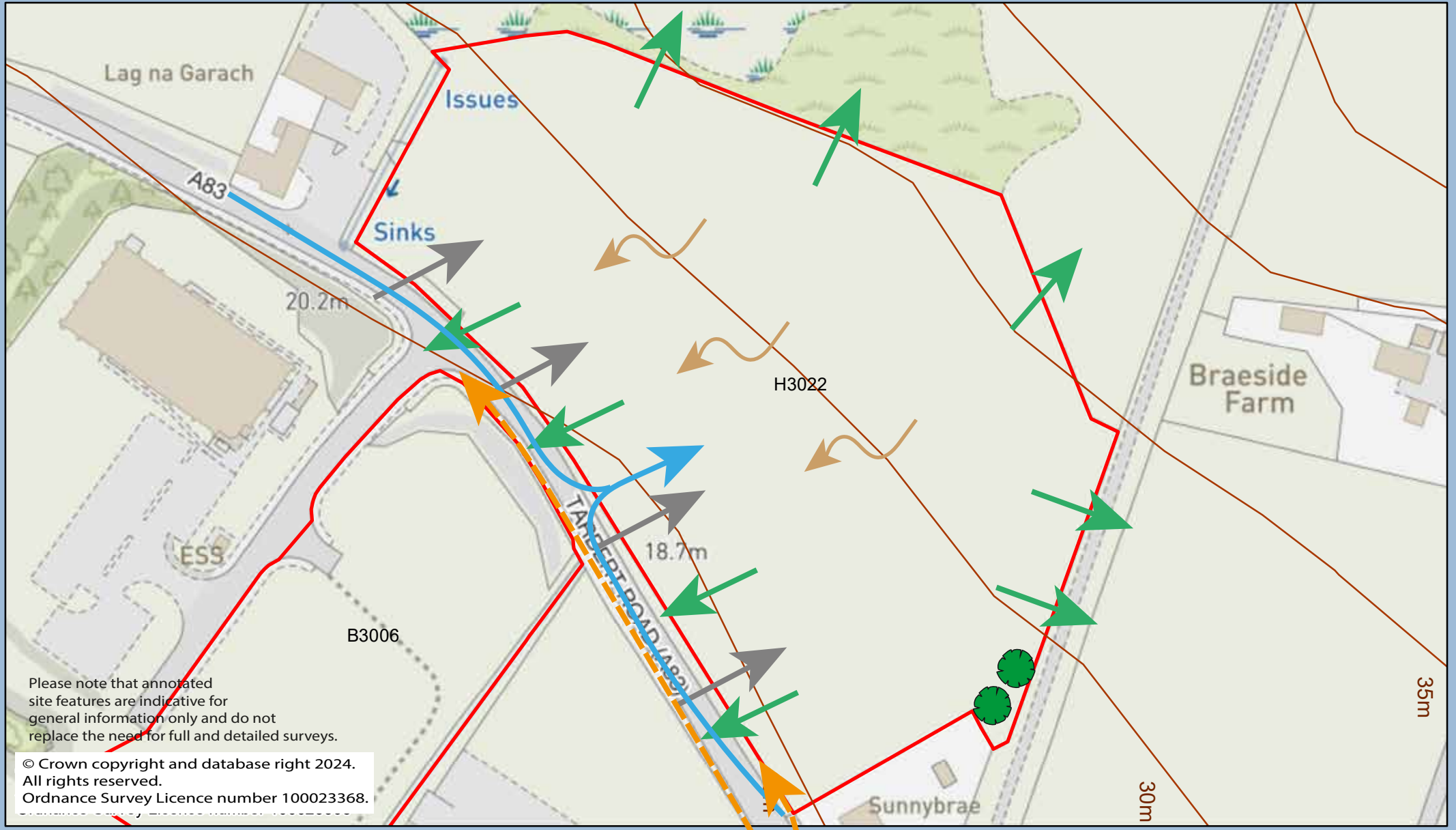
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

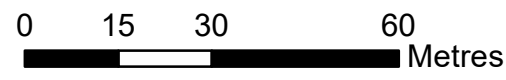
| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works - Growth Project required• Water Network –Water Impact Assessment required• Waste Water Treatment Works – Early Engagement with Scottish Water required via Pre Development Enquiry• Waste Water Network – Drainage Impact Assessment required• Potential Asset conflict– 12" trunk main runs through site. Early engagement with Scottish Water required.• Nature Conservation Constraint – check for European protected species (otters) |



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H3022 Campbeltown - Braeside



H3023: Minard

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|------------|-----------------|--------------|--|--------------------------|
| 1.38ha | 12 | 25% | Landowner/Developer Scottish Water | Short | MAKI | Mid Argyll | Settlement Area | Minard | Minard (from May 2024 it is proposed to zone pupils to Lochgilphead Primary and Furnace Primary) | Lochgilphead High School |

EXISTING USE:

Vacant – stalled site

ACCESS:

From Victoria Park – partially formed

FLOOD RISK:

Small area of medium risk surface water flooding to south east corner of site indicated on SEPA maps. A watercourse flows adjacent to the site and minor watercourses flow through the site

TOPOGRAPHY:

Steep slopes to south of site – challenging for development.

TREES:

None on site.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area – West Loch Fyne (Coast)

CONSTRAINTS:

Powerline running along south edge of site

FORM OF DEVELOPMENT:

Largely single storey in the area, and particularly to the north of the site. Some 2 storey development (access by small bridges to first floor) to the immediate east of the site to work with the challenging topography. A similar style of development may be suitable for the site.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

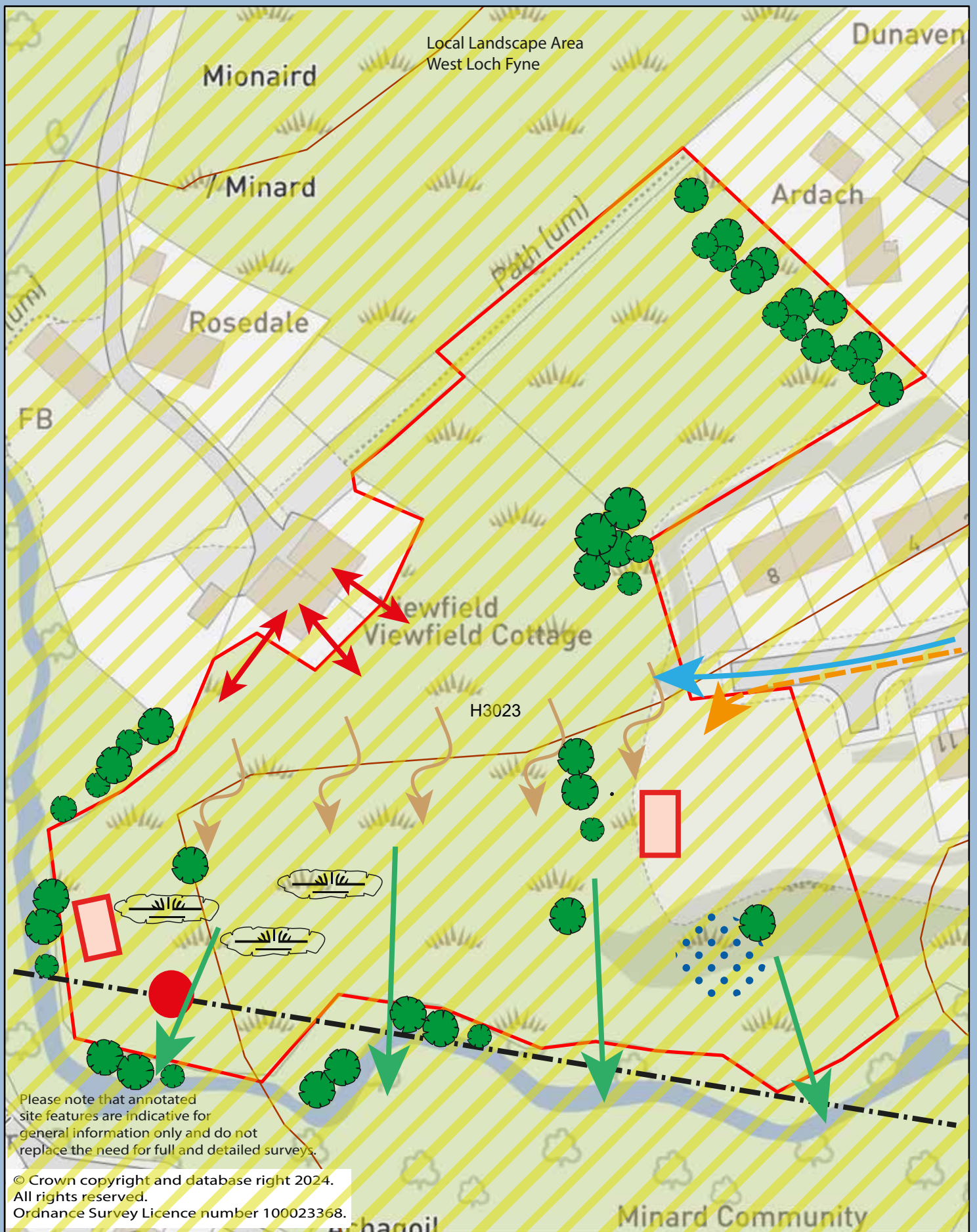
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry• Water Network – Water Impact Assessment required dependent on unit number• Waste Water Treatment Works – Growth Project required• Flood Risk Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



H3023 Minard



H3024: Tarbert

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|------------|-----------------|--------------|----------------|------------------|
| 4.28ha | 50 | 25% | Landowner/Developer | Short / Medium | MAKI | Mid Argyll | Settlement Area | Tarbert | Tarbert | Tarbert Academy |

EXISTING USE:

Vacant land

ACCESS:

Restricted access to the site. Site is surrounded by cemetery and recreation ground to the north, housing to the east and west and site slopes to the south. Possibility for access from the south west by upgrading existing road network but this depends on land ownership. Access from north of site constrained by recreation ground.

Pedestrian access and parking would need to be incorporated into the design of the site. Core path runs close to western boundary of the site from houses at Oakfield adjacent to recreation ground to the houses at Eastfield.

FLOOD RISK:

No flood risk indicated on SEPA maps

TOPOGRAPHY:

Mix of fairly flat land and land which slopes in western corner and continues to rise from southern boundary.

TREES:

Trees dominate site boundary

CONSTRAINTS:

Powerline intersects the site on north/ north eastern boundary.

FORM OF DEVELOPMENT:

Surrounding area is a mix of predominately flatted and terraced dwellings. Something similar or mixed types of development would be suitable

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

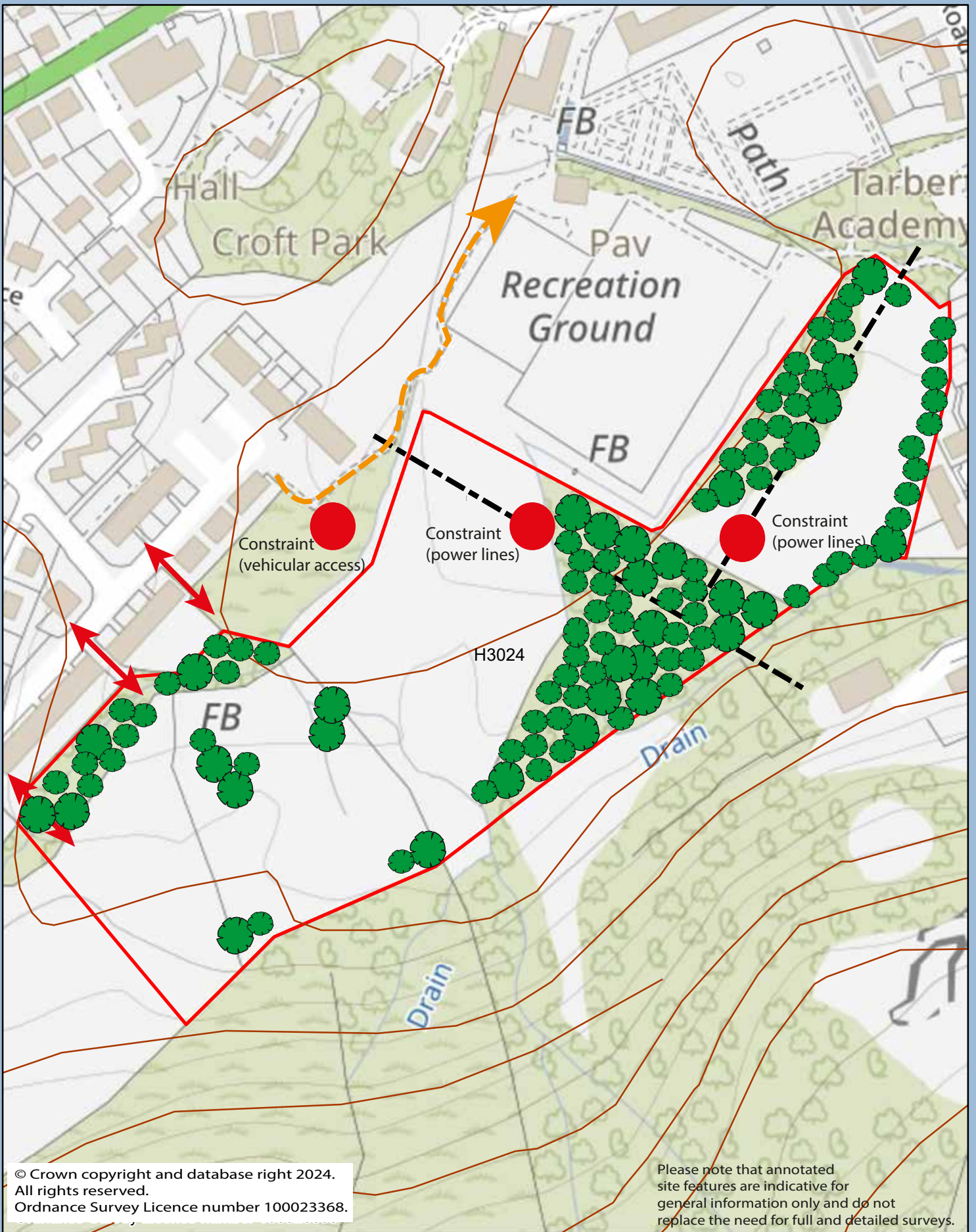
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water treatment Works - Growth Project required• Water Network –Water Impact Assessment required• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry• Waste Water network – Drainage Impact Assessment required• Access issues• Nature Conservation Constraint – check for European protected species (otters) |



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H3024 Tarbert - Oakfield/ Easfield



H3025: Port Ellen

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|-------|--------------------|--------------|----------------|-------------------|
| 4.46ha | 50 | 25% | Landowner/Developer Scottish Water | Short / Medium | MAKI | Islay | Settlement Area | Port Ellen | Port Ellen | Islay High School |

EXISTING USE:

Grazing land

ACCESS:

Vehicular access can be achieved from A846. Small track to north/west of the site, unsuitable for vehicular access for a housing development.

TOPOGRAPHY:

Site slopes downwards from east to west. Site is flat to east of site.

TREES:

Some unprotected trees and shrubbery on site. See map for details.

CONSTRAINTS:

Airfield Safeguarding Zone (Islay Airport), Class 3 Radon Affected Area.

FORM OF DEVELOPMENT:

Development should be of a similar form/style of the existing dwellings and those newly built in Port Ellen. Proposals should strive to provide front and rear gardens and protect views to waterfront. Stone wall running parallel with A846 should be retained where possible.

PLANNING CONSENTS:

20/01365/PPP - Site for the erection of 2 dwellinghouses

20/01955/PPP - Site for the erection of 3 dwellinghouses

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

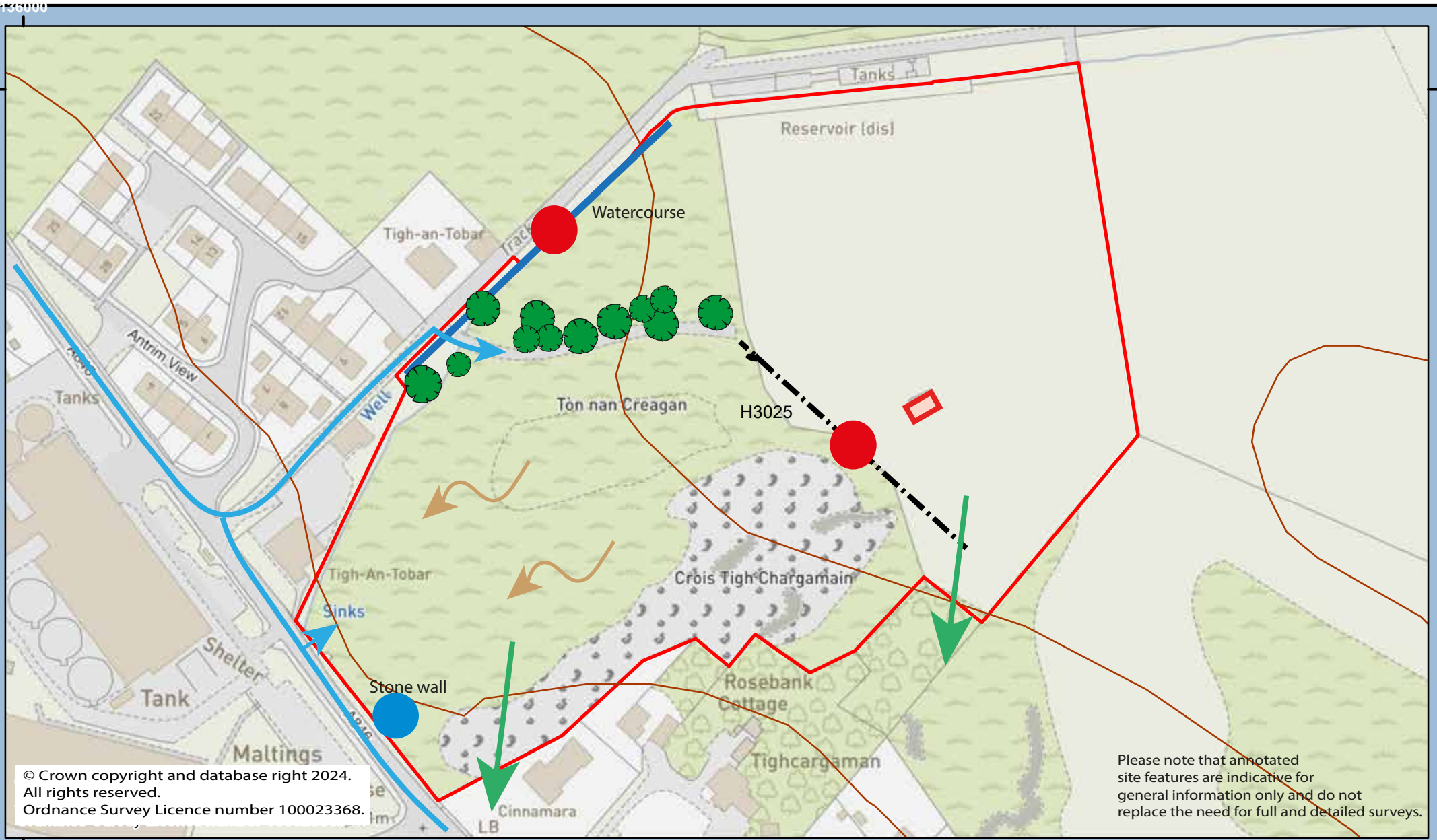
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works - Growth Project required
- Water Network –Water Impact Assessment required
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)



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H3025 Port Ellen



136000

656000

H3026: Keills

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------|------------|-------|-----------------|--------------|-----------------------|-------------------|
| 0.88ha | 18 | 25% | Landowner/Developer | Short | MAKI | Islay | Settlement Area | Keills | Keills Primary School | Islay High School |

EXISTING USE:

Farmland

ACCESS:

Access achieved from A846 to south of the site. Good visibility for potential access to trunk road.

TOPOGRAPHY:

Site is predominantly flat. Slight gradual slope from north to south of site.

OPPORTUNITIES:

Site is within walking distance to local primary school on the island.

CONSTRAINTS:

Airfield Safeguarding Zone (Islay Airport)

FORM OF DEVELOPMENT:

Dwellings should conform with pattern and scale of existing settlement. Height of 1-2 storeys per dwelling.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

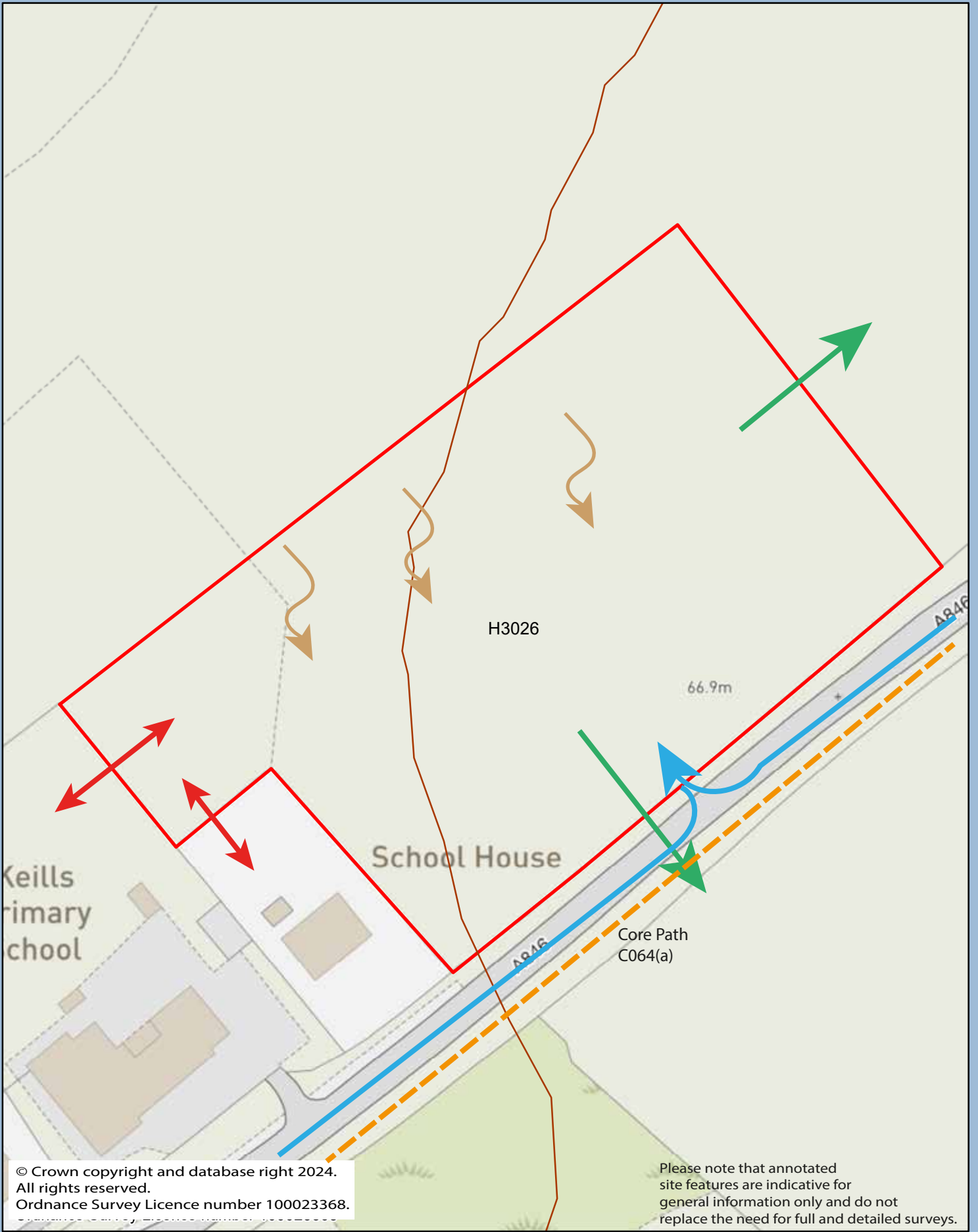
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| |
|---------|
| ACTIONS |
|---------|

- | |
|---|
| <ul style="list-style-type: none">• Water Network – Flow and pressure test required• Waste Water Network – Drainage Impact Assessment required |
|---|



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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

H3026 Keills

0 12.5 25 50 Metres



H3027: Inveraray

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------|----------------|-----------------------------|
| 138 | 25% | Landowner/Developer | Short / Medium | Masterplan approved on site |

ACTIONS

- Water Treatment Works – Early engagement with Scottish Water required via pre Development Enquiry
- Water Network – Water Impact Assessment required dependent on numbers
- Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Network – Drainage Impact Assessment
- Sits within Strategic Masterplan (SM3001) area to allow consideration of wider issues
- Transport Scotland are restricting the use of car park access – they would require a right hand turning lane which would be difficult to construct due to listed wall and infill required on seaward side. Transport Scotland wish traffic to be split using three access points – the car park, Barn Park and past the old police station. The Barn Park access requires substantial upgrading.

H3028: Kilmichael Glassary

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|------------------|------------|------------|--------------------|--------------|------------------------------|-----------------------------|
| 2.6ha | 30 | 25% | Landowner/Developer Scottish Water | Medium / Long | MAKI | Mid Argyll | Settlement Area | Bridgend | Kilmichael Primary School | Lochgilphead High School |

EXISTING USE:

Agricultural Land

ACCESS:

Access from C class public road Kilmichael Glassary to Ford. The road is likely to need road improvements to accommodate increased usage due to additional housing. There is currently no pedestrian route along the public road to allow pedestrian access between Bridgend and Kilmichael Glassary. Parking will need to be incorporated the design for any development

FLOOD RISK:

Low risk of surface water flooding to a small area on west side of side indicated on SEPA flood maps. There is currently a large area of reeds to the west of the site, and when site visit was carried out there was a pool of water on the eastern side. A basic FRA, consisting of topographic information in the first instance and a detailed layout plan will be required.

TOPOGRAPHY:

Generally flat field with a recession in the western area and higher in the middle.

NATURAL ENVIRONMENT DESIGNATION:

National Scenic Area (NAS) Knapdale – NatureScot commented that “The scope of this brief should be informed by consideration of the following issues/ objectives: (a) opportunities and constraints; (b) the need for new defensible boundaries to avoid infill/ expansion; (c) an aspiration for the site as a high quality residential development, with a high standard of design; (d) demonstrating how the development should be integrated in the landscape, with particular regard for the Special Landscape Qualities of the NSA and also with regard to existing landscape features; (e) how the application can be made in the context of a robust landscape framework which will safeguard and enhance the NSA, draw on the local vernacular and provide high quality external spaces.”

TREES:

A small number of trees run round the site boundary.

BUILT ENVIRONMENT DESIGNATION:

C-listed LB11035 Ballimore Farmhouse (setting)

CONSTRAINTS:

Local level power line runs through the site

Telegraph wire runs along eastern boundary

FORM OF DEVELOPMENT:

Surrounding houses on Dunadd View and Dunadd Place are mainly single storey detached and semi-detached houses.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

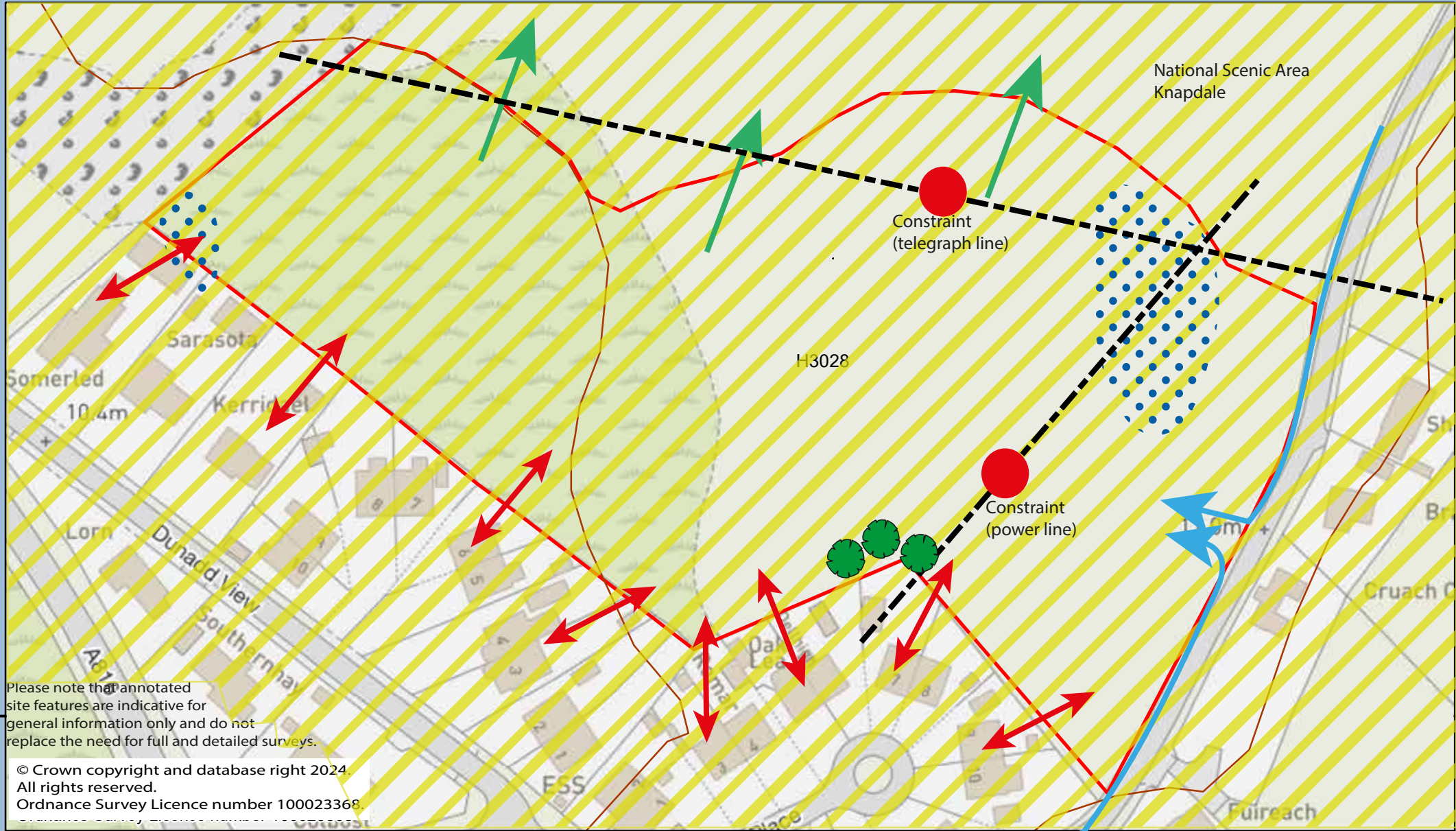
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Water Network –Water Impact Assessment required
- Waste Water Treatment Works – Growth Project required
- Special Needs Housing – Further investigation of Extra Care housing potential by ABC housing in conjunction with local community
- Waste Water Network – Early engagement with Scottish Water required to assess need for Drainage Impact Assessment
- Consideration of pedestrian/traffic management to and from the site required
- Pedestrian footways potentially required to/from site
- Development should be integrated into the landscape with particular regard for special landscape qualities of the National Scenic Area and existing landscape features.



