

Argyll and Bute Council
Main Issues Report
Appendix A - Initial Site Assessment

Bute and Cowal

A : Significant constraint/sensitivity

B : Potential constraint but unlikely to raise major issues

C : No significant constraint known

BC1 122 Land at Sandbank - Tom Nan Rogh.

Recommendation

Not Recommended

Justification

Site comprises a number of open fields to the north and west of the settlement boundary at the north end of Sandbank. The site is considered to be too remote from the existing settlement core, and there is no justification for the release of this extent of land for housing/commercial/leisure development.

Flood Risk	C	None noted
Built Culture	B	Wosas consultation required
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Site on extreme north of edge of Sandbank
Accessibility	B	Main road, bus.
Land Use Conflict	B	Dalinalongart Waste disposal site is within 500m.
Physical Infrastructure	B	Not known
Other Constraints	B	Site has north/north east facing aspect.

BC10 228 Land to East of Mid Letters, Strachur.

Recommendation

Short term

Justification

Site lies adjacent to settlement boundary and existing housing development.

Flood Risk	C	None noted
Built Culture	C	None Noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	C	Site immediately adjacent to existing housing
Accessibility	B	Site close to public road/footpath/bus route
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	C	

BC11 116 Allocated housing site H-AL 2/14, Strachur

Recommendation

Short term

Justification

Proposed site is an existing housing allocation (H-AL 2/14) in the Argyll and Bute Local Plan with minor adjustments to the site boundaries.

Flood Risk	C	None noted
Built Culture	C	None noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	C	Site is adjacent to existing settlement
Accessibility	B	Site close to public road
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	C	None noted

BC2 123 Land opposite Sandbank cemetery

Recommendation

Mid-term

Justification

Site currently proposed for either housing, retail or leisure use. There is no justification for the release of land for these uses at this time or at this location.

Flood Risk	C	None noted
Built Culture	C	None noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Site is remote from existing settlement
Accessibility	B	Main road, bus, path.
Land Use Conflict	C	Site opposite cemetery - public health issue?
Physical Infrastructure	B	Not known
Other Constraints	C	

BC3 92 Garden Centre site, Argyll Street, Dunoon.

Recommendation

Not Recommended

Justification

Site is part of PDA 2/6(housing) and is currently subject to an application for supermarket development. Not considered suitable for retail development based on current requirement for a sequential approach to determining site suitability for retail use.

Flood Risk	B	Fluvial flooding (1:200) indicated from Milton Burn - FRA required.
Built Culture	C	None noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Site on edge of settlement
Accessibility	B	Main road, bus, path
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	A	Impact on existing town centre retailing.

BC4 95 Former Gas Works Site, Victoria Road, Dunoon.

Recommendation

Not Recommended

Justification

This is a redevelopment site (former gas works) that could contain other land uses. The site is adjacent to the Council roads depot, but lies within the Edge of Town Centre zone in the Local Plan. It is not considered prudent to identify this site for retail use without further investigation into the impact on the existing core shopping area.

Flood Risk	B	Fluvial flooding (1:200) indicated from Milton Burn - FRA required.
Built Culture	C	None noted - brownfield site
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	C	Within settlement - Edge of town centre
Accessibility	C	Site relatively close to town centre, bus route.
Land Use Conflict	B	Council depot adjacent.
Physical Infrastructure	C	
Other Constraints	B	Impact of development on existing retail centre.

BC5	96	Toward Point
Recommendation		Justification
Not Recommended		The site comprises part of the Housing Allocation H-AL 2/19 (15 dwellinghouses) and would extend this housing site southward into the open field system. Given that the current allocations H-AL 2/19 and H-AL 2/20 remain undeveloped, there is no justification for the expansion of these housing areas at this time.
Flood Risk	B	East edge of site affected by coastal flooding (1:200) - FRA required.
Built Culture	C	None noted
Conservation	B	TPO adjacent to site.
Landscape Feature	C	None noted
Existing Settlement	B	Site lies adjacent to settlement boundary
Accessibility	B	Public road, bus route.
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	B	ROW runs to rear of site

BC6	97	Site at southern extent of Inellan. (Associated reference - 98)
Recommendation		Justification
Mid-term		No justification for the release of this land for housing at this time.
Flood Risk	B	Coastal flooding (1:200) indicated on eastern edge of site - FRA required.
Built Culture	C	None noted
Conservation	B	ASNW -woodland, TPO
Landscape Feature	C	None noted
Existing Settlement	C	Site adjacent to settlement boundary
Accessibility	B	Public road, bus route
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	B	ROW runs to rear of site.

BC7 119 Old Golf Course, land opposite Community Hall, Strachur

Recommendation

Short term

Justification

Site lies partially within the existing settlement boundary and is close to the village centre.

Flood Risk	C	Not noted
Built Culture	C	Not noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	C	Site close to village centre
Accessibility	B	Site adjacent to public road
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	C	

BC8 120 Land north of Shian, Strachur, Cairndow.

Recommendation

Short term

Justification

Small site immediately adjacent to the settlement boundary. Capacity for two dwellinghouses has been indicated.

Flood Risk	C	Not noted
Built Culture	C	Not noted
Conservation	C	Not noted
Landscape Feature	C	Not noted
Existing Settlement	C	Site adjacent to settlement boundary
Accessibility	B	Site close to village centre.
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	B	Existing single track access may be a problem

BC9

115

Land north west of shinty pitch, Strachur.

