



**Argyll and Bute
Local Development Plan 2:**

DRAFT Action Programme

December 2019

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1 Introduction

Action programmes are important documents which provide clarity as to the steps required to achieve the goals and visions set out in Local Development Plans, indicate who should be involved and who is leading the action process and sets out clearly the stages and timescales to which the deliverers are working in order to let the public know how development the goals set out in LDP2 will be achieved.

This Action Programme sets out the various actions needed to deliver the opportunities identified in the Proposed Local Development Plan 2 (PLDP2) for Argyll and Bute Council area (excluding Loch Lomond and the Trossachs National Park). There are set requirements for what is included in the Action Programme as follows:

- a list of actions required to deliver each of the plan's policies and proposals;
- the name of the person or organisation who is to carry out the action; and
- the timescale for carrying out each action.

It is recognised that the private sector, Key Agencies and our Community Planning partners will all play a role alongside the planning authority in helping deliver the development opportunities identified in the PLDP2.







The Action Programme will be updated at least every 2 years and will reflect progress with the identified development proposals. It can also be used as a key tool in instigating action and co-ordinating the activity of a range of agencies and organisations.

In preparing PLDP2 and this associated Action Programme we consulted and considered the views of the key agencies; the Scottish Ministers and those organisations named in the Action Programme.

The Action Programme accompanying PLDP2 follows the order shown in the Plan in the main. But where possible similar actions have been grouped together to simplify the document by avoiding repetition.

2 Delivery Partners

Delivery partners who have been named in this action programme are listed below

Partner	Logo	Abbreviation
Argyll and Bute Council		ABC ABC Ec Dev – Economic Growth ABC Dev Mgt Development Management ABC Dev Pol – Development Policy ABC Roads – Roads and Amenity Services
Argyll and Bute Renewable Energy Alliance		ABRA
Caledonian Macbrayne Hebridean and Clyde Ferries	 Caledonian MacBrayne Hebridean & Clyde Ferries	CALMAC
Caledonian Maritime Assets Ltd		CMAL
Clyde Marine Planning Partnership		CMPP
Community Planning Partnership		CPP
Dunoon Area Alliance		DAA

2 Delivery Partners

Highlands and Islands Airports Ltd		HIAL
Highlands and Islands Enterprise		HIE
Highlands and Islands Transport		HiTrans
Historic Environment Scotland		HES
Isle of Bute Trust		IoBT
Machrihanish Airbase Community Company		MACC
Ministry of Defence		MoD
NHS Highland		NHS
Oban & the Isles Airports		O&IA
Scottish Canals		

2 Delivery Partners

Scottish Environment Protection Agency	 SEPA Scottish Environment Protection Agency	SEPA
Scottish Forestry	 Scottish Forestry Coilltearachd na h-Alba	SF
The Scottish Government	 The Scottish Government Riaghataas na h-Alba	Scot Gov
Scottish Natural Heritage		SNH
Scottish Water	 Scottish Water Always serving Scotland	SW
Strathclyde Partnership for Transport		SPT
Scotland's Regeneration Forum		SURF
Sustrans		
Transport Scotland		TS
University of the Highlands and Islands		UHI
Visit Scotland		VS

3 Vision and Spatial Strategy - Strategic Actions

Strategic Actions						
Objective	Strategic Direction	Action	Responsible/Lead	Other partners	Timescale	Progress
Vision and Spatial Strategy	Promote a simpler and more flexible approach to new development in Argyll and Bute, whilst recognising the importance of ensuring all new development encompasses a sustainable approach.	Deliver a Regional Spatial Strategy that reflects the strategic direction in ABOIP, LDP2 and ABC Economic Strategy	ABC Plan Pol/ABC Ec Dev	Key Agencies, ABC Community Planning Partnership	Guided by emerging regulations, anticipated Q4 2021 at latest	-
	Diagram 1, 2, 4 and 5: - Growth Areas	Promote the identified growth areas of Tobermory to Dalmally Growth Corridor and Helensburgh and Lomond Growth Area	ABC	HIE, SE, MoD	During lifetime of the plan	Economic Strategy prepared. Maritime Change Project instigated
	Diagram 1 – Regeneration Areas	Support the identified regeneration areas of Campbeltown, Dunoon and Rothesay	ABC	HIE	On going	CHORD Project delivered town centre/waterfront improvements
	Support inclusive and sustainable	Monitor the locations for economic development identified in Diagram 5, on	ABC Dev Pol	HIE, SE, ABC Ec Dev	Ongoing	Monitoring Report

3 Vision and Spatial Strategy - Strategic Actions

Diverse and Sustainable Economy	economic growth in accordance with the spatial strategy by identifying a range of sites for the creation of new employment opportunities	the proposals maps and in the Schedules to ensure an effective supply of employment land is maintained				
	Focus on our Priority Sector of. tourism	Support the identified Tourist Development Opportunities in Diagram 6 , including long distance routes (see connectivity)	ABC Dev Man	ABC Ec Dev, HIE, SE, VisitScotland	During the lifetime of the plan	Identified opportunities and constraints relating to the TDOs in Diagram 6. See “Other Locations” section of this Action Programme for detail
	Focus on our Priority Sector of food and drink (including aquaculture and distilleries),	Taking account of net economic benefit in Economically Fragile Areas Work with Regional Marine Partnerships on the preparation of Regional Marine Plans	ABC Dev Mgt Clyde Marine Planning Partnership	ABC Dev Pol and other Marine Plan partners		Economically Fragile Areas identified in LDP Pre consultation on Clyde Regional Marine Plan held
	Focus on our Priority Sector of Creative Industries (including film and TV production	Provide a support service to identify suitable film locations within Argyll and Bute.	ABC Ec Dev			Support service in place
	Focus on our Priority Sectors of forestry	Review the ABC Woodland and Forestry Strategy	ABC Dev Pol/ Scottish Forestry	Key Agencies: SNH, SEPA, Transport Scotland ABC Ec Dev Forestry Industry	2021	ABC WFS prepared 2011 in place

3 Vision and Spatial Strategy - Strategic Actions

				National and local bodies with a forestry interest Community Groups		
	Focus on our Priority Sector of renewables	Promote the full range of renewable energy resources in our area, in a manner that promotes sustainable economic development and recognises the need for co-existence with other economic activities, our environment, and our communities by developing partnerships with renewable energy companies to maximise the benefits for our communities.	ABC Ec Dev	Argyll and Bute Renewable Energy Alliance (ABRA)	On going	Renewable Energy Action Plan prepared
	Focus on Priority Sector Marine Industries	Support the growth of the sector through partnership working	ABC Ec Dev	HIE, SAMS, MoD	On going	Economic Strategy prepared
	Focus on Priority Sector Engineering including defence industries	Support the growth of the sector through partnership working in particular through the Maritime Change Project	ABC / MoD		On going	Economic Strategy prepared
Connected Places	Creating reliable, resilient and secure routes to market is a top priority of the Council.	Secure Transport Connectivity Investment and digital infrastructure investment through our Rural Growth Deal that supports the growth of our economy	ABC Econ Dev	Transport Scotland, SPT, Hitrans, HIE; SE	2019 and ongoing	£50M Rural Growth Deal secured Oct 2019

3 Vision and Spatial Strategy - Strategic Actions

	Good connectivity created through continued investment in our transport and digital infrastructure.					
	Working towards common priorities and objectives through the Regional Transport Strategies and STPR2	Inform and influence the review of the National Transport Strategy 2 Inform our Regional Transport Strategies for Argyll and Bute that meets the needs of our economy	Transport Scotland HiTrans; SPT	Scottish Government; ABC Strat Trans, ABC Roads, ABC Dev Pol; SPT; Hitrans ABC	Ongoing Ongoing	Engagement in processes Engagement in process
	Priorities identified on Connectivity Diagram	Oban airport (Diag 8): Influence and facilitate through the Rural Growth Deal the establishment of Oban Airport as a regional hub connecting to the central belt and the Highland and Island regions	ABC	UK & Scottish Government; HIAL; HIE; HiTrans; Transport Scotland	2021	Rural Growth Deal secured - 2019 Economic Strategy published 2019
	Integration of land uses and transport infrastructure to support a low carbon economy	Key connectivity projects shown in (Diag 8) Influence and facilitate the top transport priorities identified for Argyll and Bute, including:-	Transport Scotland/HiTrans/SPT/ABC		Ongoing	Actions included as ABC top transport priorities

3 Vision and Spatial Strategy - Strategic Actions

		<p>A 83 Trunk Road – Road Upgrades including Strone point (Underway), Erines, Dunderave and Tarbert A816 Oban to Lochgilphead Road Upgrade</p> <p>A85 Trunk Road Upgrade - Oban to Tyndrum/Oban Development Road</p> <p>Dunoon – Colintrave – Portavadie Road Upgrade (B836/A8003/B8000)</p> <p>A848 Salen –Tobermory Upgrade</p> <p>Creation of new station at Shandon to service HMNB Clyde – or enhanced public bus service</p> <p>Oban Integrated Transport Hub</p> <p>Argyll and Bute Council Pier upgrade - Craignure Pier –interrelated to Growth Corridor and Proposal A OSDF</p> <p>Helensburgh to Cardross/W. Dunbartonshire cycleway (Regional Route 42)</p> <p>Pennygael Bridge Mull - structural repair/replacement required A848</p>				
	Support more active lifestyles,	Work with relevant agencies and bodies to	ABC Dev Pol	ABC Ec Dev, ABC Access Fora, Sustrans.	Ongoing	Identified in Core Path Plan and promotional

3 Vision and Spatial Strategy - Strategic Actions

	contributing to health in terms of both physical and mental wellbeing.	help support the identified Long Distance Routes in Diagram 6				literature on Council website
Sustainable Communities	Good quality places are successful and sustainable, low carbon, natural and resilient, well-connected, where people want to live, work and visit. Placemaking is a creative, collaborative process, which seeks to achieve these goals.	Identify a range of allocations for community facilities Set a flexible policy framework to support the production of Local Place Plans where appropriate (See section "Other Locations" for details of Diagram 9 , PLDP2 locations)	ABC Dev Pol/Local Communities	Local Communities	Ongoing	PLDP2 identified Community Facility Allocations and potential locations for community or local place plans

4 Proposed Local Development Plan 2 Policies and Proposals

The PLDP2 contains a number of policies and proposals. The actions required to deliver these are set out below

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
Achieving the Vision	ALL1	All Policies	Take planning decisions in line with policy	ABC Dev Mgt	ABC Dev Pol, Local Review Body, PPSL	Ongoing	Planning applications will be determined in accordance with the adopted Local Development Plan 2015 unless material considerations indicate otherwise . PLDP2 is classed as a material consideration.DM Officers will determine the weight to give to this dependent on the circumstances of each case.
	ALL2	All Policies	Training for PPSL and Development Management on key policy changes	ABC Dev Pol	ABC Dev Mgt, PPSL	Prior to adoption	Seminar with Councillors including PPSL undertaken on strategic policy direction of PLDP2. Dec seminar

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
							organised for planning staff with HES, SNH and SEPA contributing
	ALL3	All policies	Review and set up monitoring regime for key indicators.	ABC Dev Pol	ABC Dev Mgt, ABC Econ Dev, ABC Housing	Prior to adoption	Monitoring regimes in place for HLA, VDLS, TCHC.
Spatial and Settlement Strategy	Policy 01	Settlement Areas	Review settlement boundaries	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	Initial review of boundaries undertaken for PLDP2.
	Policy 02	Outwith Settlement Areas	-	-	-	-	-
	Policy 03	Simplified Planning Zones and Masterplan Consent Areas	Finalise SPZ Schemes currently being prepared	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	2 SPZ Schemes being progressed at Salen (Mull) and Lochgilphead.
	Proposal A	Oban Strategic Development Framework	Set up a Strategic Development Framework for the wider Oban area to: -Raise the strategic issues in NPF4 and STPR2 engagement -Address Strategic Transport Infrastructure issues - Consider Traffic Management - Framework to progress the realisation of	ABC	Scot Gov; Key Agencies – Scot Water, Trans Scot, HIE, SEPA Housing Associations, private sector Local Communities	Prepare prior to adoption of LDP2. Delivery on going.	OSDF Project plan set up, Oban Strategic Transportation group identified key issues and progressing modelling. Integral part of the Rural Growth Deal quantum

