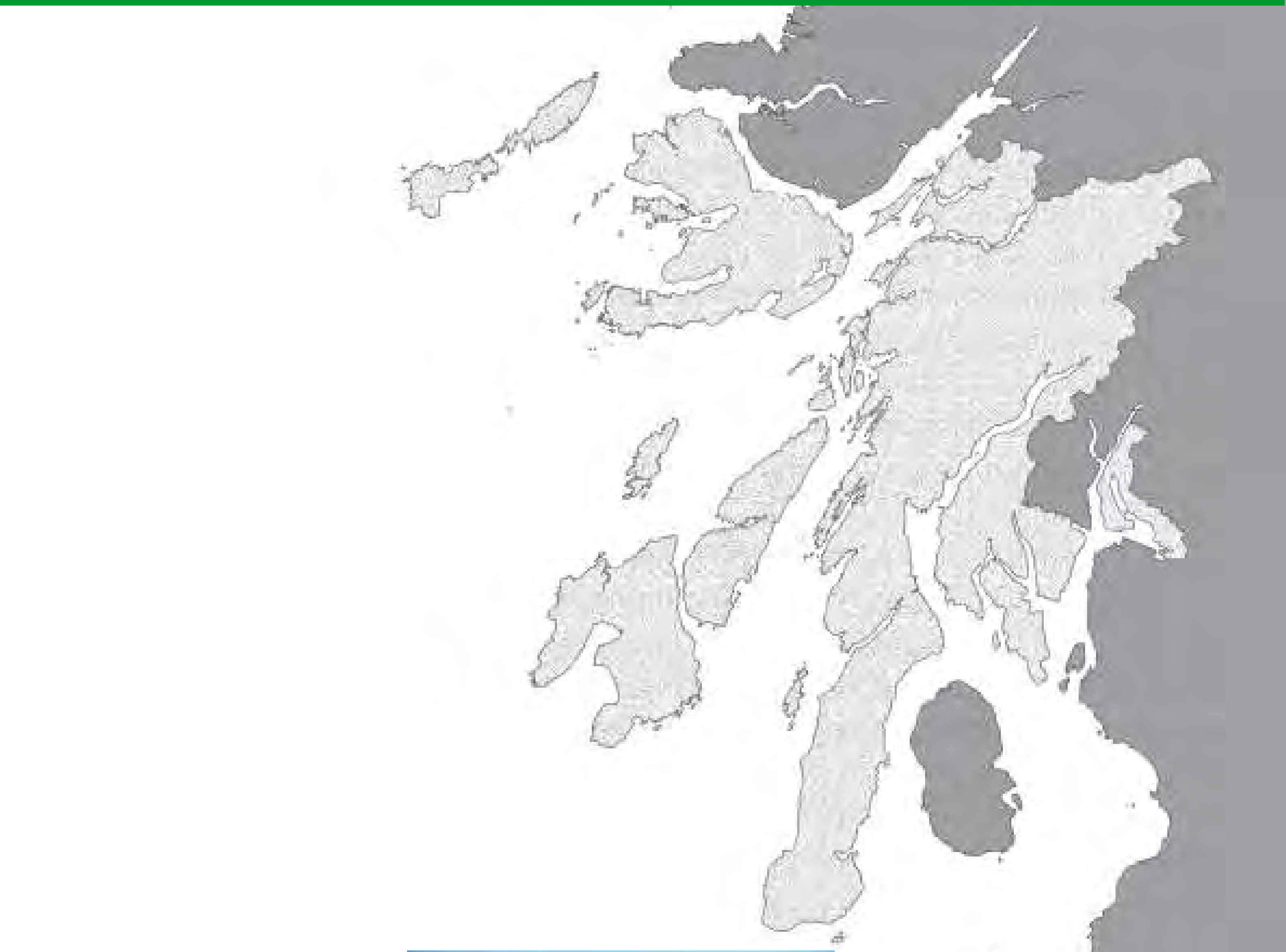
Argyll and Bute Council - Planning, Housing and Regulatory Services

LDP2 Monitoring Report October 2017

Comhairle Earra-Ghàidheal is Bhòid
Dealbhadh Taigheadais agus Seirbheisean Riaghlaidh



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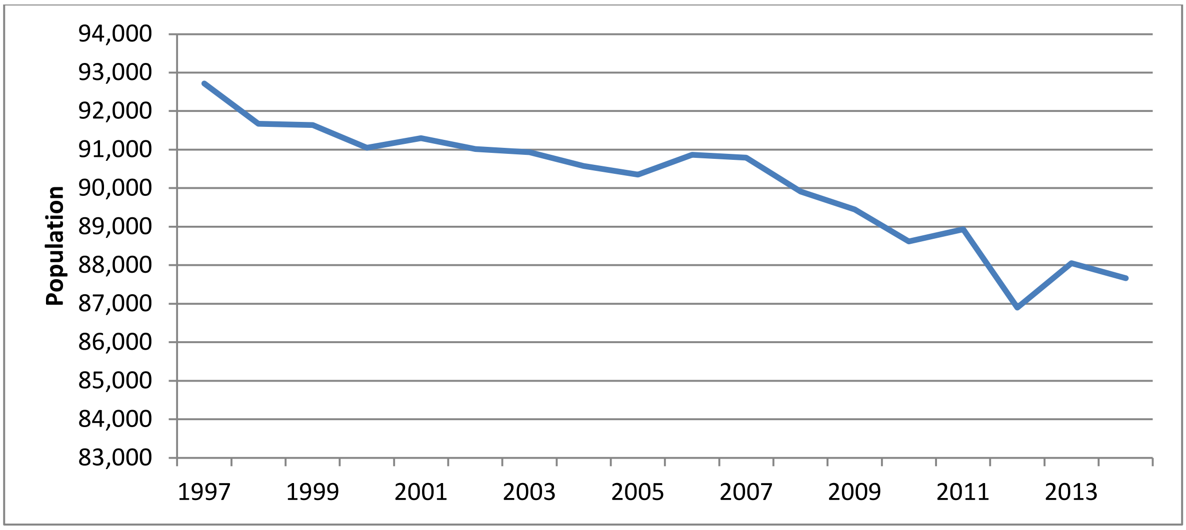
Chapter 1
Demographic information