Recommendation

Short term

Justification

Site currently located within the settlement boundary and suitable for housing development.

Flood Risk	C	None noted
Built Culture	C	None noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Site located within settlement boundary
Accessibility	B	Site close to footpath
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	C	None noted

Helensburgh and Lomond

A : Significant constraint/sensitivity

B : Potential constraint but unlikely to raise major issues

C : No significant constraint known

HL1 211 Auchenfroe, Cardross. (Associated reference 993)

Recommendation

Not Recommended

Justification

Historic Environment and Greenbelt landscape constraints identified, not consistent with settlement strategy.

Flood Risk	B	None identified
Built Culture	A	Conservation Area, Listed Building, Archaeology
Conservation	B	No particular issues identified
Landscape Feature	A	Greenbelt
Existing Settlement	B	On edge of settlement but screened so appears separate.
Accessibility	C	Adjacent bus route
Land Use Conflict	C	None
Physical Infrastructure	B	Access may be difficult
Other Constraints	B	Conservation area and Green belt mean site not consistent with settlement strategy

HL11 285 Glenoran, Helensburgh.

Recommendation

Not Recommended

Justification

Sensitive location in Green Belt. Sensitive woodland area.

Flood Risk	C	None identified
Built Culture	B	Adjacent to Conservation Area
Conservation	A	woodland, TPO
Landscape Feature	A	Green belt
Existing Settlement	A	In greenbelt area identified as sensitive wedge
Accessibility	A	Remote from public transport routes,
Land Use Conflict	B	None
Physical Infrastructure	B	Access upgrade would be required
Other Constraints	A	Location in sensitive wedge of Green belt means site not consistent with settlement pattern.

HL12

221

Rhu Marina

Recommendation

Short Term

Justification

Existing PDA, with history of planning consents for development. Consistent with Economic Development/Tourism Strategy. Retain as PDA to allow some flexibility re mix of uses. SEA already done for site.

Flood Risk	A	Proposed marina, area subject to coastal flooding
Built Culture	B	Conservation area
Conservation	B	No particular issues identified
Landscape Feature	C	No constraints
Existing Settlement	C	Forms part of existing settlement area
Accessibility	C	Adjacent bus, cycle route, core path, main road
Land Use Conflict	C	Mains services/access available
Physical Infrastructure	B	No constraints identified
Other Constraints	C	no other constraints identified

HL13

196

Land north of Clynder.

Recommendation

Not Recommended

Justification

Settlement has number of PDA's to south on Brownfield land with remaining capacity. Need for further land release not envisaged at this time.

Flood Risk	B	None identified
Built Culture	A	WOSAS consultation zone, listed building adjacent
Conservation	C	No particular issues identified
Landscape Feature	C	Outwith designated landscapes
Existing Settlement	B	On edge of settlement would extend an already linear settlement further.
Accessibility	A	Adjacent to main road /bus route but remote
Land Use Conflict	C	None
Physical Infrastructure	B	Not Known
Other Constraints	C	None identified

HL14 197 Land to rear of Straid A Cnoc, Clynder.

Recommendation

Not Recommended

Justification

Settlement has number of PDA's to south on Brownfield land with remaining capacity. Need for further land release not envisaged at this time.

Flood Risk	B	None identified
Built Culture	C	WOSAS consultation zone, listed building adjacent
Conservation	B	No particular issues identified
Landscape Feature	C	Outwith designated landscapes
Existing Settlement	B	to rear of northern edge of built up area
Accessibility	B	Adjacent to core path/ Right of Way
Land Use Conflict	C	None
Physical Infrastructure	B	Not Known
Other Constraints	C	None identified

HL15 198 Land to north of Clynder.

Recommendation

Not Recommended

Justification

Settlement has number of PDA's to south on Brownfield land with remaining capacity. Need for further land release not envisaged at this time.

Flood Risk	B	None identified
Built Culture	B	None identified
Conservation	C	None identified
Landscape Feature	C	Outwith designated landscapes
Existing Settlement	A	On edge of settlement would extend an already linear settlement further.
Accessibility	B	Adjacent main road/bus route, but remote
Land Use Conflict	C	None
Physical Infrastructure	B	Not Known
Other Constraints	B	None identified

HL2 199 Geilston Farm South and East

Recommendation

Not Recommended

Justification

Part of area closest to SSSI and to the south (i.e. land sloping down to railway to be retained in GB uses.

Flood Risk	A	Flood risk identified on part of site
Built Culture	B	Geilston Gardens opposite
Conservation	A	SSSI adjacent to east
Landscape Feature	A	Greenbelt
Existing Settlement	B	Adjacent to settlement
Accessibility	C	On bus route
Land Use Conflict	C	None
Physical Infrastructure	B	Not Known
Other Constraints	A	Area liable to Flood and adjacent SSSI (Woodland)

HL3 199 Geilston Farm West

Recommendation

Short Term

Justification

Include part of site adjacent to A814, as allocation, for housing (including proportion for elderly).

Flood Risk	C	None
Built Culture	B	Geilston Gardens opposite
Conservation	B	SSSI to east
Landscape Feature	B	In Greenbelt
Existing Settlement	B	Adjacent to settlement extension of which would fit with settlement pattern
Accessibility	C	Adjacent bus route
Land Use Conflict	C	None
Physical Infrastructure	B	Not Known
Other Constraints	C	None identified

HL4

292

Kirkton Farm West

Recommendation

Short Term

Justification

Relates well to existing settlement pattern, revised green belt boundary would give defensible boundary in landscape terms.