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
			development opportunities – through restructuring, redevelopment and delivering constrained areas -Consider Flooding issues				announcement of £50M from UK Gov and Scot Gov
	Proposal B	Helensburgh and Lomond Strategic Development Framework	Set up a Strategic Development Framework for the Helensburgh and Lomond area	ABC Dev Pol	ABC Strategic Transport, ABC Housing, ABC Econ Dev, Key Agencies:SW, SE, SPT, TS. MoD, Housing Associations, private sector	During lifetime of plan	Charrette held
	Proposal C	Bowmore Strategic Development Framework	Set up a strategic development Framework for Bowmore	ABC Dev Pol	ABC Roads, ABC Housing, ABC Dev Mgt, Key Agencies, ABC Econ Dev, Housing Associations, Community Council, private sector	During lifetime of plan	Masterplan prepared for Mixed Use Allocation.
	Proposal D	Tobermory Strategic Development Framework	Set up a strategic development Framework for Tobermory	ABC Dev Pol	ABC Roads, ABC Housing, ABC Dev Mgt, Key Agencies, ABC Econ Dev, Housing	During lifetime of plan	

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
					Associations, Community Council, private sector		
	Proposal E	Cruachan Dam Pumped Storage Hydro-electric facility expansion	Work with relevant bodies to progress the NPF3 identified project whilst minimising negative impacts and maximising community and economic benefits.	Scottish Government, Drax Power	ABC Dev Pol, ABC Econ Dev, Key Agencies – SNH, HIE, SEPA, Trans Scot	Mid to long term	NPF3 project. Initial survey work and engagement.
	Policy 04	Sustainable Development	Update Sustainability Checklist and prepare a Sustainable Building Checklist	ABC Dev Pol	ABC Dev Mgt	Prior to adoption	Sustainability Checklist in place
High Quality Places	Policy 05	Design and Placemaking	Sustainable Design Guidance to be consolidated and updated	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	Sustainable Design Guidance in place
	Policy 08	Sustainable Siting					
	Policy 09	Sustainable Design					
	Policy 10	Design – All Development					
	Policy 11	Design – Conversions and Change of Use					
	Policy 12	Shopfront Design	See ALL1 - 3	-	-	-	-
	Policy 13	Advertisements					Technical Note in place
	Policy 06	Green Infrastructure	Update Open Space Audit and prepare Open Space Strategy.	ABC Dev Pol/ABC Roads	Key Agency – SNH, other partners to be identified	During lifetime of plan	Open Space Audit in place for 6 Main Towns.

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 07	Provision of Temporary Green Infrastructure Provision on Sites	Prepare Technical Note LDP TN11 Green Infrastructure Adopt Community Food Growing Strategy	ABC Dev Pol ABC Dev Pol	 ABC Gov & Law	 By April 2020	 Draft Community Food Growing Strategy prepared.
	Policy 14	Bad Neighbour Development	-	-	-	-	-
	Policy 15	Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment	Continue to seek regeneration initiatives for our built heritage e.g. Conservation Area Regeneration Schemes (CARS).	ABC Dev Pol; ABC Econ Dev (CARS)	HES	On going	Conservation Area Appraisals available for: Campbeltown Dunoon
	Policy 16	Listed Buildings					

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 17	Conservation Areas	<p>Continue to review existing and potential Conservation Area designations, including Kilmoluaig, Tiree.</p> <p>Continue to develop Conservation Area Appraisals and Management Plans</p> <p>To work closely with, and support, other environmental bodies and local community groups and Trusts to promote conservation of our built heritage, including implementation of our Historic Environment Strategy 2015-2020.</p>				<p>Helensburgh (Upper and Hill House) Rothesay Town Centre Inveraray Ellenabeich Easdale Island</p> <p>Draft in progress: Lochgilphead Helensburgh Town Centre Tarbert</p> <p>Historic Environment Strategy 2015-2020 in place.</p>
	Policy 18	Enabling Development	Prepare Technical Note LDP2 TN10 Enabling Development	ABC Dev Pol	Dev Mgt	Prior to adoption of LDP2	-
	Policy 19	Schedule Monuments	-	-	HES	-	-
	Policy 20	Gardens and Designed Landscapes			HES		
	Policy 21	Sites of Archaeological Importance			WoSAS		

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date	
Diverse and Sustainable Economy	Policy 22	Economic Development	Support the development of a sustainable Creative Business sector through the creation of a network of effective regional hubs To support Film and TV production in Argyll	ABC Econ Dev – Influence and facilitation ABC Econ Dev – Influence and facilitation	Creative Scotland; CHArts/Creative sector Council Services; Creative Scotland; Screen Scotland	Ongoing	-	
	Policy 23	Tourist Development, Accommodation, Infrastructure and Facilities	To deliver a new Regional Tourism Strategy and 10 year Action Plan	ABC Ec Dev	HIE; SE; VisitScotland.	2020 onwards	-	
	Policy 24	Existing Tourism Uses						
	Policy 25	Tourism Development Opportunities						
	Policy 26	Informal Public Outdoor Recreation and Leisure Related Development ⁴⁸	-	-	-	-	-	-
	Policy 27	Huts and Hutting Developments	-	-	-	-	-	-
	Policy 28	Supporting Sustainable Aquatic	Review Supplementary Guidance to Technical	ABC Dev Pol		Prior to adoption of LDP2	Supplementary Guidance currently in place	

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
		and Coastal Development	Note LDP2 TN20 Marine and Aquaculture Contribute to the Clyde Regional Marine Plan	Clyde Marine Planning Partnership (inc ABC Dev Pol)		During lifetime of Plan	Regional Clyde Marine Plan Consultative Draft 2019
	Policy 29	Existing Fish Farm Consolidation and Rationalisation	-	-	-	-	-
	Policy 30	The Sustainable Growth of Renewables	Review Supplementary Guidance to Technical Note LDP2 TN12 Renewable Energy	ABC Dev Pol	ABC Econ Dev	During lifetime of plan	Argyll and Bute Landscape Wind Capacity Study 2017
	Policy 31	Minerals	-	-	-	-	-
Connected Places	Policy 32	Active Travel	The Council will work with external partners to secure funding to improve our active travel routes. Key priorities include: Helensburgh to Cardross / West Dunbartonshire cycleway (Regional Route 42); An off-road route for the entire length of NCN78, The Caledonia Way, linking Campbeltown to Lochgilphead, Oban and Fort William; Pilgrims' Way: Iona – Mull – Oban – Tyndrum – St Andrews; Active Travel Routes on Islay; Cycle Tour routes	ABC Ec Dev, ABC Dev Pol	Sustrans, Transport Scotland, HiTrans, SPT, SNH and Scottish Government	Ongoing	Core Path Plan in place Path publicity published

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
			e.g. 5 Ferries Route – Arran / Kintyre Peninsula (Claonaig – Kennacraig – Tarbert); Cowal Peninsula (Portavadie – Colintraive); Bute (Rhubodoch – Rothesay)				
	Policy 33	Public Transport	-	-	-	-	-
	Policy 34	Electric Vehicle Charging	-	-	-	-	Publically available charging points in place across Argyll and Bute as per the Connectivity Diagram 8, PLPD2
	Policy 35	Design of New and Existing, Public Roads and Private Access Regimes	Prepare Local Roads Development Guide to sit alongside the National Roads Development Guide	ABC Roads	ABC Dev Pol	Prior to Adoption of LDP2	Suite of guidance in place Draft Local Roads Guide being prepared
	Policy 36	New Private Accesses					
	Policy 37	Development Utilising an Existing Private Access or Existing Private Road					
	Policy 38	Construction Standards for Public Roads					

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 39	Construction Standards for Private Access					
	Policy 40	Vehicle Parking Provision					
	Policy 41	Off Site Highway Improvements					
	Policy 42	Safeguarding Piers, Ports and Harbours	Marine Infrastructure Audit	ABC Dev pol	Key Agency - HIE, ABC	During lifetime of LPD2	-
	Policy 43	Safeguarding of Aerodromes	Production of Development Management Constraints map	ABC Dev Pol	ABC Dev Mgt	During lifetime of plan	-
	Policy 44	Telecommunications	-	-	-	-	-
Sustainable Communities	Policy 45	Supporting our Town Centres and Retailing	Annual Town Centre Health Check for the 6 Main Towns	ABC Dev Pol	-	Annual survey	TCHC – 2012 – 2016 completed TCHC 2019 underway
	Policy 46	Retail Development – The Sequential Approach					
	Policy 47	Change of Use of Class 1 Shops in Core Shopping Areas					
	Policy 48	Developer Contributions	Report on Section 75s	ABC Dev Man	-	Annual	New requirement
	Policy 49	Sport, Recreation and Community Facilities	-	-	-	-	-
	Policy 50	Retention of Community Facilities	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 51	Retention of Key Services	-	-	-	-	-
	Policy 52	Community Plans, Local Place Plans and Locality Plans	Take into account any emerging regulation in respect of Local Place Plans Prepare Technical Guidance Note LDP2 TN14 Community Plans and Local Place Plans	ABC Dev Pol	Community Bodies	Ongoing During lifetime of LDP2	-
	Policy 53	Crofting Townships	Prepare Technical Note LDP2 TN15 Crofting Townships	ABC Dev Pol	Crofting Commission	During lifetime of LDP2	-
	Policy 54	Safeguarding Zones of Notifiable Installations	-	-	-	-	-
	Policy 55	Flooding	Prepare Local Flood Protection Schemes: Campbeltown; Tarbert; Lochgilphead; Clachan; Oban. Review Supplementary Guidance to Technical Note LDP2 TN16 Flood Risk Framework	ABC, Scottish Govt. Dependent on SEPA updating flood risk guidance	Scottish Water, SEPA, Scottish Forestry, LLTNP As above	Ongoing Ongoing	Published Highland and Argyll Local Flood Risk Management Plan 2016 – 2022 Clyde and Loch Lomond Local Flood Risk Management Plan 2016 - 2022
	Policy 56	Land Erosion	-	-	-	-	-
	Policy 57	Risk Appraisals	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 58	Private Water Supplies and Water Conservation	Partnership working to increase the availability of public water supplies to meet projected needs Prepare Technical Note LDP2 TN17 Minimising Water Consumption	Scottish Water ABC Dev Pol	ABC, SEPA	Ongoing Prior to adoption of LDP2	Technical Note prepared -
	Policy 59	Water Quality and The Environment	Engage with SEPA on the preparation of the 3 rd River Basin Management Plan in our area	SEPA	ABC Dev Pol	Ongoing	2 nd River Basin Management Plan for the Scotland River Basin District 2015 – 2027 in place
	Policy 60	Private Sewage Treatment Plans and Wastewater Drainage Systems	-	-	-	-	-
	Policy 61	Sustainable Drainage Systems (SUDS)	-	-	-	-	-
	Policy 62	Drainage Impact Assessments	-	-	-	-	-
	Policy 63	Waste Management	-	-	-	-	-
Homes for People	Proposal F	Housing Development on Allocated Housing Sites	Prepare a Housing Land Audit annually	ABC Dev Pol	Homes for Scotland	Annually	Argyll and Bute HLA 2018 available on line in storymap Technical Note Houses in
	Policy 64	Housing Development on	Submit Supplementary Guidance Houses in				

