

# Argyll and Bute Planning Service

**Fergus Murray – Development Policy Manager**





# Introduction

- Where we are in LDP process?
- Role of the LDP;
- Key milestones / dates;
- Key findings / messages from MIR;
- Relationship with CHORD; TIF; BIDs; Renewables;
- Signs of change and future possibilities;
- Conclusions ;
- Any Questions.



# Role of Local Development Plan (LDP)

- The 2006 Planning Etc.(Scotland) Act requires the Development Plan to be up to date (renewed every five years);
- In Argyll and Bute there is only a requirement for a Local Development Plan (LDP);
- Has to ensure that there is an adequate supply of effective housing and business land;
- Has to have a clear settlement/spatial strategy;
- Has to be supported by key agencies;
- Has to be deliverable/realistic;
- Has to be fully funded; accompanied by an Action Plan;

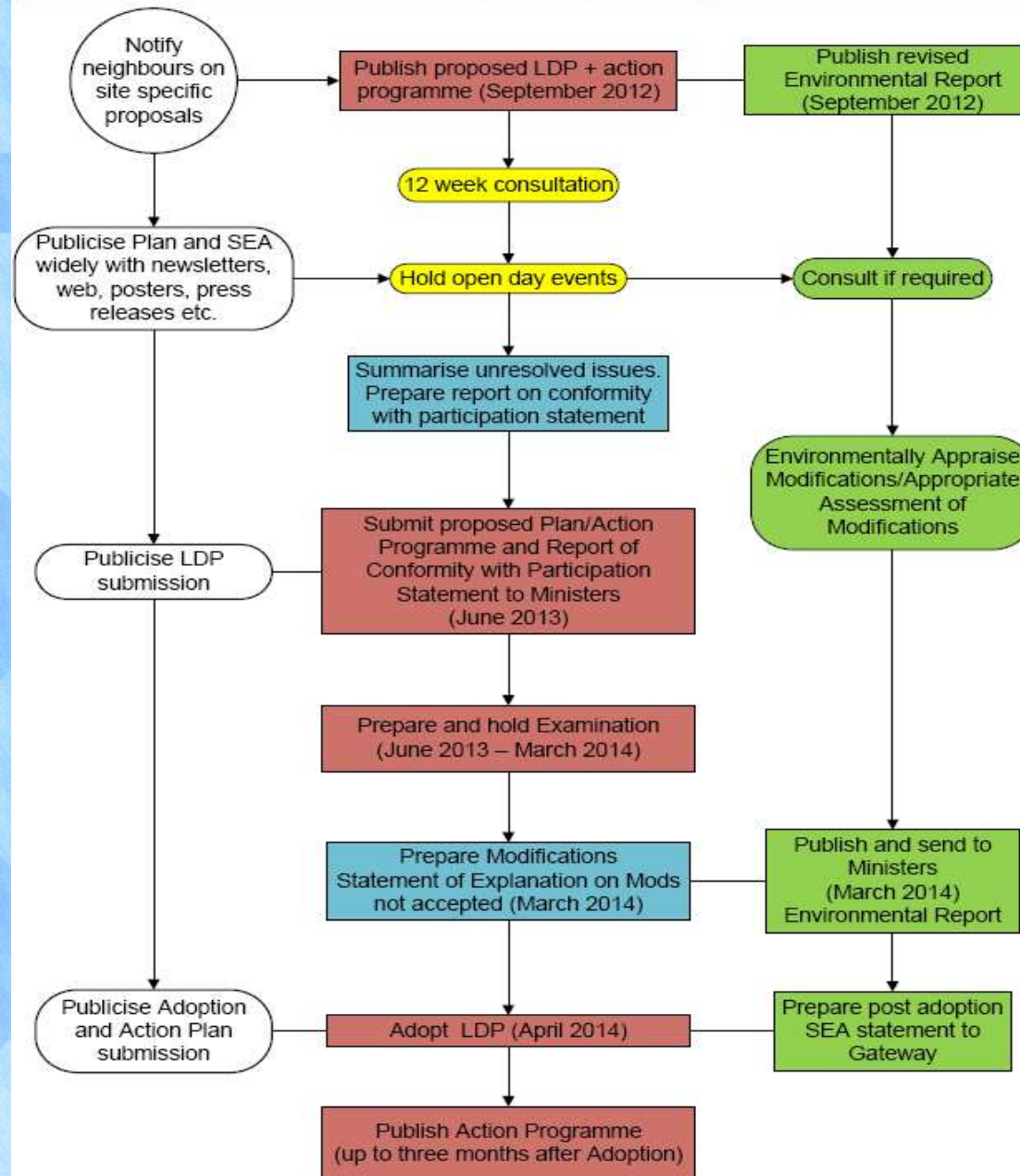


# Key Milestones

- Consult on additional sites May;
- Area Committee approval June;
- Council approval of LDP August/September;
- Publish proposed LDP September – 3 months consultation;
- Analyse results and submit LDP with Council comments to Scottish Reporters June 2013;
- Prepare and hold PLI June 2013 to March 2014;
- Adopt LDP April 2014;
- Publish Action Plan within 3 months of adoption;



**FLOW DIAGRAM A - LOCAL DEVELOPMENT PLAN PROCESS – SEA PROCESS**  
**FEBRUARY 2012**  
[www.argyll-bute.gov.uk/ldp](http://www.argyll-bute.gov.uk/ldp)