Flood Risk	C	None known
Built Culture	B	LB and Archaeology to north
Conservation	C	No particular issues identified
Landscape Feature	B	Greenbelt
Existing Settlement	C	to immediate south
Accessibility	B	Adjacent to settlement but not on bus route
Land Use Conflict	C	None
Physical Infrastructure	B	No particular issues identified
Other Constraints	B	need to avoid higher ground in second phase

HL5

292

Kirkton Farm East

Recommendation

Medium term

Justification

This area would form second phase of development of land to the west, from where main access to the site would be taken from. There is a need to avoid the higher land to the north and east, in order to prevent adverse landscape impacts on the green belt and the setting of Cardross.

Flood Risk	C	None known
Built Culture	B	LB and Archaeology to north
Conservation	C	None
Landscape Feature	B	Green belt
Existing Settlement	C	to immediate south
Accessibility	B	Adjacent to settlement but not on bus route
Land Use Conflict	C	None
Physical Infrastructure	B	No particular issues identified
Other Constraints	B	need to avoid higher ground in second phase

HL6 218 Colgrain Sidings, Moss Road, Cardross.

Recommendation

Mid Term

Justification

Potential General Industrial Development, need further evidence base of demand/need, before considering for release from Green Belt. Requirement to use level crossing to access, not ideal.

Flood Risk	B	None identified
Built Culture	C	None
Conservation	A	LNCS site
Landscape Feature	B	Land in Green Belt
Existing Settlement	A	Unrelated to existing settlement but as Potential Bad Neighbour Devt - remote location preferable
Accessibility	B	Relatively close to main road and bus route.
Land Use Conflict	C	None likely
Physical Infrastructure	B	Services available, Railway (level) crossing required.
Other Constraints	B	Access, potential contamination, GB designation

HL7 225 Sawmill Field, Cardross Road, Helensburgh.

Recommendation

Mid Term

Justification

Potential for phased release in later plans, other sites either brownfield or more closely related to existing settlement should be identified for development before the release of this greenfield site.

Flood Risk	B	None
Built Culture	B	Listed buildings adjacent
Conservation	B	Ancient Woodland adjacent
Landscape Feature	B	In Green Belt
Existing Settlement	C	Adjacent to school and opposite business site.
Accessibility	B	Main Road/bus route ,near station
Land Use Conflict	C	None
Physical Infrastructure	C	not known, no constraints expected
Other Constraints	B	None identified

HL8 219 Land to the south of Camis Eskan Farm.

Recommendation

Not Recommended

Justification

In Green Belt, in area with woodland and LNCS constraints. Current poor access regime could only be addressed by comprehensive masterplan for much larger scale development, not currently required to meet assessed housing need and demand.

Flood Risk	B	None identified
Built Culture	B	Adj Listed Building, WOSAs area
Conservation	A	Woodland, LNCS
Landscape Feature	A	Greenbelt
Existing Settlement	A	Greenfield site, poor access, remote
Accessibility	B	On edge of settlement, links fractured
Land Use Conflict	C	None
Physical Infrastructure	A	New access required, other service unknown
Other Constraints	B	None identified

HL9 209 Helensburgh Golf Club

Recommendation

Short Term

Justification

Area identified as first reserve at PLI in to last local plan, landscape impact on Green Belt minimal, new GB boundary and retention of golf club uses gives defensible boundary. Area relates well to existing settlement pattern.

Flood Risk	B	None identified
Built Culture	C	None
Conservation	C	None identified
Landscape Feature	B	Greenbelt
Existing Settlement	C	Adjacent to settlement
Accessibility	B	Adjacent to Settlement, ROW/CP passes through site
Land Use Conflict	C	None
Physical Infrastructure	C	No infrastructure constraints identified
Other Constraints	C	None identified

HL-B 227 Former Hermitage Academy, Helensburgh.

Recommendation

Not Recommended

Justification

Proposed Retail use of Housing Allocation unacceptable in retail policy terms, and not in a sequentially preferable location. Loss of established housing land supply, also creates potential problems.

Flood Risk	B	None identified
Built Culture	C	None
Conservation	C	None
Landscape Feature	C	None
Existing Settlement	A	In Settlement but outwith Town Centre, does not fit with
Accessibility	B	Not in as accessible location as town centre
Land Use Conflict	B	Surrounding uses residential, retail may not be compatible.
Physical Infrastructure	B	Access to site and link to surrounding roads problems
Other Constraints	A	Existing Housing Allocation required as part of effective housing land supply

HL-C 222 Land opposite Hermitage Academy, Craigendoran.

Recommendation

Not Recommended

Justification

Contrary to Retail Policy. Part of Established Business and Industry land supply, previously released from GB on basis of need for employment land.

Flood Risk	B	No major flood issues identified
Built Culture	C	None
Conservation	C	None
Landscape Feature	C	None
Existing Settlement	B	On edge of settlement. Remote from Town Centre.
Accessibility	B	On Main Road/bus route, Station nearby
Land Use Conflict	B	Potential for conflict school and residential
Physical Infrastructure	B	Currently under investigation none expected.
Other Constraints	A	On Class 4 Business Allocation, required as part of industrial land supply

HL-D

224

Iona Stables, Lower Colgrain Farm, Helensburgh

Recommendation

Short Term

Justification

Retention of existing allocation, for range of uses.
Exclude nursing home. Retail only for motor vehicles.