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
		Allocated Housing Sites	Multiple to Scottish Government				Multiple Occupation approved 2019
	Policy 65	Proposals for Other Uses on Allocated Housing Sites					
	Policy 66	New Residential Development on Non-Allocated Housing Sites within Settlement Areas					
	Policy 67	Provision of Housing to Meet Local Needs including Affordable Housing	Review Supplementary Guidance to Technical Note LDP2 TN03 Delivery of Affordable Housing	ABC Dev Pol	ABC Dev Man	Prior to Adoption of LDP2	Supplementary Guidance currently in place.
	Policy 68	Housing Greenspace	Review Supplementary Guidance to Technical Note LDP2 TN18 Residential Greenspace				Supplementary Guidance currently in place
	Policy 69	Residential Caravans and Sites (for Permanent Homes)	-	-	-	-	-
High Quality Environment	Policy 70	Development Impact on National Scenic Areas (NSA's)	-	-	-	-	-
	Policy 71	Development Impact on Local Landscape Area (LLA)	-	-	-	-	-
	Policy 72	Development Impact on Areas of Wild Land	-	-	-	-	-

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
	Policy 73	Development Impact on Habitats, Species and Biodiversity	Review Supplementary Guidance to Technical Note TN04 Biodiversity Checklist	ABC Dev Pol	-	Prior to adoption of LDP 2	Biodiversity Checklist Supplementary Guidance in place
	Policy 74	Development Impact on Sites of International Importance	-	-	-	-	-
	Policy 75	Development Impact on Sites of Special Scientific Interest (SSSIs) and National Nature Reserves	-	-	-	-	-
	Policy 76	Development Impact on Local Nature Conservation Sites (LNCS)	Prepare Technical Note LDP2 TN05 Local Nature Conservation Sites	ABC Dev Pol	-	Prior to adoption of LDP2	Boundaries of current LNCS mapped in LDP
	Proposal G	Forestry, Woodland and Trees	Undertake a review and update of the Argyll and Bute Woodland and Forestry Strategy	ABC Dev Pol	Scottish Forestry	During lifetime of the plan	Argyll and Bute Woodland and Forestry Strategy
	Policy 77		-	-	-	-	-
	Policy 78	Woodland Removal	-	-	-	-	-
	Policy 79	Protection of Soil and Peat Resources	-	-	-	-	-
	Policy 80	Geodiversity	-	-	-	-	-
	Policy 81	Open Space Protection Areas	Publish current Open Space Audit as Technical Note LDP2 TN19.	ABC Dev Pol		During lifetime of LDP2	Open Space Audit for 6 Main Towns in place

Objective	Policy Ref	Policy Name	Action	Responsible/Lead	Other partners	Timescale	Progress to date
			Review current audit and prepare open space strategy in LDP2 TN19 Open Space	ABC Dev Pol/ABC Roads	Key Agency: SNH, Key partners to be identified		
	Policy 82	Contaminated Land	-	-	-	-	-
	Policy 83	Safeguarding Agricultural and Croft Land	-	-	-	-	-

5 Allocations

A key role of the LDP2 is to provide an effective land supply for new development during the lifetime of the plan. Therefore, applications require to demonstrate adequately how the potential of the allocation will be delivered in terms of capacity, infrastructure, open space, affordable housing, integration with the wider area, the development brief and phasing. This provision is primarily set out in the form of Allocations arranged under the headings of business and industry; housing; community facilities; minerals; mixed use and tourism. The Allocations are listed in the schedules of the Written Statement and mapped in the Proposals Maps. The schedules provide an indication of the number of homes that may be accommodated on the housing allocations; the site size of the other allocations; and for mineral allocations their anticipated life expectancy. These details are provided in order to ensure that the plan makes sufficient land available to meet anticipated requirements during the plan period. The housing provision numbers are indicative and in appropriate circumstances may be varied at the discretion of the planning authority.

The Action Programme provides information on the key actions that are required to deliver the allocations. It should be noted that as proposals come forward other actions may be required to deliver the allocations that have not been identified at this stage.

Development Briefs are being prepared during the lifetime of the plan by the planning authority for all allocations, except where these have an extant masterplan or have already have full planning permission across the site. This Action Programme shows the main actions known at the time of preparation of this Action Programme.

Housing Allocations

Further detail on individual housing allocations in respect of developer, programming, planning applications and completions is included in the annual [Housing Land Audit](#), which is available in Storymap format.

Housing Allocations - Development action is the delivery of homes					
Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
H1001	Sandbank	58	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Drainage Impact Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H1002	Former Upper Academy Site, Westland Road, Rothesay	25	0%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Drainage Impact Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Green Network - demonstrate how impacts on green network will be mitigated.				
H1003	Ardkinglas	13	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H1004	Rothesay – Barone Road	24	0%	Landowner/Developer	Short
	Actions: Water Network – Water Impact Assessment required Drainage Impact Assessment required				
H1005	Rothesay – Craigmore	10	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Drainage Impact Assessment required				
H1006	Port Bannatyne – Kyles Hydro	17	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Drainage Impact Assessment required				
H1007	Sandbank – Ardnadam Farm	9	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H1008	Dunoon – Bullwood	10	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H1010	Sandbank – Broxwood	17	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H1011	Toward – March Cottage	22	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required				
H1012	Strachur – Creggans	12	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required				
H1013	Strachur – Mid Letters	7	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H1014	Toward	25	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required				
H1015	Dunoon – Gordon Street	100	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Drainage Impact Assessment required				
H1016	Dunoon – Pilot Street	17	0%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H1017	Tighnabruaich	20	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H1018	Tighnabruaich – Middle Innens	35	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required				
H1019	Strachur – South East of Manse Gardens	30	0%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H2002	Cardross – Kirkton Farm 1	158	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Drainage Impact Assessment required Access Constraint – upgrade to Darleith Road required				
H2004	Helensburgh East – Helensburgh Golf Club	300	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network – Water Impact Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H2005	Helensburgh East – Sawmill Field, Cardross Road	145	25%	Landowner/Developer	Short
	<p>Actions: Flood Risk Assessment required</p> <p>Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with Scottish Natural Heritage) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA</p> <p>Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required</p>				
H2006	Shandon – Blairvadach House	48	25%	Landowner/Developer	Short
	<p>Actions: Flood Risk Assessment required Water Network – Flow and Pressure and Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required</p>				
H2007	Helensburgh – The Hermitage (2)	87	25%	Landowner/Developer	Short
	<p>Actions: Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required</p>				
H2008	Helensburgh – Ardencaple	76	25%	Landowner/Developer	Short
	Actions:				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Flood Risk Assessment required Water Network – Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H2009	Garelochhead – Smithfield	7	25%	Landowner/Developer	Short
	Action: Water Network – Flow and Pressure and Water Impact Assessment required Drainage Impact Assessment required				
H2010	Land off Argyll Rd Kilcreggan	26	25%	Landowner/Developer	Short/Medium/Long
	Action: Water Network – Flow and Pressure and Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H2011	Rosneath – Waterfront (1)	40	25%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required Water Network – Flow and Pressure and Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H2012	Land on School Road (wee field), Kilcreggan.	20	25%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required Water Network – Flow and Pressure and Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H2013	Shandon – Blairvadach	64	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Flow and Pressure and Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H3002	Fernoch Farm - Lochgilphead	60	25%	Landowner/Developer	Short

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Action: Water Network –Water Impact Assessment required				
H3003	Inveraray – South	9	25%	Landowner/Developer	Short
H3005	Lochgilphead – Moneydrain Road	14	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required Drainage Impact Assessment required				
H3006	Lochgilphead – High School	80	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H3007	Campbeltown – Bellfield	60	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3008	Campbeltown – Roding	11	0%	Landowner/Developer	Short
	Actions: Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3009	Campbeltown – Kilkerran	50	0%	Landowner/Developer	Short/Medium
	Actions: Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3010	Carradale	22	0%	Landowner/Developer	Short/Medium
	Actions: Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H3011	Peninver	20	0%	Landowner/Developer	Short/Medium

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3012	Campbeltown – Dalintober	15	0%	Landowner/Developer	Short/Medium
	Actions: Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3013	Ardrishaig – Kilduskland South	35	25%	Landowner/Developer	Medium/Long
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H3014	Lochgilphead -Fernoeh Crescent	5	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H3015	Tayvallich	11	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H3016	Ardfern – Soroba	19	Allocation carried forward from LDP1 and adjusted. 5 units complete, including 1 affordable unit Extant approval on 2 other plots. Therefore this allocation needs to provide 1 affordable unit as required by original site designation plus 25% of subsequent consented units.	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Water Network - A Water Impact Assessment and flow and pressure test will be required along with supporting information on flows and build rates Waste Water Treatment Works - Growth project is required				
H3017	Port Charlotte	40	25%	Landowner/Developer	Short/Medium
	Action Waste Water Treatment Works - Growth project is required				
H3018	Torran, by Ford – Torran Farm	5	25%	Landowner/Developer	Medium/Long
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H3019	Ardrishaig – Kilduskland North	15	25%	Landowner/Developer	Medium/Long
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H3020	Port Ellen – Imeraval Road	20	Total of 26 affordable units have been delivered on this part of site currently. There is no further requirement for affordable units to be delivered on this carried forward site. To deliver an appropriate mix on this site and promote future affordable delivery in more central locations of Port Ellen there is a strong preference for market rate housing on this site.	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Sits within Strategic Masterplan (SM3003) area to allow consideration of wider issues				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
H3021	Port Ellen – Imeraval Road	16	Currently the preference is for market rate housing on this site with no requirement for affordable during the lifetime of this Action Programme. The capacity of the site is generous enough to allow for affordable delivery but may be reduced for the preferred option of market rate delivery.	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Sits within Strategic Masterplan (SM3003) area to allow consideration of wider issues				
H3022	Campbeltown – Braeside	43	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3023	Minard	12	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required				
H3024	Tarbert – Oakhill/Easfield	50	0%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				
H3025	Port Ellen	50	Affordable housing - Original site capacity was 40 with a requirement for 10 affordable units to be delivered prior to going beyond the 20 th unit. This is	Landowner/Developer	Short/Medium

