

PROPOSAL OF APPLICATION NOTICE

Members are requested to note that three separate PAN notices have been submitted for future development at Dunbeg. All of the submitted PAN's relate to the next phases of development for residential, commercial, community facilities and roads infrastructure associated with the approved Masterplan (REF 16/03368/MPLAN) and LDP 2 Allocations and Objectives.

Reference: 24/01214/PAN

Applicant: Link Group Ltd

Proposal: Mixed use development comprising: retail units (Class 1); financial professional and other service units (Class 2); food and drink units (Class 3), including drive throughs, hot food takeaways, and public house; business units (Class 4), including offices and light industry; storage and distribution units (Class 6); hotel (Class 7); residential development (Dunbeg Phase 4)(Class 9 houses and Sui Generis flats), including social housing, private housing, student accommodation, and retirement accommodation, with shared community space; assembly and leisure (Class 11); site for park and ride facility; EV charging points; new roundabout on A85, distributor road and other roads, parking, and servicing areas; ground remodelling; above ground and below ground infrastructure, including SUDs; open space and landscaping, including biodiversity enhancement; modification to core path network; and peat management and restoration

(This PAN submission incorporates all the development proposed, including that set out in the two other PAN submissions 24/01212/PAN and 24/1213/PAN)

Site Address: Land West of Dunstaffnage Mains Farm, Dunbeg

1.0 BACKGROUND

The current Proposal of Application (PAN) notice seeks to include all proposed development associated with the future development of Dunbeg (Phase 4). Members are requested to note that two other PAN notices have been submitted to the Planning Authority in respect of the site at Dunbeg as set out below:

1) 24/01212/PAN – (Mainly Residential Development Area)

Proposal of application notice for proposed mixed use development comprising; retail units (Class 1), residential development (Dunbeg Phase 4) (Class 9 houses and Sui Generis flats), including social housing, private housing, student accommodation, and retirement accommodation with shared community space, assembly and leisure (Class 11), EV charging points, new roundabout on A85, distributor road and other roads, parking, and servicing areas, ground remodelling, above ground and below ground infrastructure, including SUDs, open space and landscaping, including biodiversity enhancement, modification to core path network and peat management and restoration.

2) 24/01213/PAN – (Mainly Commercial Development Area)

Proposal of application notice for mixed use development comprising: retail units (Class 1); financial professional and other services units (Class 2); food and drink units (Class 3), including drive through's, hot food takeaways, and public house; business units (Class 4), including offices and light industry; storage and distribution units (Class 6); hotel (Class 7); site for park and ride facility; EV charging points; new roundabout on A85, distributor road and other roads, parking, and servicing areas; ground remodelling; above ground and below ground infrastructure, including SUDs; open space and landscaping, including biodiversity enhancement; modification to core path network; and peat management and restoration

All submitted PAN notices took effect from 26.6.24 from which a minimum of 12 weeks must elapse prior to the submission of a formal application for planning permission. All of the PAN notices relate to the delivery of the Objectives set out within LDP 2.

Within the adopted Argyll and Bute Local Development Plan 2 (Adopted February 2024) the Council has defined a Tobermory-Dalmally Growth Corridor within which the three PAN sites are located (Page 9,Diagram 1). This seeks to:

...reverse population decline and promote economically driven growth across Argyll and Bute. It seeks to make positive provision where growth is projected to occur and can be delivered in a sustainable and economic fashion. These areas include the Tobermory – Dalmally growth corridor, focusing on the identified growth opportunities of Oban, with its inherent population growth, and the opportunities for the area to act as a significant growth hub for the north and west Argyll area and the growing economic opportunities in Food and Drink, Tourism, and education sectors (Oban as a University Town).

The current three PAN proposals sit within this wider strategic growth corridor area and concentrate on housing, community uses, infrastructure and mixed commercial use on a number of sites as defined on Proposals Map 176 of the Adopted LDP2.