Flood Risk	B	None identified
Built Culture	C	None
Conservation	C	None
Landscape Feature	C	No particular issues identified
Existing Settlement	C	Existing allocation
Accessibility	C	Close to main road, bus route, and Craigendorrnan Station
Land Use Conflict	C	None
Physical Infrastructure	C	No particular issues identified
Other Constraints	C	None identified

Mid-Argyll-Kintyre-Islay

A : Significant constraint/sensitivity

B : Potential constraint but unlikely to raise major issues

C : No significant constraint known

MK1 236 The Moy, Campbeltown

Recommendation

Mid term

Justification

Proposal : Housing Site

Site is open land adjacent to existing cluster of housing. No justification for release of additional land for housing outwith the settlement.

Flood Risk	C	None noted
Built Culture	C	None noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Site outwith identified settlement
Accessibility	B	Adjacent to public road and footpath
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	C	

MK10 301 Home Farm West

Recommendation

Short to Mid Term

Justification

Proposal : Allocation for community orientated facilities related to Home Farm

To include investigation of potential open space area to cater for community events.

Flood Risk	C	None noted
Built Culture	B	Near Listed Building - grounds, Near Archaeological area
Conservation	B	Ancient Woodland Inventory - adjoining site
Landscape Feature	C	None noted
Existing Settlement	B	Adjoining existing settlement
Accessibility	A	Over 300m bus stop, Minor road, near to Core Path
Land Use Conflict	C	No issues noted
Physical Infrastructure	B	Not known
Other Constraints	B	AFA 12/12 adjacent - promotes reuse of Home Farm

MK11 172 Land at South Lochgilphead.

Recommendation

Short - Longer term

Justification

Proposal : New location for business/industry
Phased for plan period and mid/longer term to meet requirement identified in Economy section.

Flood Risk	C	None noted
Built Culture	B	Adjacent to Archaeological Area
Conservation	B	Ancient Woodland Inventory - on part site
Landscape Feature	C	None noted
Existing Settlement	A	Remote from existing settlement
Accessibility	B	Trunk Road - potential access
Land Use Conflict	C	None noted
Physical Infrastructure	B	Distant from existing facilities
Other Constraints	C	None noted

MK12 173 Land at South Lochgilphead.

Recommendation

Not Recommended

Justification

Proposal : site for mixed development
This site is remote from the town and the capacity it could provide exceeds what is liable to be required within the term of the plan. It is therefore not recommended for further consideration at this stage.

Flood Risk	C	None noted
Built Culture	B	Adjacent to Archaeological area
Conservation	B	Adjacent to Ancient Woodland Inventory site
Landscape Feature	C	None noted
Existing Settlement	A	Remote from existing settlement
Accessibility	B	Trunk Road - potential access
Land Use Conflict	A	Adjacent to Waste Disposal Site
Physical Infrastructure	B	Distant from existing infrastructure
Other Constraints	A	Capacity exceeds potential requirements

MK13 174 Land at Baddens South of Farm

Recommendation

Not Recommended

Justification

This area is less well related to the town of Lochgilphead than other existing and proposed sites for housing. There are a number of constraints, including flooding. Proposals for tourism development can be dealt with appropriately through the policy framework proposed for the LDP. The preferred option for business and industry lies to the south of Lochgilphead with additional capacity not required during the plan term.

Flood Risk	A	Fluvial : 1 in 200 year
Built Culture	B	SAM, Site of Archaeological Importance
Conservation	C	None known
Landscape Feature	C	
Existing Settlement	A	Poorly related to existing settlement.
Accessibility	B	Adjacent to core path, +200m bus stop, adjacent to Main Road
Land Use Conflict	B	Adjoining Hotel with bar.
Physical Infrastructure	C	No issues known.
Other Constraints	B	Exceeds requirements

MK14 171 Land at Lorne Street, Lochgilphead.

Recommendation

Not Recommended

Justification

Proposal : Change designation from Edge of Centre to Town Centre
The current "edge of centre" designation is considered to be more appropriate given the distance from and relationship to the main shopping core. No redesignation required to deliver current supermarket permission or to assess effectively future applications.

Flood Risk	B	Coastal : 1 in 200. Potential for mitigation
Built Culture	B	Adjacent to Lochgilphead Conservation Area
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	C	Within existing settlement. However distant from core shopping area
Accessibility	C	Adjacent to bus route, Core Path access, Trunk Road
Land Use Conflict	C	None noted
Physical Infrastructure	B	Not known
Other Constraints	B	Primary Tourism Area

MK15 174 Land at Baddens North of PDA12/6

Recommendation

Not Recommended

Justification

This area is less well related to the town of Lochgilphead than other existing and proposed sites for housing. The area has issues related to flooding.

Flood Risk	B	Fluvial : 1 in 200 years
Built Culture	C	None noted
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	A	Distant from and poorly related to settlement
Accessibility	A	Minor Road, Core Path
Land Use Conflict	C	None noted
Physical Infrastructure	A	Remote from existing infrastructure
Other Constraints	A	Exceeds requirements

MK16 174 Land at Baddens North of Swimming Pool

Recommendation

Short to Mid Term.

Justification

Potential for hotel/tourism/leisure development, subject to flood assessment for new proposals.