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H3028 Kilmichael Glassary - South



H3029: Lochgair

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|--|
| 26 | 25% | Landowner/Developer Scottish Water | Short / Medium | Planning application under consideration |

ACTIONS

- Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Water Network –Water Impact Assessment required
- Waste Water Treatment Works - Growth Project Required
- Waste Water Network – considerable distance from public network. Network to connect to be funded and carried out by developer. Note Reasonable Cost Contribution may not cover.
- Waste Water Network - Drainage Impact Assessment Required
- Flood Risk Assessment Required
- Single access on to trunk road only - requires upgrade of an existing field access with an alteration to the speed limit.
- Protected Species - Potential habitat for marsh fritillary butterflies. Survey may be required.
- Nature Conservation Constraint – check for European protected species (otters)

H3030: Lochgilphead – Moneydrain Road

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------------------|------------|------------|-----------------|--------------|----------------|--------------------------|
| 0.96ha | 18 | 25% | Landowner/Developer | Short / Medium / Long | MAKI | Mid Argyll | Settlement Area | Lochgilphead | Lochgilphead | Lochgilphead High School |

EXISTING USE:

Vacant Land

ACCESS:

No vehicular access – requires masterplan approach with H3005

FLOOD RISK:

High, Medium and low risk of river flooding to the west of the site indicated on SEPA maps. High, Medium and Low risk of surface water flooding indicated to north of the site on SEPA maps. A watercourse is also adjacent to the site. Multiple minor watercourses (some potentially culverted) flow through or along the site boundary which could represent a potential flood risk. A Flood Risk Assessment is required. A surface water flood hazard has been identified and should be discussed with FPA and Scottish Water. Appropriate surface water management measures should be adopted.

TOPOGRAPHY:

Relatively flat site

TREES:

Trees line the eastern site boundary.

OPPORTUNITIES:

Links to core path C110(a)

CONSTRAINTS:

Power cables run across site.

FORM OF DEVELOPMENT:

Should form part of masterplan approach with H3005 and H3002.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

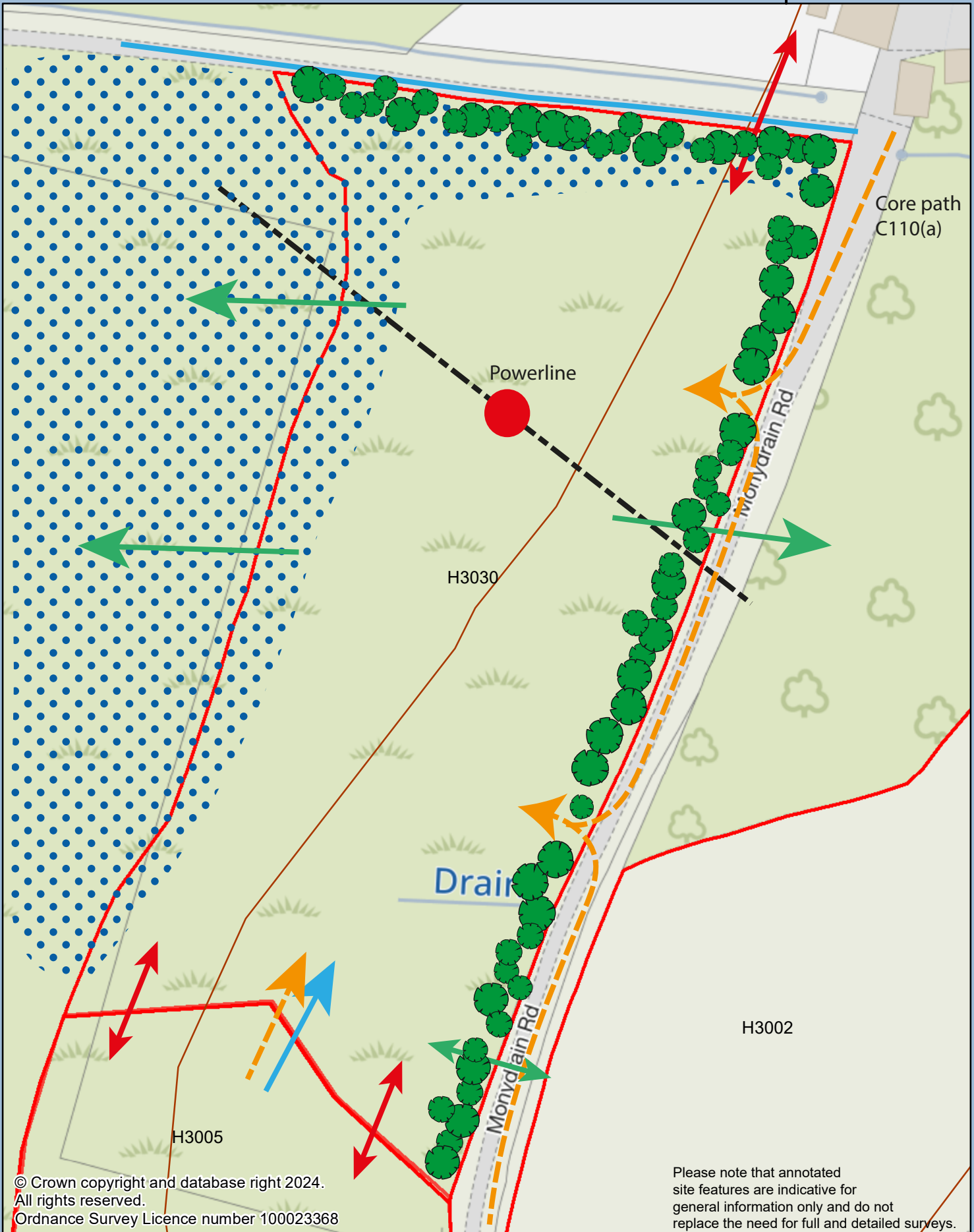
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry• Water Network – Water Impact Assessment required• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry• Waste Water Network – Early engagement with Scottish Water required via Pre Development Enquiry to assess need for further network studies and/or Drainage Impact Assessment• Flood Risk Assessment required• Protected Species - Potential habitat for marsh fritillary butterflies. Survey may be required.• Nature Conservation Constraint – check for European protected species (otters) |

186000



Core path C110(a)

Powerline

H3030

Drain

H3002

H3005

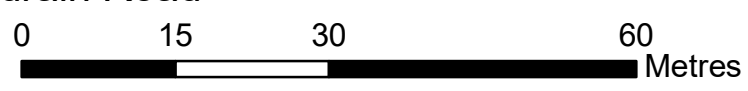
Moneydrain Rd

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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

186000

H3030 Lochgilphead - Moneydrain Road



H4003: Salen - East

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|------------------|--------------------|--------------|----------------|--------------------------|
| 0.89ha | 15 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Mull and Iona | Settlement Area | Salen | Salen | Tobermory High School |

EXISTING USE:

Scrub – partially prepared with minor earth works carried out.

ACCESS:

Access from A849. Partially formed.

FLOOD RISK:

Risk of surface water flooding on central part of the site indicated on SEPA flood maps. A Flood Risk Assessment will be required.

TOPOGRAPHY:

Slopes gently away from the road.

TREES:

Ancient woodland to south east of site but not within boundary
Some small scrub / trees on site

FORM OF DEVELOPMENT:

The site sits on the edge of the settlement with only two dwellinghouses in the vicinity. Development form and layout should be appropriate to semi-rural setting.

PLANNING CONSENTS:

No live consents – formerly a pilot SPZ site prior to the closure of the project in April 2024.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

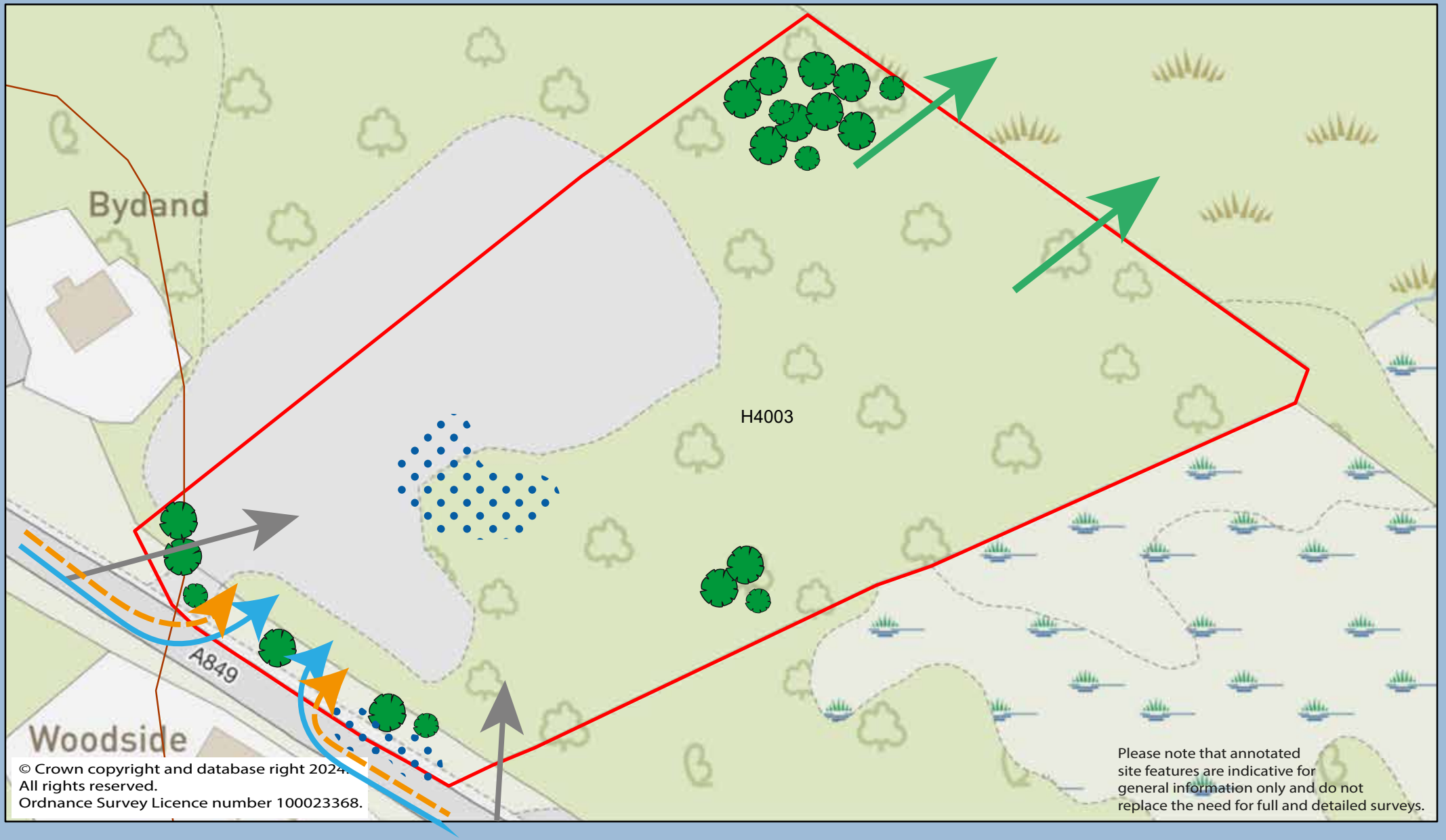
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network –Water Impact Assessment required• Water Treatment Works – On going growth project.• Waste Water Treatment Works – Growth Project required. Early engagement with Scittish Water via Pre Development Enquiry required.• Wste Water Network – Drainage Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



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H4003 Salen - East



H4004: Bunessan

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|---------------|-----------------|--------------|------------------|------------------|
| 1.32ha | 13 | 25% (see note below) | Landowner/Developer Scottish Water | Short | OLI | Mull and Iona | Settlement Area | Bunessan | Bunessan Primary | Oban High School |

EXISTING USE:

Grassland (part prepared as development site)

ACCESS:

Footway required to A849. Existing road requires widening / upgrading.

FLOOD RISK:

None indicated on SEPA maps.

TOPOGRAPHY:

Relatively flat portion to west of site. Slopes fairly sharply towards the coast.

TREES:

None on site.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area – Central, South and West Mull.

CONSTRAINTS:

Peat class 2 on part of site.

Topography may render part of the site undeliverable.

FORM OF DEVELOPMENT:

There is a mix of 1, 1 ½ and 2 storey properties within the area. New units should follow a similar or complimentary design and layout to those already built at Ardmeanach View

PLANNING CONSENTS:

07/01098/DET (erection of 11 housing units) – only 6 units have been built

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

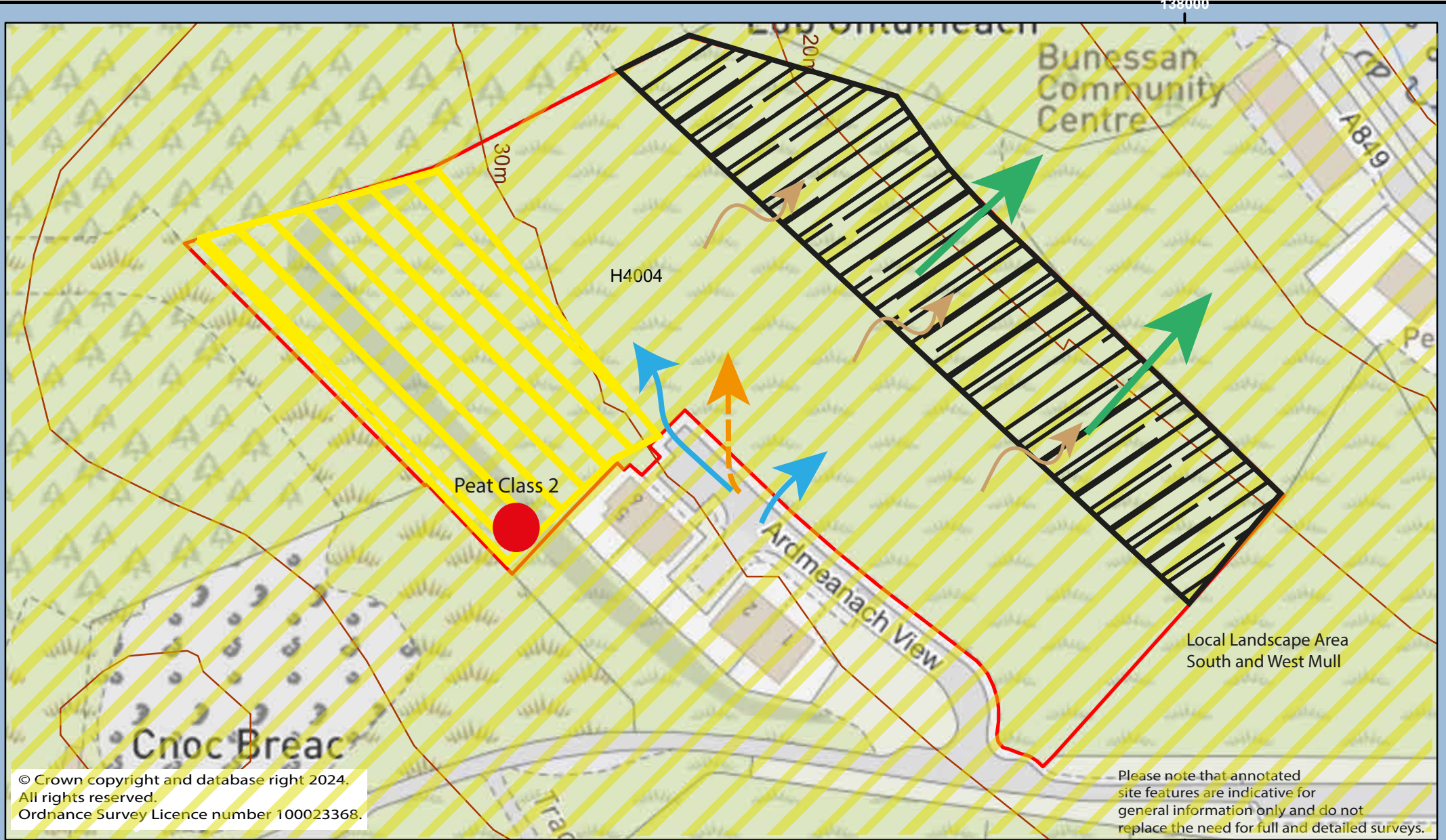
If a phased approach is proposed, these points should be addressed within the initial phase.

There has been delivery of affordable housing provision on this site (2009). This may be taken into account and offset against the 25% requirement on the remaining element of this site in any future planning consent.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Treatment Works - Growth project is required• Water network – flow and pressure test required• Waste Water Treatment Works – Growth Project is required• Nature Conservation Constraint – check for European protected species (otters)• Land stability – consideration of any land stability issues relating to sloping ground |



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H4004 Buinessan



H4005: Stronmilchan

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|--------------------|--------------|----------------|---------------------|
| 1.74ha | 12 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Dalmally | Dalmally | Oban High School |

EXISTING USE:

Vacant farmland

ACCESS:

Existing vehicular access into and through the site from the B8077 (Old Military Road) to south of site. Existing access likely to require upgrades as part of development of the site.

FLOOD RISK:

No areas of flood risk within site boundary but site is in proximity to high likelihood of river flooding. A basic Flood Risk Assessment will be required in the first instance.

TOPOGRAPHY:

Gradual slope from north to south, with some flat areas.

TREES:

Some trees on site.

NATURAL ENVIRONMENT DESIGNATIONS:

North Argyll Local Landscape Area.

FORM OF DEVELOPMENT:

1-1.5 storey dwellings matching pattern and form of existing settlement is likely to be appropriate.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

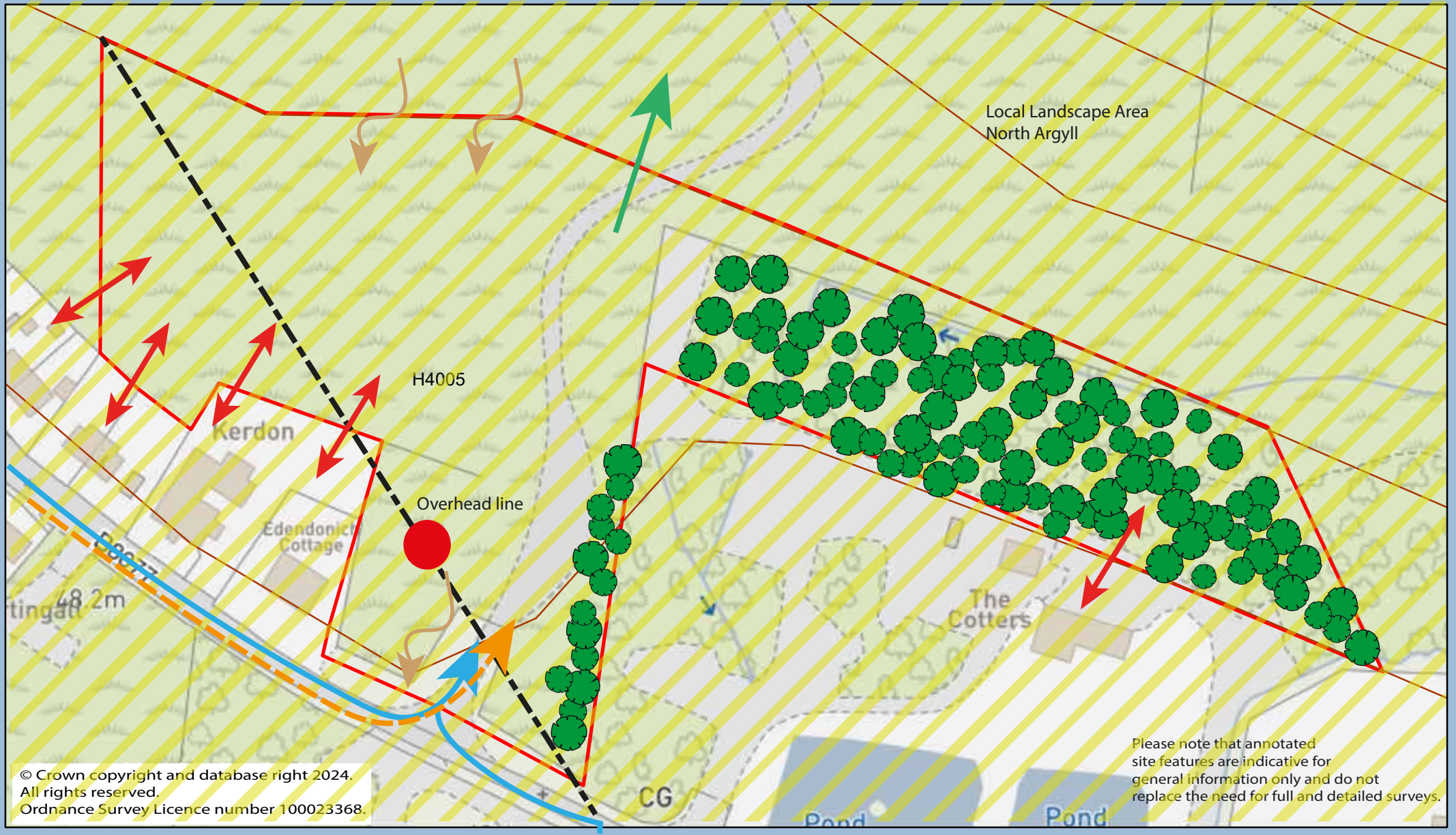
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works – Growth project required• Water Network –Water Impact Assessment required• Waste Water Treatment Works - Growth project is required• Waste Water Network – Early engagement with Scottish Water required to determine whether further network studies are required e.g such as Drainage Impact Assessment• Nature Conservation Constraint – check for European protected species (otters) |



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H4005 Stronmilchan



H4006: Dunbeg - Pennyfuir

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|---------------------|-----------------------------|------------------------------|---------------------|
| 8.73ha | 120 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Countryside Area | Lorn and the Inner Isles | Dunbeg; Park; St Columbus | Oban High School |

EXISTING USE:

Countryside

ACCESS:

Core Path C198 (Ganavan to Dunbeg – National Cycle Network) running through NW of site – site boundary should be adjusted to reflect core path, removing area to NW
No current vehicular access – requires strategic infrastructure development (I4002)

FLOOD RISK:

Risk of surface water flooding indicated on SEPA maps. Small watercourse/drain flows through the allocation and potential flood risk from this source should be taken cognisance of. A basic Flood Risk Assessment, consisting of topographic information in the first instance, and a detailed layout plan will be required.

TOPOGRAPHY:

Undulating – generally sloping down to the east. Steeper sloping ground along northern edge of stream.

TREES:

Area of ancient and semi natural woodland within site – to be retained.
Some further trees and hedgerows on site, notably near watercourse.

OPPORTUNITIES:

Continuing wider masterplan approach for Ganavan and Dunbeg

CONSTRAINTS:

Peat category 3 – requires further investigation

Area of ancient and semi natural woodland to be retained (13170)

In countryside area – detached from other built development

FORM OF DEVELOPMENT / PLANNING CONSENT:

This allocation forms part of Masterplan 16/03368/MPLAN approved by Members on 27/04/17.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

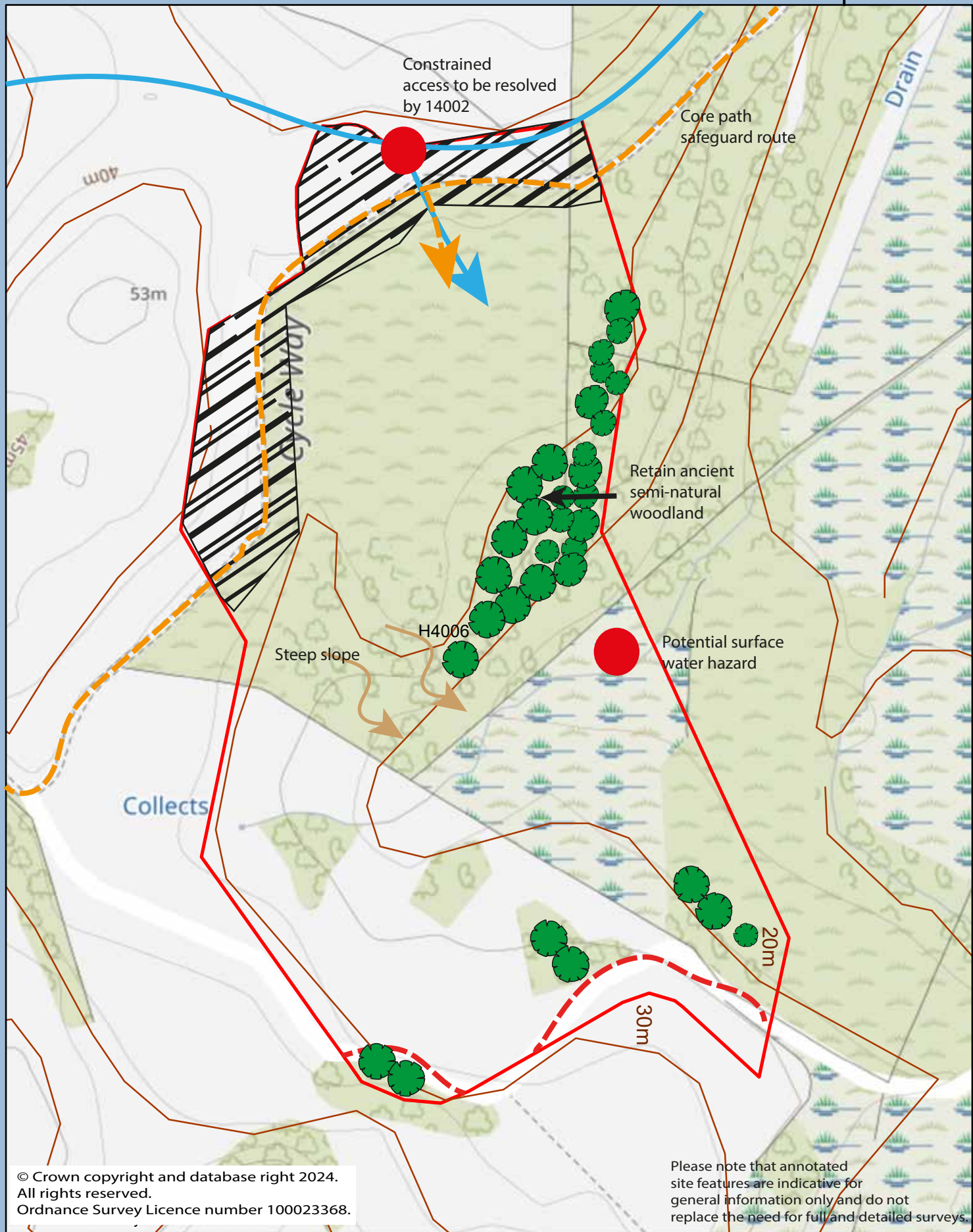
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Network – Considerable distance from public network. Any installation of network from site to the public network must be carried out and funded by the developer. Costs may not be covered by Reasonable Cost Contribution Scheme.
- Waste Water Treatment Works - Growth project is required
- Waste Water Network – Considerable distance from public network. Any installation of network from the site to public sewers must be funded and carried out by the developer. Costs may not be covered by Scottish Water’s Reasonable Cost Contribution scheme.
- Access Issue – I4001 and I4002 seek to address this issue
- AWI – Woodland on site
- Nature Conservation Constraint – check for European protected species (otters)



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H4006 Dunbeg



H4009: Oban - Ganavan

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|--------------------------|-----------------|--------------------------|-------------------|------------------|
| 3.5ha | 60 | 25% | Landowner/Developer Scottish Water | Short | OLI | Lorn and the Inner Isles | Settlement Area | Lorn and the Inner Isles | Park; St Columbus | Oban High School |

EXISTING USE:

Grazing

ACCESS:

Existing farm gate from Ganavan Road to north of site could be upgraded. Alternative access could possibly be taken from the car park to the west of the site.

