

Local Development Plan Newsletter

March 2026



Argyll and Bute Council are preparing the next Local Development Plan (LDP). This will be a key document that provides the planning framework for the area and guides how our towns, villages and rural areas should change.

Development Plan Scheme (DPS)

The Development Plan Scheme (DPS) explains about the preparation of a Local Development Plan. It aims to provide an easy to use guide as to when, where and how you can engage in the preparation process for the Local Development Plan. The DPS also includes what is involved at each stage of preparation or review, and a Participation Statement in section 8 which outlines when engagement or consultation is likely to take place, with whom and its likely form.

The third DPS is being presented to Members of PPSL (the Planning, Protective Services and Licensing Committee) on Wednesday 18th March 2026, and includes an updated timetable in section 10 of when key stages of LDP3 should be reached. This includes submission of the Evidence Report for Gate Check at the end of 2026, before working on the Proposed Plan stage which will be subject to a formal consultation period, then finally Adoption of LDP3 in late 2029.

The DPS, once approved, will be available on the [LDP3 webpage](#).

Local Development Plan 3 (LDP3): Evidence Report Engagement

The first stage of the process is the preparation of an Evidence Report which must contain sufficient information to enable the preparation of LDP3. The purpose of the Evidence Report is to support the quality and effectiveness of the LDP. The aim is to front-load the work and use the evidence to clearly inform what to plan for, before the Proposed Plan looks at where development should take place. The Evidence Report is not expected to contain all the detail of evidence, but should provide a summary of what the evidence means for the plan.

The Evidence Report will be subject to independent assessment at the 'Gate Check'.

The basis of the Evidence Report will be 18 Topic Papers, on which communities are invited to share views on the accuracy and sufficiency of evidence. The first 5 of these (Transport, Historic Assets and Places, Vacant and Derelict Land, Town Centres and Retail, and Aquaculture) are open for comment between 16th March 2026 and 13th April 2026. - [Evidence Report Topic Paper Engagement](#)

Play Sufficiency

To understand the outdoor play opportunities that children and young people currently have in the area, and inform the Play Space Topic Paper, a [Play Sufficiency Assessment](#) is being carried out. Feedback from both adults and children will help to identify any gaps in provision, guide future development, and assist with potential investment and funding bids.

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Place Standard

Communities are also invited to use the [Place Standard Tool](#) - a simple and engaging online questionnaire that asks what works well now and what could be improved in the future for Argyll and Bute's places. It comprises questions on physical, social, cultural and economic aspects of a place, and will inform the Design, Quality and Place Topic Paper.

Strategic Development Frameworks (SDF's) for Oban and Helensburgh

Argyll and Bute's Local Development Plan 2 (LDP2) identifies the Oban and Helensburgh areas as growth areas. To support this, LDP2 includes Proposals A and B which are actions to develop a long-term Strategic Development Frameworks (SDF's) for each of these areas to enable sustainable development over the next 20 to 40 years.

Initial discussions have taken place with community councils and Elected Members within each area. Public engagement was then carried out for each Framework as follows:

- HSDF on Wednesday 26th November 2025 between 4pm and 7:30pm at the Helensburgh and Lomond Civic Centre. Email submissions were then accepted until 19th December 2025.
- OSDF on Wednesday 11th March 2026 between 2pm and 8pm at the Corran Halls, Oban. An online feedback form is available on the [OSDF webpage](#) until 5pm on 20th March.

Some of the common questions and concerns that have been raised are noted on the [HSDF webpage](#), with answers provided to these.

In anticipation of similar feedback on the OSDF a Q&A page on the [OSDF webpage](#) has been put together. Following the drop-in event, the page will be updated to reflect questions and comments raised.

It is expected that the SDF's will be finalised later in 2026 and feed into the Evidence Report stage of LDP3 ahead of developing the Proposed Plan. There will be multiple further opportunities for public engagement and consultation through the LDP3 process including:

- Online Topic Paper (including Housing, Green Belt, Biodiversity etc) (anticipated to be in 2026, with the first 5 Topic Papers, Place Standard, and Play Sufficiency engagement already live)
- LDP3 early engagement (anticipated to be in 2027)
- LDP3 Proposed Plan Formal Consultation (anticipated to be in 2028)

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