

## **Project 9. Oban Airport Access and Enablement**

**Original Proposal** – Road link and services to enable a new business park to the south of the existing Airport Roundabout. The enablement of an area of land on the south east side of the existing airport for business park use is considered to be a means of maximising the use and benefits of the airport facility. There is potential that businesses related to the use of the airport facility may be attracted but the potential for small scale start up units has been suggested. The costs within the business case are purely related to the provision of a central spine road and associated utilities which would enable either private sector or supported development of the plots on the site to be progressed.

Project total - £0.59m.

**What Has Been Done** – An access road has been built as envisaged in the original TIF business case. The construction work was undertaken by Argyll and Bute Council Roads Operations team and completed in December 2015. Further work has been ongoing to inform options for marketing and developing the site. Ryden have recently completed a report assessing the property market and considering options for development of the site. In summary the report findings support phased development for mixed uses through a public/ private joint venture.

Several meetings have taken place between Private Sector interested parties and Council Officers to start to scope out potential investment.

**Next Steps** - A master plan is currently being prepared which, together with Council investment options, can be used to market the site for development on a joint venture basis. It is anticipated that the masterplan will be complete by the end of August. The masterplan document looks at the development potential for all of the land out-with the current Airport boundary which is predominantly within Council ownership. The focus of the masterplan is on various, currently unused, areas of ground owned by the Council, which, if developed responsibly, are a potential source of both revenue generation for the Council and socio-economic uplift for the wider community. This masterplan packages these land parcels into 'sites' and then explores their development potential and the measures needed to realise this development potential.