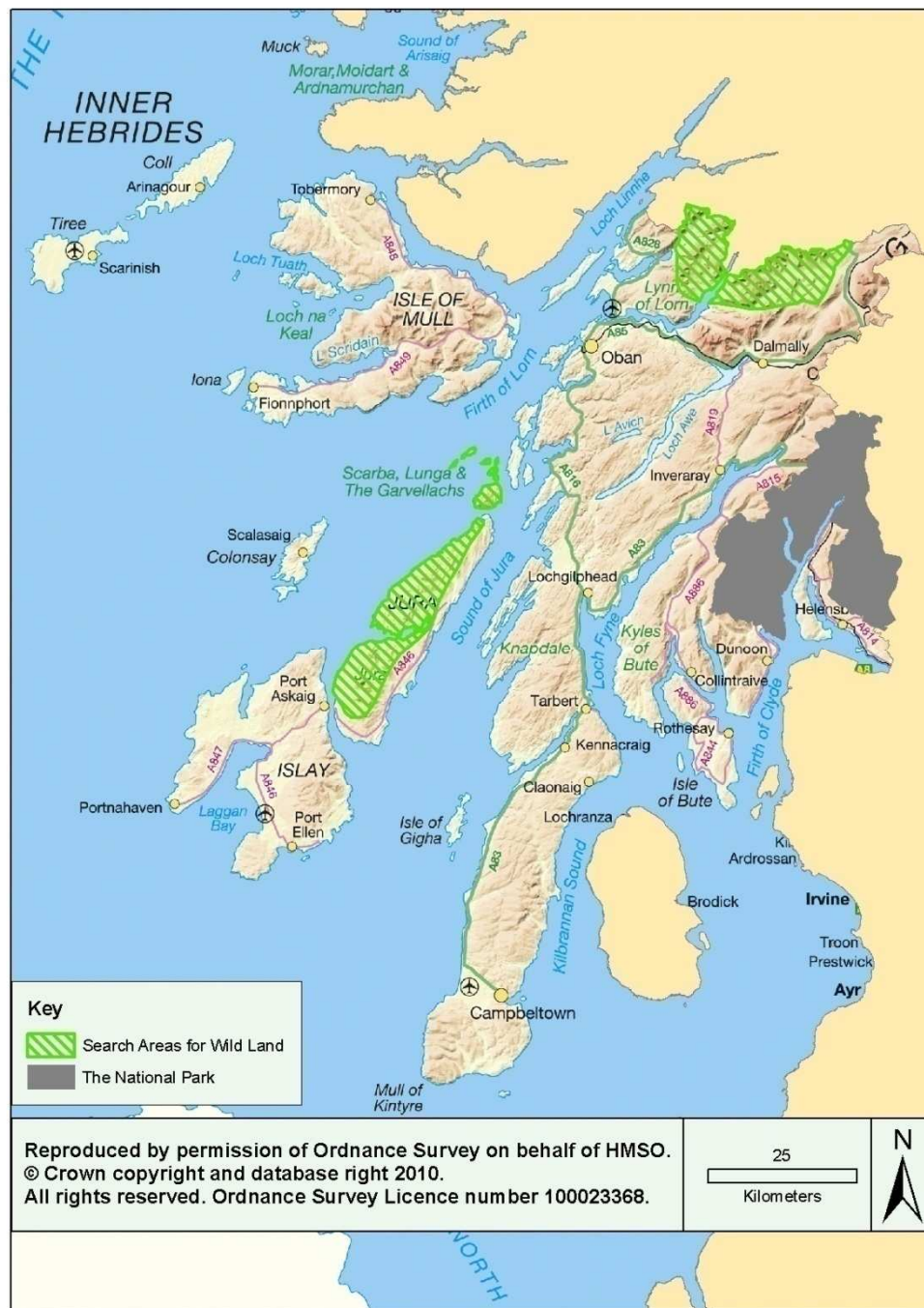




# Key Findings of MIR

- 700 responses received;
- Significant opportunities for development identified
- Largely positive response to key options as presented;
- Scottish Government supportive;
- Key agencies supportive;
- Local communities largely supportive still resistant to change in certain locations;
- Need to advertise some additional sites;

