

OBAN STRATEGIC DEVELOPMENT FRAMEWORK (OSDF) – UPDATE

1.0 INTRODUCTION

- 1.1 This is a short report for noting, to appraise members of progress in developing the Oban Strategic Development Framework (OSDF).

2.0 RECOMMENDATIONS

- 2.1 Members to consider the contents of the report and the intended appointment of consultants to further progress the OSDF.

3.0 DETAIL

- 3.1 During the public consultation which preceded the production of Local Development Plan 2 (LDP2), a very significant majority of representations received, supported the need to create an Oban Strategic Development Framework which would essentially seek to guide and facilitate the long term growth of Oban in a planned and sustainable manner.

- 3.2 LDP2 contains Proposal A – Oban Strategic Development Framework which states:

The Council will take forward a Strategic Development Framework for the wider Oban area working with stakeholders including communities, key agencies, landowners, the Scottish Government, housing associations and the private sector to deliver a co-ordinated approach to: the rationalisation of existing land uses, improved traffic management and parking (including potential for park and ride), identification of new development opportunities for housing and economic uses, development of the Strategic Transport Hub, investigation of development potential and improvements to network resilience associated with the strategic road network, including the possibility of the Oban Development Road and Dunbeg Half-Way Roundabout, in order to realise the full potential of this strategically important area.

- 3.3 A considerable amount of initial baseline data consolidation has already been undertaken, along with initial consultation / workshops with key partners and stakeholders, and an Origin and Destination Survey, Craignure STAG. This is being consolidated into a GIS system for future analysis as shown below.