Demographic Trends in Argyll & Bute

Population Trends

1.1 Figure 1.1 shows that between 1997 and 2014, there has been a steady decline in the population of Argyll and Bute. The decline is in contrast to the overall national trend which has shown an increase over the same time period. The population in Argyll and Bute was slightly short of 93,000 people in 1997, while in 2012 this figure had dropped to approximately 86,900. In 2014 the Mid Year Estimates showed Argyll and Bute's population at 87,660 which is a further decrease of 0.4% from the previous year and an overall decrease of 5.5% over the 17 year period. In 2015 the Mid Year Estimates showed an Argyll and Bute population of 86,890 and in 2016 this had increased slightly to 87,130.

Figure 1.1: Population of Argyll and Bute (1997–2014)



Source: Scottish Neighbourhood Statistics (Mid-Year Estimates 2014)

1.2 Table 1.1 shows the population of Argyll and Bute broken down across the nine Housing Market Areas between 1996 and 2013. Six of the nine areas exhibit a decrease in population while only slight increases were recorded in Lorn and the Inner Isles; Coll and Tiree; and Mull and Iona.

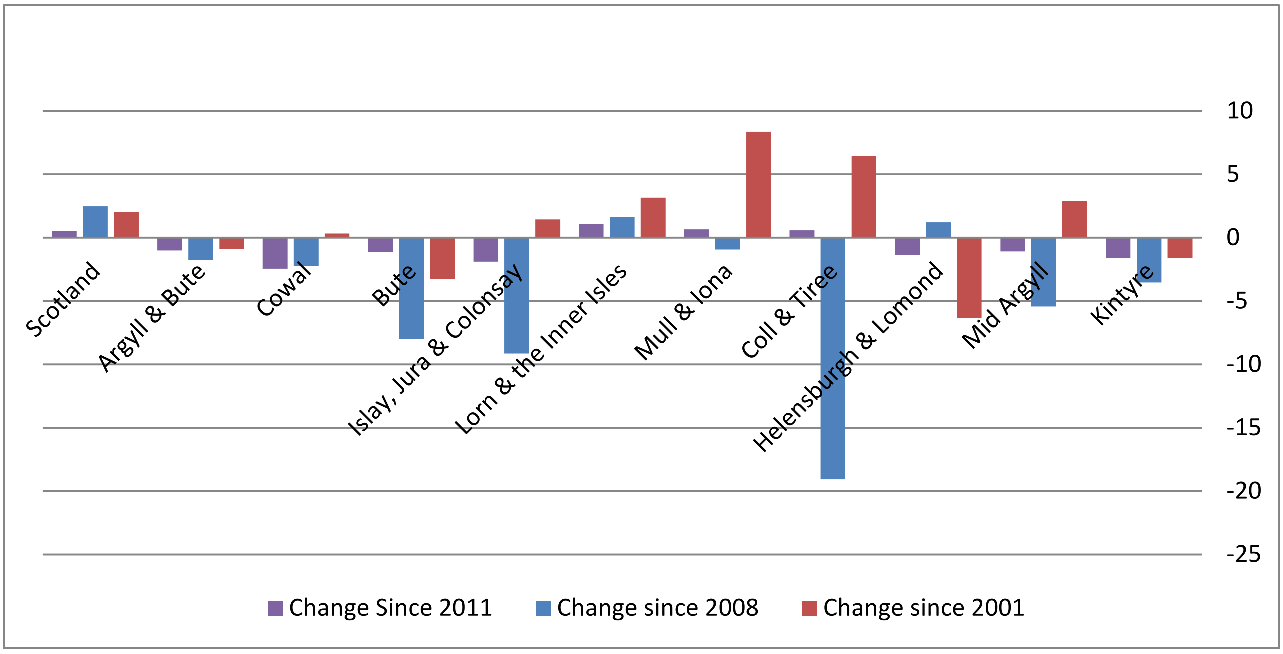
Table 1.1: Population of Argyll & Bute and HMAs

Year	Argyll & Bute	Cowal	Bute	Islay, Jura & Colonsay	Lorn	Mull & Iona	Coll & Tiree	Helensburgh & Lomond	Mid Argyll	Kintyre
2013	88,050	14,650	6,410	3,437	16,333	3,062	839	26,170	9,382	7,767
2011	88,930	15,009	6,483	3,502	16,158	3,042	834	26,528	9,484	7,890
2008	90,500	15,343	7,001	3,822	15,897	3,070	993	26,207	9,998	8,169
2001	91,300	15,293	7,230	3,767	15,393	2,813	929	27,869	9,708	8,298
1996	91,740	15,972	7,338	3,952	14,820	2,921	1,046	27,269	9,510	8,912

Source: Scottish Neighbourhood Statistics (Mid-Year Estimates 2013)

1.3 Figure 1.2 illustrates this change in population across the HMAs. Cowal has recorded the largest decline in population since 2011 with a loss of 2.45%. The population in Lorn and the Isles continues to grow (albeit at a slower rate than in previous years) and has recorded the largest population increase in Argyll and Bute since 2011 at just over 1%.

