

Welcome

Welcome to today's engagement on the emerging Oban Strategic Development Framework.

The Framework is exploring a range of options for the future growth of Oban and the surrounding area. We are seeking your feedback on key issues, opportunities, and priorities.

This engagement event covers:

- What is the Strategic Development Framework, and what area does it cover?
- What are the main objectives of the Framework?
- What local issues and environmental considerations are being taken into account?
- What opportunity areas have been identified for housing and economic development? What are their strengths and weaknesses?
- What happens next?



These boards are also available to view online until 20 March 2026 at the following address:

<https://www.ironsidefarrar.com/oban-sdf.html>



Planning for A Successful Oban & Surrounding Area

The Framework is planning for a more successful Oban with homes, jobs, and services that meet the needs of existing and future communities.

- **Why do we need to do it?** There is a need for new housing and economic development in the area, however Oban is increasingly physically constrained. Growth needs to be coordinated across the wider area, ensuring it is in the right locations, supported by local services and connections, and meeting the needs of communities.
- **What are we doing?** We are identifying and assessing potential areas of opportunity for future housing and economic development, together with necessary supporting services and infrastructure.
- **Where are we looking?** Oban and the surrounding area, including Dunbeg, Connel and Taynuilt.
- **When are we planning for?** For the next 20-40 years, adopting a long-term approach.
- **How do we do it?** Through careful consideration and balancing of environmental, economic, transport, and other factors, engagement with key agencies and local people, and assessment of different options to provide a clear direction for future growth.
- **How does the Framework relate to the Local Development Plan?** It does not allocate land for future development, but will inform the preparation of the next Local Development Plan 3 (LDP3) and future LDPs.



Access to key local services and amenities



Quality affordable homes



Access to local landscape



Employment opportunities



Sustainable tourism & leisure

What does success look like for Oban?

Area of Assessment

The Framework seeks to identify potential opportunity areas close to existing transport links, local services and amenities to support local living.

Oban is identified as a significant growth area by Argyll and Bute Council, with strong transport links, visitor economy, and town centre services.

The area covered by the Framework includes Oban and key arterial routes along the A85 and West Highland railway.

- Oban and the surrounding area;
- Settlements along the A85 corridor including Dunbeg, Connel, North Connel, Benderloch & Taynuilt; and
- Areas along the A816 corridor including Soroba, Kilmore and Kilbride.

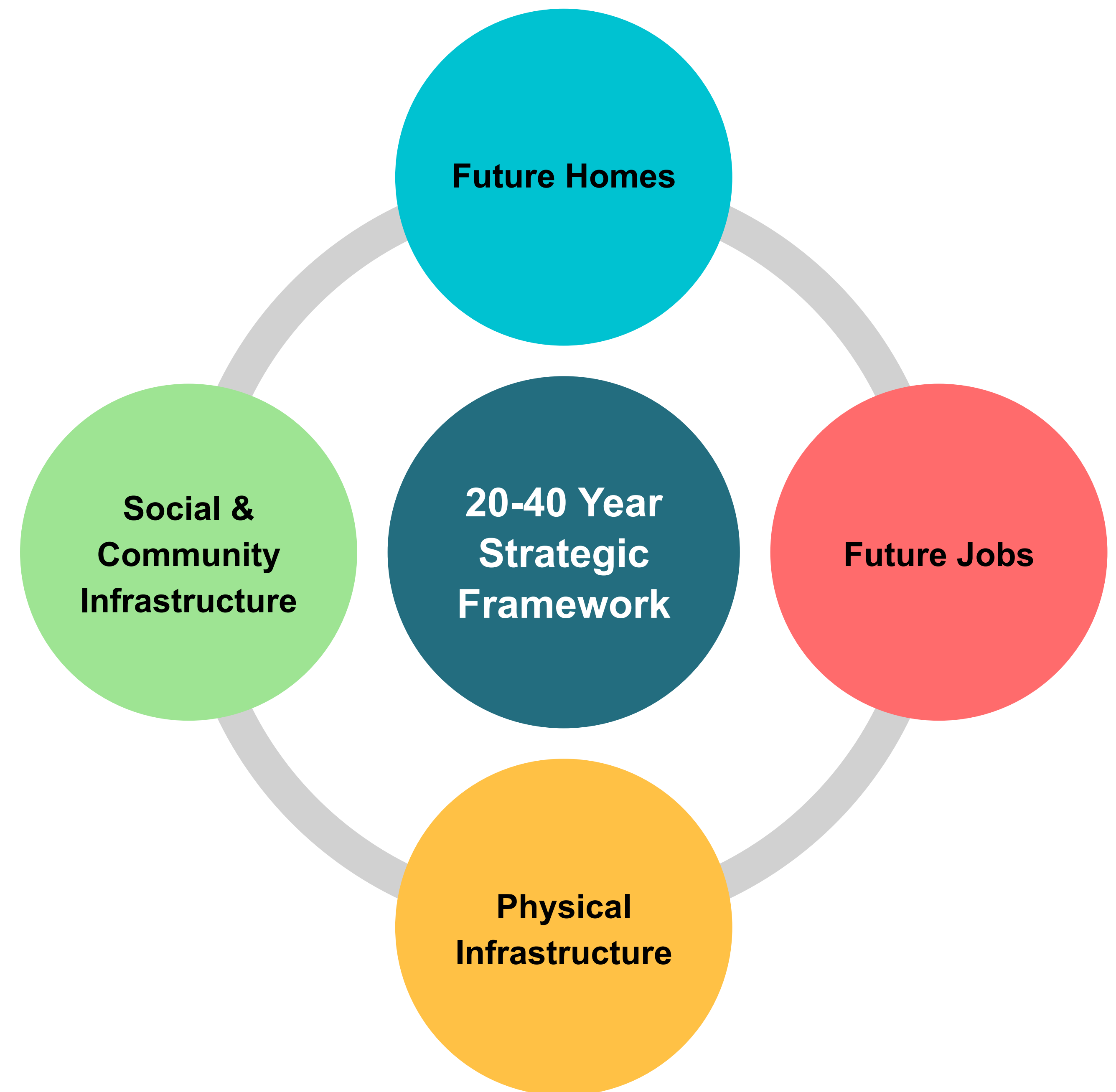


What Are We Planning For?

The Framework will support the creation of homes, jobs and local services for the next 20-40 years.