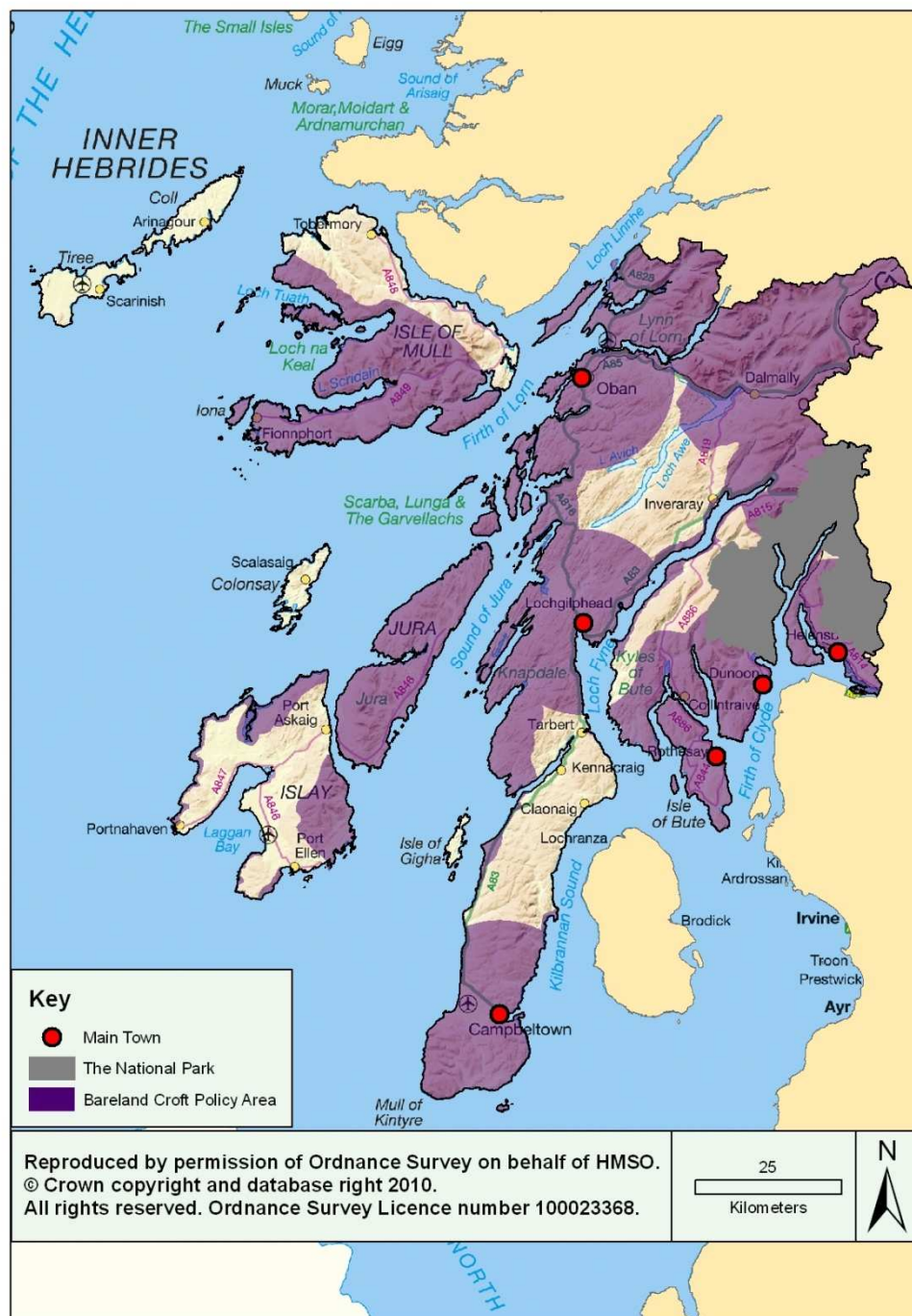




# Environment

- Establish Green Networks Y
- Identify Wild Land Y
- Introduce a Biodiversity Checklist Y
- Support our Historic Town Centres and Built heritage Y
- Develop a Coastal Development Strategy Y

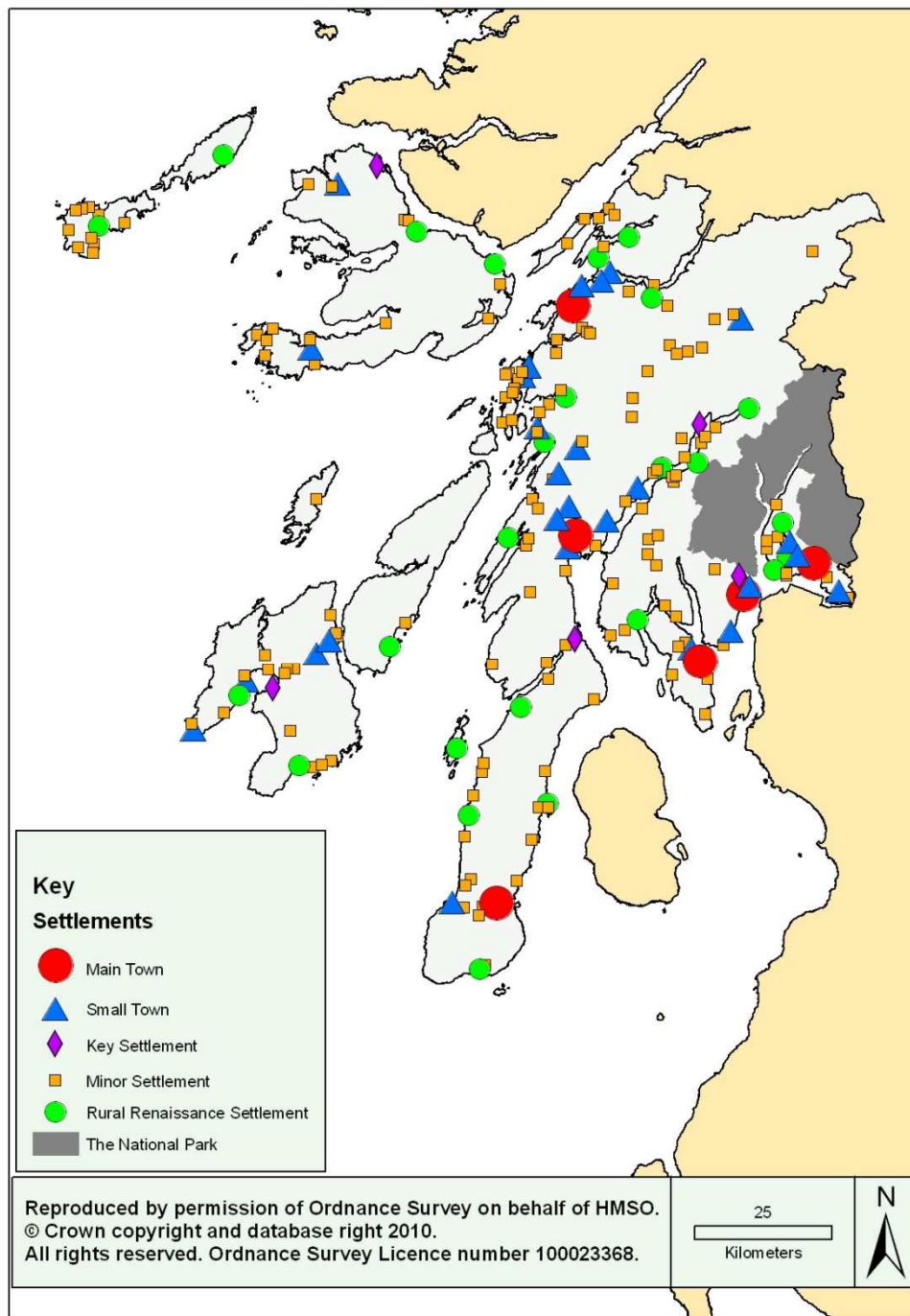




# Communities

- pop & household growth **Y**
- meet the needs of older and disabled people **N**  
(move away from dedicated allocations for older people)
- Affordable Housing **Y**
- Housing density **Y**  
(on appropriate sites only)
- Crofting **N**  
(modified approach required)