Wider access issues in terms of Ganavan Road are known and has been included in the Action Programme.

FLOOD RISK:

Risk of surface water flooding indicated on SEPA maps. A minor watercourse runs alongside the site boundary to the north.

TOPOGRAPHY:

Undulating

One steep mound to the north of the site which is undevelopable

TREES:

High value broadleaf trees around the edge of the site (particularly to the NW boundary) and on the mound to the NE – these should be retained.

OPPORTUNITIES:

Wider masterplan approach for Ganavan and Dunbeg

Bus stop directly adjacent to the site

CONSTRAINTS:

Adjacent to outdoor nursery – development must be designed to minimise overlooking

Lack of public footpath to Oban – to be addressed via wider masterplan approach

FORM OF DEVELOPMENT:

Detached bungalows and 2 storey houses adjacent to the site. The site could accommodate a similar form of development but with inclusion of semi-detached, terraced or flatted units to allow sufficient density

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

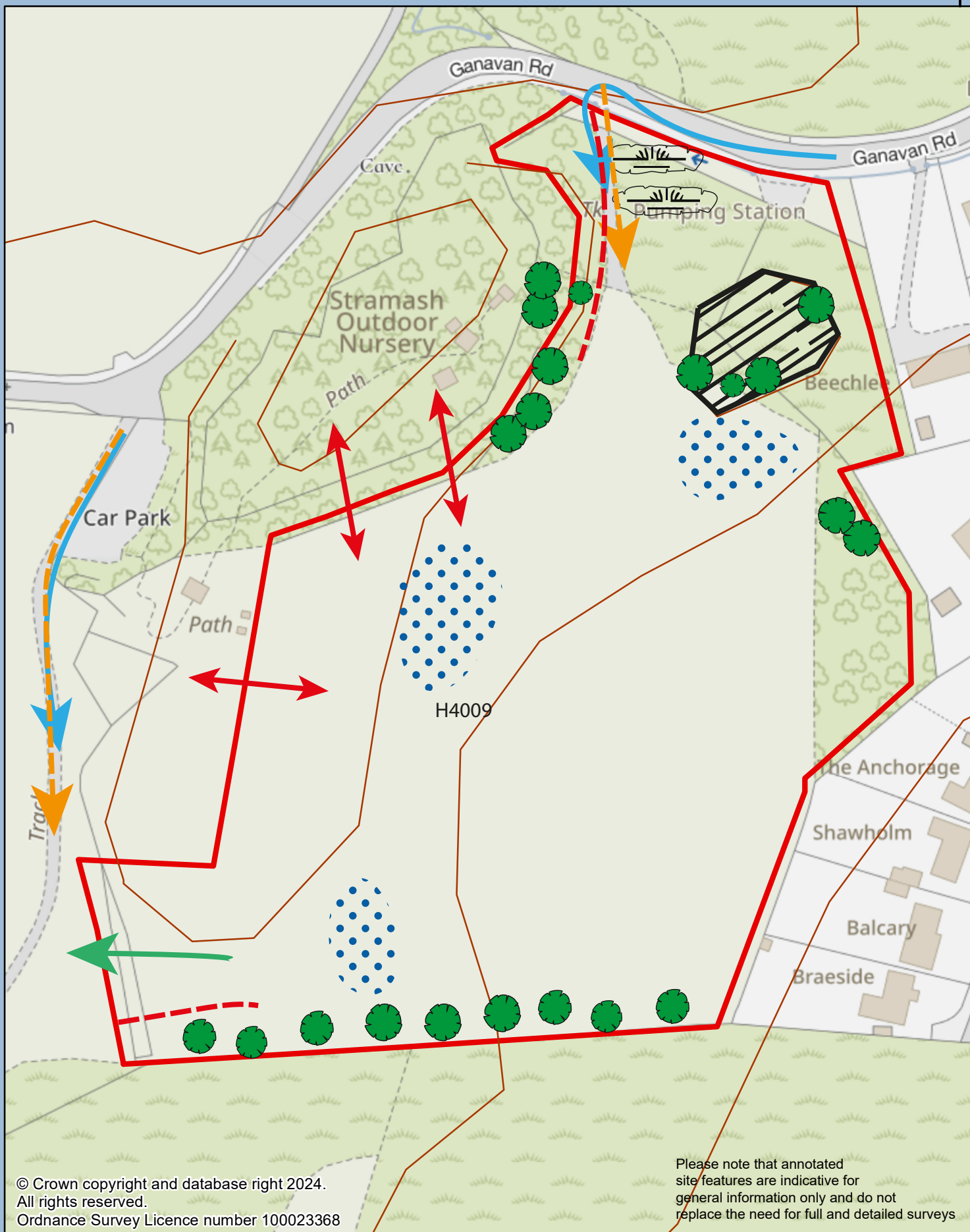
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Waste Water Treatment Works - Growth project is required• Access Issue – Footpath required between War memorial and site entrance• Potential Asset Conflicts – Sewer infrastructure crosses through middle of site. Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |



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H4009 Oban - Ganavan



H4012: Bridge of Awe

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|--------------------------|-----------------|--------------------------|-------------------------|------------------|
| 1.81ha | 17 | 25% | Landowner/Developer | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Lorn and the Inner Isles | Taynuilt Primary School | Oban High School |

EXISTING USE:

Vacant farmland

ACCESS:

Existing vehicular access from A85 to north of the site which would need to be upgraded.

TOPOGRAPHY:

Generally flat.

TREES:

Trees to north-west boundary with holiday park and to north-east on boundary with Orunachy Farm.

FORM OF DEVELOPMENT:

Low density to match settlement pattern and form is likely to be appropriate. Properties should have ample garden ground.

PLANNING CONSENTS:

23/01466/PPP – site for the erection of residential development (42 units).

FORM OF DEVELOPMENT:

Detached bungalows and 2 storey houses adjacent to the site. The site could accommodate a similar form of development but with inclusion of semi-detached, terraced or flatted units to allow sufficient density

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Waste Water Treatment Works - Growth project is required• Access Issue – Footpath required between War memorial and site entrance• Potential Asset Conflicts – Sewer infrastructure crosses through middle of site. Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |



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H4012 Bridge of Awe



H4013: Scarinish – Pier Road

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|-------------------|--------------------|--------------|----------------|----------------------|
| 0.69ha | 14 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Coll and Tiree | Settlement Area | Scarinish | Tiree | Tiree High School |

EXISTING USE:

Vacant agricultural land (sheep grazing)

ACCESS:

Access can be taken from Pier Road to the south of the site

FLOOD RISK:

No flood risk indicated on SEPA maps. However there is a watercourse to the west of the site

TOPOGRAPHY:

Flat

TREES:

No trees

NATURAL ENVIRONMENT DESIGNATION:

Local Nature Conservation Site (LNCS) – Scarinish, Tiree is in the vicinity of the site

CONSTRAINTS:

HIE fragile area

Landscape study for the area shows this site as not preferred

FORM OF DEVELOPMENT:

Modern bungalows to the east (the Tank Farm). Traditional Tiree development to the west including 2 no B listed cottages.

Suggest that 10 units may be more suitable for this site to reduce the density and improve integration between the Tank Farm and Scarinish Proper.

Refer to Isle of Tiree Design Guidance

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

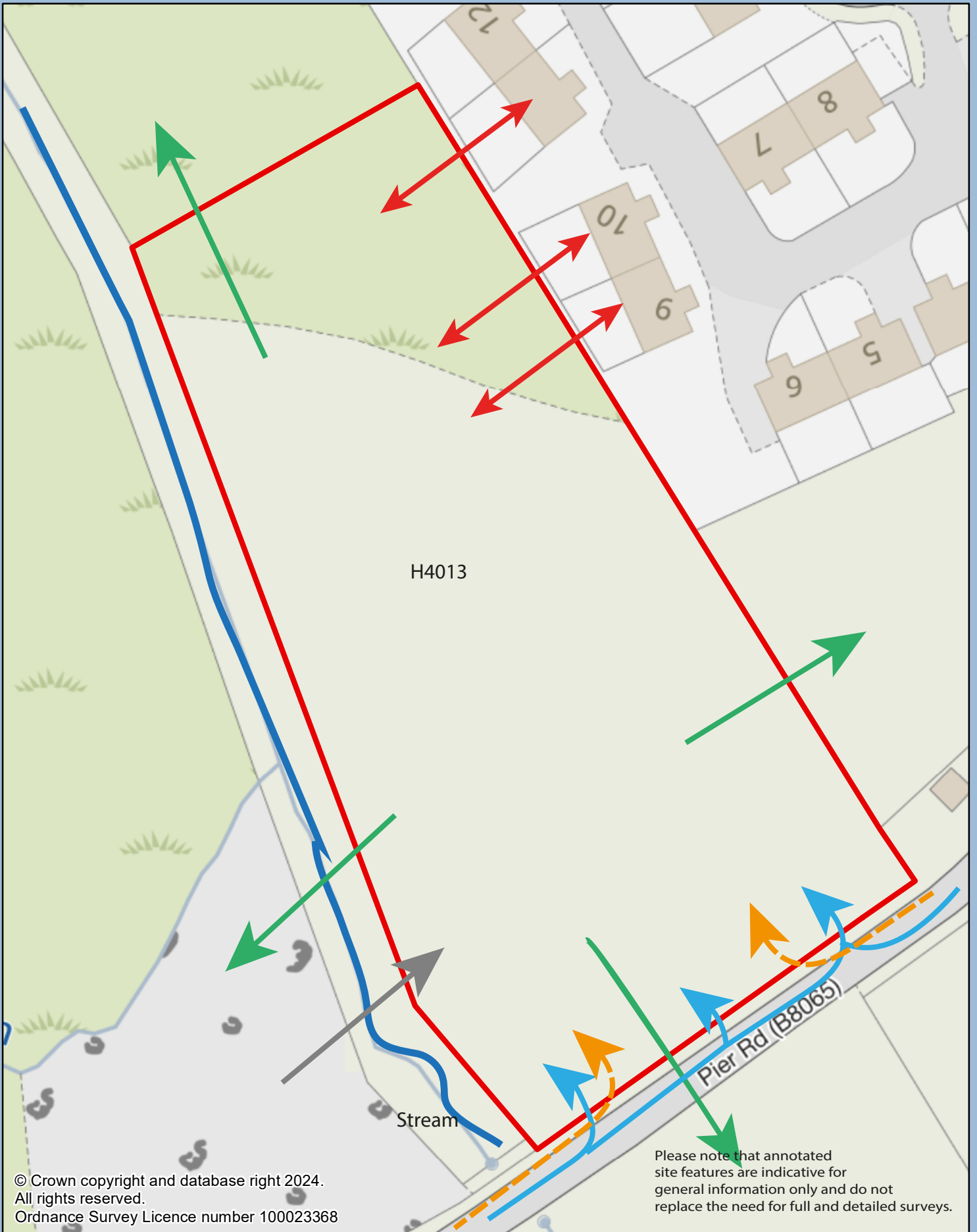
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works – Growth project required• Water Network –Water Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



H4013 Tiree - Scarinish, Pier Road



H4014: Tobermory 1

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|------------------------|
| 60 | 25% | Landowner/Developer Scottish Water | Short / Medium | Masterplan 20/00729/PP |

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Ongoing Growth Project
- Water Network – Flow and Pressure Test and Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required
- Waste Water Network – Early engagement with Scottish Water is required to determine whether further network studies are required such as Drainage Impact Assessment
- Potential Asset Conflicts – Sewer infrastructure crosses through this site. Early engagement with Scottish Water is required.
- Sits within Strategic Masterplan (SM4002) area to allow consideration of wider issues, including connectivity with adjacent allocation.
- Nature Conservation Constraint – check for European protected species (otters)
- Roads constraint – development would only be permitted from the new access road to Shillinghill Phases 1 and 2 – no additional access from A848 will be permitted.

H4015: Dunbeg 2

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|---------------------------|
| 250 | 25% | Landowner/Developer Scottish Water | Short / Medium | Part of Dunbeg masterplan |

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.
- Water Network – Water Impact Assessment required.
- Waste Water Treatment Works - Growth project is required
- Peat - potential for peat of a significant depth to be investigated and impact minimised.
- Nature Conservation Constraint – check for European protected species (otters)
- Roads constraint – trunk roads authority require to advise
- Blanket bog throughout whole site – peat depth survey required

H4016: Strachur

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|-----------|------------------------|
| 30 | 25% | Landowner/Developer Scottish Water | Short | Masterplan 20/00705/PP |

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Ongoing Growth Project
- Water Network – Water Impact Assessment and flow pressure tests required
- Waste Water Treatment Works – Growth Project required
- Waste Water network – Early engagement with Scottish Water required via Pre Development Enquiry to determine need for further network studies such as Drainage Impact Assessment
- Potential Asset Conflict – sewer infrastructure is through the middle of the site. Early engagement with Scottish Water is required.
- Sits within Strategic Masterplan (SM4002) area to allow consideration of wider issues, including connectivity with adjacent allocation. Nature Conservation Constraint – check for European protected species (otters)

H4017: Barcaldine

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|--------------------|--------------|------------------------------|---------------------|
| 4.83ha | 50 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Barcaldine | Barcaldine Primary School | Oban High School |

EXISTING USE:

Primarily vacant land with small residential development to north of site. Dwellings within allocated site part of phased development.

ACCESS:

Access to the site can be achieved from B845 with improvements required. This includes widening the road serving the site to the junction with the A828.

FLOOD RISK:

Medium/Low likelihood of surface water flooding as indicated on SEPA maps

TOPOGRAPHY:

Site is predominantly flat. Undevelopable hill in centre of site.

TREES:

A few trees on site.

Ancient woodland/semi-ancient woodland

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area: North Argyll

FORM OF DEVELOPMENT:

Low density to match surrounding settlement. Detached dwellings of approx. two floors.

PLANNING CONSENTS:

23/02409/PP - Erection of 6 dwellinghouses and installation of 2 septic tanks (Phase 3) – Awaiting Decision

19/00150/PP - Erection of 10 dwellinghouses and installation of septic tank (Phase 2) – Approved

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

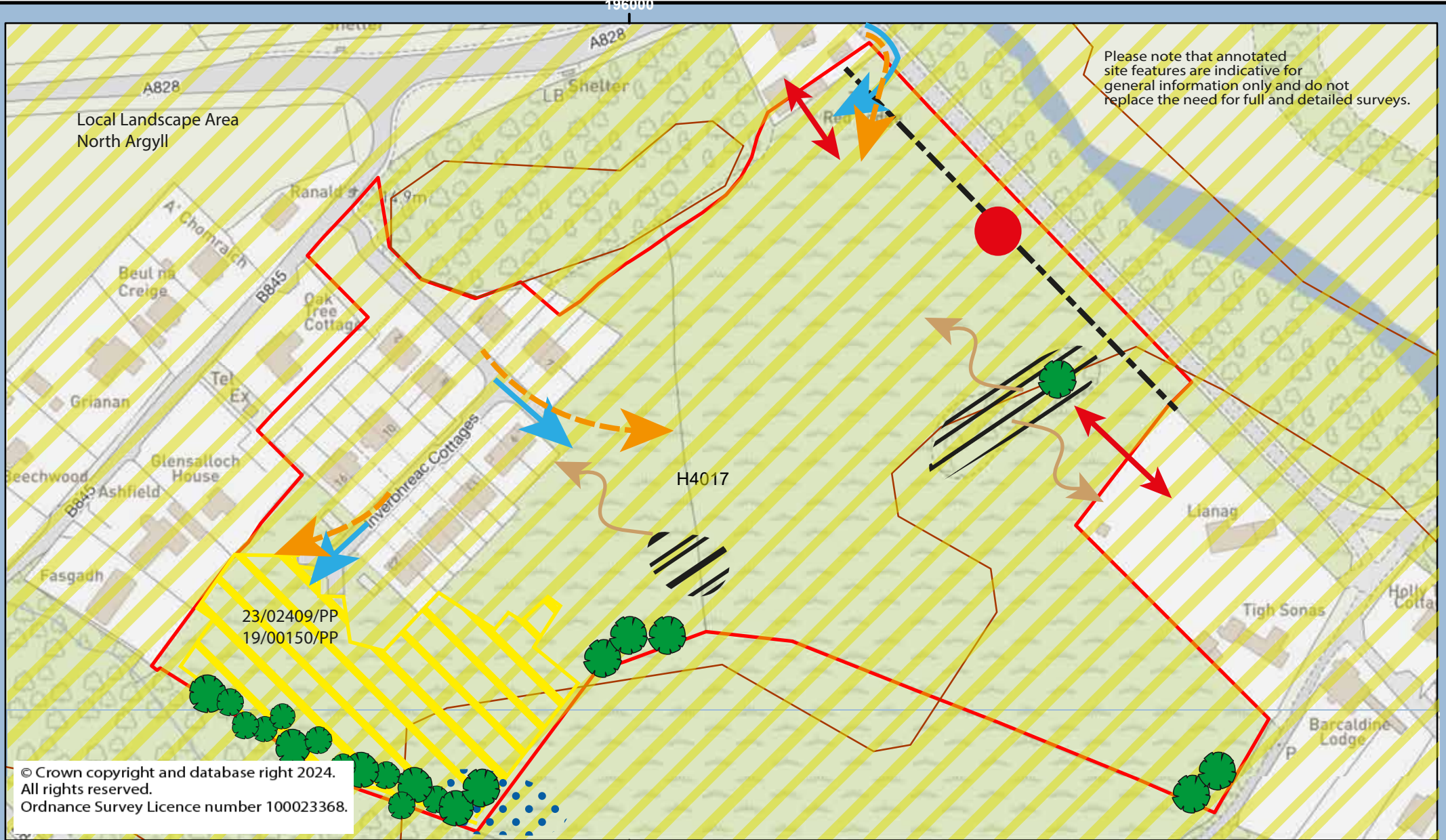
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry
- Waste Water Treatment Works – Growth Project required.
- Waste Water Network – Site is considerable distance from public network. Any installation of network from the site to the public sewer must be funded and carried out by the developer. Costs may not be fully covered by Scottish Water’s Reasonable Cost Contribution Scheme.
- Potential Asset Conflict – Water infrastructure crosses through the middle of this site. Early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)
- 20 units completed as at April 2024. 30 units remaining of LDP2 identified capacity.



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H4017 Barcaldine



H4018: Tobermory - Baliscate

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|--|
| 30 | 25% | Landowner/Developer Scottish Water | Short / Medium | Majority of site (including indicative layouts for phases 2 and 3) covered under consent 21/02049/PP |

ACTIONS

- Water Treatment Works – On going growth project
- Water Network – Flow and Pressure Test and Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required
- Waste Water Network – Early engagement with Scottish Water via Pre Development Enquiry required to determine whether further network studies such as Drainage Impact Assessment are required
- Nature Conservation Constraint – check for European protected species (otters)

H4019: Port Appin

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|--------------------|--------------|-----------------------------------|---------------------|
| 2.24ha | 30 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Port Appin | Strath of Appin Primary School | Oban High School |

EXISTING USE:

Primarily vacant farm land.

ACCESS:

Access can be achieved from adopted road to west of allocated site.

FLOOD RISK:

Risk of surface water flooding indicated on SEPA maps.

TOPOGRAPHY:

Site is predominantly flat.

TREES:

Around perimeter of site including ancient and semi-ancient woodland.

NATURAL ENVIRONMENT DESIGNATIONS:

National Scenic Areas: Lynn of Lorn

FORM OF DEVELOPMENT:

Low density development to match surrounding settlement is likely to be appropriate.

PLANNING CONSENTS:

21/01259/PP – Erection of 6 dwellinghouses and formation of vehicular access – Approved. Part of phased development. Masterplan has been submitted as part of proposal

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

As the site has capacity of over 8 units 25% affordable housing is required.

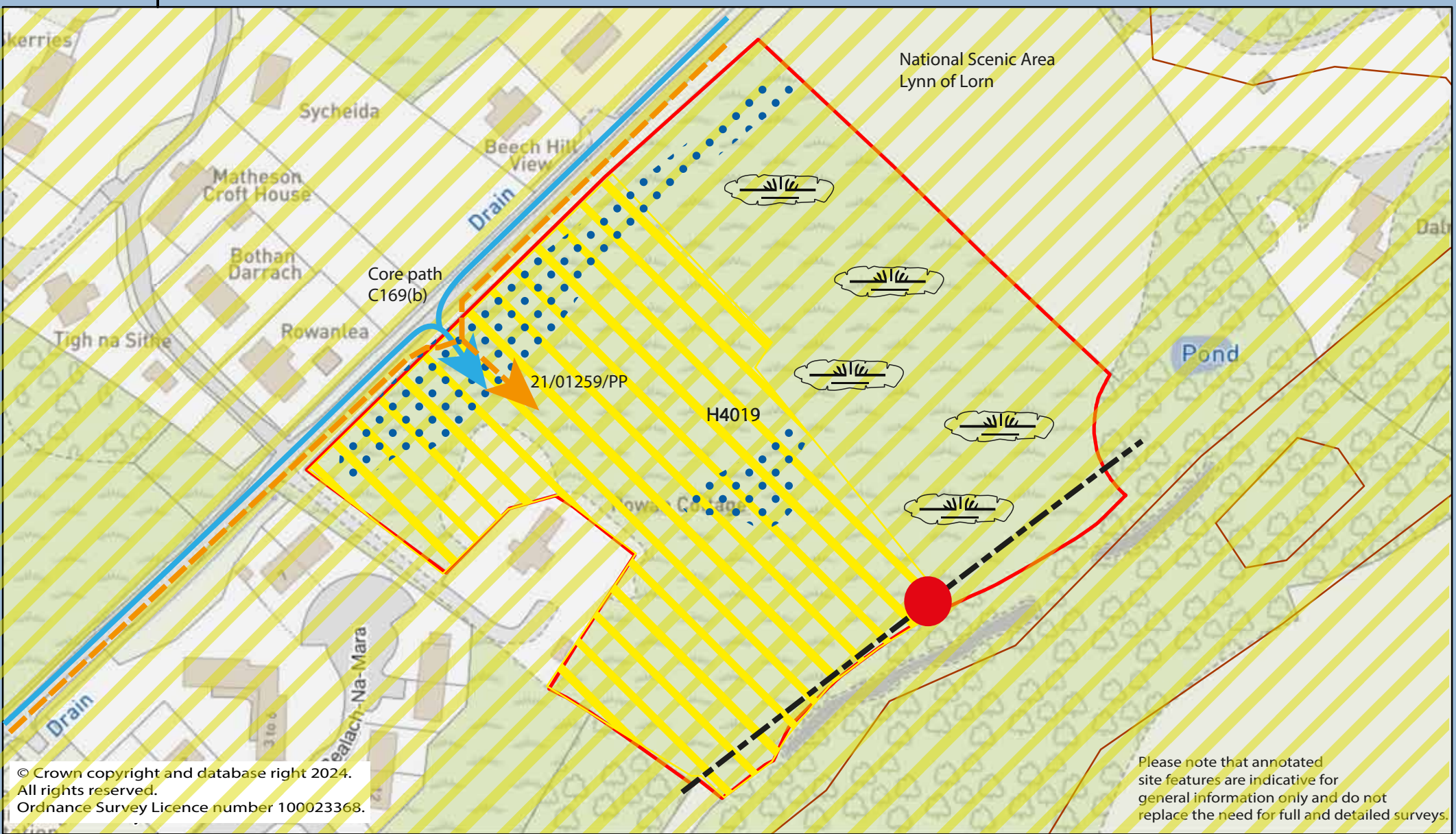
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.• Waste Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.• Waste Water Network – site is considerable distance from public network. Any installation of network from the site to public sewer requires to be funded and carried out by the developer. Costs may not be fully covered by Scottish Water's Reasonable Cost Contribution Scheme.• Flood Risk Assessment required• Nature Conservation Constraint – check for European protected species (otters) |

191000



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191000

H4019 Port Appin



H4020: Kilninver

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|---------------|------------|--------------------------|-----------------|--------------|--------------------------|------------------|
| 0.64ha | 10 | 25% | Landowner/Developer | Medium / Long | OLI | Lorn and the Inner Isles | Settlement Area | Kilninver | Kilninver Primary School | Oban High School |

EXISTING USE:

Grazing

ACCESS:

Existing access from A816 which would require to be upgraded

FLOOD RISK:

No flood risk indicated on SEPA flood maps

TOPOGRAPHY:

Fairly flat other than ditch to south

TREES:

One small tree on south east corner of site.

A portion of the site is designated as semi-natural ancient woodland however there appears to be no woodland on this part of the site

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area – Knapdale/Melfort

CONSTRAINTS:

Power lines run around the edge of the site

Ditch / boggy area to the south of the site

FORM OF DEVELOPMENT:

1 ½ storey houses to the north west of the site. A similar style of development may be appropriate

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

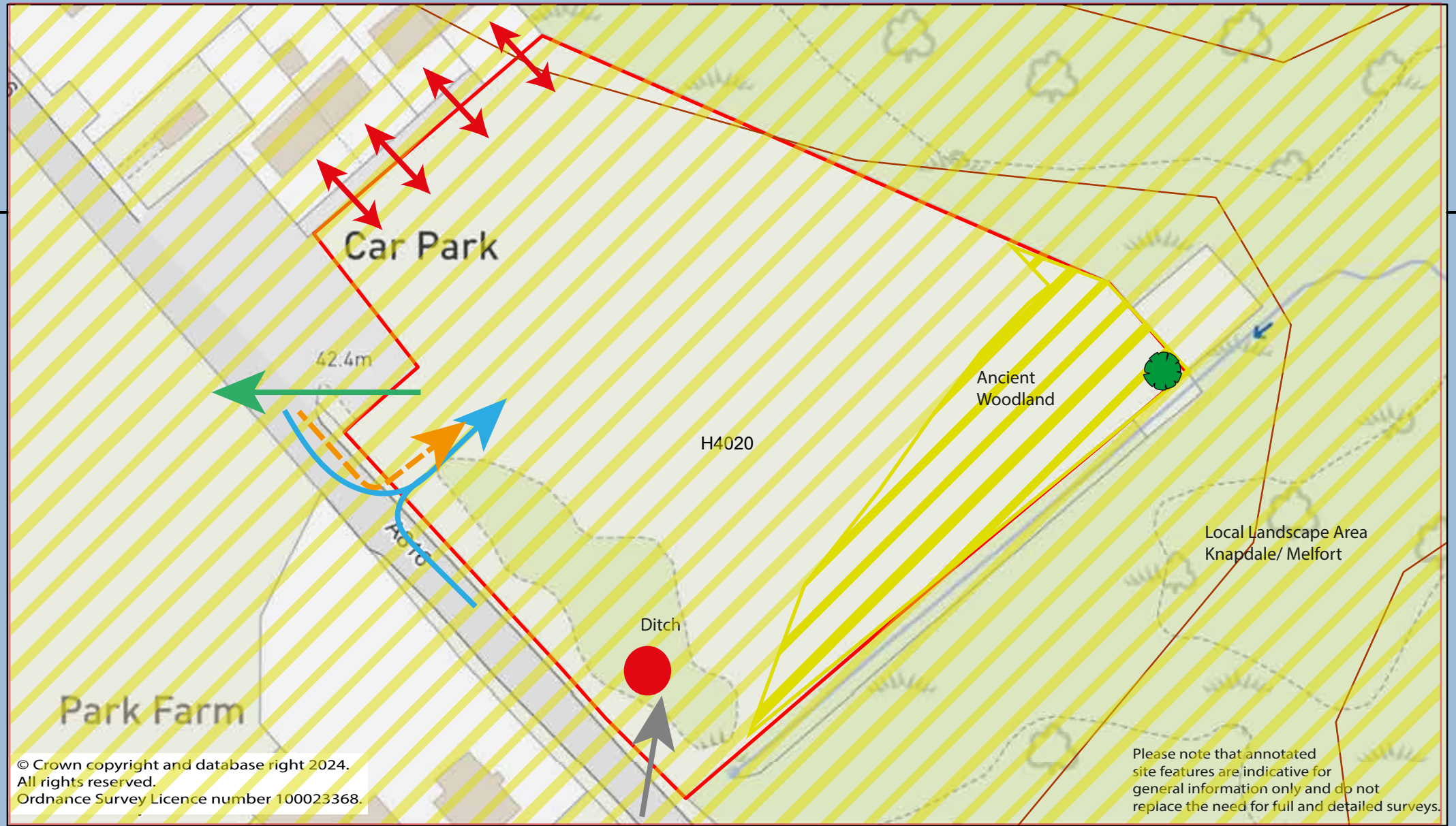
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works – Early engagement with Scottish Water required via Pre Development Enquiry.• Potential biodiversity interests arising from adjacent woodland.• Attention to be paid to any trees overhanging the site boundary with regards to habitats (e.g. bats, birds, red squirrel drays).• Nature Conservation Constraint – check for European protected species (otters) |



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H4020 Kilniver



H4021: Dalmally

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|--------------------------|-----------------|--------------|-------------------------|------------------|
| 0.92ha | 16 | 25% | Landowner/Developer Scottish Water | Short | OLI | Lorn and the Inner Isles | Settlement Area | Dalmally | Dalmally Primary School | Oban High School |

EXISTING USE:

Vacant Land

ACCESS:

Potential access from A85 to north, from existing road at pharmacy/health centre or from existing road south of A85. Roads required to be consulted at an early stage to determine best access.

