



ARGYLL AND BUTE BUSINESS & INDUSTRY LAND AUDIT

OCTOBER 2025

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Introduction

The Argyll and Bute Business and Industry Land Audit provides an up-to-date overview of the availability and supply of land available for business and industry use (also referred to as employment land) within the Argyll and Bute planning authority area. The purpose of completing an audit is to monitor the supply, quality, planning status and use of employment land in the planning authority area. It allows for the analysis of identifying the volume and locations of immediately available, marketable, or constrained sites. The audit will feed into the evidence base as part of the preparation towards LDP3, where the audit will help inform the spatial strategy and policies within the future local development plan. It does not provide a detailed analysis of market conditions or future property requirements. The employment land audit will also be of use to businesses, land developers and other economic stakeholders that hold an interest in employment land available in Argyll and Bute.

National Planning Framework 4 (NPF4) requires Local Development Plans to allocate sufficient land for business and industry, taking into account business and industry land audits, to ensure that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services. This allocation should take account of local economic strategies and support broader objectives of delivering a low carbon and net zero economic recovery, and a fairer and more inclusive wellbeing economy and the Scottish Governments Guidance on Local Development Planning. The audit provides an up-to-date evidence base by monitoring the supply, quality, planning status and use of employment land.

NPF4 requires LDP's to identify suitable sites for business, general industrial, and storage and distribution uses, and to enable alternative ways of working such as home working, live-work units and micro businesses.

Argyll and Bute Local Development Plan 2 (LDP2)

Argyll and Bute's Local Development Plan 2 was adopted in 2024 and along with National Planning Framework 4, forms the statutory Development Plan for Argyll and Bute. LDP2 includes number of land allocations specifically for business and industry uses, as well as business and industry provision within some of the mixed use allocations, in line with NPF4 requirements. These allocations are primarily located within settlements, though there are also some sites in the countryside with a viable business use. All allocated sites with an employment use (Class 4, 5 & 6) have been included in the audit.

The Argyll and Bute LDP2 sets out policies focused on developing our diverse and sustainable local economy. This includes safeguarding established business and industry areas for employment uses, supporting development of employment uses on designated business and industry (B&I) sites, and promoting economic development in identified growth areas to provide better job opportunities. It supports the council's Economic Strategy's Key Priorities and focuses on delivery by:

- Focusing on our Priority Sectors i.e. tourism, food and drink (including aquaculture and distilleries), Creative Industries (including film and TV production), renewables, forestry, marine science and engineering (including defence industries), which are areas of comparative advantage for Argyll and Bute;
- Taking a flexible approach to economic development proposals, in particular in the Economically Fragile Areas, Regeneration Areas and Growth Areas by taking net economic benefit into account and;
- Working in collaboration with both the public and private sector to deliver a place based approach, which supports investment in Argyll and Bute and maximises the positive impact on the economy

Methodology

The audit is prepared from information gathered by Argyll and Bute planning officers through monitoring of planning approvals against the development plan. A meeting with Highland and Island Enterprise took place to collect further information on allocated B&I sites. All B&I sites in the existing local development plan have been recorded in a data base, unless the site has been built out in its entirety. The B&I Land Audit includes sites without a designation in Local Development Plan 2 but which have planning permission for an employment use, unless these are constrained to an existing single user or established business (e.g. a distillery). These are classed as windfall sites.

It is noted that land with buildings that are vacant are not included in the audit nor are redeveloped sites. Once sites have been identified officers undertake a review of planning applications and collect information such as ownership, proposed use etc. for each site. Officers also undertake site visits to monitor development activity. This information is then updated in the data base. The data is then analysed to produce the audit report.

Established Land Supply

The figures for the gross and net established land supply are shown within the tables below. The gross figure includes the complete site area for allocated sites in LDP2. There has been a small figure of completed developments on the allocated sites which has affected the net figure of established employment land. The total 'Change' figure indicates the level of take up across allocated sites in Local Development Plan 2.

Number of Allocated Sites	Gross Established Supply (hectares)	Net Established Supply (hectares)	Change (hectares)
17	71.48	66.73	4.56

Figure 1: Gross supply, net supply, and take up across allocated sites in LDP2 (hectares)

These figures can be broken down further into the four housing market areas/administrative areas:

- Bute and Cowal (BAC)
- Helensburgh and Lomond (HAL)
- Mid Argyll, Kintyre and the Islands (MAKI)
- Oban, Lorn and the Isles (OLI)

Administrative Area	Number of Sites	Gross Established Supply (hectares)	Net Established Supply (hectares)	Change (hectares)
BAC	2	14.55	12.57	1.98
HAL	1	3.83	3.83	0
MAKI	7	24.38	24.37	0.01
OLI	7	28.72	25.96	2.66
Total	17	71.48	66.73	4.74

Figure 2: Breakdown of gross, net and take up of sites of each administrative area

The figures show no take up in allocation within HAL, and the greatest take up within OLI administrative area. MAKI and OLI have a healthy supply of sites, though many of the sites allocated contain constraints which can hinder development potential of these. Net Established Supply for sites has not been established for sites where there has been no development. Typically, around the 20% of the gross site area is used for other aspects of the development (e.g. roads and infrastructure), however in order to keep consistency across the audit, only take-up has been recorded in the net established supply.

Immediately Available

Figure 3 details the amount of immediately available business and industry land as of 1st May 2025. Immediately available land includes sites which are serviced (fully or partially) and have no constraints that would prevent the site being developed immediately. This figure is down approximately 11ha compared to last year. The biggest reason for this change is the adoption of the new Local Development Plan in 2024. As such, the figure for overall established supply has decreased by approximately 20ha with the removal of completed sites from the previous local plan process. It is anticipated that within the lifetime of the current plan (LDP2) that this figure is expected to decrease further as construction is undertaken and completed on extant planning permissions on these sites.

Net Immediately Available Land (hectares)	Total Number of sites
14.08	4

Figure 3: Total number of land and sites classed as immediately available

Oban, Lorn and the Isles has the largest area of land immediately available for development out of all four administrative areas with three designated sites categorised as immediately available, these are: B4004, B4006 and B4007. The sites in Oban are progressing well, with reported interest in plots in allocation B4007, extending the existing Glenshellach business park on Glengallan Road.

Site B1002 in Sandbank is the only allocated site in Bute and Cowal which is classed as immediately available. Development on the site is progressing and is being sold as individual plots on the wider site. It is expected that the take-up figure on the site will increase in the 2026 audit, covering May 2025 – May 2026, as some approved applications have commenced development onsite.

HAL and MAKI have no allocated sites that are considered immediately available. The breakdown of immediately available land between administrative areas is shown below in figure 4.

Administrative Area	Net Immediately Available Land (hectares)	Number of Sites
BAC	6.42	1
HAL	N/A	N/A
MAKI	N/A	N/A
OLI	7.66	3

Figure 4: Total number of land and sites classed as immediately available by administrative area

Marketable Sites

Marketable sites are those with minor constraints that can be overcome within a 5-year period. This definition is useful in the assessment of whether demand for land is being adequately met). The majority of the allocated employment sites in LDP2 are classed as marketable. Typically, this is due to infrastructure or physical constraints, with many of the sites allocated being greenfield sites. Figure 5 details amount of land classed as marketable by hectares.

Marketable/Effective Land (hectares)	Total Number of sites
40.10	9

Figure 5: Total number of land and sites classed as marketable

OLI has the largest hectares of land considered marketable with minor constraints, followed by MAKI. The majority of allocated employment sites fall within these two administrative areas, leading to a higher number being considered marketable. The majority of allocated employment sites in LDP2 are greenfield land, leading to physical or access constraints and the site not being serviced appropriately. Therefore, infrastructure is required which can be completed within a five-year period. The only site located in Helensburgh and Lomond is considered marketable with minor constraints.

Administrative Area	Marketable/Effective Land (hectares)	Number of Sites
BAC	6.15	1
HAL	3.83	1
MAKI	11.82	3
OLI	18.30	4

Figure 6: Total number of land and sites classed as marketable by administrative area

Constrained Supply

This includes land for example, that has planning difficulties, land subject to ownership difficulties (e.g. multiple ownership/unwilling sellers), land with insufficient infrastructure provision, etc. This category therefore includes much of the land in the Established Employment Land Supply that is not Marketable.

Constrained Land (hectares)	Total Number of sites
12.55	4

Figure 7: Total number of land and sites classed as constrained

Administrative Area	Constrained Land (hectares)	Number of Sites
BAC	N/A	N/A
HAL	N/A	N/A
MAKI	12.55	4
OLI	N/A	N/A

Figure 8: Total number of land and sites classed as constrained by market area

MAKI contains all of the sites that are considered to be constrained to the extent that they are unlikely to be deliverable within a period of five years. This includes two smaller scale sites in Inveraray settlement boundary (B3002 and B3008). The sites are constrained physically, and do not have sufficient infrastructure in place, with the road access being difficult to achieve. In addition, the site is not serviced which limits the developability in the short to medium term. The other two sites are located in proximity to Lochgilphead and Tarbert respectively, both situated in designated countryside areas. Both of the sites require servicing, as well as having physical constraints from being heavily forested and naturalised.

Under Construction

The total hectares and number of proposals under construction on April 30th, 2025, on allocated sites is shown in figure 9 below. It is likely that all of these proposals are likely to be completed upon the completion of the next annual audit.

Allocation sites under construction (hectares)	Total Number of sites
1.59	3

Figure 9: Total number of allocation developments under construction

Windfall Sites

Windfall sites are business and industrial developments on land which does not form part of the business and industry land supply. These developments are use class 4/ 5 or 6 new-build or conversion developments which occur on land not already in existing business or industrial use. Business and industry developments on windfall sites for existing single users are not included in the figure 10 (i.e. an extension to an existing distillery). Instead, these are represented in the take-up figures of the last three years.

Year	Windfall take up (hectares)
2022/23	1.42
2023/24	0.77
2024/25	0.34
Total	2.54

Figure 10: Windfall development figures per business year (2022-2025)

Windfall sites under construction

Windfall sites under construction are highlighted in figure 11 below. The figure is relatively small, which is largely down to only including single user sites. Much of the larger, business and industry developments not on allocations fall under a single user which accounts for a significant proportion of employment developments across the planning authority area.

Windfall sites under construction (hectares)	Total Number of sites
0.62	6

Figure 11: Total number of windfall developments under construction

Mixed use allocations

LDP2 contains a variety of small and larger scale mixed-use sites which have the potential to incorporate B&I uses, alongside other uses. These particular sites have not been included in the total available, employment figures due to the proportion of the site that might be taken up by B&I uses being unknown, however they are shown in the site

appendix below to highlight additional area where B&I uses may be acceptable. Some employment land has already been developed out as part of these sites. Levels of take up on each site in terms of B&I uses are as follows:

Administrative Area	Take up (employment use only) (hectares)	Number of Sites
BAC	1.36	1
HAL	N/A	N/A
MAKI	0.71	1
OLI	1.12	1

Conclusion

The B&I Land Audit has been carried out to understand the take-up of allocated sites, interest in these sites, and the success of developing out land allocated by the planning authority, contributing towards the council's Economic Strategy. No comparable data from previous years exists, however, retaining this format over time will help understand trends on take-up and demand, and inform the next local development plan 3.

The main settlements contain the largest amount of employment land available, with OLI having the largest hectareage available for immediate development.

Very few sites are considered to be immediately available which is affecting take-up numbers area wide, however, some of these sites contain developments which are under construction and are likely to increase take-up level come the time of the next audit.

18% (12.55ha) of allocated B&I land has at least one major constraint which is likely to prevent land being developed within a five-year period. All of these sites are contained within the Mid Argyll and Kintyre and the Islands administrative area.

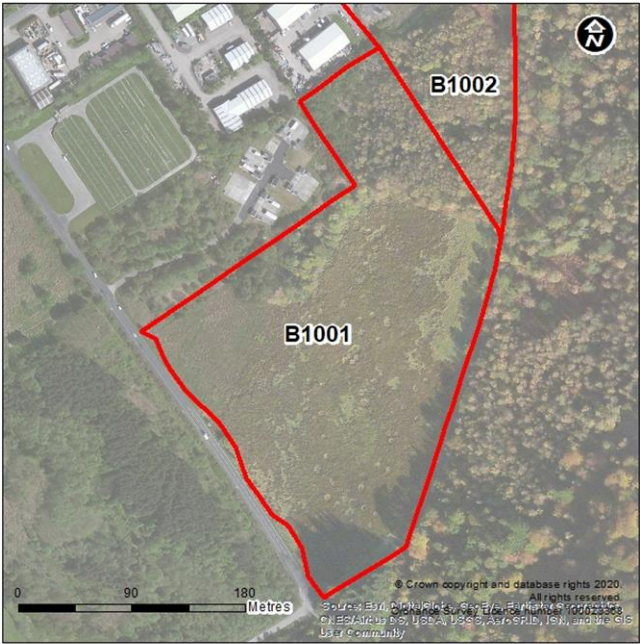
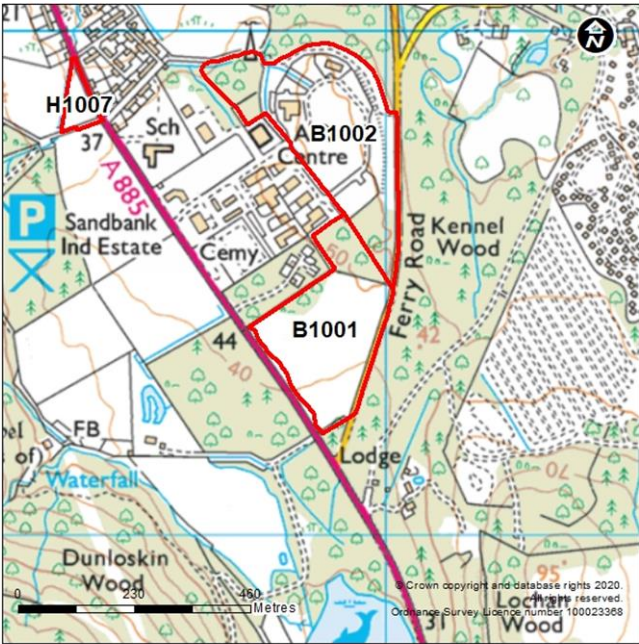
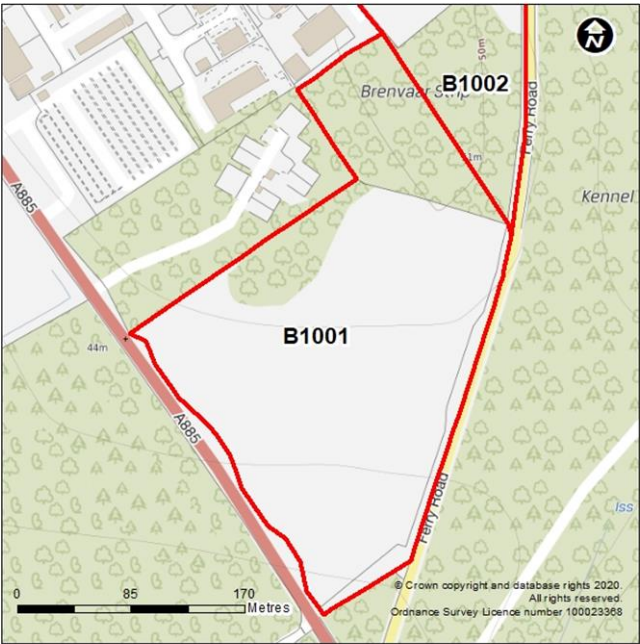
The site summary and mapping appendix of the Business and Industry Land Audit sets out the site size, take up and constraints of each B&I land site allocated in LDP2.