Figure 1.2: Changes in total population (%), 2001-2013

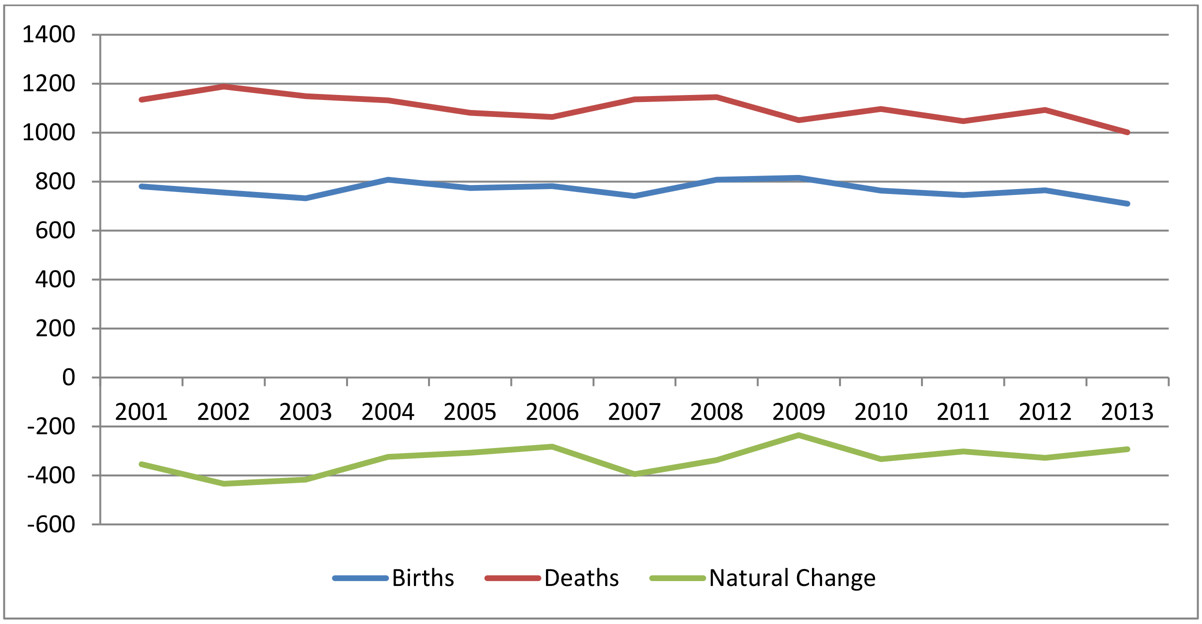


Source: Scottish Neighbourhood statistics (Mid-Year Estimates 2013)

Components of Population Change

1.4 These changes in population are driven by two key components: natural change (the difference between the number of births and deaths) and the impact of net migration in or out of the area. Natural change accounts for a steady annual loss since 2001. The number of deaths recorded in 2013 was 292 more than the number of recorded births as illustrated in Figure 1.3.

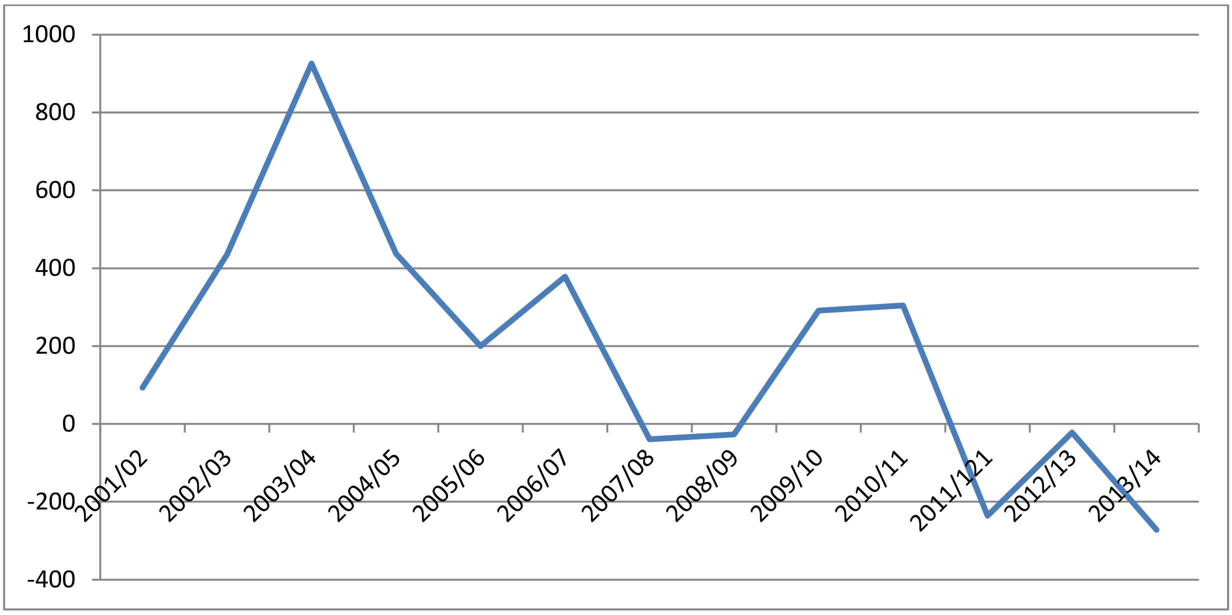
Figure 1.3: Natural Change in Population for Argyll and Bute, 2001-2013