Flood Risk	B	Fluvial : 1 in 200 years. Mitigation required
Built Culture	B	SAM, Site of Archaeological Importance
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Edge of existing settlement
Accessibility	B	Adjacent to core path, +100m bus stop, adjacent to Main Road
Land Use Conflict	B	Hotel with bar
Physical Infrastructure	C	None known
Other Constraints	C	

MK17 294 Former Hospital Site, Lochgilphead

Recommendation

Short Term

Justification

Proposal : Mixed use development
The former hospital site has the potential to deliver capacity for mixed use development within the plan period 2013 – 2018, including affordable housing. This area

Flood Risk	C	None noted
Built Culture	C	None noted
Conservation	B	Ancient Woodland, Blarbluie Woods
Landscape Feature	C	None noted
Existing Settlement	C	Within existing settlement
Accessibility	B	Core Path, 200m to bus stop
Land Use Conflict	C	None noted
Physical Infrastructure	B	Not known
Other Constraints	C	Supportive of actions identified in AFA 12/3

MK18 174 Land at Baddens West of Moneydrain

Recommendation

Short to Mid Term

Justification

Potential for caravan park/tourism development subject to verification of infrastructure, access and flood mitigation.

Flood Risk	B	Part Fluvial : 1 in 200 years
Built Culture	C	
Conservation	C	
Landscape Feature	C	
Existing Settlement	A	Distant from settlement
Accessibility	A	Minor road
Land Use Conflict	C	
Physical Infrastructure	B	
Other Constraints	C	

MK19

125

SW of High School, Bowmore, Islay

Recommendation

Short term

Justification

Proposed development site for housing. Well related to town – recommended for inclusion in LDP as allocation for period 2013 - 2018.

Flood Risk	C	None noted
Built Culture	B	Archaeological Area
Conservation	C	None noted
Landscape Feature	C	None noted
Existing Settlement	B	Adjoining existing settlement
Accessibility	B	Minor Road, Bus stop >100m, Core Path
Land Use Conflict	B	Near Waste Water Treatment Works
Physical Infrastructure	B	Adjoining existing infrastructure
Other Constraints	C	None noted

MK2

111

RAF Machrihanish

Recommendation

Not Recommended

Justification

The former air base has been identified as a green technology hub, and there is no justification for identifying additional land for housing outwith Campbeltown where considerable capacity remains.

Flood Risk	B	Some fluvial flooding (1:200) indicated at south west boundary of airbase.
Built Culture	C	Archaeological site adjacent to airbase
Conservation	C	LNCS adjacent to airbase
Landscape Feature	C	None noted
Existing Settlement	A	Airbase is remote from existing settlement
Accessibility	A	Airbase served by minor road
Land Use Conflict	A	Existing turbine tower manufacturing facilities
Physical Infrastructure	A	sewerage and water infrastructure deficient.
Other Constraints	B	Machrihanish civil airport.

MK20 125 SW of Football Pitch, Bowmore, Islay

Recommendation

Mid Term

Justification

Proposed development site for community facilities such as allotments and social enterprises. A biomass plant is also proposed. It is recommended that the site is safeguarded in the short to mid term as a community facilities allocation with investigation of the issues relating to provision of a biomass plant in this area

Flood Risk	C
Built Culture	B Adjoining Open Space Protection Area
Conservation	C None noted
Landscape Feature	C None noted
Existing Settlement	B Adjoining existing settlement
Accessibility	B Minor road, Bus stop >200m, Core Path
Land Use Conflict	B Adjoining Waste Water Treatment Site
Physical Infrastructure	B Adjoining existing infrastructure
Other Constraints	B Investigation of issues relating to biomass plant

MK3 121 Western area of Machrihanish Airport

Recommendation

Short/mid term

Justification

Proposal : Housing development linked to golf course.

Flood Risk	C None noted
Built Culture	C None noted
Conservation	B Site immediately adjacent to SSSI
Landscape Feature	C None noted
Existing Settlement	B Site is remote from Machrihanish and Campbeltown
Accessibility	A Site accessed from within airbase
Land Use Conflict	B Potential for conflict with industrial/commercial operations within the airbase
Physical Infrastructure	B Existing airbase water and sewerage infrastructure is substandard.
Other Constraints	B Machrihanish civil airport

MK4 103 Barfad Farm, nr Tarbert, Loch Fyne, Argyll.

Recommendation

Short term

Justification

Site is part of existing PDA 13/1 which would be reduced in extent.

Flood Risk	C	None noted
Built Culture	C	None noted
Conservation	B	Site contains woodland
Landscape Feature	B	None noted
Existing Settlement	C	Site on edge of settlement - part of existing PDA
Accessibility	B	Site adjacent to White Shore footpath link to Tarbert
Land Use Conflict	C	None noted
Physical Infrastructure	C	Not known
Other Constraints	B	Development will have to take account of woodland.

MK5 124 Inveraray, South

Recommendation

Not recommended

Justification

A proposed development site – This site is more remote from the existing settlement pattern. The capacity exceeds what is liable to be required within the term of the plan.

Flood Risk	C	None noted
Built Culture	B	Garden Designed Landscape, Listed Building
Conservation	B	Adjacent Ancient Woodland Inventory Site
Landscape Feature	B	Area of Panoramic Quality
Existing Settlement	B	Adjacent to southern periphery of settlement
Accessibility	B	Trunk road - potential, Core Path
Land Use Conflict	B	Former refuse site
Physical Infrastructure	B	
Other Constraints	B	Exceeds potential requirements

MK6 124 Inveraray, Upper Avenue**Recommendation**

Not recommended

Justification

A proposed extension to MK7. The capacity exceeds what is liable to be required within the term of the plan.

