

## Topic Paper 10: Infrastructure First (Part 1)

This Topic Paper covers the subject themes of Health, Waste, Energy and Education. Other infrastructure subjects will be covered in Part 2 which will be subject to engagement at a later date.

Information required by the Act regarding the issue addressed in this section:

The Town and Country Planning (Scotland) (Act) 1997, as amended:

- Section 15(5)(d) *The infrastructure of the district (including transport);*
- Section 15(5)(e) *how that infrastructure is used*

### **NPF4 requirements for LDP:**

NPF4 Policy 18: Infrastructure first

*LDPs and delivery programmes should be based on an integrated infrastructure first approach. Plans should:*

- *be informed by evidence on infrastructure capacity, condition, needs and deliverability within the plan area, including cross boundary infrastructure;*
- *set out the infrastructure requirements to deliver the spatial strategy, informed by the evidence base, identifying the infrastructure priorities, and where, how, when and by whom they will be delivered; and*
- *indicate the type, level (or method of calculation) and location of the financial or in-kind contributions, and the types of development from which they will be required.*

*Plans should align with relevant national, regional and local infrastructure plans and policies and take account of the Scottish Government infrastructure investment hierarchy and sustainable travel and investment hierarchies in developing the spatial strategy. Consistent early engagement and collaboration between relevant stakeholders will better inform decisions on land use and investment.*

NPF4 Policy 11: Energy

*LDPs should seek to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development.*

## NPF4 Policy 12: Zero waste

*LDPs should identify appropriate locations for new waste management infrastructure to support the circular economy and meet identified needs in a way that moves waste as high up the waste hierarchy as possible.*

### **Links to Evidence:**

#### **Health**

##### Strategies and Reports

##### Local

Joint Strategic Needs Assessment 2024 (Argyll and Bute Health and Social Care Partnership)

Joint Strategic Plan 2026 to 2031 (Argyll and Bute Health and Social Care Partnership)

##### Datasets and other sources of information

GP Practice Contact Details and List Sizes (Public Health Scotland)

NHS Highland List of General Medical Practitioners Updated 20/01/2025 (NHS Highland)

NHS Highland List of Dental Practitioners November 2025 (NHS Highland)

Pharmaceutical List – November 2025 (NHS Highland)

Highland Ophthalmic List – September 2025 (NHS Highland)

Care Resources (Argyll and Bute Council Website)

Dunoon Project Town Quantitative Data Profile – Shaping Places for Wellbeing Programme (Improvement Service and Public Health Scotland)

#### **Waste**

##### Strategies and Reports

##### National

Scotland's Zero Waste Plan (Scottish Government)

Scotland's Circular Economy and Waste Route Map to 2030 (Scottish Government)

##### Local

Argyll and Bute Waste Strategy – Argyll and Bute Council

Argyll and Bute Council Decarbonisation Plan 2022 – 2025

## Datasets and other sources of information

Waste data reporting (Scottish Environment Protection Agency)  
Scotland's waste sites and capacity data tool (Scottish Environment Protection Agency)  
Waste Capacity 'need' calculations to meet zero waste targets (Scottish Environment Protection Agency)

## **Energy**

### Strategies and Reports

#### National

Strategic Energy Planning – A summary (National Energy System Operator)  
Strategic Spatial Energy Plan Methodology May 2025 (National Energy System Operator)  
Beyond 2030 A national blueprint for a decarbonised electricity system in Great Britain (National Grid Electricity System Operator)  
Transitional Regional Energy Strategic Plan (National Energy System Operator)

#### Regional

North of Scotland Future Energy Scenarios May 2022 (SSEN Transmission)  
Delivering a Network for Net Zero: The Pathway to 2030 (SSEN Transmission)  
Housing our workers Strategy 2024 (SSEN Transmission)  
Powering Communities to Net Zero – Our Business Plan for RIIO-ED2 2023-2028 (SSEN Distribution)  
Hebrides and Orkney Whole System Uncertainty Mechanism Re-opener application – core narrative (SSEN Distribution)  
Port Ann and Carradale Grid Supply Points: Strategic Development Plan April 2025 (SSEN Distribution)  
Inverarnan 132kV Supply Area: Strategic Development Plan February 2026 (SSEN Distribution)  
Taynuilt Grid Supply Point: Strategic Development Plan April 2025 (SSEN Distribution)  
DSO Action Plan Year 2 October 2024 (SSEN Distribution)  
RIIO-2 Re-opener Applications 2025 Final Determinations – ED Annex (OFGEM)  
Empowering Communities, Enabling Growth – Emerging Thinking for ED3 (SSEN Distribution)  
Long Term Development Statement For the years 2025/26 – 2029/30 (SP Energy Networks)  
RIIO-T3 Business Plan 2026-2031 (SP Energy Networks)  
RIIO-ED2 Business Plan for 2023-2028 (SP Energy Networks)

Long Term Development Statement SP Distribution for the years 2025/26 – 2029/30 (SP Energy Networks)

Network Development Plan SP Distribution Parts 1&2 – Development Capacity Report May 2024 (SP Energy Networks)

Distribution Future Energy Scenarios SP Distribution February 2025 (SP Energy Networks)

RIIO-GD2 Business Plan 9 December 2019 (Scotland Gas Networks)

RIIO-GD3 Business Plan December 2024 (Scotland Gas Networks)

#### Datasets and other sources of information

Local Energy Net Zero Accelerator (SSEN Distribution)

[SSEN Centralised Network View \(SSEN\)](#)

Local Authority Network Insight Tool (SPEN)

[Distributed Generation Heat Map \(SPEN\)](#)

### **Education**

#### Strategies and Reports

##### Local

The Argyll and Bute Learning Estates Strategy (Argyll and Bute Council)

#### Datasets and other sources of information

School estate statistics 2025 – supplementary statistics (Scottish Government)

Argyll and Bute School Occupancy 2024-25 (Argyll and Bute Council)

Argyll and Bute ELC Capacity & Roll (Argyll and Bute Council)

### **Summary of Evidence**

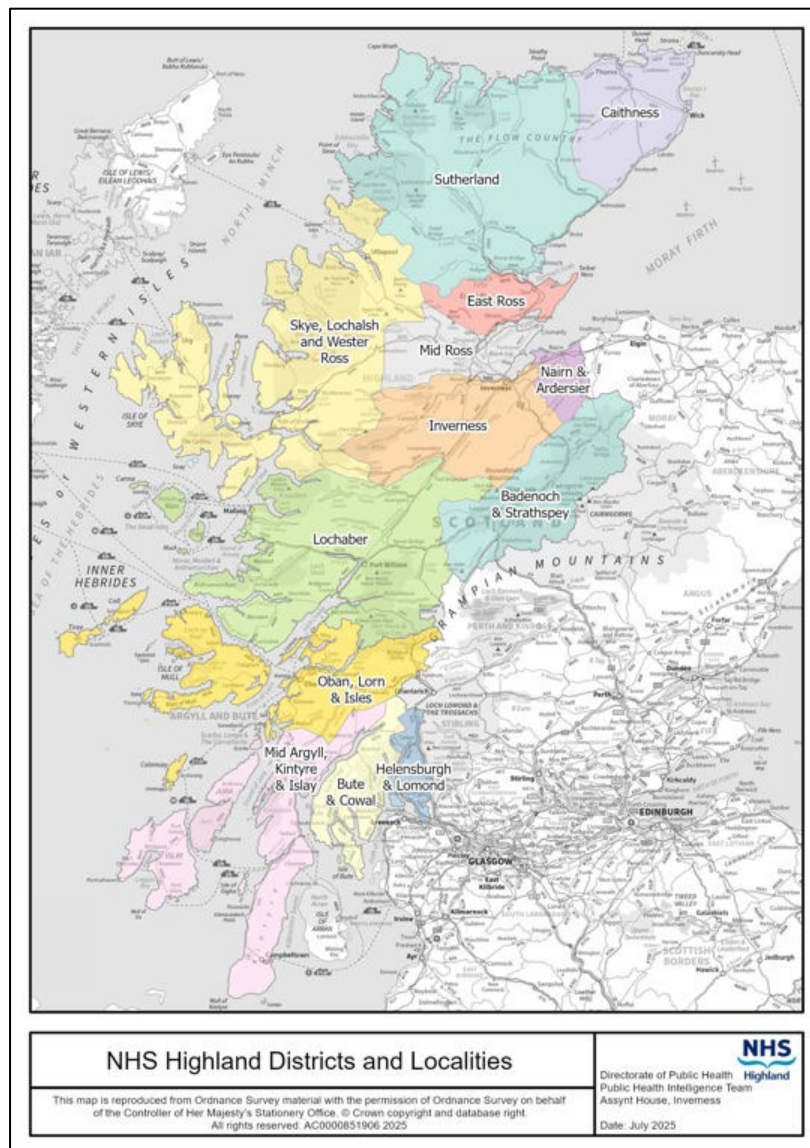
#### **Health**

##### Health introduction

Argyll and Bute is within the NHS Highland health board area and is divided into four localities:

- Bute and Cowal
- Helensburgh and Lomond
- Mid Argyll, Kintyre and Islay
- Oban, Lorn and the Isles

These are shown on the map below.



## NHS Highland Districts and Localities

Across NHS Highland specialist services (known as acute services) are usually provided at Raigmore district hospital or the National Treatment Centre (both Inverness) or in one of the three rural general hospitals with one of these being in Argyll and Bute (Oban). However, given the distances to Inverness for much of Argyll and Bute services are often procured from the neighbouring NHS Greater Glasgow and Clyde health board.

In addition to the rural general hospital there are also seven community hospitals in Argyll and Bute:

- Victoria Hospital – Rothesay
- Cowal Community Hospital – Dunoon
- Victoria Integrated Care Centre – Helensburgh
- Mid Argyll Community Hospital and Integrated Care Centre – Lochgilphead

- Campbeltown Hospital
- Islay Hospital
- Mull and Iona Community Hospital – Craignure

### Health and Social Care Partnership

Argyll and Bute Council and NHS Highland in Argyll and Bute have brought together all health services and all adult and children/families social work services, as the Health and Social Care Partnership (HSCP). The HSCP shares the same boundary as the Argyll and Bute Council area and is split into East and West localities which are divided into four main local areas (which are the same as the four NHS Highland localities) with these further split into smaller areas as shown in the tables below. The Integration Joint Board is responsible for the planning, resourcing and overseeing the delivery of integrated services and is made up of elected councillors, NHS Highland Board members and representatives from the independent and third sectors, patient/service users, staff and carers.

### **Tables showing HSCP locality and local areas (taken from JSP 2026-2031)**

#### **HSCP locality planning area – East**

| <b>Area</b>                     | <b>Population</b> | <b>Settlement of 500 and more residents</b>                                                                                                         |
|---------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bute and Cowal (B&amp;C)</b> | 21,031            | <ul style="list-style-type: none"> <li>• Bute – Rothesay, Port Bannatyne</li> <li>• Cowal – Dunoon, Hunter's Quay, Inellan, Tighnabruich</li> </ul> |
| <b>Helensburgh (H&amp;L)</b>    | 25,477            | <ul style="list-style-type: none"> <li>• Helensburgh, Cardross, Garelochhead, Rosneath, Kilcreggan</li> </ul>                                       |

#### **HSCP locality planning area – West**

| <b>Area</b>                                       | <b>Population</b> | <b>Settlement of 500 and more residents</b>                                                                                                                                         |
|---------------------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Mid Argyll, Kintyre and the Islands (MAKI)</b> | 20,370            | <ul style="list-style-type: none"> <li>• Mid Argyll – Lochgilphead, Ardrishaig, Tarbert</li> <li>• Kintyre – Campbeltown</li> <li>• Islay and Jura – Bowmore, Port Ellen</li> </ul> |
| <b>Oban, Lorn and the Islands (OLI)</b>           | 20,812            | <ul style="list-style-type: none"> <li>• Oban and Lorn – Oban, Dunbeg</li> <li>• Islands - Tobermory</li> </ul>                                                                     |

The HSCP is responsible for delivering services delegated to it by the Council and NHS Highland.

Argyll and Bute Council:

- Adult Social Care Services
- Children and Families Social Care Services
- All Justice Social Care Services

NHS Highland:

- Hospital Inpatient and Outpatient Services (scheduled and unscheduled)
- Mental Health Services
- Paediatric Services
- GP Services
- NHS Community Services
- General Dental, Opticians and Community Pharmacy
- Public Health Improvement Services Support Services

#### Joint Strategic Plan 2026-2031 (JSP)

The JSP establishes the vision, values and strategic priorities for the HSCP and provides direction for how health, social work and social care services should be developed over the next five years. It replaces the previous 2022 JSP and 2022 Joint Strategic Commissioning Strategy.

The document sets out the HSCP services areas as:

- Allied health professionals
- Care at home and care homes
- Carers
- Children and young people
- Community hospitals and Lorn and Islands Hospital
- Criminal and community justice
- Learning disability
- Mental health
- Primary care: GPs, pharmacy and dentistry
- Public health promotion
- Social work

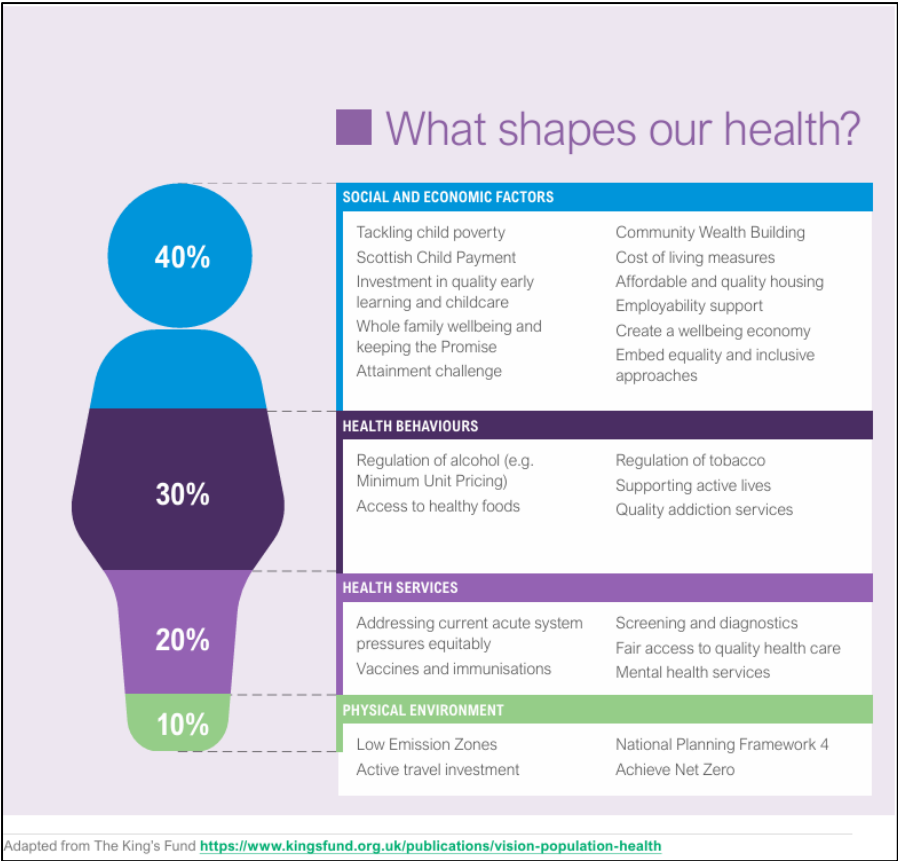
The document sets out what the HSCP is planning for:

- Between 2011 and 2022 our population decreased by 2.4% from 88,166 to 85,970. More recent estimates suggest our population increased again by 2024.
- In 2022/23 19.4% of children in Argyll & Bute lived in low income families.
- We know that health and wellbeing outcomes are worse for people who are income deprived.
- A significant number of our residents live with at least one physical long-term condition (LTC), 21.5 % In Helensburgh and Lomond, 24.1% in Oban, Lorn and the Islands, 25.6 % in Mid Argyll, Kintyre and the Islands and 27.1 % in Bute and Cowal.
- The majority of our population live in very remote rural areas (38.8%) or very remote small towns (30.5%).
- Argyll & Bute has 28 inhabited islands. The total population on the fourteen most populated islands of Argyll & Bute dropped 1% from 15,065 to 14,976 from 2011 to 2022.
- We have the second lowest population of people aged 15 to 64 (59.2%) and the lowest proportion of people aged 14 and younger (13.6%) out of all council areas in Scotland.
- Our working-age population is declining. Argyll & Bute is the council area with the largest proportion of people aged 65 and over in Scotland (27.2%).

The significant challenges facing the HSCP are:

- Stalling improvements in peoples health and wellbeing
- Demographic change
- Workforce shortages
- Rising demand for services
- Increasing costs

The JSP sets out factors that shape health and three types of prevention which are summarised in the diagrams below:



What shapes our health? (taken from JSP 2026-2031)



Prevention (taken from JSP 2026-2031)

The information contained in these diagrams provides an indication of where LDP3 will need to consider health impacts, particularly through social and economic factors such as housing provision and the physical environment for example, through active travel. It can be seen from the second diagram the high impact and low cost of primary intervention in factors such as the conditions in which people work, live and grow. This clearly indicates the influence the LDP can have through aspects such as design and placemaking on health outcomes.

The JSP sets strategic priorities and objectives under the following themes:

- Financial and system sustainability
- Preventative and community-based care
- Integrated and person centred care
- Access to care and tackling health inequalities
- Our health and social care staff
- Digital transformation

Priorities and Objectives with spatial linkages include:

### **Financial and System Sustainability**

Due to demand for services increasing at a rate not matched by funding increases along with inflationary pressures, to ensure long term sustainability, there is a need to change how care is delivered with the allocation of resources shifting towards prevention and community-based approaches rather than reactive hospital-focused services. A need to work with partners to address root causes of ill health.

### **Preventative and Community Based Care**

A commitment to build on existing work to develop an Argyll & Bute wide approach to preventing ill health and reducing inequalities through prevention focused decisions about community wellbeing, housing, transport and economic development. An expansion of the number of virtual hospital beds alongside the range of conditions and treatments covered allowing more people to receive care and treatment at home.

### **Access to Care and Tackling Health Inequalities**

Recognition that services are often disproportionately used by people whose needs are lower and that people and communities with the greatest health and social care needs frequently experience poorer access to support. Commitments to ensure services are accessible for island and remote mainland communities and strengthen links between transport, health access and community provision.

### **Digital Transformation**

Commitments to continue expanding use of telecare, remote consultations and digital therapies to support people where they are and to empower people to self-manage their health through digital tools.

Under the JSP section “How do we get there” the following actions have a spatial relationship:

### **Service Quality and Improvement**

Acknowledgement that people live good lives in strong vibrant communities and that we all have a role in making local communities good places to live.

### **Collaboration and Whole System Working**

Acknowledgement of a need to work closely with partners and communities to deliver improvements to health and wellbeing and align with the Council’s plans, strategies and programmes of work.

### **Service Transformation**

Commitment for a strategic review of HSCP care homes and developing a business case for the final option on the future vision and requirements to seek significant capital investment in care infrastructure.

### **Commissioning Intentions and Key Market Messages**

Commissioning is the mechanism through which the HSCP works with organisations to provide services on their behalf. Strategic commissioning involves assessing and forecasting needs, linking investment to agreed outcomes, considering options, planning the nature, range, and quality of future services, and working in partnership to put these in place.

The JCS sets out Key Market Messages and Commissioning Intentions under the six themes listed above. They do not identify any specific spatial actions relevant to LDP3.

### Joint Strategic Needs Assessment

The Argyll and Bute Joint Strategic Needs Assessment (JSNA) aims to identify the health and social care needs of the population of Argyll and Bute in order to inform the HSCP Joint Strategic Plan.

The JSNA sets out a range of data and information for the whole area as well as four locality areas; Mid-Argyll, Kintyre and Islay (MAKI), Oban Lorn and the Isles (OLI), Cowal and Bute (CB) and Helensburgh and Lomond (HL).

A selection of the data considered to be more related to land use and spatial matters is summarised below:

### **Population estimates**

There was an overall population decline of 5.5% for Argyll and Bute as a whole between 2002 and 2021 with only the OLI area seeing an increase (4.6%). In terms of age groups over the same period, all age groups decreased except the 65 and older. The data highlighted the population density of Argyll and Bute being the third lowest in Scotland.

### **Island population**

Population data for the islands is also provided which shows population increases on Kerrera, Jura, Gigha and Mull with population decreases on Coll, Luing and Bute. There was an overall 1% drop in the population of the 14 most inhabited islands between 2021 and 2022.

### **Population projection**

The JSNA sets out some population projections which for the years 2018-30, predict a population decline for the area with decreases in the 0-15, 16-44 and 45-64 age groups and increases in the 65-74, 75-84 and 85+ age groups.

### **Urban Rural Classification**

The majority of the population live in a very remote rural area (38.8%), a very remote small town (30.5%) or another urban area (17.6%).