The location and nature of the uses proposed in the three PAN(s) are in general accordance with the allocated sites set out in LDP 2 Proposals Map No.176 and written schedules as set out below:

LDP Site	Name	Development	% affordable
H4015	Dunbeg 2	Housing 250 units	25%
I4001	Dunbeg	Strategic : development road – for housing/tourism	
X4002	Dunbeg	Mixed use - Business and Tourism (9,4ha)	
C4003	Dunbeg School	Community Facilities (Educational Expansion)	

(Note: Site H4006 (Penny Fuir 120 housing units) located to the west towards Ganavan does not appear to form part of the proposed area for housing development at this time as defined by the submitted PAN information)

2.0 SITE DESCRIPTION

The wider site is a mixture of primarily south facing hillside and outcrops, undulating land and lower flat land nearer the A85 which has some deep peat deposits within it, particularly in respect of the area of land identified for the commercial uses and access road next to the proposed “halfway” roundabout. The area is also subject to flooding.

The land associated with the overall site proposals generally forms a more open and visible feature in the landscape when viewed from the A85 than Phase 3 and therefore landscape assimilation appears more challenging. As well as facing onto the A85 for extensive open stretches of the road, the proposed development sites are also closer to the road.

Phase 3 which encompassed 300 Affordable Housing units by Link Group has now been completed on land immediately to the east of the PAN boundary, and strategic landscape planting has taken place around and within the site, however this is still to fully establish to integrate the site into the landscape and provide full biodiversity benefits envisaged in its design.

The site is bisected by National cycle route C198 between Ganavan and Dunbeg and there are many informal paths on the northern parts of the site on the hillsides which are used for recreational purposes by residents and visitors. Core Path C163 also traverses the northern edge of the larger site.

3.0 DEVELOPMENT PLAN POLICY – LDP 2

These submissions are not planning applications and therefore do not require to be evaluated and determined in accordance with Section 25 of the Planning Act against the Development Plan and its policies at this stage.

However, in considering the merits of these PAN's a number of Development Plan Policies will inform the assessment of any future detailed applications. The main policies are set out below:

(a) 'Argyll and Bute Local Development Plan 2.

Spatial and Settlement Strategy

Policy 01 – Settlement Areas

Policy 03 – Simplified Planning Zones and Masterplan Consent Areas

Policy 04 – Sustainable Development

High Quality Places

Policy 05 – Design and Placemaking

Policy 06 – Green Infrastructure

Policy 08 – Sustainable Siting

Policy 09 – Sustainable Design

Policy 10 – Design – All Development

Policy 21 – Sites of Archaeological Importance

Diverse and Sustainable Economy

Policy 26 – Informal Public Outdoor Recreation and Leisure Related Development

Connected Places

Policy 32 – Active Travel

Policy 33 – Public Transport

Policy 34 – Electric Vehicle Charging Points

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

Policy 38 – Construction Standards for Public Roads

Policy 40 – Vehicle Parking Provision

Policy 41 – Off Site Highway Improvements

Sustainable Communities

Policy 45 – Supporting our Town Centres and Retailing

Policy 46 – Retail Development – The Sequential Approach

Policy 49 – Sport, Recreation and Community Facilities

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

Policy 55 – Flooding

Policy 57 – Risk Appraisals
Policy 58 – Private Water Supplies and Water Conservation
Policy 59 – Water Quality and the Environment
Policy 61 – Sustainable Urban Drainage Systems (SUDS)
Policy 62 – Drainage Impact Assessments
Policy 63 – Waste Related Development and Waste Management

Homes for People

Policy 64 – Housing Development on Allocated Sites
Policy 66 – New Residential Development on Non-Allocated Housing Sites within Settlement Areas
Policy 67 – Provision of Housing to Meet Local Needs Including Affordable Housing
Policy 68 – Housing Greenspace

High Quality Environment

Policy 70 – Development Impact on National Scenic Areas (NSA's)
Policy 73 – Development Impact on Habitats, Species and Biodiversity
Policy 74 – Development Impact of Sites International and National Importance
Policy 77 – Forestry, Woodland and Trees
Policy 78 – Woodland Removal
Policy 79 – Protection of Soil and Peat Resources
Policy 80 – Geodiversity

National Planning Framework 4

(This is a statutory Plan for the purposes of determining Planning Applications under Section 25 of the Planning Act and therefore NPF 4 Policies will also have to be considered in the determination of any future planning applications)