Source: Scottish Neighbourhood statistics (Mid-Year Estimates 2013)

1.5 Figure 1.4 below shows the net migration for Argyll and Bute since 2001. The graph shows a general downward trend since 2003 and while dipping slightly into negative figures between 2007 and 2009, more significant reductions have been recorded between 2012 and 2014.

Figure 1.4: Net Migration for Argyll and Bute, 2001 - 2014



Source: Scottish Neighbourhood Statistics (mid-year estimates 2014)

Population Change by Age

1.6 Table 1.2 shows the population of Argyll and Bute and HMAs in 2013 by age cohort. As a comparison, Table 1.3 shows the 2008 figures.

Table 1.2: Population of Argyll and Bute and HMAs 2013

Age Band	Argyll & Bute	Cowal	Bute	Islay, Jura & Colonsay	Lorn	Mull & Iona	Coll & Tiree	Helensburgh & Lomond	Mid Argyll	Kintyre
0-15	13,828	2,157	902	516	2,702	478	133	4,291	1,428	1,221
16-24	8,818	1,299	588	274	1,685	203	66	3,151	786	766
25-59	38,249	5,869	2,523	1,476	7,469	1,385	368	11,710	4,247	3,202
60+	27,155	5,325	2,397	1,171	4,477	996	272	7,018	2,921	2,578
All	88,050	14,650	6,410	3,437	16,333	3,062	839	26,170	9,382	7,767

Source: Scottish Neighbourhood statistics (Mid-Year Estimates 2013)

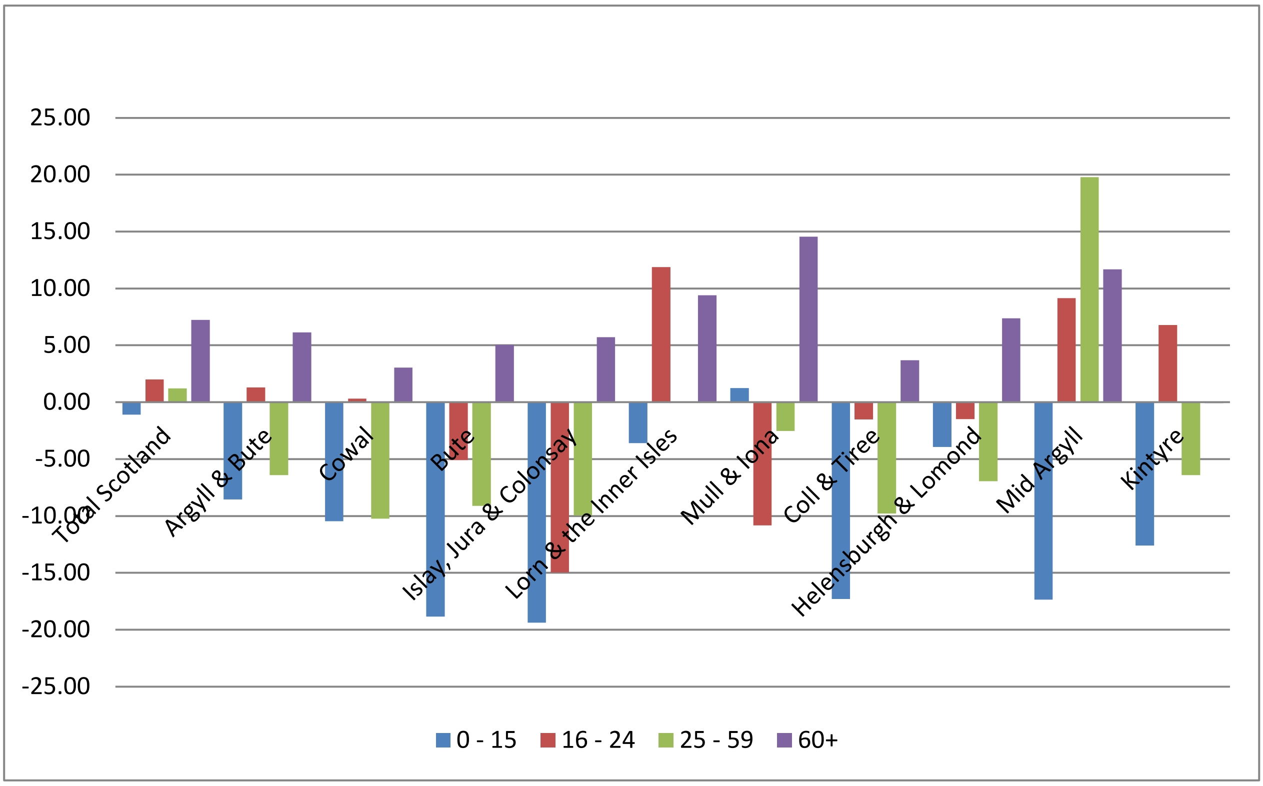
Table 1.3: Population of Argyll and Bute and HMAs 2008