### **Deprivation**

Of the total population, 8.5% live in 20% of the most deprived and 10.6% in the 20% least deprived small areas in Scotland. Across Argyll and Bute, Cowal and Bute (CB) has the highest percentage of people under 18 living in the most deprived areas. CB also has the highest percentage of small areas (21.9%) that belong in the 20% most deprived areas in Scotland, compared to 3.7% for OLI. CB also has the highest percentage (15.2%) of small areas in the 20% most health deprived areas in Scotland. CB has a higher percentage of income deprived inhabitants than the Council average (14.5% and 9.7% respectively) and for the 0-25 age group, the figures being 31.8% and 10.4% respectively. In terms of working age population 7.8% of Argyll and Bute's population was employment deprived (less than the Scottish average) with CB being 12.4%.

### **Current and Future Needs**

The JSNA highlights adapting the health and social care services to the needs of an aging population along with a likely need for more carers and services for people with frailty, dementia and long-term conditions. Access deprivation issues will shape the need for service accessibility. Inequality in deprivation needs to be addressed given the link to adverse health outcomes as well as increasing the need to address child poverty with early intervention and support.

### **Children and Young People – Current and future needs**

An increase of women with high BMI during pregnancy and the below Scottish percentage of Primary 1 children with healthy weight requires a whole system approach to address. The ongoing increase of premature births is likely to increase need for specialised care.

### **Health and wellbeing of the adult population – Current and future needs**

Stalling male and female life expectancy at birth points to underlying problems for the population's health with those living in deprived areas most affected. A decrease in adults meeting moderate or vigorous physical activity guidelines could point towards a need for accessible physical activity. With a natural aging population increased need for services supporting those with long term conditions, multimorbidity and frailty is likely to increase.

### **End of life care – Current and future needs**

With an aging population the need for end-of-life support will increase along with the demand for support in a homely setting. An increasing number of people with dementia and Alzheimer's disease will bring the need for capacity to offer suitable support in a homely setting.

### **Community justice – Current and future needs**

The need for accessible support for domestic abuse victims highlights transport accessibility in the remote and rural structure of the area as an issue.

### **What the population says about their needs – Current and future needs**

The JSNA reflects on the [Shaping Places for Wellbeing Programme in Dunoon](#). Addressing and preventing multiple, severe disadvantages requires an integrated multi service support. Affordable, reliable and accessible transport is a core need in Dunoon that can be translated to Argyll and Bute.

### **Housing – current and future needs**

It is important to consider specific housing needs including wheelchair accessible housing, that is currently not equally accessible in all Housing Market Areas. People

facing homelessness have a higher risk of experiencing additional disadvantages and to help prevent multiple disadvantages multi service support is needed.

### Property

NHS Highland has shared a list of health-related properties owned by the Council or NHS Highland and managed by the HSCP. It does not include private owned GP or dental surgeries or buildings not owned by either the Council or NHS Highland. The list contains:

- Older Adult Care Homes
- Progressive Care Centres
- Hostels
- Resource Centres
- Offices
- Day Care Centres
- Hospitals
- GP Surgeries
- Dental Surgeries
- GP Accommodation
- Nurse Accommodation
- 'Others'

There is currently no estates strategies for NHS Highland. An estates strategy for the HSCP is in development and will be taken into account in production of LDP3 as appropriate.

NHS Highland has one planned property disposal relating to the former Argyll and Bute Hospital in Lochgilphead. This site is currently included in LDP2 as a Potential Development Area (P3008) and the marketing and potential sale will be monitored through the preparation of LDP3.

### GP Surgeries and patient numbers

GP surgeries are detailed within the table below. The table also compares surgery list sizes from April 2021 with April 2026 and shows the change as both a number and as a percentage. The data has been sourced from Public Health Scotland datasets and the NHS Highland List of General Medical Practitioners from January 2025.

| Name                                   | Location                                                 | Area                                | List size<br>1/4/2021 | List size<br>1/4/2026 | Change | %<br>Change |
|----------------------------------------|----------------------------------------------------------|-------------------------------------|-----------------------|-----------------------|--------|-------------|
| Argyll Street Surgery 84237            | Dunoon                                                   | Bute and Cowal                      | 4149                  | 4178                  | 29     | 0.70%       |
| Church Street Surgery 84241            | Dunoon                                                   | Bute and Cowal                      | 4086                  | 3924                  | -162   | -3.96%      |
| Cowal Medical Practice 84256           | Dunoon                                                   | Bute and Cowal                      | 2951                  | 2922                  | -29    | -0.98%      |
| The Bute Practice 84646                | Rothesay                                                 | Bute and Cowal                      | 6277                  | 6303                  | 26     | 0.41%       |
| Strachur Medical Practice 84684        | Strachur                                                 | Bute and Cowal                      | 942                   | 1002                  | 60     | 6.37%       |
| Kyles Medical Centre 84773             | Tighnabruaich                                            | Bute and Cowal                      | 1098                  | 1177                  | 79     | 7.19%       |
| Garelochhead Medical Centre            | Garelochhead                                             | Helensburgh and Lomond              | 1863                  | 1828                  | -35    | -1.88%      |
| Millig Practice 85141                  | Helensburgh                                              | Helensburgh and Lomond              | 9474                  | 9549                  | 75     | 0.79%       |
| The Medical Centre 85155               | Helensburgh                                              | Helensburgh and Lomond              | 8929                  | 9545                  | 616    | 6.90%       |
| Kilcreggan Health Centre 85193         | Kilcreggan                                               | Helensburgh and Lomond              | 2453                  | 2453                  | 0      | 0.00%       |
| Campbeltown Medical Practice 8403-0    | Campbeltown                                              | Mid Argyll, Kintyre and the Islands | 6216                  | 6102                  | -114   | -1.83%      |
| The Carradale Surgery 8406-3           | Carradale                                                | Mid Argyll, Kintyre and the Islands | 589                   | 602                   | 13     | 2.21%       |
| The Furnace / Inveraray Surgery 8430-7 | Furnace (branch surgery Inveraray)                       | Mid Argyll, Kintyre and the Islands | 1190                  | 1189                  | -1     | -0.08%      |
| Islay Medical Practice 8436-4          | Port Ellen (branch surgeries Bowmore and Port Charlotte) | Mid Argyll, Kintyre and the Islands | 3309                  | 3422                  | 113    | 3.41%       |
| Jura Medical Practice 8438-3           | Craighouse                                               | Mid Argyll, Kintyre and the Islands | 245                   | 226                   | -19    | -7.76%      |
| Lochgilphead Medical Centre 8441-5     | Lochgilphead                                             | Mid Argyll, Kintyre and the Islands | 6737                  | 6722                  | -15    | -0.22%      |

| Name                                | Location                                                       | Area                                | List size<br>1/4/2021 | List size<br>1/4/2026 | Change | %<br>Change |
|-------------------------------------|----------------------------------------------------------------|-------------------------------------|-----------------------|-----------------------|--------|-------------|
| Kintyre Medical Group 8481-0        | Muasdale (branch surgeries Southend and Isle of Gigha)         | Mid Argyll, Kintyre and the Islands | 1141                  | 1094                  | -47    | -4.12%      |
| Tarbert Medical Practice 8474-0     | Tarbert                                                        | Mid Argyll, Kintyre and the Islands | 1752                  | 1789                  | 37     | 2.11%       |
| Port Appin Surgery 8400-6           | Port Appin                                                     | Oban Lorn and the Isles             | 802                   | 797                   | -5     | -0.62%      |
| Coll Medical Practice 8409-7        | Arinagour                                                      | Oban Lorn and the Isles             | 178                   | 184                   | 6      | 3.37%       |
| Colonsay Surgery 8412-9             | Scalasaig                                                      | Oban Lorn and the Isles             | 142                   | 136                   | -6     | -4.23%      |
| Taynuilt Medical Practice 8419-1    | Connel (branch surgeries Dalmally and Taynuilt)                | Oban Lorn and the Isles             | 5120                  | 5530                  | 410    | 8.01%       |
| Easdale Medical Practice 8427-5     | Clachan Seil                                                   | Oban Lorn and the Isles             | 1085                  | 1061                  | -24    | -2.21%      |
| Mull & Iona Medical Practice 8453-8 | Tobermory (branch surgeries Craignure, Bunessan, Isle of Iona) | Oban Lorn and the Isles             | 3388                  | 3594                  | 206    | 6.08%       |
| Lorn Medical Centre 8458-1          | Oban                                                           | Oban Lorn and the Isles             | 11114                 | 11498                 | 384    | 3.46%       |
| Tiree Medical Practice 8480-5       | Isle of Tiree                                                  | Oban Lorn and the Isles             | 741                   | 724                   | -17    | -2.29%      |

### Argyll and Bute GP surgeries and list sizes

The figures show 12 surgeries decreased in list size over the 5 years with 13 increasing and 1 staying the same. The biggest percentage decreases were seen at Jura and Colonsay surgeries (-7.76% and -4.23% respectively). The biggest percentage increases were seen at Kyles Medical Centre at Tighnabruaich and at Taynuilt (7.19% and 8.01% respectively). In terms of area breakdown, all four of the areas experienced surgeries both increasing and decreasing in list sizes. In Bute and Cowal there was an overall decrease across the three Dunoon based surgeries whilst there were notable increases in the surgeries in the settlements Strachur and Tighnabruaich. In Mid Argyll, Kintyre and the Islands it's notable that both surgeries in the LDP2 Main Towns of Lochgilphead and Campbeltown experienced small drops in numbers. The surgeries within the areas covered by the ongoing Strategic Development Frameworks for Helensburgh and Oban all saw increases in list sizes. In terms of the islands across Argyll, there was a mix of

increases and decreases but notable increases for the surgeries covering Mull and Iona, and Islay (6.08% and 3.41% respectively).

### Dental Surgeries

Dental surgeries are detailed in the table below which is drawn from the NHS Highland List of Dental Practitioners November 2025.

| <b>Name</b>                          | <b>Location</b> | <b>Area</b>                         |
|--------------------------------------|-----------------|-------------------------------------|
| The Hollies Dental Practice          | Dunoon          | Bute and Cowal                      |
| Argyll Smile Dental Care             | Kirn            | Bute and Cowal                      |
| PDS Dental Clinic                    | Dunoon          | Bute and Cowal                      |
| Bute Dental Clinic                   | Rothesay        | Bute and Cowal                      |
| PDS Dental Clinic                    | Rothesay        | Bute and Cowal                      |
| PDS Dental Clinic                    | Tighnabruaich   | Bute and Cowal                      |
| Dunlop and Humphreys Dental Surgery  | Helensburgh     | Helensburgh and Lomond              |
| Helensburgh Dental Practice          | Helensburgh     | Helensburgh and Lomond              |
| Clyde Dental Practice Limited        | Helensburgh     | Helensburgh and Lomond              |
| SP Dental Care                       | Helensburgh     | Helensburgh and Lomond              |
| PDS Dental Clinic                    | Helensburgh     | Helensburgh and Lomond              |
| The Real Good Dental Company Limited | Campbeltown     | Mid Argyll, Kintyre and the Islands |
| PDS Dental Clinic                    | Campbeltown     | Mid Argyll, Kintyre and the Islands |
| PDS Dental Clinic                    | Lochgilphead    | Mid Argyll, Kintyre and the Islands |

| <b>Name</b>                          | <b>Location</b> | <b>Area</b>                         |
|--------------------------------------|-----------------|-------------------------------------|
| The Real Good Dental Company Limited | Lochgilphead    | Mid Argyll, Kintyre and the Islands |
| Colonsay Mobile Dental Unit          | Colonsay        | Mid Argyll, Kintyre and the Islands |
| Islay and Jura Dental Practice       | Bowmore         | Mid Argyll, Kintyre and the Islands |
| The Real Good Dental Company Limited | Tarbert         | Mid Argyll, Kintyre and the Islands |
| PDS Dental Clinic                    | Tiree           | Oban Lorn and the Isles             |
| Oban Dental and Implant Centre       | Oban            | Oban Lorn and the Isles             |
| Clyde Dental Practice Limited        | Oban            | Oban Lorn and the Isles             |
| PDS Dental Clinic                    | Oban            | Oban Lorn and the Isles             |
| Oban Dental Clinic                   | Oban            | Oban Lorn and the Isles             |
| Coll Mobile Dental Unit              | Coll            | Oban Lorn and the Isles             |
| Iona Mobile Dental Unit              | Iona            | Oban Lorn and the Isles             |
| PDS Dental Clinic                    | Tobermory       | Oban Lorn and the Isles             |

### **Dental surgeries in Argyll and Bute**

Note – The main role of the Public Dental Service (PDS) is to provide dental services for people who cannot access care from an independent dentist.

This includes patients:

- with special care needs, such as mental health conditions or physical disabilities
- resident in long-stay care
- referred for specific treatment

### Pharmacies

The location of pharmacies is detailed the table below which is drawn from the NHS Pharmaceutical List which is a register of community pharmacies contracted to dispense NHS prescriptions and provide a range of additional pharmaceutical services.

| <b>Name</b>               | <b>Location</b> | <b>Area</b>                         |
|---------------------------|-----------------|-------------------------------------|
| Well                      | Dunoon          | Bute and Cowal                      |
| Right Medicine Pharmacy   | Dunoon          | Bute and Cowal                      |
| your local Boots pharmacy | Dunoon          | Bute and Cowal                      |
| Bute Pharmacy             | Rothesay        | Bute and Cowal                      |
| Healthful Pharmacy        | Rothesay        | Bute and Cowal                      |
| Boots                     | Helensburgh     | Helensburgh and Lomond              |
| Rowlands Pharmacy         | Helensburgh     | Helensburgh and Lomond              |
| M&D Green                 | Helensburgh     | Helensburgh and Lomond              |
| Cardross Pharmacy         | Cardross        | Helensburgh and Lomond              |
| Garelochhead Pharmacy     | Garelochhead    | Helensburgh and Lomond              |
| Davidson Chemist          | Kilcreggan      | Helensburgh and Lomond              |
| your local Boots pharmacy | Campbeltown     | Mid Argyll, Kintyre and the Islands |
| Argyll Pharmacy           | Lochgilphead    | Mid Argyll, Kintyre and the Islands |
| Tarbert Pharmacy          | Tarbert         | Mid Argyll, Kintyre and the Islands |
| Islay Pharmacy            | Bowmore         | Mid Argyll, Kintyre and the Islands |
| Truhealth                 | Lochgilphead    | Mid Argyll, Kintyre and the Islands |
| Inveraray Pharmacy        | Inveraray       | Mid Argyll, Kintyre and the Islands |
| Campbeltown Pharmacy      | Campbeltown     | Mid Argyll, Kintyre and the Islands |

| <b>Name</b>        | <b>Location</b> | <b>Area</b>             |
|--------------------|-----------------|-------------------------|
| Boots              | Oban            | Oban Lorn and the Isles |
| M&D Green          | Oban            | Oban Lorn and the Isles |
| Dalmally Pharmacy  | Dalmally        | Oban Lorn and the Isles |
| Connel Pharmacy    | Connel          | Oban Lorn and the Isles |
| Tobermory Pharmacy | Tobermory       | Oban Lorn and the Isles |

### **Pharmacies in Argyll and Bute**

### Care Homes

The location of care homes is detailed in the table below which is drawn from the directory of care resources found on the Council's website.

| <b>Name</b>                                | <b>Location</b> | <b>Area</b>                         |
|--------------------------------------------|-----------------|-------------------------------------|
| Ardenlee                                   | Dunoon          | Bute and Cowal                      |
| Ardnahein                                  | Dunoon          | Bute and Cowal                      |
| Ashgrove                                   | Dunoon          | Bute and Cowal                      |
| Palm Court                                 | Bute            | Bute and Cowal                      |
| Argyle Care Centre                         | Helensburgh     | Helensburgh and Lomond              |
| Morar Lodge Nursing Home Ltd               | Helensburgh     | Helensburgh and Lomond              |
| Northwood                                  | Helensburgh     | Helensburgh and Lomond              |
| Kintyre Care Centre                        | Campbeltown     | Mid Argyll, Kintyre and the Islands |
| Etive House                                | Oban            | Oban Lorn and the Isles             |
| North Argyll Eventide Home Association Ltd | Oban            | Oban Lorn and the Isles             |

### **Care homes in Argyll and Bute\***

\*It is noted that Ardfeniag care home in Mid Argyll, Kintyre and the Islands appears to be missing from the current website list

Opticians

The table below contains a list of opticians drawn from the Highland Ophthalmic List September 2025. Not all the opticians listed operate full time hours and some are appointment by arrangement.

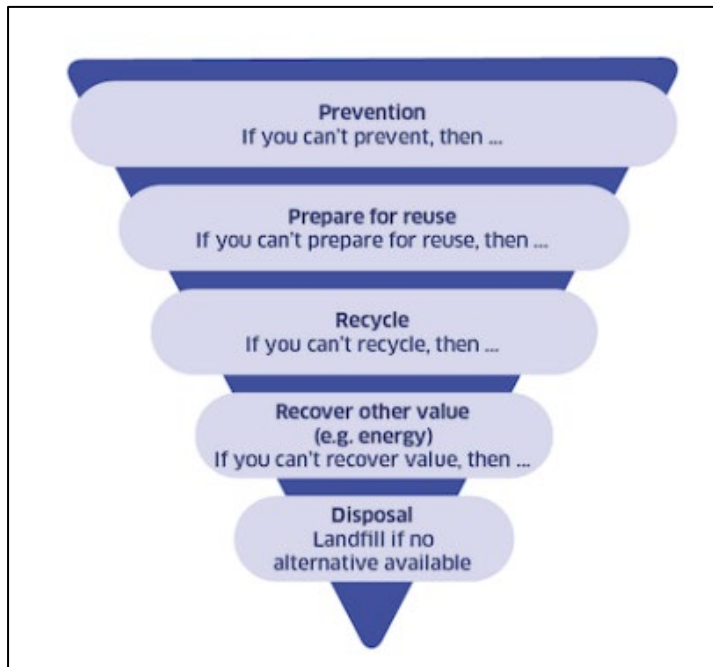
| <b>Name</b>                    | <b>Location</b> | <b>Area</b>                         |
|--------------------------------|-----------------|-------------------------------------|
| L & D Eyecare                  | Dunoon          | Bute and Cowal                      |
| Gillian Chambers               | Dunoon          | Bute and Cowal                      |
| Nicola Coutts                  | Rothesay        | Bute and Cowal                      |
| Helensburgh Eyecare            | Helensburgh     | Helensburgh and Lomond              |
| 2020 Opticians / Duncan & Todd | Helensburgh     | Helensburgh and Lomond              |
| Boots Opticians                | Helensburgh     | Helensburgh and Lomond              |
| Specsavers Opticians           | Helensburgh     | Helensburgh and Lomond              |
| A G Barr Optometrists Ltd      | Campbeltown     | Mid Argyll, Kintyre and the Islands |
| John Wallace Optometrists      | Lochgilphead    | Mid Argyll, Kintyre and the Islands |
| A G Barr Optometrists Ltd      | Tarbert         | Mid Argyll, Kintyre and the Islands |
| John Wallace Optometrists      | Bowmore         | Mid Argyll, Kintyre and the Islands |
| John Wallace Optometrists      | Oban            | Oban Lorn and the Isles             |
| John Bottomley                 | Crossapol       | Oban Lorn and the Isles             |
| Carol Lekalake Optometrists    | Oban            | Oban Lorn and the Isles             |
| Specsavers Opticians           | Oban            | Oban Lorn and the Isles             |

**Opticians in Argyll and Bute**

## **Waste**

### Policy framework

Scotland's waste hierarchy is detailed in diagram below:



### **Scotland's waste hierarchy**

Scotland's Zero Waste Plan 2010 set a mission to “*achieve a zero waste Scotland, where we make the most efficient use of resources by minimising Scotland's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.*” The vision describes a Scotland where “*resource use is minimised, valuable resources are not disposed of in landfills, and most waste is sorted into separate streams for reprocessing, leaving only limited amounts of waste to go to residual waste treatment, including energy from waste facilities*”. The strategy sets out actions relating to resource streams, economic opportunity, resource management sector and education and awareness. Albeit that the plan was written in 2010 and set within the context for former Scottish Planning Policy and the now withdrawn Planning Advice Note 63 it does highlight the role of the planning system in delivering zero waste ambitions.

Scotland's Circular Economy and Waste Route Map to 2030 is designed to drive progress on three fronts; setting the strategic direction for delivery of the vision for Scotland's circular economy, setting priority actions to accelerate more sustainable use resources against the waste hierarchy and reducing emissions associated with resources and waste. The route map groups measures under four strategic aims:

- 1 Reduce and reuse
- 2 Modernise recycling

- 3 Decarbonise disposal
- 4 Strengthen the circular economy

It sets out the waste and recycling targets from the previous decade:

- 15% reduction of all waste by 2025, against 2011 levels
- 33% reduction of food waste by 2025, based on 2013 baseline
- Minimum of 60% recycling of household waste by 2020
- Minimum of 70% recycling of all waste by 2025
- Maximum 5% of all waste to landfill by 2025
- A ban on all biodegradable municipal waste going to landfill by 2025

The Route Map sets out a commitment to review the rural exemption for food waste collections.