FLOOD RISK:

Small area of site subject to risk of surface water flooding indicated on SEPA maps

TOPOGRAPHY:

Site is predominantly flat. Gradual sloping from south to north. No significant level change.

TREES:

A few trees on site which should be retained and integrated with the development.

NATURAL ENVIRONMENT DESIGNATIONS:

Local Landscape Area: North Argyll.

FORM OF DEVELOPMENT:

Low to medium density dwellings to conform with settlement form and pattern is likely to be appropriate. Each dwelling should have ample garden ground

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

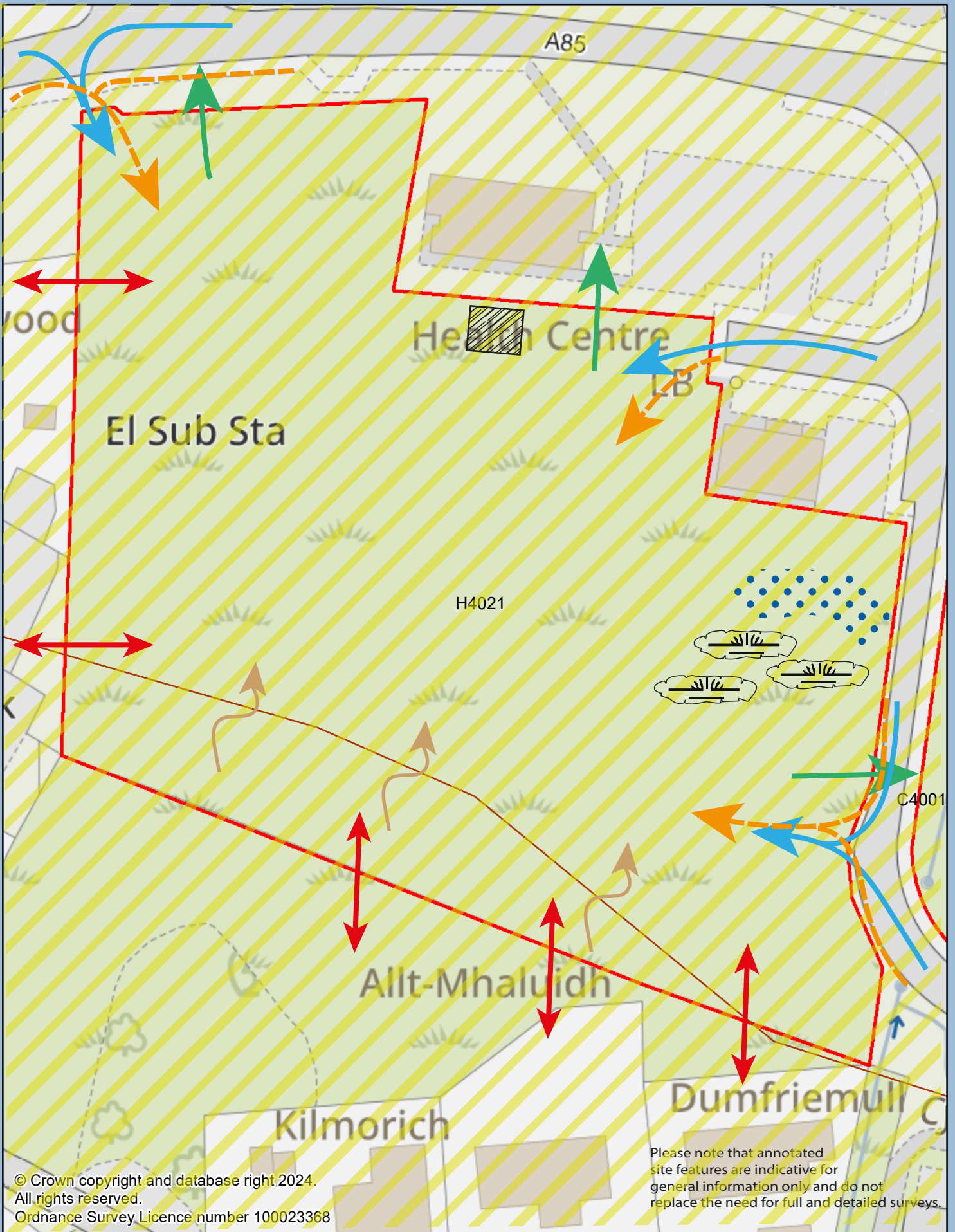
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works - Growth Project required• Water Network –Water Impact Assessment required• Waste Water Treatment Works - Growth project is required• Waste Water Network – Drainage Impact Assessment required.• Potential Asset Constraint – Waste water infrastructure within site, Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |



H4021 Dalmally



H4022: Craignure

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|-----------------------|-------------------------------|
| 80 | 25% | Landowner/Developer Scottish Water | Short / Medium / Long | Full PP on site – 22/01418/PP |

ACTIONS

- Flood Risk Assessment required
- Water Network – flow and pressure tests required
- Waste Water Treatment Works - Growth project is required
- Drainage Impact Assessment required
- Nature Conservation Constraint – check for European protected species (otters)

H4023: Kilmelford

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------------------------|----------------|------------------------------------|
| 25 | 25% | Landowner/Developer Scottish Water | Short / Medium | 06/02223/DET is live in perpetuity |

ACTIONS

- Flood Risk Assessment required
- Water Treatment Works - Growth Project required
- Water Network –Water Impact Assessment required
- Waste Water Treatment Works - Growth project is required
- Waste Water Network - Drainage Impact Assessment required
- Potential Asset Conflict - Water and sewer infrastructure crosses through the middle of this site, early engagement with Scottish Water is required.
- Nature Conservation Constraint – check for European protected species (otters)

H4025: North Connel

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|------------------|------------|--------------------------------|--------------------|--------------|----------------------------|---------------------|
| 1.17ha | 8 | 25% | Landowner/Developer Scottish Water | Medium / Long | OLI | Lorn and the Inner Isles | Settlement Area | North Connel | Lochnell Primary School | Oban High School |

EXISTING USE:

Vacant grassland

ACCESS:

New access required to be formed from adopted road to east of the site.

FLOOD RISK:

Risk of surface water flooding indicated on SEPA maps

TOPOGRAPHY:

Site is flat.

TREES:

Mature trees to south-east of allocated site.

Woodland along northern boundary out of settlement boundary.

CONSTRAINTS:

Airfield Safeguarding Zone (Oban Airport)

FORM OF DEVELOPMENT:

Very low density to match existing settlement is likely to be appropriate

CAPACITY:

As the site has capacity of over 8 units 25% affordable housing is required.

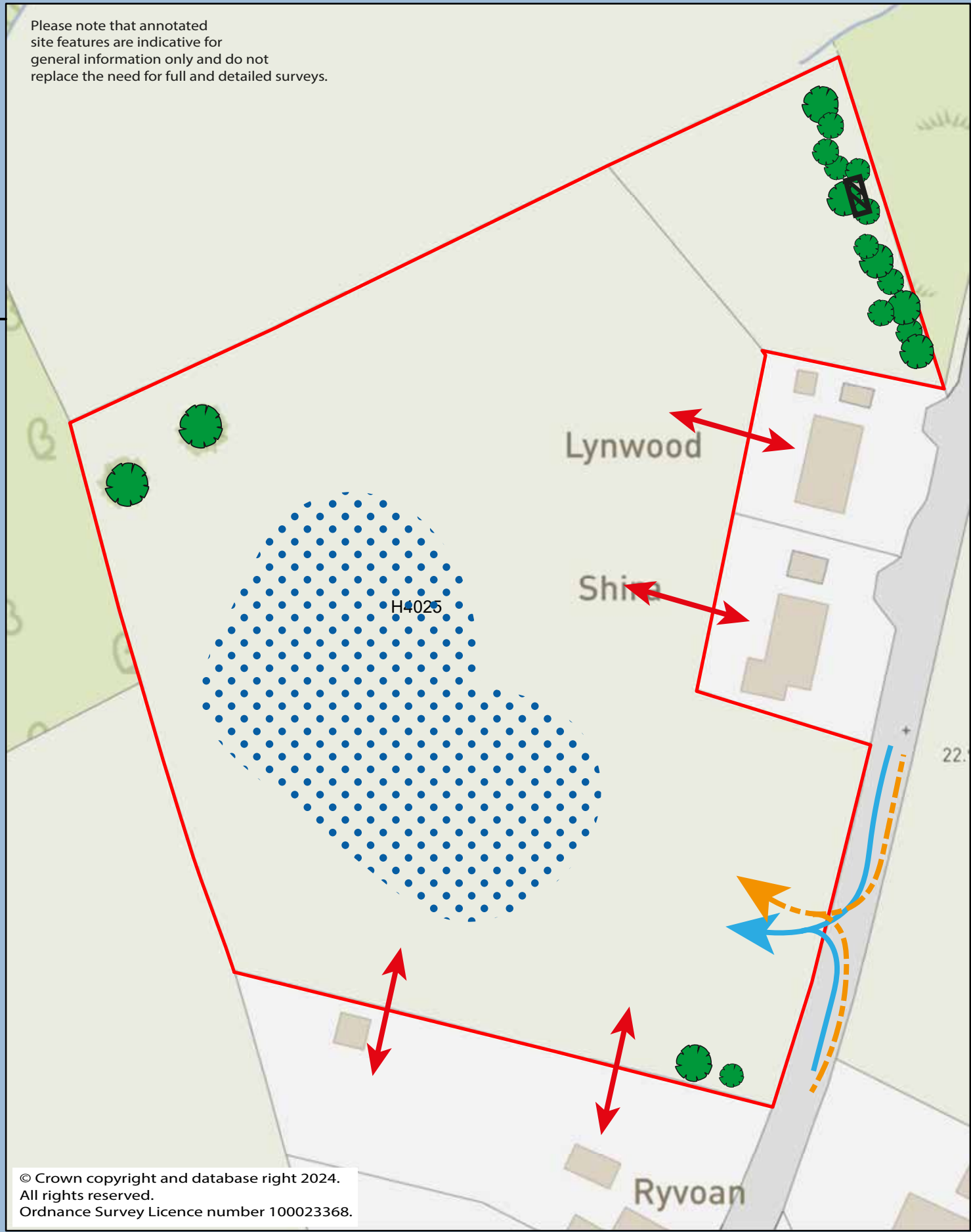
If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Waste Water Treatment Works - Growth project is required• Waste Water Network – Drainage Impact Assessment required.• Site access – potential visibility issues• Nature Conservation Constraint – check for European protected species (otters) |

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H4025 North Connel



H4026: Kilchrenan

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|--------------------------|-----------------|------------------|---|------------------|
| 0.41ha | 6 | 100% (see notes) | Landowner/Developer Scottish Water | Short | OLI | Lorn and the Inner Isles | Settlement Area | Kilchrenan/Annat | Kilchrenan Primary School; St Columbas | Oban High School |

EXISTING USE:

Vacant land

ACCESS:

Existing access into site from B845 to east of site.

FLOOD RISK:

Risk of river flooding indicated on SEPA maps.

TOPOGRAPHY:

Slopes downwards from north to south. Site is generally flat to the south.

TREES:

Some trees on site.

NATURAL ENVIRONMENT DESIGNATIONS:

North Argyll Local Landscape Area

FORM OF DEVELOPMENT:

Low density, 1 to 1.5 storey dwellings to match pattern and form in settlement is likely to be appropriate

CAPACITY:

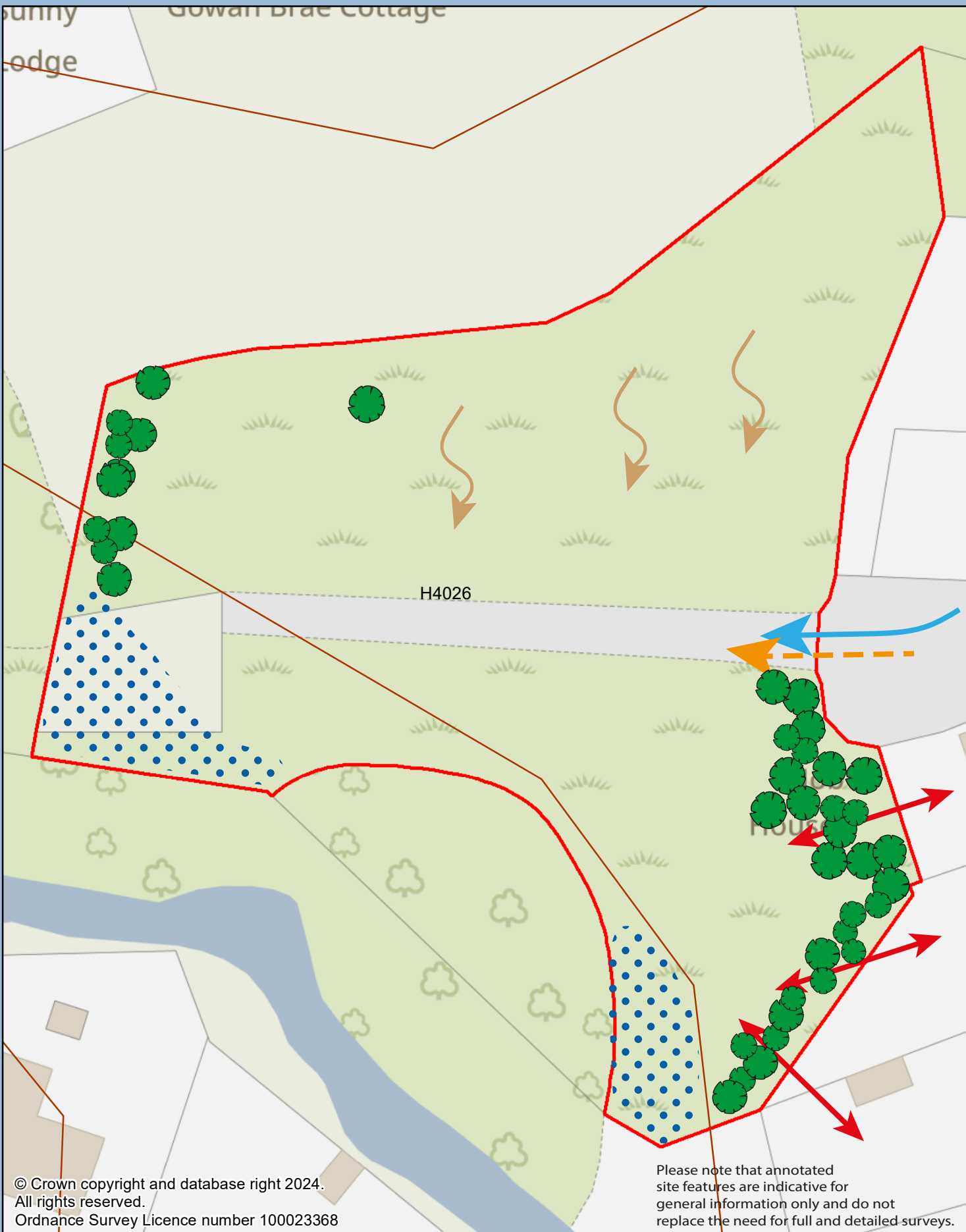
Carried forward allocation with outstanding affordable requirement. Therefore the requirement in this allocation is for 100% affordable.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| |
|---------|
| ACTIONS |
|---------|

- | |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Flow and Pressure Test and Water Impact Assessment required• Waste Water Treatment Works - Growth project is required• Nature Conservation Constraint – check for European protected species (otters) |
|--|



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H4026 Kilchrenan



H4027: North Connel - Achnacree

| LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Status |
|---------------|--------------------------------|---------------------|-----------|---------|
| 7 | 25% | Landowner/Developer | Short | On site |

ACTIONS

- Nature Conservation Constraint – check for European protected species (otters)

H4028: Benderloch - North

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|--------------------|---|----------------------------|---------------------|
| 1.86ha | 30 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Benderloch including Ledaig/Keil Crofts/Baravullin | Lochnell Primary School | Oban High School |

EXISTING USE:

Vacant land. Development/buildings on allocated site to the north at Keil Gardens.

ACCESS:

No vehicular access into site. Access likely to be required to be achieved from Keil Gardens to the north. Early engagement with Roads would be required.

FLOOD RISK:

Risk of surface level flooding to north of site indicated on SEPA maps.

TOPOGRAPHY:

Relatively flat. Some mounds on the site but no significant level changes.

TREES:

Some trees on site

CONSTRAINTS:

Class 3 Radon affected area

FORM OF DEVELOPMENT: Low density to reflect surrounding settlement pattern.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

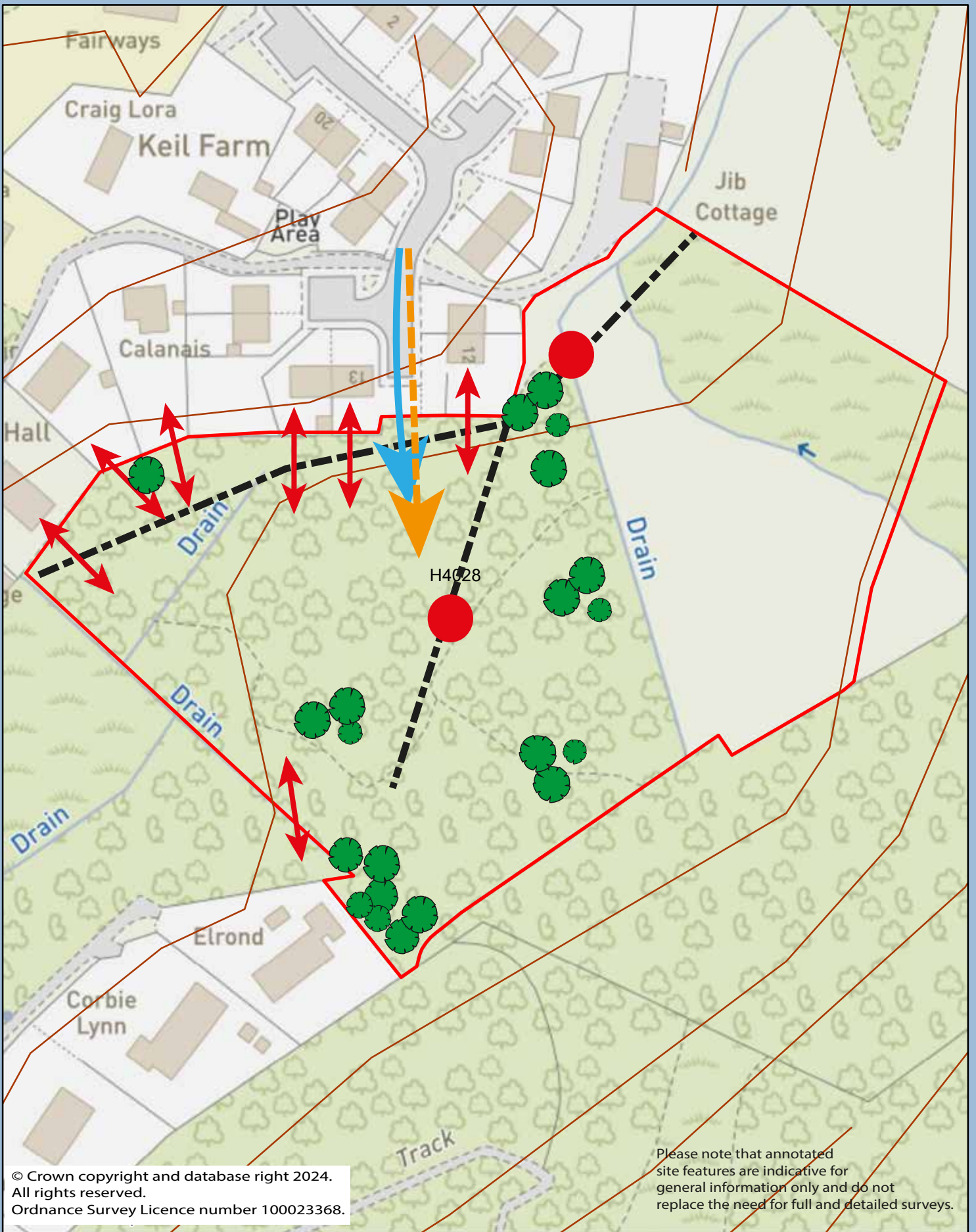
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Waste Water Treatment Works - Growth project is required• Waste Water Network - Drainage Impact Assessment/ Network Impact Assessment required• Potential Asset Conflict – Waste water infrastructure locates within site. Early engagement with Scottish Water required.• Nature Conservation Constraint – check for European protected species (otters) |



H4028 Benderloch



H4029: Kilmore - Barran

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|----------------|------------|--------------------------|-----------------|------------------|-------------------------|------------------|
| 2.03ha | 16 | 25% | Landowner/Developer | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Kilmore / Barran | Rockfield ; St Columbus | Oban High School |

EXISTING USE:

Grazing

ACCESS:

Existing access from Barran to south of site. This is a single track road with no footpaths

FLOOD RISK:

Risk of SEPA river flooding over north west corner of site

TOPOGRAPHY:

Relatively flat

TREES:

None on site.

Trees between site and roads will reduce the visual impact of the development to a degree.

FORM OF DEVELOPMENT:

Detached bungalows in the area. Previous consent for 16 units (including 6 affordable) appears to be a broadly suitable form and layout, however greenspace will require to be incorporated as per LDP2 policy 68

PLANNING CONSENTS:

Whilst a Notification of Initiation of Development was submitted in 2017 in relation to 16/03074/PP, no material start appears to have been made on site (site visit March 2024)

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

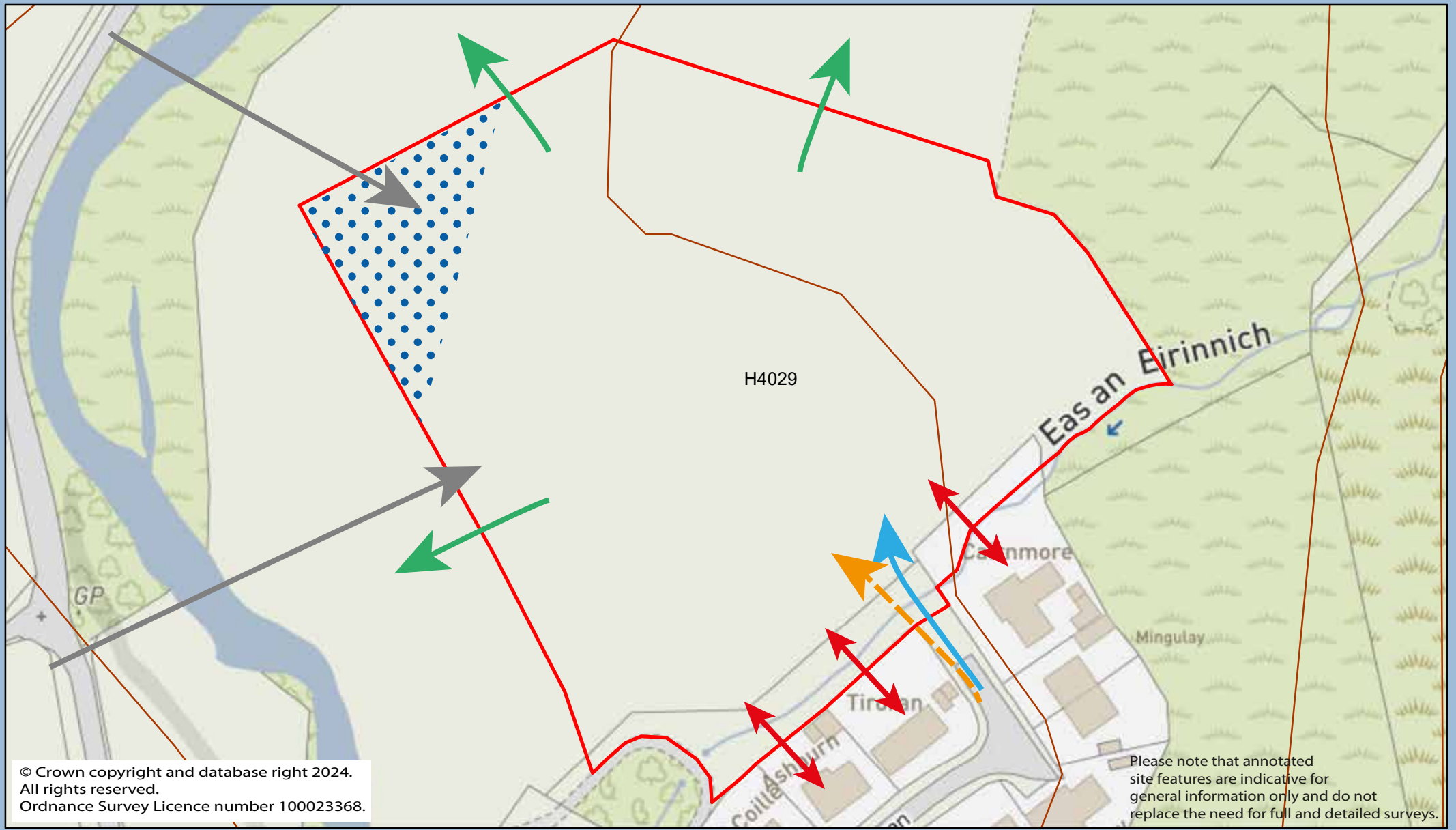
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Potential Asset Conflict – Waste Water infrastructure located within site. Early engagement with Scottish Water is required.• Nature Conservation Constraint – check for European protected species (otters) |



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H4029 Kilmore - Barrans



H4030: Salen - South

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------------------------|------------|---------------|-----------------|--------------|----------------|-----------------------|
| 1.75ha | 20 | 25% | Landowner/Developer Scottish Water | Short / Medium / Long | OLI | Mull and Iona | Settlement Area | Salen | Salen | Tobermory High School |

EXISTING USE:

Rough grassland / scrub

ACCESS:

Access from B8035. No footpath to west side of road.

FLOOD RISK:

Risk of both river and surface water flooding on parts of the site indicated on SEPA flood maps. A Flood Risk Assessment will be required as well as discussions with SEPA and Scottish Water.

TOPOGRAPHY:

Fairly flat but rough ground.

TREES:

Ancient woodland to east of site but not within boundary

Small trees / shrubs scattered across site

CONSTRAINTS:

Peat class 1 on small portion of site.

Powerlines running across site.

FORM OF DEVELOPMENT:

Modern 1 ½ storey houses on opposite side of B8035 – a similar style could be suited here.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

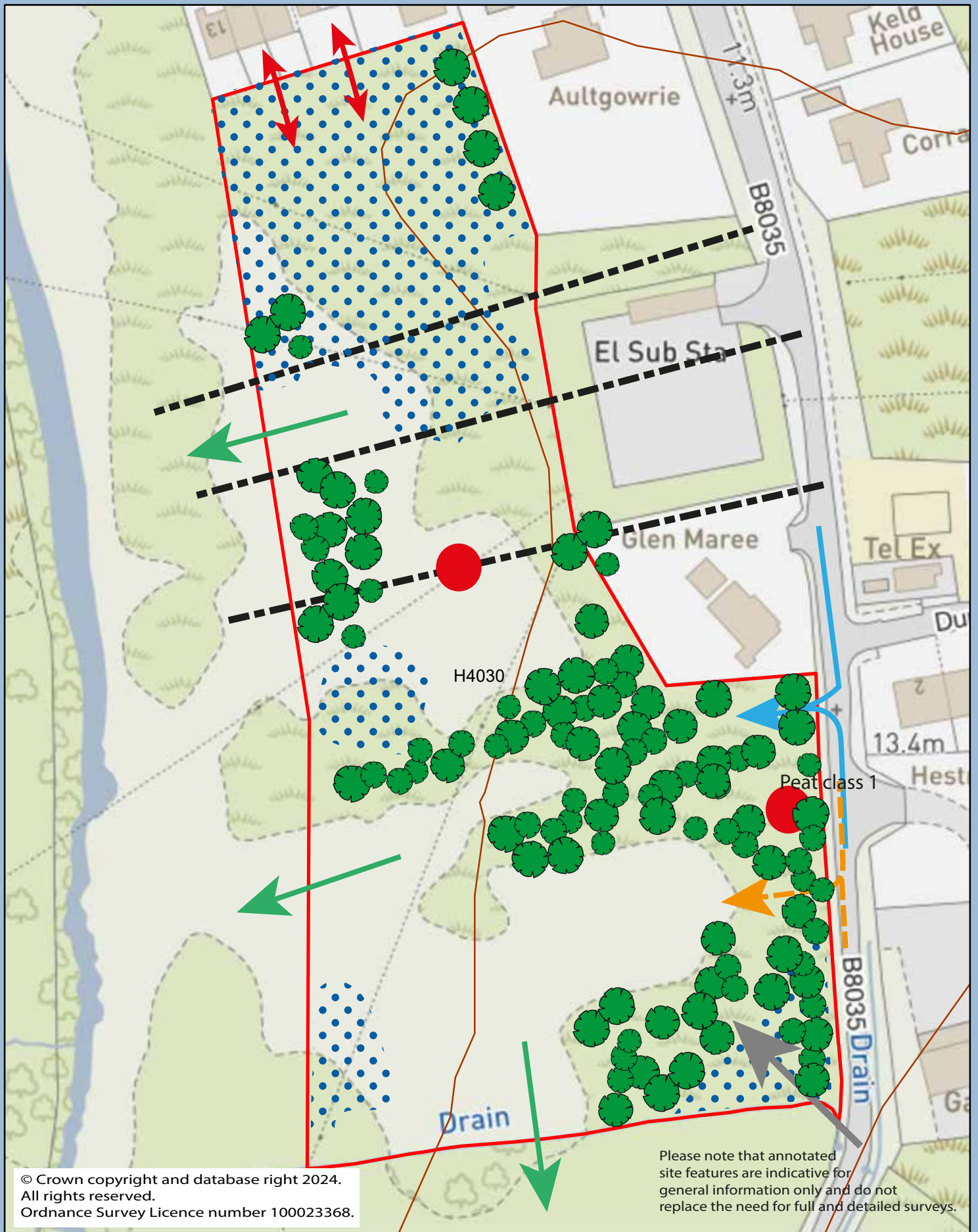
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works – ongoing growth project.• Water Network – Flow and Pressure Test and Water Impact Assessment required• Waste Water Treatment Works – Growth Project• Waste Water Network - Drainage Impact Assessment required• Assess impact on trees/woodland – Mature Woodland, layout should seek to minimise tree loss and include appropriate planting as part of green infrastructure provision• Potential for bat roosts in trees, bat survey may be required• Nature Conservation Constraint – check for European protected species (otters)• Refer to policy 77 – woodland resources |



H4030 Land situated west of B8035
 (south of Glen Maree), Aros,
 Salen, Mull



H4031: Dalmally

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|--------------------|--------------|--------------------------|---------------------|
| 5.9ha | 49 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Dalmally | Dalmally; St Columbus | Oban High School |

EXISTING USE:

Vacant land

ACCESS:

Existing vehicular access can be achieved from A85 to north of site.