ARGYLL AND BUTE
BUSINESS AND INDUSTRY LAND AUDIT
2025
SITE SUMMARY AND MAPPING APPENDIX



Bute and Cowal

B1001 Sandbank – Upper



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Site Details

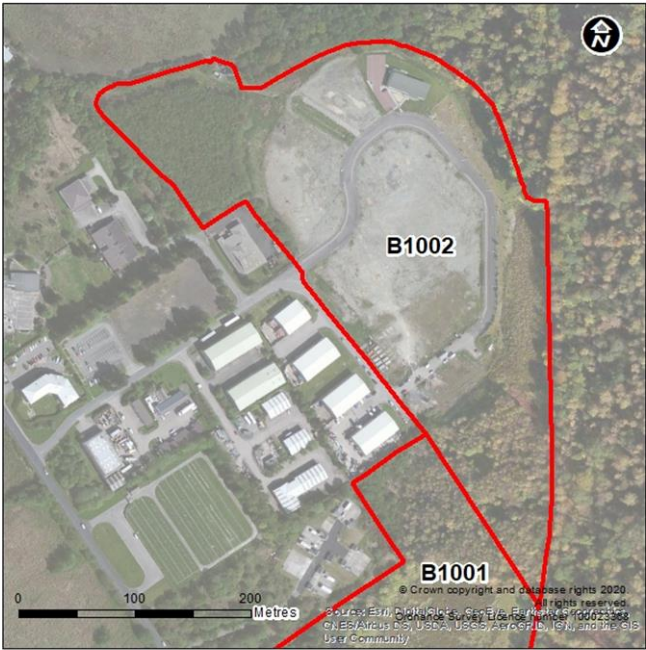
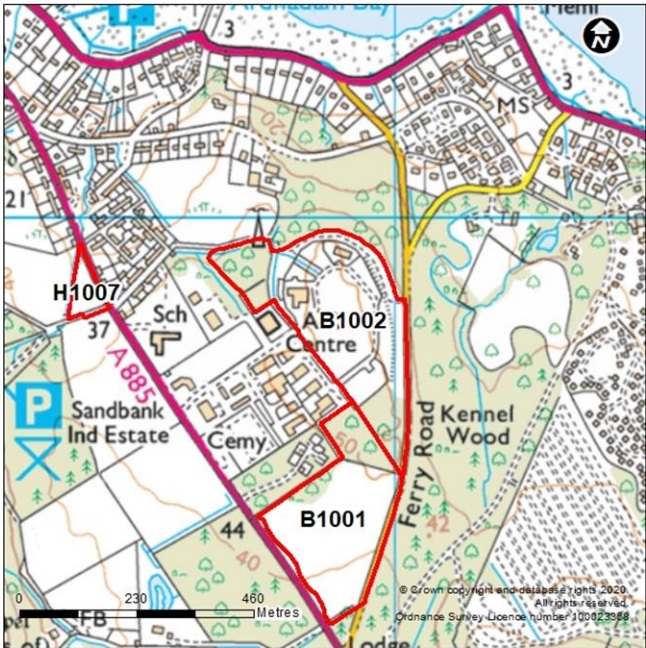
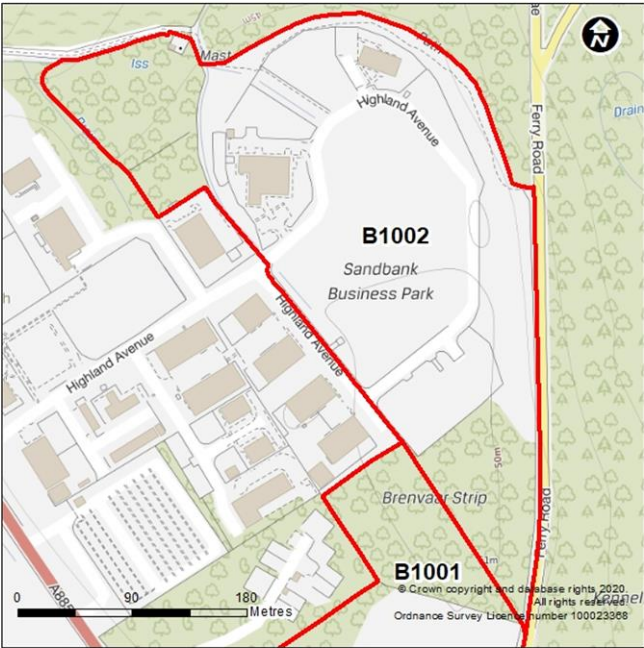
LDP2 Reference:	B1001
Marketable Type	Marketable with constraints
Appropriate Uses:	Strategic economic investment location for industry, business and storage
Address:	Sandbank Upper
LDP Area:	Bute and Cowal
Available Area:	6.15 ha
Net Established Area	6.15 ha
Access:	Access achieved from A816 to south/east.
Environment:	Flat, greenfield site
Serviced:	No
Constraints:	Access constraints
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
11/01268/PP	Proposed contractors yard.	06/06/2012
13/01052/PP	Formation of vehicular access and footway.	16/07/2013
13/01364/PP	Erection of 5 business units and formation of vehicular access and parking.	09/08/2013
14/01406/PP	Erection of 3 business units and formation of vehicular access and parking.	15/07/2014
15/00570/PP	Installation of 45,000 litre fire-fighting water tank and erection of screen fence.	31/03/2015

Bute and Cowal

B1002 Sandbank – High Road



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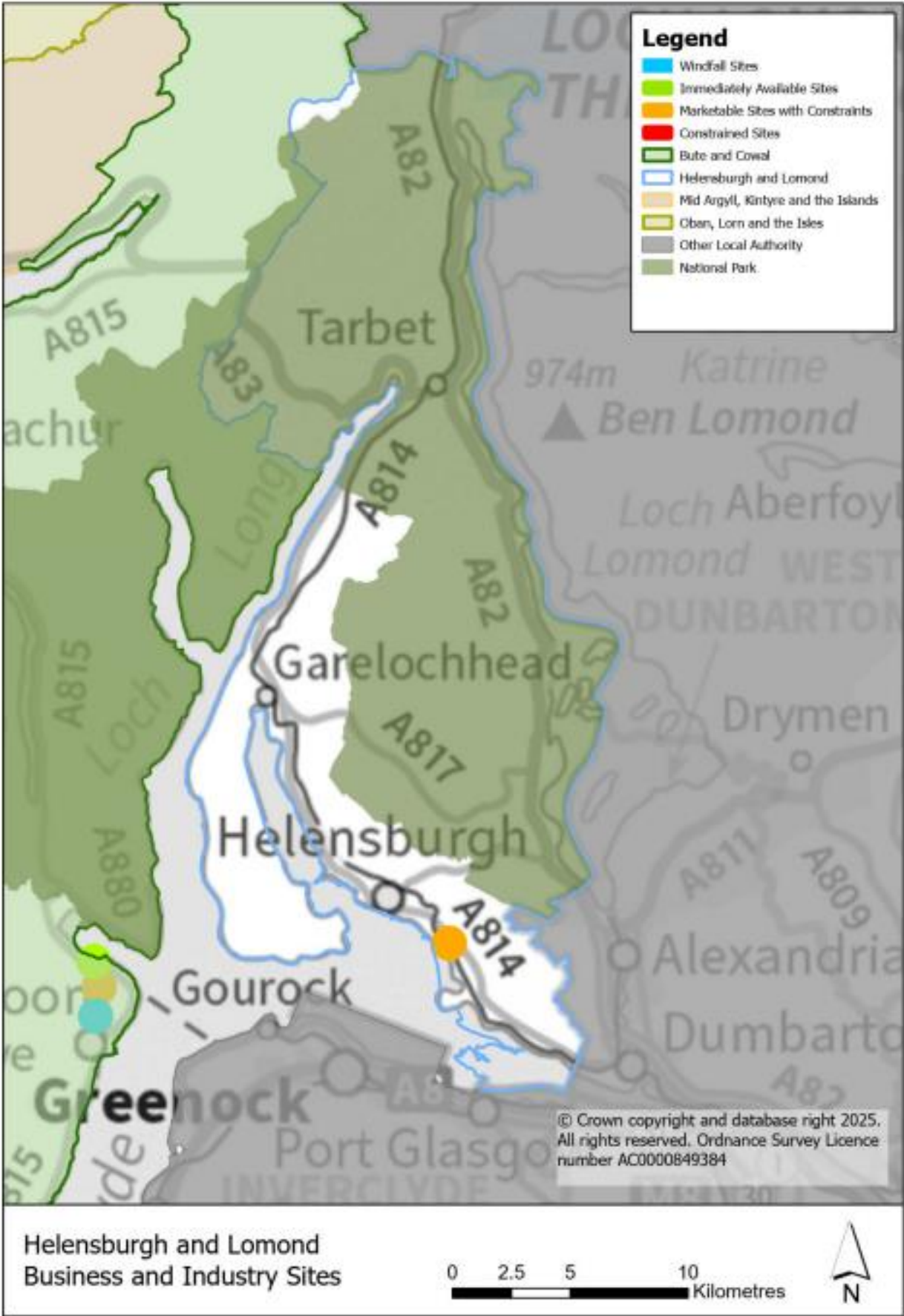
Site Details

LDP2 Reference:	B1002
Marketable Type	Immediately available
Appropriate Uses:	Strategic economic investment location for industry, business and storage
Address:	Sandbank – High Road
LDP Area:	Bute and Cowal
Available Area:	8.4 ha
Net Established Area	6.42 ha
Access:	Access achieved from existing industrial site (Highland Road) to north.
Environment:	Greenfield site – partially developed
Serviced:	Yes
Constraints:	N/A
Take-Up:	1.98 ha
Non-B&I Take-Up:	0 ha

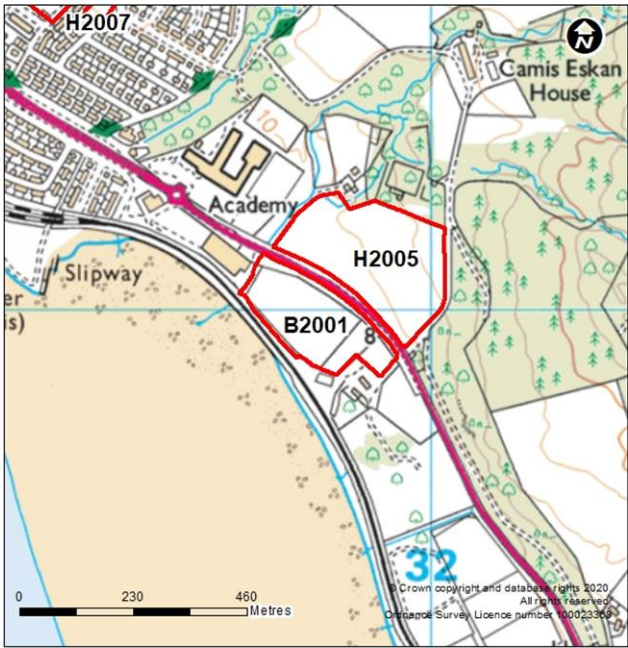
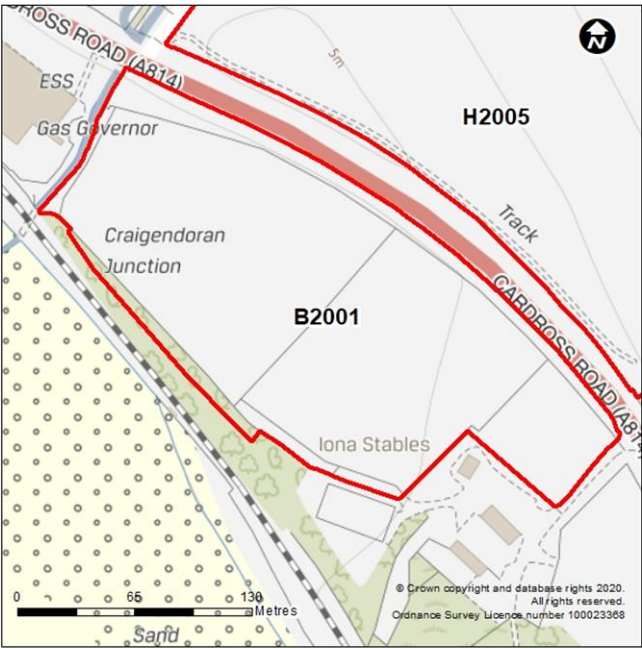
Planning History

Ref	Proposal	Decision Date
11/01268/PP	Proposed contractors yard comprising concrete batching plant, cement silo, aggregate storage, office, workshop and water recycling facility.	06/06/2012
13/01364/PP	Erection of 5 business units and formation of vehicular access and parking.	09/08/2013
14/01406/PP	Erection of 3 business units and formation of vehicular access and parking.	15/07/2014
22/00911/PP	Erection of 2 buildings providing 12x larger units and 24x small units to be used for business, general industrial or storage and distribution (Class 4/5/6)	01/05/2024
24/00145/PP	Proposed erection of Class 5 industrial units	09/08/2024
25/00620/PP	Proposed pole storage depot yard, erection of 2.4m high security palisade fencing, formation of tarmacadam road and associated works	PCO

Helensburgh and Lomond



Helensburgh and Lomond
B2001 Helensburgh - Craigendoran



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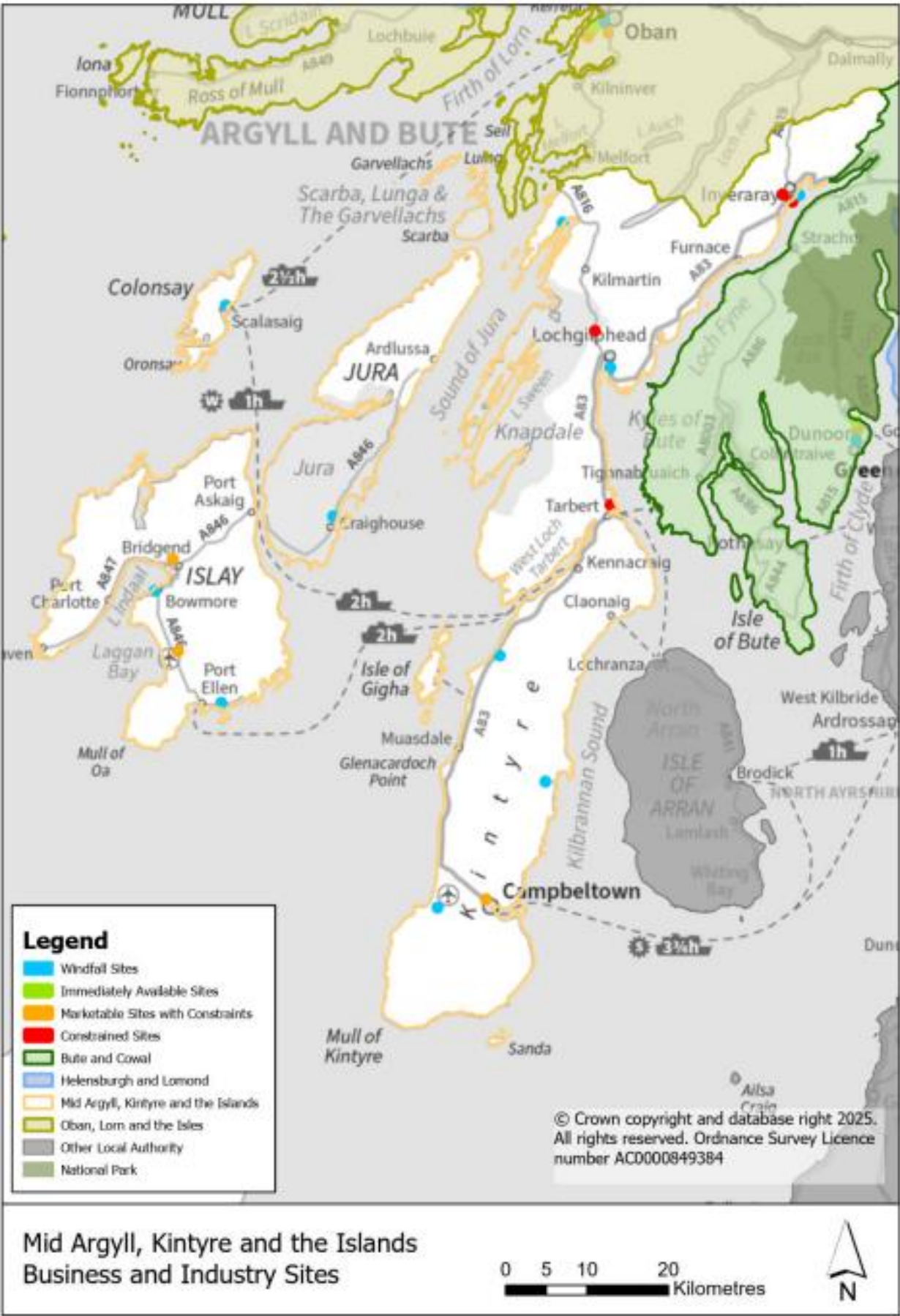
Site Details