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
			controlled through a S75 The new site capacity is 50 and requires an affordable delivery of 25% i.e. a total of 12.5 affordable units. RSL engagement would be an advantage.		
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Flow and Pressure test and Water Impact Assessment required				
H3026	Keills	18	25%	Landowner/Developer	Short
H3027	Inveraray	138	25%	Landowner/Developer	Short/Medium
	Actions Water Network –Water Impact Assessment required Sits within Strategic Masterplan (SM3001) area to allow consideration of wider issues				
H3028	Kilmichael Glassary	30	25%	Landowner/Developer	Medium/Long
	Actions : Flood Risk Assessment required Water Network –Water Impact Assessment required Special Needs Housing – Further investigation of Extra Care housing potential by ABC housing in conjunction with local community Drainage Impact Assessment required				
H3029	Lochgair	26	25%	Landowner/Developer	Short/Medium
	Action Water Network –Water Impact Assessment required Single access on to trunk road only - requires upgrade of an existing field access with an alteration to the speed limit.				
H3030	Lochgilphead – Moneydrain Road	18	25%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Drainage Impact Assessment required				
H3031	Craighouse	10	This is a smaller scale allocation in an island settlement with limited options for affordable housing in an area of identified need. The affordable requirement on this allocation is therefore 100%.	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required				
H4003	Salen - East	15	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H4004	Bunessan	13	There has been delivery of affordable housing provision on this site (2009). This may be taken into account and offset against the 25% requirement on the remaining element of this site in any future planning consent.	Landowner/Developer	Short
	Actions Waste Water Treatment Works - Growth project is required				
H4005	Stronmilchan	12	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H4006	Dunbeg - Pennyfuir	120	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Waste Water Treatment Works - Growth project is required				
H4007	Dunbeg 1	280	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4009	Oban – Ganavan	60	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4012	Bridge of Awe	17	25%	Landowner/Developer	Short/Medium
	Action Water Network – Flow and Pressure Test and Water Impact Assessment required				
H4013	Scarinish – Pier Road	14	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network –Water Impact Assessment required				
H4014	Tobermory 1	60	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Water Network – Flow and Pressure Test and Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required Sits within Strategic Masterplan (SM4002) area to allow consideration of wider issues				
H4015	Dunbeg 2	250	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4016	Tobermory 2	30	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Sits within Strategic Masterplan (SM4002) area to allow consideration of wider issues				
H4017	Barcaldine	50	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required				
H4018	Tobermory 3	30	25%	Landowner/Developer	Short/Medium
	Water Network – Flow and Pressure Test and Water Impact Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H4019	Port Appin	30	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required				
H4020	Kilniver	10	25%	Landowner/Developer	Medium/Long
	Actions: Flood Risk Assessment required				
H4021	Dalmally	16	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H4022	Craignure	80	25%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H4023	Kilmelford	25	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H4024	Oban – Glenshellach Road 2	12	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4025	North Connel	8	25%	Landowner/Developer	Medium/Long
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4026	Kilchrenan	6	Carried forward allocation with outstanding affordable requirement. Therefore the requirement in this allocation is for 100% affordable.	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Water Network – Flow and Pressure Test and Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H4027	North Connel – Achnacree	7	25%	Landowner/Developer	Short
H4028	Benderloch - North	30	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H4029	Kilmore – Barran	16	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required				
H4030	Salen - South	20	25%	Landowner/Developer	Short/Medium/Long
	Actions: Flood Risk Assessment required				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Water Network – Flow and Pressure Test and Water Impact Assessment required Drainage Impact Assessment required				
H4031	Dalmally	49	25%	Landowner/Developer	Short/Medium
	Actions: Flood Risk Assessment required Growth Project required at Water Treatment Works Water Network –Water Impact Assessment required Waste Water Treatment Works - Growth project is required				
H4032	Lochdon - South	12	25%	Landowner/Developer	Medium/Long
	Actions: Flood Risk Assessment required				
H4035	Benderloch - Keil Farm	20	25%	Landowner/Developer	Short/Medium
	Action Waste Water Treatment Works - Growth project is required Drainage Impact Assessment required				
H4036	Iona - Baile Mor	4	This is a smaller scale allocation in an island settlement with limited options for affordable housing in an area of identified need. The affordable requirement on this allocation is therefore 100%.	Landowner/Developer	Short
	Actions: Flood Risk Assessment required				
H4037	Taynuilt	13	25%	Landowner/Developer	Short/Medium/Long
	Water Network – Flow and Pressure Test and Water Impact Assessment required				
H4038	Oban – Glenshellach Road 1	24	25%	Landowner/Developer	Short
	Actions: Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4039	Dunbeg – Dunstaffnage Mains	20	25%	Landowner/Developer	Short
	Actions:				

Housing Allocations - Development action is the delivery of homes

Ref	Site Address	Units	Minimum Affordable Requirement	Responsible/Lead	Timescale
	Flood Risk Assessment required Waste Water Treatment Works - Growth project is required				
H4040	Dervaig Actions Drainage Impact Assessment required	16	25%	Landowner/Developer	Short/Medium

Business and Industry Allocations

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
B1001	Sandbank - Upper	6.20	Strategic Economic Investment Location for Industry, Business and Storage	HIE	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B1002	Sandbank - High Road	8.40	Strategic Economic Investment Location for Industry, Business and Storage	HIE	Short /Medium/Long Term
B2001	Helensburgh - Craigendoran	3.80	Business (Use Class 4), Hotel (Use Class 7) and ancillary employment related uses	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with Scottish Natural Heritage) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development must ensure that there would be no adverse effect on the Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or projects through factors such as construction and operational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA				
B3002	Inveraray - East	0.70	Industry, Business, Storage and Utilities	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B3003	Lochgilphead - Achnabreck	4.30	Industry, Storage and biomass related developments	Landowner/Developer	Short /Medium/Long Term
B3004	Bridgend, Islay	6.50	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
	Actions: Flood Risk Assessment required				
B3005	Glenevedale, Islay	4.60	Industry, Business, Storage and Airport Related	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B3006	Campbeltown - Snipefield	0.70	Industry, Business and Storage	HIE	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B3007	Tarbert - Glasgow Road	7.20	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B3008	Inveraray - South	0.40	Industry, Business, Storage and Utilities	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B4001	Oban South adj Livestock Centre	7.10	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B4002	Oban South Glenshellach	3.70	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B4004	Tobermory, west of	3.30	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B4006	Dunbeg - Dunstaffnage	1.60	Strategic Economic Investment Location: Business, Research and Education	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				

Ref	Site Address	Site Size (Ha)	Allocated Uses	Responsible/Lead	Timescale
B4007	Oban - Glengallan Road	3.90	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B4008	Lochdon, Torosay, Mull	5.80	Industry, Business and Storage	Landowner/Developer	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				
B4009	North Connel - Airfield	3.30	Industry, Business, Storage and Airport Related Uses	ABC	Short /Medium/Long Term
	Actions: Flood Risk Assessment required				

Community Facilities Allocations

Community Facilities Allocations					
Ref	Site Address	Site Size (ha)	Allocated Use	Responsible/Lead	Timescale
C2001	Helensburgh Pierhead	2.90	Swimming pool, community leisure facility, open space, town centre parking with up to 2700m ² retail use	ABC	Short/Medium Term
	Actions: Flood Risk Assessment required				
C3002	Ford – North	2.10	Community uses	Landowner/Community	Short /Medium/Long Term
C3003	Home Farm, Lochgilphead	7.00	Community Use	ABC/Community	Short/Medium Term
	Actions: Flood Risk Assessment required				
C3004	Clock Lodge, Lochgilphead	1.30	Community Facilities, tourism and recreation	Landowner/Community	Short Term

Community Facilities Allocations

Ref	Site Address	Site Size (ha)	Allocated Use	Responsible/Lead	Timescale
	Actions: Flood Risk Assessment required				
C3005	Kilmory, Lochgilphead	4.00	Community Use	Landowner/Community	Short/Medium Term
	Actions: Flood Risk Assessment required Sits within Strategic Masterplan (SM3002) area to allow consideration of wider issues				
C3006	Bowmore – Shore Street	1.10	Community uses related to St Columba Centre	Landowner	Short/Medium Term
	Actions: Flood Risk Assessment required				
C4001	Dalmally	2.10	Sports pitch	Landowner	Short/Medium/Long Term
	Actions: Flood Risk Assessment required				
C4002	Oban Hospital	0.90	Community Facilities	NHS	Medium/Long Term
	Actions: Flood Risk Assessment required				
C4003	Dunbeg School	1.20	Community Facilities	ABC	Short/Medium Term
	Actions: Flood Risk Assessment required				
C4004	European Marine Science Park, Dunstaffnage, Oban	1.60	Sports facilities, open space, potential community facilities	Landowner/Community	Short Term
	Actions: Flood Risk Assessment required Access constraint to be addressed - The local road approach to the Jane Road/A85(T) junction is nearing capacity. Requires delivery of consented new roundabout.				

Mixed Use Allocations

Mixed use Allocations						
Ref	Site Address	Site Size (ha)	Dwelling Units	Development action – delivery of allocated uses	Responsible/Lead	Timescale
X1001	Cairndow – Inverfyne	3.10	16	Residential (including 25% affordable), child care centre and business units	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required					
X3001	Inverary	1.30	0	Mixed Use - Business, Tourism (including Hotel) and community facilities	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Sits within Strategic Masterplan (SM3001) area to allow consideration of wider issues					
X3002	Bowmore	12.80	120	Mixed use – housing (including min 25% affordable), industry, business (Class 4) and community facilities	Landowner/Developer	Short term
	Actions: Flood Risk Assessment required Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with Scottish Natural Heritage) to complete a Habitats Regulations Appraisal. For planning permission to be granted, development proposals must ensure that there would be no adverse effect on the integrity and qualifying interests of the Laggan Special Protection Area, either alone or in combination with other plans or projects, through recreational disturbance. To demonstrate this, a Recreation Management Plan should be prepared to accompany the planning application, for the approval of the planning authority in consultation with Scottish Natural Heritage”					
X3003	Port Mor - Port Charlotte, Islay	4.10	0	Tourism and Community Facilities	Landowner/Developer	Short – Long term
	Actions:					

Mixed use Allocations

Ref	Site Address	Site Size (ha)	Dwelling Units	Development action – delivery of allocated uses	Responsible/Lead	Timescale
	Flood Risk Assessment required					
X3004	Lochgilphead South	11.60	0	Mixed use - industry, business, storage and community use	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required Sits within Strategic Masterplan (SM3002) area to allow consideration of wider issues					
X3006	Scalasaig, Colonsay	1.60	10	Mixed use - Housing, community uses (including workshops)	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required					
X4001	Connel - Saulmore Farm	182.70	0	Mixed Use - Hotel, tourism/leisure, golf course, housing. No built development to north of trunk road)	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required					
X4002	Dunbeg	9.40	0	Mixed use - Business and Tourism	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required					
X4003	Tobermory – Dervaig Road	2.70	9	Mixed Housing, Business and Industry	Landowner/Developer	Short – Medium term
	Actions: Flood Risk Assessment required					
X4004	Oban - Glengallan Road	1.70	0	Mixed Use - Business use, local neighbourhood scale facilities and services	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required					

Tourism Allocations

Tourism Allocations				
Ref	Site Address	Development action – delivery of allocated uses	Responsible/Lead	Timescale
T3001	Tayvallich – Carsaig	Tourist Caravan Park	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required			
T4001	Pennyghael	Campsite	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required			
T4002	Dunbeg - Tom Liath	Tourism, Leisure – Golf Course and ancillary facilities	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required			
T4003	Appin Holiday Park - Appin	Holiday Park	Landowner/Developer	Short – Long term
	Actions: Flood Risk Assessment required			

Minerals Allocations

Minerals Allocations					
Ref	Site Address	Site Use	Site Size (Ha)	Responsible/Lead	Life Expectancy
M1001	Kingarth Quarry	Sand and gravel	6.40	Landowner/Developer	5-10 years
M1002	Kingarth—Ambrose Quarry	Hard rock	4.10	Landowner/Developer	5-10 years
M1003	Killellan	Sand and gravel	10.70	Landowner/Developer	5-10 years
M1004	Cairndow—Clachan Quarry	Hard rock, sand and gravel	24.40	Landowner/Developer	10-15 years
M3001	Calliburn Farm	Hard rock	6.00	Landowner/Developer	15+ years
M3002	Furnace	Hard rock	26.40	Landowner/Developer	15+ years
M3003	Isle Of Gigha - North Of Keil Cottages, Cnoc Na Croise, The Glen	Hard rock	1.90	Landowner/Developer	

Minerals Allocations

Ref	Site Address	Site Use	Site Size (Ha)	Responsible/Lead	Life Expectancy
M3004	Achnaba – The Cut	Hard rock	9.70	Landowner/Developer	10-15 years
M3005	Corran Farm	Hard rock	3.60	Landowner/Developer	
M3006	Ballygrant	Hard rock	7.30	Landowner/Developer	
M3007	Torra Lots, Gleneagadale, Islay	Peat	1.50	Landowner/Developer	
M3008	Langa Quarry, Kilchenzie	Sand and gravel	1.30	Landowner/Developer	15+ years
M3009	Calliburn Farm Phase 2	Hard rock	10.30	Landowner/Developer	
M3010	Kilmartin	Sand and gravel	9.70	Landowner/Developer	
M4001	Lochdon – Torosay Sand Pit	Sand and gravel	6.40	Landowner/Developer	5-10 years
M4002	Pennygowan	Hard rock	6.80	Landowner/Developer	15+ years
M4003	Oban – Upper Soroba	Hard rock	3.30	Landowner/Developer	15+ years
M4004	Bonawe	Hard rock	19.70	Landowner/Developer	15+ years
M4005	Taynuilt – Barrachander	Hard rock	10.00	Landowner/Developer	15+ years
M4006	Benderloch – Culcharron	Sand and gravel	62.20	Landowner/Developer	15+ years
M4007	Fionnphort, Mull	Specialist hard rock	1.30	Landowner/Developer	15+ years
M4008	North Connel	Sand and gravel	0.50	Landowner/Developer	
M4009	West Hynish - Tiree	Sand and gravel	0.20	Landowner/Developer	