FLOOD RISK:

Small watercourse runs through the site to north/west. Small portion of site subject to high likelihood of river flooding.

TOPOGRAPHY:

Site gradually slopes downwards from south to north. Some areas of site are flat. No drastic change of level throughout site.

TREES:

Trees to north of site.

NATURAL ENVIRONMENT DESIGNATIONS:

North Argyll Local Landscape Area

CONSTRAINTS:

Existing telephone line to north of the site.

FORM OF DEVELOPMENT:

Low to medium density to conform with settlement pattern. Dwellings should be no more than two storeys in height and should have ample garden ground

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

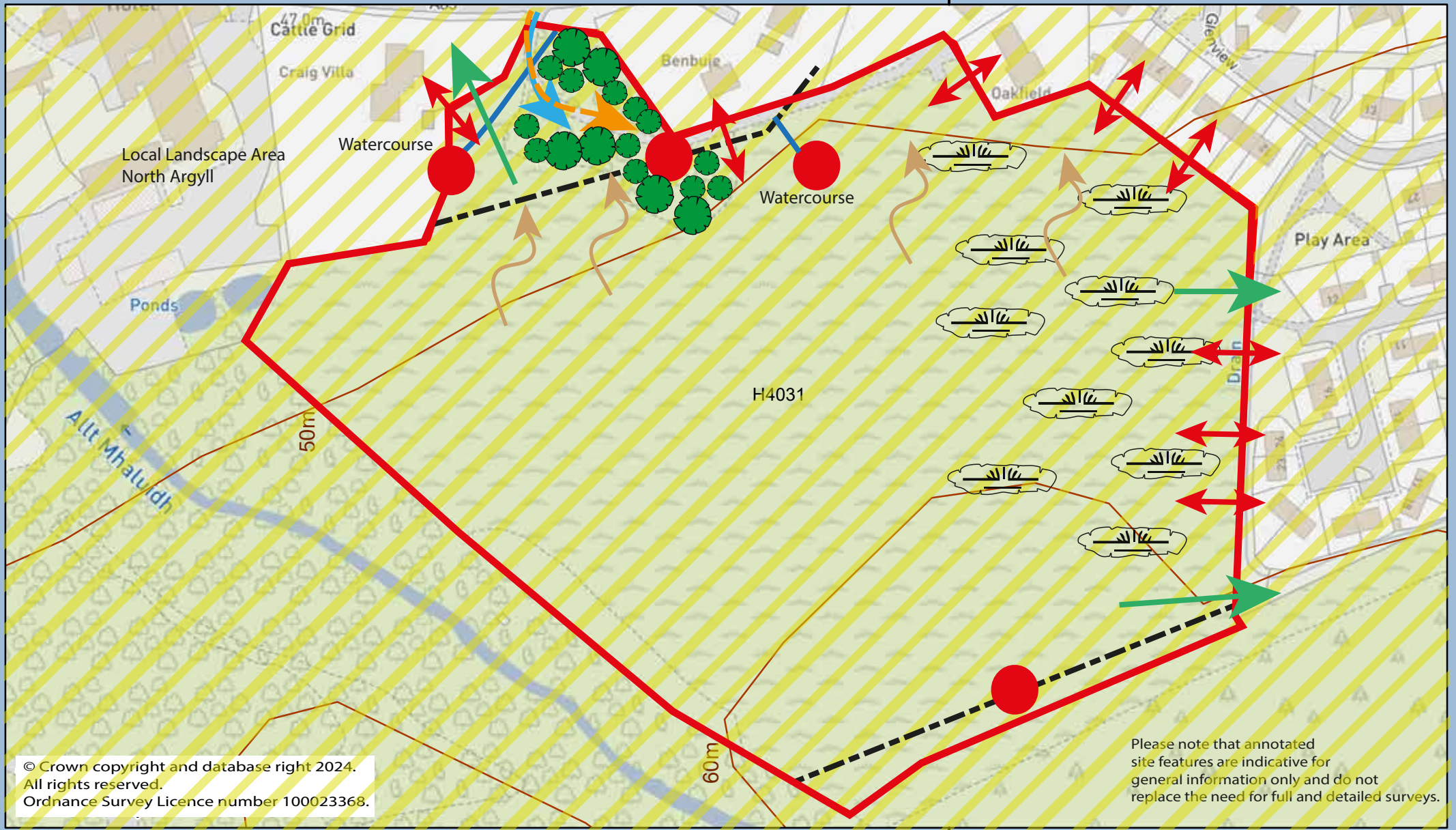
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

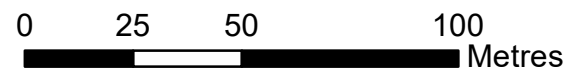
| ACTIONS |
|--|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works - Growth Project required• Water Network –Water Impact Assessment required• Waste Water Treatment Works - Growth project is required• Waste Water Network – Drainage Impact Assessment required• Nature Conservation Constraint – check for European protected species (otters) |



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H4031 Dalmally



H4032: Lochdon - South

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|---------------|------------|---------------|-----------------|--------------|----------------|-----------------------|
| 1.22ha | 12 | 25% | Landowner/Developer | Medium / Long | OLI | Mull and Iona | Settlement Area | Lochdon | Lochdonhead | Tobermory High School |

EXISTING USE:

Rough grassland

ACCESS:

Access from A849

FLOOD RISK:

Risk of surface water flooding on central part of the site indicated on SEPA flood maps.

TOPOGRAPHY:

Slopes gently away from the road.

TREES:

Trees mainly around the site boundary with some small trees scattered throughout.

NATURAL ENVIRONMENT DESIGNATION:

Local Nature Conservation Site (Lochdon) to east of site (outwith boundary)

CONSTRAINTS:

Peat class 3 over whole of site

FORM OF DEVELOPMENT:

There may be a need to protect against sporadic low density development – will require a co-ordinated approach to meet housing needs and contribute towards future island growth.

PLANNING CONSENTS:

No live consents (outline consent was granted in 2013 for 7 dwellinghouses – 12/02495/PPP) however a higher density may be preferable to meet housing needs

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

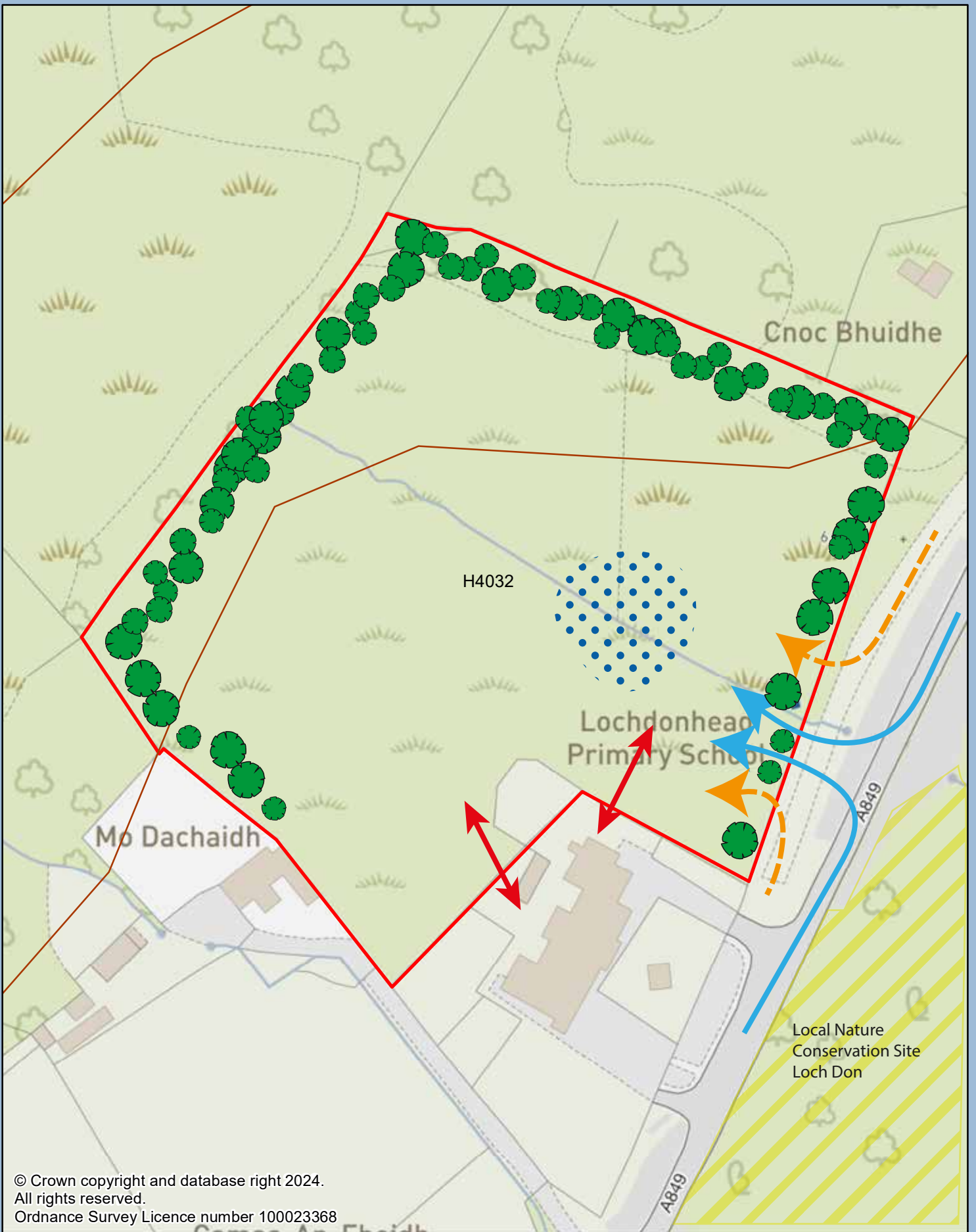
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Network – Flow and pressure tests required.• Site approximately 200m from covered service reservoir tank. Early engagement with Scottish Water required.• Nature Conservation Constraint – check for European protected species (otters) |



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H4032 Lochdon South



H4035: Benderloch – Keil Farm

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-------------------|------------|--------------------------------|--------------------|---|----------------------------|---------------------|
| 1.06ha | 20 | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Lorn and the Inner Isles | Settlement Area | Benderloch including Ledaig/Keil Crofts/Baravullin | Lochnell Primary School | Oban High School |

EXISTING USE:

Vacant land

ACCESS:

Access can be gained from creating new access of A828 to west. Upgrade would be required to obtain access into the site from Keil Gardens to south.

FLOOD RISK:

Risk of surface water flooding indicated on SEPA maps

TOPOGRAPHY:

Site is predominantly flat.

TREES:

Trees and shrubs around perimeter of site.

Small trees in centre of site.

CONSTRAINTS:

Class 3 Radon affected area

FORM OF DEVELOPMENT:

Low density development to match surrounding settlement.

PLANNING CONSENTS:

No live consents (outline consent was granted in 2013 for 7 dwellinghouses – 12/02495/PPP) however a higher density may be preferable to meet housing needs

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

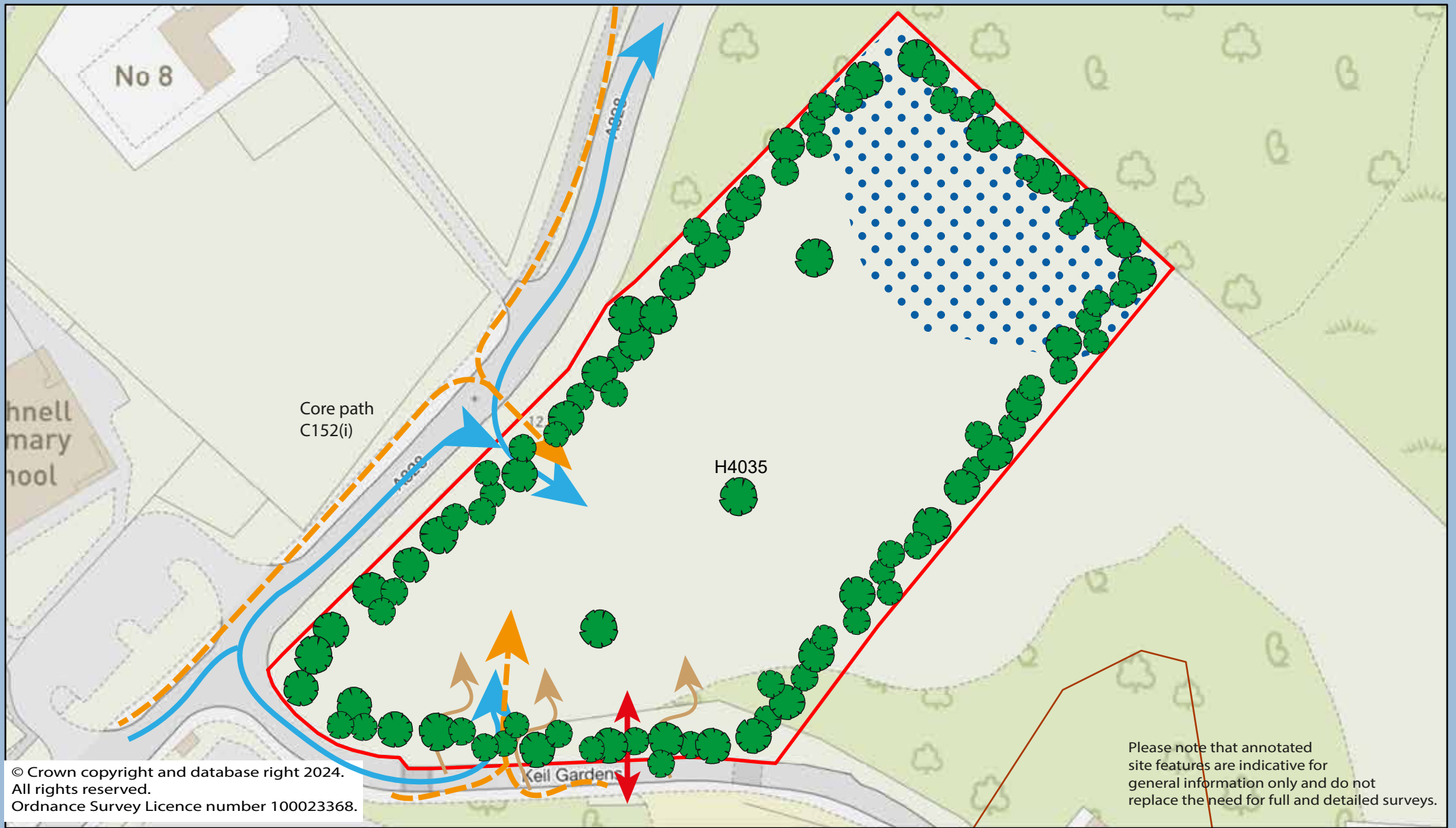
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Treatment Works – Early engagement with Scottish Water required• Waste Water Treatment Works - Growth project is required• Wste Water Network - Drainage Impact Assessment required• Potential Asset Conflict – Waste water infrastructure in site. Early engagement with Scottish Water required. |



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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

H4035 Benderloch - Keil Farm



H4036: Iona – Baile Mor

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------------------------|-----------|------------|---------------|-----------------|--------------|----------------|------------------|
| 0.16ha | 4 | 100% | Landowner/Developer Scottish Water | Short | OLI | Mull and Iona | Settlement Area | Baile Mor | Iona | Oban High School |

EXISTING USE:

Field – grazing land

ACCESS:

Access from single track road (which is a core path C483(e)). There is one access gate into the site existing but with no formed access road so there is flexibility in terms of where the access is taken from this road. It may be suitable to provide direct access from the single track road to each property. However the road is not adopted.

FLOOD RISK:

No flood risk indicated on SEPA maps. A minor watercourse flows along the site boundary which could represent a potential flood risk. A basic Flood Risk Assessment, consisting of topographic information in the first instance and a detailed layout plan will be required. Waste water drainage hotspot

TOPOGRAPHY:

Flat

TREES:

None

BUILT ENVIRONMENT DESIGNATIONS:

Iona Conservation Area CA468 (subject to Article 4 Direction)

Scheduled Monument SM90350 Iona Nunnery (setting)

Scheduled Monument SM12968 and A-listed LB12310 Iona Abbey (setting) which is considered to have a wide setting due to its nature and significance

CONSTRAINTS:

Overhead lines running across west of site

HIE fragile area

Peat category 2 within buffer zone but not within allocation area

Potential servicing constraint identified by National Trust

100% affordability requirement

Representation received during MIR re corncrakes – further surveys / consultations required

FORM OF DEVELOPMENT:

Recently built Iona Village Hall sits to the immediate north of the property which was designed to be contemporary but complimentary to the Nunnery. Any proposal on this site must include a comprehensive Design Statement due to its location in the conservation area which should include a detailed analysis of massing, forms and materials and consider how the development would be viewed from the ferry as well as from the Nunnery

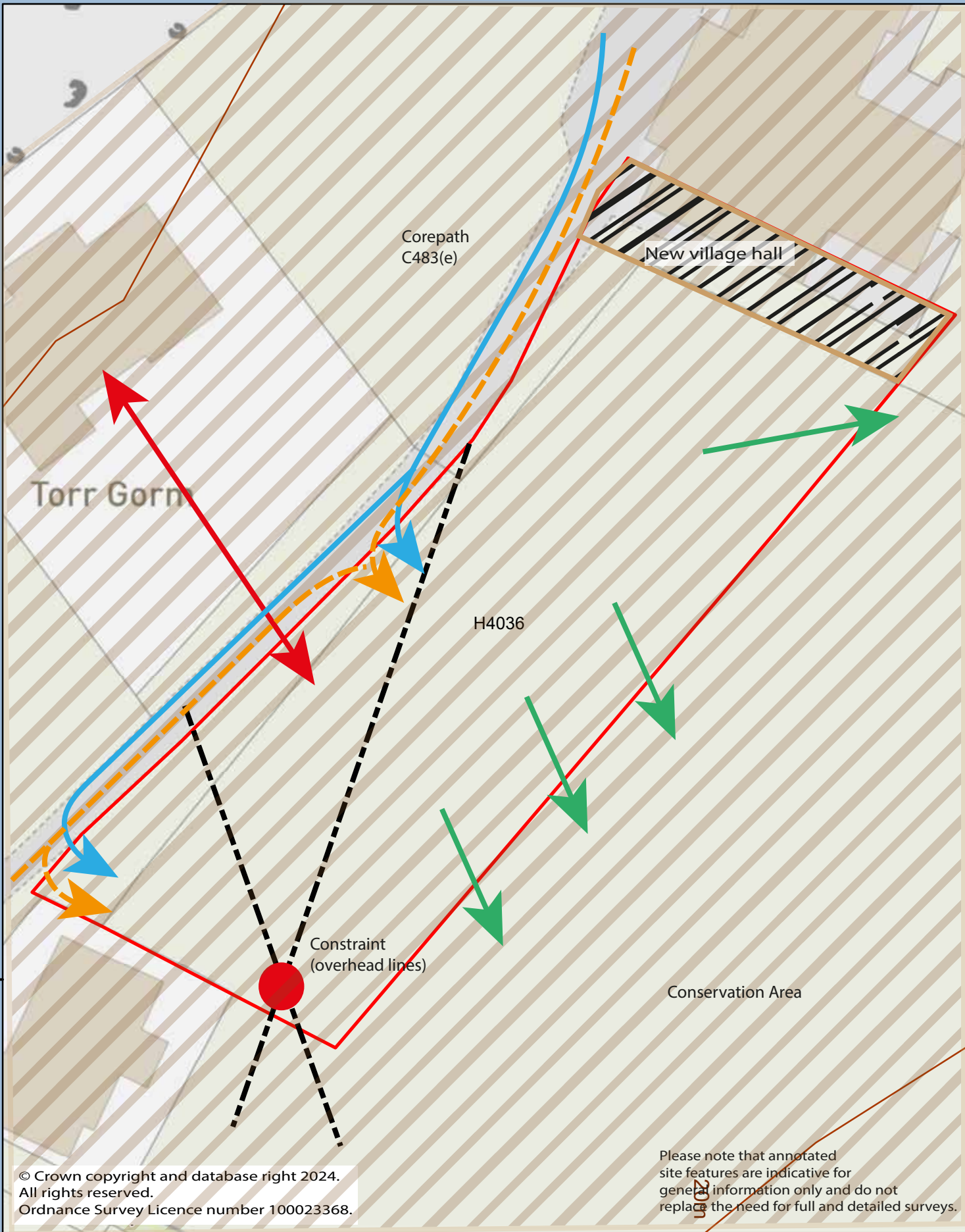
CAPACITY:

This is a smaller scale allocation in an island settlement with limited options for affordable housing in an area of identified need. The affordable requirement on this allocation is therefore 100%.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| |
|--|
| ACTIONS |
| <ul style="list-style-type: none">• Flood Risk Assessment required• Water Treatment Works – Growth Project required• Water network – flow and pressure test required.• Nature Conservation Constraint – check for European protected species (otters) |



H4036 Iona - Baile Mor



H4037: Taynuilt

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|---------------|--------------------------------|---------------------|-----------------------|------------|--------------------------|-----------------|--------------|------------------|------------------|
| 3.28ha | 13 | 25% | Landowner/Developer | Short / Medium / Long | OLI | Lorn and the Inner Isles | Settlement Area | Taynuilt | Taynuilt Primary | Oban High School |

EXISTING USE:

Vacant farmland/woodland

ACCESS:

Access into the site from A85 to south. Site includes section of existing access into cemetery. The road is council owned and would require an upgrade should the site be developed.

FLOOD RISK:

Small portion of site may be subject to risk of flooding as indicated on SEPA maps.

TOPOGRAPHY:

Site is predominantly flat with some areas of gradual sloping.

TREES:

Ancient woodland to north of site (Ardchattan & Muckairn).

Large coverage of trees on the site. Site to west potentially undevelopable due to coverage.

BUILT ENVIRONMENT DESIGNATIONS:

It is located in the vicinity of the following the scheduled monuments: Nelson Monument, inscribed stone, Taynuilt (Index No. 4077) & Taynuilt, Old Parish Church of Muckairn, tombstones and burial ground (Index No. 3762).

NATURAL ENVIRONMENT DESIGNATIONS:

Ancient woodland to north of site (Ardchattan & Muckairn).

FORM OF DEVELOPMENT:

Low density housing to conform with pattern and form of existing settlement is likely to be appropriate. Consideration must be given to sensitive location of church and cemetery to west/south of the site.

CAPACITY:

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children's play space (including provision for under 5's) must be provided per dwelling.

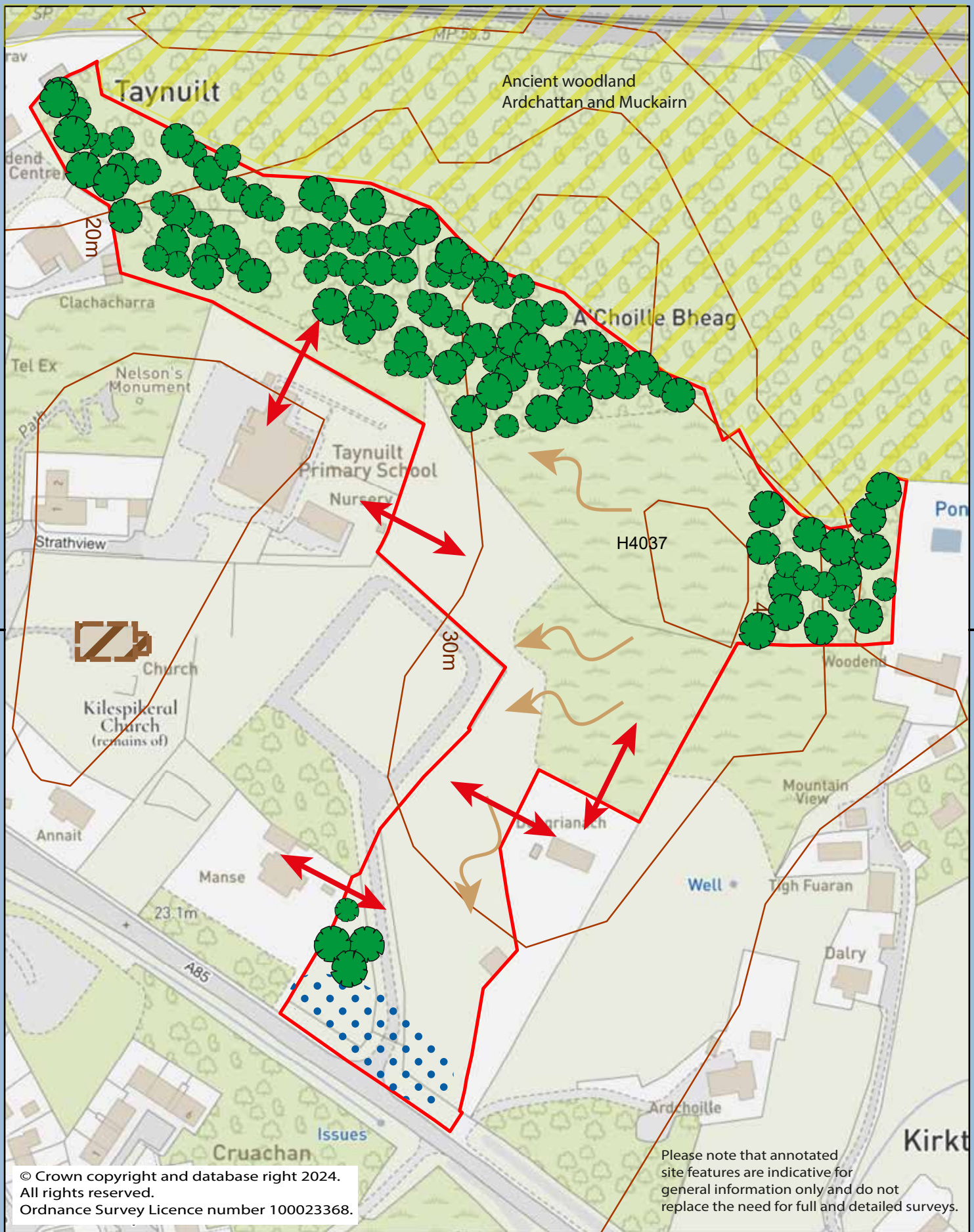
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|--|
| <ul style="list-style-type: none">• Water Treatment Works – Early engagement with Scottish Water required.• Water Network – Flow and Pressure Test and Water Impact Assessment required• Waste water treatment Works – Early engagement with Scottish Water required.• Waste Water Network – nearby. Any connections would be for foul only and surface water should be discharged to nearby watercourses.• Access - Trunk Road access. Early engagement over the access strategy would be required with Transport Scotland. Access may require to be shared with the adjacent Cemetery access or a new access may be required to serve both sites. Potential constraints within site Local Roads Authority should be consulted.• Assess impact on trees/woodland - Mature woodland• Adjacent to Ancient Semi-Natural Woodland• Potential for bat roosts in trees, bat survey may be required• Nature Conservation Constraint – check for European protected species (otters)• As there is the potential for an adverse impact on the settings of Scheduled monuments, HES would welcome early consultation on this site. |



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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

H4037 Taynuilt - PDA4004



H4040: Dervaig

| Site Size | LDP2 Capacity | Minimum affordable requirement | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|----------------------|--------------------------------|---------------------------------------|-------------------|------------|---------------|-----------------|--------------|------------------------|-----------------------|
| 0.74ha | 16 (see notes below) | 25% | Landowner/Developer Scottish Water | Short / Medium | OLI | Mull and Iona | Settlement Area | Dervaig | Dervaig Primary School | Tobermory High School |

EXISTING USE:

Grazing

ACCESS:

Vehicular and pedestrian access from B8073 (single track with no footpaths). There is an existing farm gate.

