

DUNBEG PARTNERSHIP

DUNBEG



LOOKING BACK

Local Area Committee provided the opportunity for me to speak on 2 other occasions – October 2009 and August 2010

In 2009 we thought we would be bringing forward a plan in April 2010

In 2010 – we were looking to finalise the plan. Planning was submitted in January 2011 and validated in March 2011

AERIAL PHOTO





SURVEYS AND INVOLVEMENT TO DATE

Architects Engineers Surveyors

Legal's/Land Negotiation

DV

Topographical Surveys

Site Investigation (Drilling Boreholes)

Traffic Assessment

Hydrologists

Landscape Architects

Scottish Water and Scottish & Southern (Impact Assessment)

Community Consultation

Archaeology

Environmental Impact Assessment

Outline Planning Application



WHAT HAVE WEST HIGHLAND DONE?

To get to where we are Argyll and Bute Council support has been crucial. We now have

Tangible – planning submission for the first 50 houses

- zonal plan also covering the larger area showing business areas, recreation etc

Costs to get here = approx £500k which have been shared between Scottish Government, HIE and West Highland



OTHER PARTNERS – HIE & SAMS

We have worked with other partners since 2007 to ensure that there is an understanding of the interdependency between:

New SAMS building

Phase 1 of the New Marine Science Park

Housing

Council's vision for the area as outlined in the local plan



ARGYLL AND BUTE COUNCIL

- Published Local Plan designating the land for development including Housing, Business Areas and Leisure areas
- Provided an option for the future of land which is crucial to the Roads development
- Established a multi functional group [PID] in July 2010 to develop the way forward in respect of the project. Group includes planning, roads, HIE and WHHA



CONSULTATION

Prior to the planning we held 3 events in Dunbeg.

Issues raised

Density [comparison to existing village]

Environmental

Want to keep things “special”

Community feeling

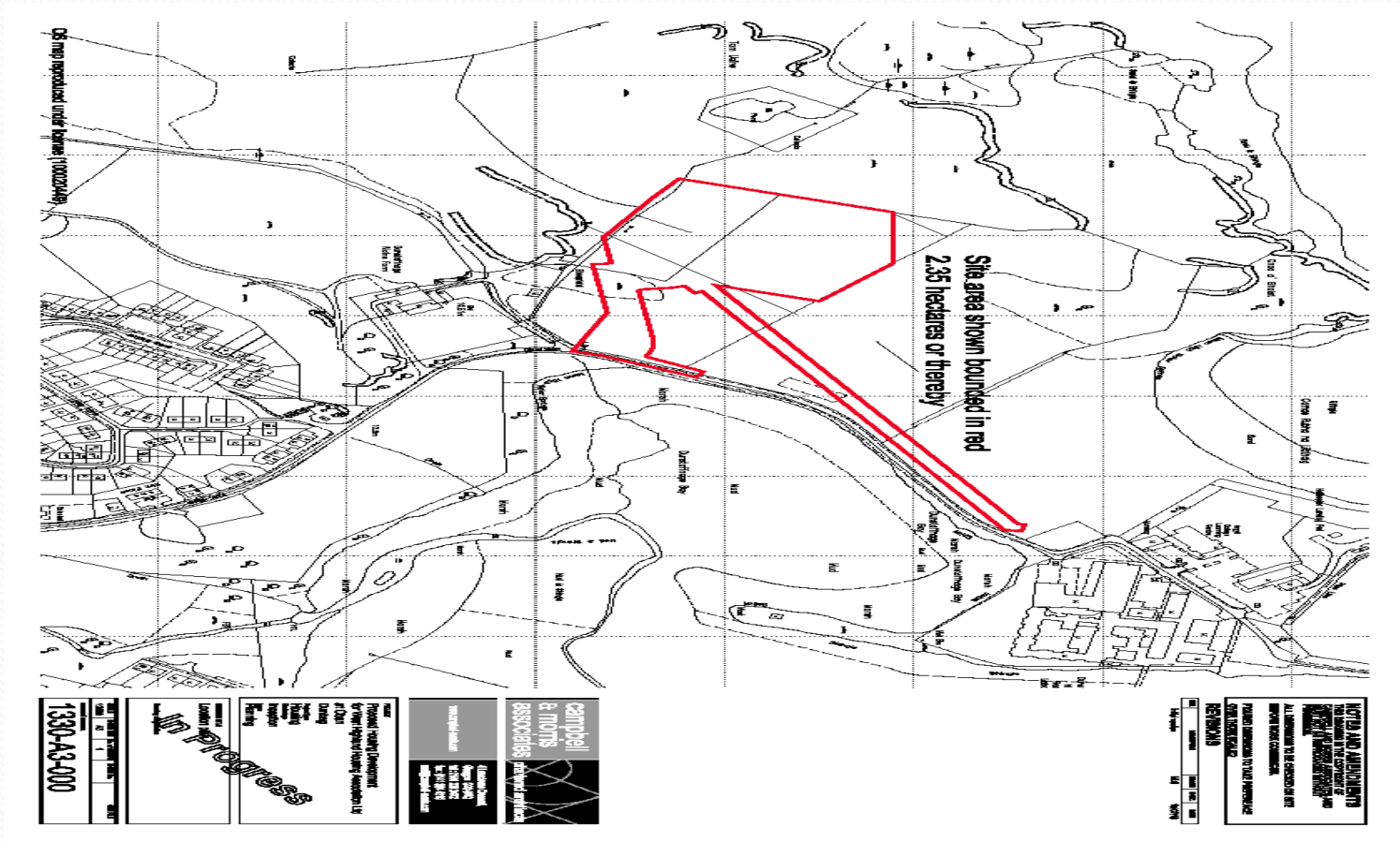
AREA UNDER DISCUSSION



DUNBEG DEVELOPMENT
MASTERPLAN



DETAILED AREA



HIE – New Marine Science Park



Phase 1 (above) due to start on-site in August/Sept
Phase 2 driven by infrastructure, demand & funding



WHAT ARE THE BENEFITS OF THIS PROJECT

Provides development for the foreseeable future;

Links with the economic development of the area with SAMS, UHI and the Science Park [Education and employment]

If housing develops then there is a substantial win for the Council in terms of increase in Council Tax [If the 800 houses are developed then you are looking at a conservative estimate of over £1m] The numbers will be small at first.

Other opportunities – leisure, business development



CHALLENGES

One of the biggest development areas in Scotland outside urban central belt

At a time when money is tight – S G money for housing will not be readily available

Business development follows good infrastructure [roads, transport and housing]

For the opportunity to be realised – need for investment

INITIAL SKETCHES





FUNDING CHALLENGES

HOUSING

£40,000 max subsidy from the Scottish Government

That subsidy is not available until the houses are built so from the beginning of the project there is already a funding gap.

The funding gap is added to by having to borrow

For the other costs there will need to be private borrowing or grant from some other source

BUSINESS

Challenges in private finance

Sufficient market

HOUSING PROJECT

Approximate costs

EXPENDITURE

50 unit development = £5,000,000

Interest charge to forward fund above = £100k for one year

INCOME

50 x £40,000 [max grant] = £2,000,000

50 x £42,000 [private finance] = £2,100,000

SHORTFALL

£1,000,000 or £20,000 per house



OUR FOCUS

Our focus should be:

**FIRST BRICK ON THE
GROUND**