National Planning Policy 4- Part 2

Sustainable Places

NPF4 Policy 1 – Tackling the Climate and Nature Crises
NPF4 Policy 2 – Climate Mitigation and Adaption
NPF4 Policy 3 – Biodiversity
NPF4 Policy 4 – Natural Places
NPF4 Policy 5 – Soils
NPF4 Policy 6 – Forestry, Woodland and Trees
NPF4 Policy 12 – Zero Waste
NPF4 Policy 13 – Sustainable Transport

Liveable Places

NPF4 Policy 14 – Design, Quality and Place
NPF4 Policy 15 – Local Living and 20 Minute Neighbourhoods
NPF4 Policy 16 – Quality Homes
NPF4 Policy 17 – Rural Homes
NPF4 Policy 18 – Infrastructure First
NPF4 Policy 19 – Heating and Cooling
NPF4 Policy 20 – Blue and Green Infrastructure
NPF4 Policy 21 – Play, Recreation and Support
NPF4 Policy 22 – Flood Risk and Water Management
NPF4 Policy 23 – Health and Safety
NPF4 Policy 24 – Digital Infrastructure

Productive Places

NPF4 Policy 25 – Community Wealth Building
NPF4 Policy 26 – Business and Industry
NPF4 Policy 27 – City, town, local and Commercial Centres
NPF4 Policy 28 – Retail
NPF4 Policy 29 – Rural Development
NPF4 Policy 30 – Tourism
NPF4 Policy 31 – Culture and Creativity

NPF 4 Annex C – Spatial Planning Priorities (Page122)

*Regionally and locally driven plans and strategies will identify areas for future development that reflect these principles – for example planned population growth on the Western Seaboard of Argyll **and in a growth corridor from Tobermory to Oban and on to Dalmally.** Community hubs, where people can easily access a variety of services, will need to evolve and grow to support communities and sustain a range of functions.... There is a clear need for affordable housing provision across the region to improve choice and access to homes, to support local economies, and in some areas to help offset the impact of second home ownership and short term lets on the market. Local solutions may include key worker housing, temporary homes for workers in remote areas, and self-provided homes including self-build and custom-build.*

To deliver productive places, Regional Spatial Strategies and Local Development Plans in this area should seize the opportunities to grow the blue and green economy, recognising the world-class environmental assets that require careful management and the opportunities to develop skills and diversify employment.

... In addition, Oban is developing as a university town, and the European Marine Science Park is a key opportunity to build the local economy and provide education locally.

4.0 POTENTIAL MATERIAL CONSIDERATIONS

The approved Masterplan (REF 16/03368/MPLAN), and the objectives/commitments set out within it, will be a material consideration in respect of determining any future planning application(s). Other material considerations include:

- Pan 77 Designing Safer Places
- Creating Places- A Policy Statement on Architecture and Place for Scotland
- Designing Streets – A Policy Statement for Scotland
- Green Infrastructure: Design and Placemaking
- Argyll and Bute Sustainable Design Guidance (part 2 larger housing development)
- Argyll and Bute Sustainable Design Guidance (part 4 case studies)
- TN06 Sustainability Technical Note and Checklist (Oct. 2023)
- TN07 Sustainable Buildings Technical Note and Checklist (Oct. 2023)
- ABC Landscape Studies
- ABC Economic Development Action Plan
- ABC Housing Needs and Demand Assessment
- ABC Housing Emergency Statement
- SEPA Standing Guidance for Development Management (Dec. 2022)
- Statutory/Non-Statutory Consultee Comments
- Strategic Housing Investment Plan objectives and commitments

6.0 CONCLUSION

This report sets out the information submitted to date as part of the PAN. Summarised are the policy considerations, against which any future planning application will be considered as well as potential material considerations. The list is not exhaustive and further matters may arise as and when any planning application is received, and in the light of public representations and consultation responses.

Officers are content that the steps set out within the PAN are acceptable and in accordance with the necessary community engagement requirements.

7.0 RECOMMENDATION

That Members have regard to the content of the report and submissions and provide such feedback as they consider appropriate in respect of the submitted PAN to allow these matters to be considered by the applicant in finalising any future planning application submissions.

Separate reports for 24/01212/PAN (residential focussed development) and 24/01213/PAN (commercial focussed development)