FLOOD RISK:

None indicated on SEPA maps

TOPOGRAPHY:

Relatively flat

TREES:

Some mature trees on site

BUILT ENVIRONMENT DESIGNATIONS:

Immediately adjacent to Dervaig Conservation Area (setting)

B-listed Kilmore Church (setting)

C-listed Bellachroy Hotel (setting)

FORM OF DEVELOPMENT:

Both traditional and modern 1 ½ storey detached houses in vicinity of the site.

CAPACITY:

The capacity noted would give a high density in relation to the immediate surrounding area – number of units may need to be reviewed.

As the site has capacity of over 10 units, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.

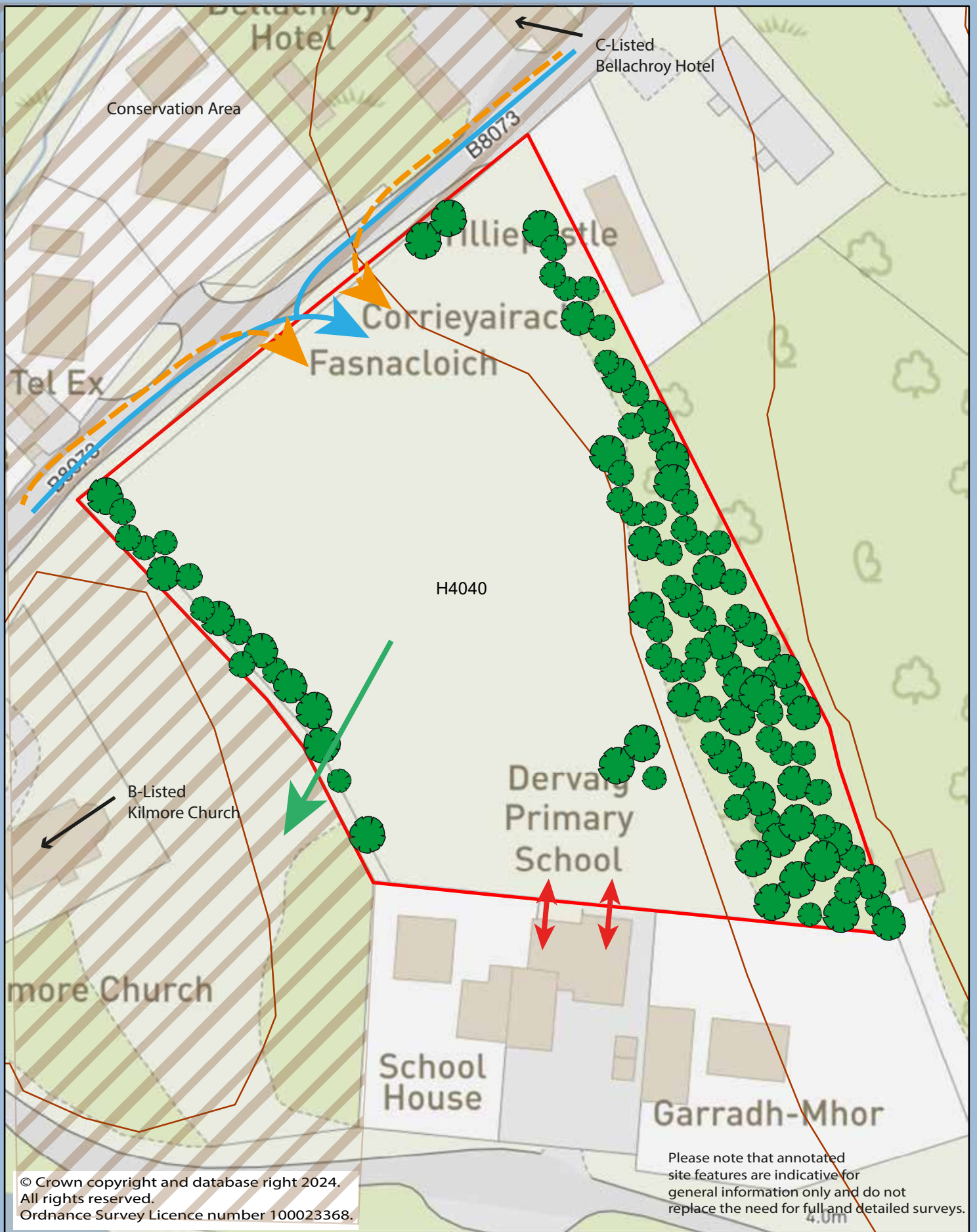
As the site has capacity of over 8 units 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase.

FOOD GROWING:

Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| ACTIONS |
|---|
| <ul style="list-style-type: none">• Water Treatment Works – Growth Project required• Water Network – Water Impact Assessment required• Waste Water Treatment Works – Growth Project required• Waste Water Network - Drainage Impact Assessment required• Potential Asset Conflict – 90mm HPPE raw main & 90mm HPPE water main in site boundary. Early engagement with Scottish Water required.• Nature Conservation Constraint – check for European protected species (otters) |



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H4040 Dervaig - Church Field



Business and Industry Allocations

| Ref | Site Address | Site Size (Ha) | Allocated Uses | Responsible/Lead | Timescale |
|-------|---|----------------|---|---------------------|-------------------------|
| B1001 | Sandbank - Upper | 6.20 | Strategic Economic Investment Location for Industry, Business and Storage | HIE | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Ensure no detrimental impact on woodland adjoining the site, some of which is shown on the Ancient Woodland Inventory. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B1002 | Sandbank - High Road | 8.40 | Strategic Economic Investment Location for Industry, Business and Storage | HIE | Short /Medium/Long Term |
| | Actions: Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Ensure no detrimental impact on woodland adjoining the site, some of which is shown on the Ancient Woodland Inventory. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B2001 | Helensburgh - Craigendoran | 3.80 | Business (Use Class 4), Hotel (Use Class 7) and ancillary employment related uses | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Project Level Habitats Regulation Appraisal required Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including | | | | |

| Ref | Site Address | Site Size (Ha) | Allocated Uses | Responsible/Lead | Timescale |
|-------|---|----------------|--|---------------------|-------------------------|
| | | | | | |
| | noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Roads – access on the A814 is possible – exact locations with suitable sightlines need to be established. | | | | |
| B3002 | Inveraray - East | 0.70 | Industry, Business, Storage and Utilities | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Assess impact on trees/woodland – Mature Woodland Potential for bat roosts in trees, bat survey may be required Nature Conservation Constraint – check for European protected species (otters) Site access would have to remain private. Transport Scotland should comment on connection to A83 Trunk Road | | | | |
| B3003 | Lochgilphead - Achnabreck | 4.30 | Industry, Storage and biomass related developments | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B3004 | Bridgend, Islay | 6.50 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Assess impact on trees/woodland - site edges Potential for bat roosts in trees, bat survey may be required Nature Conservation Constraint – check for European protected species (otters) | | | | |

| Ref | Site Address | Site Size (Ha) | Allocated Uses | Responsible/Lead | Timescale |
|-------|--|----------------|---|---------------------|-------------------------|
| B3005 | Glenegedale, Islay | 4.60 | Industry, Business, Storage and Airport Related | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B3006 | Campbeltown - Snipefield | 0.70 | Industry, Business and Storage | HIE | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Note Campbeltown Flood Protections Scheme approved adjacent to site Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B3007 | Tarbert - Glasgow Road | 7.20 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Early engagement with Transport Scotland regarding access strategy required Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B3008 | Inveraray - South | 0.40 | Industry, Business, Storage and Utilities | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Assess impact on trees/woodland. – Mature Woodland Potential for bat roosts in trees, bat survey may be required. Site access would have to remain private. Transport Scotland should comment on connection to A83 Trunk Road Nature Conservation Constraint – check for European protected species (otters) | | | | |

| Ref | Site Address | Site Size (Ha) | Allocated Uses | Responsible/Lead | Timescale |
|-------|---|----------------|---|---------------------|-------------------------|
| B4001 | Oban South adj Livestock Centre | 7.10 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Potential road constraint - The site is off the A816 Oban-Lochgilphead road within a 60mph speed limit. Any potential major development will increase already heavy traffic from south in to Oban. Existing road access is suitable. New development road will be required Potential for deep peat | | | | |
| B4002 | Oban South Glenshellach | 3.70 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Major road constraint - The site is off the UC132 Glengallan Road within a 30mph speed limit. There is a spur from the current roundabout, however there have been issues regarding current industrial usage. This will also create additional traffic. | | | | |
| B4004 | Tobermory, west of | 3.30 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B4006 | Dunbeg - Dunstaffnage | 1.60 | Strategic Economic Investment Location: Business, Research and Education | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) | | | | |

| Ref | Site Address | Site Size (Ha) | Allocated Uses | Responsible/Lead | Timescale |
|-------|---|----------------|--|---------------------|-------------------------|
| B4007 | Oban - Glengallan Road | 3.90 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) | | | | |
| B4008 | Lochdon, Torosay, Mull | 5.80 | Industry, Business and Storage | Landowner/Developer | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment will be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Area of Cat 2 peat | | | | |
| B4009 | North Connel - Airfield | 3.30 | Industry, Business, Storage and Airport Related Uses | ABC | Short /Medium/Long Term |
| | Actions: Flood Risk Assessment required Water Impact Assessment may be required, which may result in network mitigations in order to maintain existing customer service. Nature Conservation Constraint – check for European protected species (otters) Potential for deep peat | | | | |

Community Facilities Allocations

| Community Facilities Allocations | | | | | |
|----------------------------------|---|----------------|---|---------------------|-------------------------|
| Ref | Site Address | Site Size (ha) | Allocated Use | Responsible/Lead | Timescale |
| C2001 | Helensburgh Pierhead | 2.90 | Swimming pool, community leisure facility, open space, town centre parking with up to 2700m ² retail use, pier | ABC | Short/Medium Term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | |
| C3002 | Ford – North | 2.10 | Community uses | Landowner/Community | Short /Medium/Long Term |
| | Actions: The monument comprises a Bronze Age burial cairn which is situated in a pasture field 60m to the E of the Forestry Houses, measuring 8m in diameter and 0.7m in height. It has been slightly quarried on the NW arc. There is the potential for a significant adverse impact on the setting of the monument, but this could be mitigated to some degree through sensitive design and restricting the area of the allocation to be developed. HES therefore encourage early consultation on this site. | | | | |
| C3003 | Home Farm, Lochgilphead | 7.00 | Community Use | ABC/Community | Short/Medium Term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required Major road constraint – this site is remote from public road. The cost of constructing a road to adoptable standard would be substantial. | | | | |
| C3004 | Clock Lodge, Lochgilphead | 1.30 | Community Facilities, tourism and recreation | Landowner/Community | Short Term |
| | Actions: Flood Risk Assessment required | | | | |

Community Facilities Allocations

| Ref | Site Address | Site Size (ha) | Allocated Use | Responsible/Lead | Timescale |
|-------|--|----------------|---|---------------------|------------------------|
| | Nature Conservation Constraint – check for European protected species (otters) Access Plan required Refer to policy 77 – woodland resources | | | | |
| C3005 | Kilmory, Lochgilphead | 4.00 | Community Use | Landowner/Community | Short/Medium Term |
| | Actions: Flood Risk Assessment required Assess impact on trees/woodland – Mature Woodland. Potential for bat roosts in trees, bat survey may be required. Sits within Strategic Masterplan (SM3002) area to allow consideration of wider issues Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | |
| C3006 | Bowmore – Shore Street | 1.10 | Community uses related to St Columba Centre | Landowner | Short/Medium Term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) | | | | |
| C4001 | Dalmally | 2.10 | Sports pitch | Landowner | Short/Medium/Long Term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) | | | | |
| C4002 | Oban Hospital | 0.90 | Community Facilities | NHS | Medium/Long Term |
| | Actions: Flood Risk Assessment required Green Network - demonstrate how impacts on green network will be mitigated. Nature Conservation Constraint – check for European protected species (otters) Major road constraint – Soroba Road is at capacity. Any further development in this area will only lead to more traffic delays. There is also a flooding problem at the culvert under the railway. Any further development that includes hard standings and / or roof drainage will only increase the rate of flow of water to the culvert, with consequent backing up of the water causing flooding in the area. | | | | |

Community Facilities Allocations

| Ref | Site Address | Site Size (ha) | Allocated Use | Responsible/Lead | Timescale |
|---|--|-----------------------|---|-------------------------|-------------------|
| C4003 | Dunbeg School | 1.20 | Community Facilities (Educational Expansion) | ABC | Short/Medium Term |
| Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | | |
| C4004 | European Marine Science Park, Dunstaffnage, Oban | 1.60 | Sports facilities, open space, potential community facilities | Landowner/Community | Short Term |
| Actions: Flood Risk Assessment required Potential community facilities to be investigated Access constraint to be addressed - The local road approach to the Jane Road/A85(T) junction is nearing capacity. Requires delivery of consented new roundabout. Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | | |

Mixed Use Allocations

Further detail on mixed use allocations containing housing in respect of developer, programming, planning applications and completions is included in the annual [Housing Land Audit](#), which is available in Storymap format.

Note for all mixed use allocations containing housing – Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision. See LDP2 policies 6 and 68

Where a mixed use allocation contains the potential for housing should developers propose to increase the number of housing units indicated then they are advised to submit a Pre Development Enquiry to Scottish Water so that the potential to supply the higher figure can be assessed.

| Mixed use Allocations | | | | | | |
|-----------------------|---|----------------|----------------|--|---------------------|-------------------|
| Ref | Site Address | Site Size (ha) | Dwelling Units | Development action – delivery of allocated uses | Responsible/Lead | Timescale |
| X1001 | Cairndow – Inverfyne | 3.10 | 16 | Residential (including 25% affordable), child care centre and business units | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | | |
| X3001 | Inverary | 1.30 | 0 | Mixed Use - Business, Tourism (including Hotel) and community facilities | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Sits within Strategic Masterplan (SM3001) area to allow consideration of wider issues Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | | |

Mixed use Allocations

| Ref | Site Address | Site Size (ha) | Dwelling Units | Development action – delivery of allocated uses | Responsible/Lead | Timescale |
|-------|--------------|----------------|----------------|---|---------------------|------------|
| X3002 | Bowmore | 12.8 0 | 120 | <p>Mixed use – housing (including min 25% affordable), industry, business (Class 4) and community facilities</p> <p>Actions: Flood Risk Assessment required</p> <p>Project Level Habitats Regulations Appraisal required Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development proposals must ensure that there would be no adverse effect on the integrity and qualifying interests of the Laggan Special Protection Area, either alone or in combination with other plans or projects, through recreational disturbance. To demonstrate this, a Recreation Management Plan should be prepared to accompany the planning application, for the approval of the planning authority in consultation with NatureScot. NOTE: This is a requirement prior to <u>any</u> further consents on this allocation. Nature Conservation Constraint – potential for Corncrakes, biodiversity check list required.</p> <p>A new/revised masterplan is required to incorporate the additional areas of land included in the LDP2 allocation, in particular demonstrating integration of the various mixed uses. The masterplan should consider, amongst other things, the landscape sensitivities at this coastal location of both additional areas of land including views of the site and the sensitivity of the development edge.</p> <p>Development Brief should be informed by the following: (a) landscape opportunities and constraints; (b) scale and sensitivities of this intricate coastline together with views from the sea/adjacent coast; (c) respecting small scale and intricate character of this largely undeveloped coastline including the setting of key features such as cliffs, beaches etc; (d) the aspiration for the site as a high quality mixed use development with a high standard of design which achieves a good fit with the landscape/seascape; € the need for new defensible boundaries to avoid infill/expansion; (f) the need to set out a robust landscape framework which will safeguard and potentially enhance the landscape/seascape character, draw on the vernacular and provide high quality linked multifunctional spaces.</p> <p>The capacity set out in LDP2 of 120 units includes the 51 units already delivered as at December 2021. (See HLA for further information).</p> | Landowner/Developer | Short term |

Mixed use Allocations

| Ref | Site Address | Site Size (ha) | Dwelling Units | Development action – delivery of allocated uses | Responsible/Lead | Timescale |
|-------|---|----------------|----------------|--|---------------------|-------------------|
| | | | | Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | |
| X3003 | Port Mor - Port Charlotte, Islay | 4.10 | 0 | Tourism and Community Facilities | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) It includes the scheduled monument termed Port Charlotte, chambered cairn (Index No. 3937), a Clyde type cairn situated in a field at the edge of the raised beach, 750m SW of Port Charlotte. While there is some development in the vicinity of the monument, there is the potential for an adverse impact on the monument and its setting from any further development. HES therefore recommend early consultation on this site. | | | | | |
| X3004 | Lochgilphead South | 11.6 0 | 0 | Mixed use - industry, business, storage and community use | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Assess impact on trees/woodland – Mature Woodland. Potential for bat roosts in trees, bat survey may be required. Sits within Strategic Masterplan (SM3002) area to allow consideration of wider issues Nature Conservation Constraint – check for European protected species (otters) | | | | | |
| X3006 | Scalasaig, Colonsay | 1.60 | 10 | Mixed use - Housing, community uses (including workshops) | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Masterplan 21/00166/MPLAN – Approved 22 Apr 2021 (Former PDA 8/1) | | | | | |

Mixed use Allocations

| Ref | Site Address | Site Size (ha) | Dwelling Units | Development action – delivery of allocated uses | Responsible/Lead | Timescale |
|------------|---|-----------------------|-----------------------|--|-------------------------|---------------------|
| X4001 | Connel - Saulmore Farm | 182.70 | 0 | Mixed Use - Hotel, tourism/leisure, golf course, housing. No built development to north of trunk road) | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature conservation constraints –Semi Natural woodland, assess impact on trees/woodland, potential for bat roosts in trees, bat survey may be required, check for European Protected Species. Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | | |
| X4002 | Dunbeg | 9.40 | 0 | Mixed use - Business and Tourism | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) | | | | | |
| X4003 | Tobermory – Dervaig Road | 2.70 | 9 | Mixed Housing, Business and Industry | Landowner/Developer | Short – Medium term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | | | |
| X4004 | Oban - Glengallan Road | 1.70 | 0 | Mixed Use - Business use, local neighbourhood scale facilities and services | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) | | | | | |

Tourism Allocations

| Tourism Allocations | | | | |
|---------------------|--|---|---------------------|-------------------|
| Ref | Site Address | Development action – delivery of allocated uses | Responsible/Lead | Timescale |
| T3001 | Tayvallich – Carsaig | Tourist Caravan Park | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) | | | |
| T4001 | Pennyghael | Campsite | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment may be required (tbc with SEPA) Nature Conservation Constraint – check for European protected species (otters) | | | |
| T4002 | Dunbeg - Tom Liath | Tourism, Leisure – Golf Course and ancillary facilities | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | | |
| T4003 | Appin Holiday Park - Appin | Holiday Park | Landowner/Developer | Short – Long term |
| | Actions: Flood Risk Assessment required Nature Conservation Constraint – check for European protected species (otters) | | | |

Minerals Allocations

| Minerals Allocations | | | | | |
|----------------------|--|----------------------------|----------------|---------------------|-----------------|
| Ref | Site Address | Site Use | Site Size (Ha) | Responsible/Lead | Life Expectancy |
| M1001 | Kingarth Quarry | Sand and gravel | 6.40 | Landowner/Developer | 5-10 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M1002 | Kingarth—Ambrose Quarry | Hard rock | 4.10 | Landowner/Developer | 5-10 years |
| | Planning Consent with conditions Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M1003 | Killellan | Sand and gravel | 10.70 | Landowner/Developer | 5-10 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M1004 | Cairndow—Clachan Quarry | Hard rock, sand and gravel | 24.40 | Landowner/Developer | 10-15 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3001 | Calliburn Farm | Hard rock | 6.00 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3002 | Furnace | Hard rock | 26.40 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3003 | Isle Of Gigha - North Of Keil Cottages, Cnoc Na Croise, The Glen | Hard rock | 1.90 | Landowner/Developer | 5 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3004 | Achnaba – The Cut | Hard rock | 9.70 | Landowner/Developer | 10-15 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |

Minerals Allocations

| Ref | Site Address | Site Use | Site Size (Ha) | Responsible/Lead | Life Expectancy |
|------------|--|-----------------|-----------------------|-------------------------|------------------------|
| M3005 | Corran Farm | Hard rock | 3.60 | Landowner/Developer | 15 + years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3006 | Ballygrant | Hard rock | 7.30 | Landowner/Developer | 5 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3007 | Torra Lots, Gleneagadale, Islay | Sand and Gravel | 1.50 | Landowner/Developer | 2 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3008 | Langa Quarry, Kilchenzie | Sand and gravel | 1.30 | Landowner/Developer | 15+ years |
| M3009 | Calliburn Farm Phase 2 | Hard rock | 10.30 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M3010 | Kilmartin | Sand and gravel | 9.70 | Landowner/Developer | 5 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M4001 | Lochdon – Torosay Sand Pit | Sand and gravel | 6.40 | Landowner/Developer | 5-10 years |
| M4002 | Pennygowan | Hard rock | 6.80 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M4003 | Oban – Upper Soroba | Hard rock | 3.30 | Landowner/Developer | 15+ years |
| M4004 | Bonawe | Hard rock | 19.70 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |
| M4005 | Taynuilt – Barrachander | Hard rock | 10.00 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |

Minerals Allocations

| Ref | Site Address | Site Use | Site Size (Ha) | Responsible/Lead | Life Expectancy |
|------------|---|----------------------|-----------------------|-------------------------|------------------------|
| M4006 | Benderloch – Culcharron | Sand and gravel | 62.20 | Landowner/Developer | 15+ years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) Importance of retaining mature trees Consult NatureScot re NSA impact for future proposals Retain mature trees/established vegetation for effective screening – working area may require to be reduced to allow this effective screening and possible supplementary advance planting. Views from the NSA are particularly sensitive. Landscape capacity assessment required to establish the landscape’s capacity to accommodate quarrying here. Nature Scot should be consulted on the need for an assessment of any potential significant effects on the NSA. Potential for Peat on site | | | | |
| M4007 | Fionnphort, Mull | Specialist hard rock | 1.30 | Landowner/Developer | 15+ years |
| M4008 | North Connel | Sand and gravel | 0.50 | Landowner/Developer | 2 years |
| M4009 | West Hynish - Tiree | Sand and gravel | 0.20 | Landowner/Developer | -5-10 years |
| | Actions: Nature Conservation Constraint – check for European protected species (otters) | | | | |

Transport Infrastructure Actions

| Ref | Location | Action | Responsible/Lead | Timescale |
|-------|--|--|------------------|---------------------|
| I4001 | Oban - Dunbeg | Strategic : junction design and development road - facilitating housing , business and community facility development Assess within context of Oban Strategic Development Framework Nature Conservation Constraint – check for European protected species (otters) Potential peat | ABC/TS | Short – Medium term |
| I4002 | Oban - Pennyfuir - Ganavan | Strategic : development road - facilitating housing, tourist and recreation development at H4006 and P4029. This will not develop a through route to Ganavan Sands Road Nature Conservation Constraint – check for European protected species (otters) Potential peat | ABC/TS | Short – Medium term |
| 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 Nature Conservation Constraint – check for European protected species (otters) Potential peat | ABC/TS | Short – Medium term |
| 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 Nature Conservation Constraint – check for European protected species (otters) | ABC/TS | Short – Medium term |
| 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 Nature Conservation Constraint – check for European protected species (otters) | ABC/TS | Short – Medium term |

| | | | | |
|-------|--------------------------------|--|--------|---------------------|
| I4006 | Soroba Road and adjacent roads | Strategic : junction improvement associated with I4005 and traffic management to improve access in the Main Town Centre Assess within context of Oban Strategic Development Framework Nature Conservation Constraint – check for European protected species (otters) | ABC/TS | Short – Medium term |
|-------|--------------------------------|--|--------|---------------------|

6 Potential Development Areas

The LDP2 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 shown below. The briefs identify the use or range of uses considered appropriate and the constraints that need to be resolved. Proposals require to be assessed against all relevant policies in the development plan and take relevant technical guidance into account. The PDAs are listed in the schedule of the Written Statement and mapped in the Proposals Maps.

Development Briefs are being prepared during the lifetime of the plan by the planning authority for some of the Potential Development Areas. Development Briefs are not required where these have an extant masterplan or have already have full planning permission across the site.

Note for all PDAs containing housing consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision. See LDP2 policies 6 and 68

Masterplans have already been prepared for some allocations. These provide a framework for the development of the site in a holistic manner. Approved masterplans are material considerations in respect of related planning applications and require to be read in conjunction with the Report of Handling and Decision Notice. These may address some of the constraints noted either in full or in part.