Age Band	Argyll & Bute	Cowal	Bute	Islay, Jura & Colonsay	Lorn	Mull & Iona	Coll & Tiree	Helensburgh & Lomond	Mid Argyll	Kintyre
0-15	15,009	2,383	1,072	616	2,799	472	156	4,460	1,676	1,375
16-24	8,704	1,295	618	315	1,485	225	67	3,198	714	714
25-59	40,706	6,470	2,753	1,623	7,464	1,420	404	12,525	3,407	3,407
60+	25,491	5,163	2,276	1,104	4,056	851	262	6,500	2,580	2,580
All	89,910	15,311	6,719	3,658	15,804	2,968	889	26,683	8,377	8,076

Source: Scottish Neighbourhood statistics (Mid-Year Estimates 2013)

1.7 Furthermore, Figure 1.5 shows the population change in age cohorts as a percentage. All but one HMA (Kintyre) is showing an increase in the over 60 age cohort, with Mull and Iona showing the most significant increase at 14.5% which is more than double the increase of the whole of Scotland. Mull and Iona is the only HMA to report an increase in the 0-15 age cohort while there are significant reductions across the HMAs with an overall 8.5% decrease of people aged 0-15 in Argyll and Bute between 2008 and 2013.

Figure 1.5: Changes in age cohort by HMAs, 2008 - 2013



Source: Scottish Neighbourhood Statistics (mid-year estimates 2013)

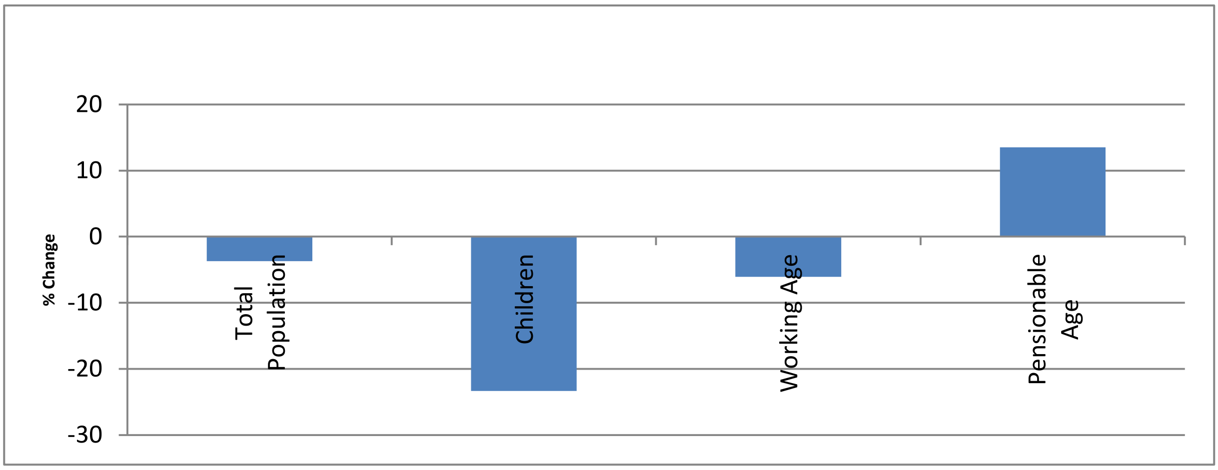
1.8 Table 1.4 shows the changes in Argyll and Bute's population by broad age cohort from 2001 to 2013 and illustrates the population decrease of children and those of working age and the increase of adults of pensionable age. Figure 1.6 graphically illustrates these trends.

Table 1.4: Population of Argyll & Bute by Broad Age Cohort, 2001- 2013

Year	Total Population	Children	Working Age	Pensionable Age
2001	91,300	17,052	54,442	19,806
2008	89,910	15,009	52,787	22,114
2011	88,930	14,360	51,833	22,737
2013	88,050	13,828	51,319	22,903

Source: Scottish Neighbourhood Statistics (mid-year estimates 2013)

Figure 1.6: Population Changes by Broad Age Cohort, Argyll & Bute, 2001-13



Source: Scottish Neighbourhood Statistics (mid-year estimates 2013)

Household Trends

1.9 In 2014, there were an estimated 40,857 households in Argyll and Bute, an increase of 4.6% since 2001. This steady annual increase reflects the national trend in the last decade albeit at a slower rate. However, 2014 saw a 0.2% decrease on the previous year despite an overall national rise; and it appears that the authority area has just passed a tipping point in terms of future trends. It is also worth noting that Argyll and Bute was one of only three local authority areas to buck the trend for positive growth.