Transport Infrastructure Actions

Ref	Location	Action	Responsible/Lead	Timescale
I4001	Oban - Dunbeg	Strategic : junction design and development road - facilitating housing , business and community facility development Assess within context of Oban Strategic Development Framework	ABC/TS	Short – Medium term
I4002	Oban - Pennyfuir - Ganavan	Strategic : development road - facilitating housing, tourist and recreation development	ABC/TS	Short – Medium term
I4003	Oban - Pennyfuir Cemetery - Glencruitten	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement	ABC/TS	Short – Medium term
I4004	Oban - Glencruitten - railway corridor - Connel	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement	ABC/TS	Short – Medium term
I4005	Oban - Glencruitten Golf Course route to Soroba Road	Strategic : investigation of development road – linked to the Oban Strategic Development Framework, including facilitating housing development, traffic management, strategic road network resilience and access improvement	ABC/TS	Short – Medium term
I4006	Soroba Road and adjacent roads	Strategic : junction improvement associated with I4005 and traffic management to improve access in the Main Town Centre Assess within context of Oban Strategic Development Framework	ABC/TS	Short – Medium term

6 Potential Development Areas

The LDP2 identifies Potential Development Areas (PDAs). PDAs are areas where specific development opportunities may be supported through the life of the plan subject to those constraints identified in the schedules of the PDA's being successfully addressed. Mini development briefs have been prepared for each PDA and are shown below. The briefs identify the use or range of uses considered appropriate and the constraints that need to be resolved. Proposals require to be assessed against all relevant policies in the development plan and take relevant technical guidance into account. The PDAs are listed in the schedule of the Written Statement and mapped in the Proposals Maps.

Development Briefs are being prepared during the lifetime of the plan by the planning authority for all Potential Development Areas, except where these have an extant masterplan or have already have full planning permission across the site.

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P1001	North Bute	Potential site for tourism/recreation	Sits within Strategic Masterplan (SM1001) area to allow consideration of wider issues Masterplan/comprehensive approach required Flood Risk Assessment Required Water network – Water Impact Assessment required	Owner/Developer	Mid – Longer term
P1003	Glendaruel	Potential site for forest crofts and or enterprise centre	Masterplan/comprehensive approach required Nature Conservation constraints Water network – Water Impact Assessment required	Owner/Developer	Mid – Longer term
P1004	Portavadie	Mixed use - tourism/housing/business	Masterplan/comprehensive approach required Flood Risk Assessment Required Potential Nature Conservation Constraint – check for European species Water network – Water Impact Assessment required	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P1005	Tighnabruaich – Acharossan	Community forest croft project	<p>Masterplan/comprehensive approach required</p> <p>Potential Nature Conservation Constraint – check for European species</p> <p>Drainage Impact Assessment required</p> <p>Water network – Water Impact Assessment required</p> <p>Waste Water Treatment Works – Growth Project required</p>	Owner/Developer	Mid – Longer term
P1007	Ardyne	Mixed use - tourism/business/leisure/housing/marine/aquaculture related	<p>Multiple ownership</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan/comprehensive approach required</p> <p>Nature Conservation constraints</p> <p>Flood Risk Assessment Required</p> <p>Water network – Water Impact Assessment required</p>	Owner/Developer	Mid – Longer term
P1009	Portavadie	Mixed use - tourism/housing/business	<p>Masterplan/comprehensive approach required</p> <p>Potential Nature Conservation Constraint – check for European species</p> <p>Water network – Water Impact Assessment required</p>	Owner/Developer	Mid – Longer term
P1010	Toward – Castle Toward	Mixed use - tourism/education/leisure	<p>Sewerage capacity constraint</p> <p>Water network – Water Impact Assessment required</p>	Owner/Developer	Short/Medium term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
		isure/housing/business	<p>Masterplan/comprehensive approach required</p> <p>Built heritage constraint</p> <p>Nature Conservation constraint –check for European protected species</p> <p>Flood Risk Assessment required</p>		
P1011	Portavadie – Pollphail	Mixed use - tourism/leisure/housing/business	<p>Masterplan/comprehensive approach required</p> <p>Nature Conservation Constraints – check for European protected species (bats, otters)</p> <p>Water network – Water Impact Assessment required</p>	Owner/Developer	Mid – Longer term
P2002	Rhu Marina	Mixed use - leisure/tourism/business/retail	<p>Leisure/tourism/ business/retail developments restricted to marine related given location</p> <p>Masterplan/comprehensive approach required</p> <p>Built Heritage Constraints</p> <p>Water Network– Flow and Pressure and Water Impact Assessment required</p> <p>Waste Water - Treatment Works- A Growth project is required and early engagement with Scottish Water is strongly recommended to discuss build out rates and to establish growth requirements. Network – DIA required.</p> <p>Water quality – avoid adverse impact on ecological status of small watercourses within the site.</p> <p>Water Quality - Developments require sewer connection</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Flood Risk Assessment required		
P2003	Rosneath – Waterfront (4)	Mixed use - housing/leisure/tourism/business/retail	<p>Multiple ownership</p> <p>Access constraint/road safety issue – Consider access to shore</p> <p>Masterplan/comprehensive approach required</p> <p>Flood Risk Assessment Required</p> <p>Water Network - Flow and Pressure & Water Impact Assessment required.</p> <p>Waste Water – Treatment works - A Growth project is required and early engagement with Scottish Water is strongly recommended to discuss build out rates and to establish growth requirements.</p> <p>Network - Considerable distance from the public network. Any installation of network from site to the public sewers must be funded and carried out by the developer. These associated costs may be notable and not fully covered by Scottish Water's Reasonable Cost Contribution (RCC) scheme. A drainage impact assessment (DIA) is required to ascertain what impact (if any) development has on existing network.</p> <p>Nature Conservation constraint – check for European protected species</p>	Owner/Developer	Short/Medium term
P3006	Craobh Haven (i)	Mixed use - housing and open space	<p>Local Landscape Area</p> <p>Water capacity constraint</p> <p>Sewerage capacity constraint</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint</p> <p>Flood Risk Assessment Required</p>		
P3008	Lochgilphead, Argyll and Bute Hospital	Mixed use - Housing, community uses	<p>Affordable Housing requirement minimum of 25%</p> <p>Multiple Ownership</p> <p>Masterplan/comprehensive approach required</p> <p>Built heritage constraints</p> <p>Nature conservation constraints</p> <p>Drainage Impact Assessment required</p> <p>Water Network–Water Impact Assessment required</p>	Owner/Developer	Mid – Longer term
P3009	Baddens, Lochgilphead	Hotel, tourism, outdoor recreation facilities	<p>Masterplan/comprehensive approach required</p> <p>Built heritage constraints</p> <p>Flood Risk Assessment required</p> <p>Water Network–Water Impact Assessment required</p>	Owner/Developer	Mid – Longer term
P3011	Carsaig - Inchjura	Tourism	<p>National Scenic Area</p> <p>Water Capacity constraint</p> <p>Water Network–Water Impact Assessment required</p> <p>Sewerage capacity constraint</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Access constraint/road safety issue</p> <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint – Proposals require to take into account the existing environmental education use of this area, either by enabling this to continue or by providing satisfactory alternative compensatory facilities</p>		
P3012	Craobh Haven (iii)	Mixed use - Housing and open space	<p>Affordable Housing requirement minimum of 25%</p> <p>Local Landscape Area</p> <p>Water capacity constraint Water Network–Water Impact Assessment required</p> <p>Sewerage capacity constraint</p> <p>Masterplan/comprehensive approach required</p> <p>Nature conservation constraint – Ancient Semi Natural woodland, check for European protected species</p> <p>Flood Risk Assessment required</p>	Owner/Developer	Short/Medium term
P3014	Craobh Haven (iv)	Affordable housing, including by Self/custom build	<p>Low density development of 100% affordable housing – potential for self/custom build</p> <p>Sewerage Capacity Constraint</p> <p>Masterplan / Comprehensive Approach Required</p>	Owner/Developer	Mid – Longer term
P3015	Achnaba	Tourism, housing	<p>Housing should be ancillary to the tourism development, of low density and affordable</p> <p>Access Constraint / Road Safety Issue</p>	Owner/Developer	Short/Medium term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Masterplan / Comprehensive Approach Required Nature Conservation Constraints		
P3016	Lochgilphead – County Yard	Mixed use	Access Constraint / Road Safety Issue Masterplan / Comprehensive Approach Required Flood Risk Assessment required Drainage Impact Assessment required Water Network–Water Impact Assessment required	Owner/Developer	Mid – Longer term
P3017	Lunga, by Craobh	Tourism, residential caravan park and housing	Water Capacity Constraint Sewerage capacity constraint Access constraint/road safety issue Masterplan / Comprehensive Approach Required Built Heritage Constraints Nature Conservation Constraints – Ancient Semi Natural Woodland, check for European protected species Flood Risk Assessment required	Owner/Developer	Short/Medium term
P3018	Craobh Haven (ii)	Mixed use - tourism and marina related economic development	Local Landscape Area Water capacity constraint Sewerage capacity constraint Masterplan/comprehensive approach required	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Nature conservation constraint</p> <p>Flood Risk Assessment Required</p>		
P4003	Barcaldine - Former Sealife Centre	Marine Related Employment	<p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation Constraints – Ancient Woodland of Semi-Natural Origin and Long-Established: of Plantation Origin – loss of woodland should be minimised, with any loss subject to the control of woodland removal policy, a species survey and mitigation plan as necessary.</p> <p>Nature conservation constraint - Significant marine environment - adjoining SAC notable for biogenic reefs of the calcareous tube-worm <i>Serpula vermicularis</i> (extremely rare) and other reefs. Adverse impact on reefs to be avoided. Appropriate Assessment liable to be required. For planning permission to be granted, the developer must provide sufficient information to allow for any impacts on the qualifying interests of the SAC to be determined.</p> <p>Check for European protected species</p> <p>Flood Risk Assessment required</p>	Owner/Developer	Short – Mid Term
P4008	Kilmelford Village Hall, Kilmelford	Community facilities - recreation and parking. Tourism.	<p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage Constraint - Scheduled Monuments: Kilmelford, cairn & enclosure 600m SW of Kilmelford Village (Index No. 3778)</p>	Owner/Developer	Related to hall and tourism - standing stones