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------|---|---|------------------|-------------------|
| P1001 | North Bute | Potential site for tourism/recreation | <p>Sits within Strategic Masterplan (SM1001) area to allow consideration of wider issues</p> <p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Water network – Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Trees – trees on site and adjacent areas are shown on the Ancient Woodland Inventory. Consider impact on trees.</p> | Owner/Developer | Mid – Longer term |
| P1003 | Glendaruel | Potential site for forest crofts and or enterprise centre | <p>Masterplan/comprehensive approach required</p> <p>Nature Conservation constraints</p> <p>Water network – Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> | Owner/Developer | Mid – Longer term |
| P1004 | Portavadie | Mixed use - tourism/housing/business | <p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Potential Nature Conservation Constraint – check for European species</p> <p>Water network – Water Impact Assessment required</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|----------------------------|---|---|------------------|-------------------|
| | | | Nature Conservation Constraint – check for European protected species (otters) Access Plan required | | |
| P1005 | Tighnabruaich – Acharossan | Community forest croft project | Masterplan/comprehensive approach required Potential Nature Conservation Constraint – check for European species Drainage Impact Assessment required Water network – Water Impact Assessment required Waste Water Treatment Works – Growth Project required Nature Conservation Constraint – check for European protected species (otters) | Owner/Developer | Mid – Longer term |
| P1007 | Ardyne | Mixed use - tourism/business/leisure/housing/marine/aquaculture related | Multiple ownership Access Constraint / Road Safety Issue Masterplan/comprehensive approach required Nature Conservation constraints Flood Risk Assessment Required Water network – Water Impact Assessment required Nature Conservation Constraint – check for European protected species (otters) Access Plan required | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|------------------------|--|--|------------------|-------------------|
| P1009 | Portavadie | Mixed use - tourism/housing/business | <p>Masterplan/comprehensive approach required</p> <p>Potential Nature Conservation Constraint – check for European species</p> <p>Water network – Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Potential for blanket peat – peat depth survey required to advise on any area to avoid / mitigation / waste issues etc</p> | Owner/Developer | Mid – Longer term |
| P1010 | Toward – Castle Toward | Mixed use - tourism/education/leisure/housing/business | <p>Sewerage capacity constraint</p> <p>Water network – Water Impact Assessment required</p> <p>Masterplan/comprehensive approach required</p> <p>Built heritage constraint</p> <p>Nature Conservation constraint –check for European protected species</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | Owner/Developer | Short/Medium term |
| P1011 | Portavadie – Pollphail | Mixed use - tourism/leisure/housing/business | <p>Masterplan/comprehensive approach required</p> <p>Nature Conservation Constraints – check for European protected species (bats, otters)</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------|--|--|------------------|-------------------|
| | | | <p>Water network – Water Impact Assessment required</p> <p>Access Plan required</p> <p>Potential for blanket peat – peat depth survey required to advise on any area to avoid / mitigation / waste issues etc</p> | | |
| P2002 | Rhu Marina | Mixed use - leisure/tourism/ business/retail | <p>Leisure/tourism/ business/retail developments restricted to marine related given location</p> <p>Masterplan/comprehensive approach required</p> <p>Built Heritage Constraints</p> <p>Water Network– Flow and Pressure and Water Impact Assessment required</p> <p>Waste Water - Treatment Works- A Growth project is required and early engagement with Scottish Water is strongly recommended to discuss build out rates and to establish growth requirements. Network – DIA required.</p> <p>Water quality – avoid adverse impact on ecological status of small watercourses within the site.</p> <p>Water Quality - Developments require sewer connection</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required – including links to or enhancement of active travel route</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|---------------------------|---|--|------------------|-------------------|
| P2003 | Rosneath – Waterfront (4) | Mixed use - housing/leisure/tourism/business/retail | <p>Multiple ownership</p> <p>Access constraint/road safety issue – Consider access to shore</p> <p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Water Network - Flow and Pressure & Water Impact Assessment required.</p> <p>Waste Water – Treatment works - A Growth project is required and early engagement with Scottish Water is strongly recommended to discuss build out rates and to establish growth requirements.</p> <p>Network - Considerable distance from the public network. Any installation of network from site to the public sewers must be funded and carried out by the developer. These associated costs may be notable and not fully covered by Scottish Water's Reasonable Cost Contribution (RCC) scheme. A drainage impact assessment (DIA) is required to ascertain what impact (if any) development has on existing network.</p> <p>Nature Conservation constraint – check for European protected species incl. otters Access Plan required</p> | Owner/Developer | Short/Medium term |
| P3006 | Craobh Haven (i) | Mixed use - housing and open space | <p>Local Landscape Area</p> <p>Water capacity constraint</p> <p>Sewerage capacity constraint</p> <p>Masterplan/comprehensive approach required</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--|-------------------------------------|--|--|-------------------|
| | | | <p>Nature conservation constraints, including ASNW, impact on trees/woodland, potential for bat roosts in trees, bat survey may be required</p> <p>Adjacent to Open Space Protection Area - potential for green network connectivity Flood Risk Assessment Required</p> <p>Access Plan required - including issue of retaining current access to the rear of the existing properties adjoin the PDA to the NW</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> | | |
| P3008 | Lochgilphead, Argyll and Bute Hospital | Mixed use - Housing, community uses | <p>Affordable Housing requirement minimum of 25%</p> <p>Multiple Ownership</p> <p>Masterplan/comprehensive approach required</p> <p>Built heritage constraints</p> <p>Nature conservation constraints; assess impact on trees/woodland; potential for bat roosts in trees, bat survey may be required</p> <p>Core Paths</p> <p>Drainage Impact Assessment required</p> <p>Water Network–Water Impact Assessment required</p> <ul style="list-style-type: none"> • Take into account Masterplan and Blarbuie Woodland Enterprise Strategic Plan 2015-2020. <p>Place based review of Lochgilphead can be integrated</p> | Owner/Developer Blarbuie Woodland Project partnership | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|-----------------------|---|--|------------------|-------------------|
| | | | <p>Emerging LHEES –potential for District Heating Network to be assessed</p> <p>Nature Conservation Constraint – check for European protected species (otters)Access Plan required</p> | | |
| P3009 | Baddens, Lochgilphead | Hotel, tourism, outdoor recreation facilities | <p>Masterplan/comprehensive approach required</p> <p>Built heritage constraints</p> <p>Flood Risk Assessment required</p> <p>Water Network–Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |
| P3011 | Carsaig - Inchjura | Tourism | <p>National Scenic Area</p> <p>Water Capacity constraint</p> <p>Water Network–Water Impact Assessment required</p> <p>Sewerage capacity constraint</p> <p>Access constraint/road safety issue</p> <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint – Proposals require to take into account the existing environmental education use of this area, either by enabling this to continue or by providing satisfactory alternative compensatory facilities</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------------|------------------------------------|--|------------------|-------------------|
| | | | <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | | |
| P3012 | Craobh Haven (iii) | Mixed use - Housing and open space | <p>Affordable Housing requirement minimum of 25%</p> <p>Local Landscape Area</p> <p>Water capacity constraint Water Network–Water Impact Assessment required</p> <p>Sewerage capacity constraint</p> <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint – Ancient Semi Natural woodland, Assess impact on trees/woodland, Potential for bat roosts in trees, bat survey may be required, check for European protected species</p> <p>Adjacent to Open Space Protection Area – potential for green network connectivity</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Roads issues – gradient and land ownership issues from Lunga road; lower road not adopted and difficult and expensive to bring up to adoptable standard</p> | Owner/Developer | Short/Medium term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|-------------------------------|--|---|------------------|-------------------|
| P3014 | Craobh Haven (iv) | Affordable housing, including by Self/custom build | <p>Low density development of 100% affordable housing – potential for self/custom build</p> <p>Sewerage Capacity Constraint</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |
| P3015 | Achnaba | Tourism, housing | <p>Housing should be ancillary to the tourism development, of low density and affordable</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraints</p> <p>Nature Conservation Constraint – check for European protected species incl. otters</p> <p>Access Plan required</p> <p>Not possible to construct a road to adoptable standard due to gradients – Transport Scotland should comment on connection to A83 Trunk Road</p> | Owner/Developer | Short/Medium term |
| P3016 | Lochgilphead – County Yard | Mixed use | <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment required</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|-------------------|---|--|------------------|-------------------|
| | | | <p>Drainage Impact Assessment required</p> <p>Water Network–Water Impact Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> | | |
| P3017 | Lunga, by Craobh | Tourism, residential caravan park and housing | <p>Water Capacity Constraint</p> <p>Sewerage capacity constraint</p> <p>Access constraint/road safety issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage Constraints</p> <p>Nature Conservation Constraints – Ancient Semi Natural Woodland, Assess impact on trees/woodland, Potential for bat roosts in trees, bat survey may be required, check for European protected species</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | Owner/Developer | Short/Medium term |
| P3018 | Craobh Haven (ii) | Mixed use - tourism and marina related economic development | <p>Local Landscape Area</p> <p>Water capacity constraint</p> <p>Sewerage capacity constraint</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--|---------------------------------------|---|------------------|------------------|
| | | | <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint: Adjacent to Marine Consultation Area</p> <p>Flood Risk Assessment Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | | |
| P3019 | Tarbert – Campbeltown Road | Mixed use – housing and open space | <p>Nature Conservation Constraints – Ancient Semi Natural Woodland, Assess impact on trees/woodland, Potential for bat roosts in trees, bat survey may be required, check for European protected species</p> <p>Access on to Trunk Road – early engagement with Transport Scotland required regarding an access strategy</p> <p>Steeply sloping topography – integration with Landscape to be demonstrated.</p> <p>Affordable Housing requirement minimum of 25%</p> <p>Open Space -clearly indicate area of open space to be safeguarded. Include measures to enhance and manage the existing woodlands.</p> <p>Access Plan required</p> | Owner/Developer | Short-Mid term |
| P4003 | Barcaldine - Former Sealife Centre | Marine Related Employment | <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraints – Ancient Woodland of Semi-Natural Origin and Long-Established: of Plantation Origin – loss of</p> | Owner/Developer | Short – Mid Term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|-------------------------------------|---|--|------------------|---|
| | | | <p>woodland should be minimised, with any loss subject to the control of woodland removal policy, a species survey and mitigation plan as necessary.</p> <p>Nature conservation constraint - Significant marine environment - adjoining SAC notable for biogenic reefs of the calcareous tube-worm <i>Serpula vermicularis</i> (extremely rare) and other reefs. Adverse impact on reefs to be avoided. For planning permission to be granted in this PDA, development proposals must ensure that there would be no adverse effects on the Loch Creran SAC, either alone or in combination with other plans or projects. The developer must provide sufficient information to allow for any impacts on the qualifying interests of the SAC to be determined.</p> <p>Invasive Non-Native Species (INNS) – consideration of potential for development to spread INNS (potentially including, but not limited to carpet sea squirt). Potential need for INNS eradication plan for <i>Rhododendron ponticum</i>, <i>Gunnera</i> (Giant Rhubarb) and <i>Polygonum superbum/Persicaria bistorta</i> 'Superba'</p> <p>Potential need for biosecurity plan.</p> <p>Nature Conservation Constraint – Check for European Protected Species incl. otters</p> <p>Flood Risk Assessment required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> | | |
| P4008 | Kilmelford Village Hall, Kilmelford | Community facilities - recreation and parking. Tourism. | <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> | Owner/Developer | Related to hall and tourism - standing stones |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------|----------|---|------------------|-----------|
| | | | <p>Built Heritage Constraint - Scheduled Monuments: Kilmelford, cairn & enclosure 600m SW of Kilmelford Village (Index No. 3778)</p> <p>Nature Conservation Constraint – Check for European Protected Species incl. otters</p> <p>Public right of way from the stile at the South west corner adjoining Kinloch to link with the track to the main village</p> <p>Flood Risk Assessment Required</p> <p>Local Landscape Area – Knapdale/Melfort</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network–Water Impact Assessment required</p> <p>Access Plan required</p> <p>It includes the scheduled monument termed Kilmelford, cairn & enclosure 600m SW of Kilmelford Village (Index No. 3778). Intervisibility between the monument and Loch na Cille are a significant element in its setting. Views to and from the east of the monument are currently limited by tree growth, and these views are not currently significant in defining this setting. Development to the east of the Abhainn na Cille may impact on the setting of the monument, but this could be mitigated by maintenance of existing vegetation or tree planting between this development area and the monument. While it may be possible to develop a reduced number of houses (one or two) in the lower, western part of the PDA, these would have the potential to adversely impact on views from the cairn to the sea, and vice versa. We would strongly recommend that development is limited to the lower, western part of the allocation,</p> | | |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|------------------------|--------------------------------|---|------------------|-------------------|
| | | | <p>and that the number of houses is reduced accordingly. Historic Scotland has objected to proposals for housing here in the past and they would maintain this for future proposals. Any development here would have to take into account the setting of the cairn and we would be happy to advise further on the boundary of a re-drawn unit. HES therefore strongly recommend early consultation on this site.</p> <p>This may facilitate extension of the car park adjacent to Kilmelford Village Hall along with the opportunity to develop the field for varied use by the local community</p> | | |
| P4012 | Kerrera | Mixed use development | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation constraint – Check for European Protected Species incl. otters</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |
| P4015 | Oban - Glengallan Road | Industry, Business and Storage | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Nature Constraint – Check for European Protected species incl. otters</p> <p>Flood Risk Assessment</p> | Owner/Developer | Mid – Longer term |
| P4016 | Oban - Longsdale | Housing | Affordable Housing requirement minimum of 25% | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|---------------------|----------|--|------------------|-------------------|
| | | | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints. Up to date appraisal is required. Note integration with I4003 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | | |
| P4017 | Oban - Glencruitten | Housing | <p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. . Note integration with I4004 and I4005</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|---------------------------------|--------------------------|---|------------------|-------------------|
| | | | <p>Masterplan / Comprehensive Approach Required</p> <p>Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | | |
| P4018 | Connel - Camas Brauich, Ruaidhe | Marina, leisure, tourism | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint - Check for European Protected Species incl. otters</p> <p>Flood Risk Assessment Required</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |
| P4019 | Oban - Glencruitten | Housing | <p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------------------------|------------------------------------|---|------------------|-------------------|
| | | | <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. . Note integration with I4003 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; otters Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Access Plan required</p> | | |
| P4020 | Culcharron Quarry - Benderloch | Class 6 - Storage and Distribution | <p>Masterplan / Comprehensive Approach Required</p> <p>Access - Recommended to be shared with the existing access to the quarry. The access may require to be upgraded depending on the nature and scale of anticipated additional levels of traffic. Impacts on cycle track crossing the access road to be considered. Early engagement with Transport Scotland advised.</p> <p>Evidence of appropriate phasing of quarry extraction to facilitate development of the site required. Extraction of the minerals across</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------|----------|--|------------------|-----------|
| | | | <p>the PDA should be complete prior to commencement of any development.</p> <p>High quality landscaping scheme required for the development site that closely integrates with surrounding quarry restoration. Landscaping should help facilitate screening of the proposed development and should be co-ordinated across the whole PDA.</p> <p>Approval of alternative quarry restoration scheme required that demonstrates close integration with landscaping proposals for the development of the PDA. Restoration scheme needs to demonstrate how any peat intended for restoration across the PDA site will be utilised across the remaining restoration area.</p> <p>Potential noise constraints – potential for noise impacts at nearby residential properties. Noise assessment maybe required.</p> <p>Visual impact – proposed site ground levels and surrounding ground levels will need to be demonstrated. Existing and proposed tree screening will need to be considered.</p> <p>Habitats and Species – potential impacts on habitats and species on surrounding land including badgers. Appropriate surveys maybe required.</p> <p>Pollution – potential ground/water pollution. Potential issues with proximity of ground level to water table. Suitability of ground conditions require consideration. Appropriate surveys maybe required. Potential for contamination due to proximity of adjacent quarry. Engagement with SEPA potentially required.</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> | | |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|-----------------------|--|--|------------------|-------------------|
| | | | Small area of Cat 1 Peat – Nature Scot note likely presence of deep peat | | |
| P4021 | Oban - Longsdale Road | Housing | <p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, , including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. Note integration with I4003 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat; woodland on site</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p> <p>Flood Risk Assessment</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |
| P4022 | Oban - Glencruitten | Golf Course - potential expansion area | <p>Housing - possible ancillary low density high amenity small scale housing development</p> <p>Water Capacity Constraint</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible/Lead | Timescale |
|--------|--------------|----------|---|------------------|-----------|
| | | | <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issues, including potential cumulative impact on the A85(T) and local road constraints up to date appraisal is required. Note integration with I4004 and I4005</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint – Check for European Protected species incl. otters</p> <p>Flood Risk Assessment</p> <p>Access Plan required</p> | | |

P4023: Ganavan

| Site Size | Site Use | Responsible / Lead | Timescale | Admin Area | HMA | DM Zone | DM Zone Name | Primary School | Secondary School |
|-----------|--|-----------------------------------|------------------|------------|--------------------------|-----------------|---------------|-------------------|------------------|
| 12.25ha | Mixed - Housing, recreation, community and tourism | Owner/Developer Scottish Water | Mid- longer term | OLI | Lorn and the Inner Isles | Settlement Area | Oban / Dunbeg | Park; St Columbus | Oban High School |

EXISTING USE:

Shinty Pitch (OSPA); Countryside

ACCESS:

No current vehicular access – requires strategic infrastructure development (I4002)

FLOOD RISK:

No flood risk indicated on SEPA maps.

TOPOGRAPHY:

Generally fairly flat but with steep slope to east edge of site.

TREES:

Some trees to east edge of site.

OPPORTUNITIES:

Continuing wider masterplan approach for Ganavan and Dunbeg

CONSTRAINTS:

Peat category 3 – requires further investigation

OSPA – no development within this area

FORM OF DEVELOPMENT / PLANNING CONSENT:

Mixed – housing, recreation, community and tourism – note, as this is a PDA no specific housing numbers or density has been assigned. This allocation forms part of Masterplan 16/03368/MPLAN approved by Members on 27/04/17.

CAPACITY:

If more than 10 housing units are to be developed on the PDA, 12sqm of communal casual open space and 6sqm of children’s play space (including provision for under 5’s) must be provided per dwelling.





















If more than 8 housing units are to be developed on the PDA, 25% affordable housing is required.

If a phased approach is proposed, these points should be addressed within the initial phase

FOOD GROWING:

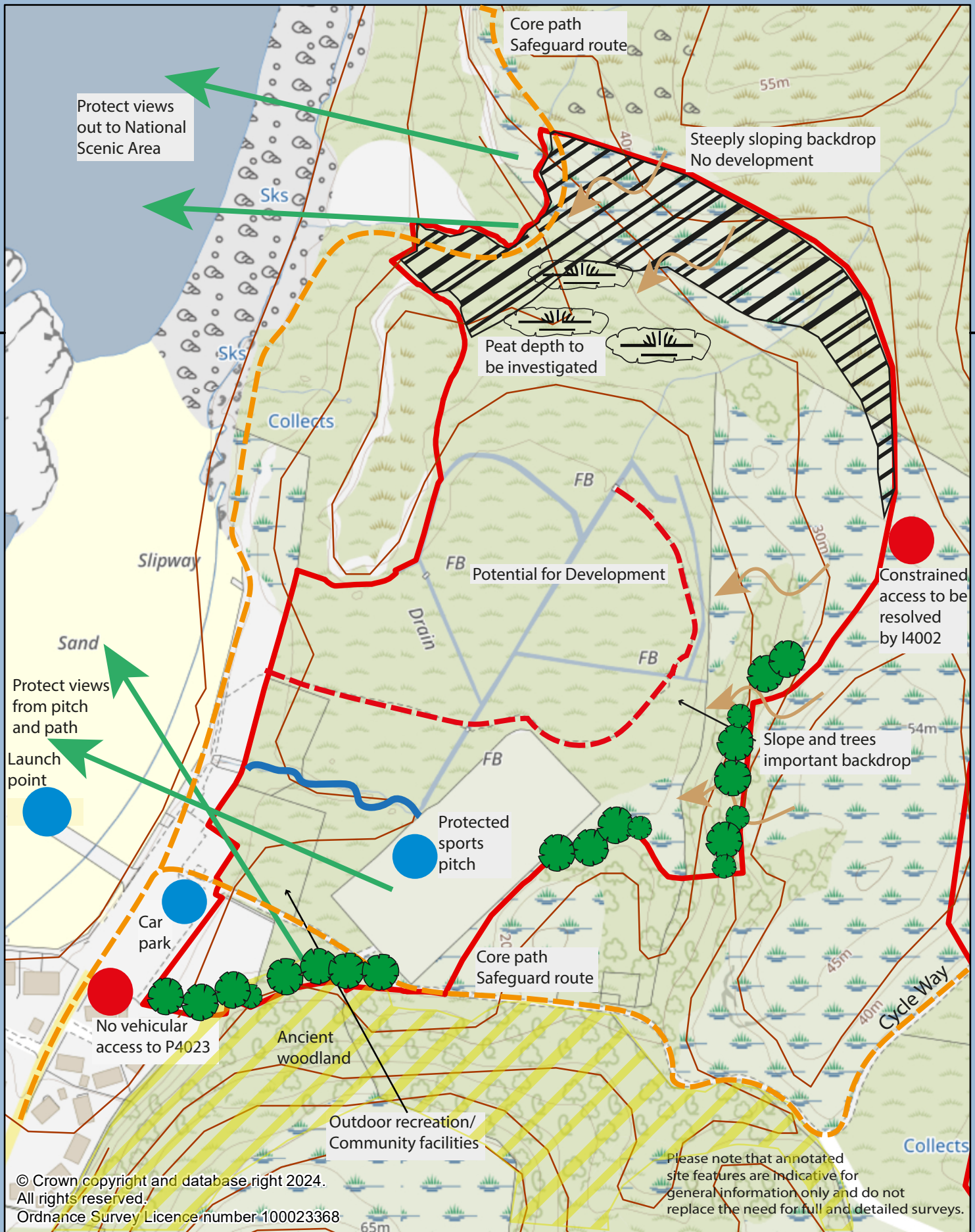
Consideration should be given to the potential for community food growing areas as part of open space/green infrastructure provision

| KEY IDENTIFIED CONSTRAINTS REQUIRING ACTION |
|---|
| <ul style="list-style-type: none">• Affordable Housing requirement minimum of 25%• Water Capacity Constraint• Sewerage Capacity Constraint• Waste Water Treatment Works – Growth Project Required• Access Constraint / Road Safety Issue – Access to be delivered through I4002. No vehicular access to P4023 from Ganavan Sands Road.• Masterplan / Comprehensive Approach Required• Nature Constraints – Check for European Protected species incl. otters; AWI on southern edge of site, deciduous trees on eastern edge of site.• Water Quality – buffer strip to water courses recommended• Access Plan required |

| | | | |
|---|---------------------------|--|---------------------------------|
|  | Site Boundary |  | Live planning consent |
|  | Existing building |  | Overlooking constraint |
|  | Non-developable area |  | Natural environment designation |
|  | View in |  | Built heritage designation |
|  | View out |  | Power Line |
|  | Pedestrian access |  | Water Course |
|  | Path through site | | |
|  | Vehicle access | | |
|  | Tree/ large shrub | | |
|  | Bog | | |
|  | Slope downward | | |
|  | Key feature | | |
|  | Constraint | | |
|  | Potential flood risk area | | |

Key to Development Brief Maps

Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.



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Please note that annotated site features are indicative for general information only and do not replace the need for full and detailed surveys.

P4023 Ganavan



| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|---------------------------------|----------|--|--------------------|-------------------|
| P4024 | West Ardhu | Housing | <p>Affordable Housing requirement minimum of 50%</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint – Check for European Protected species (bats and otter)</p> <p>Flood Risk Assessment Required</p> <p>Water Network - A Flow and Pressure test would be required</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |
| P4025 | Arinagour Farm Road – Arinagour | Housing | <p>Affordable Housing requirement minimum of 25%</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Island of Coll Landscape Capacity for New Housing to be taken into account</p> <p>Drainage Impact Assessment required</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network – A Water Impact Assessment is required</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|----------------|--------------------------------|--|--------------------|-------------------|
| P4026 | Barcaldine (i) | Industry, Business and Storage | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint Waste Water Treatment Works – Growth Project Required</p> <p>Drainage Impact Assessment required</p> <p>Access Constraint / Road Safety Issue - Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School.</p> <p>Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029</p> <p>Proportionate cumulative transport appraisal and TIA required</p> <p>Road Safety – consideration required of road safety relating to proximity of adjacent primary school.</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage constraint - scheduled ancient monument termed Barcaldine School, standing stone 46SW of (Index No. 3905).</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Bad Neighbour Uses – Potential bad neighbour impacts on adjacent primary school.</p> <p>Biosecurity of existing business and future expansion are considerations for this area</p> <p>It includes the scheduled monument termed Barcaldine School, standing stone 46m SW of (Index No. 3905). It has the potential to</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|-----------------|--------------------------------|---|--------------------|-------------------|
| | | | <p>have a significant adverse impact on the setting of the standing stone, and HES recommend early consultation for these sites.</p> <p>Impacts on existing development including biosecurity risk to hatchery</p> | | |
| P4027 | Barcaldine (ii) | Industry, Business and Storage | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Drainage Impact Assessment required</p> <p>Access Constraint / Road Safety Issue</p> <p>Existing access may require upgrading to accommodate further development (either of the two nearby access points). Issues regarding visibility heading north from the exiting access adjacent to the primary School (if access to be taken at that access point).</p> <p>Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029</p> <p>Proportionate cumulative transport appraisal and TIA required</p> <p>Road Safety – consideration required of road safety relating to proximity of nearby primary school (if access to be taken at that access point).</p> <p>Biosecurity of existing business and future expansion are considerations for this area</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage constraint - Scheduled Monuments in the Vicinity(to the east) of the Allocation: Barcaldine School, standing stone 46m SW of (Index No. 3905)</p> <p>Nature constraint – check for European Protected Species</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|-----------------------|---|---|--------------------|-------------------|
| | | | <p>Bad Neighbour Uses – Potential bad neighbour impacts on nearby primary school.</p> <p>Trees – consideration of impact on trees on site.</p> | | |
| P4028 | Lismore - Achnacroish | Housing | <p>Low density affordable Housing (including self/custom build) – 100% requirement</p> <p>Water Capacity Constraint Water Treatment Works – Growth Project required Water Network – A Water Impact Assessment may be required</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation constraint. - Check for European protected species incl. otters</p> <p>Flood Risk Assessment Required</p> | Owner/Developer | Mid – Longer term |
| P4029 | Barcaldine (iii) | Marine related industrial, business and storage use | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint Waste Water Treatment Works – Growth Project Required</p> <p>Drainage Impact Assessment required</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment required</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|--------------|----------|---|--------------------|-----------|
| | | | <p>Project level Habitats Regulation Appraisal required</p> <p>Nature conservation constraint - Significant marine environment - adjoining SAC notable for biogenic reefs of the calcareous tube-worm <i>Serpula vermicularis</i> (extremely rare) and other reefs. Adverse impact on reefs to be avoided. Appropriate Assessment liable to be required. For planning permission to be granted in this PDA, development proposals must ensure that there would be no adverse effects on the Loch Crearan SAC, either alone or in combination with other plans or projects. For planning permission to be granted in this PDA, development must ensure that there would be no adverse effects on the Loch Creran SAC, either alone or in combination with other plans or projects. The developer must provide sufficient information to allow for any impacts on the qualifying interests of the SAC to be determined.</p> <p>Check for European protected species incl. otters</p> <p>Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School.</p> <p>Discussions with Transport Scotland required regarding access strategy for P4026, P4027 and P4029 Proportionate cumulative transport appraisal and TIA required</p> <p>Road Safety – consideration required of road safety relating to proximity of adjacent primary school. Bad Neighbour Uses – Potential bad neighbour impacts on adjacent primary school.</p> <p>Impacts on existing development including biosecurity risk to hatchery</p> | | |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|--------------------------------------|--|--|--------------------|-------------------|
| P4030 | North Connel | Tourism Accommodation and Housing | <p>Multiple Ownership</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment Required</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> <p>Access Plan required</p> <p>Peat survey required</p> | Owner/Developer | Short term |
| P4031 | Lismore - Northern Ferry Point | Leisure/Tourism/Tra nsport Infrastructure | <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Nature Conservation Constraint</p> <p>Flood Risk Assessment required</p> <p>National Scenic Area – Landscape assessment</p> <p>QUERY MASTERPLAN REQUIREMENT SJ ASK ML</p> <p>Nature Conservation Constraint – check for European protected species (otters)</p> | Owner/Developer | Mid – Longer term |

| NewRef | Site Address | Site Use | Key identified constraints requiring action | Responsible / Lead | Timescale |
|--------|--------------|----------|---|--------------------|-----------|
| | | | Access Plan required | | |

7 Areas for Action

Area for Action are areas which, subject to resource availability during the plan-period, will be the focus for partnership or community action. These are areas that require actions to take forward regeneration and environmental enhancement activities which support the delivery of the spatial strategy and objectives in LDP2. Area remits for these AFAs are included in this Action Programme and other in other Technical Working Notes being prepared. 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.

| Ref | Site Address | Site Use | | |
|-------|--|---|--|--|
| A1001 | Rothesay Town Centre and Waterfront | Strategic; town centre regeneration and environmental enhancement, harbour development and management | | |
| | <p>Action</p> <p>To continue to pursue an area for action in support of:</p> <ul style="list-style-type: none"> • Stimulating investment and enhancement in Rothesay town centre and waterfront areas. • Increasing the competitiveness of Rothesay as an important tourist destination. • Realising further town centre enhancement opportunities. • Resolving development/redevelopment and relocation options and managing the town centre assets effectively. • Resolving traffic management options. • Resolving gap sites and poor condition of built heritage including Royal Hotel • To realise opportunities for further exploiting the potential of inner and outer harbour areas and adjacent land/water for leisure and commercial purposes. • to consider and safeguard the role of Rothesay and its harbour/ferry infrastructure as potentially part of a trans-Clyde rapid transit strategy. <p>Progress</p> <p>Rothesay Townscape Heritage Initiative (THI) was a successful heritage-led regeneration project, which has substantially improved the gateway into the Isle of Bute, and has greatly enhanced the conservation area. As a partnership project of £2.6M, Rothesay THI's common fund was made up of funding from Heritage Lottery Fund (£1.5M), Argyll and Bute Council (£0.5M), Historic Environment Scotland (£0.5M) and LEADER (£98K).</p> | <p>Responsible/Lead</p> <p>ABC/HIE</p> | <p>Key Partners</p> <p>Private sector Local Communities SPT VistScotland SURF</p> | <p>Timescale</p> <p>Ongoing</p> |

| Ref | Site Address | Site Use | | |
|-------|---|--|--|------------------|
| A1002 | Port Bannatyne Waterfront | Local; waterfront development and environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | To pursue an area for action at the Port Bannatyne waterfront area which will support: <ul style="list-style-type: none"> • Regeneration on the Island of Bute. • Expansion of water related tourist activity. • To pursue development, redevelopment and relocation opportunities focusing on the potential of the bay, foreshore and immediately contiguous property and land in order to service the needs of the marine and leisure community. | ABC | HIE VisitScotland Private Sector | Mid to long term |
| A1003 | Rothesay - Barone Road/High Street | Local; regeneration and environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | To pursue an area for action in support of: <ul style="list-style-type: none"> • Stimulating investment and enhancement in Rothesay Town Centre and waterfront areas. • Re-structuring conflicting land uses. • Environmental enhancement. • Bring into use the former gas works site. • Re-organise and improve the Council depots. • Provide additional land for appropriate commercial/light industrial use. | ABC | HIE | Mid to long term |
| A1004 | Dunoon - Town Centre/Waterfront/West Bay | Strategic; regeneration and environmental enhancement; community uses (Charrette) | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | Delivering the actions identified during the Charrette and as set out in the accompanying Action Plans ; And To pursue an area for action in the Dunoon town centre and waterfront which will support: <ul style="list-style-type: none"> • Regeneration and investment in Dunoon and Cowal. • The potential for expanding water related tourist activity in this area. • realise opportunities for marine/ferry infrastructure provision and effective asset management. • To promote town centre/waterfront enhancement schemes. | Dunoon Area Alliance/ SURF | ABC HIE | Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|---|--|---|--------------------------------------|
| | <ul style="list-style-type: none"> To resolve access/traffic management options in support of the above. Developers to check for European Protected species. <p>Progress ABC funding and project work through CHORD Charrette held – Dunoon Area Alliance Action Programme identified Facilitator appointed</p> | | | |
| A1005 | Dunoon - Argyll Street/Hamilton Street/Victoria Road | Local; regeneration and environmental enhancement, community uses (Charrette) | | |
| | <p>Action</p> <p>To consider options for development/redevelopment and relocation in order to regenerate and uplift this important area close to the town centre. These considerations should include:</p> <ul style="list-style-type: none"> Assessment of any remedial decontamination works still outstanding. Flooding minimisation and management in association with the Milton Burn. Traffic management issues having regard to ingress and egress onto Argyll Street. Environmental enhancement opportunities <p>Progress Charrette undertaken Actions identified</p> | Responsible/Lead Dunoon Area Alliance/ SURF | Key Partners ABC HIE SEPA | Timescale Mid to long term |
| A1006 | Ardyne | Strategic; development and environmental enhancement | | |
| | <p>Action</p> <p>To pursue an area for action that supports the redevelopment environmental improvements of the former oil platform construction site including:</p> <ul style="list-style-type: none"> The development of a marine/leisure based facility. The provision of berthing/landing facilities for trans-clyde ferry services. The protection of existing mineral extraction within the AFA. The provision of housing/leisure related accommodation and other facilities. | Responsible/Lead Private Sector | Key Partners HIE ABC SEPA SPT VisitScotland | Timescale Mid to long term |