# Settlement Strategy

- Hierarchy Y
- Rural Renaissance Y  
(change name to key rural settlements)
- Simplify Zones Y
- Refine ROAs Y
- Greenbelt Masterplan Y

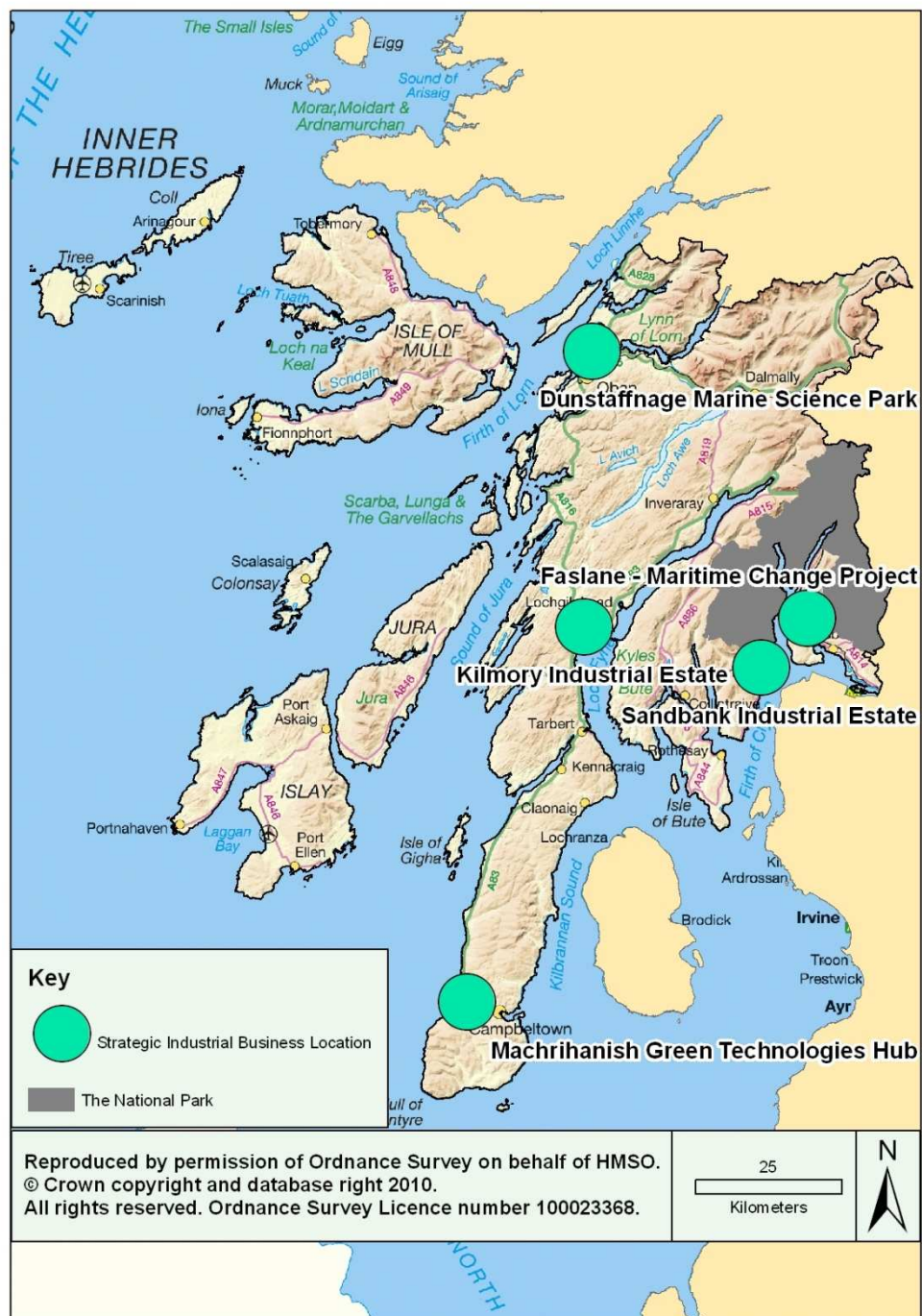


# Resources & Consumption



- Offset energy **N**
- water conservation **Y**
- waste related development **Y**
- flooding and land erosion **Y**
- Protect better quality agricultural land **Y**
- Address Climate change **Y**
- Local emphasis on Minerals **Y**





## Sustainable and Growing Economy

- More flexible approach to Tourism Y
- Forestry (IFS & delete PDA) Y
- Wind farms – review, spheres of influence Y
- Strategic Industrial Business Locations Y
- Additional Land – Lochgilphead, Campbeltown Y
- Revised Allocations – Oban Y
- Regeneration – more focus Y
- Economic Priority Areas Y
- Retail - opportunities N



# Relationship with CHORD; TIF; BIDS and Renewables

- **CHORD**

- **Oban Bay Action Plan Refresh**

- Traffic management/improvements;
  - Transport Interchange;
  - Reconfiguration of the Bay;
  - Recognition of the role of Dunbeg:

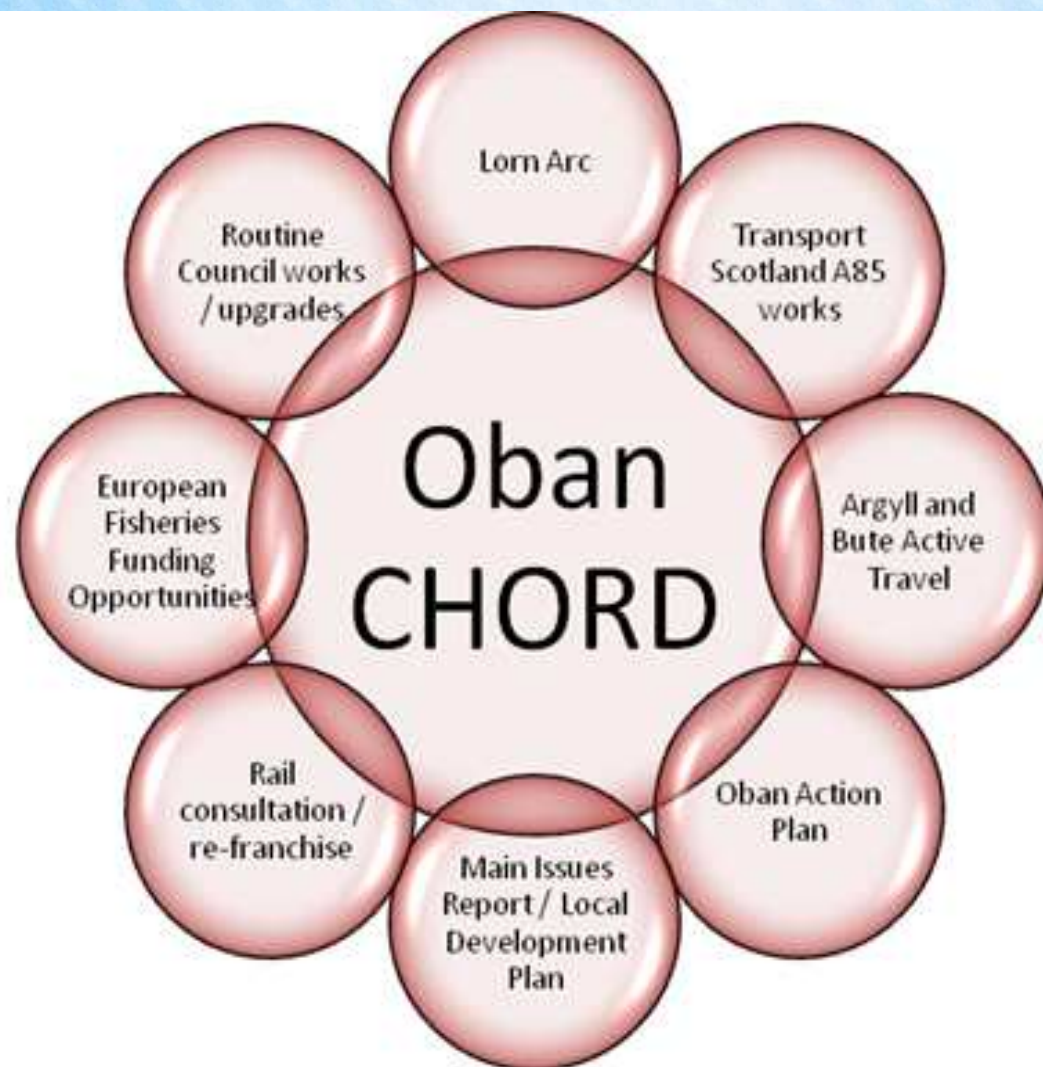
- **Lorn ARC**

- Developing business case;
  - Stakeholder engagement

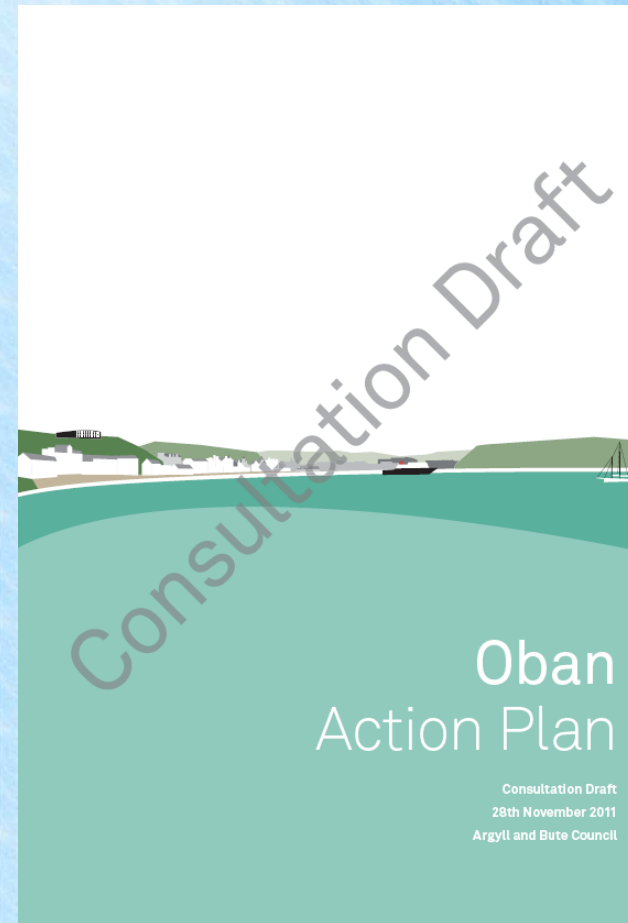
- **BIDs**

- Oban shopping and tourist destination
  - Traffic management/parking/public realm
  - Maximising our environmental assets