LDP2 Reference:	B2001
Marketable Type	Marketable with constraints
Appropriate Uses:	Business (Use Class 4), hotel (Use Class 7) and ancillary employment related uses
Address:	Helensburgh – Craigendoran
LDP Area:	Helensburgh and Lomond
Available Area:	3.83 ha
Net Established Area	3.83 ha
Access:	Access achieved from Cardross Road (A814) to north.
Environment:	Flat, greenfield site
Serviced:	Part
Constraints:	Access
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

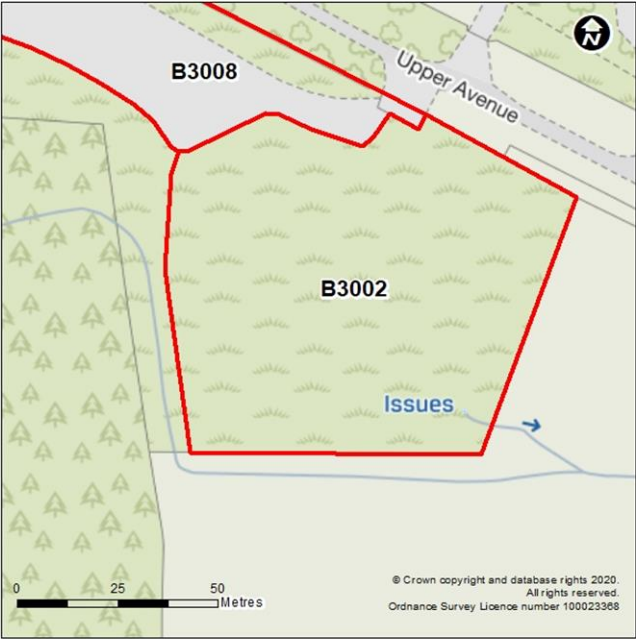
Ref	Proposal	Decision Date
11/01422/PP	Erection of Class 1 food store, petrol filling station, associated access, parking, landscaping and all associated ancillary development.	26/06/2012
17/00203/PP	Erection of dwellinghouse and installation of septic tank (part retrospective).	28/03/2017
16/00476/PP	Formation of outdoor seating area incl. involving alterations to trolley park and bicycle stands.	10/05/2016
20/00911/PP	Site for the erection of office development (Class 4) and public house (Sui Generis)/food and drink (Class 3) with access and associated works	19/07/2021

Mid Argyll, Kintyre and the Islands



Mid Argyll, Kintyre and the Islands

B3002 Inveraray - East



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Site Details

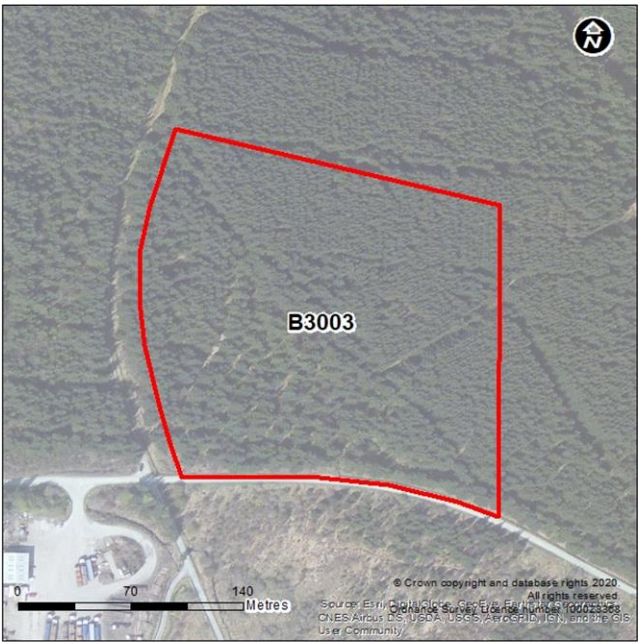
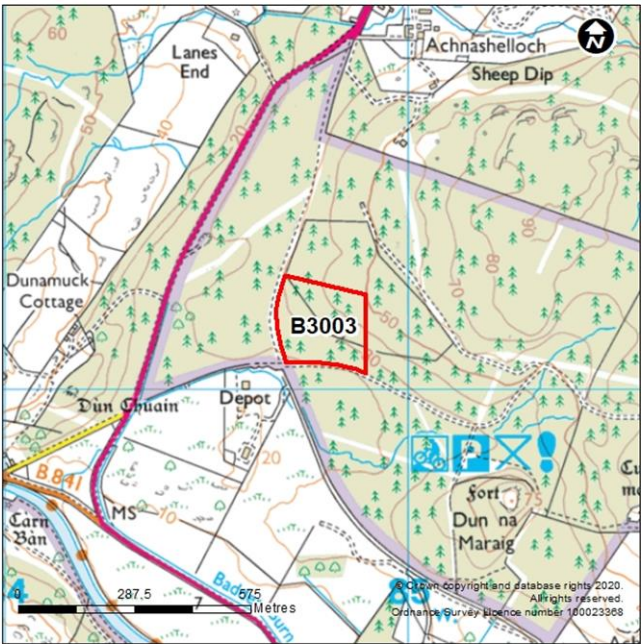
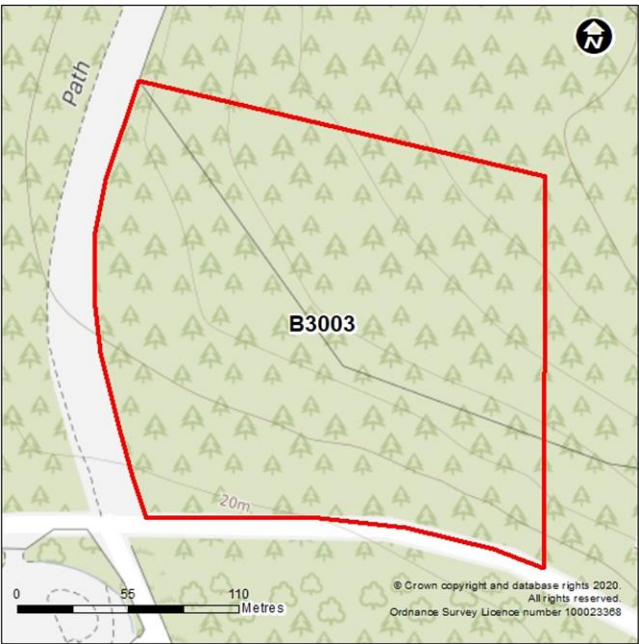
LDP2 Reference:	B3002
Marketable Type	Constrained
Appropriate Uses:	Industry, business, storage and utilities
Address:	Inveraray – East
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	0.71 ha
Net Established Area	0.71 ha
Access:	Access achieved road to north of site leading down to A83.
Environment:	Greenfield site
Serviced:	No
Constraints:	Access, Physical
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

No planning history to display

Mid Argyll, Kintyre and the Islands

B3003 Lochgilphead - Achnabreck



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Site Details

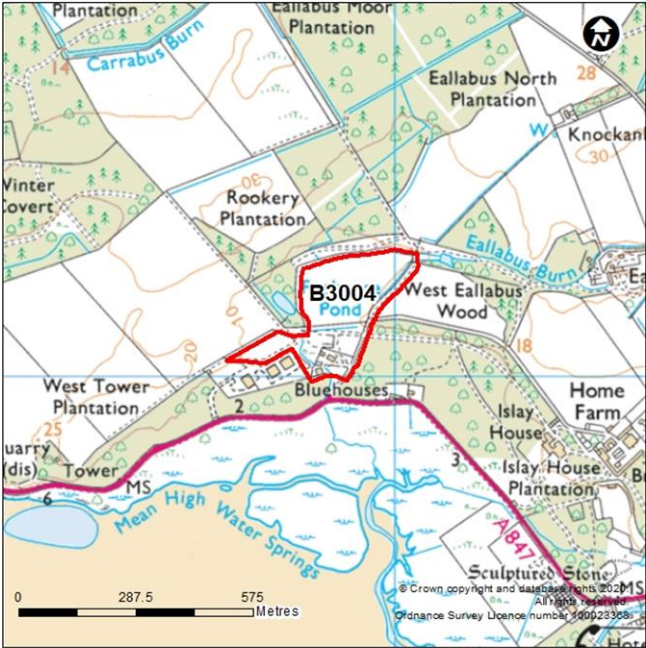
LDP2 Reference:	B3003
Marketable Type:	Constrained
Appropriate Uses:	Industry, storage and biomass related developments
Address:	Lochgilphead - Achnabreck
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	4.29 ha
Net Established Area	4.29 ha
Access:	Access achieved from access track to south. Track leads to A816 to west of the site.
Environment:	Forested, greenfield site
Serviced:	No
Constraints:	Infrastructure, Physical
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
10/01057/PP	Erection of wood fuelled combined heat and power plant	22/11/10

Mid Argyll, Kintyre and the Islands

B3004 Isle of Islay - Bridgend



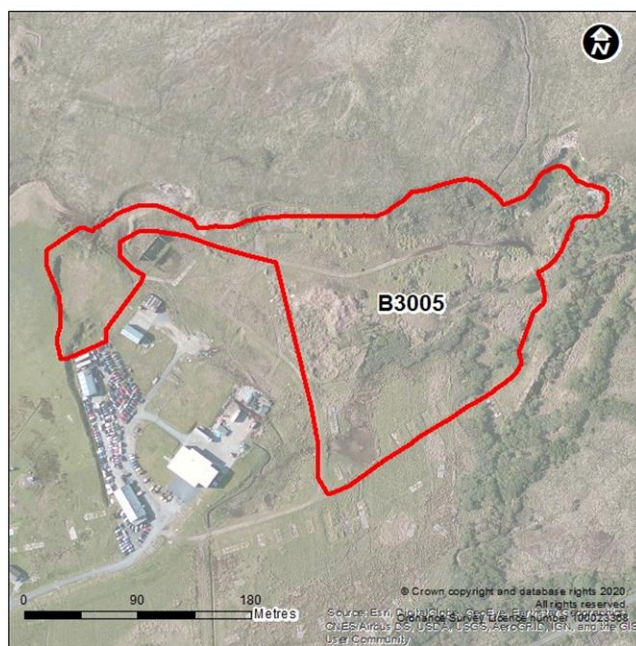
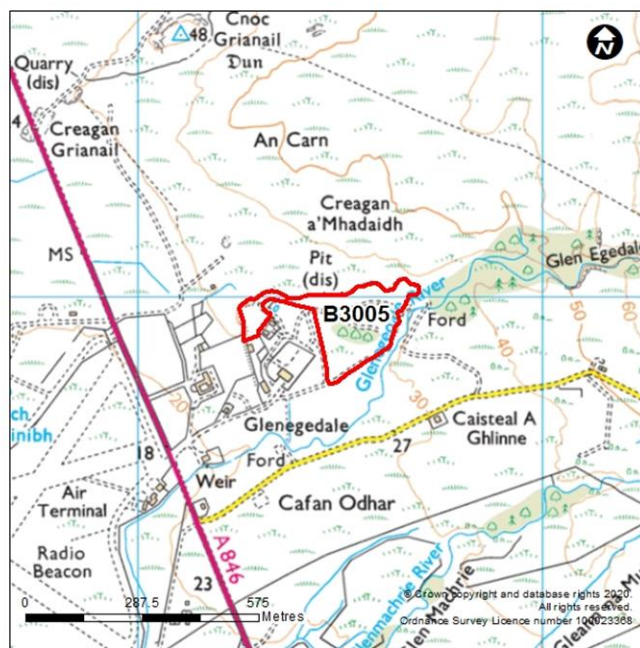
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Site Details

LDP2 Reference:	B3004
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Industry, business and storage
Address:	Isle of Islay – Bridgend
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	6.52 ha
Net Established Area	6.52 ha
Access:	Access achieved from existing tracks to south. Track leads to A847 to South.
Environment:	Greenfield site
Serviced:	Part
Constraints:	Infrastructure
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
10/00157/PP	Erection of 1000 tonne Salt Barn	26/03/2010



Business and Industry Land Audit - October 2025

Site Details

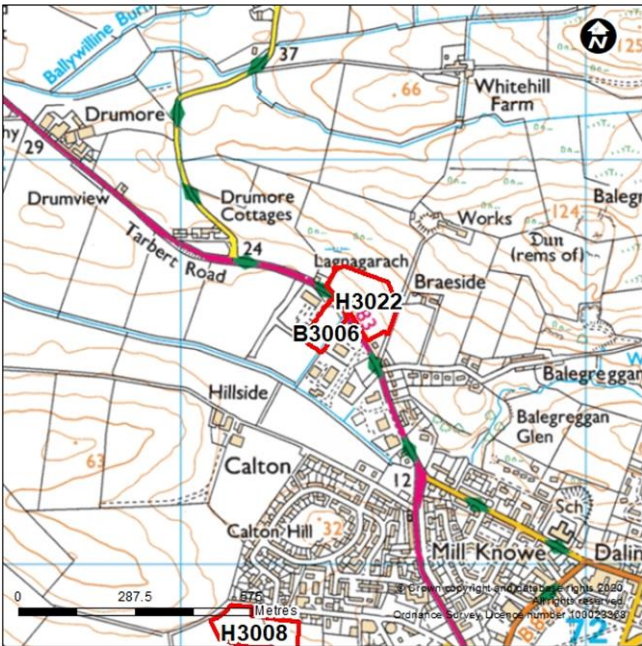
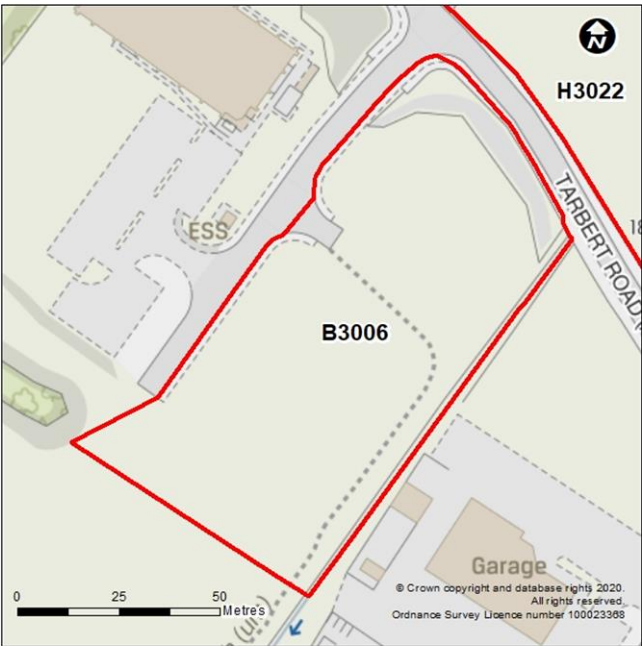
LDP2 Reference:	B3005
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Industry, business, storage and airport related
Address:	Isle of Islay – Glenegedale
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	4.56 ha
Net Established Area	4.56 ha
Access:	Access achieved from existing industrial estate to west. Further access achieved A846 to west.
Environment:	Greenfield site
Serviced:	No
Constraints:	Physical
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