The Environmental Protection Act 1990 requires local authorities to provide segregated food waste collection to householders and separately requires all food businesses producing more than 5kg food waste a week to ensure the separate collection of food waste unless the rural exemption applies. The exemption operates by permitting local authorities not to follow the requirement to provide a receptacle for separate collection of food waste if properties are located in areas designated as 'remote small towns', 'accessible rural areas' or 'remote rural areas' in the Scottish Government's 6-fold Urban/Rural Classification of 2009-10.

In June 2025 the Scottish Government consulted on both the household collection of textiles and the rural food waste exemption with the latter intended to inform whether the exemption should continue in its current form, be amended or be removed. Argyll and Bute falls within the current exemption area albeit Helensburgh and Lomond benefits from food waste collections as detailed below.

The Route Map also sets out that the Circular Economy Act requires Scottish Ministers to publish a statutory Code of Practice on household waste and recycling which would be a shift away from Scotland's Household Recycling Charter which is voluntary. The code is in development with the Route Map setting out that it will be concluded by the end of 2026 and then subject to public consultation. Any spatial implications of the code for Local Development Plan 3 will need to be considered following its final publication.

#### Biodegradable Municipal Waste

The ban on landfilling biodegradable municipal waste (BMW) was originally announced in 2012 with an original implementation date of 1<sup>st</sup> January 2021 which was deferred to

1<sup>st</sup> January 2026. The ban and its timing have had impacts on the arrangements for waste disposal in Argyll and Bute which are set out below.

### Argyll and Bute Waste Arrangements

Prior to the BMW ban there were three different arrangements for waste infrastructure across Argyll and Bute:

- Islands (Tiree; Islay; Jura; Mull; Iona; Coll; and adjacent small isles) – The Council owned and operated its own landfill sites on Mull and Islay with decommissioned landfill operations on Tiree, Coll and Colonsay. All these locations also operated as civic amenity sites. Residual waste including BMW from Mull (and Iona) and Islay (and Jura) was landfilled at their respective island sites. Residual waste from Tiree, Coll, Lismore, Luing, Seil and Bute was transferred to the mainland for disposal. Recyclate from the islands was a comingled collection and taken for sorting at mechanical recycling facilities on the mainland.
- Mainland and other islands (excluding Helensburgh and Lomond) - On the mainland the Council has a contract in place to provide waste disposal services on their behalf. This contract runs until September 2026. The contract covers landfill sites at Dalinlongart near Dunoon, Lingerton near Lochgilphead and waste transfer stations at Moliegh near Oban and Westlands on Bute. Residual waste including BMW was landfilled at the Dalinlongart and Lingerton locations. Recyclate was a comingled collection and taken for sorting at mechanical recycling facilities outside the area.
- Helensburgh and Lomond – Residual waste including BMW was sent to landfill, and from 2024, to energy from waste facilities outside of the area with recyclate taken for sorting at mechanical recycling facilities outside the area. The area also benefits from weekly food waste collection and 4 weekly glass collections which are taken outside of the Council area for processing.

At the time of writing the BMW ban has recently come into effect and arrangements by the Council to comply have been made. These have been complex but can be summarised as:

- Islands (Tiree; Islay; Jura; Mull; Iona; Coll; and adjacent small isles) – the existing waste transfer stations on Islay and Mull have been upgraded to allow for the increased volume of waste that will be diverted from landfill with liaison with SEPA regarding the early closure of the landfills. There has been liaison with haulage contractors and Calmac to ensure capacities to transport waste. There are concerns regarding ferry capacity and reliability and this is coupled with the

difficulties faced by some island businesses regarding disposal of animal by-products which relies on landfill. SEPA have issued a temporary regulatory position to advise that the ban will not be enforced until 1/2/2028 if certain conditions are met. The Council currently has time limited derogations at the landfill sites on Mull and Islay which are subject to re-application to SEPA every six months (possibly up to the end of 2027). Therefore, at the time of this paper, waste from Mull and Iona and Islay and Jura is being sent to their respective island landfills. Waste from Coll is taken to Tiree where it is bulked with Tiree's waste and transported directly to a landfill ban compliant waste facility outside of the Council area. Waste from Colonsay is currently sent to landfill on Islay during the summer ferry timetable and to the Moleigh waste transfer station for onward disposal as per the bullet below during the winter timetable. Waste from the other islands is taken to one the Argyll and Bute waste transfer stations for onward disposal as per the bullet below.

- Mainland and other islands (excluding Helensburgh and Lomond) – the pre-landfill mechanical and biological treatment plants at Lingerton, Dalinlongart and Moleigh are being converted into transfer stations to allow waste to be stored prior to onward transportation to energy from waste facilities outside of the area. There has been liaison with SEPA on the closure and restoration of the two closed landfill sites.
- Helensburgh and Lomond – no changes required as the arrangements are already BMW ban compliant.
- Recyclate arrangements for all three areas remain unchanged.

The overall picture is that it is not anticipated that there will be a need for the identification of new waste infrastructure sites for the 10-year LDP3 period as the changes necessitated by the BMW ban are being provided in situ. Safeguarding of existing sites in LDP3 will still be required as appropriate to their operation.

#### Argyll and Bute Waste Management Site Locations

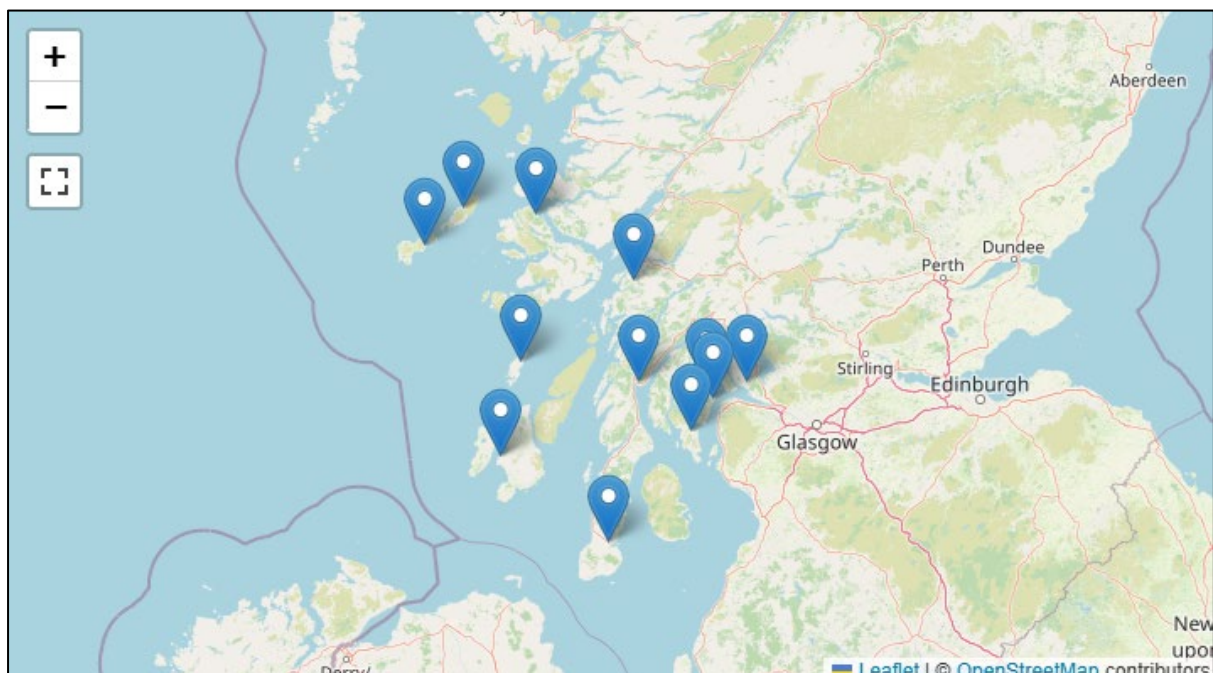
The existing waste management sites are:

- Blackhill recycling centre, Helensburgh - Recycling and rubbish disposal centre for the Helensburgh and Lomond area
- Bogleha recycling centre, Dunoon - Recycling and rubbish disposal centre for the Dunoon area
- Bonaveh recycling centre, Colonsay - Recycling and rubbish disposal centre for the Isle of Colonsay

- Cliad recycling centre, Coll - Recycling and rubbish disposal centre for the Isle of Coll
- Dalinlongart commercial waste disposal site, Dunoon - Commercial recycling and waste disposal site for the Dunoon and Cowal area
- Gartbreck recycling centre, Islay - Recycling and rubbish disposal centre for Islay
- Glengorm recycling centre, Mull - Recycling and rubbish disposal centre for the Isle of Mull
- Gott Bay recycling centre, Tiree - Recycling and rubbish disposal centre for the Isle of Tiree
- Lingerton recycling centre, Lochgilphead - Recycling and rubbish disposal centre for the Lochgilphead and Mid Argyll area
- Moleigh recycling centre, Oban - Recycling and rubbish disposal centre for the Oban area
- The Roding recycling centre, Campbeltown - Recycling and rubbish disposal centre for the Campbeltown and Kintyre area
- Westlands recycling centre, Rothesay - Recycling and rubbish disposal centre for the Isle of Bute

The waste sites at Blackhill (Helensburgh), Bogleha Dunoon, Cliad (Coll), and Bonaveh (Colonsay) are predominantly household waste and recycling centres for the public and do not have waste transfer capacity infrastructure.

An interactive map showing the locations can be found on the [Council's website](#). The screenshot below gives an overview of their locations.



**Waste management sites Argyll and Bute (source Argyll and Bute Council website)**

In addition, there are also around 100 bring sites where residents can take glass bottles.

### Argyll and Bute Policy Framework

The Argyll and Bute Waste Strategy dates from around 2019. It identifies that the Council is responsible for collecting and then disposing of household waste and details the models in place at that time. It also sets out that the Council empties all household waste bins and most recycling bins (with partnerships existing with local social enterprises for recycling collection in some areas). Much of the strategy relates to options at that time before the BMW ban and as such have been superseded by the situation summarised in the section above.

The Argyll and Bute Council Decarbonisation Plan 2022 – 2025 sets out that municipal waste to landfill was responsible for 45% of Council CO2 emissions in 2019/20. Waste is a recognised theme of the plan with an aim to consume less, waste less and send less to landfill. The plan contains four actions relating to waste:

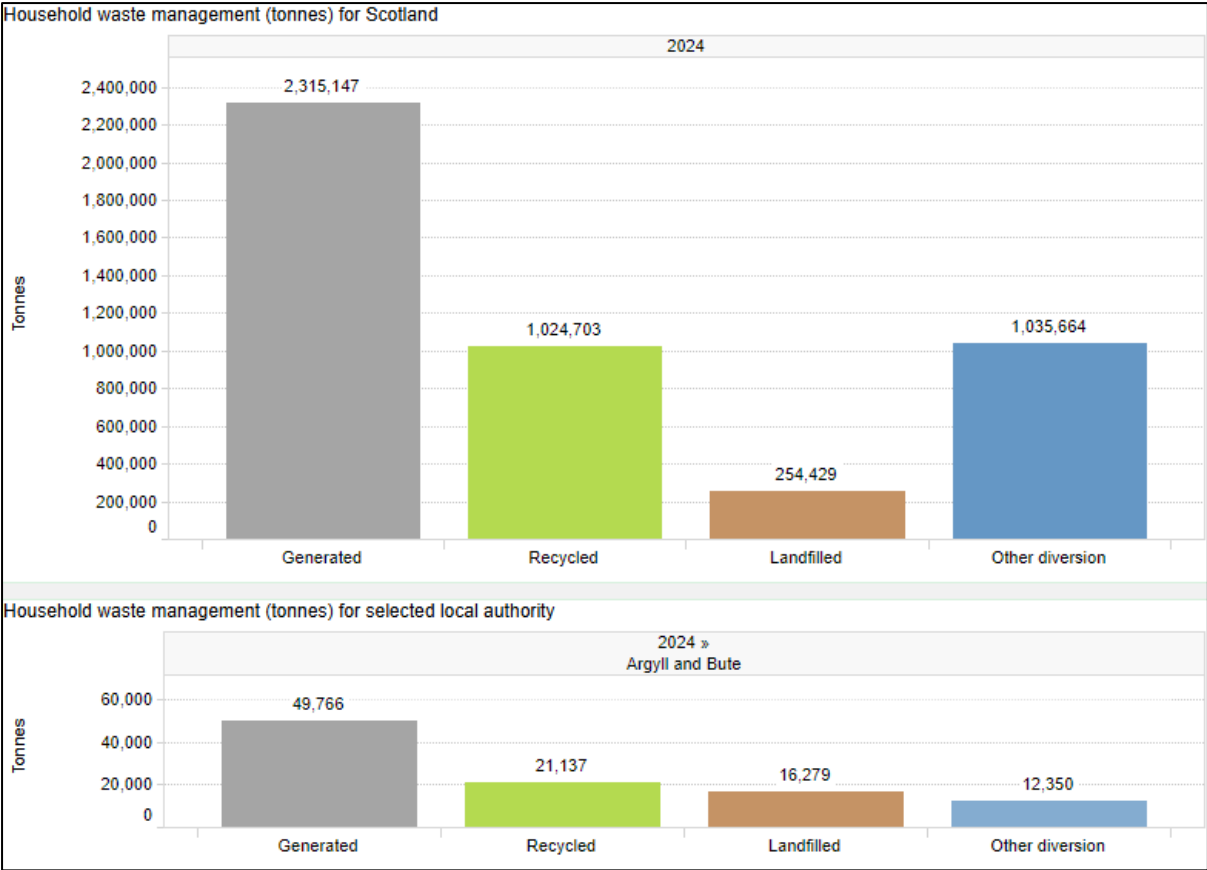
- Develop and Implement Waste Strategy
- Promote the Waste Hierarchy through community education
- Reduce Council use of disposable and single use plastics across all departments and settings
- Extend and explore pre-ordering for school meals to reduce food waste

### Waste Statistics

SEPA is responsible for reporting national waste statistics to the Scottish Government.

The [Scotland's Environment Household Waste Discover Data tool](#) shows waste from household sources. It shows a breakdown of household waste generated and managed by waste type from 2011 onwards and the trends for household waste generated, recycled and managed since 2004.

The tool allows data to be interrogated by local authority. The figure below is taken from the tool shows a summary of household waste generation and management for both Scotland and Argyll and Bute for 2024.



**2024 summary of household waste generation and management for both Scotland and Argyll and Bute (source Scotland’s Environmental Household Waste Discover Data tool)**

The Council operates a performance management system with quarterly recycling/composting, recovery and landfill percentages split between the three waste management areas detailed above.

The tables below show figures for both 2023 and 2024 for the whole Council area and the three waste management areas. There was a significant overall increase in recovery performance in 2024 compared to 2023. This was mainly because all the general residual waste from the Helensburgh and Lomond area in 2024 went for refuse derived fuel/energy from waste whereas in 2023 this had all been sent to landfill. The recovery in the Helensburgh and Lomond area was carried out via new contracts with waste contractors following the closure of the Landfill at Auchencarroch, near Alexandria, West Dunbartonshire. Since January 2024, Helensburgh and Lomond’s general waste has been going for refuse derived fuel /energy from waste instead of landfill.

The increase in recovery performance was also partly due to Tiree and Coll’s general residual waste going for refuse derived fuel/energy from waste using the same contractors as used for Helensburgh and Lomond.

Argyll and Bute wide

| Waste processing method                      | 2023   | 2024   |
|----------------------------------------------|--------|--------|
| % of waste recycled, composted and recovered | 53.0%  | 69.8%  |
| % waste recycled and composted               | 43.3%  | 42.3%  |
| % waste recovered                            | 9.7%   | 27.5%  |
| % waste landfilled                           | 47.0%  | 30.2%  |
| Tonnes of municipal waste to landfill        | 30,872 | 18,791 |

Waste processing method statistics for 2023 and 2024 (Argyll and Bute wide)

Islands

| Waste processing method                      | 2023  | 2024   |
|----------------------------------------------|-------|--------|
| % of waste recycled, composted and recovered | 36.3% | 48.5%  |
| % waste recycled and composted               | 36.3% | 38.0%  |
| % waste recovered                            | 0%    | 10.5 % |
| % waste landfilled                           | 63.7% | 51.5%  |

Waste processing method statistics for 2023 and 2024 (Islands)

Mainland and other islands

| Waste processing method                      | 2023  | 2024  |
|----------------------------------------------|-------|-------|
| % of waste recycled, composted and recovered | 61.2% | 59.6% |
| % waste recycled and composted               | 46.0% | 42.2% |
| % waste recovered                            | 15.2% | 17.4% |
| % waste landfilled                           | 38.8% | 40.4% |

Waste processing method statistics for 2023 and 2024 (mainland and other islands)

Helensburgh and Lomond

| Waste processing method                      | 2023  | 2024  |
|----------------------------------------------|-------|-------|
| % of waste recycled, composted and recovered | 39.5% | 100%  |
| % waste recycled and composted               | 39.3% | 44.1% |
| % waste recovered                            | 0.2%  | 55.9% |
| % waste landfilled                           | 60.5% | 0%    |

Waste processing method statistics for 2023 and 2024 (Helensburgh and Lomond)

The performance management figures for the fourth quarter of 2025/26, as set out in the table below, illustrate the changes since the BMW landfill ban came into force.

| Area                       | % of waste recycled, composted and recovered Q4 2025/26 |
|----------------------------|---------------------------------------------------------|
| Argyll & Bute wide         | 95.3%                                                   |
| Mainland and other islands | 100%                                                    |
| Helensburgh and Lomond     | 100%                                                    |
| Islands                    | 46.8%                                                   |

**Percentages summary of waste recycled, composted and recovered Q4 2025/26**

It can be seen how it is only the 'Islands' waste area that is not 100% compliant with the BMW landfill ban, this being due to current derogations with SEPA being in place.

## **Energy**

Ofgem (Office of Gas and Electricity Markets) are the energy regulator for Great Britain and are a non-ministerial government department.

They regulate the companies that make, move and sell energy.

They licence (amongst other things):

- The National Energy System Operator (NESO) to operate the electricity network with responsibility for:
  - making sure there is enough supply to meet consumer demand
  - designing an energy system that meets future electricity infrastructure needs
  - planning and coordinating the design of electricity networks
- Transmission network operators
- Electricity distribution operators (DNOs)
- National Gas to operate the National Transmission System
- Gas distribution network operators (DNOs)

Ofgem regulate the energy network price controls known as RIIO (Revenue = Incentives + Innovation + Outputs), where:

- Revenue is how much money an energy network company can make
- Incentives encourage energy network companies to find new ways to improve their service
- Innovation means energy network companies find new ways to provide a safe, reliable and sustainable network while offering value for money

- Outputs include safety, preserving the environment, customer satisfaction, social obligations, network connections, reliability, and availability

### Electricity - Introduction

Argyll and Bute falls within two different licence areas for the transmission and distribution of electricity.

Transmission networks generally take electricity generated in power stations and large windfarms and transport it over large distances. The distribution networks take this power down to lower voltages and distributes it to homes and businesses. Smaller scale energy generation facilities sometimes connect directly to the distribution networks.

The majority of Argyll and Bute falls with the North of Scotland licence area for both transmission and distribution with the transmission network managed by Scottish and Southern Electricity Networks Transmission (SSEN Transmission) and distribution network managed by Scottish and Southern Electricity Networks Distribution (SSEN Distribution).

The Helensburgh and Lomond area generally falls within the Central and Southern licence area for transmission and distribution with both managed by Scottish Power Energy Networks.

The way that energy is generated and moved around the whole of the UK is experiencing significant changes. A significant factor behind these changes are targets for the UK and Scotland to become net zero (2050 and 2045 respectively) with the generation of electricity moving away from large fossil fuelled power stations to other forms of generation which includes renewables such as solar and wind energy. For many years the electricity network was designed and run to take power from large power stations and move it around the country on the transmission networks and then onto consumers via the distribution networks. This is changing with the future forecasted to see increasing energy generation connection to the distribution network from solar farms, certain windfarms as well as domestic generation such as roof mounted solar panels. In addition to this the demand for electricity is forecasted to significantly increase due to factors such as increased electric vehicle ownership, increased uptake in electric heat pumps and businesses looking to decarbonise processes away from fossil fuels to electricity.

This has implications for the transmission and distribution networks to ensure that they can meet the changing demands on their infrastructure. Re-enforcement and upgrades to the network are and will be required with some of these works affecting Argyll and Bute.

### National Energy System Operator (NESO)

NESO is an independent public corporation and was created as a result of the UK's 2023 Energy Act and are responsible for planning and delivery of all forms of energy (whole system approach). NESO give independent advice on how to plan and run the energy system for the whole country now and in the future.