Flood Risk	C	None noted
Built Culture	B	Archeaological Area, Garden & Designed Landscape, adjacent to Listed Building
Conservation	B	Ancient Woodland Inventory - adjacent and part of site
Landscape Feature	B	Area of Panoramic Quality
Existing Settlement	A	Remote from existing settlement
Accessibility	A	Minor road, +500m bus stop, Core Path
Land Use Conflict	C	None noted
Physical Infrastructure	B	Distant from existing infrastructure
Other Constraints	A	Exceeds potential requirements

MK7 124 Inveraray, The Avenue**Recommendation**

Short - Longer Term

Justification

Proposed housing site. Subject to outcome of ongoing Conservation Area boundary review and appraisal. A comprehensive master plan approach is proposed due to built heritage and landscape issues. This would encompass the identified area and the 2 adjoining housing allocations. Delivery of the whole area would require to be phased over the plan period and beyond into the mid/longer term given its scale. Estimated total capacity, including existing allocations, around 150 units with a minimum of 25% affordable.

Flood Risk	C	None noted
Built Culture	A	Archeaological Area, Conservation Area, Garden & Designed Landscape, adjacent Listed Building
Conservation	C	None noted
Landscape Feature	B	Area of Panoramic Quality
Existing Settlement	B	Adjoining existing settlement
Accessibility	C	Core Path, Trunk Road - potential, +300m Bus stop
Land Use Conflict	C	None noted
Physical Infrastructure	C	None noted
Other Constraints	B	AFA 9/1 - support for conservation area, tourism

MK8 295 Showfield (part), Lochgilphead

Recommendation

Mid to Longer Term

Justification

Proposal : Housing Site

Capacity to deliver up to 200 houses, including affordable in a location well related to the town and opportunities for work. It is proposed that the Community Allocation for sports facilities be removed. The other existing pitches in Lochgilphead and land adjacent to the shinty pitch should continue to be safeguarded through the plan.

Flood Risk	C	None noted
Built Culture	C	None Noted
Conservation	B	Ancient Woodland Inventory - adjacent to woodlands
Landscape Feature	C	None noted
Existing Settlement	C	Within existing settlement
Accessibility	B	Minor road, 250m to bus stop, requires detailed assessment
Land Use Conflict	C	No known issues
Physical Infrastructure	B	Not known
Other Constraints	B	Use as showfield, CFR-AL 12/1 in Adopted Local Plan

MK9 296 Home Farm East

Recommendation

Short to Mid Term

Justification

Proposal : Allocation for community orientated facilities related to Home Farm

To include investigation of potential open space area to cater for community events.

Flood Risk	C	None noted
Built Culture	B	Near to Listed Building - associated grounds
Conservation	B	Ancient Woodland Inventory - adjoining site
Landscape Feature	C	None noted
Existing Settlement	B	Adjoining existing settlement
Accessibility	A	Over 300m to bus stop, Minor road, near to Core Path
Land Use Conflict	C	No issues noted
Physical Infrastructure	B	Not known
Other Constraints	B	AFA 12/12 adjacent - promotes reuse of Home Farm

Oban, Lorn and the Isles

A : Significant constraint/sensitivity

B : Potential constraint but unlikely to raise major issues

C : No significant constraint known

OL1 297 Ganavan 2, Oban

Recommendation

Short Term

Justification

Site replaces previous PDAs being removed due to difficult ground conditions and forms part of Dunbeg masterplan development.

Flood Risk

C No Flood Risk

Built Culture

C No built/cultural interests on the site or in vicinity.

Conservation

C Site bounded to east by ancient woodland which will be unaffected by development.

Landscape Feature

B Development will introduce landscape change. Site screened from main road view points by woodland.

Existing Settlement

B Site is located immediately adjacent to existing housing and forms part of masterplan development at Dunbeg, including community facilities; employment; retail etc.

Accessibility

B New development road required to connect to A85 into Oban

Land Use Conflict

C There are no land use conflicts relating to this site.

Physical Infrastructure

B The Dunbeg development will require significant investment in infrastructure provision

Other Constraints

C

OL10	36	Land at Lower Soroba.
Recommendation		Justification
Not recommended		Site is considered unsuitable for development due to topography and lack of suitable vehicular access.
Flood Risk	C	No flood risk
Built Culture	C	There is an archaeological consultation zone adjacent to the site. The size of the site allows for this area to remain undeveloped and its setting respected
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	B	Topography and landform would lead to limited detrimental impact if site developed
Existing Settlement	C	The site is located immediately adjacent to existing development on the edge of Oban
Accessibility	A	Topography and landform preclude the vehicular access to the site
Land Use Conflict	C	There are no landuse conflicts relating to this site
Physical Infrastructure	C	The adjacent housing is on the public mains for water and sewerage provision. There are no known specific infrastructure constraints relating in particular to this site
Other Constraints	C	

OL11	35	Oban Auction Mart 1
Recommendation		Justification
Not recommended		Site is considered unsuitable for development due to adverse landscape impact, poor locational relationship with Oban and availability of other more suitable sites within Oban.
Flood Risk	C	No flood risk
Built Culture	C	There is an archaeological consultation zone adjacent to the site. The size of the site allows for this area to remain undeveloped and its setting respected
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	B	Topography and landform would lead to limited detrimental impact if site developed
Existing Settlement	C	The site is located immediately adjacent to existing development on the edge of Oban
Accessibility	A	Topography and landform preclude the vehicular access to the site.
Land Use Conflict	C	There are no landuse conflicts relating to this site.
Physical Infrastructure	C	The adjacent housing is on the public mains for water and sewerage provision. There are no known specific infrastructure constraints relating in particular to this site.
Other Constraints	C	