No planning history to display

Mid Argyll, Kintyre and the Islands

B3006 Campbeltown - Snipefield



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Site Details

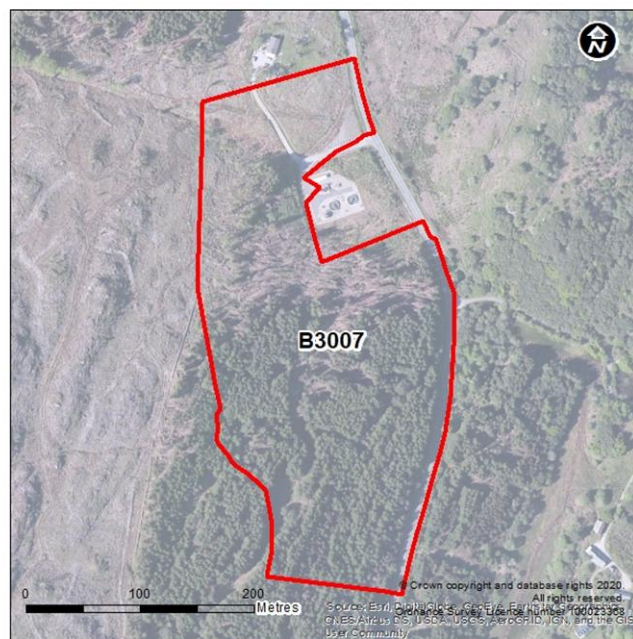
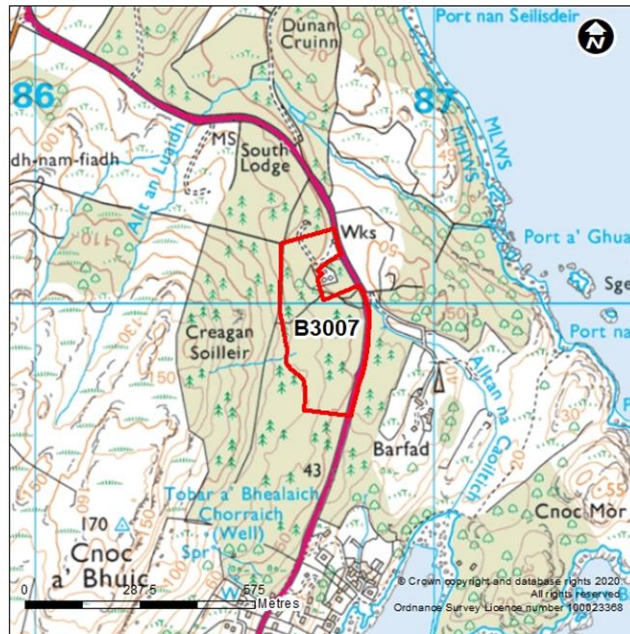
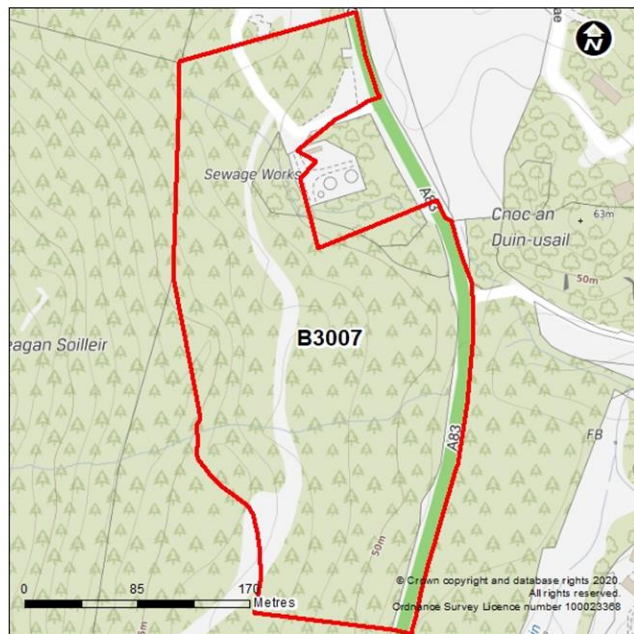
LDP2 Reference:	B3006
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Industry, business and storage
Address:	Campbeltown – Snipefield
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	0.74 ha
Net Established Area	0.74 ha
Access:	Access achieved from road to west which provides access to A83 to the north of the site.
Environment:	Flat, greenfield site
Serviced:	No
Constraints:	Physical, infrastructure
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
11/02391/PP	External alterations to existing office building incl. formation of new entrance and installation of 13 rooflights.	31/01/2012

Mid Argyll, Kintyre and the Islands

B3007 Tarbert – Glasgow Road



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Site Details

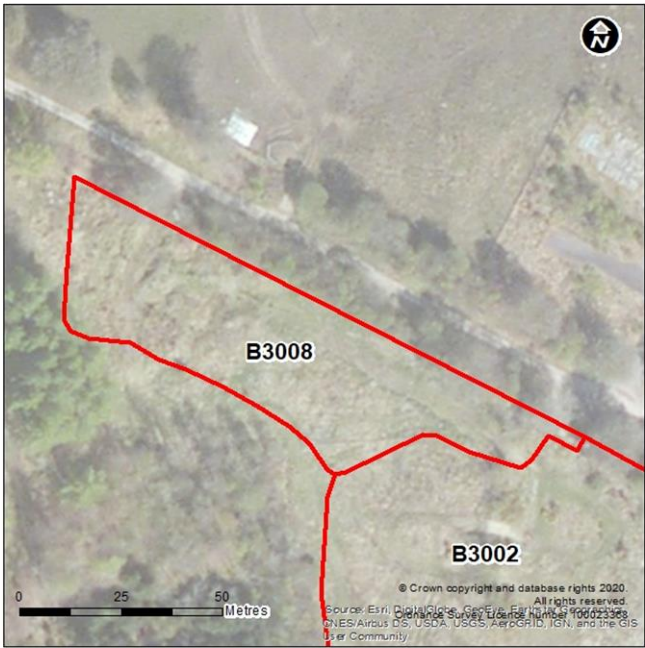
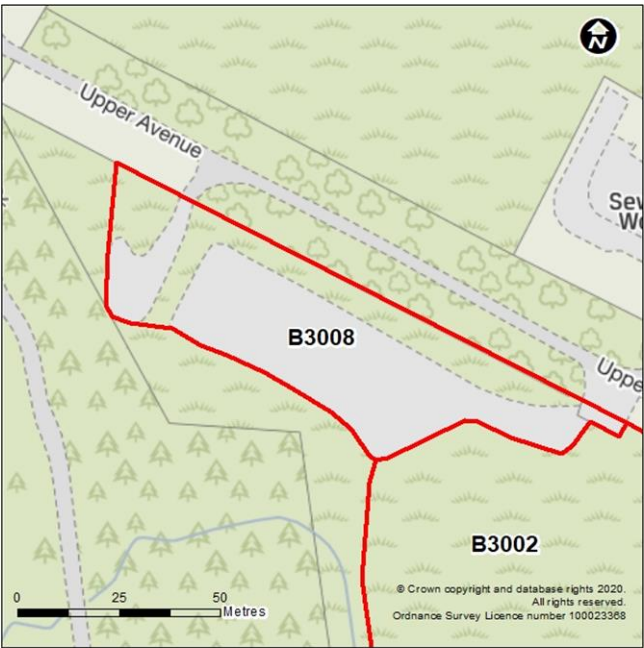
LDP2 Reference:	B3007
Marketable Type:	Constrained
Appropriate Uses:	Industry, business and storage
Address:	Tarbert – Glasgow Road
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	7.2 ha
Net Established Area	7.2 ha
Access:	Access achieved from A83 to East.
Environment:	Naturalised site. Previously a quarry.
Serviced:	No
Constraints:	Physical, Infrastructure
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
11/01887/PP	Erection of 5 dwellinghouses, installation of associated sewage treatment plants and formation of new vehicular access.	09/03/2012

Mid Argyll, Kintyre and the Islands

B3008 Inveraray - South



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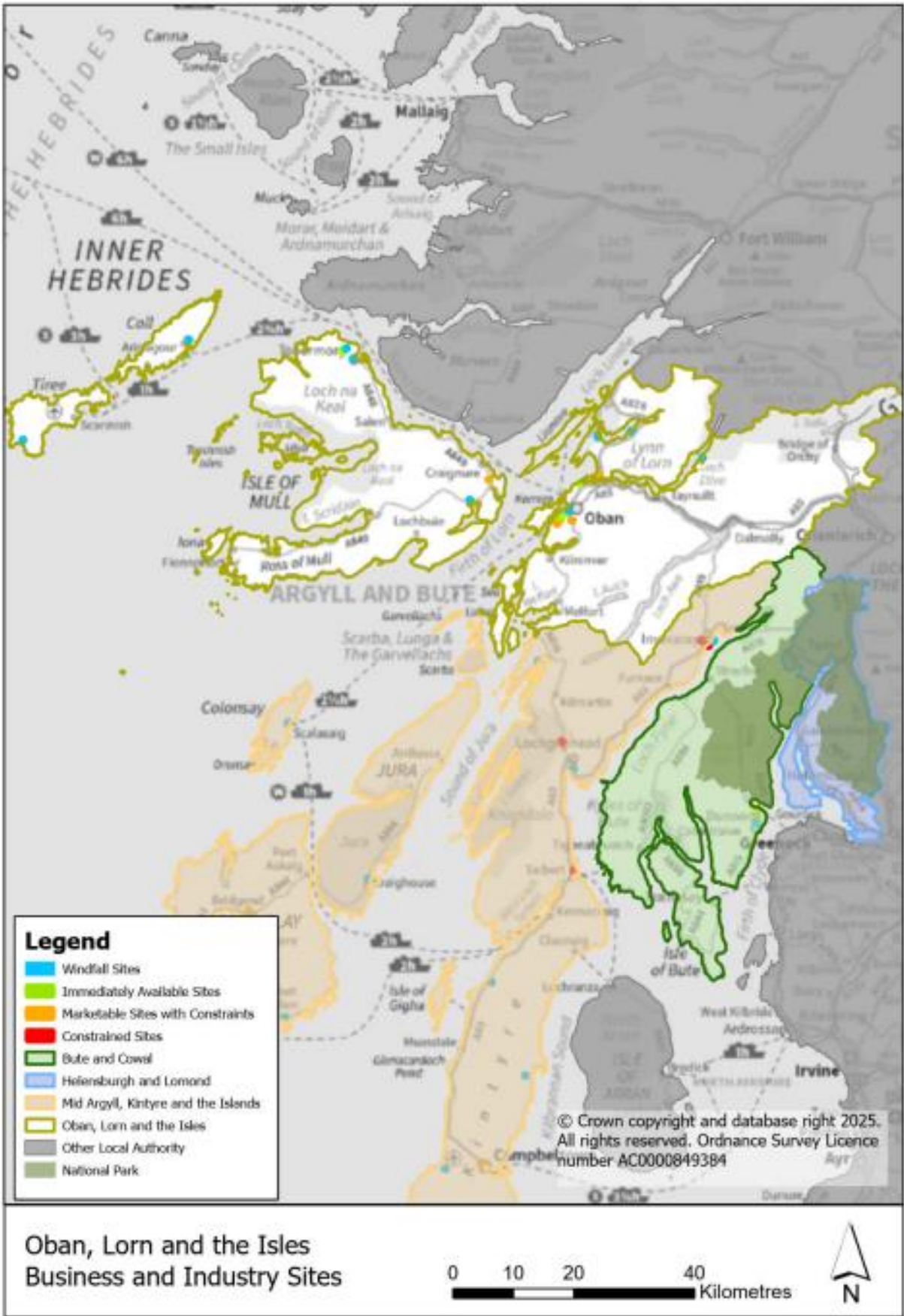
Site Details

LDP2 Reference:	B3008
Marketable Type:	Constrained
Appropriate Uses:	Industry, business, storage and utilities
Address:	Inveraray – South
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	0.35 ha
Net Established Area	0.35 ha
Access:	Access achieved from road to north of site leading down to A83
Environment:	Greenfield site
Serviced:	No
Constraints:	Physical, Infrastructure, Access
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

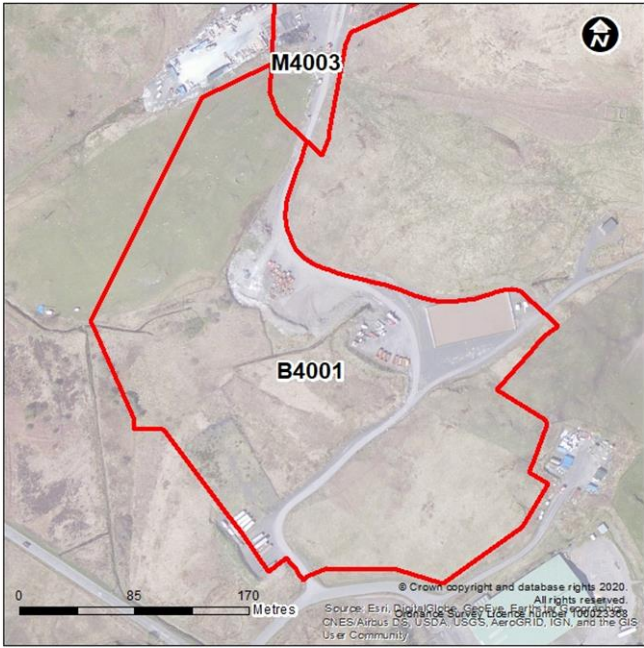
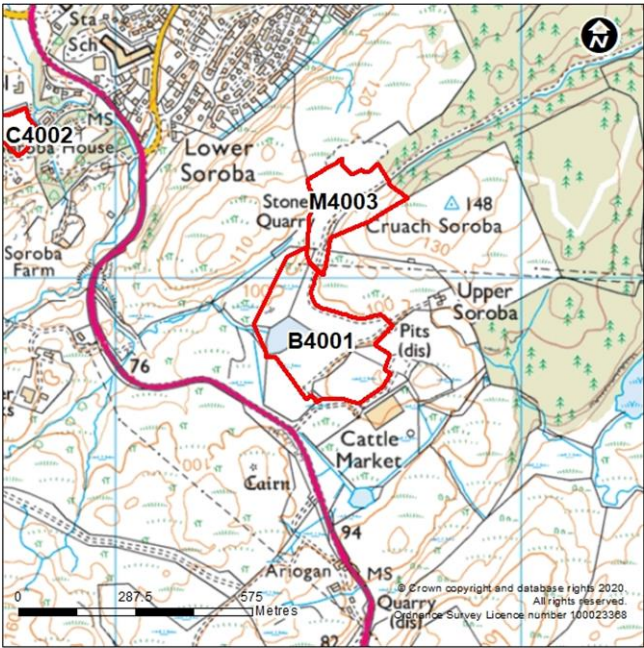
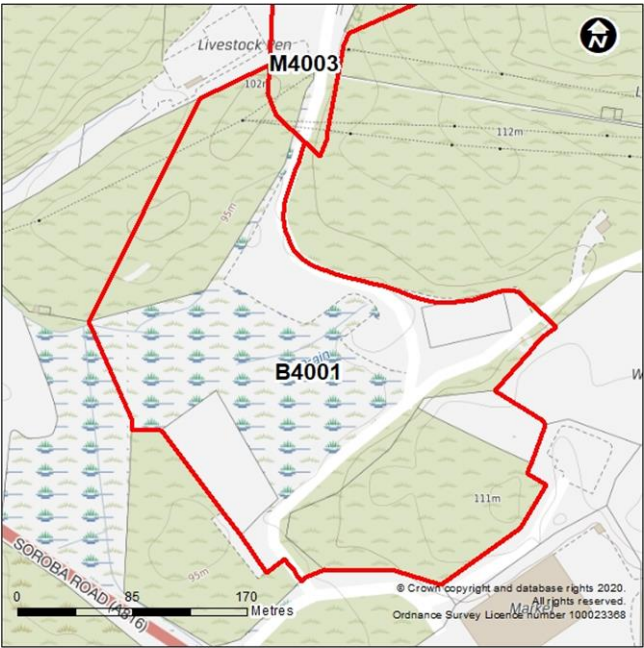
No planning history to display