One of NESOs activities is strategic planning which involves a strategic long-term approach to planning, identifying whole system energy needs and ensuring that system can be designed and built. Three areas of work include:

- Strategic Spatial Energy Plan
- Centralised Strategic Network Plan
- Regional Energy Strategic Plan/Transitional Regional Energy Strategic Plan

### Strategic Spatial Energy Plan (SSEP)

The first SSEP will assess on a zonal basis, potentially suitable geographic areas across GB for each of the in-scope electricity and hydrogen generation and storage technologies. The assessment will include the optimal locations, quantities and types of energy infrastructure required, across a range of plausible futures and based on known constraints and assumptions.

The SSEP will not recommend project-specific locations.

The SSEP Methodology (May 2025) sets out how NESO will deliver the SSEP which is anticipated in the fourth quarter of 2026. The SSEP will be updated every three years.

The content of the final SSEP will be taken into account during the preparation of the Proposed Plan.

### Centralised Strategic Network Plan (CSNP)

The CSNP will serve as a network blueprint for the country, mapping demand and optimal locations for onshore and offshore transmission infrastructure to support a decarbonised energy grid.

Transitional CSNPs (tCSNP) were published in 2022 and 2024 with a refresh of the 2024 publication under preparation. The tCSNPs relate to electricity transmission infrastructure.

It is not considered that there are any significant transmission infrastructure implications for the area set out through the current tCSNPs.

NESO have consulted on the methodology for the full CSNP and the contents of the final CSNP will be taken into account during the preparation of the Proposed Plan.

### Regional Energy Strategic Plan (RESP)

Through RESP, NESO will produce Regional Energy Strategic Plans (RESPs) for the nations of Scotland and Wales, and for the nine regions of England. These plans will provide strategic co-ordination of the future development of energy distribution networks across all vectors – electricity, gas and hydrogen. NESO ran a consultation regarding the draft RESP methodology in late 2025/early 2026. The delivery of the RESPs is planned by the end of 2028.

The RESP for Scotland will be taken into account as appropriate during the production of the Proposed Plan.

### Transitional Regional Energy Strategic Plan (tRESP)

tRESP (available as a series of documents and digital platforms from the [NESO website](#)) was published in January 2026 with the purpose of informing future investments by electricity distribution network operators as they prepare their business plans for the ED3 (electricity distribution) price control period for 2028-2033. The plan identifies areas where proactive network investment could be delivered to enable local projects.

Whereas RESP will take a whole system approach across all energy vectors, tRESP is concerned with electricity distribution given that the formation of the ED3 business plans will take place before the final RESP publication in 2028.

tRESP features four key components:

- The Nations and Regions Contexts
- Pathways
- Consistent Planning Assumptions
- Strategic Energy Need

The Strategic Energy Need component identifies potential areas of strategic energy need (SEN). These areas are identified at electricity grid supply point level. Across Great Britain 179 out of 231 areas have been assessed as strategic with 67 of them identified for consideration for proactive investment by electricity distribution network operators through their investment planning as part of ED3. In Scotland 32 areas have been identified as strategic with 10 of them identified for consideration for proactive investment. One of these 10 areas (Inveranan group) falls within Argyll and Bute with the

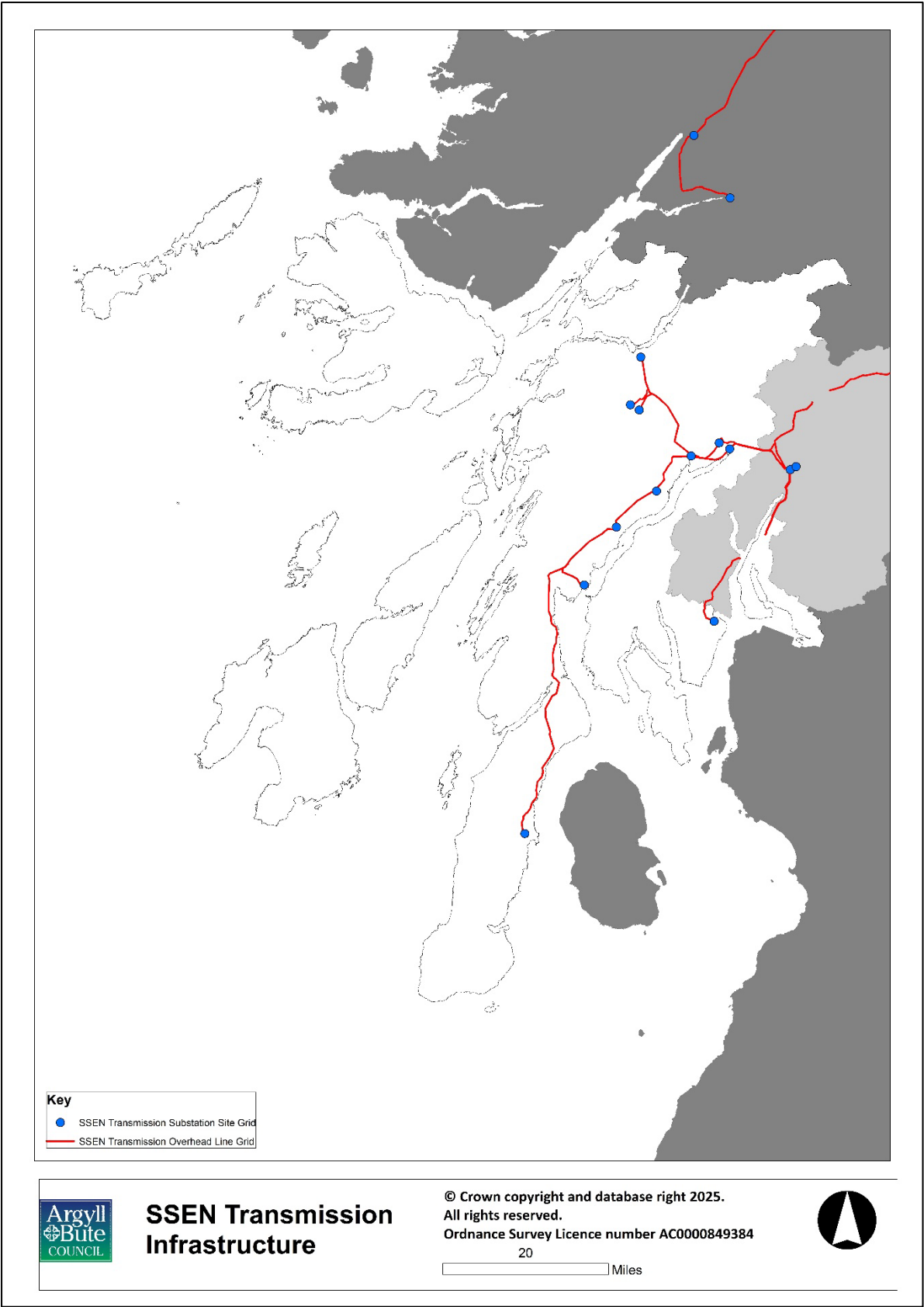
cause of the increased electricity demand identified as being “data centres” (see [Strategic Energy Needs Digital Platform](#)).

The planning authority will continue with dialogue with relevant distribution network operators and NESO regarding SEN throughout the life of tRESP and full RESP and as the ED3 business plans develop.

### **SSEN Transmission**

SSEN Transmission operate an Open Data Portal where information can be downloaded including GIS data showing overhead lines and substations.

The transmission network includes Grid Supply Points and the high voltage transmission lines. For the SSEN licence area within Argyll and Bute these are shown on the map below.



SSEN Transmission Substations and Overhead Lines

Current SSEN Transmission projects are listed on their website [Home - SSEN Transmission](#) and are set out the table below.

| Project                                                                                                          | Project Type               | Status             |
|------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------|
| <a href="#">Alternating Current Harmonic Filter - Crossaig North 275 / 132 kV Substation - SSEN Transmission</a> | Transmission reinforcement | Project Refinement |
| <a href="#">An Suidhe 275kV Substation</a>                                                                       | Transmission reinforcement | Construction Phase |
| <a href="#">Argyll and Kintyre 275kV Strategy</a>                                                                | Transmission reinforcement | N/A                |
| <a href="#">Argyll and Kintyre 275kV Substations</a>                                                             | Transmission reinforcement | N/A                |
| <a href="#">Blarghour Wind Farm Connection Project</a>                                                           | Windfarm connection        | Early Development  |
| <a href="#">Carradale Substation</a>                                                                             | Transmission reinforcement | Operational Phase  |
| <a href="#">Craig Murrail 275kV Substation</a>                                                                   | Transmission reinforcement | Construction Phase |
| <a href="#">Crarae 275kV Substation</a>                                                                          | Transmission reinforcement | Construction Phase |
| <a href="#">Creag Dhubh - Dalmally 275kV Connection</a>                                                          | Transmission reinforcement | Construction Phase |
| <a href="#">Creag Dhubh - Inveraray 275kV Overhead Line</a>                                                      | Transmission reinforcement | Construction Phase |
| <a href="#">Creag Dhubh Substation</a>                                                                           | New Substation             | Construction Phase |
| <a href="#">Crossaig 275kV Substation</a>                                                                        | Transmission reinforcement | Construction Phase |

|                                                                                                         |                             |                    |
|---------------------------------------------------------------------------------------------------------|-----------------------------|--------------------|
| <a href="#"><u>Dunoon 132kV Substation Replacement</u></a>                                              | New GSP (Grid Supply Point) | Project Assessment |
| <a href="#"><u>Dunoon Overhead Line Rebuild Project</u></a>                                             | Transmission reinforcement  | Project Refinement |
| <a href="#"><u>Earraghail Wind Farm Connection Project</u></a>                                          | Windfarm connection         | Early Development  |
| <a href="#"><u>High Constellation Wind Farm Connection</u></a>                                          | Windfarm connection         | Early Development  |
| <a href="#"><u>Inveraray - Crossaig 275kV Overhead Line</u></a>                                         | Transmission reinforcement  | Operational Phase  |
| <a href="#"><u>Sheirdrim Wind Farm Connection</u></a>                                                   | Windfarm connection         | Early Development  |
| <a href="#"><u>Sloy Power Station Transformer Replacement Project</u></a>                               | Transmission reinforcement  | Early Development  |
| <a href="#"><u>Sloy to Windyhill Overhead Line Refurbishment Project</u></a>                            | Transmission reinforcement  | Construction Phase |
| <a href="#"><u>Tangy IV Wind Farm and Cnoc Buidhe Wind Farm Shared Use 132kV Connection Project</u></a> | Windfarm connection         | Early Development  |
| <a href="#"><u>Taynuilt - Creag Dhubh Reinforcement</u></a>                                             | New Overhead Line           | N/A                |

|                                               |                                                            |                   |
|-----------------------------------------------|------------------------------------------------------------|-------------------|
| <a href="#">VISTA - Glen Falloch and Sloy</a> | VISTA (Visual Improvement of Scottish Transmission Assets) | Operational Phase |
|-----------------------------------------------|------------------------------------------------------------|-------------------|

### **SSEN Transmission projects**

Note – some of these projects fall wholly/partly within the National Park

SSEN Transmission set out in the North of Scotland Future Energy Scenarios their view of a range of potential generation and demand scenarios in the north of Scotland out to 2050 (incorporating new elements such as rail, hydrogen) and model if, and when the scenarios achieve net zero. It also includes information about the role storage could play in the North of Scotland area due to an increase in battery and pump storage connection applications received.

Delivering a Network for Net Zero: The Pathway to 2030 is the SSEN Transmission business plan for the RIIO-T3 period which covers 1/4/2026 to 31/3/2031. It sets out proposed infrastructure investments and for Argyll and Bute these include:

#### Substation Rebuilds:

- Dunoon Substation – Grid Supply Point
- Sloy Powerstation – Hydro Connection (within the National Park)

#### Overhead Lines:

- Whistlefield – Dunoon 132kv OHL

#### Asset Upgrades:

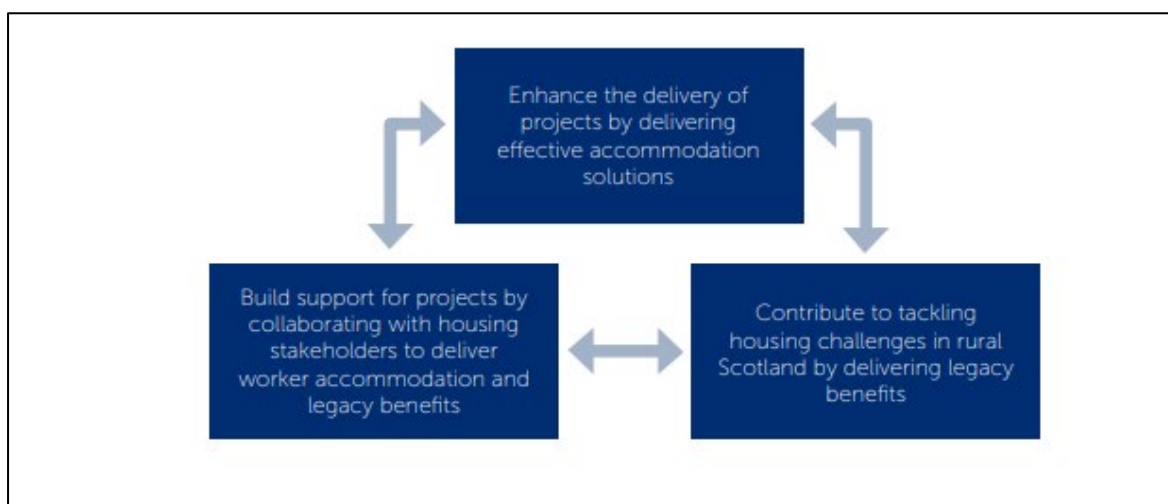
- Switchgear Replacement – Inveraray

The business plan contains a case study for the Dunoon substation project. This highlights the need for the project being two-fold; the need to replace old equipment and the contracted connection queue exceeding the current capacity necessitating the replacement of the 45MVA (42.75MW) transformers with 120MVA (114MW) units. The outcome being securing supply for 15,600 end consumers and ensuring current contracted connections can export when energised.

#### Worker Accommodation

A consequence of ongoing and planned Transmission infrastructure works can be the need to accommodate a construction related workforce for the duration of each project. The SSEN-T strategy “Housing Our Workers” acknowledges the significant

challenges of housing workers in rural northern Scotland amidst a housing crisis and provides direction to the projects associated with the 'Pathway to 2030'. Whilst the peak of workers is estimated to be in 2027 (4896 workers, 10-19% of which being for Argyll and Bute) which will be prior to LDP3 adoption the issue of worker accommodation for SSEN-T projects (as well as any other infrastructure or major development project) will need to be considered. The Housing Strategy Objectives as included in the document is shown in the figure below.



**Housing Strategy Objectives (taken from the SSEN-T strategy Housing Our Workers)**

Potential options identified through the strategy include:

- Serviced sites – where temporary accommodation sites are identified in collaboration with housing stakeholders where utilities and services can be left for future housing development rather than securing suitable land and re-instating it after use.
- New builds – Working with stakeholders to unlock investment through long leases on new build homes by providing security of income and focusing on 'stuck' sites that need delivery intervention (therefore avoiding displacing members of host communities)
- Empty homes initiative – supporting empty homes initiatives by taking long leases on empty homes
- Refurbishment of disused property – transforming buildings such as disused hotels and care homes into quality living spaces for workers and potentially the local community in the future.

In addition to the use of local hotels and rentals are set out as an option but with the acknowledgement of the potential negative impact on tourism and the local rental market.

Local Development Plan 3 will need to consider how to reflect accommodation needs of major construction projects to help maximise a positive legacy for communities affected as well as mitigating potential harm, for example to tourism.

### **SSEN Distribution**

SSEN Distribution are currently within the ED2 price control period (2023-2028). The SSEN-D Business Plan for ED2 “Powering Communities to Net Zero” sets out the overall business plan for the period including the drive to meet the net zero agenda.

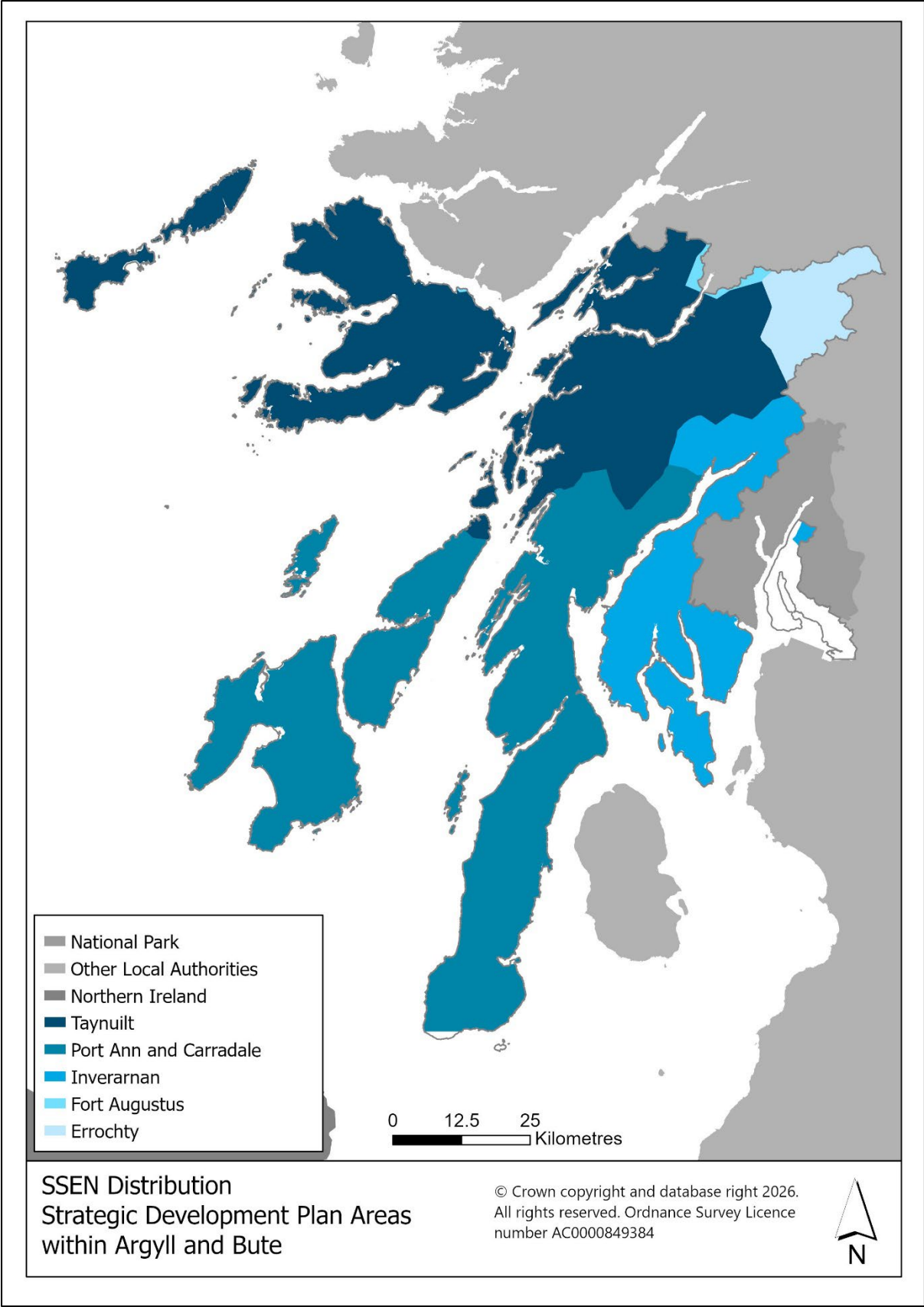
SSEN Distribution System Operations (DSO) is responsible for planning the distribution network for the long term to release capacity. This includes strategic investment, access products and flexibility services. The DSO Action Plan sets out what the DSO has achieved and what they plan to do next to meet clean power targets. The October 2024 Action Plans set out a proposal to produce Strategic Development Plans (SDPs) to show more granular network insights, information and underpinning methodologies.

### **Strategic Development Plans**

SDPs cover either one or more Grid Supply Point (GSP) areas. The SSEN-D licence area in Argyll and Bute has principally been split across four SDPs:

- Port Ann and Carradale
- Taynuilt
- Inveranan
- Errochty

The areas within the Argyll and Bute Local Development Plan area covered by these SDPs are shown in the map below. It is noted that some limited areas are covered by the Fort Augustus SDP but given their size, location and that they don’t include any LDP2 identified settlements this SDP is not considered to be material to LDP3. This situation can be adequately monitored.



**SSEN Distribution Strategic Development Plan Areas within Argyll and Bute**

SDPs incorporate stakeholder feedback on future energy needs through to 2050 and translate these into strategic plans for the future distribution network needs. The SDPs guide more detailed development works through the process known as the Distribution Network Options Assessment which typically look at detailed development of options up to seven years ahead of need.

SDPs have been published for all of the above areas and will be reviewed by SSEN-D on an annual basis.

#### Port Ann and Carradale SDP

This SDP covers areas of Kintyre, Mid Argyll and islands including Islay, Jura and Colonsay. It looks at future demand and generation requirements from the Distribution Future Energy Scenarios (DFES) process, stakeholder insights and connection requests and looks at the impacts of these on the electricity network. From this, spatial plans are developed for future network needs through to 2050.