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Nature Conservation Constraint – Check for European Protected Species</p> <p>Flood Risk Assessment Required</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network–Water Impact Assessment required</p>		
P4012	Kerrera	Mixed use development	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation constraint – Check for European Protected Species</p>	Owner/Developer	Mid – Longer term
P4015	Oban - Glengallan Road	Industry, Business and Storage	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Nature Constraint – Check for European Protected species</p>	Owner/Developer	Mid – Longer term
P4016	Oban - Longsdale	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p>		
P4017	Oban - Glencruitten	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p>	Owner/Developer	Mid – Longer term
P4018	Connel - Camas Braich, Ruaidhe	Marina, leisure, tourism	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint - Check for European Protected Species</p> <p>Flood Risk Assessment Required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P4019	Oban - Glencruitten	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p> <p>Water Quality - Opportunity to remove culvert and provision of buffer strip</p>	Owner/Developer	Mid – Longer term
P4020	Culcharron Quarry - Benderloch	Class 6 - Storage and Distribution	<p>Masterplan / Comprehensive Approach Required</p> <p>Access - Recommended to be shared with the existing access to the quarry. The access may require to be upgraded depending on the nature and scale of anticipated additional levels of traffic.</p>	Owner/Developer	Mid – Longer term
P4021	Oban - Longsdale Road	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint - Check for European Protected Species – bats; Marsh Fritillary habitat</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Water Quality - Opportunity to remove culvert and provision of buffer strip		
P4022	Oban - Glencruitten	Golf Course - potential expansion area	<p>Housing - possible ancillary low density high amenity small scale housing development</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required Sits within Strategic Masterplan (SM4001) area to allow consideration of wider issues</p> <p>Nature Constraint – Check for European Protected species</p>	Owner/Developer	Mid – Longer term
P4023	Oban - Ganavan	Mixed - Housing, recreation, tourism	<p>Affordable Housing requirement minimum of 25%</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint Waste Water Treatment Works – Growth Project Required</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint – Check for European Protected species</p> <p>Water Quality – buffer strip to water courses recommended</p>	Owner/Developer	Mid – Longer term
P4024	West Ardhu	Housing	Affordable Housing requirement minimum of 50%	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			<p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Constraint – Check for European Protected species (bats and otter)</p> <p>Flood Risk Assessment Required</p> <p>Water Network - A Flow and Pressure test would be required</p>		
P4025	Arinagour Farm Road – Arinagour	Housing	<p>Affordable Housing requirement minimum of 25%</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Island of Coll Landscape Capacity for New Housing to be taken into account</p> <p>Drainage Impact Assessment required</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network – A Water Impact Assessment is required</p> <p>Waste Water Treatment Works – Growth Project Required</p>	Owner/Developer	Mid – Longer term
P4026	Barcaldine - Marine Resource Centre (i)	Industry, Business and Storage	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Drainage Impact Assessment required</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Built Heritage constraint - scheduled ancient monument termed Barcaldine School, standing stone 46SW of (Index No. 3905).		
P4027	Barcaldine - Marine Resource Centre (ii)	Industry, Business and Storage	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Built Heritage constraint - Scheduled Monuments in the Vicinity(to the east) of the Allocation: Barcaldine School, standing stone 46m SW of (Index No. 3905)</p> <p>Nature constraint – check for European Protected Species</p>	Owner/Developer	Mid – Longer term
P4028	Lismore - Achnacroish	Housing	<p>Low density affordable Housing (including self/custom build) – 100% requirement</p> <p>Water Capacity Constraint</p> <p>Water Treatment Works – Growth Project required</p> <p>Water Network – A Water Impact Assessment may be required</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Nature Conservation constraint. - Check for European protected species</p> <p>Flood Risk Assessment Required</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
P4029	Barcaldine - Marine Resource Centre (iii)	Marine related industrial, business and storage use	<p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment required</p> <p>Nature conservation constraint - Significant marine environment - adjoining SAC notable for biogenic reefs of the calcareous tube-worm <i>Serpula vermicularis</i> (extremely rare) and other reefs. Adverse impact on reefs to be avoided. Appropriate Assessment liable to be required. . For planning permission to be granted, the developer must provide sufficient information to allow for any impacts on the qualifying interests of the SAC to be determined.</p> <p>Check for European protected species</p> <p>Access - Existing access may require upgrading to accommodate further development. Issues regarding visibility heading north from the exiting access adjacent to the primary School.</p>	Owner/Developer	Mid – Longer term
P4030	North Connel	Tourism Accommodation and Housing	<p>Multiple Ownership</p> <p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Waste Water Treatment Works – Growth Project Required</p> <p>Access Constraint / Road Safety Issue</p> <p>Masterplan / Comprehensive Approach Required</p> <p>Flood Risk Assessment Required</p>	Owner/Developer	Short term
P4031	Lismore - Northern Ferry Point	Leisure/Tourism/Transport Infrastructure	<p>Water Capacity Constraint</p> <p>Sewerage Capacity Constraint</p> <p>Access Constraint / Road Safety Issue</p>	Owner/Developer	Mid – Longer term

NewRef	Site Address	Site Use	Key identified constraints requiring action	Responsible/Lead	Timescale
			Nature Conservation Constraint Flood Risk Assessment required		

7 Areas for Action

Area for Action are areas which, subject to resource availability during the plan-period, will be the focus for partnership or community action. These are areas that require actions to take forward regeneration and environmental enhancement activities which support the delivery of the spatial strategy and objectives in LDP2. Area remits for these AFAs are included in this Action Programme and other in other Technical Working Notes being prepared. These area remits may include investment and funding packages, land assembly and asset management programmes, development and redevelopment proposals, infrastructure provision and environmental enhancement proposals. Depending on circumstances, AFAs may coincide with other categories of sites such as potential development areas.

Ref	Site Address	Site Use		
A1001	Rothesay Town Centre and Waterfront	Strategic; town centre regeneration and environmental enhancement, harbour development and management		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To continue to pursue an area for action in support of:</p> <ul style="list-style-type: none"> • Stimulating investment and enhancement in Rothesay town centre and waterfront areas. • Increasing the competitiveness of Rothesay as an important tourist destination. • Realising further town centre enhancement opportunities. • Resolving development/redevelopment and relocation options and managing the town centre assets effectively. • Resolving traffic management options. • Resolving gap sites and poor condition of built heritage including Royal Hotel • To realise opportunities for further exploiting the potential of inner and outer harbour areas and adjacent land/water for leisure and commercial purposes. • to consider and safeguard the role of Rothesay and its harbour/ferry infrastructure as potentially part of a trans-Clyde rapid transit strategy. <p>Progress</p> <p>Rothesay Townscape Heritage Initiative (THI) was a successful heritage-led regeneration project, which has substantially improved the gateway into the Isle of Bute, and has greatly enhanced the conservation area. As a partnership project of £2.6M, Rothesay THI's common fund was made up of funding from Heritage Lottery Fund (£1.5M), Argyll and Bute Council (£0.5M), Historic Environment Scotland (£0.5M) and LEADER (£98K).</p>	ABC/HIE	Private sector Local Communities SPT VistScotland SURF	Ongoing

Ref	Site Address	Site Use		
A1002	Port Bannatyne Waterfront	Local; waterfront development and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	To pursue an area for action at the Port Bannatyne waterfront area which will support: <ul style="list-style-type: none"> • Regeneration on the Island of Bute. • Expansion of water related tourist activity. • To pursue development, redevelopment and relocation opportunities focusing on the potential of the bay, foreshore and immediately contiguous property and land in order to service the needs of the marine and leisure community. 	ABC	HIE VisitScotland Private Sector	Mid to long term
A1003	Rothesay - Barone Road/High Street	Local; regeneration and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	To pursue an area for action in support of: <ul style="list-style-type: none"> • Stimulating investment and enhancement in Rothesay Town Centre and waterfront areas. • Re-structuring conflicting land uses. • Environmental enhancement. • Bring into use the former gas works site. • Re-organise and improve the Council depots. • Provide additional land for appropriate commercial/light industrial use. 	ABC	HIE	Mid to long term
A1004	Dunoon - Town Centre/Waterfront/West Bay	Strategic; regeneration and environmental enhancement; community uses (Charrette)		
	Action	Responsible/Lead	Key Partners	Timescale
	Delivering the actions identified during the Charrette and as set out in the accompanying Action Plans ; And To pursue an area for action in the Dunoon town centre and waterfront which will support: <ul style="list-style-type: none"> • Regeneration and investment in Dunoon and Cowal. • The potential for expanding water related tourist activity in this area. • realise opportunities for marine/ferry infrastructure provision and effective asset management. • To promote town centre/waterfront enhancement schemes. • To resolve access/traffic management options in support of the above. • Developers to check for European Protected species. 	Dunoon Area Alliance/ SURF	ABC HIE	Ongoing

Ref	Site Address	Site Use		
	<p>Progress ABC funding and project work through CHORD Charrette held – Dunoon Area Alliance Action Programme identified Facilitator appointed</p>			
A1005	Dunoon - Argyll Street/Hamilton Street/Victoria Road	Local; regeneration and environmental enhancement, community uses (Charrette)		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To consider options for development/redevelopment and relocation in order to regenerate and uplift this important area close to the town centre. These considerations should include:</p> <ul style="list-style-type: none"> • Assessment of any remedial decontamination works still outstanding. • Flooding minimisation and management in association with the Milton Burn. • Traffic management issues having regard to ingress and egress onto Argyll Street. • Environmental enhancement opportunities <p>Progress Charrette undertaken Actions identified</p>	Dunoon Area Alliance/ SURF	ABC HIE SEPA	Mid to long term
A1006	Ardyne	Strategic; development and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To pursue an area for action that supports the redevelopment environmental improvements of the former oil platform construction site including:</p> <ul style="list-style-type: none"> • The development of a marine/leisure based facility. • The provision of berthing/landing facilities for trans-clyde ferry services. • The protection of existing mineral extraction within the AFA. • The provision of housing/leisure related accommodation and other facilities. • The re-use or removal of the redundant harbour walls, berthing areas and other structures associated with the former use of the site together with environmental improvements. • Developers need to check for European protected species 	Private Sector	HIE ABC SEPA SPT VisitScotland	Mid to long term

Ref	Site Address	Site Use		
A2001	Kilcreggan	Local; environmental improvements, public realm, parking, transport inter-change		
	Action	Responsible/Lead	Key Partners	Timescale
	To explore the opportunities for environmental improvements, improved public access and recreation and tourist facilities, together with potential for some limited enabling development such as housing (including affordable). Developers need to check for European protected species	Private Sector	ABC	Ongoing
A2002	Geilston Estate, Cardross	Local; safeguarding historic property, consideration of redevelopment and enhancement opportunities		
	Action	Responsible/Lead	Key Partners	Timescale
	Local, safeguarding of historic property, consideration of redevelopment and enhancement, preparation of development brief required. Developers need to check for European protected species	Private Sector	ABC	Ongoing
A2003	Helensburgh - Craigendoran	Local; recreation and tourist related development, consideration of transportation and access issues		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> •To consider Craigendoran pier recreation/tourist development potential (including opportunities for rail linkage). •To consider opportunities for low-key marine associated development on coastal edge (consistent with retention of open space, local nature conservation site and residential amenity). •. To consider cost/benefits of improving road junction and traffic management options in support of the above. •. To consider feasibility of achieving a promenade link from Craigendoran to town centre/waterfront. •. Developers need to check for European protected species:- <p>Due to the proximity of this site to an SPA developers will need to provide sufficient environmental information to allow the Planning Authority (in consultation with Scottish Natural Heritage) to complete a Habitats Regulations Appraisal For planning permission to be granted, development must ensure that there would be no adverse effect on the integrity of Inner Clyde Special Protection Area/Ramsar site, either alone or in combination with other plans or</p>	Private Sector	ABC SPT	Ongoing