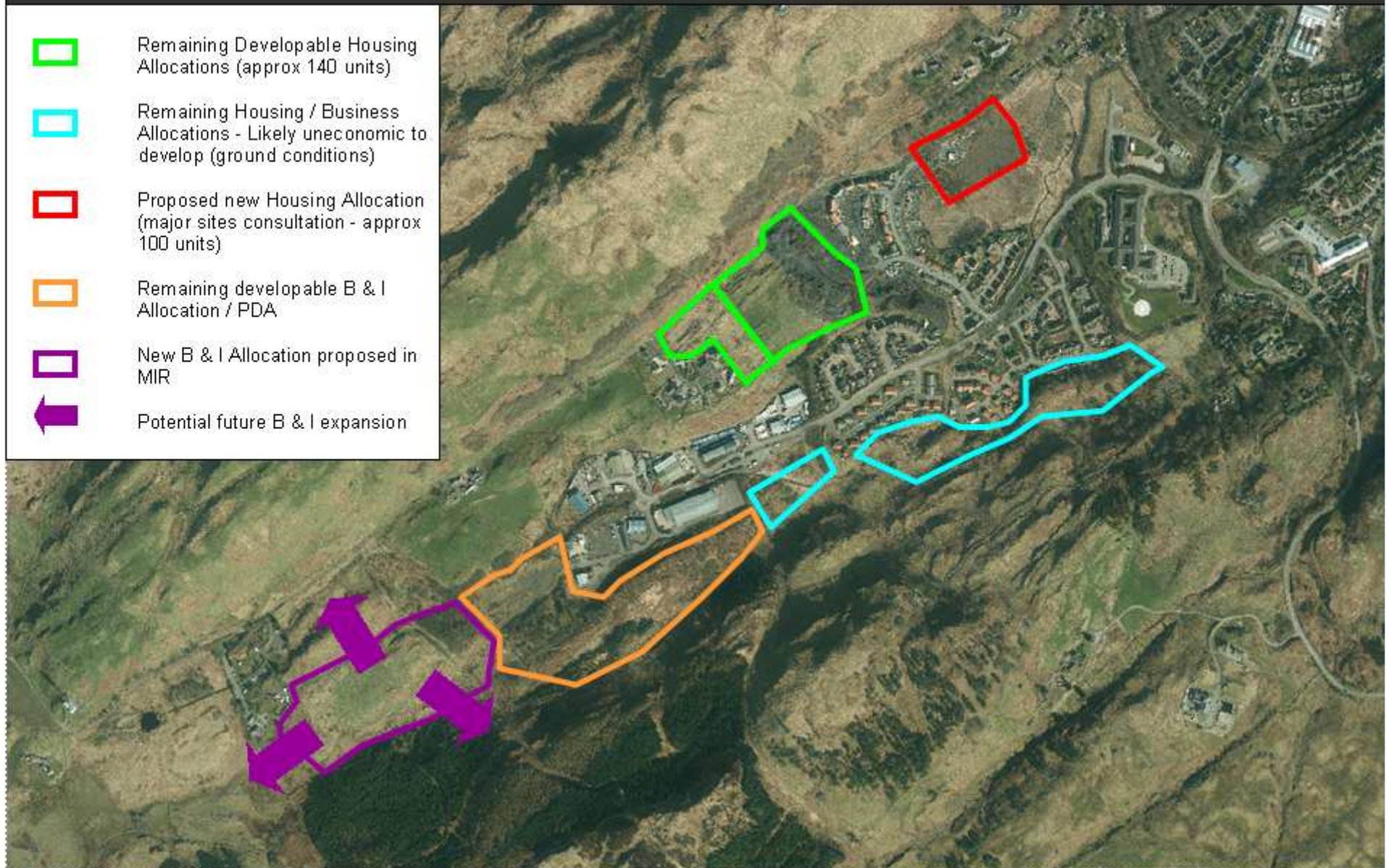






# Glenshellach - Development Potential

-  Remaining Developable Housing Allocations (approx 140 units)
-  Remaining Housing / Business Allocations - Likely uneconomic to develop (ground conditions)
-  Proposed new Housing Allocation (major sites consultation - approx 100 units)
-  Remaining developable B & I Allocation / PDA
-  New B & I Allocation proposed in MIR
-  Potential future B & I expansion





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Remaining developable B & I Allocation / PDA