Oban, Lorn and the Isles



Oban, Lorn and the Isles

B4001 Oban – South, adjacent Livestock Centre



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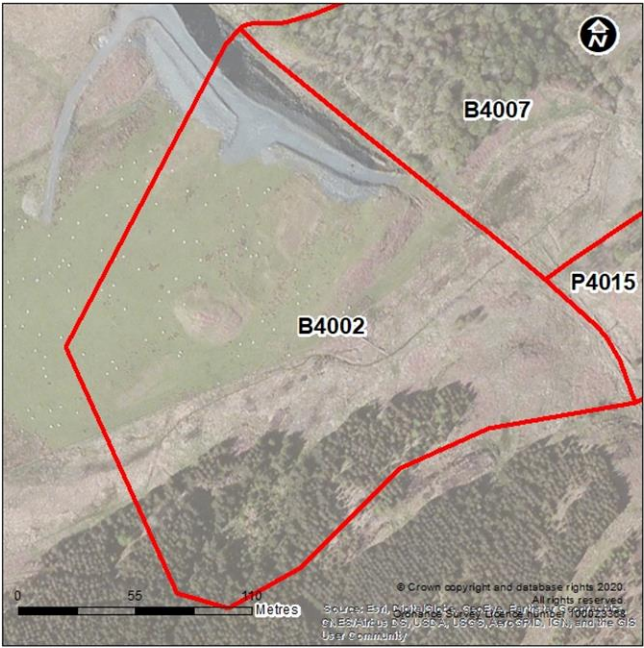
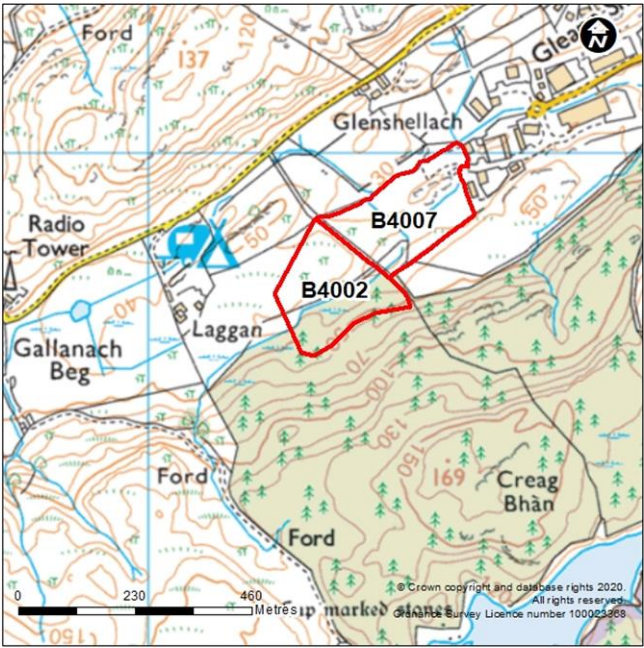
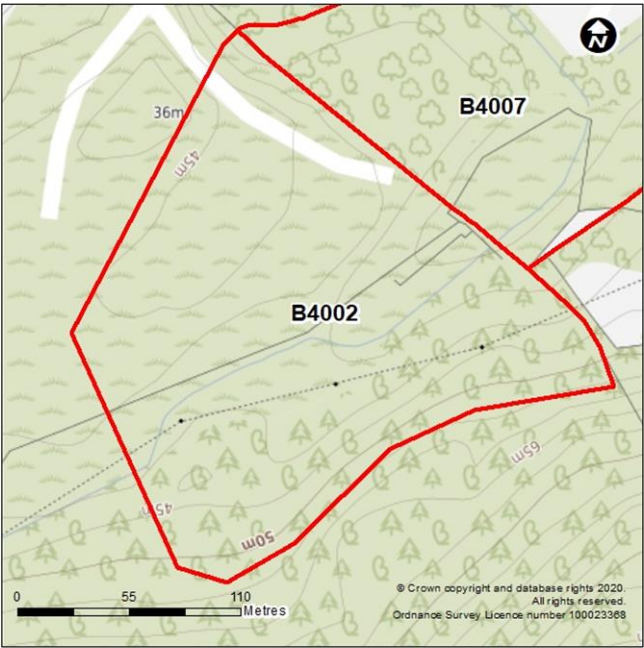
Site Details

LDP Reference:	B4001
Marketable Type	Marketable with Constraints
Appropriate Uses:	Industry, business and storage
Address:	Oban – South, adjacent Livestock Centre
LDP Area:	Oban, Lorna and the Isles
Available Area:	7.1 ha
Net Established Area:	6.3 ha
Access:	Access achieved from A816 to south.
Environment:	Predominantly greenfield site with existing residential dwelling on site.
Serviced:	Yes
Constraints:	Ownership
Take-Up:	0.8 ha
Non-B&I Take-Up:	0.15 ha

Planning History

Ref	Proposal	Decision Date
13/02430/PP	Formation of vehicle hard standing and parking area.	18/12/2013
13/02543/PP	Formation of hardstanding area associated with waste transfer station approved under application reference 11/02323/PP.	23/12/2013
16/02357/PP	Infilling and levelling of land in preparation for future development.	10/02/2017
17/02082/PP	Formation of private access.	19/09/2017
18/00928/PP	Formation of parking area for HGV and trailers, siting of 2 shipping containers, provision of fuel tanks and associated fencing and gates.	14/06/2018
24/02058/PP	Alterations to existing dwelling on eastern boundary of the site.	15/01/2025

Oban, Lorn and the Isles
B4002 Oban – South, Glenshellach



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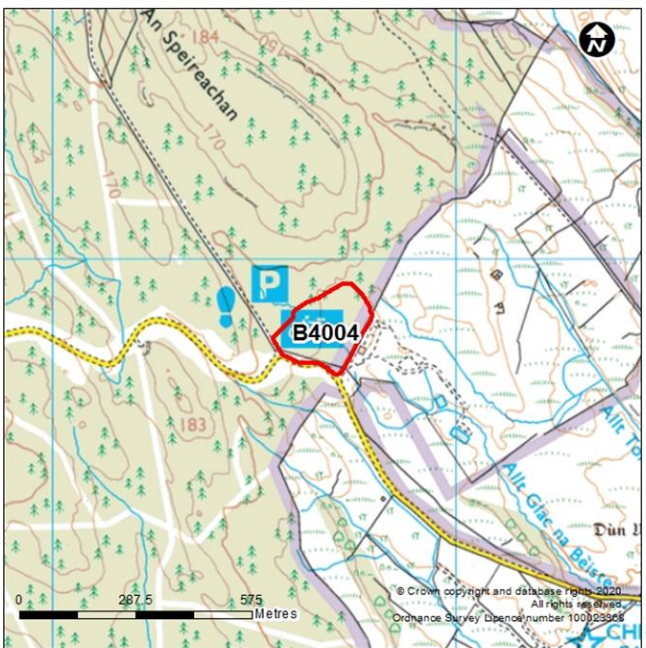
Site Details

LDP Reference:	B4002
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Industry, business and storage
Address:	Oban – South, Glenshellach
LDP Area:	Oban, Lorn and the Isles
Available Area:	3.7 ha
Net Established Area:	3.7 ha
Access:	Access achieved from Glenshellach Road to north.
Environment:	Greenfield site
Serviced:	No
Constraints:	Physical
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
16/01298/PP	Construction of new access road and associated infrastructure.	13/07/2016

Oban, Lorn and the Isles
B4004 Isle of Mull – Tobermory, West of



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Site Details

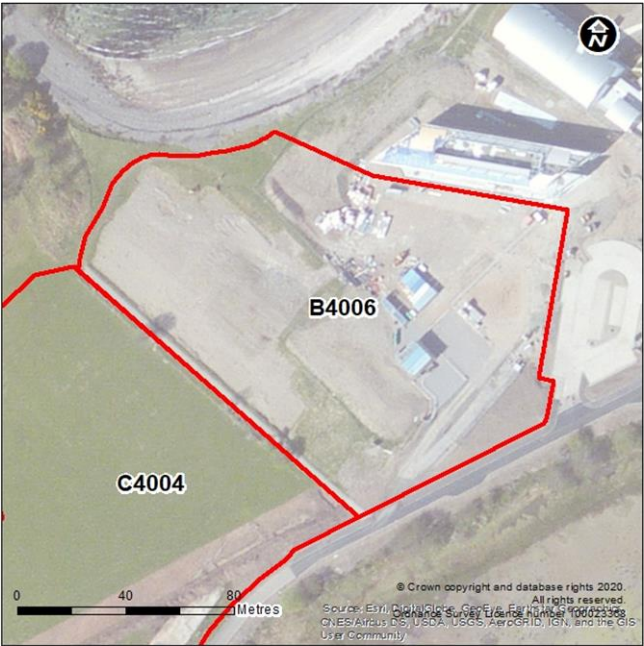
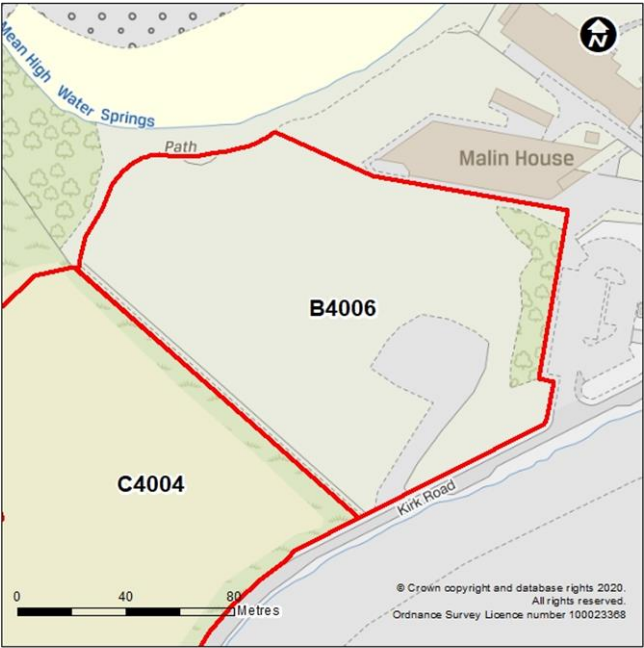
LDP Reference:	B4004
Marketable Type:	Immediately Available
Appropriate Uses:	Industry, business and storage
Address:	Isle of Mull – Tobermory, west of
LDP Area:	Oban, Lorn and the Isles
Available Area:	3.31 ha
Net Established Area:	2.37 ha
Access:	Existing access in place.
Environment:	Partially developed, greenfield site
Serviced:	Yes
Constraints:	Physical
Take-Up:	0.94 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
17/01613/PP	Proposed industrial development comprising of access road, light industrial units (Class 4), storage units, storage compounds and siting of storage containers (Class 6), installation of communal septic tank and associated fencing	09/01/2018
22/02615/PP	Erection of 4 Class 4 Business (office/light industry) units and formation of vehicular access	13/04/2023
25/00275/PP	Siting of 15 x storage containers on existing hard standing surface with PV array roof mounted solar panels	PCO

Oban, Lorn and the Isles

B4006 Dunbeg – Dunstaffnage



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Site Details

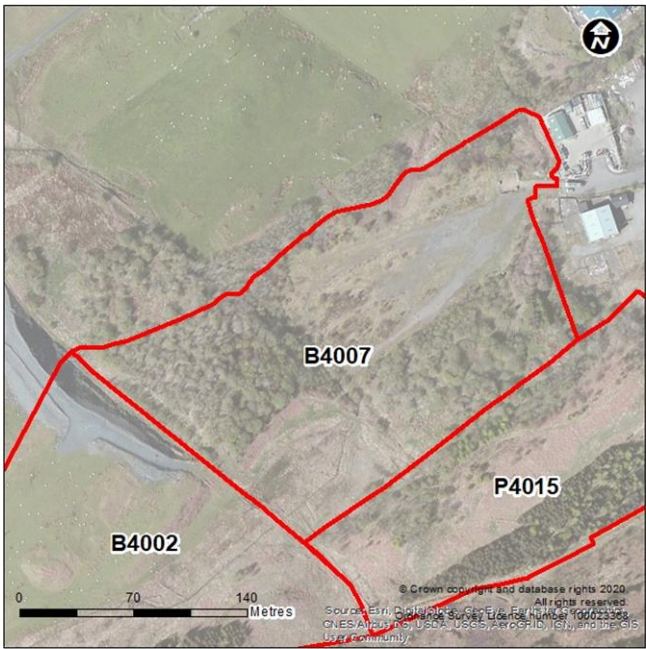
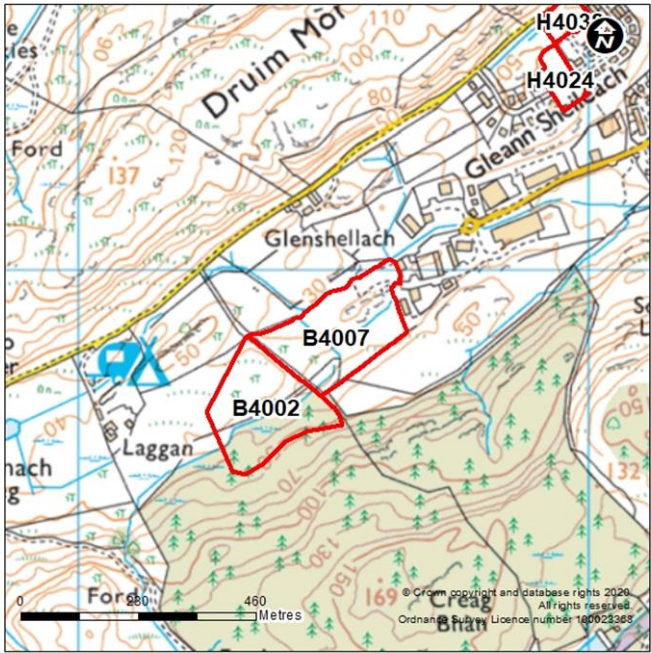
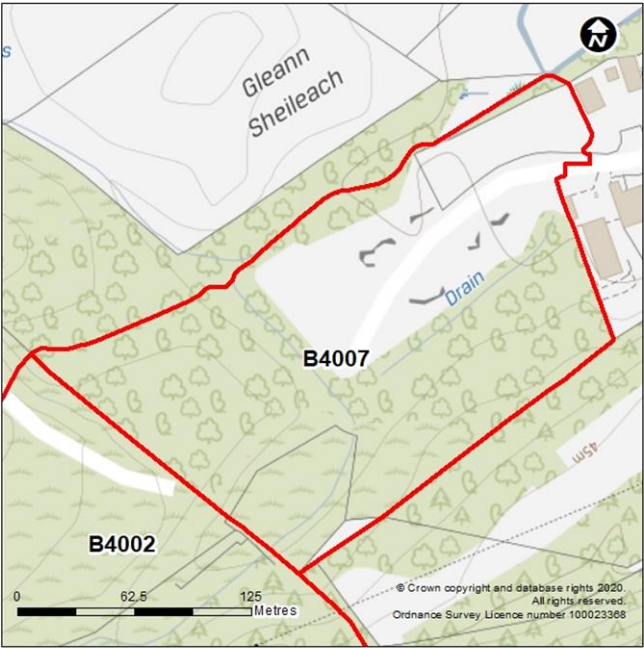
LDP Reference:	B4006
Marketable Type:	Immediately Available.
Appropriate Uses:	Strategic economic investment location; business, research and education
Address:	Dunbeg – Dunstaffnage
LDP Area:	Oban, Lorn and the Isles
Available Area:	1.6 ha
Net Established Area:	1.6 ha
Access:	Access achieved from Kirk Road to south.
Environment:	Greenfield site
Serviced:	Yes
Constraints:	None
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
10/01156/AMSC	Approval of conditions 1, 4, 5, 9, 10, 11, 18, 21, 22, 24, 25 and 26 in relation to Phase 1 of the development approved in principle by: outline PP ref 08/00189/OUT	20/09/2010
12/00575/AMSC	Approval of conditions 1, 2, 3, 4, 5, 8, 9 and 24 in relation to Phase 2 and 3 of the development approved in principle by outline PP ref 08/00189/OUT	27/09/2012
19/02387/PP	Erection of research and development lab building (Class 4), construction of access road, car park and associated works.	09/07/2020