The Framework is considering future needs for:

- **Homes** – Up to 3,000 new homes may be needed over this period, including a mix of housing types, ownership options, and affordable homes.
- **Jobs** – Additional land will be required for economic development, helping to support existing businesses and new industries of the future.
- **Physical Infrastructure** – Provide the roads, public transport, utilities, and climate-ready infrastructure needed to support existing communities and future growth.
- **Social & Community Infrastructure** – Provide the local services and facilities people need for daily life, including schools, health and social care, community facilities and open space.



Enhancing the quality of Oban and the surrounding areas as places to live, work, learn, and visit.

For **current and future** generations.

Planning for a Sustainable Future

The Framework responds to policy priorities and requirements set by Scottish Government and Argyll and Bute Council.

National planning policy promotes the creation of **sustainable, liveable and productive places**. Strategic priorities for Argyll and Bute Council include reversing population decline and promoting economically driven growth. Guided by these principles, the Framework aims to support development that is:

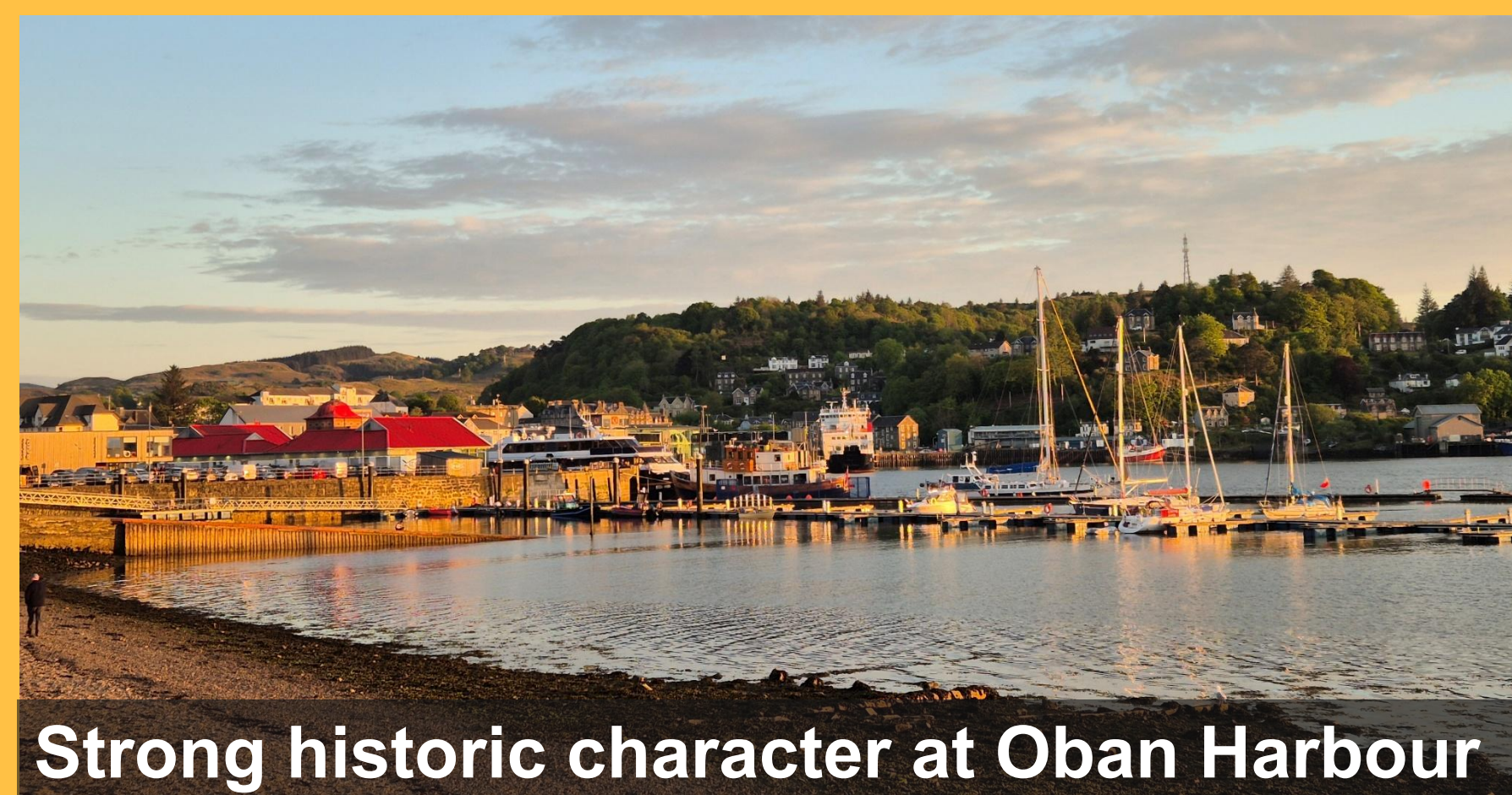
Sustainable



Sustainable Drainage at Dunbeg

- Achieves net zero carbon emissions by 2045.
- Addresses climate change and supports nature by building resilience and enhancing biodiversity.
- Promotes sustainable active travel and public transport links.
- Helps to grow our towns in a smart way and makes the best use of available land.
- Empowers people to shape their places.

Liveable



Strong historic character at Oban Harbour

- Supports re-population and increases local opportunities.
- Enables high quality, place-based design that supports health and wellbeing.
- Supports local living with access to daily amenities and services.
- Ensures infrastructure is at the centre of how we design and improve our neighbourhoods and public spaces.

Productive



Thriving local businesses

- Supports places to be vibrant, healthy, creative, enterprising, accessible and resilient.
- Delivers growth and enables economic prosperity.
- Supports sustainable jobs, local businesses and economic opportunities.
- Helps to grow tourism in a way that works for the local community.

Local Living

As well as new homes and economic development, the Framework needs to consider current and future local services and connections so that people can ‘Live Well Locally’.