New B & I Allocation proposed in MIR



Potential future B & I expansion

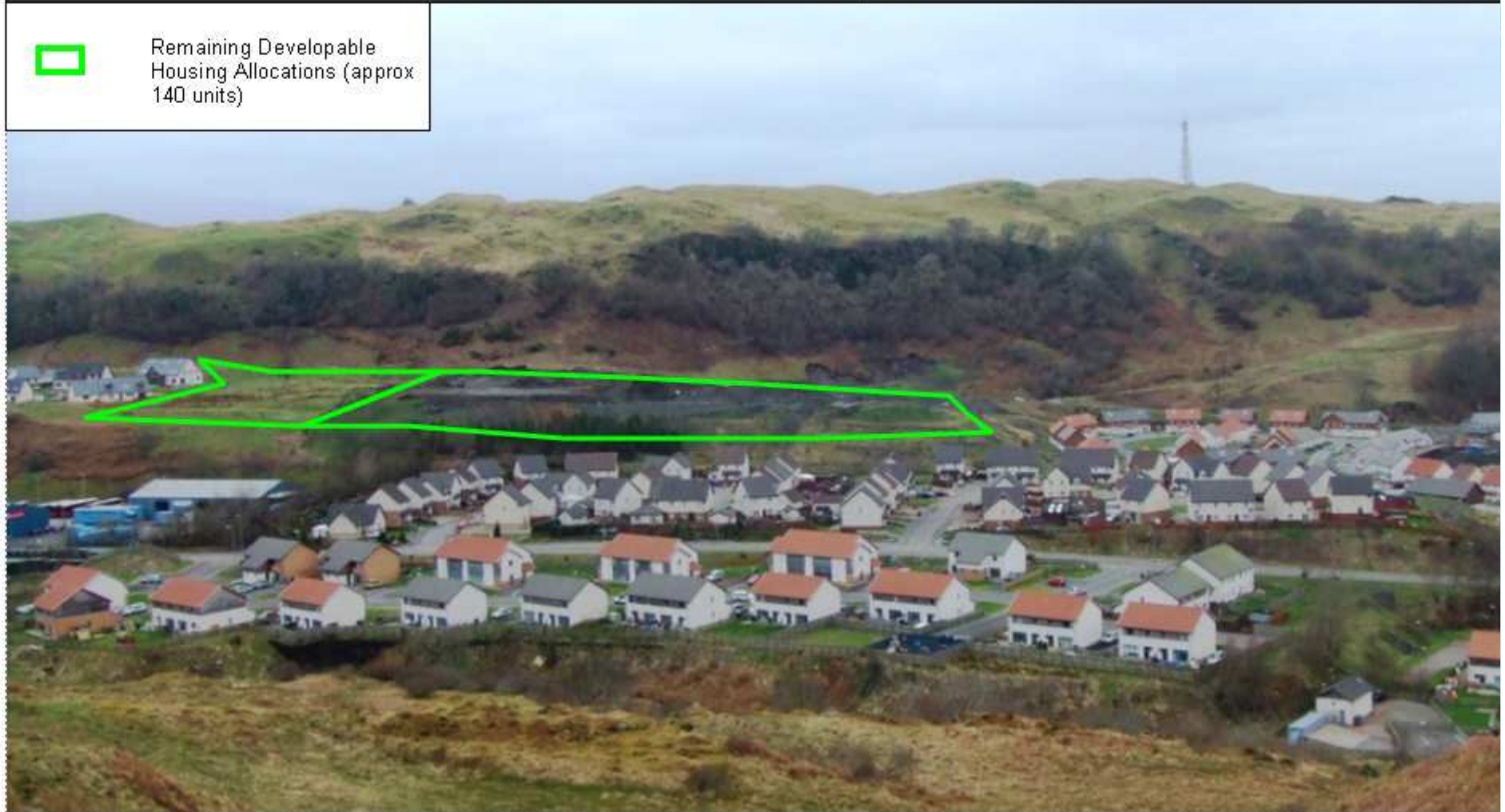




## Glenshellach—Development Potential



Remaining Developable  
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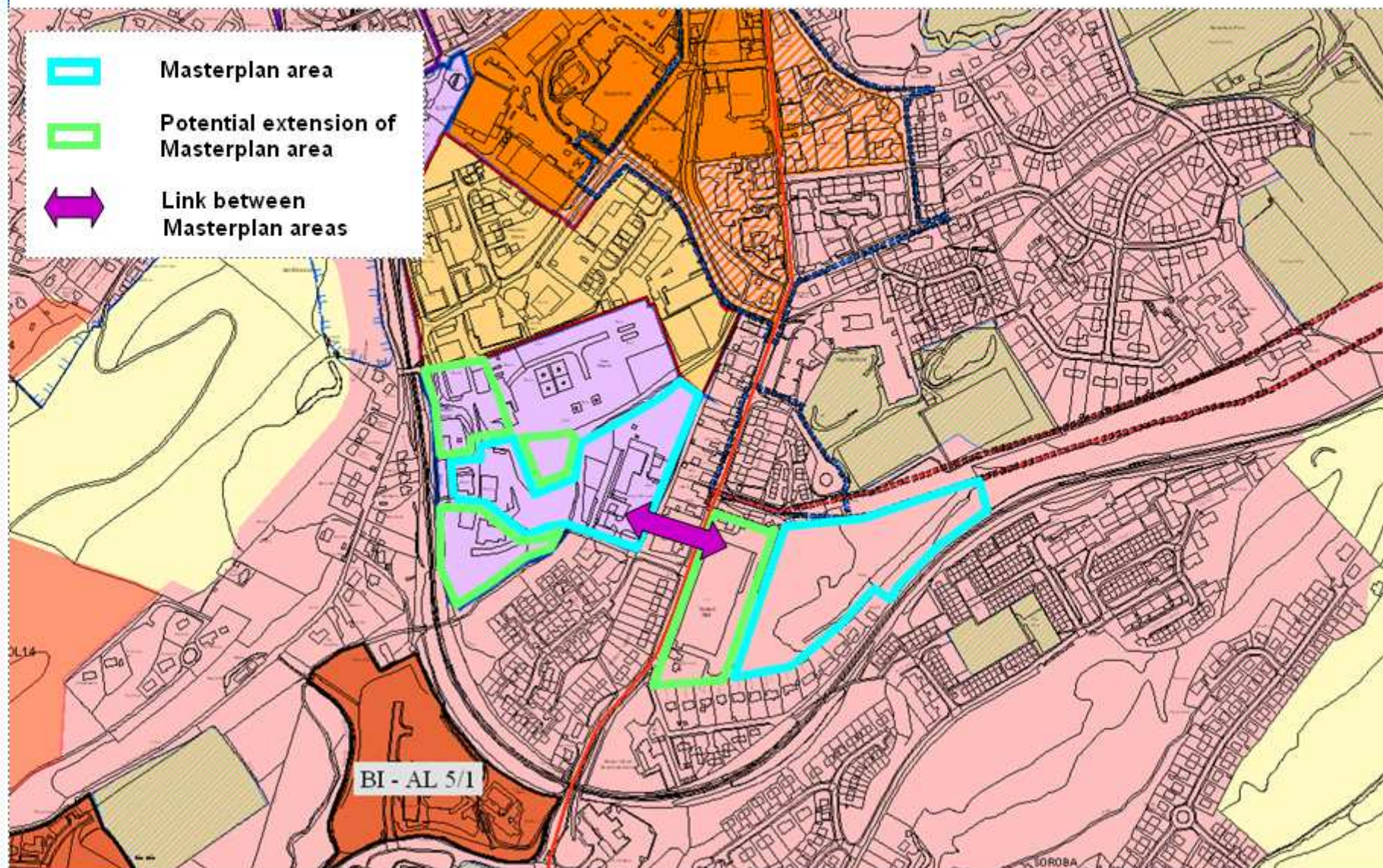
Masterplan area