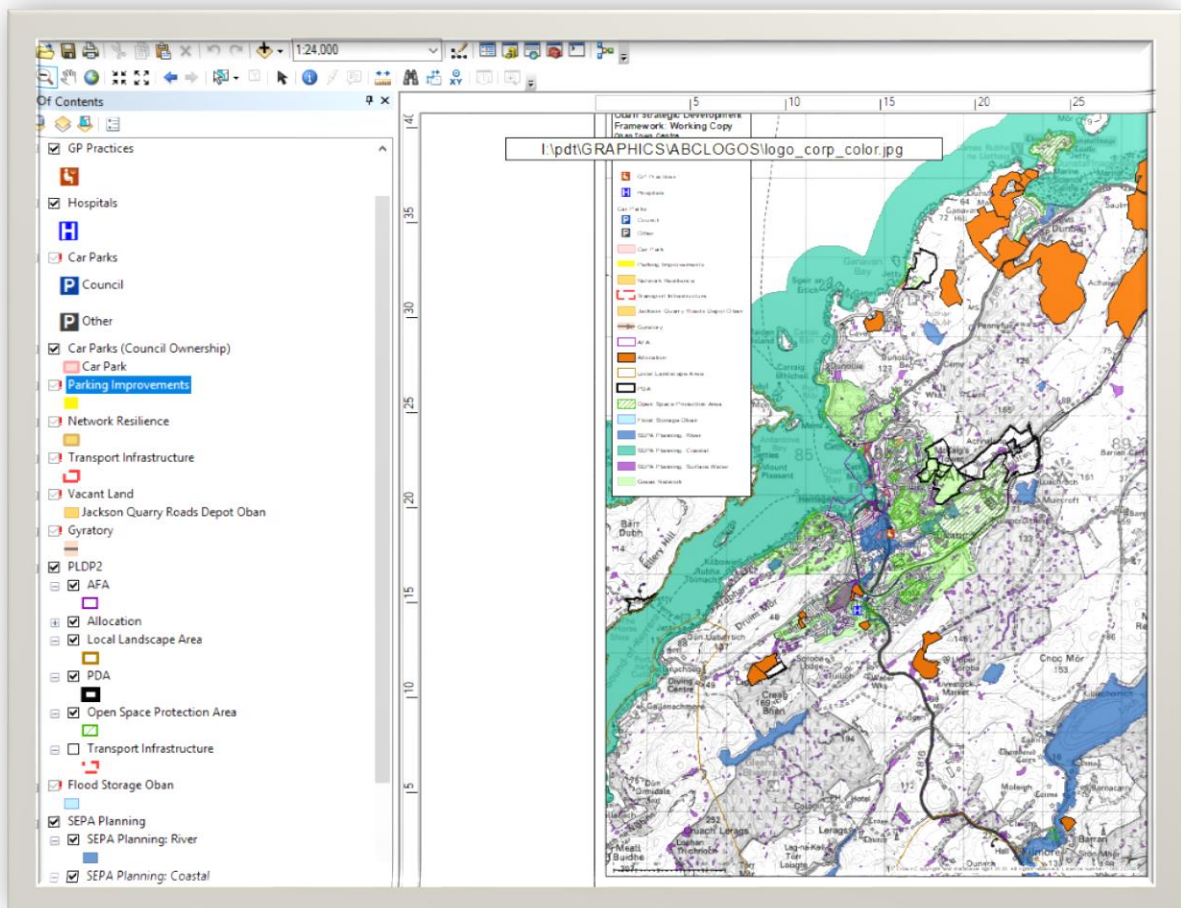


Figure 1: OSDF GIS

- 3.4 At the same time and in parallel, work has been ongoing to explore future development and growth potential in the area and possible funding mechanisms. An Indicative Regional Spatial Strategy has been submitted to the Scottish Government identifying Oban at the centre of the Tobermory-Oban-Dalmally Growth Corridor and it is anticipated this will influence the forthcoming National Planning Framework 4 as is reflected in early Scottish Government feedback shown below in figure 2. The Council identified growth projects within the area through the Rural Growth Deal, and is continuing to explore potential infrastructure investment through the Lorn Arc.