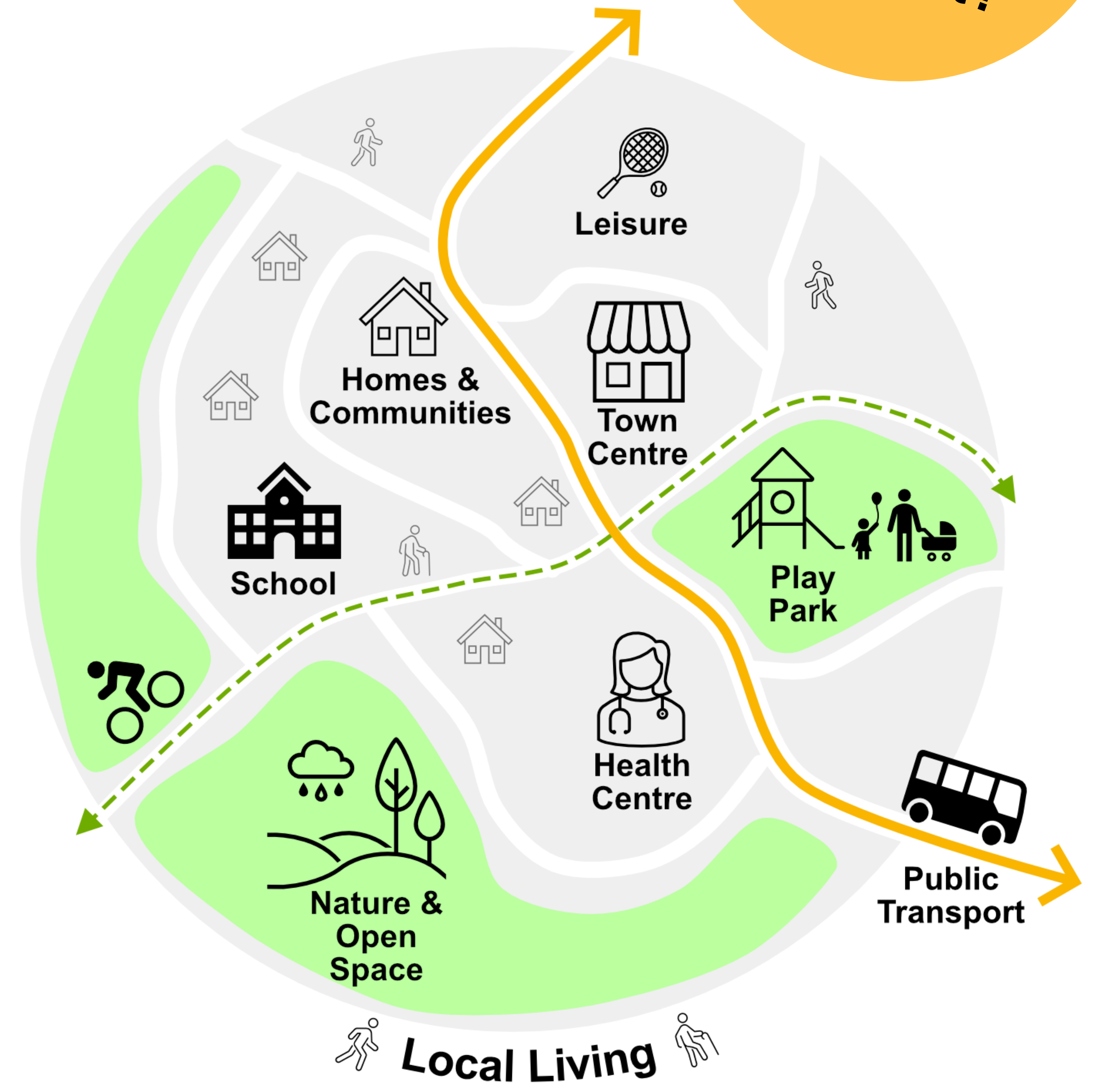
‘Living Well Locally’ means residents being able to meet their daily needs within a reasonable distance of their home. This can include:

- Shops for food and other essentials
- Work and business facilities
- Community facilities and social contact
- Health and social care
- Schools and childcare
- Outdoor and recreational space
- Public transport options

In rural areas like Oban and its surrounds, distances and densities can make Local Living and access to services challenging. Planning for public transport and strong connections between settlements is essential, together with a joined-up approach between providers across the area.

The Framework will encourage Local Living through promoting development that is well connected to existing communities and services, or which can support investment in new services and infrastructure. It will identify potential interventions and resources necessary to support Local Living around Oban, ensuring these are supported through future development.

What local services are most important?



Overcoming Issues & Challenges

What other issues are most important?

The Framework will provide a long-term delivery plan, supporting new development and investment to help address local priorities and issues.

Housing for Local People



More homes that local people can afford so families and workers can live and stay in the area.

Local Services



Resilient local services including schools, healthcare, shops, and transport so the community has what it needs close to home.

Rural Connectivity



Maintaining roads, public transport, and digital networks so that people in rural areas can stay connected.

Traffic Management



Managing traffic to keep roads safe, reduce congestion, and improve journeys for residents and visitors.

Flood Risk



Protecting homes, businesses, and roads from flooding as the climate changes.