Oban, Lorn and the Isles

B4007 Oban – Glengallan Road



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Site Details

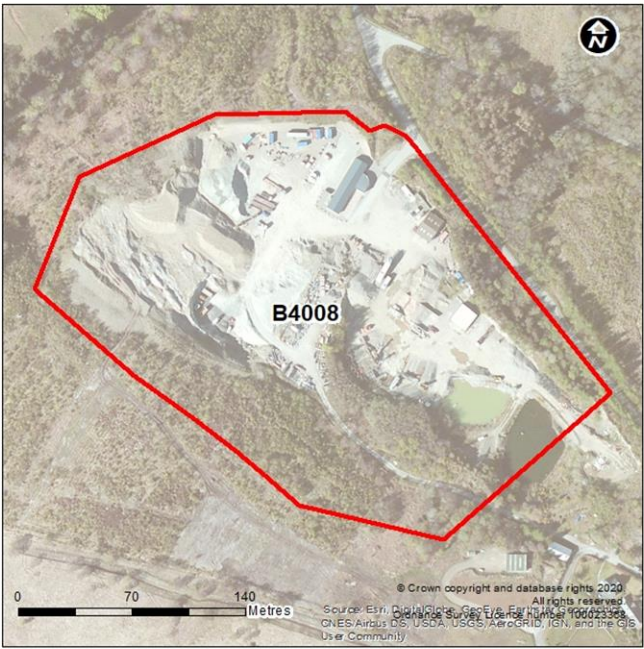
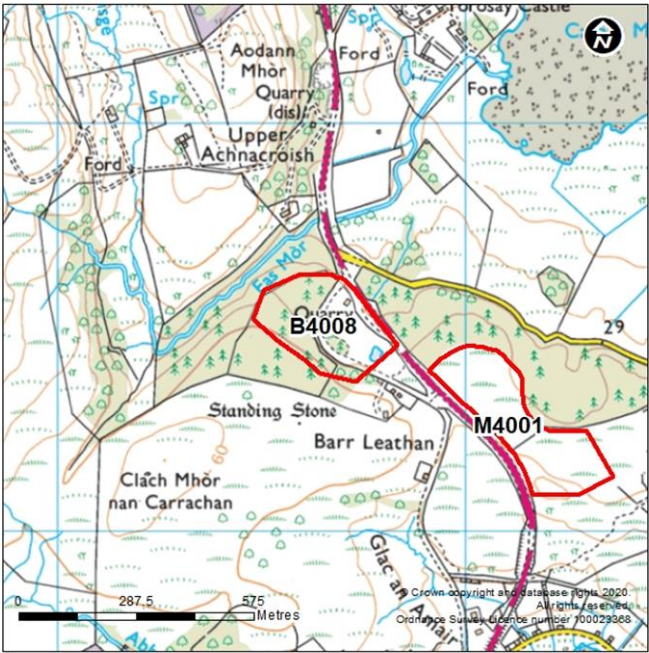
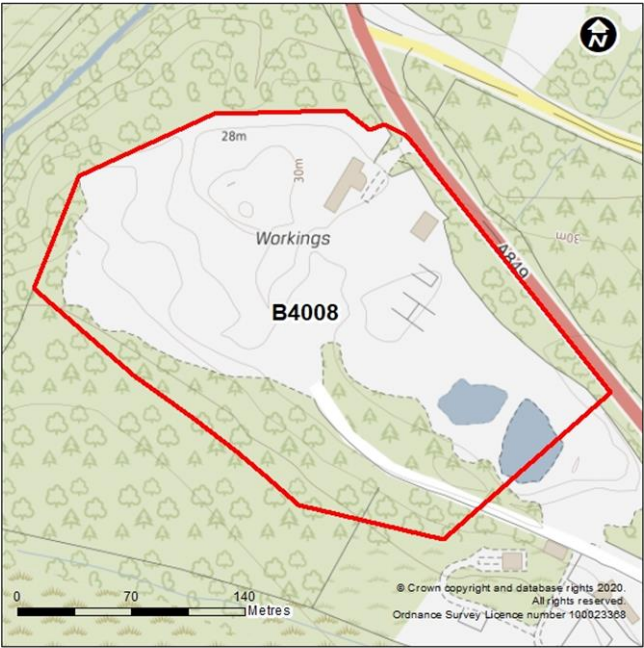
LDP Reference:	B4007
Marketable Type:	Immediately Available
Appropriate Uses:	Industry, business and storage
Address:	Oban – Glengallan Road
LDP Area:	Oban, Lorn and the Isles
Available Area:	3.91 ha
Net Established Area:	3.69 ha
Access:	Access achieved from Glengallan Road to west.
Environment:	Greenfield site – ongoing development
Serviced:	Part
Constraints:	Physical
Take-Up:	0.22ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
16/01298/PP	Construction of new access road and associated infrastructure.	13/07/2016
19/00544/PP	Erection of industrial storage shed.	01/05/2019
23/01815/PP	Erection of hydrogen fuelling station with on-site hydrogen generation and storage, ancillary office building and associated infrastructure	17/04/2024
24/00637/PP	Erection of industrial storage shed	28/05/2024

Oban, Lorn and the Isles

B4008 Isle of Mull – Lochdon, Torosay



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Site Details

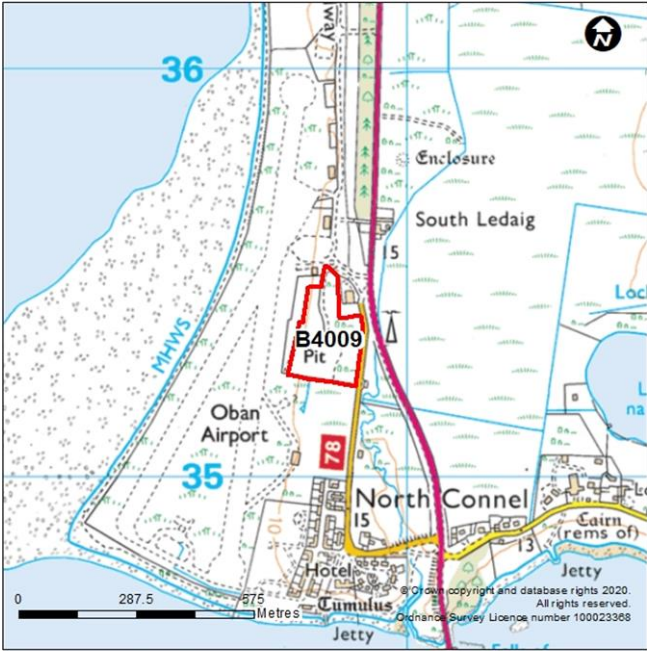
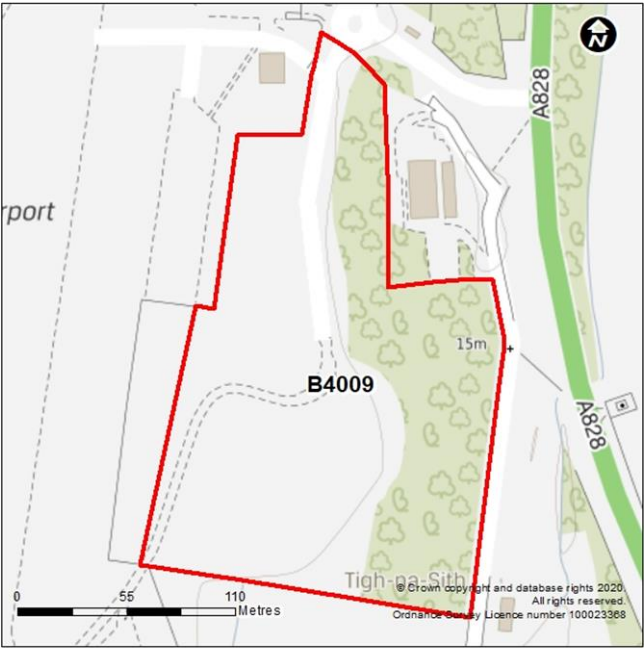
LDP Reference:	B4008
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Industry, business and storage
Address:	Isle of Mull – Lochdon, Torosay
LDP Area:	Oban, Lorn and the Isles
Available Area:	5.78 ha
Net Established Area:	5.14 ha
Access:	Access achieved from A949 to north.
Environment:	Brownfield site
Serviced:	No
Constraints:	Physical, Infrastructure
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

No planning history to display

Oban, Lorn and the Isles

B4009 North Connel – Airfield



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Site Details

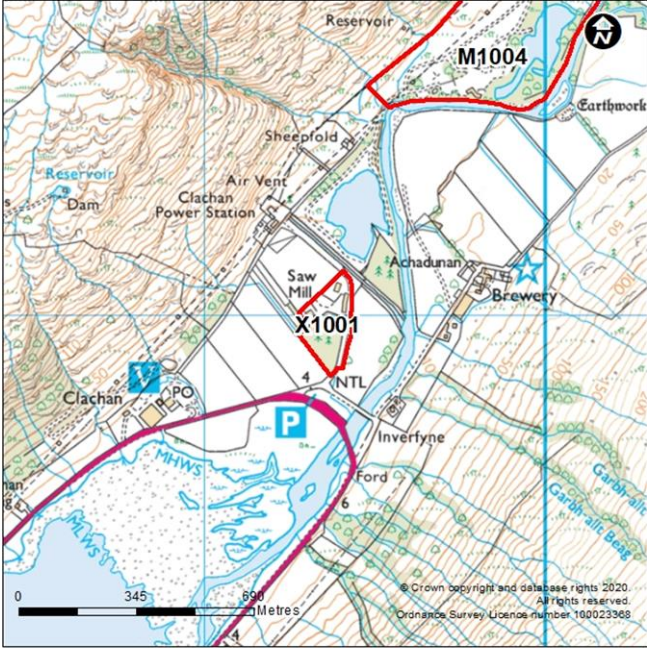
LDP Reference:	B4009
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Industry, business, storage and airport related uses
Address:	North Connel – Airfield
LDP Area:	Oban, Lorn and the Isles
Available Area:	3.29 ha
Net Established Area:	3.16 ha
Access:	Access achieved from public road to north which provides access to A828 to the west of the site.
Environment:	Greenfield site – part serviced
Serviced:	Yes
Constraints:	Physical
Take-Up:	0 ha
Non-B&I Take-Up:	0 ha

Planning History

Ref	Proposal	Decision Date
15/00849/PP	Installation of access road.	26/05/2015
22/01430/PP	Erection of an Advanced Air Mobility Innovation Hub, formation of vehicular access and installation of sewage treatment plant	25/10/2022
23/00842/PP	Erection of office building and hanger area with associated parking and drainage	25/07/2023
24/01996/PP	Erection of helicopter hanger building with associated office and sleeping accommodation, formation of vehicular access and associated works	27/01/2025
25/00121/PP	Erection of helicopter hanger building with associated office and sleeping accommodation, together with extended access road and helipad hard standing	10/03/2025

Bute and Cowal

X1001 Cairndow - Inverfyne



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Site Details

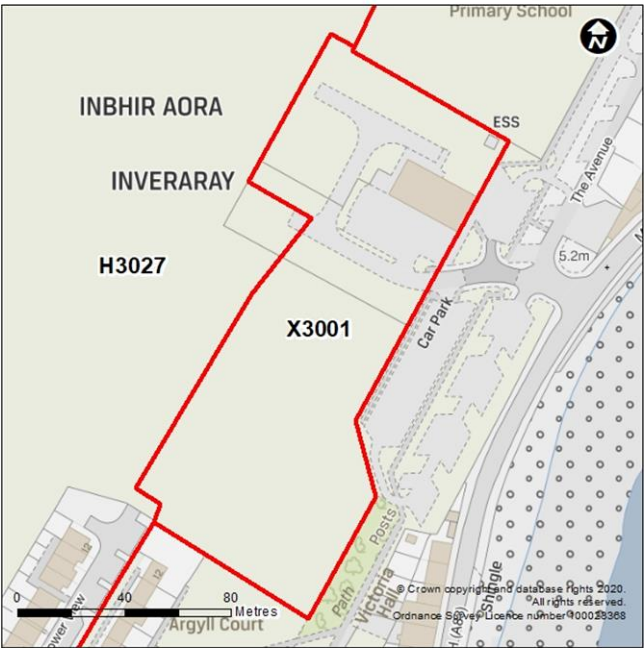
LDP Reference:	X1001
Marketable Type:	Immediately Available
Appropriate Uses:	Residential, childcare centre and business units
Address:	Cairndow - Inverfyne
LDP Area:	Bute and Cowal
Available Area:	3.1 ha
Access:	Existing access from A83 to south of site.
Environment:	Greenfield – most of the site developed
Serviced:	Yes
Constraints:	None
Take-Up:	2.17ha
Non-B&I Take-Up:	0.81ha

Planning History

Ref	Proposal	Decision Date
15/03510/PP	Erection of commercial units, associated access road, parking, landscaping and infrastructure.	29/03/2016
15/00556/PP	Variation of conditions 2 and 5 to 09/00385/OUT Extension to time period and removal of requirement for inclusion of affordable houses.	28/05/2015
15/02825/PP	Erection of childcare centre with associated access road, car parking, and landscaping.	24/12/2015
17/02897/PPP	Erection of a closed containment aquaculture facility for the production of sturgeon.	22/03/2018
19/00255/PP	Erection of 6 dwellinghouses, formation of vehicular access and car parking court.	16/04/2019