| Ref | Site Address | Site Use | | |
|-------|---|---|-----------------------------------|-----------------------------|
| | <ul style="list-style-type: none"> • The re-use or removal of the redundant harbour walls, berthing areas and other structures associated with the former use of the site together with environmental improvements. • Developers need to check for European protected species | | | |
| A2001 | Kilcreggan | Local; environmental improvements, public realm, parking, transport inter-change | | |
| | Action To explore the opportunities for environmental improvements, improved public access and recreation and tourist facilities, together with potential for some limited enabling development such as housing (including affordable). Developers need to check for European protected species Wider issue of potential need for upslope Natural Flood Management areas should be considered | Responsible/Lead Private Sector | Key Partners ABC | Timescale Ongoing |
| A2002 | Geilston Estate, Cardross | Local; safeguarding historic property, consideration of redevelopment and enhancement opportunities | | |
| | Action Local, safeguarding of historic property, consideration of redevelopment and enhancement, preparation of development brief required. Developers need to check for European protected species | Responsible/Lead Private Sector | Key Partners ABC | Timescale Ongoing |
| A2003 | Helensburgh - Craigendoran | Local; recreation and tourist related development, consideration of transportation and access issues | | |
| | Action <ul style="list-style-type: none"> • To consider Craigendoran pier recreation/tourist development potential (including opportunities for rail linkage). • To consider opportunities for low-key marine associated development on coastal edge (consistent with retention of open space, local nature conservation site and residential amenity). • To consider cost/benefits of improving road junction and traffic management options in support of the above. | Responsible/Lead Private Sector | Key Partners ABC SPT | Timescale Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|--|--|-----------------------------------|-----------------------------|
| | <ul style="list-style-type: none"> • To consider feasibility of achieving a promenade link from Craigendoran to town centre/waterfront. • Developers need to check for European protected species:-Project level Habitats Regulation Appraisal required. Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with NatureScot) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the integrity of Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects, through such factors as construction, operational or recreational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA. | | | |
| A2004 | Kilmahew/Cardross | Strategic; environmental improvements, consideration of re-use and regeneration options | | |
| | <p>Action</p> <ul style="list-style-type: none"> • To consider and support options for safeguarding and bringing into sustainable re-use the Category A Listed St Peters Seminary at the heart of the Kilmahew policies. • To consider development potential including possibly housing, tourist accommodation, business, educational and industry, leisure and recreation and institutional components, where this is consistent with its greenbelt location, or where it can be justified as enabling development directly linked to securing a sustainable future for the Category A listed St Peters Seminary building. • To ensure opportunities and potential for the area to be used and accessed by the general public (particularly the Cardross community) for leisure and recreation purposes are realised. • To consider opportunities to effectively manage the Kilmahew woodland policies. | Responsible/Lead Private Sector | Key Partners ABC HES | Timescale Ongoing |
| A2005 | Helensburgh Reservoirs | Local; consideration of access, recreation and environmental enhancement opportunities | | |
| | Action | Responsible/Lead | Key Partners | Timescale |

| Ref | Site Address | Site Use | | |
|--------------|--|--|------------------------------|------------------|
| | To consider options for the enhancement/redevelopment of the redundant reservoirs for leisure/recreational purposes. Consideration of integration with and impact on Green Network required. | Scottish Water | ABC Local Communities | Ongoing |
| A2006 | Helensburgh Town Centre and Waterfront | Strategic; regeneration enhancement opportunities | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> •To further support the regeneration and enhancement of Helensburgh town centre and waterfront areas. •. To support the role of Helensburgh pier and waterfront to provide destination and embarkation facilities for scheduled, pleasure and excursion vessels operating or visiting the Clyde. • To consider the relationship of this area with “people movement plans” . •To consider further opportunities for waterfront enhancement. •.To take into account the framework principles of the Pierhead Masterplan, including The swimming pool/community sports centre; Additional retail facilities; The car/coach park; Existing users (e.g. funfair operation); Traffic management, parking and access arrangements; Tourist attraction potential; Relocation opportunities and implications • To continue to address emerging flooding and erosion issues, including considering the need for property level protection •. Developers need to check for European protected species <p>Progress ABC CHORD funded public realm works completed Masterplan for pier adopted Planning permission for £18M Helensburgh Waterfront Development, including swimming pool granted</p> | ABC | Private Sector SPT MoD | Ongoing |
| A3001 | Ballygrant - Old Quarry | Local; environmental improvement, assess potential to accommodate industrial, retail and community uses | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | •Environmental improvement | Private Sector | Local Community | Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|---|---|--|------------------|
| | <ul style="list-style-type: none"> Assess potential to accommodate industrial/business, neighbourhood scale retail and community uses | | | |
| A3002 | Port Ellen - Village Centre and Waterfront | Local; Environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>To pursue an area for action in Port Ellen which will:</p> <ul style="list-style-type: none"> promote greater synergy between economic and environmental enhancement actions to support the local community in this fragile economic area. consider projects for Port Ellen to uplift and stimulate investment in this Key Rural Settlement and its environs including:- provision for mixed use development; investment in its continuing function as a port and ferry terminal; environmental enhancement (in particular building facades), development/redevelopment at prime sites within the settlement. promote Port Ellen as an important tourist destination Consideration of options to maintain and further develop ferry services between the mainland and Islay.. | ABC Ec Dev | Local Community HIE Private Sector Calmac | On going |
| A3003 | Ardfern - Central | Local; Environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>To resolve options with the community for development within this extensive village backlands area having regard to:</p> <ul style="list-style-type: none"> The need to make proportionate improvements to the substandard access regime. The need for effective servicing of development. The need for a comprehensive approach. <p>Work on the above has been progressed through the Craignish Community Plan, which requires to be taken into consideration.</p> <p>The comprehensive approach requires to consider the range of issues and different types of development (i.e. not restricted to housing) with an emphasis on community benefit including the following:-</p> <ol style="list-style-type: none"> Access issues Low-cost self-build housing | Private Sector | Local Community ABC Roads Scottish Water | Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|---|--|--|-----------------------------|
| | iii. Community energy projects iv. Small scale workshops v. Open Space vi. Allotments / shared land vii. Sports Hall viii. Sports Pitches ix. Waste water treatment x. Camping / bunkhouse business / small-scale rural tourism | | | |
| A3004 | Tarbert Harbour and Conservation Area | Strategic; harbour improvements; regeneration and environmental improvements, and flood protection scheme | | |
| | Action <ul style="list-style-type: none"> • To support the promotion of action programmes at Tarbert waterfront. • To consider the interests of harbour users including the harbour authority, commercial fishing, lifeboat, yachting, boating, water sports, tourists, overlooking property and East Loch harbour interests. • To consider navigational issues. • To consider development and redevelopment options on the harbour edge, the adjacent harbour facing properties • To consider harbour part-infill options. • To resolve harbour drainage and water quality issues. • To consider traffic management and road access opportunities and constraints. • To consider conservation area enhancement schemes. | Responsible/Lead ABC | Key Partners Private Sector Scottish Government | Timescale Ongoing |
| A3005 | Clachan Village | Local; traffic management and environmental enhancement, and flood protection scheme | | |
| | Action <ul style="list-style-type: none"> • To consider options for environmental enhancement including building retention and upgrades and the possibility of conservation area status. • To consider options for traffic arrangements to address the issue of dangerous road corners from the south side of the village across the main road to the village centre and shop. • See Action Programme re policy 55 - Local Flood Protection Scheme proposed. To include consideration of potential areas above Clachan for upslope natural | Responsible/Lead ABC | Key Partners Private Sector Scottish Government | Timescale Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|---|--|---------------------|------------------|
| | flood management; property level protection; and weir removal within the village.. • | | | |
| A3006 | Campbeltown Harbour | Strategic; harbour improvements and development | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> •To make effective use of past and future investment in Campbeltown Harbour as part of: <ul style="list-style-type: none"> the regeneration of fragile communities in the Kintyre Peninsula; maintaining the capacity of the Campbeltown harbour to service the needs of the wind turbine manufacturing investment at Machrihanish; the potential to re-establish ferry links with Ireland and with a future trans-Clyde rapid transit operation. (Link to Ayrshire re-established in the summer –aspiration for Ireland) •Promotion of ‘action programmes’ for Campbeltown town centre, conservation area and waterfront •. To consider inner harbour/marina potential and options with the Campbeltown harbour area. •. To consider the effective use of Hall Street (or single carriageway) as part of the overall future use of the harbour (including possible future ferry/marina activity). •. To consider coastguard, lifeboat, commercial fishing and other commercial operator interests in the harbour. •Developers need to check for European protected species. | ABC | Private Sector | Ongoing |
| A3007 | Campbeltown - Quarry Green | Local; waterfront environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> •To make more effective use of this extensive green waterfront asset. •To undertake appropriate environmental enhancements. •Developers need to check for European protected species. | ABC | Private Sector | Mid to long term |

| Ref | Site Address | Site Use | | |
|-------|---|--|---|------------------|
| A3008 | Campbeltown - Town Centre (Longrow/Kinloch Road) and Conservation Area | Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | To make effective use of this central area of Campbeltown as part of: the regeneration of fragile communities in the Kintyre Peninsula by <ul style="list-style-type: none"> Promoting a relocation strategy to address the poor arrangement of land use and compatibility issues within this area. Considering appropriate redevelopment opportunities. Undertaking land assembly and asset management in association with the above. Considering traffic management and parking arrangement options. Considering townscape enhancement opportunities (particularly on the Kinloch Road and Longrow frontages). Considering health and safety zone issues. | ABC | HIE Private Sector | Ongoing |
| A3009 | Campbeltown - Roading/Glebe Street | Strategic; relocation/redevelopment edge of town centre improvement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> To make effective use of this edge of town centre area of Campbeltown Promotion of 'action programme' for Campbeltown town centre and waterfront To encourage effective inward and indigenous investment to regenerate this under-performing but important edge of town centre area taking account of: Options and implications for retaining or relocating the liquid petroleum gas development site; Other redevelopment opportunities and constraints; Townscape enhancement opportunities. | ABC | HIE Private Sector | |
| A3010 | Millknowe Flood Protection Scheme | Flood protection | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | Flood Alleviation | ABC | SEPA Scottish Water Scottish Government | Ongoing |

| Ref | Site Address | Site Use | | |
|-------|---|---|---------------------|------------------|
| A3011 | Carradale Harbour | Local; harbour improvements and development | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> •To pursue an area for action which will supports Carradale and its harbour as an area for development and employment opportunities. •To consider the potential of the harbour and adjacent waters for increased tourist-related boating/yachting use. •To reconcile tourist and commercial fishing interests. •To consider harbour/waterfront enhancement opportunities. •Developers need to check for European protected species. | ABC | Private Sector | Mid to long term |
| A3012 | Machrihanish Air Base | Strategic; redevelopment and inward investment opportunities; green technologies hub | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> • National Planning Framework site for XXXXXXXX •To take account of the potential for re-development of the former RAF airbase including inward investment opportunities, the expansion of the existing wind turbine tower manufacturing facility, use as a green and blue R&D hub and investigation of spaceport potential. •A development brief has been prepared and agreed by the Council which outlines the constraints of the site and the planning issues that should be addressed. •Identified as a strategic economic investment location in LDP2 <ul style="list-style-type: none"> • Project level Habitats Regulation Appraisal required. For planning permission to be granted in this AFA, development proposals must ensure that there would be no adverse effects on the Kintyre Goose Roosts SPA, either alone or in combination with other plans or projects. The developer must provide sufficient information to allow for any impacts on the qualifying interests of the SPA to be determined, including those related to construction, operational noise or disturbance. <p>Progress</p> <ul style="list-style-type: none"> • Base purchased via a community buy out by MACC • Masterplan approved May 2015 | Machrihanish Airbase Community Company | HIE ABC | Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|---|--|---|--------------------|
| | <ul style="list-style-type: none"> £488,000 awarded to MACC to explore horizontal spaceport development services from the site using UK based space technology companies (Sept 2019) | | | |
| A3013 | Tarbert - South Campbeltown Road/Back Street | Local; land use rationalisation and redevelopment | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>To consider redevelopment/development options having regard to:</p> <ul style="list-style-type: none"> Relocation opportunities for existing uses. Linkages with adjacent land uses including H3024 Land use compatibility issues. Access constraints. Opportunities for local environmental improvements. | ABC | Private Sector | Mid to longer term |
| A3014 | Inveraray Town Centre and Waterfront | Strategic: Historic regeneration and enhancement. Access to masterplan area | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>To pursue an area for action to:</p> <ul style="list-style-type: none"> enable investment and initiatives in the Key Rural Settlement of Inveraray related to the conservation area, the adjoining Strategic Masterplan Area and Tourism Development Opportunity area. continue to promote essential repairs and maintenance of the historic environment and focus on opportunities in the town centre, conservation area, 'avenue', public realm and waterfront areas (including the pier), community hall and on the component listed buildings, spaces, ground surfaces and enclosures. consider opportunities for town centre, access and parking improvements arising from development/redevelopment opportunities and from development road action on land adjacent to this area for action. resolve access issues related to delivering the adjoining Strategic Masterplan Area development potential prior to any further development that is dependent on this resolution within the SMA. | ABC | Private Sector Transport Scotland HES | Ongoing |
| | Progress | | | |

| Ref | Site Address | Site Use | | |
|--------------|---|--|--|------------------|
| | <p>Conservation Area Regeneration Scheme (CARS) funding was obtained to secure the delivery of a heritage-led regeneration project in Inveraray 2013 - 2018. Total budget of over £2.1 million including £970,059 from HES and £350,000 of match funding from Argyll and Bute Council. This supported major repair and conservation works to 5 category A listed priority buildings as well as 6 small repair grant projects covering 54 properties in total.</p> <p>Strategic Masterplan for adjoining development opportunities approved in 2017.</p> | | | |
| A3015 | Lochgilphead Town Centre and Waterfront | Local: Historic regeneration, redevelopment and environmental enhancement, flood protection | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>To pursue an area for action for the town centre and waterfront of Lochgilphead</p> <ul style="list-style-type: none"> • To progress projects identified or developed through the Charrette process in the Action Plan, in particular Ardrishaig and Lochgilphead cycling link; Front Green improvements (Lochgilphead); Improvements to Argyll Street (Lochgilphead). • To consider other development/redevelopment options. • To consider backland opportunities and constraints. • To resolve flooding issues (wind and tidal incursion), including property level protection • To consider community, recreational and habitat options related to the Corran Grazings. • To consider traffic management, parking and access options. • To consider part-pedestrianisation options (e.g. Colchester Square – Lorne Street). • To consider potential for waterfront and townscape enhancement schemes (including shop frontage/building façade improvements). • To seek supporting investment and pursue initiatives to focus on essential repair and maintenance of the historic environment and on the enhancement opportunities in the town centre, conservation area and waterfront areas and on the component listed buildings, spaces, ground surfaces, back land areas and enclosures. | ABC | Scottish Canals Local Community Private Sector | Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|--|--|-----------------------------------|-------------------|
| | <p>Progress Crinan Canal Corridor Charrette June 2016 – Report and draft Action Plan</p> <p>Tarbert and Lochgilphead Regeneration Fund £3M – identified for the regeneration and economic development in the Mid Argyll area. 29 potential projects in Ardrishaig/Lochgilphead were initially proposed (taking the charrette Action Plan into account). Front Green improvements – delivered Streetscape improvements to Argyle St - delivered</p> | | | |
| A3016 | Lochgilphead - Kilmory Home Farm | Local: Reuse and redevelopment for community based uses | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> •To explore the redevelopment opportunities for this group of traditional farm buildings, including the potential to use the farm buildings and associated farm land to provide new crofts and/or live/work units. •Consider access issues | ABC | Local Community | Ongoing |
| A3017 | Ardrishaig - South Village Centre and Crinan Canal | Local: Redevelopment and environmental improvements | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> • The promotion of Ardrishaig and the Crinan Canal as an important tourist attraction (Tourism Development Opportunity Diag 6). • To consider development and redevelopment options for village centre, harbour frontage and Crinan Canal areas. • To consider opportunities for environmental enhancement. • To take account of tourist, yachting, Scottish Canals and commercial interests, including timber transshipment requirements. • Developers need to check for European protected species | Scottish Canals ABC | Private Sector Local Community | Ongoing |
| A4001 | Lon Mor, Glenshellach, Oban | Strategic: Green infrastructure -Flood Alleviation and open space | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> •Progress action identified in the Oban Flood Study regarding flood alleviation for Lon Mor. There is a requirement for additional flood attenuation in this area as | ABC | Scottish Government SEPA | Short to Mid Term |

| Ref | Site Address | Site Use | | |
|--------------|--|---|---|---------------------------------|
| | <p>set out in the option appraisal, identifying this area for upstream storage. Funding is being sought from the Scottish Government</p> <ul style="list-style-type: none"> • Consider the potential for enhanced biodiversity related to the wetland area • Consider the potential for community use of the wetland area | | Private Sector Local Community | |
| A4002 | Oban Airport | Strategic: Airport related use and economic development. Masterplan approach | | |
| | <p>Action</p> <ul style="list-style-type: none"> • To continue to develop existing and new air services focused on Oban, servicing the wider north-west coast, fragile islands and potentially providing a connection with Glasgow. • To safeguard development options for airport related activity in the vicinity of Oban Airport. • To take account of the various issues considered as part of the Oban Airport study and masterplan process. • To consider water and land use links across the Dunstaffnage Bay area. • To further consider all the potential uses of the Oban Airport interface including use of land/water for wider economic purposes (e.g. renewable energy, tourism). • Developer to check for European Protected Species (otter) | <p>Responsible/Lead</p> ABC | <p>Key Partners</p> HIE Oban and the Isles Airports Private Sector | <p>Timescale</p> Ongoing |
| A4003 | Lynn of Lorn | Strategic; transport infrastructure | | |
| | <p>Action</p> <ul style="list-style-type: none"> • Actions to improve the ferry services between Port Appin and the north end of Lismore • To consider land use and access implications on both sides of Lynn of Lorn. • Consider the above actions within the context of the Oban Strategic Development Framework given the inter-relationship of wider transportation issues. • Developer to check for European Protected Species (otter) | <p>Responsible/Lead</p> ABC | <p>Key Partners</p> CMAL Scottish Government | <p>Timescale</p> Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|--|---|------------------------|------------------|
| | Progress Lismore Access Priorities – STAG Appraisal 2008 completed | | | |
| A4004 | Oban - south pier and railway | Strategic: Town centre, waterfront and strategic transport hub | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>Note: This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4005 and A4006.</p> <ul style="list-style-type: none"> •The key actions are related to :- •Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, including public sector office rationalisation, taking into consideration land assembly/asset management issues, land use compatibility issues •Assess potential for further townscape and waterfront enhancement • Transportation issues – maximising the potential of the strategic transportation hub including enhancement of facilities, safeguard and further develop integration between the ferry terminal, bus and rail station and the trunk/local road network. •Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), landward and seaward congestion issues, improvement of network resilience. • Maritime interests – take account of the range of interests including ferry operator, commercial fishing, northern lighthouse and harbour authority. •Consider the above actions within the context of the Oban Strategic Development Framework •Developers to check for European Protected Species (otter) <p>Progress Part - Oban CHORD Project - £6.9M</p> | ABC | CMAL HiTRANS HIE | Ongoing |
| A4005 | Oban - George Street and North Pier | Strategic: Town centre and waterfront | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | Note This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4004 and A4006 | ABC | HIE SEPA | Ongoing |

| Ref | Site Address | Site Use | | |
|-------|---|---|-----------------------------------|------------------|
| | <ul style="list-style-type: none"> • The key actions are related to :- • Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, taking into consideration land assembly/asset management issues, land use compatibility issues and signage and advertisement issues. • Assess potential for further townscape and waterfront enhancement • Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), improvement of network resilience, integration of land uses with the Trunk and local road network • Maritime interests – take account of the range of interests. • Consider flooding/wind/wave incursion issues • Consider the above actions within the context of the Oban Strategic Development Framework • Developers to check for European Protected Species (otter) <p>Progress Part - Oban CHORD Project - £6.9M</p> | | Transport Scotland | |
| A4006 | Oban - Esplanade | Strategic: Town Centre, waterfront, harbour development and management | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <p>Note: This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4004 and A4005</p> <ul style="list-style-type: none"> • The key actions are related to :- • Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, including Corran Halls/car park, taking into consideration land assembly/asset management issues, land use compatibility issues. • Assess potential for further townscape and waterfront enhancement • Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), improvement of network resilience, integration of land uses with the Trunk and local road network • Maritime interests – take account of the range of interests. • Consider flooding/wind/wave incursion issues | ABC | HIE SEPA Transport Scotland | Ongoing |

| Ref | Site Address | Site Use | | |
|--------------|---|---|-----------------------------------|------------------|
| | <ul style="list-style-type: none"> Consider the above actions within the context of the Oban Strategic Development Framework Developers to check for European Protected Species (otter) <p>Progress Part - Oban CHORD Project - £6.9M</p> | | | |
| A4007 | Scarinish Pierhead | Local: economic development and environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | <ul style="list-style-type: none"> To consider the capacity of the pierhead area for further business, industry and transport based development. To consider opportunities for environmental enhancements at this important island gateway. Developers to check for European Protected Species (otter) | ABC | Private Sector Local Community | Ongoing |
| A4008 | Crossapol and Airport, Tiree | Local: Redevelopment for economic and residential uses and environmental enhancement | | |
| | Action | Responsible/Lead | Key Partners | Timescale |
| | To resolve options for development/redevelopment (including business and housing) and environmental enhancements in this visually prominent area and at the entrance to the airport. | ABC | Local Community HIE HIAL | Ongoing |

8 Other Locations

| Tourism Development Opportunities identified in Diagram 6 | | | | |
|--|--------------------------|--|---|------------------------------------|
| These areas have been identified as having positive potential to deliver sustainable tourist development that could actively contribute towards the growth of the tourism sector in Argyll and Bute in accordance with the spatial strategy. All proposals in TDO require to be assessed against the policies within LDP2. The potential and constraints identified at these locations is not limited to that set out below. | | | | |
| Location | | Main Opportunities | Potential Constraints requiring action | Responsible/Lead |
| Tobermory, Mull | | Tourism destination, Nature/Forestry tourism experience on Mull | Tobermory Strategic Development Framework to set out constraints and opportunities in Tobermory Woodland and Forestry Strategy review to consider woodland related tourism opportunities on Mull Nature constraints to be assessed | ABC Owner/Developer |
| Tioran Forest, Mull | | Forest experience, cycle trails, visitor centre | Biodiversity – assessment as adjacent to SPA See associated Community Plan info below Road access, including weak road, Sensitive landscape (LLA). Remote – sustainable development | Local Community Company |
| Ballygowan Farm, Kilmore, South of Oban | | Small scale tourist accommodation Cycle facilities Tourism/recreation related redevelopment and infill opportunities at the existing steadings | Road capacity Scheduled Monuments in vicinity Ancient and semi natural woodland Landscape capacity Sustainable Development – servicing and scale | Owner/Developer |
| Islay | Distilleries | Tourist destination | Water capacity to be assessed | Local Community Owner/Developer |
| | Islay wide - Eco Tourism | | Sewerage capacity to be assessed | |

| | | | | |
|--------------------|--|--|--|------------------------|
| | Bridgend – Islay House Home Farm | Existing courtyard area - small scale craft workshop with retail opportunities Existing community garden – visitor experience | Nature conservation interests to be safeguarded | |
| Inveraray | Town Centre Conservation Area Garden and Designed Landscape | Tourist destination | Built Heritage Access | ABC Owner/Developer |
| | Former Brickworks Site Land South of Argyll Caravan Site | Tourism/recreation redevelopment opportunities | Access issues Sensitive Landscape – LLA Safeguard existing caravan park Contaminated land to be assessed Sustainable Development - servicing | Owner/Developer |
| Mid Argyll Gateway | Lochgilphead | Crinan Charrette action plan identified opportunities related to tourism and recreation | Flooding issues Built heritage Scheduled Monument Sensitive Landscape (NSA) Nature conservation | ABC Scottish Canals |
| | Crinan Canal | | | |
| | Ardrishaig | | | |
| | Kilmartin Glen | Historic Environment – visitor/tourist destination | Historic environment Sensitive Landscape (LLA) | Owner/Developer |
| Tarbert | | Tourist destination | Built Heritage Flooding issues to be assessed Access issues to be assessed | Owner/Developer |
| Portavadie | | Tourist/leisure/recreation destination | Flood risk to be assessed Nature constraints | Owner/Developer |
| North Bute | | Community Forest | Nature constraints Sensitive Landscape (NSA) | Local Community |
| Rothesay | Sea Front Conservation Area Mount Stuart | | Built heritage | |
| Dunoon | Sea Front | Dunoon Project | Built heritage | |

| | | | | |
|--------------------------|--|--|---|-----------------|
| | Access to Loch Lomond National Park Conservation Area | | | |
| Helensburgh | Hill House Reservoirs Conservation area Sea Front John Muir Way Access to Loch Lomond National Park | Visitor/tourist destination | Built heritage Nature constraints | Owner/developer |
| Campbeltown/Machrihanish | | Develop links to Ardrossan and Northern Ireland Distilleries Kintyre Way Golf | Built heritage Flood risk assessment | Owner/developer |

Community Plans and Local Place Plans identified in Diagram 9

These areas have been identified as potential areas that could benefit from a community plan or Local Place Plan approach. The 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).

The potential opportunities shown in the table reflect development ideas (i.e. potentially requiring planning consent) that could be explored within the creation process of a plan and do not represent approval or support from the Planning Authority. Any proposals requiring planning permission would require to be assessed against the policies within LDP2. The lists of potential constraints are not exhaustive.

| Map Reference | Location | Potential Opportunities | Potential Constraints requiring action | Responsible/Lead |
|---------------|---------------------------|---|---|--------------------------------------|
| 1 | Ulva | New housing, improvement to existing housing, tourism, marine industries, economic and community developments | Landscape – National Scenic Area, infrastructure requirements, access, provision of services, flood risk (proposed development locations dependent) | North West Mull Community Woodland |
| 2 | Tioran Community Woodland | Visitor centre, woodland crofts, small scale wood related industrial, hydro-electricity, green burials, walk/cycle trails | Landscape – Local Landscape Area, biodiversity and nature conservation (near to SSSI and Special Protection Area), road access – weak road, service provision, remote location, flood risk (proposed development locations dependent) | South West Mull and Iona Development |
| 3 | Ardura Forest | Outdoor forest school, wildlife hides, wild camping area | Landscape – Local Landscape Area, biodiversity and nature conservation (near to SSSI and Special Protection Area), flood risk | Mull and Iona Community Trust |

| | | | | |
|---|-------------------------------|---|--|----------------------------|
| | | | (proposed development locations dependent) | |
| 4 | Achnamara | Replacement village hall, hydro-electricity, marine access facilities (pontoon, slipway), Community led housing (affordable, self-build), forest crofts, community growing, visitor accommodation (pods/huts), hutting, walk/cycle trails, camper van pitches | Landscape – National Scenic Area, biodiversity and nature conservation (Ancient Woodland Inventory), accessibility and connectivity, flood risk (proposed development locations dependent) | Achnamara Community |
| 5 | Acharossan Community Woodland | Development underway subject to masterplan and other LDP policies. | Local Landscape Area. Capacity of forest location to accommodate development and other activities. | Acharossan Community Devt. |
| 6 | Glendaruel | Not started but might include housing/business development | Local Landscape Area. Economic underpinning of proposals. | Glendaruel Community. |
| 7 | North Bute | Not started. Based on recreational/tourism including low impact development, access to the countryside. | National Scenic Area, biodiversity and nature conservation, accessibility. | Bute Forest Ltd. |

| Partner | Project | Investment | Information |
|----------------|--|--------------|--|
| Scottish Water | New Water Treatment Works, Tullich, Oban | £29 Million | Raw water from Loch Gleann A’Bhearraidh Reservoir is treated to ensure customers in the area continue to enjoy clear, fresh drinking water for years to come. Future proofed for 20 years. Completed December 2018 |
| Scottish Water | Improvements to water network, Cullipool, Luig | £1.2 Million | 9 month project. Commenced October 2021 |
| Scottish Water | Improvements to water network, Soroba, Oban | £4.6 Million | 20 month project. Improving resilience and helping to reduce bursts on the network. Started Nov 2020. Phase 1 complete. Phase 2 started Sept 2021. Completed July 2022. |
| Scottish Water | Improving the water network, Tayvallich | £840,000 | Installing a new water main commencing January 2022. Anticipate 6 months to complete. |
| Scottish Water | Transportable Treatment Unit, Torra, Islay | £2.5 Million | Capacity for an additional 70,000litres of drinking water per day. Delivered Nov 2020 |
| Scottish Water | Waste Water Improvement Project, Tarbert | £3.4 Million | Reducing the risk of sewer flooding. Completed August 2021 |
| Scottish Water | Mains improvement work, Bowmore, Islay | £3 Million | Adding resilience to the water network for the future and to reduce the chance of pipes bursting Commenced Sept 2021. Estimate 18 months to completion. |
| Scottish Water | Photovoltaic panels added to Campbeltown Water Treatment Works | £94, 000 | Offsetting 16% of the energy required to operate the facility. Jan 2021 |
| Scottish Water | Bogany Point Pumping station, Rothesay | - | Restoration of iconic Category B Listed Building July 2021 |
| Scottish Water | Upgrades to Dhu Loch Reservoir, Rothesay | £250,000 | Completed Dec 2020 |