This SDP highlights the particular considerations for Islay and notes:

- It's identification as a carbon neutral island
- Recent new connection activity relating to expansion/decarbonisation of the whisky industry
- Development of new housing

The SDP sets out that exponential load growth is expected in the area as a result and that there is liaison with stakeholders to ensure reinforcement proposals align with housing needs and to establish flexibility options with distilleries.

At extra high voltage level, the SDP identifies high level options to be developed through either the Hebrides and Orkney Whole System Uncertainty Mechanism (HOWSUM) or the Distributed Network Options Appraisal (DNOA) process. These options are set out for different time periods out to 2050. For those to be developed through HOWSUM much of the outcomes in earlier years relate to improved network resilience for the islands driven by increased demand. The options to be developed through the DNOA process include reinforcements at Campbeltown, and Dippen and Crinan Primary Substations.

The SDP sets out that at high and low voltage levels the connection of low carbon technologies will result in significant demand growth and where projected overloads are identified, mitigations will need to be put in place.

#### Taynuilt SDP

This SDP covers the areas around Loch Awe, Oban and islands including Mull, Coll, Tiree and Lismore. It looks at future demand and generation requirements from the Distribution Future Energy Scenarios (DFES) process, stakeholder insights and

connection requests and looks at the impacts of these on the electricity network. From this, spatial plans are developed for future network needs through to 2050.

At extra high voltage level, the SDP identifies a likely increase in generation at Taynuilt GSP with hydropower and onshore wind farm uptake in the region and that this will likely drive the need for distribution and transmission reinforcement which may include new 33kv circuits or potentially new GSPs. It also identifies that in terms of system demand there will be a need to carry out reinforcement works around Taynuilt GSP specifically at primary substation level due to projected increase in demand (primarily around Oban Primary). There will also be a need to for reinforcement works on subsea cables supplying Mull, Coll and Tiree for resilience purposes.

The SDP sets out options for the extra high level voltage network for the Inner Hebridean islands and the mainland up to 2035 but notes that no additional needs are identified beyond 2035.

Given the development of the Oban Strategic Development Framework which is looking at strategic locations for development over up to 40 years and including circa 3000 houses the outcomes of set out through SDP process will be monitored in close liaison with SSEN-D to ensure that potential power requirements are understood and incorporated with future yearly revisions of the SDP.

The SDP identifies that there will be system needs at high and low voltage levels due to increased penetration of low carbon technologies and that it is likely that combination of flexibility and asset replacement will be employed to resolve high voltage system needs.

#### Inverarnan SDP

This SDP covers areas within Argyll and Bute Council as well as parts of Stirling, West Dunbartonshire and North Ayrshire local authority areas. Within the Argyll and Bute Council LDP area this SDP primarily relates to Bute and Cowal.

The SDP identifies that the route to decarbonisation for coastal regions will rely on a mix of energy vectors. Offshore wind, subsea interconnectors and other clean generation technologies will provide low carbon electricity, while hydrogen and e-fuels can support shipping, heavy transport and port operators. As a result, whole system thinking is required rather than the favouring of a particular energy vector. The SDP notes a number of whole system considerations including ongoing dialogue with SSEN Transmission due the significant potential renewable energy resources across the area, the transitioning away from Load Managed Areas for electric heating and the potential improvement of historic networks previously installed from the 1950s to late 1980s.

Load growth across the western Highlands region is identified as being driven by multiple sectors and technologies, impacting the network across all voltage levels.

At extra high voltage level system needs have been identified at Strachur primary substation (ahead of 2035) and Glendaruel and Innellan primary substations (post 2035).

The SDP identifies that the connection of low carbon technologies across the high and low voltage networks will result in significant demand growth.

At high voltage levels a combination of flexibility and asset replacement will be required to resolve projected system needs. The SDP also considers the just transition and the use of vulnerability insights to prioritise heavily loaded areas of the network where vulnerable customers would be most impacted by outages.

At low voltage network interventions may be driven by capacity or by voltage requirements. Flexibility at a local level is likely to be required alongside traditional re-enforcement. Initial analysis indicates that 22.89% of low voltage feeders may need intervention by 2035 and 33.94% by 2050 (under the Holistic Transition scenario).

#### Errochty SDP

The majority of the area relating to this SDP falls with the Stirling and the Perth and Kinross Council areas. A relatively small part of it falls within Argyll and Bute but only takes in one LDP2 identified settlement (Bridge of Orchy). It is not considered that the SDP has a significant material impact on Argyll and Bute although the relationship of the network to the area is acknowledged and the yearly revisions of the SDP will be monitored and taken into account as appropriate with appropriate liaison with SSEN-D where necessary.

#### HOWSUM

As part of the existing RIIO-ED2 price control period agreement with OFGEM, SSEN-D have been able to apply for additional funding to deliver whole system solutions for net zero and to support security of supply in Scotland's islands. This is known as the Hebrides and Orkney Whole System Uncertainty Mechanism (HOWSUM). In January 2025 proposals were submitted for the Orkney Islands, Inner Hebrides and Outer Hebrides. The Core Narrative document sets out the proposals for works networks serving Islay and Jura and for Mull, Coll and Tiree.

For Mull, Coll and Tiree these were funding to progress early-stage activities for two additional submarine cables and the replacement of the Tiree diesel power station. For Islay and Jura, the proposals included three new 33kv circuits to serve the islands.

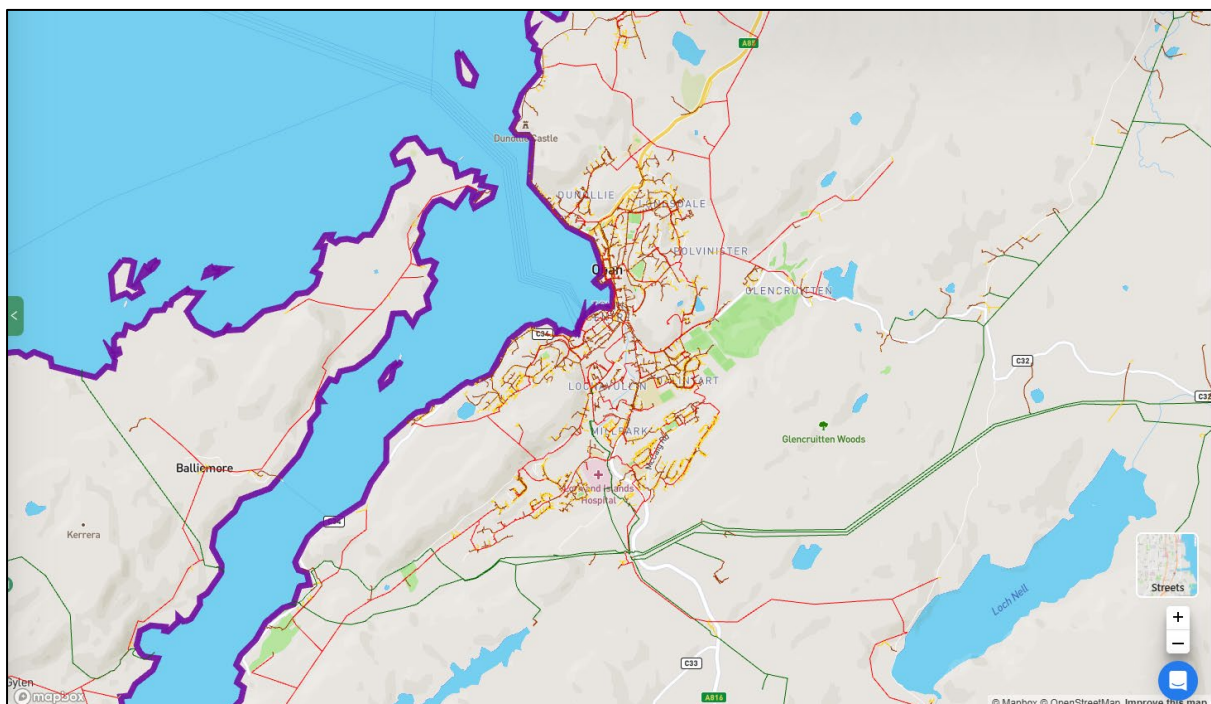
The final outcome from OFGEM was published in December 2025. A key outcome was the approval of three 66kv circuits to supply Islay and Jura which are larger than the 33kv circuits originally proposed through HOWSUM.

## Local Energy Net Zero Accelerator

SSEN-D have developed the Local Energy Net Zero Accelerator tool (LENZA). The platform provides local authorities and their delivery partners with data and modelling tools that support informed decision making, including information on network capacity, building stock, and energy consumption. The platform allows for, amongst other things, the mapping of SSEN Distribution network infrastructure as well as the network infrastructure of other utility providers. The list of available for SSEN mapping includes:

- Network Topology (lines and cables making up the electricity network)
- Grid Supply Point (GSP) Substations
- GSP supply areas
- Primary substation supply areas
- Secondary substation supply areas

An example is shown in the figure below with mapping of the network topology for the Oban area with the different coloured lines represented different voltage levels. This mapping can be utilised for site assessment and monitoring purposes.

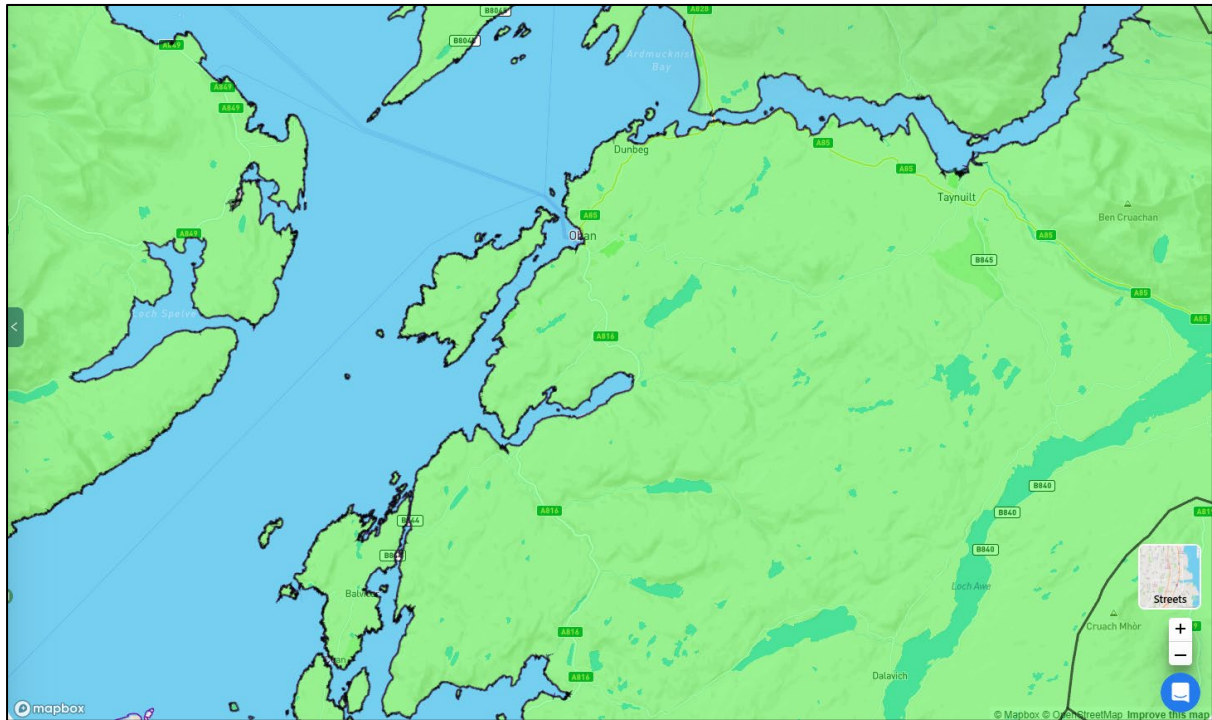


### SSEN Distribution Network Topology (Oban Area)

LENZA allows the upload of local data meaning that the Council can upload its own site data and view it alongside all embedded LENZA data such as the network topology.

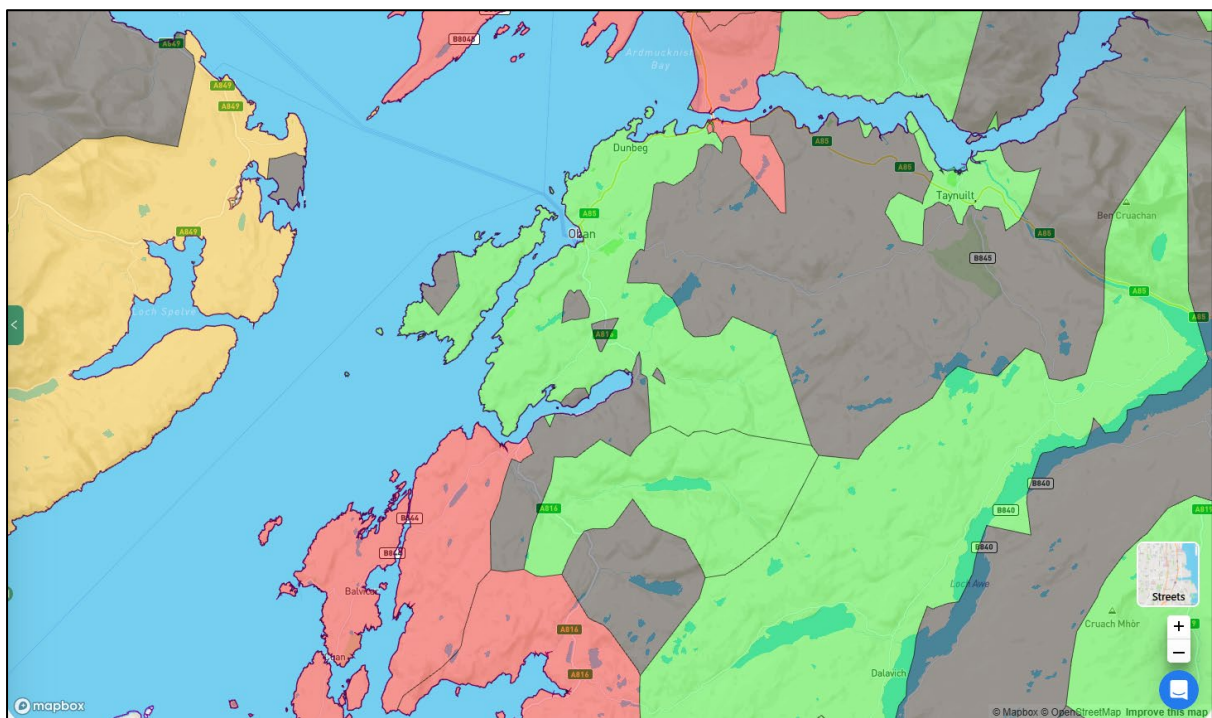
LENZA also provides available headroom data at all of substation areas.

The figure below, as an example, shows the GSP supply areas for the Oban area with the green colour indicating more than 5% headroom at this level.



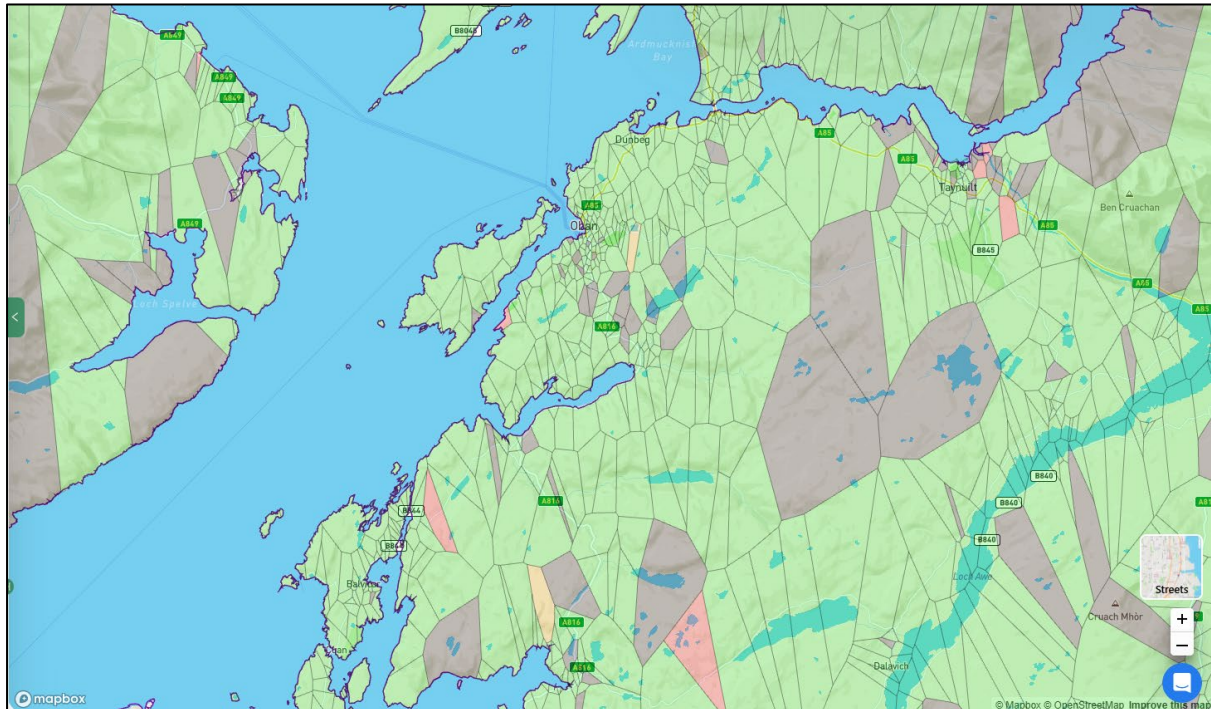
**Grid Supply Point supply area headroom (Oban area)**

The figure below, as an example, shows the primary substation supply areas with the green areas indicating more than 5% headroom, amber areas indicating between 5% overloaded and 5% headroom, red areas indicating more than 5% overloaded (grey areas being undefined).



### Primary substation supply areas headroom (Oban area)

The figure below, as an example, shows the secondary substation areas with the green areas indicating more than 5% headroom, amber areas indicating between 5% overloaded and 5% headroom, red areas indicating more than 5% overloaded (grey areas being undefined).



**Secondary substation supply areas headroom (Oban area)**

The LENZA tool allows early opportunity to assess potential capacity constraints at site level across all of the plan area (utilising pan and zoom tools) and to engage with DNO accordingly. This will likely have benefits for LDP3 site identification and assessment processes. At a more strategic level it allows identification of geographic areas that have potential constraints within the distribution network and provide a basis for input into future SSEN-D engagement for Strategic Development Plans and the development of the forthcoming ED3 business plan.

At a more granular level the platform also allows project development where technologies such as heat pumps and EV charge points can be deployed at a site level (e.g. housing allocations) with subsequent interrogation of the overall project impacts at the various substation levels. This has the potential to provide even more detailed analysis of potential development sites and early engagement between the Council and the DNO regarding site allocation and delivery monitoring through the Delivery Plan.

### SSEN Centralised Network View

The [Centralised Network View application](#) provides a centralised interactive view of the electrical network for SSEN, showing the relationships between Grid Supply Points, Primary Substations and their associated network areas.

Within the application the Demand & Generation Capacity map has been developed to assist in assessing areas where distribution connection opportunities may be available and detail where constraints exist, providing a high-level view of the current state of the SSEN network.

The tool could be utilised, alongside LENZA, in the analysis of potential development sites.

### Electricity Distribution 3 (ED3) Price Control Period

ED3 is the next five-year regulatory period for electricity distribution networks and will run from April 2028 to March 2033.

SSEN-D have begun the process of creating their ED3 business plan and have published an Emerging Thinking for ED3 document. The document looks to position the ED3 period as a critical part of the long-term pathway to 2050. It sets out three emerging priorities:

- Our network drives economic growth and enriches the communities and environments we work in
- Our network is agile and digitally enabled, meeting diverse customer needs and system energy needs
- Our business and network are resilient in the face of growing challenges, and we efficiently deliver our plans

The document sets out what is being delivered now and opportunities to go further in ED3 across the themes and sub-themes below:

- Networks for Net Zero
  - Readyng our networks for net zero and a green economy
  - Connecting customers
- Responsible and Sustainable Business
  - Our responsibilities to our customers and communities
  - Sustainability and our environmental stewardship
  - Financial resilience and value for money
- Smarter Networks
  - Data and digitalisation
  - Enabling community energy and system flexibility services
- Resilient Networks
  - Managing the integrity of our network

- Network reliability
- Climate resilience
- Delivering green jobs
- Growing our supply chain

It will be important to remain in dialogue with SSEN-D throughout the development of ED3 Business Plan and continue with other more regular input such as to the yearly updates of the SDPs and yearly submissions to the DFES process alongside other regular liaison meetings with SSEN-D officers.

### **Scottish Power Energy Networks Transmission**

Scottish Power Energy Networks (SPEN) are currently within the RIIO-T3 Business Plan period which runs from 1<sup>st</sup> April 2026 to 31<sup>st</sup> March 2031.