Ref	Site Address	Site Use		
	projects, through such factors as construction, operational or recreational disturbance (including noise, vibration, timing of construction works relative to the bird wintering period, and timing of construction works relative to other projects that affect the SPA			
A2004	Kilmaheew/Cardross	Strategic; environmental improvements, consideration of re-use and regeneration options		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> • To consider and support options for safeguarding and bringing into sustainable re-use the Category A Listed St Peters Seminary at the heart of the Kilmaheew policies. • To consider development potential including possibly housing, tourist accommodation, business, educational and industry, leisure and recreation and institutional components, where this is consistent with its greenbelt location, or where it can be justified as enabling development directly linked to securing a sustainable future for the Category A listed St Peters Seminary building. • To ensure opportunities and potential for the area to be used and accessed by the general public (particularly the Cardross community) for leisure and recreation purposes are realised. • To consider opportunities to effectively manage the Kilmaheew woodland policies. 	Private Sector	ABC HES	Ongoing
A2005	Helensburgh Reservoirs	Local; consideration of access, recreation and environmental enhancement opportunities		
	Action	Responsible/Lead	Key Partners	Timescale
	To consider options for the enhancement/redevelopment of the redundant reservoirs for leisure/recreational purposes.	Scottish Water	ABC Local Communities	Ongoing
A2006	Helensburgh Town Centre and Waterfront	Strategic; regeneration enhancement opportunities		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> •To further support the regeneration and enhancement of Helensburgh town centre and waterfront areas. • To support the role of Helensburgh pier and waterfront to provide destination and embarkation facilities for scheduled, pleasure and excursion vessels operating or visiting the Clyde. • To consider the relationship of this area with “people movement plans”. •To consider further opportunities for waterfront enhancement. 	ABC	Private Sector SPT MoD	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> To take into account the framework principles of the Pierhead Masterplan, including The swimming pool/community sports centre; Additional retail facilities; The car/coach park; Existing users (e.g. funfair operation); Traffic management, parking and access arrangements; Tourist attraction potential; Relocation opportunities and implications To continue to address emerging flooding and erosion issues. Developers need to check for European protected species <p>Progress ABC CHORD funded public realm works completed Masterplan for pier adopted Planning permission for £18M Helensburgh Waterfront Development, including swimming pool granted</p>			
A3001	Ballygrant - Old Quarry	Local; environmental improvement, assess potential to accommodate industrial, retail and community uses		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> Environmental improvement Assess potential to accommodate industrial/business, neighbourhood scale retail and community uses 	Private Sector	Local Community	Ongoing
A3002	Port Ellen - Village Centre and Waterfront	Local; Environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To pursue an area for action in Port Ellen which will:</p> <ul style="list-style-type: none"> promote greater synergy between economic and environmental enhancement actions to support the local community in this fragile economic area. consider projects for Port Ellen to uplift and stimulate investment in this Key Rural Settlement and its environs including:- provision for mixed use development; investment in its continuing function as a port and ferry terminal; environmental enhancement (in particular building facades), development/redevelopment at prime sites within the settlement. promote Port Ellen as an important tourist destination Consideration of options to maintain and further develop ferry services between the mainland and Islay.. 	ABC Ec Dev	Local Community HIE Private Sector Calmac	On going
A3003	Ardfern - Central	Local; Environmental enhancement		

Ref	Site Address	Site Use		
		Responsible/Lead	Key Partners	Timescale
	<p>Action</p> <p>To resolve options with the community for development within this extensive village backlands area having regard to:</p> <ul style="list-style-type: none"> • The need to make proportionate improvements to the substandard access regime. • The need for effective servicing of development. • The need for a comprehensive approach. <p>Work on the above has been progressed through the Craignish Community Plan, which requires to be taken into consideration.</p> <p>The comprehensive approach requires to consider the range of issues and different types of development (i.e. not restricted to housing) with an emphasis on community benefit including the following:-</p> <ol style="list-style-type: none"> Access issues Low-cost self-build housing Community energy projects Small scale workshops Open Space Allotments / shared land Sports Hall Sports Pitches Waste water treatment Camping / bunkhouse business / small-scale rural tourism 	Private Sector	Local Community ABC Roads Scottish Water	Ongoing
A3004	Tarbert Harbour and Conservation Area	Strategic; harbour improvements; regeneration and environmental improvements, and flood protection scheme		
	<p>Action</p> <ul style="list-style-type: none"> • To support the promotion of action programmes at Tarbert waterfront. • To consider the interests of harbour users including the harbour authority, commercial fishing, lifeboat, yachting, boating, water sports, tourists, overlooking property and East Loch harbour interests. • To consider navigational issues. • To consider development and redevelopment options on the harbour edge and the adjacent harbour facing properties. • To consider harbour part-infill options. • To resolve harbour drainage and water quality issues. • To consider traffic management and road access opportunities and constraints. 	ABC	Private Sector Scottish Government	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> To consider conservation area enhancement schemes. 			
A3005	Clachan Village	Local; traffic management and environmental enhancement, and flood protection scheme		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> To consider options for environmental enhancement including building retention and upgrades and the possibility of conservation area status. To consider options for traffic arrangements to address the issue of dangerous road corners from the south side of the village across the main road to the village centre and shop. 	ABC	Private Sector Scottish Government	Ongoing
A3006	Campbeltown Harbour	Strategic; harbour improvements and development		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> To make effective use of past and future investment in Campbeltown Harbour as part of: the regeneration of fragile communities in the Kintyre Peninsula; maintaining the capacity of the Campbeltown harbour to service the needs of the wind turbine manufacturing investment at Machrihanish; the potential to re-establish ferry links with Ireland and with a future trans-Clyde rapid transit operation. (Link to Ayrshire re-established in the summer –aspiration for Ireland) Promotion of ‘action programmes’ for Campbeltown town centre, conservation area and waterfront To consider inner harbour/marina potential and options with the Campbeltown harbour area. To consider the effective use of Hall Street (or single carriageway) as part of the overall future use of the harbour (including possible future ferry/marina activity). To consider coastguard, lifeboat, commercial fishing and other commercial operator interests in the harbour. Developers need to check for European protected species. 	ABC	Private Sector	Ongoing
A3007	Campbeltown - Quarry Green	Local; waterfront environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> To make more effective use of this extensive green waterfront asset. To undertake appropriate environmental enhancements. Developers need to check for European protected species. 	ABC	Private Sector	Mid to long term

Ref	Site Address	Site Use		
A3008	Campbeltown - Town Centre (Longrow/Kinloch Road) and Conservation Area	Strategic; relocation/redevelopment town centre improvement. Conservation Area/Listed Buildings		
	Action	Responsible/Lead	Key Partners	Timescale
	To make effective use of this central area of Campbeltown as part of: the regeneration of fragile communities in the Kintyre Peninsula by <ul style="list-style-type: none"> Promoting a relocation strategy to address the poor arrangement of land use and compatibility issues within this area. Considering appropriate redevelopment opportunities. Undertaking land assembly and asset management in association with the above. Considering traffic management and parking arrangement options. Considering townscape enhancement opportunities (particularly on the Kinloch Road and Longrow frontages). Considering health and safety zone issues. 	ABC	HIE Private Sector	Ongoing
A3009	Campbeltown - Roding/Glebe Street	Strategic; relocation/redevelopment edge of town centre improvement		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> To make effective use of this edge of town centre area of Campbeltown Promotion of 'action programme' for Campbeltown town centre and waterfront To encourage effective inward and indigenous investment to regenerate this under-performing but important edge of town centre area taking account of: Options and implications for retaining or relocating the liquid petroleum gas development site; Other redevelopment opportunities and constraints; Townscape enhancement opportunities. 	ABC	HIE Private Sector	
A3010	Millknowe Flood Protection Scheme	Flood protection		
	Action	Responsible/Lead	Key Partners	Timescale
	Flood Alleviation	ABC	SEPA Scottish Water Scottish Government	Ongoing
A3011	Carradale Harbour	Local; harbour improvements and development		
	Action	Responsible/Lead	Key Partners	Timescale

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> To pursue an area for action which will supports Carradale and its harbour as an area for development and employment opportunities. To consider the potential of the harbour and adjacent waters for increased tourist-related boating/yachting use. To reconcile tourist and commercial fishing interests. To consider harbour/waterfront enhancement opportunities. Developers need to check for European protected species. 	ABC	Private Sector	Mid to long term
A3012	Machrihanish Air Base	Strategic; redevelopment and inward investment opportunities; green technologies hub		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> To take account of the potential for re-development of the former RAF airbase including inward investment opportunities, the expansion of the existing wind turbine tower manufacturing facility, use as a green and blue R&D hub and investigation of spaceport potential. A development brief has been prepared and agreed by the Council which outlines the constraints of the site and the planning issues that should be addressed. Identified as a strategic economic investment location in LDP2 <p>Progress</p> <ul style="list-style-type: none"> Base purchased via a community buy out by MACC Masterplan approved May 2015 £488,000 awarded to MACC to explore horizontal spaceport development services from the site using UK based space technology companies (Sept 2019) 	Machrihanish Airbase Community Company	HIE ABC	Ongoing
A3013	Tarbert - South Campbeltown Road/Back Street	Local; land use rationalisation and redevelopment		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To consider redevelopment/development options having regard to:</p> <ul style="list-style-type: none"> Relocation opportunities for existing uses. Linkages with adjacent land uses. Land use compatibility issues. Access constraints. Opportunities for local environmental improvements. 	ABC	Private Sector	Ongoing

Ref	Site Address	Site Use		
A3014	Inveraray Town Centre and Waterfront	Strategic: Historic regeneration and enhancement. Access to masterplan area		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To pursue an area for action to:</p> <ul style="list-style-type: none"> • enable investment and initiatives in the Key Rural Settlement of Inveraray related to the conservation area, the adjoining Strategic Masterplan Area and Tourism Development Opportunity area. • continue to promote essential repairs and maintenance of the historic environment and focus on opportunities in the town centre, conservation area, 'avenue ', public realm and waterfront areas (including the pier), community hall and on the component listed buildings, spaces, ground surfaces and enclosures. • consider opportunities for town centre, access and parking improvements arising from development/redevelopment opportunities and from development road action on land adjacent to this area for action. • resolve access issues related to delivering the adjoining Strategic Masterplan Area development potential prior to any further development that is dependent on this resolution within the SMA. <p>Progress</p> <p>Conservation Area Regeneration Scheme (CARS) funding was obtained to secure the delivery of a heritage-led regeneration project in Inveraray 2013 - 2018. Total budget of over £2.1 million including £970,059 from HES and £350,000 of match funding from Argyll and Bute Council. This supported major repair and conservation works to 5 category A listed priority buildings as well as 6 small repair grant projects covering 54 properties in total.</p> <p>Strategic Masterplan for adjoining development opportunities approved in 2017.</p>	ABC/HES	Private Sector Transport Scotland	Ongoing
A3015	Lochgilphead Town Centre and Waterfront	Local: Historic regeneration, redevelopment and environmental enhancement, flood protection		
	Action	Responsible/Lead	Key Partners	Timescale
	<p>To pursue an area for action for the town centre and waterfront of Lochgilphead</p> <ul style="list-style-type: none"> • To progress projects identified or developed through the Charrette process in the Action Plan, in particular Ardrishaig and Lochgilphead cycling link; Front 	ABC	Scottish Canals Local Community Private Sector	Ongoing

Ref	Site Address	Site Use		
	<p>Green improvements (Lochgilphead); Improvements to Argyll Street (Lochgilphead).</p> <ul style="list-style-type: none"> To consider other development/redevelopment options. To consider backland opportunities and constraints. To resolve flooding issues (wind and tidal incursion). To consider community, recreational and habitat options related to the Corran Grazings. To consider traffic management, parking and access options. To consider part-pedestrianisation options (e.g. Colchester Square – Lorne Street). To consider potential for waterfront and townscape enhancement schemes (including shop frontage/building façade improvements). To seek supporting investment and pursue initiatives to focus on essential repair and maintenance of the historic environment and on the enhancement opportunities in the town centre, conservation area and waterfront areas and on the component listed buildings, spaces, ground surfaces, back land areas and enclosures. <p>Progress Crinan Canal Corridor Charrette June 2016 – Report and draft Action Plan</p> <p>Tarbert and Lochgilphead Regeneration Fund £3M – identified for the regeneration and economic development in the Mid Argyll area. 29 potential projects in Ardrishaig/Lochgilphead were initially proposed (taking the charrette Action Plan into account).</p>			
A3016	<p>Lochgilphead - Kilmory Home Farm</p> <p>Action</p> <ul style="list-style-type: none"> To explore the redevelopment opportunities for this group of traditional farm buildings, including the potential to use the farm buildings and associated farm land to provide new crofts and/or live/work units. Consider access issues 	<p>Local: Reuse and redevelopment for community based uses</p> <p>Responsible/Lead</p> <p>ABC</p>	<p>Key Partners</p> <p>Local Community</p>	<p>Timescale</p> <p>Ongoing</p>
A3017	<p>Ardrishaig - South Village Centre and Crinan Canal</p> <p>Action</p>	<p>Local: Redevelopment and environmental improvements</p> <p>Responsible/Lead</p>	<p>Key Partners</p>	<p>Timescale</p>