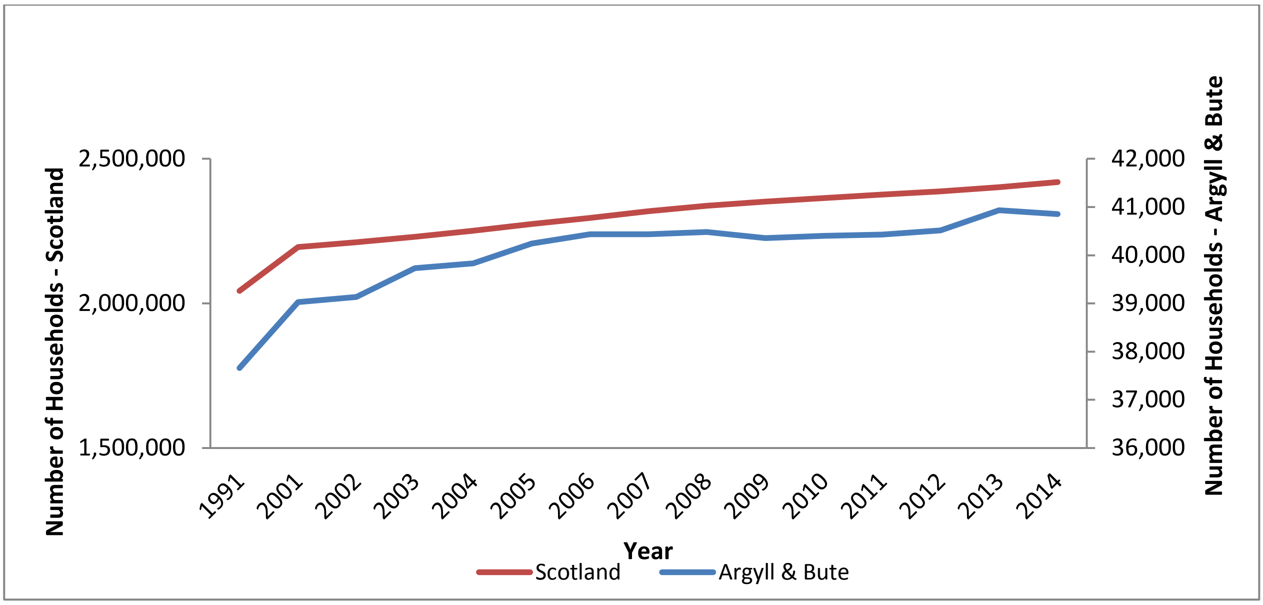
Table 1.5: Changes in number of households in Argyll & Bute and Scotland, 1991 – 2014

Area	Change 2013-2014		Change 2004 – 2014	
	Number	%	Number	%
Argyll & Bute	-78	-0.2%	1,029	+2.6%
Scotland	18,231	+0.8%	168,661	+7.5%

Source: NRS (estimates of Households and dwellings in Scotland, 2014)

1.10 These overall trends for Scotland and Argyll and Bute are also illustrated in the following graph (Fig 1.7):

Figure 1.7: Household trends of Scotland and Argyll & Bute, 1991 - 2014

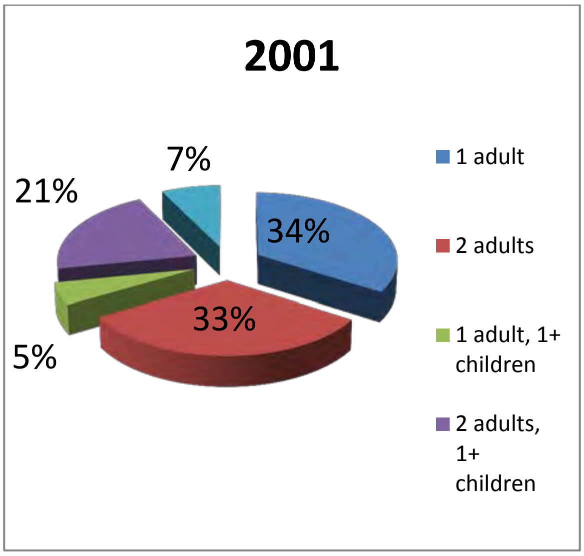


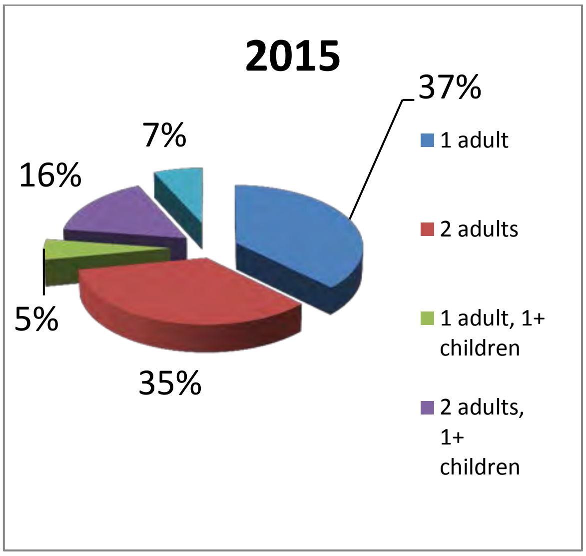
Source: Scottish Neighbourhood Statistics (mid-year estimates 2014)

Household Composition

1.11 The profile of local households has changed slightly since the 2001 census. Single person households have increased from 34% of the total number of households to 37%, while households comprised of two adults and one or more children have decreased by 5%, as illustrated below in figure 1.8.