Mid Argyll, Kintyre and the Islands

X3001 Inveraray



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Site Details

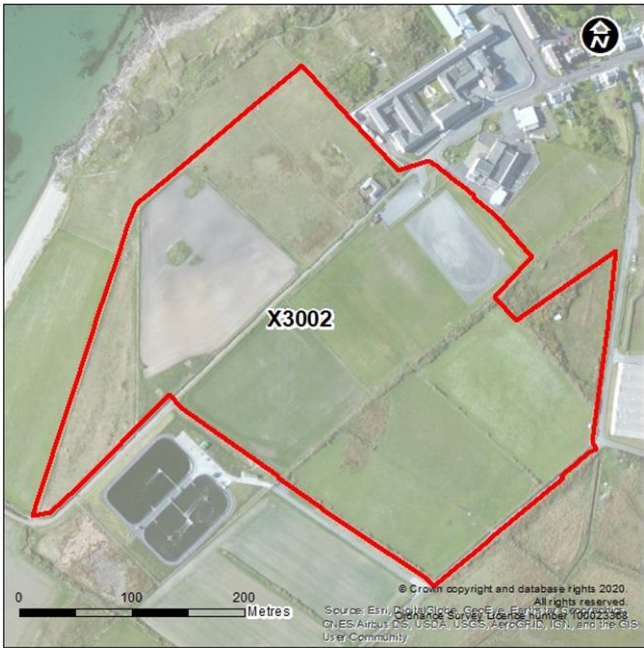
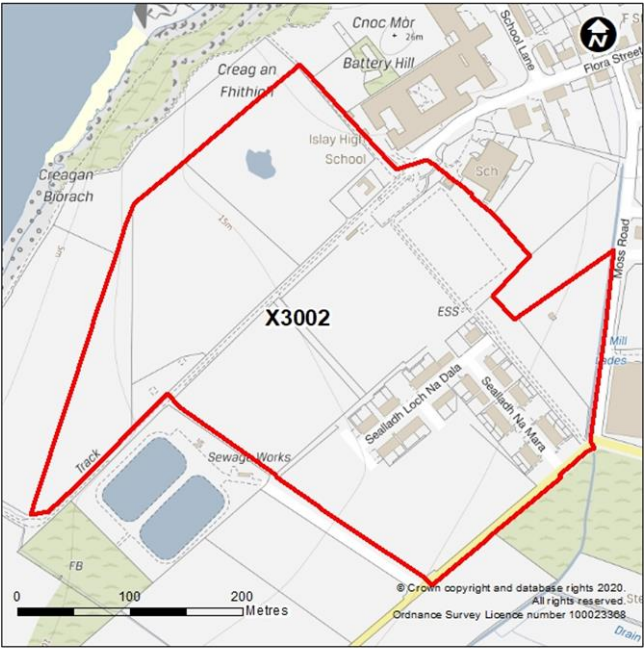
LDP Reference:	X3001
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Mixed use – business, tourism (including hotel) and community facilities (included within SM3001 Strategic Masterplan Area)
Address:	Inveraray
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	1.3 ha
Type:	Allocation
Access:	Existing access from The Avenue to west of site
Environment:	Greenfield – part developed
Serviced:	Part
Constraints:	Physical, infrastructure
Take-Up:	0ha
Non-Employment Take-Up:	0.7ha
Remaining business allocation:	1.1 ha

Planning History

Ref	Proposal	Decision Date
14/01082/PP	Erection of 8 dwellinghouses, 4 flats and formation of vehicular access, parking and infrastructure.	19/06/2014
18/02298/PP	Erection of 10 dwellinghouses with associated car parking, upgraded access road and landscaping (revised house types and associated parking previously approved under reference 16/03138/PP).	19/02/2019

Mid Argyll, Kintyre and the Islands

X3002 Isle of Islay - Bowmore



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Site Details

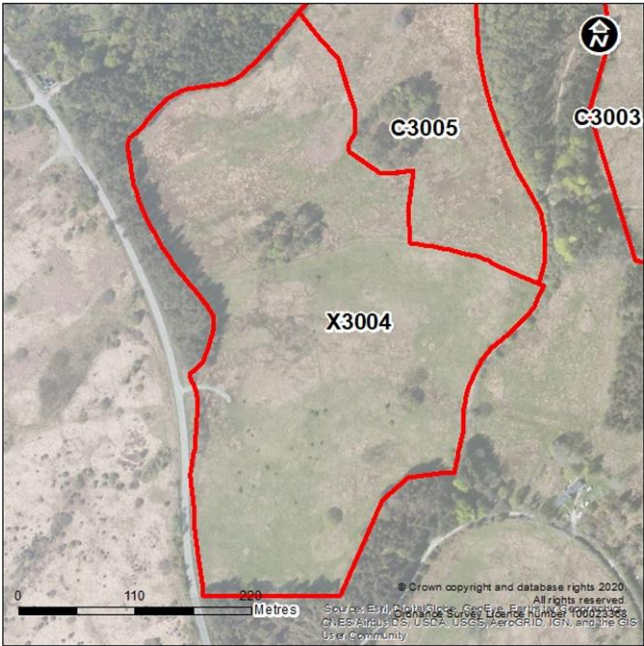
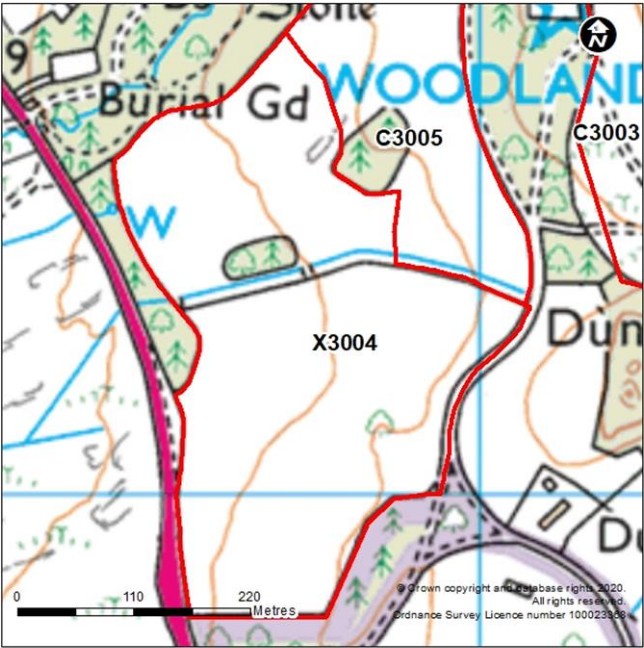
LDP Reference:	X3002
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Mixed use – housing (including affordable), industry, business (Class 4) and community facilities
Address:	Isle of Islay - Bowmore
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	12.8 ha
Business Allocation:	1.9 ha
Type:	Allocation
Access:	Access from south of site.
Environment:	Greenfield – part developed
Serviced:	Part
Constraints:	Physical
Take-Up:	1.53ha
Non-B&I Take-Up:	1.53ha

Planning History

Ref	Proposal	Decision Date
12/00564/PP	Installation of a biomass boiler.	31/05/2012
12/02239/PPP	Site for proposed business units and 20 affordable residential properties.	25/01/2013
13/02184/PP	Erection of 20 flats and formation of vehicular access.	10/12/2013
15/00247/PP	Erection of 10 dwellinghouses	13/05/2015
16/02201/PP	Erection of 20 dwellinghouses and associated works.	19/10/2016
16/02991/PP	Phased provision of an adoption standard remote pedestrian footpath.	19/12/2016
17/00852/PP	Erection of dwellinghouse.	15/06/2017
19/00144/PP	Construction of artificial pitch, erection of fencing and 6 lighting columns and associated works.	02/04/2019
19/00352/PP	Housing development.	22/04/2019
22/02111/PP	Erection of dwellinghouses	13/12/2024
24/01555/PP	Erection of 19 dwellinghouses and associated works	05/02/2025

Mid Argyll, Kintyre and the Islands

X3004 Lochgilphead - South



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Site Details

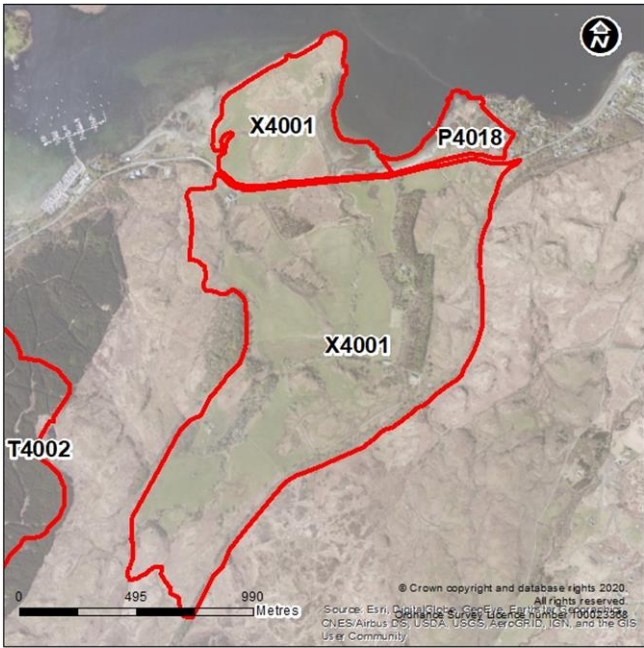
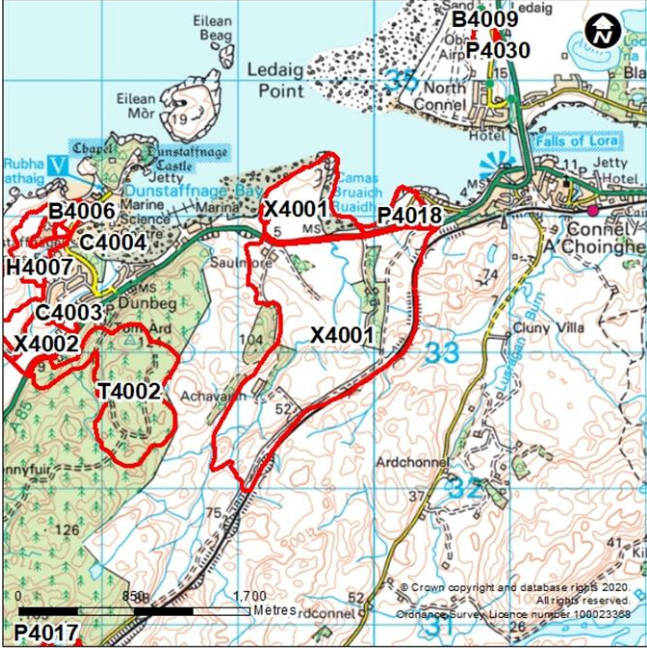
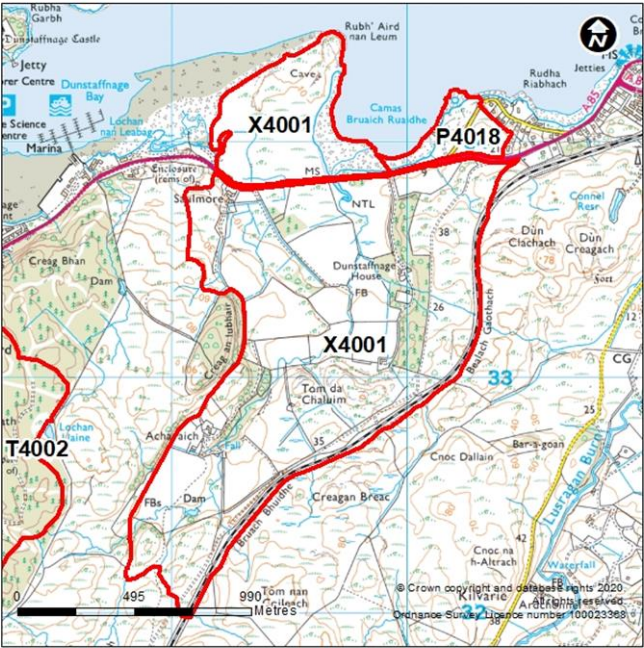
LDP Reference:	X3004
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Strategic economic investment location; mixed use – industry, business, storage and community use (included within SM3002 Strategic Masterplan Area)
Address:	Lochgilphead - South
LDP Area:	Mid Argyll, Kintyre and the Islands
Available Area:	11.6 ha
Type:	Allocation
Business Allocation:	5.96 ha
Access:	Access from A83 to West
Environment:	Greenfield
Serviced:	Part
Constraints:	Physical, infrastructure
Take-Up:	0.71ha
Non-B&I Take-Up:	0ha

Planning History

Ref	Proposal	Decision Date
20/00574/PP	Erection of factory unit with office accommodation	16/07/2020
24/00989/PP	Temporary incoming workers accommodation site (area 10) to facilitate construction of national electricity transmission infrastructure including parking, social block, permanent service connections and associated infrastructure.	18/06/2025

Oban, Lorn and the Isles

X4001 Connel – Saulmore Farm



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Site Details

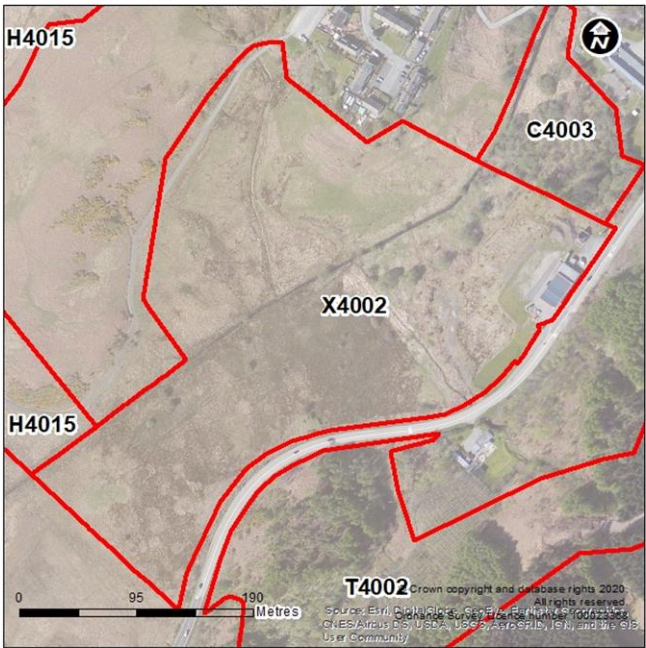
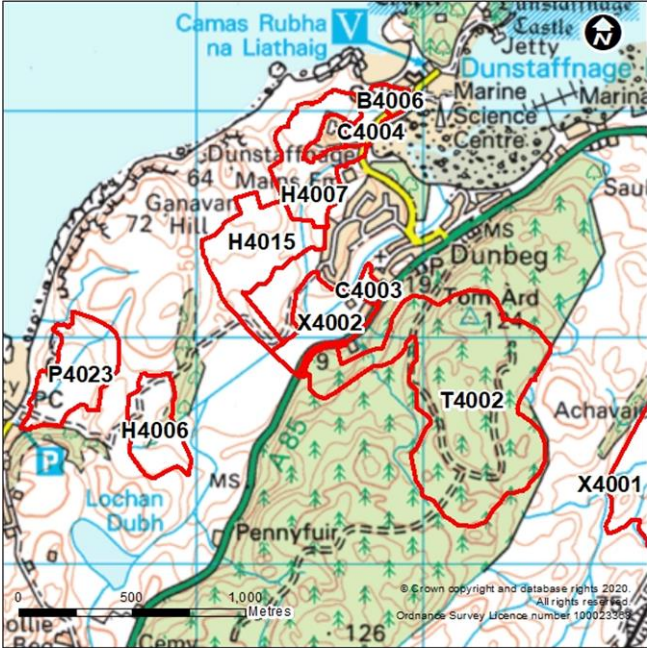
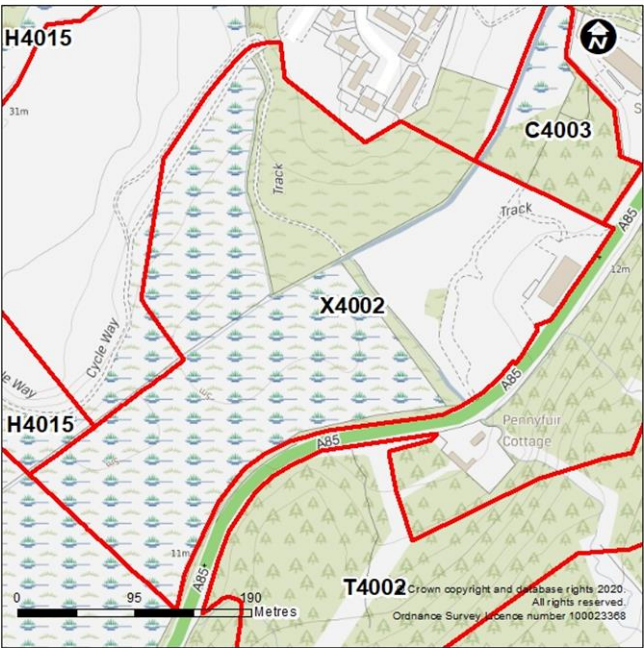
LDP Reference:	X4001
Marketable Type:	Constrained
Appropriate Uses:	Mixed use – hotel, tourism/leisure, golf course, housing. No built development to north of trunk road
Address:	Connel – Saulmore Farm
LDP Area:	Oban, Lorn and the Isles
Available Area:	182.7 ha
Type:	Allocation
Access:	Access from Trunk Road running through the site
Environment:	Greenfield
Serviced:	No
Constraints:	Physical, Infrastructure, Ownership
Take-Up:	0ha
Non-B&I Take-Up:	0ha