Balancing Environment & Development

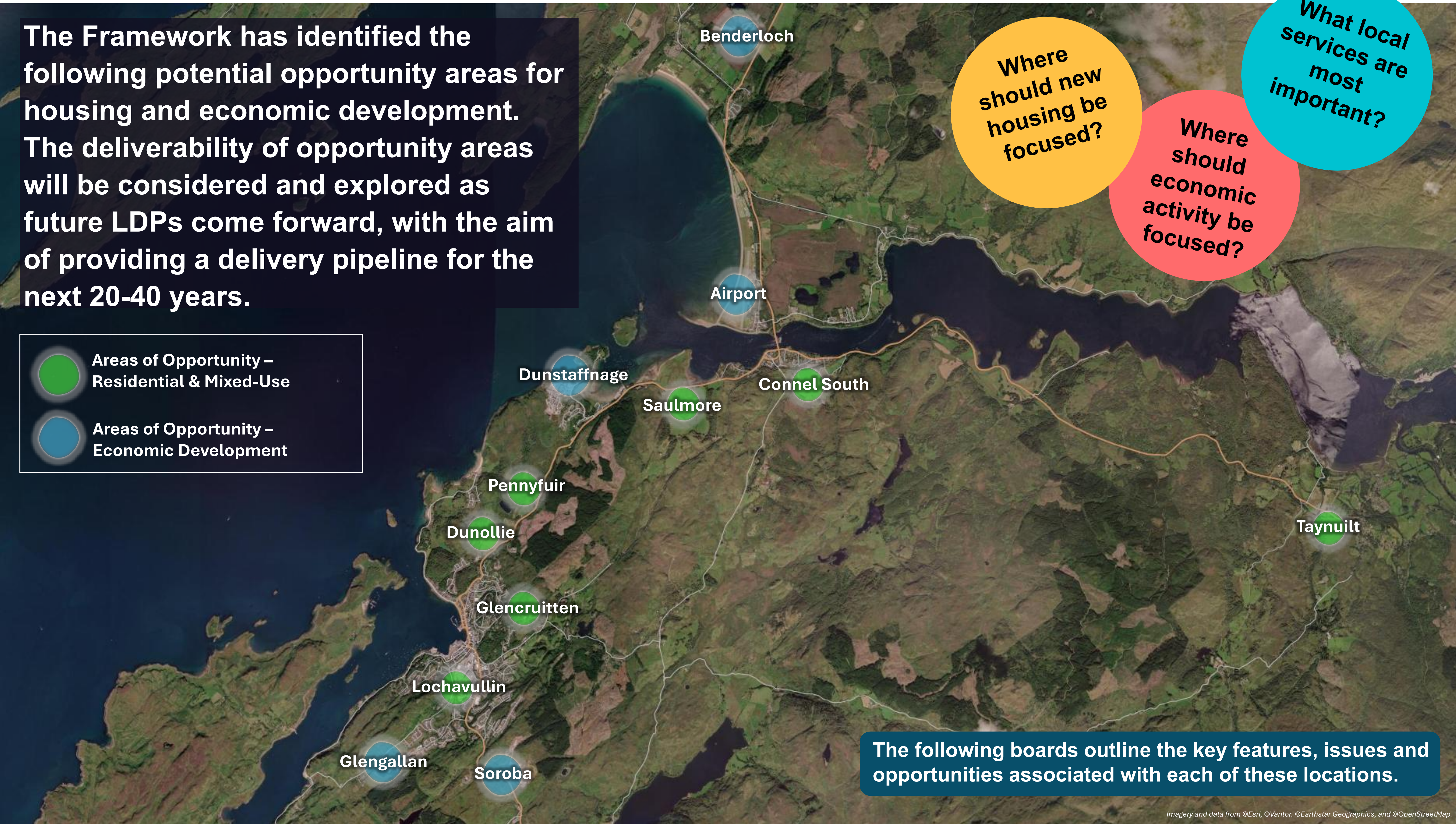
Identifying locations for growth requires a careful balance of considerations around environment, landscape, accessibility, services, and existing communities. The plan below identifies some examples of the key opportunities and constraints informing preparation of the Framework.



Potential Opportunity Areas

The Framework has identified the following potential opportunity areas for housing and economic development. The deliverability of opportunity areas will be considered and explored as future LDPs come forward, with the aim of providing a delivery pipeline for the next 20-40 years.

- Areas of Opportunity – Residential & Mixed-Use
- Areas of Opportunity – Economic Development



The following boards outline the key features, issues and opportunities associated with each of these locations.

Imagery and data from ©Esri, ©Vantor, ©Earthstar Geographics, and ©OpenStreetMap.

Potential Housing Opportunity Areas – Oban

Are there other locations which should be considered?

Areas of search for long-term housing and mixed-use development in Oban include locations within and around the existing settlement.

Lochavullin

Opportunity for multi-phase urban redevelopment with homes and jobs.

Opportunities

- Brownfield site.
- Large area of flat land.
- Close to Oban centre
- Urban regeneration and renewal.
- Access to existing services & amenities.
- Good pedestrian, cycle, and transport accessibility.

Challenges

- Existing industrial uses in operation.
- Land remediation.
- Existing SGN Gas Depot.
- Significant areas of potential flood risk.

Glencruitten

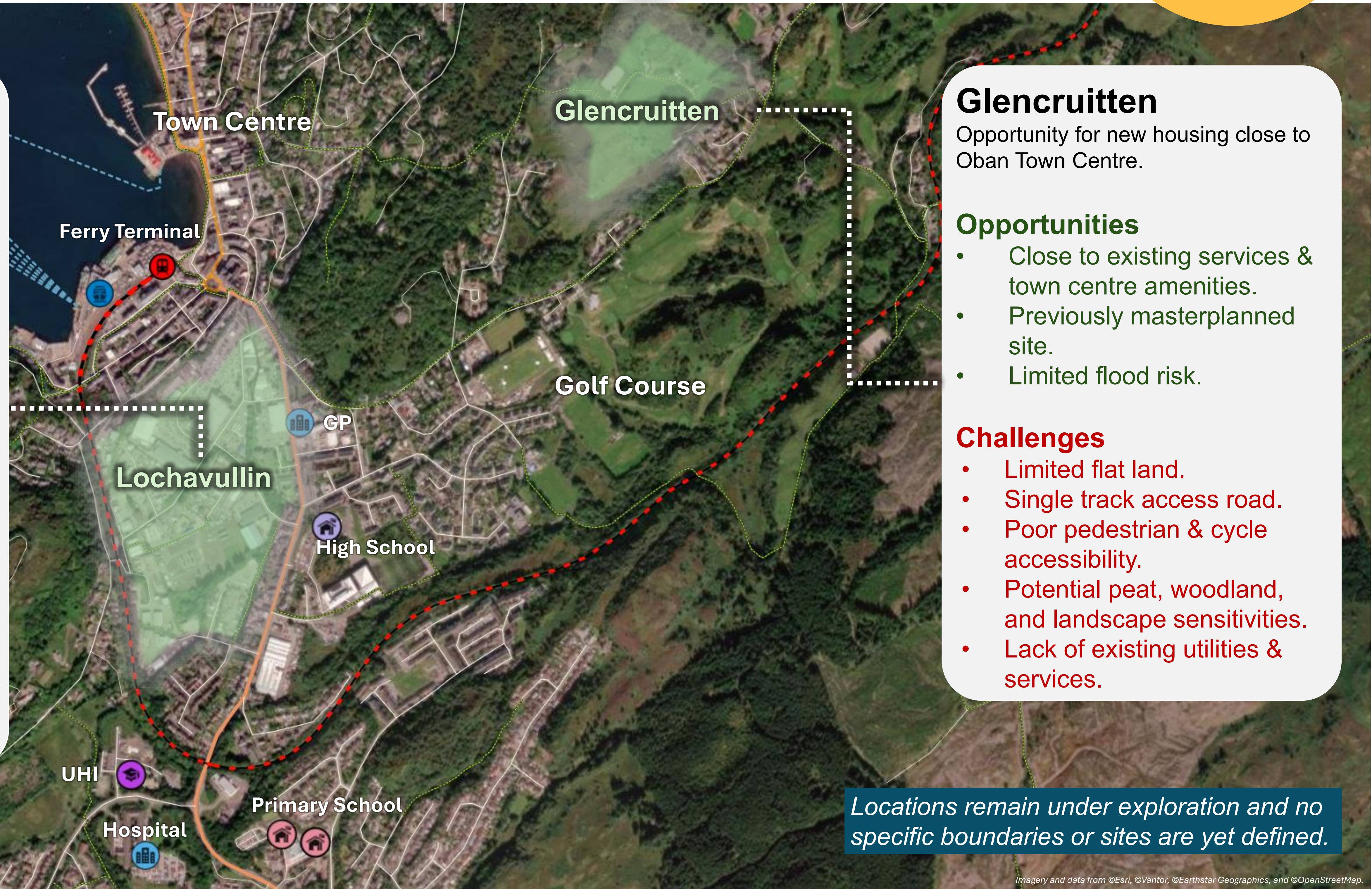
Opportunity for new housing close to Oban Town Centre.