Figure 1.8: Household Composition 2001 and 2015





Source: 2001 Census

Source: NRS 2012 Projections

1.12 Data collated from the 2001 census and the 2011 census show significant variations in household composition between the HMAs. Single occupancy households have grown in Argyll and Bute from 12,801 in 2001 to 14,273 in 2011 (+11.5%). There were 1,205 less households in 2011 which accommodated families of two adults and one or more children than in 2001; however there has been an increase in single parent households. Households with only two adults and no children and households with all occupants over the age of 65 have also increased between the two census years.

Household Change by Size

1.13 The 2011 census indicates that the proportion of one and two person households have increased since the 2001 census, while households with 3 or more occupants have decreased. Therefore, there is an overall decrease in household size; with one and two person households making up 72% of the total number of households within Argyll and Bute, as can be seen in table 1.6.

Table 1.6: Household size of Argyll & Bute

Household Size	Argyll & Bute 2001	Scotland 2001	Argyll & Bute 2011	Scotland 2011
Total Number of households (with residents)	38,969	2,192,246	40,125	2,372,777
% 1 person	32.9	32.9	35.6	34.7
% 2 people	35.4	33.1	36.4	34
% 3 people	13.9	15.6	13	15.1
% 4 people	12.0	12.9	10.3	11.5
% 5 people	4.3	4.3	3.6	3.7
% 6 people or more	1.5	1.3	1.1	1.1

Source: 2001 & 2011 Census

Chapter 2
Housing

Housing Needs and Demands Assessment
Housing Projections and Supply Targets

2.1 The Housing Need and Demand Assessment https://www.argyll-bute.gov.uk/sites/default/files/0000001_argyll_bute_final_hnda_2016.pdf carried out by the Councils Housing and Planning Services and approved as robust and credible by the Scottish Governments Centre for Housing Market Analysis in July 2016 provides an up to date baseline for determining Argyll and Bute's housing land requirements.

Table 2.1: HNDA Projections

HNDA Projection Period 2016/17 - 2036/37		
Total households over the projection period who can afford:	**Scenario 1**	**Scenario 2**
Owner Occupation	305	265
Private Rent	270	240
Below Market Rent	230	215
Social Rent	545	520
Total additional future housing units	**1,350**	**1,240**

2.2 The revised assessment of housing need and demand reflects the information for Argyll and Bute from the 2011 census, and projections based on these which show an ageing population, lower levels of in-migration, and a decline in population levels. These projections reflect a do nothing approach, and are not what the Council seeks to plan for. In the context of Argyll and Bute, there is a clear mandate from the local housing partnership and wider stakeholders to promote a housing system that supports economic growth, helps to reverse the significant population decline, and delivers community sustainability. Therefore, while it lies outwith the scope of the robust and credible HNDA itself, the housing supply targets for the LHS and LDP will be set at, levels which are higher than the principle estimate of need identified in the HND.

2.3 The housing supply targets are set out in tables 2.2 and 2.3 below.

Table 2.2: Argyll and Bute Housing Supply Targets 2016-2025

Housing Market Area	2016 -2020		2021 -2025		2016-2025
	Affordable	Market	Affordable	Market	All
Lorn	200	265	200	265	930
Helensburgh and Lomond	150	195	150	195	690
Cowal	40	100	40	100	280
Mid Argyll	100	180	100	180	560
Islay Jura & Colonsay	30	40	30	40	140
Bute	0	55	0	55	110
Kintyre	0	55	0	55	110
Mull and Iona	30	40	30	40	140
Coll and Tiree	10	10	10	10	40
Argyll and Bute	560	940	560	940	3000

Table 2.3: Argyll and Bute Housing Supply Targets 2026-2030*

Housing Market Area	2026 - 2030		
	Affordable	Market	All
Lorn	200	265	465
Helensburgh & Lomond	150	195	345
Cowal	40	100	140
Mid Argyll	100	180	280
Islay Jura & Colonsay	30	40	70
Bute	0	55	55
Kintyre	0	55	55
Mull & Iona	30	40	70
Coll & Tiree	10	10	20
Argyll & Bute	560	940	1500

*these figures are based on a role forward of projections from 2016, they are predicated on the successful reversal of Argyll and Bute's projected population decline, and will require to be kept under review.

2.4 Additional supporting information for the HNDA is available at https://www.argyll-bute.gov.uk/housing/housing-strategies-consultations-and-research-0

Housing Supply and Demand

Quick Facts

- There have been 2392 housing completions over the last 9 years at an average of 266 per year
- 406 housing units have been built on allocations within the current LDP
- Over the last 9 years 78% of housing units were built within the LDP settlement boundaries
- The Rural Opportunity Areas identified in the LDP have delivered 10% of the 2392 completions over the last 8 years yet cover only 5% of the our land area
- 2016/17 saw 291 planning applications approved for housing, consenting at total of 863 units

2.5 The Council carries out annual monitoring of housing completions and housing supply through the annual Housing Land Audit. This can be found on the Council website.

2.6 The Housing Land Audit primarily reports on the numbers and location of housing completions and sets out figures for the current housing land supply.

2.7 The 2017 Housing Land Audit is currently being prepared. The following information is partly drawn from the 2016 audit supplemented with other available housing data.