OL12	35	Oban Auction Mart 2
Recommendation		Justification
Short term		Proposed equestrian development in rural area acceptable.
Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on the site or in vicinity
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	C	Site is located to the rear and side of existing Auction Mart. Rural nature of developemnt proposal minimises impact in this open landform area.
Existing Settlement	B	The site is some distance from existing edge of Oban and is relatively remote from key services being approximately 3km from Oban town centre however development proposed does not require settlement location
Accessibility	B	The site has good existing vehicular access but poor pedestrian/public transport service.
Land Use Conflict	C	There are no landuse conflicts relating to thissite
Physical Infrastructure	C	There are no known specific infrastructure constraints relating in particular to this site.
Other Constraints	C	

OL13	185	Land at Glenshellach, Oban
Recommendation		Justification
Short term		Extension of existing industrial development likely to be acceptable.
Flood Risk	C	No flood risk
Built Culture	B	There is an archaeological consultation zone covering most of the site
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	C	Site is located adjacent to existing large scale industrial development
Existing Settlement	C	Site is located adjacent to existing large scale industrial development
Accessibility	C	The site has good existing vehicular access and pedestrian/public transport service.
Land Use Conflict	C	There are no landuse conflicts relating to this site.
Physical Infrastructure	C	There are no known specific infrastructure constraints relating in particular to this site.
Other Constraints	C	

OL14	186	Land at West Oban
Recommendation		Justification
Not recommended		Site unsuitable for large scale development due to landscape impact and vehicular access constraints. Small scale infill/rounding off development may be acceptable.
Flood Risk	C	No flood risk
Built Culture	B	There are archaeological consultation zones covering parts of the site. The size of the site allows for these areas to remain undeveloped/setting respected.
Conservation	C	No designated Nature Conservation interests on the site.
Landscape Feature	A	Steep hillside/ridge. Significant adverse landscape impact for large scale development.
Existing Settlement	C	Site is on edge of Oban.
Accessibility	A	Topography and landform and existing poor road network preclude the vehicular access to the site
Land Use Conflict	C	There are no landuse conflicts relating to this site
Physical Infrastructure	C	There are no known specific infrastructure constraints relating in particular to this site
Other Constraints	C	

OL15	307	Water treatment works, Tobermory
Recommendation		Justification
Short term		Site suitable for industrial development as it is slightly removed from the town, eliminating bad neighbour issues and reducing adverse visual impact on this historic town.
Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on the site or in vicinity
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	C	Site is located adjacent to existing large scale water treatment plant development and surrounded by commercial forestry
Existing Settlement	B	The site is some distance from existing edge of Tobermory and is relatively remote from key services being approx. 2.5km from town centre however development proposed does not require settlement location.
Accessibility	B	The site has acceptable existing vehicular access but poor pedestrian/public transport
Land Use Conflict	C	There are no landuse conflicts relating to this site
Physical Infrastructure	C	There are no known specific infrastructure constraints relating in particular to this site
Other Constraints	C	

OL18 309 Baliscate 2, Tobermory

Recommendation

Short term

Justification

Site currently part of PDA mixed development. Propose separation from adjacent housing development and upgrade to allocation status to allow for Argyll College to develop site.

Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on the site or in vicinity.
Conservation	C	No designated Nature Conservation interests on the site.
Landscape Feature	C	the site is located in a removed position from the Conservation Area, on the main entrance route into Tobermory.
Existing Settlement	C	The site is on the edge of Tobermory adjacent to recent housing development.
Accessibility	C	The site is on the edge of Tobermory adjacent to recent housing development.
Land Use Conflict	C	There are no land use conflicts relating to this site.
Physical Infrastructure	C	There are no known specific infrastructure constraints relating in particular to this site.
Other Constraints	C	

OL2 302 Dunbeg 1, Oban

Recommendation

Short term

Justification

Site replaces previous PDAs being removed due to difficult ground conditions and forms part of Dunbeg masterplan development.

Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on the site or in vicinity
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	B	Development will introduce landscape change. Site partially screened from main road view points by topography
Existing Settlement	C	The site is located immediately adjacent to existing housing and forms part of masterplan development at Dunbeg, including community facilities; employment; retail etc
Accessibility	B	New development road required to connect to A85 into Oban
Land Use Conflict	C	There are no land use conflicts relating to this site
Physical Infrastructure	B	The Dunbeg development will require significant investment in infrastructure provision
Other Constraints	C	

OL3 303 Dunbeg 2, Oban

Recommendation

Short term

Justification

Site replaces previous business/industry allocation with retail/leisure/business allocation in order to create commercial centre as part of Dunbeg masterplan development.

Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on site or in vicinity
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	B	Site is adjacent to existing commercial development and will relate well to the surrounding development and its location on the A85
Existing Settlement	C	The site is located immediately adjacent to existing development and forms part of masterplan development at Dunbeg, including community facilities; employment; retail etc
Accessibility	B	New development road required to connect to A85 into Oban
Land Use Conflict	C	There are no land use conflicts relating to this site
Physical Infrastructure	B	The Dunbeg development will require significant investment in infrastructure provision
Other Constraints	C	

OL4 304 Tom Laith, Dunbeg

Recommendation

Short term

Justification

The site extends the existing tourism PDA to allow greater flexibility of layout and access to this development.