Opportunities

- Close to existing services & town centre amenities.
- Previously masterplanned site.
- Limited flood risk.

Challenges

- Limited flat land.
- Single track access road.
- Poor pedestrian & cycle accessibility.
- Potential peat, woodland, and landscape sensitivities.
- Lack of existing utilities & services.



Locations remain under exploration and no specific boundaries or sites are yet defined.

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Potential Housing Opportunity Areas – Dunollie

Areas of search for long-term housing land at Dunollie include locations beyond existing settlement, including Pennyfuir, Dunollie North and Dunollie Gateway.

Are there other locations which should be considered?

Dunollie North & Gateway

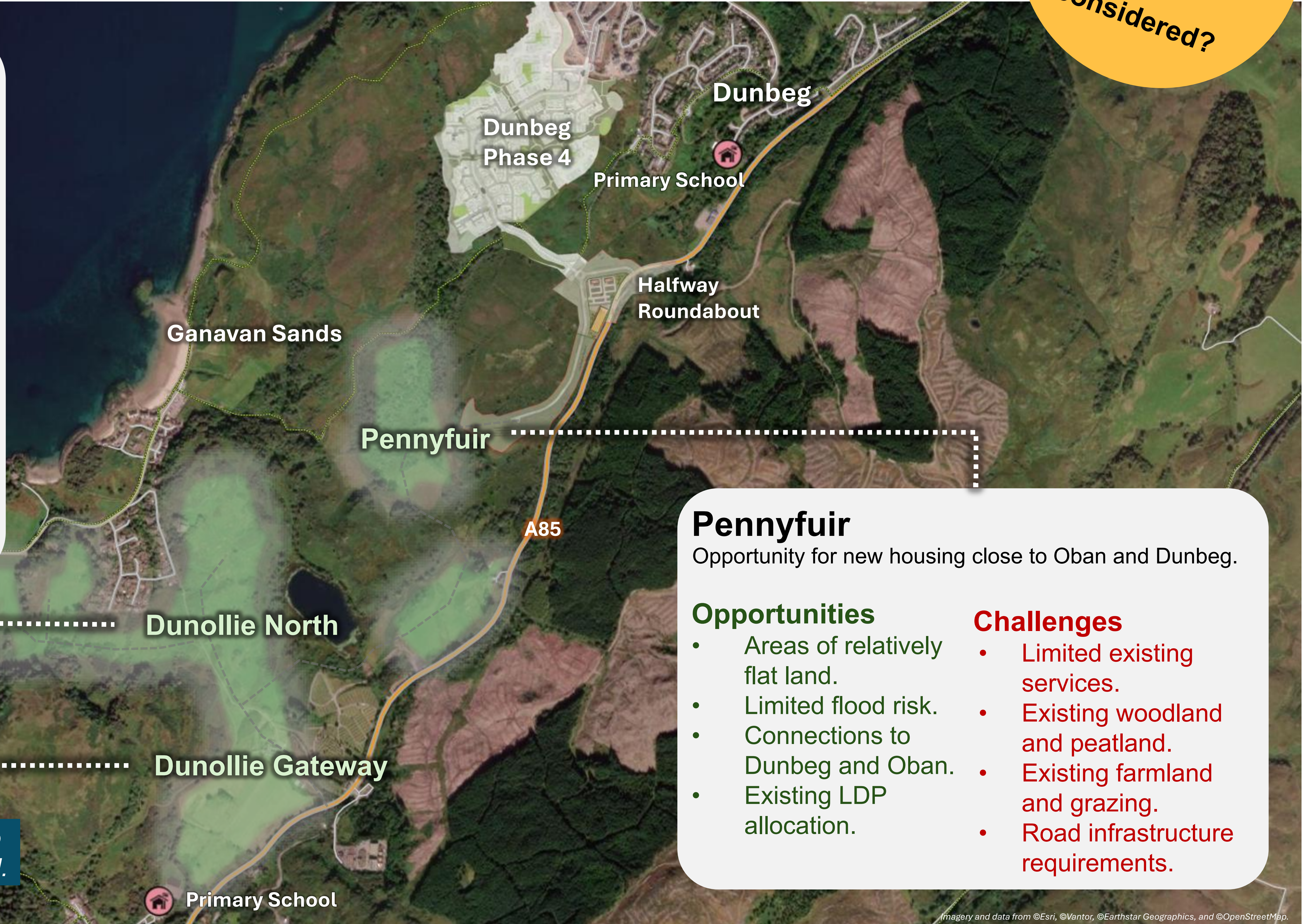
Opportunity for housing and mixed-use development close to Oban and Dunbeg.

Opportunities

- Areas of relatively flat land.
- Limited flood risk.
- Direct access from the A85 and associated public transport.
- Green Network + Active Travel connections.

Challenges

- Existing farmland and grazing.
- Limited existing services.
- Impacts to landscape character.
- Road infrastructure requirements.



Pennyfuir

Opportunity for new housing close to Oban and Dunbeg.

Opportunities

- Areas of relatively flat land.
- Limited flood risk.
- Connections to Dunbeg and Oban.
- Existing LDP allocation.