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> • The promotion of Ardrishaig and the Crinan Canal as an important tourist attraction (Tourism Development Opportunity Diag 6). • To consider development and redevelopment options for village centre, harbour frontage and Crinan Canal areas. • To consider opportunities for environmental enhancement. • To take account of tourist, yachting, Scottish Canals and commercial interests, including timber transshipment requirements. • Developers need to check for European protected species 	Scottish Canals ABC	Private Sector Local Community	Ongoing
A4001	Lon Mor, Glenshellach, Oban	Strategic: Green infrastructure -Flood Alleviation and open space		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> • Progress action identified in the Oban Flood Study regarding flood alleviation for Lon Mor. There is a requirement for additional flood attenuation in this area as set out in the option appraisal, identifying this area for upstream storage. Funding is being sought from the Scottish Government • Consider the potential for enhanced biodiversity related to the wetland area • Consider the potential for community use of the wetland area 	ABC	Scottish Government SEPA Private Sector Local Community	Short to Mid Term
A4002	Oban Airport	Strategic: Airport related use and economic development. Masterplan approach		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> • To continue to develop existing and new air services focused on Oban, servicing the wider north-west coast, fragile islands and potentially providing a connection with Glasgow. • To safeguard development options for airport related activity in the vicinity of Oban Airport. • To take account of the various issues considered as part of the Oban Airport study and masterplan process. • To consider water and land use links across the Dunstaffnage Bay area. • To further consider all the potential uses of the Oban Airport interface including use of land/water for wider economic purposes (e.g. renewable energy, tourism). • Developer to check for European Protected Species (otter) 	ABC	HIE Oban and the Isles Airports Private Sector	Ongoing

Ref	Site Address	Site Use		
A4003	Lynn of Lorn	Strategic; transport infrastructure		
	<p>Action</p> <ul style="list-style-type: none"> • Actions to improve the ferry services between Port Appin and the north end of Lismore • To consider land use and access implications on both sides of Lynn of Lorn. • Consider the above actions within the context of the Oban Strategic Development Framework given the inter-relationship of wider transportation issues. • Developer to check for European Protected Species (otter) <p>Progress Lismore Access Priorities – STAG Appraisal 2008 completed</p>	Responsible/Lead ABC	Key Partners CMAL Scottish Government	Timescale Ongoing
A4004	Oban - south pier and railway	Strategic: Town centre, waterfront and strategic transport hub		
	<p>Action</p> <p>Note: This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4005 and A4006.</p> <ul style="list-style-type: none"> • The key actions are related to :- • Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, including public sector office rationalisation, taking into consideration land assembly/asset management issues, land use compatibility issues • Assess potential for further townscape and waterfront enhancement • Transportation issues – maximising the potential of the strategic transportation hub including enhancement of facilities, safeguard and further develop integration between the ferry terminal, bus and rail station and the trunk/local road network. • Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), landward and seaward congestion issues, improvement of network resilience. • Maritime interests – take account of the range of interests including ferry operator, commercial fishing, northern lighthouse and harbour authority. • Consider the above actions within the context of the Oban Strategic Development Framework • Developers to check for European Protected Species (otter) <p>Progress Part - Oban CHORD Project - £6.9M</p>	Responsible/Lead ABC	Key Partners CMAL HiTRANS HIE	Timescale Ongoing

Ref	Site Address	Site Use		
A4005	Oban - George Street and North Pier	Strategic: Town centre and waterfront		
	<p>Action</p> <p>Note This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4004 and A4006</p> <ul style="list-style-type: none"> • The key actions are related to :- • Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, taking into consideration land assembly/asset management issues, land use compatibility issues and signage and advertisement issues. • Assess potential for further townscape and waterfront enhancement • Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), improvement of network resilience, integration of land uses with the Trunk and local road network • Maritime interests – take account of the range of interests. • Consider flooding/wind/wave incursion issues • Consider the above actions within the context of the Oban Strategic Development Framework • Developers to check for European Protected Species (otter) <p>Progress</p> <p>Part - Oban CHORD Project - £6.9M</p>	Responsible/Lead	Key Partners	Timescale
		ABC	HIE SEPA Transport Scotland	Ongoing
A4006	Oban - Esplanade	Strategic: Town Centre, waterfront, harbour development and management		
	<p>Action</p> <p>Note: This area for action supports Oban as a Main Town within the Growth Corridor and is closely associated with AFAs A4004 and A4005</p> <ul style="list-style-type: none"> • The key actions are related to :- • Delivery of development/redevelopment opportunities to maximise the town and waterfront potential, including Corran Halls/car park, taking into consideration land assembly/asset management issues, land use compatibility issues. • Assess potential for further townscape and waterfront enhancement • Transportation issues -To consider traffic management and vehicle parking implications (short and longer-term), improvement of network resilience, integration of land uses with the Trunk and local road network • Maritime interests – take account of the range of interests. 	Responsible/Lead	Key Partners	Timescale
		ABC	HIE SEPA Transport Scotland	Ongoing

Ref	Site Address	Site Use		
	<ul style="list-style-type: none"> • Consider flooding/wind/wave incursion issues • Consider the above actions within the context of the Oban Strategic Development Framework • Developers to check for European Protected Species (otter) <p>Progress Part - Oban CHORD Project - £6.9M</p>			
A4007	Scarinish Pierhead	Local: economic development and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	<ul style="list-style-type: none"> • To consider the capacity of the pierhead area for further business, industry and transport based development. • To consider opportunities for environmental enhancements at this important island gateway. • Developers to check for European Protected Species (otter) 	ABC	Private Sector Local Community	Ongoing
A4008	Crossapol and Airport, Tiree	Local: Redevelopment for economic and residential uses and environmental enhancement		
	Action	Responsible/Lead	Key Partners	Timescale
	To resolve options for development/redevelopment (including business and housing) and environmental enhancements in this visually prominent area and at the entrance to the airport.	ABC	Local Community HIE HIAL	Ongoing

8

Other Locations

Tourist Development Opportunities identified in Diagram 6				
These areas have been identified as having positive potential to deliver sustainable tourist development that could actively contribute towards the growth of the tourism sector in Argyll and Bute in accordance with the spatial strategy. All proposals in TDO require to be assessed against the policies within LDP2. The potential and constraints identified at these locations is not limited to that set out below.				
Location		Main Opportunities	Potential Constraints requiring action	Responsible/Lead
Tobermory, Mull		Tourism destination, Nature/Forestry tourism experience on Mull	Tobermory Strategic Development Framework to set out constraints and opportunities in Tobermory Woodland and Forestry Strategy review to consider woodland related tourism opportunities on Mull Nature constraints to be assessed	ABC Owner/Developer
Tioran Forest, Mull		Forest experience, cycle trails, visitor centre	Biodiversity – assessment as adjacent to SPA See associated Community Plan info below Road access, including weak road, Sensitive landscape (LLA). Remote – sustainable development	Local Community Company
Ballygowan Farm, Kilmore, South of Oban		Small scale tourist accommodation Cycle facilities Tourism/recreation related redevelopment and infill opportunities at the existing steadings	Road capacity Scheduled Monuments in vicinity Ancient and semi natural woodland Landscape capacity Sustainable Development – servicing and scale	Owner/Developer
Islay	Distilleries	Tourist destination	Water capacity to be assessed	Local Community Owner/Developer
	Islay wide - Eco Tourism		Sewerage capacity to be assessed	

	Bridgend – Islay House Home Farm	Existing courtyard area - small scale craft workshop with retail opportunities Existing community garden – visitor experience	Nature conservation interests to be safeguarded	
Inveraray	Town Centre Conservation Area Garden and Designed Landscape	Tourist destination	Built Heritage Access	ABC Owner/Developer
	Former Brickworks Site Land South of Argyll Caravan Site	Tourism/recreation redevelopment opportunities	Access issues Sensitive Landscape – LLA Safeguard existing caravan park Contaminated land to be assessed Sustainable Development - servicing	Owner/Developer
Mid Argyll Gateway	Lochgilthead	Crinan Charrette action plan identified opportunities related to tourism and recreation	Flooding issues Built heritage Scheduled Monument Sensitive Landscape (NSA) Nature conservation	ABC Scottish Canals
	Crinan Canal			
	Ardrishaig			
	Kilmartin Glen	Historic Environment – visitor/tourist destination	Historic environment Sensitive Landscape (LLA)	Owner/Developer
Tarbert		Tourist destination	Built Heritage Flooding issues to be assessed Access issues to be assessed	Owner/Developer
Portavadie		Tourist/leisure/recreation destination	Flood risk to be assessed Nature constraints	Owner/Developer
North Bute		Community Forest	Nature constraints Sensitive Landscape (NSA)	Local Community
Rothesay	Sea Front Conservation Area Mount Stuart		Built heritage	
Dunoon	Sea Front	Dunoon Project	Built heritage	

	Access to Loch Lomond National Park Conservation Area			
Helensburgh	Hill House Reservoirs Conservation area Sea Front John Muir Way Access to Loch Lomond National Park	Visitor/tourist destination	Built heritage Nature constraints	Owner/developer
Campbeltown/Machrihanish		Develop links to Ardrossan and Northern Ireland Distilleries Kintyre Way Golf	Built heritage Flood risk assessment	Owner/developer

Community Plans and Local Place Plans identified in Diagram 9

These areas have been identified as potential areas that could benefit from a community plan or Local Place Plan approach. The diagram is indicative, and shows only those general locations where an interest in preparing a Community or Place Plan has been expressed prior to the preparation of the Proposed LDP2 (2019).

The potential opportunities shown in the table reflect development ideas (i.e. potentially requiring planning consent) that could be explored within the creation process of a plan and do not represent approval or support from the Planning Authority. Any proposals requiring planning permission would require to be assessed against the policies within LDP2. The lists of potential constraints are not exhaustive.

Map Reference	Location	Potential Opportunities	Potential Constraints requiring action	Responsible/Lead
1	Ulva	New housing, improvement to existing housing, tourism, marine	Landscape – National Scenic Area, infrastructure requirements, access,	North West Mull Community Woodland

		industries, economic and community developments	provision of services, flood risk (proposed development locations dependent)	
2	Tioran Community Woodland	Visitor centre, woodland crofts, small scale wood related industrial, hydro-electricity, green burials, walk/cycle trails	Landscape – Local Landscape Area, biodiversity and nature conservation (near to SSSI and Special Protection Area), road access – weak road, service provision, remote location, flood risk (proposed development locations dependent)	South West Mull and Iona Development
3	Ardura Forest	Outdoor forest school, wildlife hides, wild camping area	Landscape – Local Landscape Area, biodiversity and nature conservation (near to SSSI and Special Protection Area), flood risk (proposed development locations dependent)	Mull and Iona Community Trust
4	Achnamara	Replacement village hall, hydro-electricity, marine access facilities (pontoon, slipway), Community led housing (affordable, self-build), forest crofts, community growing, visitor accommodation (pods/huts), hutting, walk/cycle trails, camper van pitches	Landscape – National Scenic Area, biodiversity and nature conservation (Ancient Woodland Inventory), accessibility and connectivity, flood risk (proposed development locations dependent)	Achnamara Community
5	Acharossan Community Woodland	Development underway subject to masterplan and other LDP policies.	Local Landscape Area. Capacity of forest location to accommodate development and other activities.	Acharossan Community Devt.

6	Glendaruel	Not started but might include housing/business development	Local Landscape Area. Economic underpinning of proposals.	Glendaruel Community.
7	North Bute	Not started. Based on recreational/tourism including low impact development, access to the countryside.	National Scenic Area, biodiversity and nature conservation, accessibility.	Bute Forest Ltd.