Flood Risk	C	No flood risk
Built Culture	B	There is an Archaeological consultation zone adjacent to site in existing PDA. The size of the site allows for this area to remain undeveloped and its setting respected
Conservation	C	No designated Nature Conservation interests on the site
Landscape Feature	B	Development will introduce landscape change. Low density development will mitigate any impact. Site partially screened from main road view points by topography
Existing Settlement	B	The site is located adjacent to existing development node at Dunbeg
Accessibility	B	New development road required to connect to A85 into Oban
Land Use Conflict	C	There are no land use conflicts relating to this site
Physical Infrastructure	B	There are no known specific infrastructure constraints relating in particular to this site although it is likely that infrastructure costs will be significant
Other Constraints	C	

OL5 243 Ganavan 1, Oban

Recommendation

Not Recommended

Justification

The site has very poor vehicular and pedestrian access which cannot easily be resolved. Site may be suitable for development in longer term once development roads serving the wider Dunbeg Development are in place and connected through to Ganavan Rd (serve this site). Until this occurs this site is considered unacceptable for devt. On road safety grounds.

Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on site or in vicinity
Conservation	C	No designated Conservation interests on site
Landscape Feature	C	Little impact on wider landscape. Screened from view
Existing Settlement	B	Adjacent existing housing. Remote from services
Accessibility	A	On bus route. Road not suitable for extra traffic
Land Use Conflict	C	There are no land use conflicts relating to this site
Physical Infrastructure	C	The adjacent housing is on the public mains for water and sewerage provision. There are no known specific infrastructure constraints relating in particular to this site.
Other Constraints	C	

OL6 241 Longsdale, Oban (see also Site ID. 244)

Recommendation

Not recommended

Justification

Vehicular access is problematic as existing road network cannot readily take additional traffic due to carriageway width, geometry and site lines. Site is important green space within the town which should not be lost.

Flood Risk	C	No flood risk
Built Culture	C	No built/cultural interests on site or in vicinity
Conservation	B	Small area of designated Semi Natural Ancient woodland within site. Site also has significant tree cover and is green corridor within Oban
Landscape Feature	B	Topography and landform would lead to detrimental impact if site developed
Existing Settlement	B	Site is on edge of main town but would involve the loss of an important green space within the town
Accessibility	A	Vehicular access to the site would be via Longsdale which cannot readily take additional traffic due to carriageway width, geometry and site lines.
Land Use Conflict	C	There are no land use conflicts relating to this site
Physical Infrastructure	C	The adjacent housing is on the public mains for water and sewerage provision. There are no known specific infrastructure constraints relating in particular to this site
Other Constraints	C	

OL7 242 Pennyfuir, Oban**Recommendation**

Mid term

Justification

Site requires Oban Development Road for access and could help deliver ODR through developer contributions. Topography/landscape impact likely to be problematic.

Flood Risk	C	No flood risk
Built Culture	C	There is an Archaeological consultation zone adjacent to the site in the existing PDA. The size of the site allows for this area to remain undeveloped and its setting respected
Conservation	C	No designated nature conservation interests on the site
Landscape Feature	B	Development will introduce landscape change. Site partially screened from main road and coastal view points by topography
Existing Settlement	C	The site is located immediately adjacent to existing development and would form part of a masterplan development to deliver the Oban Development Road
Accessibility	B	Oban Development Road required to connect to both A85 and into Oban
Land Use Conflict	C	There are no land use conflicts relating to this site
Physical Infrastructure	B	The Oban Development Road and associated development will require significant investment in infrastructure provision
Other Constraints	C	

OL8 46 Polvinster Woodland, Oban, Argyll.**Recommendation**

Not recommended

Justification

Site is almost completely covered in ancient woodland. Site would involve excessive infrastructure costs, there is no realistic prospect of this site being economic to develop at this time.

Flood Risk	C	No flood risk
Built Culture	B	There is an archaeological consultation zone adjacent to the site in the existing PDA. The size of the site allows for this area to remain undeveloped and its setting respected
Conservation	A	Site is almost completely covered in ancient woodland
Landscape Feature	B	Development will introduce landscape change through loss of woodland
Existing Settlement	B	The site is some distance from the existing edge of Oban and is relatively remote from key services being approximately 1 mile from Oban town centre
Accessibility	A	Oban Development Road required to connect to both A85 and into Oban alongwith further development road spur to serve this site
Land Use Conflict	C	There are no landuse conflicts relating to this site
Physical Infrastructure	A	The Oban Development Road, spur road and other infrastructure provision will require significant investment
Other Constraints	C	

OL9

306

Corran Halls, Oban

Recommendation

Justification

Short term

The site is adjacent to Corran Halls and Oban Town Centre and has potential for tourism/conference/ leisure use associated with Corran Halls.

Flood Risk

C No flood risk

Built Culture

B Part of the site is adjacent to listed buildings. Design of any new development would need to respect their character and setting. There is an archaeological consultation zone covering the site.

Conservation

C Site bounded to the east by ancient woodland which will be unaffected by development

Landscape Feature

C Site is located in an urban environment and no adverse landscape impact will occur

Existing Settlement

C The site is located adjacent to Oban Town Centre

Accessibility

C The site is located adjacent to Oban Town Centre

Land Use Conflict

C There are no land use conflicts relating to this site

Physical Infrastructure

C There are no known specific infrastructure constraints relating in particular to this site

Other Constraints

C