The T3 Business Plan was submitted to Ofgem in December 2024. The draft determination from Ofgem was published in July 2025 with the final determination issued in December 2025. The business plan sets out four strategic net zero outcomes: infrastructure, resilience, value and service. Under the infrastructure theme the business plan sets out strategic projects to support the network needs being driven by the decarbonisation of the energy sector. Whilst there are a range of strategic projects none of these fall within the Argyll and Bute area.

The SPEN website contains details existing transmission projects but there are none the Argyll and Bute area. The only transmission substations in the Argyll and Bute Local Development Plan area are Whistlefield and Helensburgh.

On this basis, there are considered to be no significant spatial issues arising for the area from the existing projects or potential projects within the T3 period.

### **Scottish Power Energy Networks Distribution**

Enabling the path to Net Zero Our RIIO-ED2 Business Plan for 2023 – 2028 is the Scottish Power Energy Networks business plan for the RIIO-ED2 period which covers 2023 to 2028. One of the strategic pillars of the plan is “Develop a network that’s ready for Net Zero” which includes 30 commitments grouped under the themes:

- Develop the network of the future
- Ensure a safe and reliable electricity supply
- Provide timely and efficient connections

The plan highlights the radical changes coming to the network from the forecasted numbers of electric vehicles and heat pumps as well as the increase in amount of distributed energy. Whilst the plan sets out a number of commitments for the

distribution network and operations it does not detail individual network infrastructure projects.

#### Long Term Development Statement (LTDS)

The LTDS is a source of information for developers wishing to connect to the SPEN distribution network. It enables them to identify opportunities and carry out initial assessments of the capability of the network to support their demand or generation development.

Appendix 8 to the document, Predicted Changes, gives descriptions of future authorised changes to the distribution system and includes major developments which will impact the configuration of the system. The table also includes application and connection activity analysed by Grid Supply Points and primary substations where applicable. The data is available to the Council through access to the SPEN data portal.

#### Network Development Plan (NDP)

The NDP aims to provide a medium-term outlook to stakeholders. It provides details on available network capacity to accommodate future demand and generation growth. It also provides information on planned interventions which increase network capacity.

The NDP details two areas relevant to LDP2; the Helensburgh and Strathleven GSPs where asset intervention is indicated for both, comprising of replacement of switchgear (expected 2024/25 and 2025/26 respectively).

#### Distribution Future Energy Scenarios

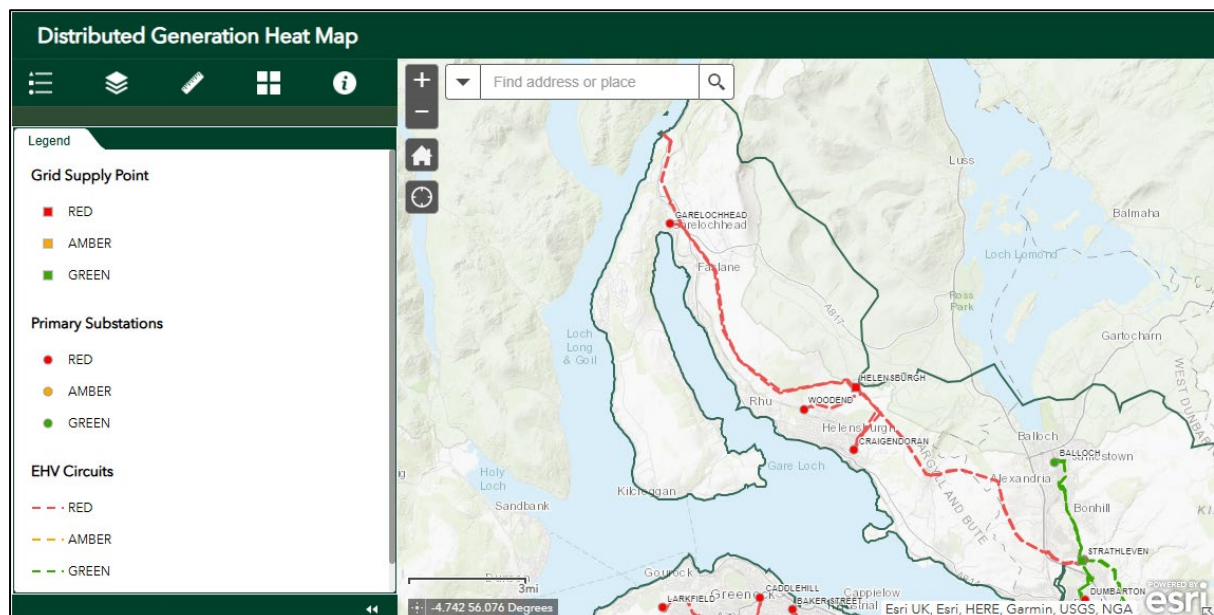
Distribution Future Energy Scenarios are forecasts for a range customer demand and generation metrics up to 2050. The DFES document describes how electricity generation and demand may evolve in the SPEN region over the next 30 years. The forecasts are disaggregated to Grid supply point and primary substation level and are set against four different scenarios (Counterfactual, Hydrogen Evolution, Electric Engagement and Holistic Transition). In the round, the forecasts indicate the potential increase in demand from technologies such as heat pumps and electric vehicle charging and increased generation from technologies like solar PV and wind. The DFES shows a sharp increase in battery storage up to 2030 but with slower increases after that.

SPEN also publish DFES scenarios through interactive mapping accessed through their data portal with the ability to view scenarios down to individual grid supply point and primary substation by a customisable date range.

### Distributed Generation Heat Map

SPEN have produced a [Distributed Generation Heat Map](#) which provides an indication of the potential opportunities to connect Distributed Generation to the 11kV and 33kV network. The figure below shows that the extra high voltage circuits and primary substations in the Helensburgh and Lomond area are shown in red meaning:

*“At least one factor is close to its operational limit and so installation of most levels of Distributed Generation and a local connection is highly unlikely. It may also require extensive reinforcement works or given the lack of a local connection, require an extensive amount of sole user assets to facilitate such a connection.”*



### **Distributed Generation Heat Map – Helensburgh and Lomond Area**

It is acknowledged that the ‘red’ status does not mean that a connection is not possible but that either reinforcement or an alternative connection solution may be required. The indicated status demonstrates a need for early engagement with SPEN during both LDP3 site assessment and the Helensburgh Strategic Development Framework process and also continued dialogue regarding the ED3 Business Plan process.

### Local Authority Network Insight Tool (LANIT)

SPEN have developed LANIT to support Local Authorities with energy planning. The tool enables Local Authorities to simulate the network impact of the addition of Electric

Vehicle (EV) charge points, Heat Pumps or Photovoltaics (PV) in their local area.

Features of the tool include:

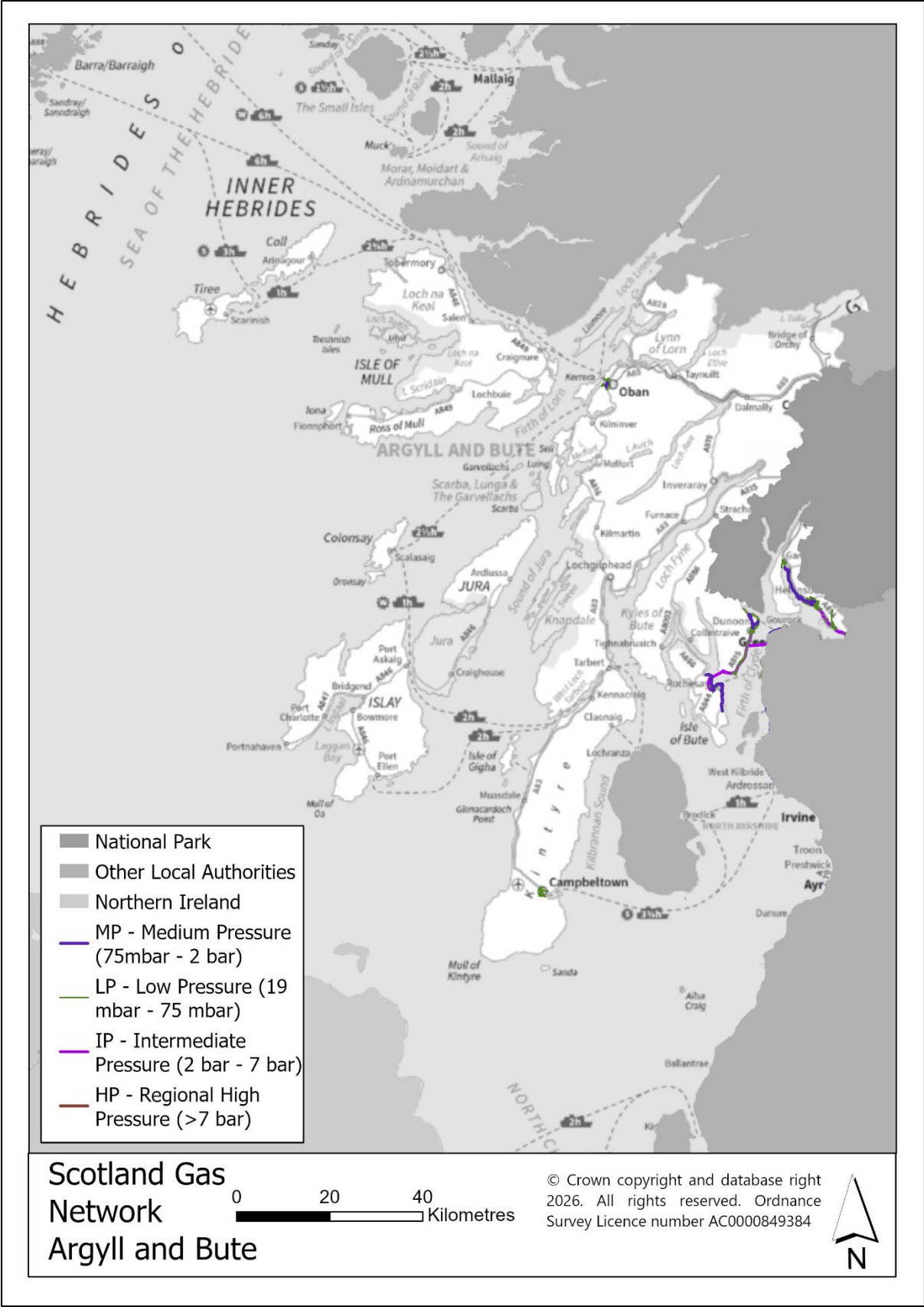
- A view of current cable and substation capacity, constraints and associated indicative costs for reinforcement work
- Ability to inform SPEN decision making on potential future network requirements  
Promotion of shared knowledge around future network requirements
- New Connection Draw Tool: New connections can now be drawn directly onto the existing SPEN network to fully understand the impact to the grid from new Low Carbon Technology (LCT) connections
- Intuitive asset placement by location
- Impact reporting: automatic feedback on load, voltage and reinforcement needs

The planning authority are currently engaging with SPEN regarding use of the tool to assess potential development sites (e.g. housing allocations) and what their impact might be on capacity of the electricity network alongside any required reinforcements. The use of LANIT will be fully investigated and developed appropriately alongside Proposed Plan preparation.

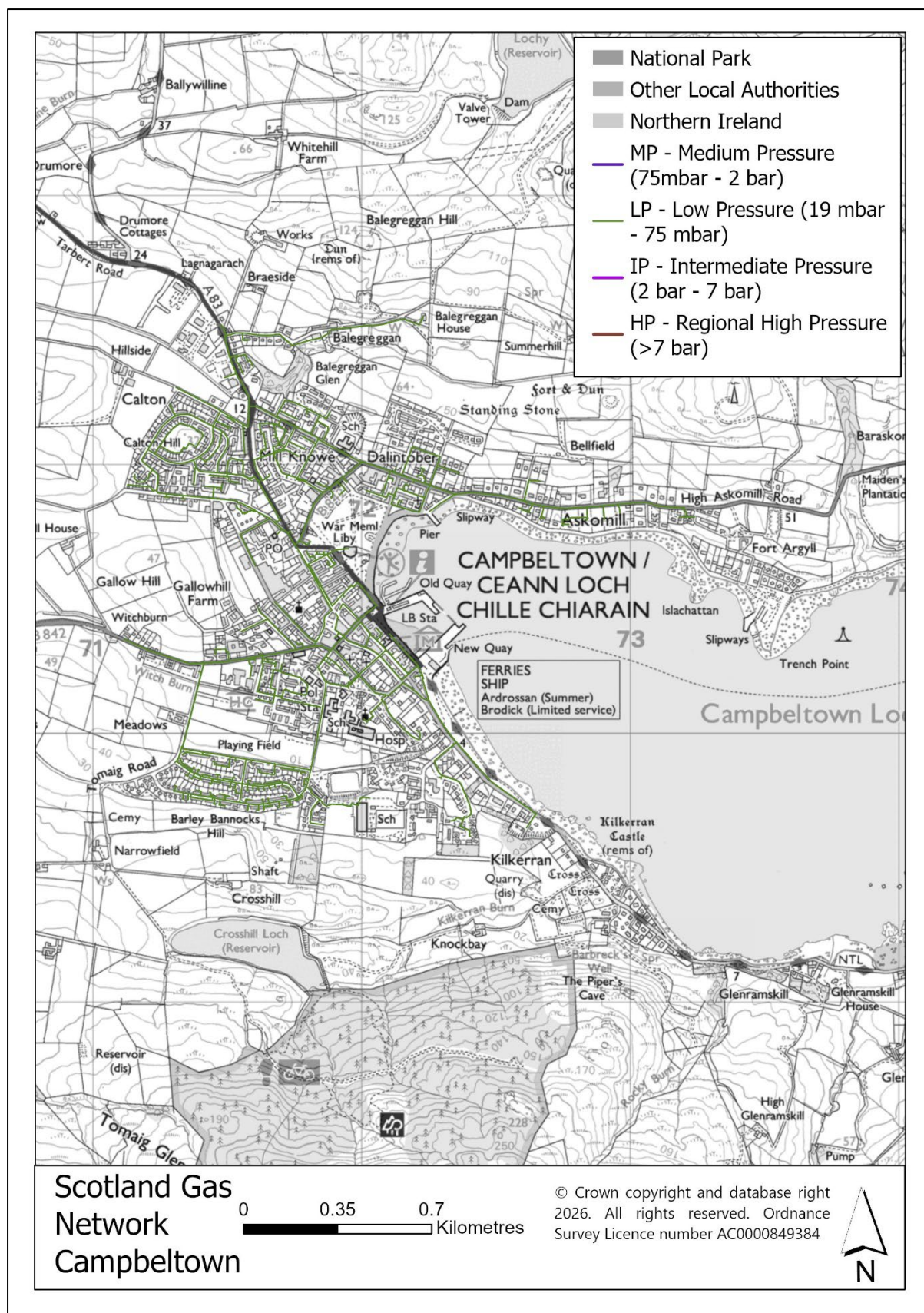
## **Gas**

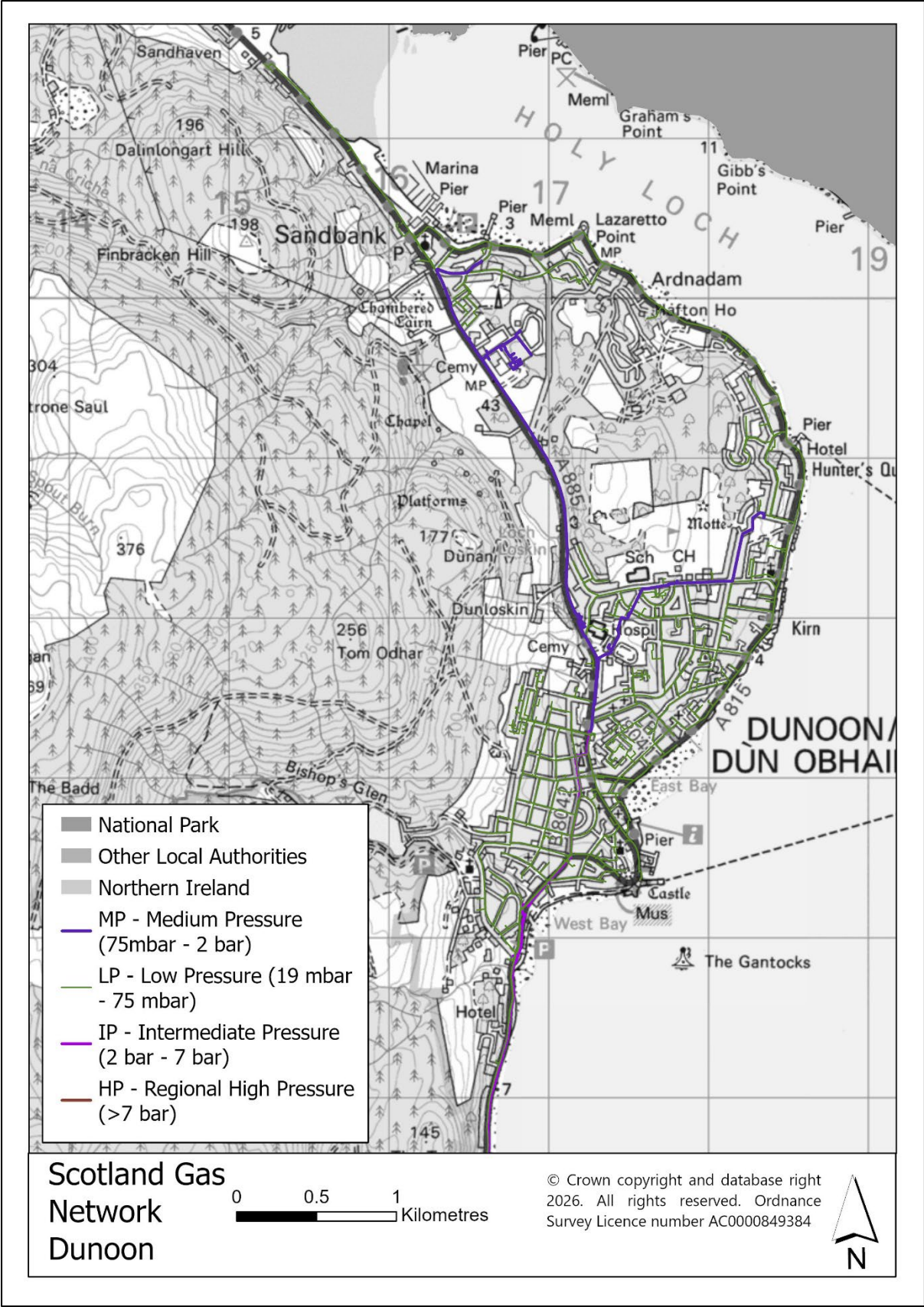
Scotland Gas Networks (SGN) own and operate the gas distribution networks in Scotland and the South-East of England, supplying energy to 5.9 million homes and businesses through over 74,000km of pipeline infrastructure. Not all of Argyll and Bute is served with a gas network. The areas served are in Helensburgh and Lomond, (principally the corridor taking in Cardross, Helensburgh and Garelochhead), Dunoon, Rothesay, Campbeltown and Oban. The network serving Helensburgh and Lomond, Dunoon and Rothesay are connected to the main Scotland-wide network with Dunoon and Rothesay connected by sub-sea pipelines. Oban and Campbeltown are served by independent networks that only serve these specific locations and are not connected to main network. The independent networks in Oban and Campbeltown are supplied with liquified natural gas (LNG) which is transported by road tanker where it is transferred to storage sites before being vaporised to gas for supply within the network.

The gas network for all locations is made up of three types of pipes which operate at different pressure tiers. The maps below show the networks within the planning area.