Challenges

- Limited existing services.
- Existing woodland and peatland.
- Existing farmland and grazing.
- Road infrastructure requirements.

Locations remain under exploration and no specific boundaries or sites are yet defined.

Potential Housing Opportunity Areas – Connel

Areas of search for long-term housing land around Connel includes locations beyond existing village areas, including Saulmore and Connel South.

Are there other locations which should be considered?

Saulmore

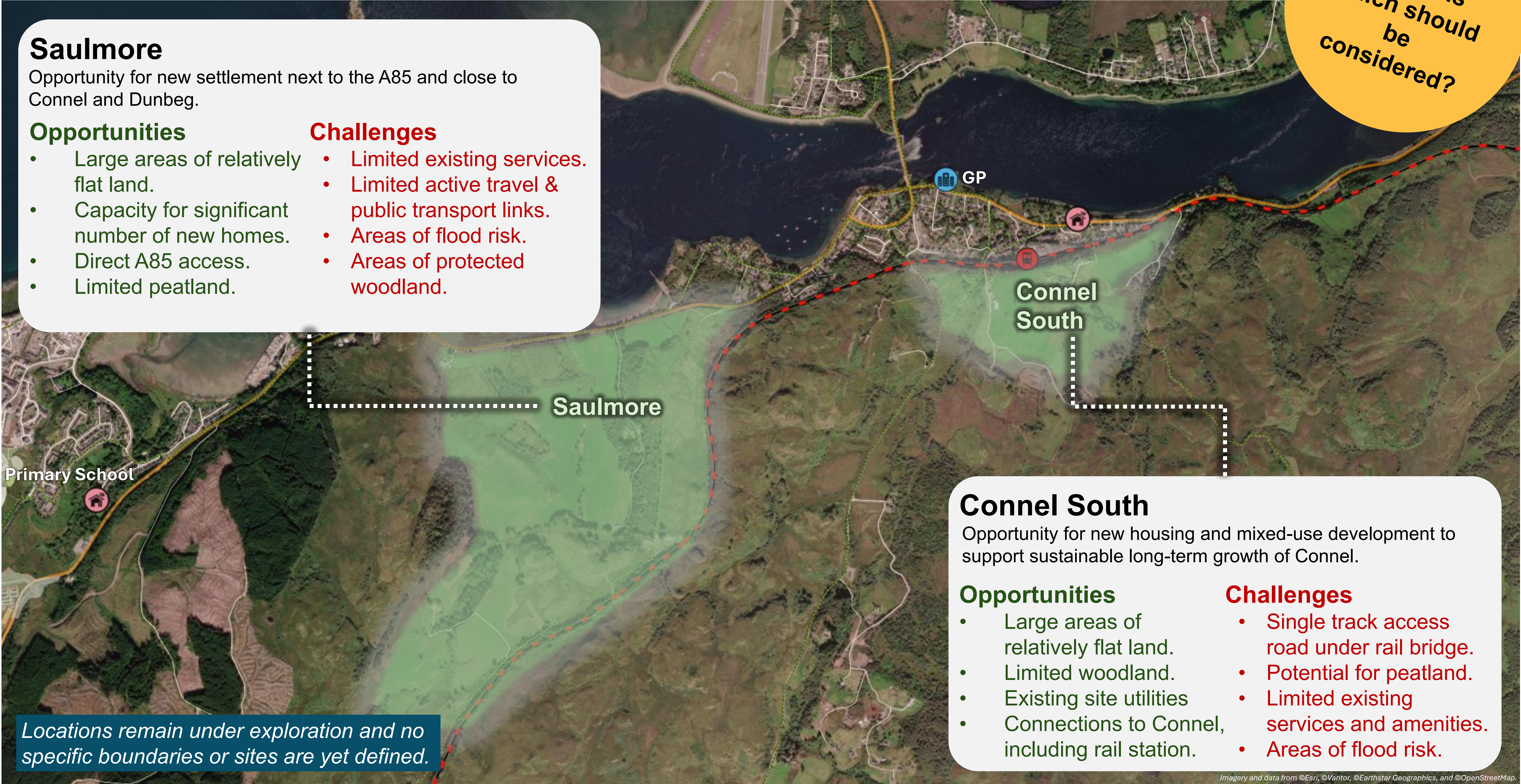
Opportunity for new settlement next to the A85 and close to Connel and Dunbeg.

Opportunities

- Large areas of relatively flat land.
- Capacity for significant number of new homes.
- Direct A85 access.
- Limited peatland.

Challenges

- Limited existing services.
- Limited active travel & public transport links.
- Areas of flood risk.
- Areas of protected woodland.



Connel South

Opportunity for new housing and mixed-use development to support sustainable long-term growth of Connel.

Opportunities

- Large areas of relatively flat land.
- Limited woodland.
- Existing site utilities
- Connections to Connel, including rail station.

Challenges

- Single track access road under rail bridge.
- Potential for peatland.
- Limited existing services and amenities.
- Areas of flood risk.

Locations remain under exploration and no specific boundaries or sites are yet defined.

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Potential Housing Opportunity Areas – Taynuilt

Areas of search for long-term housing land around Taynuilt including locations to the south of the A85, but close to the existing village centre.

Are there other locations which should be considered?

Taynuilt

Opportunity for new housing to support sustainable long-term growth for Taynuilt.

Opportunities

- Large areas of relatively flat land.
- Close to existing services and amenities, including rail station.
- Limited native woodland.
- Direct road access (A85).

Challenges

- Some areas of potential peatland.
- Some areas of flood risk.
- Impacts to landscape character.
- Existing homes and settlement.



Locations remain under exploration and no specific boundaries or sites are yet defined.

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Potential Economic Development Areas

Are there other locations which should be considered?

Potential economic development areas include extensions to existing industrial and business locations, and new employment opportunities within mixed-use development.

Dunstaffnage – Further expansion of the established marine science academic and business cluster, supporting innovation, research, and new business growth.

Dunollie - Commercial uses could form part of mixed-use development at Dunollie, benefitting from direct road access and proximity to Oban.

Glengallan – Potential expansion and growth of existing industrial area, supporting growing business and investment in new industries like green energy.

Benderloch – Existing quarry, with potential for new business / employment uses to form part of long-term site restoration.

Oban Airport – Further investment and growth of Airport Business Park, providing a hub for the aviation sector and related innovation, research, skills and training.