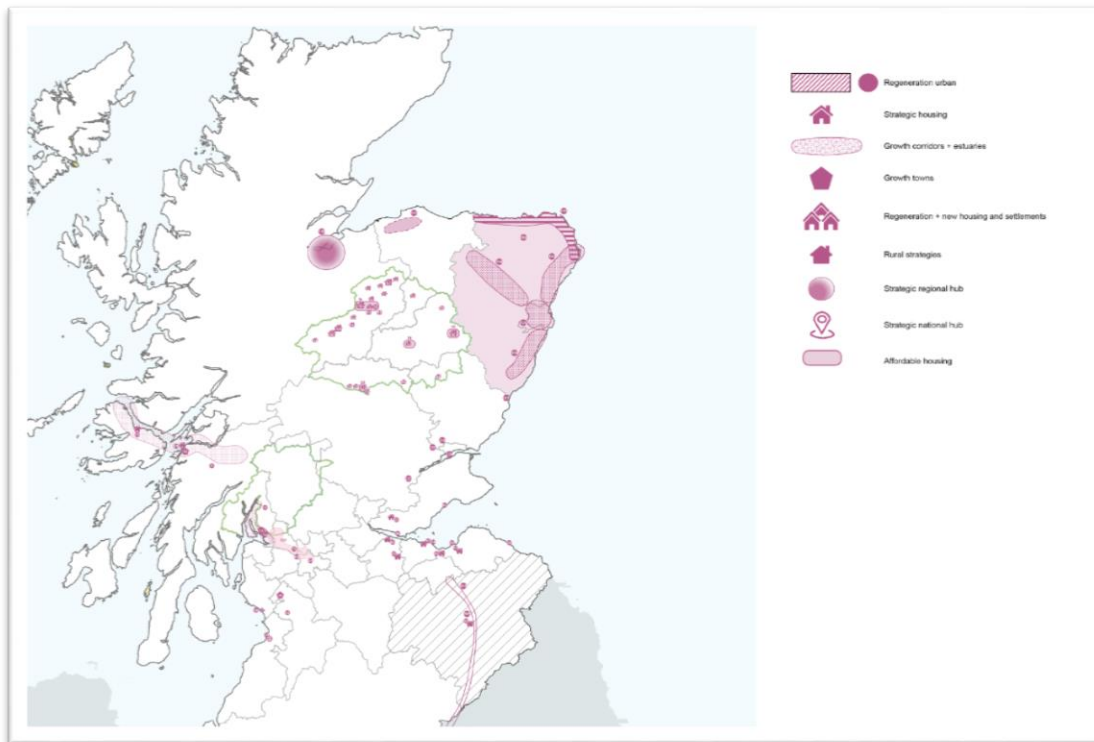


Figure 2: Early Scottish Government NPF4 Feedback Showing Tobermory Oban Dalmally Growth Corridor

- 3.5 All of these along with other developments continue to further highlight the need and importance of developing an Oban Strategic Development Framework which can promote, guide and facilitate future investment and growth.
- 3.6 To date the Council has been unable to prioritise progress and development of the OSDF due to resource issues, staff absence, and the covid pandemic. Moreover, within existing staffing resources it is not possible to identify spare capacity in the short or medium term which would be available to drive the project forward. Recognising this additional resource will be identified from departmental budgets which will allow short to medium term progress.
- 3.7 The intention is to commission consultants to work with the Council to develop the initial baseline work which has been undertaken, and begin to formulate a draft OSDF. This will require further public and stakeholder consultation which will require to be hosted virtually given the pandemic restrictions, and is one of the reasons for bringing in external consultants who have developed expertise in this area.
- 3.8 It is intended to develop a brief which can be used to tender for this exercise during the spring. The brief will be based on the previously agreed PID document

3.9 This is a substantial piece of strategic planning, and although exact timescales have not been established, it is envisaged that realistic timescales for a consultant once commissioned, including consultation and engagement, will be in the realms of 12 to 18 months. Progress reports will be brought to the OLI Committee at key milestones, and the eventual finalised OSDF will be reported to PPSL in the normal way for adoption as non-statutory planning guidance.

4.0 CONCLUSION

4.1 The OSDF is an important piece of work which will help to promote, guide and facilitate future investment and growth within the Oban Area. The Council has identified resources to pursue its delivery and will appoint consultants to drive forward the project. The OLI Committee will be engaged as stakeholders, and appraised of progress at key milestones.

5.0 IMPLICATIONS

- | | | |
|-------|---|--|
| 5.1 | Policy : | The OSDF will be non-statutory planning guidance complimentary to local and national policies, including the Local Development Plan for Argyll and Bute. |
| 5.2 | Financial : | Additional resource will be identified from departmental budgets which will allow short to medium term progress. |
| 5.3 | Legal : | None. On approval the OSDF would be adopted as non-statutory planning guidance. |
| 5.4 | HR : | None. |
| 5.5 | Fairer Scotland Duty: | The iRSS is based on Proposed Local Development Plan 2 which has taken account of the Fairer Scotland Duty Act. |
| 5.5.1 | Equalities - protected characteristics: | The OSDF stems from Proposed Local Development Plan 2 which has taken account of equalities – protected characteristics. |
| 5.5.2 | Socio-economic Duty: | The OSDF stems from Proposed Local Development Plan 2 which has taken account of socio-economic duty. |
| 5.5.3 | Islands: | The OSDF stems from Proposed Local Development Plan 2 which has taken account of Island issues. |
| 5.6. | Risk: | Failure to produce an OSDF risks an un-planned, inefficient and sporadic approach to investment and |

development in Oba, thus leading to less than optimal growth potential.

5.7 Customer Service: No implications.

**Executive Director with responsibility for Development and Economic Growth
Kirsty Flanagan**

Policy Lead: David Kinniburgh

For further information contact:

Matt Mulderrig, Development Policy and Housing Manager,

matt.mulderrig@argyll-bute.gov.uk

Fergus Murray, Head of Development and Economic Growth

Fergus.Murray@argyll-bute.gov.uk