Planning History

Ref	Proposal	Decision Date
11/01307/PP	Erection of a replacement dwellinghouse.	08/09/2011
14/00983/PP	Erection of dwellinghouse, formation of vehicular access and installation of sewage treatment plant.	07/05/2015

Oban, Lorn and the Isles

X4002 Dunbeg



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Site Details

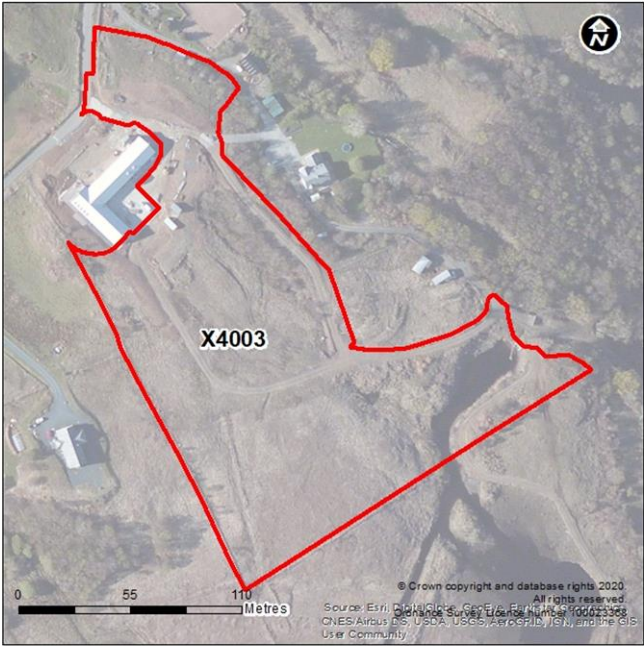
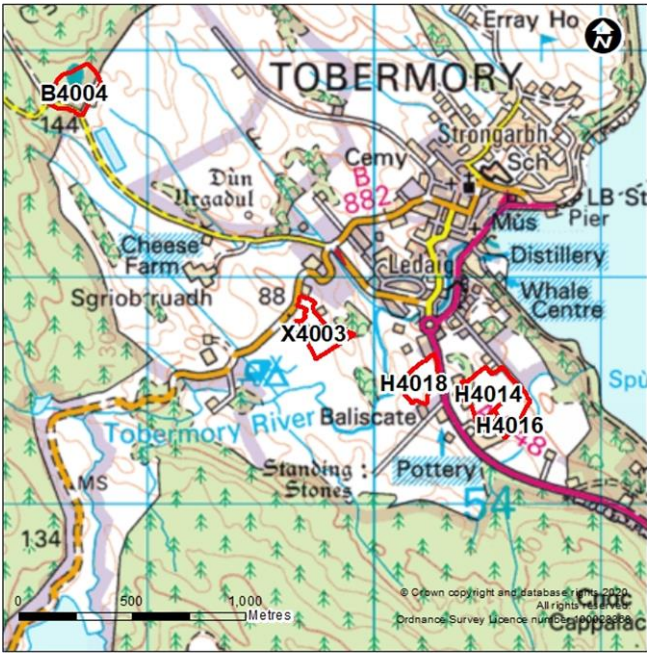
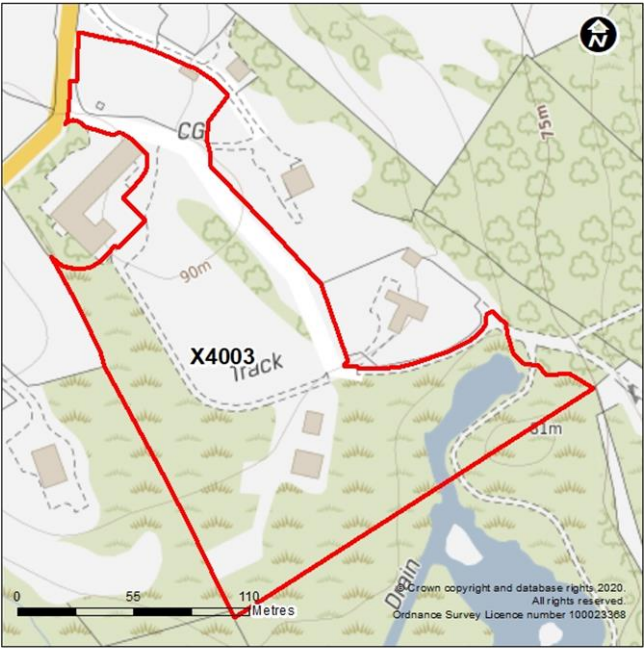
LDP Reference:	X4002
Marketable Type:	Marketable with Constraints
Appropriate Uses:	Mixed use – business and tourism
Address:	Dunbeg
LDP Area:	Oban, Lorn and the Isles
Available Area:	9.4 ha
Type:	Allocation
Access:	Access from A85 to the South
Environment:	Greenfield
Serviced:	No
Constraints:	Physical, Infrastructure
Take-Up:	0ha
Non-B&I Take-Up:	0ha

Planning History

Ref	Proposal	Decision Date
12/01520/PP	Formation of roundabout to serve future development land north and south of the A85, Dunbeg, Oban.	19/04/2013
14/01592/PP	Demolition of store and disused kiosk and erection of extension to retail unit to form hot food takeaway.	18/08/2014
16/03030/PP	Extension to forecourt.	23/12/2016
16/00692/PP	Renewal of PP ref 12/01520/PP – Formation of roundabout to serve future development land north and south of the A85, Dunbeg, Oban.	09/05/2016
19/00931/PP	Renewal of PP ref 16/00692/PP – Formation of roundabout to serve future development land north and south of the A85, Dunbeg, Oban.	04/07/2019
24/02246/PPP	Renewal of PP ref 16/00692/PP – Formation of roundabout to serve future development land north and south of the A85, Dunbeg, Oban. Residential development comprising social housing (236 units), student accommodation (31 units) and retirement accommodation (33 units), with shared community space; EV charging points; roads, including connection to previously consented roundabout, parking, and servicing areas; ground remodelling; above ground and below ground infrastructure, including SUDs; open space and landscaping, including biodiversity enhancement; modification to core path network; and peat management and restoration	PCO

Oban, Lorn and the Isles

X4003 Isle of Mull – Tobermory, Dervaig Road 2



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Site Details

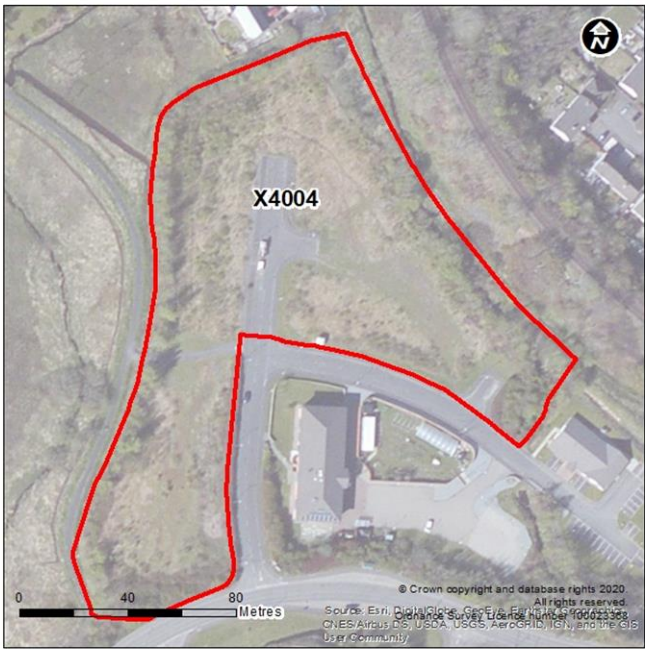
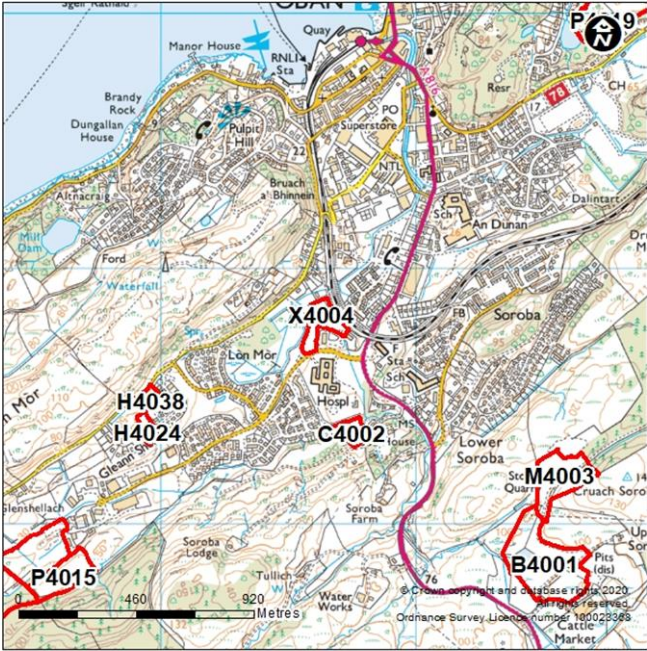
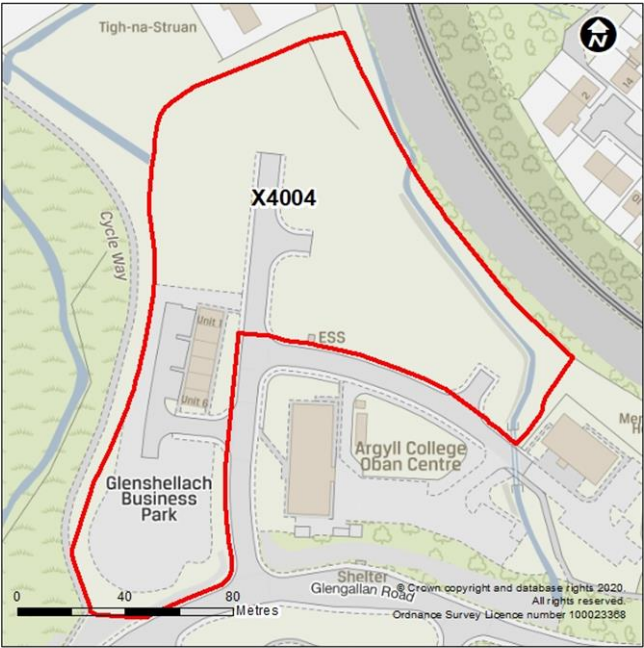
LDP Reference:	X4003
Marketable Type:	Constrained
Appropriate Uses:	Mixed housing, business and industry
Address:	Isle of Mull – Tobermory, Dervaig Road 2
LDP Area:	Oban, Lorn and the Isles
Available Area:	2.7 ha
Type:	Allocation
Access:	Access from B8013 to North of site
Environment:	Greenfield
Serviced:	No
Constraints:	Physical, Infrastructure
Take-Up:	0ha
Non-B&I Take-Up:	0ha

Planning History

No planning history to display

Oban, Lorn and the Isles

X4004 Oban – Glengallan Road



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Site Details

LDP Reference:	X4004
Marketable Type:	Immediately Available
Appropriate Uses:	Mixed use – business use, local neighbourhood scale facilities and services
Address:	Oban – Glengallan Road
LDP Area:	Oban, Lorn and the Isles
Available Area:	1.72 ha
Type:	Allocation
Access:	Existing access from Glengallan Road to south of site
Environment:	Greenfield, part developed
Serviced:	Yes
Constraints:	N/A
Take-Up:	1.12ha
Non-B&I Take-Up:	0ha

Planning History

Ref	Proposal	Decision Date
11/02523/PP	Erection of 16 single storey office/workspace units, together with associated parking and landscaping.	23/02/2012
17/00314/PP	Erection of offices and stores.	28/04/2017
19/01942/PP	COU from business (Class 4) to financial, professional and other services (Class 2).	04/02/2020

Glossary

Business and Industry Land (sometimes referred to as “Employment Land”)

Land that is for general industrial and business/office use, storage and distribution, business parks and specialist business parks, including research and development uses. These uses are established in Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution) as per the Town and Country Planning (Use Classes) (Scotland) Order 1997

Established Business and Industry Land Supply

This includes all undeveloped land that is allocated for the above uses in the adopted Local Development Plan. Mixed-use allocations with some potential or established business allocation have also been included in the land supply.

Availability

- Immediately Available: These sites are serviced (fully or partially) and have no constraints that would prevent the site being developed immediately.
- Marketable with Constraints: These sites can be (fully/partially or not serviced) but have minor constraints which prevent immediate development OR the site has no constraints but is not serviced.
- Constrained: Land that has no extant planning permission, is partially or not serviced, and has a major constraint that is unlikely to be developed within 5 years.

Constraints

- Access: Land with no road or pedestrian infrastructure. May also include known road concerns and issues, and difficult geographical limitations restricting access routes into the development.
- Ownership: Land subject to ownership issues, for example option land, owner seeking alternative use to allocation, unwilling seller, submitted an alternative use through the LDP process, more than one owner of a site.
- Infrastructure: No road access, no water, no gas, no foul drainage disposal, no surface water disposal, no telecommunications. Known road concerns and issues, includes sites that may require some remediation as a result of being contaminated.
- Physical: Sites with physical constraints such as topography, ground conditions, flooding and landlocked sites.

Existing Use

- Brownfield: Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings and developed land within a settlement boundary where further intensification of use is considered acceptable.
- Greenfield: Sites which have never been previously developed or are fully restored derelict land.

LDP Areas

The LDP Areas are based off the council’s administrative areas. The B&I Land Audit categorises the deliverability and take up of employment land through the Council’s administrative areas. These are Bute and Cowal, Helensburgh and Lomond, Mid Argyll and Kintyre, and Oban, Lorn and the Isles. A map of these areas can be found [here](#).

Gross Site Area

This refers to the total gross area (in ha) within the boundary of the site.

Net Site Area

The total area of land excluding roads, landscaping etc. As the physical attributes of a site and surrounding land uses will determine the area suitable for development and the level of landscaping required the net area will vary. For sites that are partially complete, the net area given is the area that is actually available to be developed. For sites

that are undeveloped the net area is estimated. This estimate assumes that on average, 20% of available land will be taken up with roads, landscaping etc. If relevant site information is available, this is taken into account. For sites with no information, or planning history, the net figure is not assumed.

Windfall Sites

Windfall sites are business and industrial developments on land which does not form part of the B&I land supply. Windfall B&I developments are considered as use class 4/ 5 or 6 new-build or conversion developments which occur on land not in existing business or industrial use. Developments of B&I use on windfall sites for existing single users are not included in the figure (i.e. an extension to an existing distillery).