Connel South – Employment uses could form part of future development at Connel, supporting Local Living.

Soroba – Potential expansion and growth of existing industrial area, supporting growing businesses and investment in new industries like green energy.



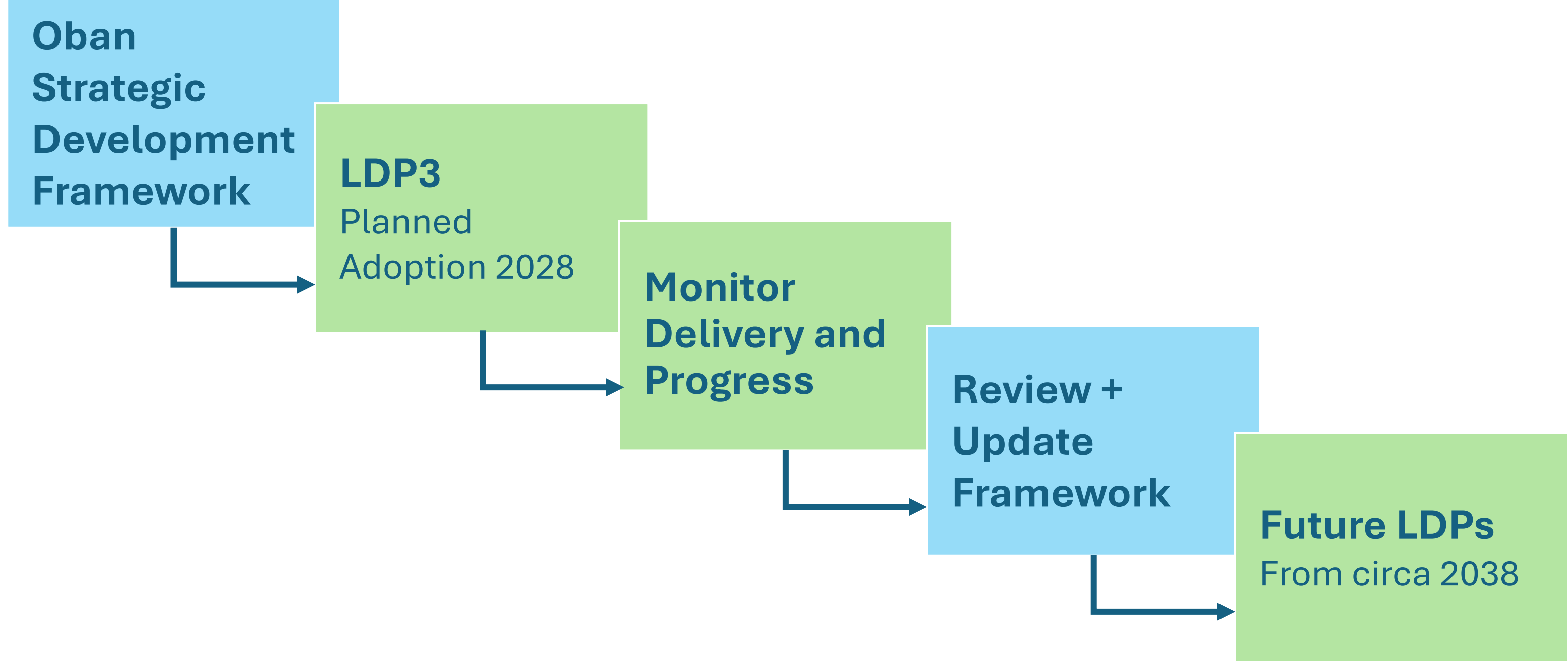
Potential Economic Development Areas

Long Term Delivery Plan

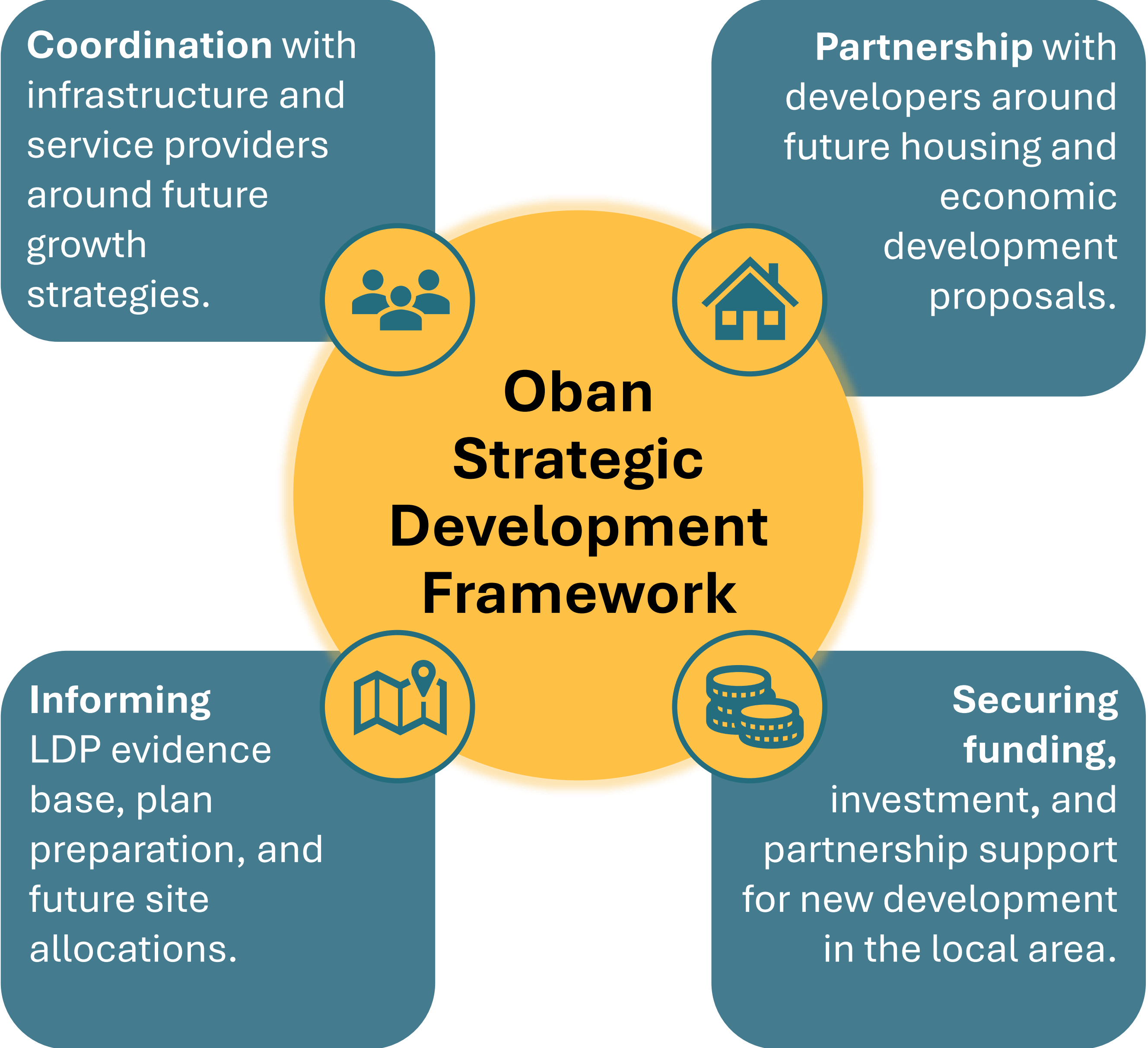
The Framework will act as a long-term delivery plan for future homes, jobs and local services for the next 20-40 year period.