Potential extension of  
Masterplan area



Link between  
Masterplan areas



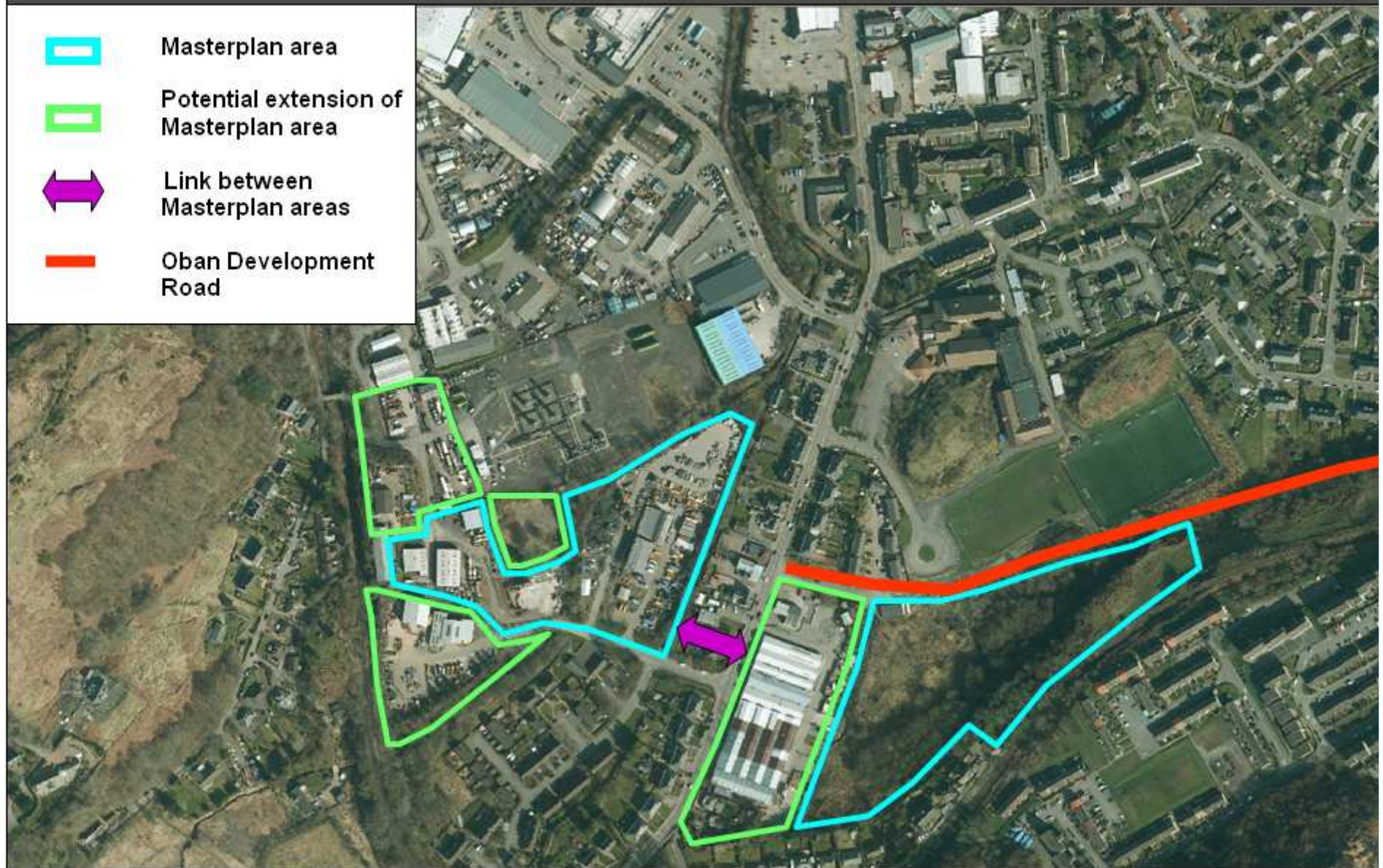
BI - AL 5/1

SOROBA



# Mill Park Masterplan Area

-  Masterplan area
-  Potential extension of Masterplan area
-  Link between Masterplan areas
-  Oban Development Road





## Dunbeg - Affordable Housing Development



STREETSCAPE Y-Y 1:200

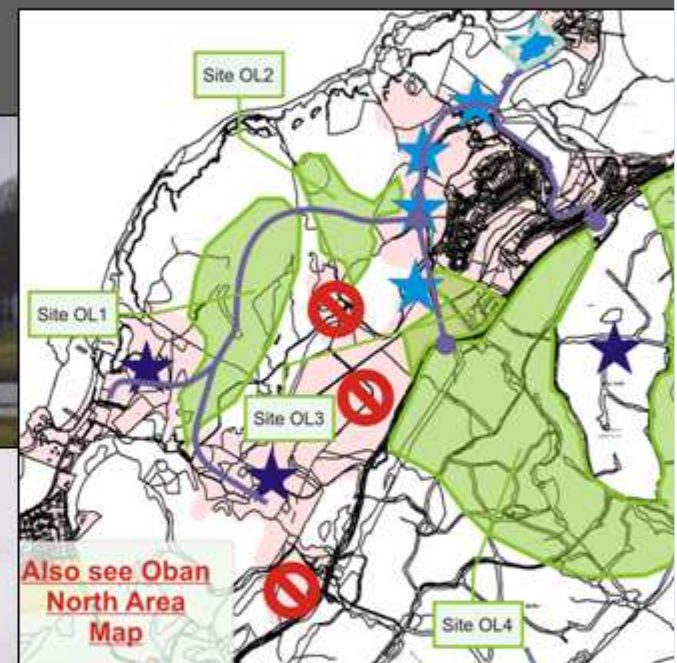


**SITE PLAN 1:500**





# Dunbeg — SAMs





# Conclusions

- Emerging LDP will act as a broad land use framework to enable the implementation of
  - § CHORD; TIF, BIDs, OBAP, EDAP, REAP
- Need to recognise our many opportunities even in these challenging economic circumstances;
- Highly Competitive situation that requires us to be business like, work together, (public, private and voluntary sector) and realistic with our aspirations;
- Need to look at delivering short, medium and longer term goals;
- Focused on delivering Oban and Lorn's full potential for sustainable economic growth;