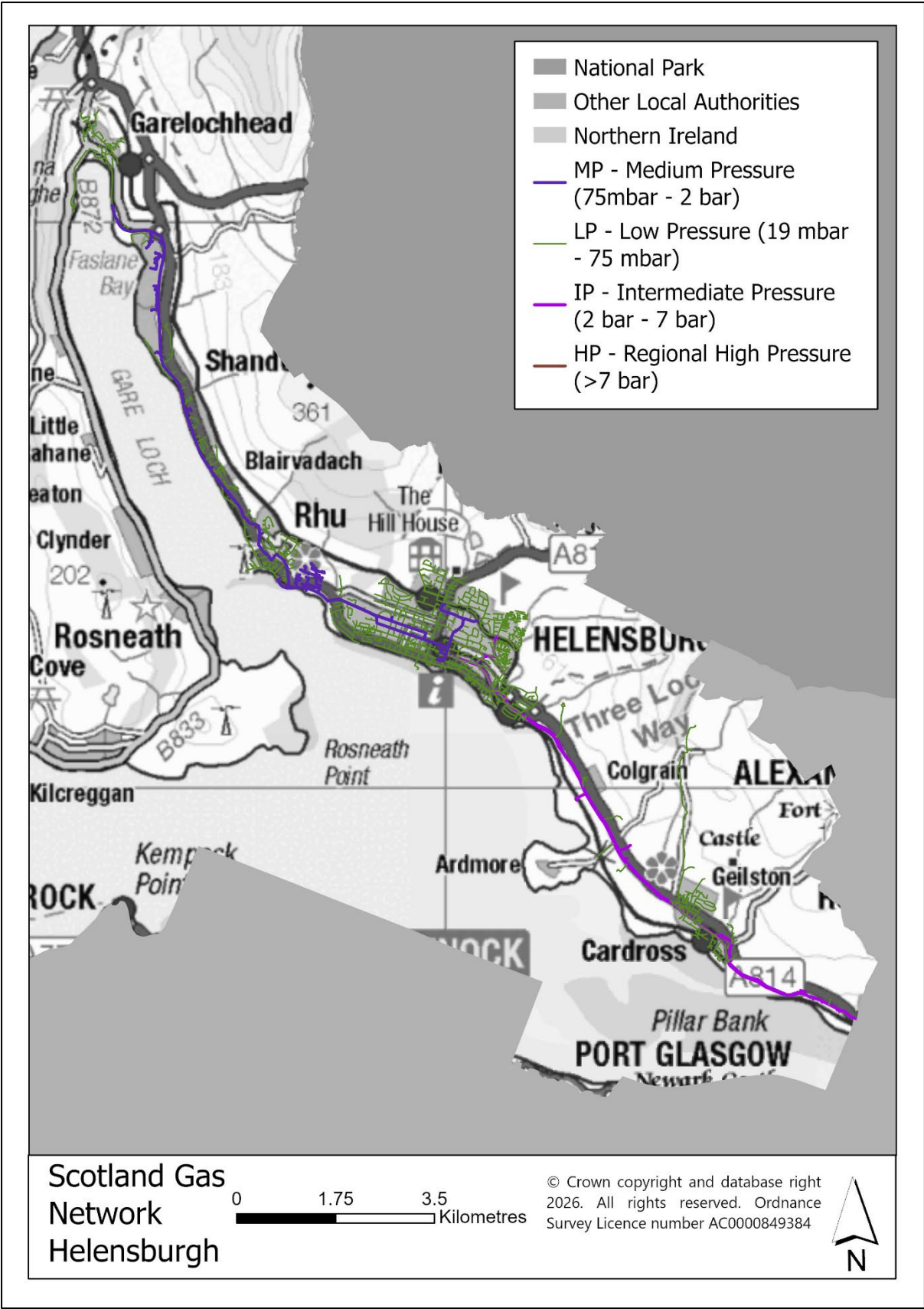


Scotland Gas Network Argyll and Bute

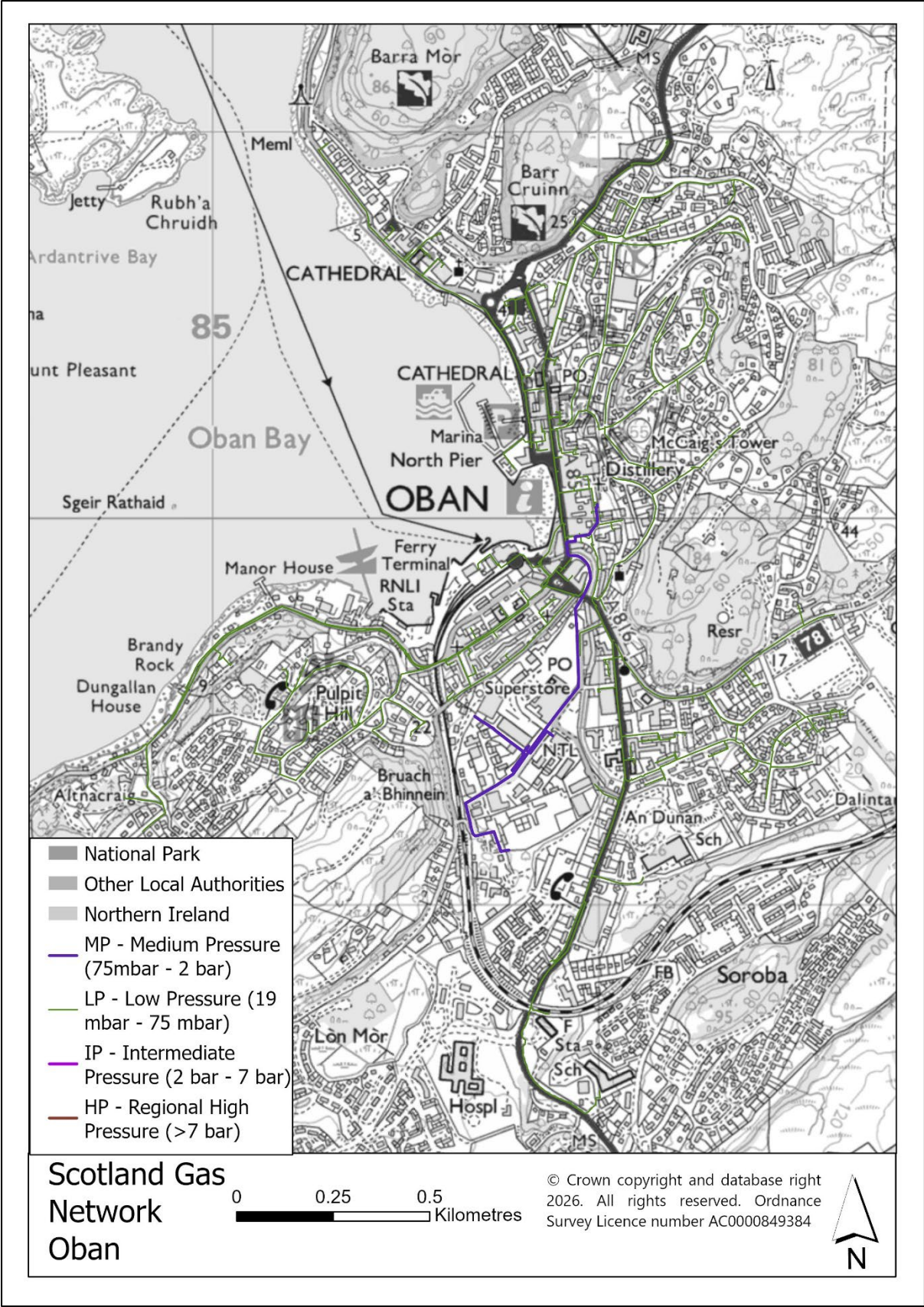




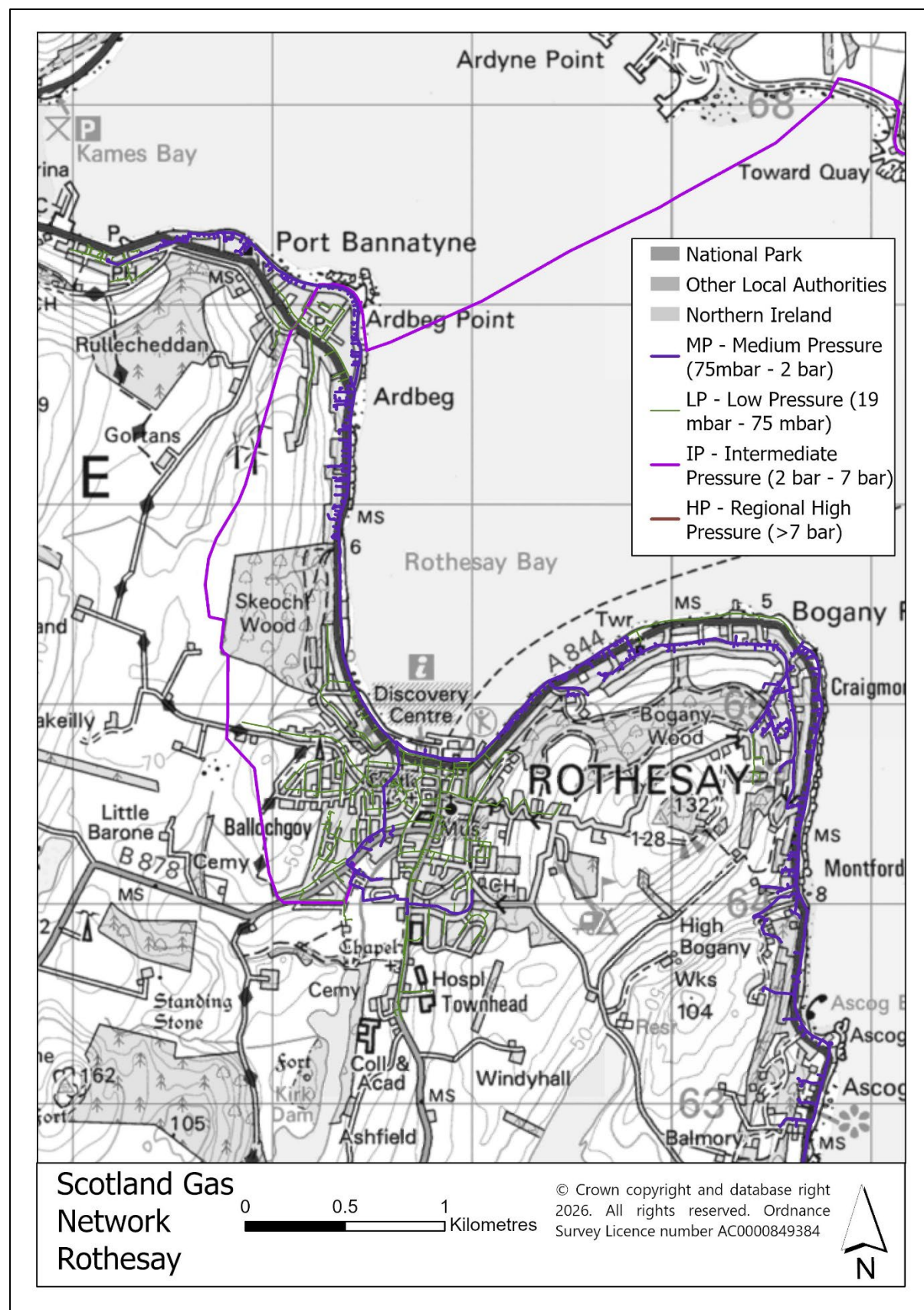
Scotland Gas Network Dunoon



Scotland Gas Network Helensburgh



Scotland Gas Network Oban



Investment in the gas networks is regulated by Ofgem with SGN submitting proposals through 5-year business plans for the relevant price control period in a similar manner to electricity infrastructure operators. The previous price control period was known as RIIO-GD2 and ran from 2021-2026. The current price control period is RIIO-GD3 and runs from April 2026-2031. The RIIO-GD3 business plan was published in December 2024 with the final determination published by Ofgem in December 2025.

Since 2024 the New Build Heat Standard means that new build houses are not permitted to install gas boilers (there are not such restrictions for other types of development). As a consequence of the New Build Heat Standard, it is not likely that there will be need for significant expansion of gas infrastructure to serve new residential development sites.

Whilst new residential development will not connect to the gas network there is the potential for other forms of development to do so. Initial engagement with SGN indicates that whilst there maybe need for re-enforcement works there are no current significant physical infrastructure constraints for new connections within the plan area subject to normal connection request processes and engagement with Scotland Gas Networks.

#### Helensburgh and Lomond, Dunoon and Rothesay

Through the existing and next price control period there are no significant gas infrastructure projects detailed for the Helensburgh and Lomond, Dunoon and Rothesay parts of the network.

#### Oban and Campbeltown

Oban and Campbeltown are served by independent networks in that they are not connected the main network. As in other locations new residential development will not connect to the current gas networks in Oban and Campbeltown but there is potential for other forms of development to do so. However, from initial engagement with SGN there are capacity constraints that would restrict the ability for certain developments to connect.

The expansion of the infrastructure network in these locations is also constrained due to capacity of the storage facilities and the potential expansion of these is limited by factors such as their site size and location.

#### Future gas networks

There will be a requirement to continue to provide a gas network whilst any level of consumer demand exists so it remains unlikely that there will be wholesale infrastructure changes during the LDP3 period. The potential future for the gas storage site in Oban is being considered through Oban Strategic Development Framework process with SGN remaining a stakeholder in the process. The framework is at the point of considering potential options and as such no decision has been taken as to how the site will be viewed with regards to the strategic future of Oban.

The UK Government has legally committed to reducing greenhouse gas emissions to net zero by 2050, with the Scottish Government committing to the same reduction by 2045. As part of this transition to net zero, demand for unabated natural gas must be phased out and replaced by low carbon and ultimately renewable energy sources. This will require the transition of natural gas connections to low carbon alternatives such as hydrogen or biomethane.

#### Biomethane

In certain areas of Scotland gas from bio-methane sources is now being fed directly into the gas network as it meets the gas quality required. In locations such as Wick and Thurso which operate independent networks bio-methane will potentially replace liquified natural gas and is also considered to be a 'low carbon' source.

#### Hydrogen

The current the use of hydrogen in the gas network is limited to 0.1% of the gas composition in order that the required gas quality is maintained. There is the potential, subject to government policy, that up to 20% hydrogen could be blended into the natural gas network. There is ongoing work with the gas networks and government to help facilitate this blending opportunity.

SGN are working in collaboration with the other gas networks to provide evidentiary support for UK Government's heat policy decision about hydrogen's future role in home heating to support Net Zero. SGN are undertaking an extensive programme of R&D, demonstration, and trial projects to prepare for and enable the system transition of the gas networks to 100% hydrogen. These projects include the Local Transmission System (LTS) Futures Programme and H100 Fife hydrogen neighbourhood.

Other projects in Scotland are helping SGN develop plans, roadmaps and infrastructure requirements in preparation for the conversion of the gas networks in Scotland to 100% hydrogen. Projects include potential green hydrogen production from curtailed renewable generators and the designing of new hydrogen transmission pipelines to connect hydrogen production, storage and network injection locations.

The future of the gas network serving the area will be affected by a range of factors. Including the potential switch to green gas alternatives and the take up of alternative heating systems such as air source heat pumps. Whilst the long-term picture indicates a potential range of spatial implications it is not anticipated that these will significantly impact the LDP3 period for Argyll and Bute and will remain a longer-term consideration.

#### SGN-RIIO-GD2-Business-Plan

The GD2 Business Plan ran from 2021 to March 2026.

The business plan set out potential options to decarbonise the independent networks including introducing biomethane or blending 20% hydrogen with an option to potentially decarbonise the network with 100% hydrogen. The plan also set out potential benefits through decarbonisation of the transport system by introducing hydrogen infrastructure as a means for providing fuel for fuel cell vehicles for public transport and private vehicles. Wider transport decarbonisation using hydrogen could be achieved with fuel cell ferries and trains. The business plan proposed to undertake studies for each independent network to ascertain the most economical way decarbonise using hydrogen or biomethane.

#### SGN-RIIO-GD3-Business-Plan

The GD3 Business Plan runs for a five-year period from April 2026.

The business plan sets out that the GD3 price control period will be critical in Great Britain's transition to clean power by 2030, net zero in Scotland by 2045.

Three commitments contained in the plan relate to the consideration of the future of gas infrastructure in the area:

- “We will establish processes that allow us to safely and reliably blend more green gas into our network.”
- “We will work collaboratively to maximise biomethane injection and reduce connection times for producers to provide the capacity to transport it to the equivalent of one million homes.”
- “We will complete the evidence for hydrogen blending in the first two years of GD3.”

The business plan sets out the intention to progress design work for biomethane use in Oban and Campbeltown.

The processes surrounding decarbonisation of gas in Oban and Campbeltown will remain a longer term LDP consideration and appropriate engagement can be

maintained with SGN throughout GD3 and in the preparation of GD4 regarding the spatial and decarbonisation considerations.

## **Education**

### **Introduction**

Education in Argyll and Bute is delivered in a range of settings, including:

- Childminding
- Early Learning and Childcare
- Primary Schools
- Gaelic Units
- 2-18 Schools
- Joint Campus
- Secondary Schools
- Special School
- Youth Services
- Partnerships with local colleges and Esgoil

### **School Provision**

There are currently 73 primary schools across Argyll and Bute planning authority area (Argyll and Bute not including the National Park). Six of these are Gaelic schools/units physically within another primary school. There are 10 high schools/academies in the planning area. The names of all these schools can be found in the document “Argyll and Bute School Occupancy 2024-25”

There are currently 11 primary schools either closed or mothballed:

- St Kierans (closed)
- Ardchonnell (closed)
- Ashfield (closed)
- Skipness (closed and disposed of – no longer part of the Council estate)
- Ardchatten (closed)
- Minard (closed)
- Southend (closed)
- Achaleven (closed)
- Luing (mothballed)
- Kilchrenan (closed)
- Furnace (mothballed)

Additional Support Needs (ASN) provision is made through learning centres at the following schools:

- Dunoon Grammar School
- Dunoon Primary School
- Oban High School
- Rockfield Primary School
- Lochgilphead Joint Campus (Primary and Secondary)
- Islay High School
- Castlehill Primary School
- Rothesay Joint Campus (Primary and Secondary)
- Hermitage Academy
- Tobermory 2-18 School
- Campbeltown Grammar School

### Capacity

The “Argyll and Bute School Occupancy 2024-25” document sets out the planning capacity, working capacity, occupancy rate percentage and the number on the roll for each of the primary and secondary schools. The planning capacity is the maximum capacity that a school could accommodate if the maximum number of pupils were to be housed in each room. Working capacity is the number of pupils that are actually accommodated in the school. The planning capacity is used when working out the occupancy rates.

A 75% occupancy rate is a threshold that the Council uses to indicate the potential need to address a capacity issue. The following schools are at or above that threshold:

- Kirn Primary School (77%)
- Lochnell Primary School (75%)
- St Columba’s Primary School (76%)
- Tighnabruaich Primary School (77%)
- Campbeltown Grammar School (78%)
- Oban High School (75%)

Education officers use the Argyll and Bute School Roll Forecasts Toolkit to produce school roll projections. The process utilises data from sources including, National Records of Scotland (birth rates and population), NHS data, placing requests and the Housing Land Audit. Ten-year projections are made for each school. The roll projections

will be utilised alongside the current roll records to help inform LDP3 housing land allocations as well as the spatial strategy.

The roll projections 2025/26 to 2034/35 show projected falls in the rolls of 58 schools and increases in 24, with 1 projected to remain the same. Notable projected increases based on these years include:

- Castlehill Primary School (Campbeltown) – 29 pupils/17% increase
- Dunbeg Primary School – 23 pupils/30% increase
- Glenbarr Primary School – 10 pupils/333% increase
- John Logie Baird Primary School – 28 pupils/31% increase
- Tiree Primary School – 13 pupils/217% increase

However, when roll projection at year 10 is cross compared to the current planning capacities of the schools none of those highlighted above fall within the 75% threshold and only one of the schools (Lochnell Primary) currently at or above the 75% would be forecast to remain at this level. Two schools would move into the 75% or more threshold, namely Craginish Primary School (77%) and Tobermory High School (80%).

The current occupancy rates and/or rising projections potentially indicate a need for early engagement with education colleagues during the formation of the LDP3 spatial strategy and site allocations. Engagement with colleagues will also help consider if there will be a need to seek developer contributions where a need for new or extended education infrastructure is identified in relation to potential housing land allocations. Early engagement within the review of existing allocations as well as any potential new allocations being considered as a result of a 'call for sites' process will be important in these considerations.

Where a need for new education infrastructure is identified either in relation to LDP3 proposals or wider education estate strategy, the need for allocation or safeguarding of land for education infrastructure within LDP3 will be a consideration.

Falling school roll projections raise considerations of how the LDP3 spatial strategy and policy can help support fragile communities and potentially contribute to the retention of schools in these communities.

### **Early Learning and Childcare**

In Scotland since August 2021 all 3–5-year-olds and certain eligible two-year-olds are entitled to 1140 hours of Scottish Government funded early learning and childcare (ELC). This is offered by a range of providers across Argyll and Bute, including Local Authority, private, voluntary, independent and childminders. The Scottish Government

have pledged to expand eligibility to all 2-year-olds and possibly beyond that, although no date has been set for this.