It will provide an assessment of potential opportunity areas for further consideration, and it will act as a basis for collaboration with infrastructure providers including local services, house builders, and education, healthcare and transport providers.

The Framework will be linked to and inform the Council’s preparation of future LDPs. However, it will not formally allocate land for development; this will remain part of the statutory LDP process and will be subject to further public consultation at the relevant stages.



The Framework will provide the basis for:



To stay informed on the preparation of Local Development Plan 3, please sign up using the link below, or scan the QR code:
<https://www.argyll-bute.gov.uk/form/sign-up-for-the-ldp3-mailing-lis>

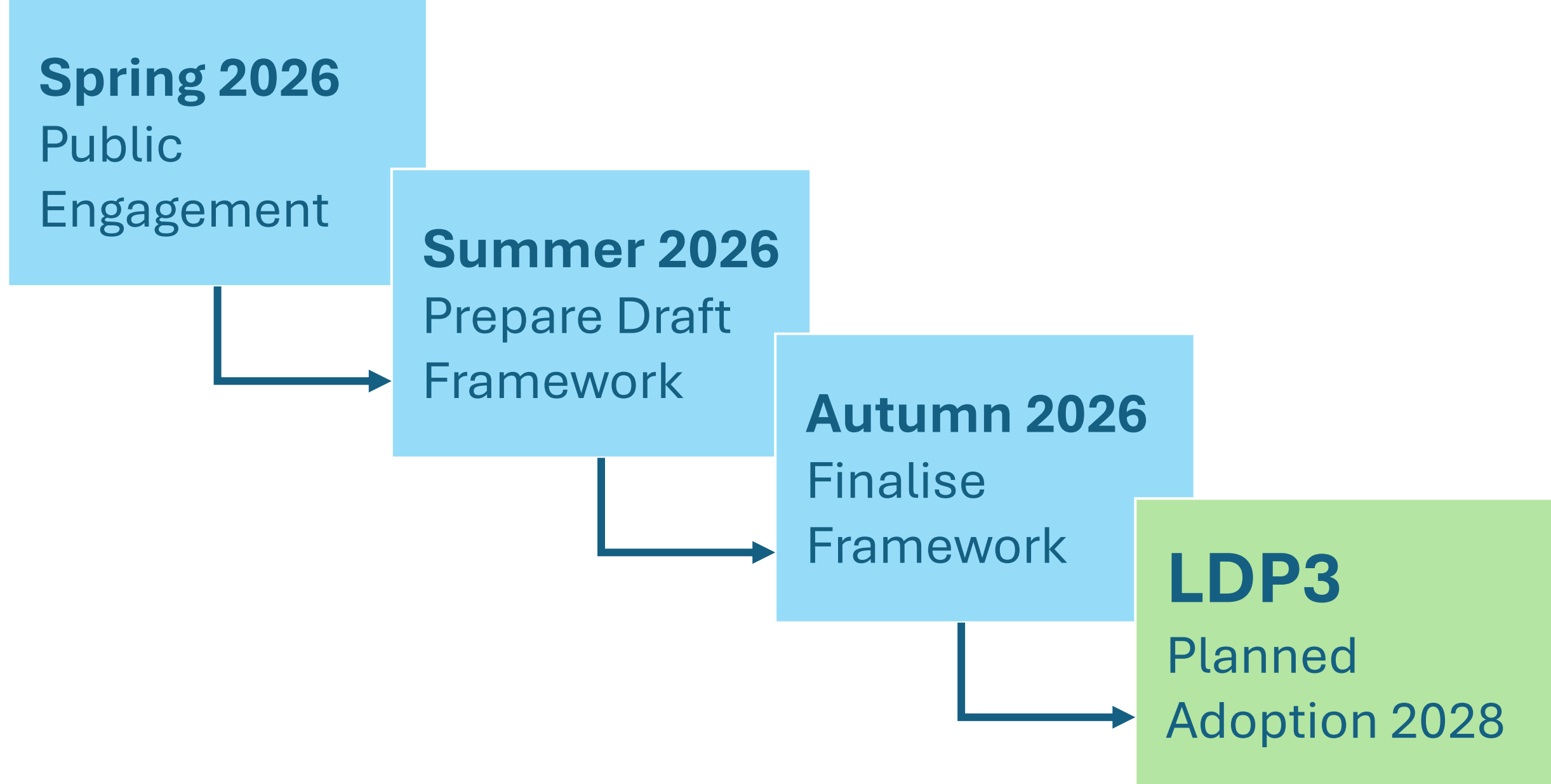


Next Steps

This engagement provides the opportunity for community and stakeholder feedback on the emerging Oban Strategic Development Framework. We are seeking your feedback on key issues, opportunities, and priorities.

Please provide comment or feedback on the form provided. The engagement will also be available online until 20 March 2026.

Following this engagement, your feedback will be reviewed and considered as part of the next stage in the preparation of the Framework.



Thank you for taking part in this engagement.

We welcome your feedback. Please make a comment or ask a question by filling in our **online survey**. Click on the post-it note or scan the QR code to access the link.