There are 53 council operated ELC facilities in the planning authority area, mostly they are part of existing primary schools with two being stand alone and one being an outdoor nursery. These can be found in document “Argyll and Bute ELC Capacity & Roll”

A partnership nursery is one that provides early learning or childcare in partnership with or on behalf of the local authority. There are 19 partnership nurseries in the planning authority area:

- Apple Tree Nursery
- Badden Farm Nursery
- BASIC and Corner House Nursery
- Cairndow Community Childcare
- Clyde Nursery, Helensburgh
- Drumfork Forest School
- Drumfork Nursery and Family Centre
- Kanga Rhu Preschool
- Lomond School Nursery Department
- MAKI Pups Outdoor Nursery
- Meadows Under Fives
- Mulberry Bush Nursery
- Nursery Rhymes Childcare Ltd
- Oban's 1st Steps Day Nursery Ltd
- Patchwork Family Centre SCIO (Patchwork 2 to 5 Nursery)
- Soroba Young Family Group
- Stepping Stones, Helensburgh
- Stramash Outdoor Nursery
- Sunbeams Nursery (Innellan and Toward Family Centre)

### Learning Estates Strategy

The Argyll and Bute Learning Estates Strategy (LES) covers a range of matters relating to the education estate. It sets out five guiding principles:

- “Learning environments in all schools should have a suitability grading of A or B”
- “High Quality Outdoor learning for 2-18 to be A or B standard for suitability”
- “Young People within Argyll and Bute are educated within a fully accessible learning establishment of A or B Grading for suitability”

- “Argyll and Bute will maximise the use of the learning estate to benefit the wider community”
- “Future developments within our learning estate will create low carbon and digitally enabled schools and campuses”

The LES sets out that school condition and suitability surveys are based on Core Fact Methodologies set out by the Scottish Government. Condition and Suitability surveys both rate schools within the following:

- A: Good
- B: Satisfactory
- C: Poor
- D: Bad

The scoring for both is reported through the yearly Scottish Government School estate supplementary statistics publication. The 2025 publication indicates that:

- All 76 primary schools assessed had a condition assessment of “B”
- 1 secondary school was condition A rating and 9 were condition B
- 45 primary schools had a suitability rating of “A”, 28 “B” and 3 “C”
- 7 secondary schools had a suitability rating of “A”, 2 “B” and 1 “C”

(note – these include the 4 primary schools in the National Park).

The LES sets out that the Education Service prepares a Strategic Asset Management Plan (SAMP) identifying the priorities for capital investment as part of the Council’s annual budget. The Council’s Asset Management Strategy classifies capital projects under three headings:

- Asset Sustainability
- Service Development
- Strategic Change

The LES (at the point of writing) set out that the education SAMP (2021-2024) typically detailed ‘Asset Sustainability’ projects and that limited capital investment meant that only the highest priority asset sustainability projects were being enabled.

The LES details future priorities noting the significant and transformative investment to the majority of mainland secondary schools/campuses over the previous 10 years but sets out that there has not been a strategic review of the islands learning estate for some time. The LES identifies priorities for future strategic investment should be focused mainly on the islands with Mull then Islay demonstrating the greatest need/community impact but also notes that the Dunbeg area also requires investment should population growth and investment continue.

### Tobermory Campus

Since the publication of the LES, work has commenced on the Tobermory Campus Project. This project is for a like for like 2-18 years campus as the existing campus in Tobermory continues to deteriorate and requires investment. The Council has been successful in a bid for Scottish Government funding through the Learning Estate Investment Programme (confirmed October 2023) for funding for the campus.

A site assessment process has been undertaken. Eleven possible sites on the Isle of Mull were identified with four options shortlisted:

- Tobermory Existing School Site
- Cragnure Site
- Garmony Site
- Tobermory South

The preferred option identified is Tobermory South. The site is identified in Local Development Plan 2 for housing. The project was paused during 2025/early 2026 whilst a judicial review was heard against the Council's decision to select Tobermory South. The Court of Session has concluded that there was no failure on the part of the Council in the process it followed. The project has now been reactivated with an updated project plan and costs plan under development.

The progress of the project will be monitored in terms of impacts on currently allocated land and potential need for designation/re-designation in LDP3.

### Learning Estates Strategy Update

Work has commenced on an updated Learning Estate Strategy. In June 2026 the Local Development Plan team attended a Learning Estate Strategy workshop which explored a range of themes. The workshop presented a Learning Estate Data Pack which provided statistical information at both Council and Council administrative area level across the following themes:

- School Building Suitability Scores (A, B, C, D ratings and percentage scores)
- School Building Condition Scores (percentage scores)
- School Capacity, Roll and Occupancy rates
- Capital and Spend
- School Roll Projections (5 and 10 year projected rolls and associated percentage changes)

The timing of the workshop and the receipt of the Data Pack have coincided with the latter stages of the preparations of this Topic Paper. The data relating to projections is more up to date than that provided above (it utilises projections for 2035/36). There is an

ongoing task to cross compare the data and consider the roll projection trends in light of the most recent data. This exercise can be repeated throughout the preparation of the Proposed Plan as information is updated in subsequent years.

Overall, the data pack presents the information in a more granular way than the data previously gathered. There is an ongoing task to assess and consider this more recent data, for example any changes to occupancy rates.

The insight provided through the Data Pack will be valuable and liaison with Education colleagues will explore the possibility of providing the data pack (or similar) on an annual basis.

Strategic Development Frameworks

The Strategic Development Frameworks for Helensburgh and Oban are currently under production. They aim to guide sustainable development for these areas over a 20–40-year period and identify preferred locations for strategic growth. Through both SDFs, discussions with officers from the Education Authority are ongoing to assess potential implications of emerging options for strategic growth and help identify potential impacts on education infrastructure.

Occupancy rates and projections are factors for consideration in the SDF processes, the table below shows details of planning capacities, rolls and 10<sup>th</sup> year projections for the main schools in the two SDF areas.

|                                 | Planning Capacity 2024/25 | Roll | Occupancy | Projection 2034/35 | Roll/Projection +/- |
|---------------------------------|---------------------------|------|-----------|--------------------|---------------------|
| <b>HSDF</b>                     |                           |      |           |                    |                     |
| Cardross Primary School         | 236                       | 173  | 73%       | 132                | -41                 |
| Colgrain Primary School         | 396                       | 232  | 59%       | 234                | 2                   |
| John Logie Baird Primary School | 394                       | 96   | 24%       | 119                | 23                  |
| St Joseph's Primary School      | 338                       | 159  | 47%       | 175                | 16                  |
| Hermitage Primary School        | 497                       | 366  | 74%       | 324                | -42                 |
|                                 |                           |      |           |                    |                     |
| Hermitage Academy               | 1700                      | 1313 | 74%       | 1166               | -147                |
|                                 |                           |      |           |                    |                     |
| <b>OSDF</b>                     |                           |      |           |                    |                     |
| Rockfield Gaelic Primary School | 430                       | 50   | 67%       | 50                 | 0                   |
| Rockfield Primary School        |                           | 239  |           | 196                | -43                 |
| St Columba's Primary School     | 250                       | 189  | 76%       | 92                 | -158                |
| Park Primary School             | 330                       | 208  | 63%       | 158                | -50                 |
| Dunbeg Primary School           | 175                       | 84   | 48%       | 99                 | 15                  |
| Lochnell Primary School         | 147                       | 110  | 75%       | 111                | 1                   |
| Taynuilt Primary School         | 163                       | 56   | 34%       | 47                 | -9                  |
|                                 |                           |      |           |                    |                     |
| Oban High School                | 1300                      | 988  | 75%       | 861                | -127                |

**Planning capacities, roll, occupancy and projection figures for schools in the SDF areas**

The table illustrates a mixed picture of rolls and projections across both SDF areas. The ongoing liaison with education in the development of the frameworks and their final conclusions will help identify any potential need for developer contributions relating to education infrastructure in these locations. The guidance provided in Circular 4/2005 will need to be taken into account. Given the long-term vision of the SDFs, the potential cumulative impacts of development across the long term and not just any land allocated in LDP3 may need to be considered in relation to developer contributions in order that the timing, cost and delivery of infrastructure can be factored into a long-term infrastructure first approach and that any required contributions are fairly divided.

**Local Place Plans**

There are currently four Local Place Plans (LPP) on the Council's LPP Register:

- Luing
- Cove and Kilcreggan
- Gigha
- Helensburgh

The following matters related to the infrastructure subjects covered in this topic paper are set out below and have been drawn from an initial overview. These and any further registered LPPs will be fully taken into account during the preparation of the Proposed Plan.

### Luining

Identifies the existence of a primary school as a key issue for families considering a return or relocation to the island and that permanent closure would undermine the community's ambitions. It recommends that the strategies contained in the LPP should form a material consideration in the Council's decision on the school's future and that interim alternative uses of the building by the community should be considered whilst affordable housing and job creation projects come to fruition.

### Cove and Kilcreggan

Identifies issues regarding fewer children entering the primary school and fragile GP services with increased health needs from an aging village population.

One of the guiding principles of than plan is stated to be *"Health & Well-being – a plan that recognises the importance of reliable access to locally-embedded health services and promotes and supports the health and well-being of our community, from the development of active travel, trails & walks, accessible green spaces and waterside access, and sport facilities of all ages and level of mobility."*

### Gigha

Identifies that *"In 2025 the primary school only serves 3 or 4 households with under 12 children, and there is a very small cohort on the island in the age range where young families may be started. The school is now sustained by incoming families into the two schemes, though there is also a small group of home schooled children of primary age."*

It also sets out concerns that statutory providers are currently failing to adequately maintain and/or enhance island services and infrastructure. Essential infrastructure is listed as: ferry, roads, water, power, retailing, housing and internet connectivity.

### Helensburgh

The LPP sets out that “*The consultation revealed a shortfall in the availability of nursery provision, and wrap-around childcare in Helensburgh. This issue deters families from moving here and causes high levels of stress for residents trying to find childcare.*”

## **Summary of Engagement**

### Health

A copy of the health section of this draft topic paper was shared with representatives of the HSCP and NHS Scotland.

The HSCP provided a positive response setting out that the report reflects the HSCP well. They highlighted that the 2022 Joint Strategic Plan and 2022 Joint Strategic Commissioning Strategy and had just been placed by the 2026-2031 Joint Strategic Plan and suggested that we could align the report to the latest strategic priorities and commissioning intentions.

Informal discussions have also taken place with HSCP and NHS Scotland representatives during the preparation of this paper.

Various amendments have been made incorporated into this paper in response to the comments received.

### Waste

A copy of the waste section of this draft topic paper was shared with the Council’s Performance Manager within the Roads and Infrastructure service. Their response set out general satisfaction whilst setting out a small number of factual amendments to current arrangements for waste management and some suggested further contextual information. Additional information was provided regarding recent statistical reporting of amounts of landfill, recycling, composting and recovery, the current derogations for Mull and Islay and a recent Internal Audit report. Some additional impacts stemming from the forthcoming recycling code of practice were also suggested.

Various amendments have been made incorporated into this paper in response to the comments received.

The amended topic paper was recirculated to the Performance Manager who responded that they had no additional comments.

A copy of the paper was sent to SEPA whose response set that they do not make bespoke comments on this area of work and directed the Council to their Local Development Resource Pack for sources of SEPA held evidence on waste.

The Resource Pack references:

- Waste data reporting via the SEPA website, which in turn references the Waste Data Discover tool (detailed above)
- Scotland's waste sites and capacity data tool which includes number and type of all licensed/ permitted waste management sites in Scotland and provides annual capacity information
- Waste Capacity 'need' calculations to meet zero waste targets which provides information on additional required operational waste management infrastructure and landfill capacity.

These sources of information have been noted and referenced in the 'datasets and other sources of information' section above however, given the situation described in this paper regarding the Argyll and Bute waste management sites they are not considered to make a significant material change to the evidence presented here. The information they provide will be monitored through the Proposed Plan process.

### Energy

A copy of the waste section of this draft topic paper was shared with NESO, SSEN Transmission, SSEN Distribution, SPEN and SGN.

### **NESO**

Offered no comment.

### **SSEN Transmission**

Considered the draft to be well written. They suggested:

- Adding contextual information regarding the role of OFGEM
- Referencing three specific projects
- Correcting the status of one the listed projects

Reference to OFGEM has now been added to paper and the correction made. It appears that three projects have been picked up in the draft and so no amendment has been made.

### **SSEN Distribution**

For the final topic paper SSEN Distribution suggested:

- Referencing the next price control period (ED3) and referred the Council to their emerging ED3 Business Plan
- Mapping the SDP areas with shapefiles provided

They also highlighted:

- Further background information relating to the SDPs and the Whole System team
- Final versions of the Inveranan and Errochty SDPs have now been published
- The availability of a publicly accessible tool for network capacity

The draft topic paper has been updated to include reference to the ED3 Business Plan and mapping for the SDPs has now been included. The final versions of the Inveranan and Errochty SDPs have now been referenced as too has the SSEN Centralised Network View tool.

The additional information relating to SDPs and the Whole System team has been noted but is not considered to materially affect this paper.

## **SPEN**

- Queried whether Energy National Policy Statements EN-1, EN-3 and EN-5 have been considered
- Noted that they could not verify reference to the stated availability of their datasets in the SSEN LENZA tool
- Noted that the T3 price control period had started
- Noted that with regards to the paper stating there were no transmission projects listed on the SPEN website for Argyll and Bute area that the only transmission substations in the area are Whistlefield and Helensburgh
- Asked that the Topic Paper referenced the ED3 price control period
- Asked that the Topic Paper referenced the LANIT tool
- Added context to the meaning of the 'red' status within the Distributed Generation Heat Map

The topic paper now references the Energy National Policy Statements. The LANIT tool is now referenced and related to this, reference to SPEN data in the LENZA tool has been omitted given the new the reference added regarding LANIT and to also help avoid confusion regarding the two tools. The Topic Paper has been amended to reference the T3 and ED3 price control periods and further context has been added regarding the two transmission substations and the meaning of the red status in the Distributed Generation Heat Map.

## **SGN**

SGN considered the draft to be a good document and:

- Suggested some editorial changes
- Highlighted an error in the stated percentage limit of hydrogen within the gas network and provided some additional contextual information

The editorial changes have all been made. The error regarding the use hydrogen in the gas network has been corrected with the additional context now referenced.

### Education

A copy of the education section of this draft topic paper was shared with the Council's Education service. Their response suggested:

- A number of editorial and factual changes
- Adding context regarding Scottish Government pledges for funded ELC

Various amendments have been incorporated into this paper in response to the comments received including adding the additional context around funded ELC.

A copy of the data pack used at the June Learning Estates Strategy meeting has also been provided and this had now been referenced in the topic paper.

## **Summary of Implications for the Proposed Plan**

### Health

Liaison will be required with HSCP colleagues during the preparation of the Proposed Plan to discuss the potential need for new housing to support key workers and also the needs of particular service users. Requirements could be considered in the potential allocation of land with particular locations taken into account as per identified needs.

The facilitation of accessible housing to support an aging population and those with particular needs such as wheelchair users will need to be addressed in the production of LDP3 with consideration given to potential LDP3 policy framework.

There are linkages between spatial planning and a need to move towards more preventative health measures with primary preventions shown to be low cost and high impact. LDP3 will need to consider the role of place making and design in maximising accessibility within developments to promote physical activity, for example, access to active travel and green infrastructure to help address underlying health issues associated with inactivity. There will be a need to consider how LDP3 can maximise overall wellbeing through new developments or regeneration of existing places and how this can help address existing inequalities.

There appears to be particular deprivation inequality in Bute and Cowal and such inequalities can be linked to poorer health outcomes. LDP3 will need to consider if any place-based approaches would be appropriate to help address inequalities in Bute and Cowal (as well any other location experiencing identified inequalities). This could include a Shaping Places for Wellbeing approach as already undertaken for Dunoon

with background data for the town already available through the project website. The opportunity to explore a Place and Wellbeing Assessment of the draft plan is an option.

There is a move towards increased digital service provision. Through the spatial strategy and allocation of land, LDP3 will need take into account the need to maximise people's ability to access digital services. This will include consideration of broadband accessibility in remote areas.

An increased focus on the provision of care at home, especially in light of the forecasts for an aging population, will require consideration through the spatial strategy and allocation of land. Consideration will need to include the maximising of development opportunities in more accessible locations and minimising the impact on health and social care delivery within community settings, whilst still supporting the functioning of more remote and fragile communities. As well as the efficient delivery of services directly to communities the Proposed Plan will need to consider maximising sustainable and efficient access to existing primary health care facilities such as GP surgeries, pharmacies and dentists within new developments.

Early liaison with HSCP colleagues has highlighted issues raised through public engagement relating to transport and access to health care. A co-ordinated approach will be required through the Proposed Plan process to understand the relationship between health care provision and transport and land use planning. Consideration will need to be given to health inequalities and their relationships to accessibility.

Liaison will be required with HSCP partners to identify any capacity issues at primary health care facilities. The data shown above helps identify trends in GP patient list numbers, particularly where they are rising but these do not provide an indication of capacity issues which maybe present even with relatively stable list numbers. The data does not indicate the capacities of the surgeries. Where capacity issues across primary health care are identified there will be a need to consider in the preparation of the plan the roll of developer contributions to address health infrastructure shortfalls that would be caused or exacerbated by new development. This will need to be considered for the whole area but particularly in the Strategic Development Framework locations given their long-term outlook and location in the LDP2 identified growth areas. Liaison with HSCP colleagues is ongoing to source and analyse relevant data.

Liaison with HSCP will be required regarding the care home estate. The JSP and discussion with colleagues indicates there is ongoing work to assess estate requirements and potential future provision. Consideration of relevant allocation of land to reflect HSCP intentions for the care home estate will be required.

Liaison will be required with the HSCP and NHS Highland regarding any planned asset disposal within the LDP3 period. The ongoing potential disposal relating Potential Development Area P3008 at the former hospital site in Lochgilphead will be monitored

and taken into account. Any estate strategies produced during the preparation the Proposed Plan will be taken into account.

### Waste

As set out above, as result of the changes to waste collection and disposal brought about by the BMW landfill ban, it is not anticipated that there will be a need to identify new waste infrastructure sites in Local Development Plan 3. This situation can be monitored through engagement with Council waste management officers during the review and selection of allocations for the Proposed Plan to ensure that the location and level of development being proposed through LDP3 considers impact on waste management facilities. This will include the waste transfer stations and recycling centres. The existing waste management sites will need to be appropriately safeguarded from development that would prejudice their waste management use.

The implications of the future Code of Practice for household waste recycling are not yet known but there could be requirements for the segregation of other waste (e.g. garden waste, glass and the separation of plastic and cans from paper and card). The implications of the code alongside any changes to the food waste exemption will be considered during the preparation of the Proposed Plan once the outcomes of these are known. There may be a need to consider LDP3 policy regarding adequate provision for waste management within new developments such as increased space provision for waste containers. It will also need to be considered whether the Code or food waste management arrangements impact the existing waste management sites for the area.

### Energy

Net Zero targets and decarbonisation are influencing significant change in energy infrastructure planning and provision. Existing data and future insights suggest that there are and will be potential areas of constraint on the networks. This has implications for both the allocation of land for development and the wider LDP3 spatial strategy.

*Scottish Government Local Development Planning Guidance states “infrastructure considerations should inform site selection and the evolution of the spatial strategy, not be a by-product of it”*

Continued dialogue with SSEN Transmission and Distribution, Scottish Power Energy Networks and Scotland Gas Networks will be important in site selection processes. Dialogue will need to be accompanied by utilisation of existing data sources such as network capacities and location of network infrastructure backed by an understanding of the evolving energy system. Through the required review of existing allocations and any sites received through a potential ‘call for sites’ process, early liaison with energy infrastructure providers will be important to understanding any potential constraints and to assist with the identification of the deliverable housing land pipeline and

anticipated phasing of housing allocations that is required within the Delivery Programme.

The planning authority will continue to feed information, such as site allocation data, into SPEN and SSEN-D through DFES processes.

Preparation of the Proposed Plan will need to recognise geographic areas of existing infrastructure capacity pressure and seek early dialogue. One such area being Islay given its identification as a carbon neutral island, decarbonisation plans for the whisky industry and new housing developments.

The Council is currently developing Strategic Development Frameworks for the Helensburgh and Oban Areas which will guide sustainable development over the next 20 to 40 years and directly inform the production of LDP3 as well future LDPs beyond. Continued liaison with the electricity and gas distribution network operators will be of importance as the SDFs are finalised and the related allocation of development land along with the identification of broader, longer term strategic development land is reflected in the Proposed Local Development Plan. The Delivery Programmes for both SDFs and the LDP3 will need to reflect any energy infrastructure considerations and actions.

The provision of worker accommodation for large infrastructure projects, such as those relating to SSEN Transmission, will need consideration within the Proposed Plan with the potential for related policy or identification of particular sites and potential accommodation options for them within the Delivery Programme. Maximising positive legacy for communities and mitigating potential harms will be important considerations.

### Education

Occupancy rates and future roll projections will be a key consideration in matters such as site selection, particularly for housing. Liaison will be required with Education colleagues to understand the potential implications of both existing and any new proposed housing allocations on the education estate. Such liaison will help establish if there is a need for to consider developer contributions across the whole of the area but in particularly in the Strategic Development Framework locations.

Schools across the area, particularly in more remote and fragile areas, are a key part of the social infrastructure for communities and the presence of a nearby school could be a potential factor in encouraging families to locate or remain in an area. Where school rolls are low and/or predicted to fall to levels where schools could potentially be considered for closure the plan may have a roll in helping support, though the promotion of sustainable development, those fragile communities.

Liaison will be required regarding site specific development proposals for new or extended education facilities to discuss any changes that might need to be reflected within LDP3, for example, possible allocation of land for education use. The proposed Tobermory campus is one known project and if the current preferred location is carried forward through funding and planning consent processes then the plan will need to reflect the appropriate picture and also assess wider land requirements should proposals involve the loss of existing allocated housing land. Any other emerging locations for new or extended infrastructure will be subject to liaison with Education Authority colleagues throughout the Proposed LDP3 process.