Completion Numbers

2.8 Table 1.10 sets out the number of completions in each of the four Council administrative areas over the last 9 years.

Table 2.4: Housing Completions by Administrative Area

Housing Completions by Administrative Area (number of housing units) – Last 9 years									
Administrative Area	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Helensburgh and Lomond	33	53	22	27	17	30	62	22	29
Bute and Cowal	78	46	53	67	33	39	19	24	39
Oban, Lorn and the Isles	140	96	167	88	104	57	157	56	116
Mid Argyll, Kintyre and the Islands	93	82	97	68	69	115	42	61	59
Total	**347**	**285**	**340**	**256**	**250**	**241**	**265**	**164**	**244**

2.9 It should be noted that aside from the drop in 2015/16 the general number of completions has been largely stable in recent years.

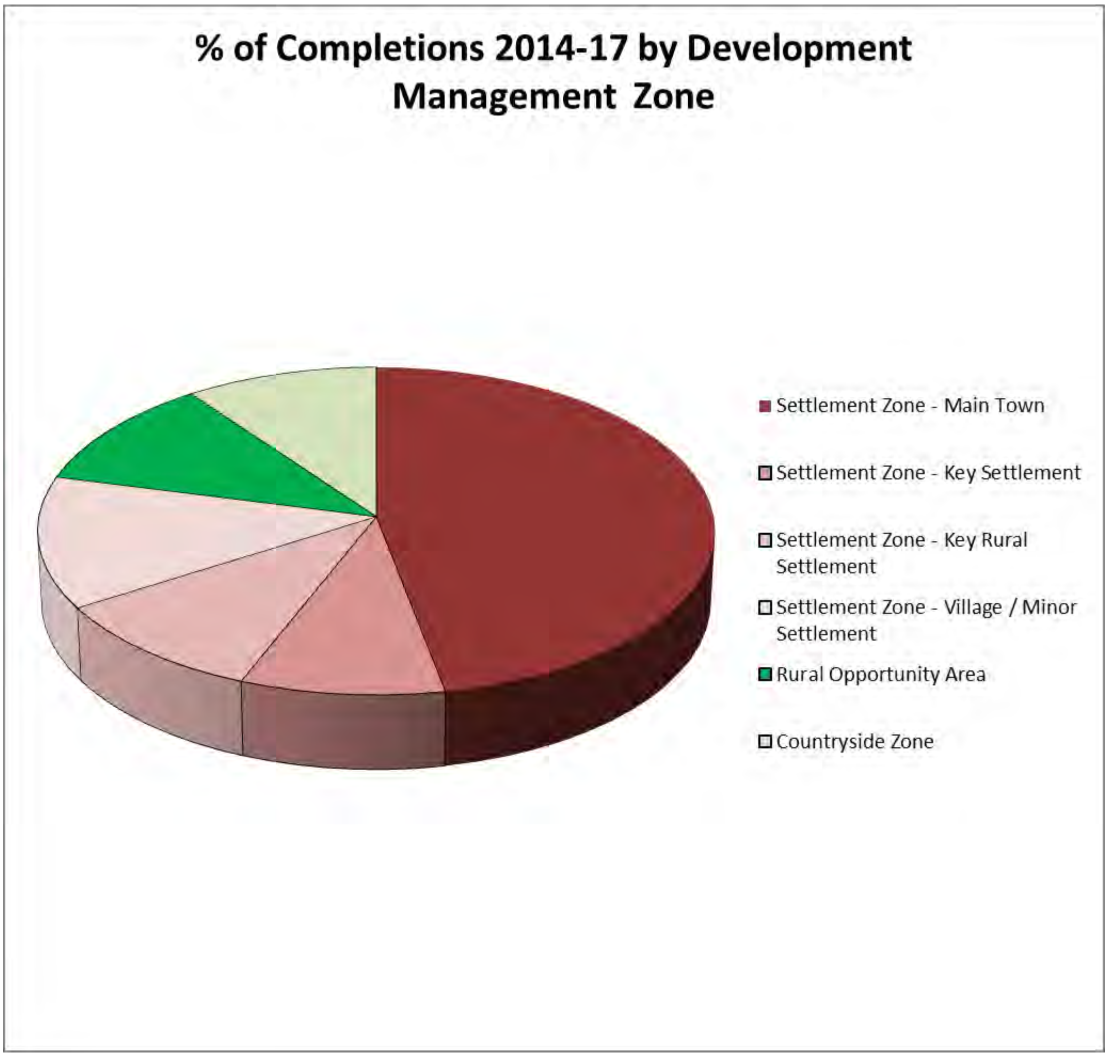
2.10 The current Local Development Plan was adopted in March 2015, replacing the 2009 Local Plan. The Local Development Plan introduced changes to the proposals maps which included revisions and alterations to the designations that were previously known as Development Control Zones including their renaming as Development Management Zones.

2.11 Table 2.5 and Fig 2.1 shows the breakdown of completions as per LDP Development Management Zones for the three years 2014-17 and indicates that the majority (79%) of completions occurred in Local Development Plan identified settlements with other 21% being outside settlements in the Rural Opportunity Areas (11%) and Countryside Zones (10%).

Table 2.5: Completions by Development Management Zones 2014-17

Year	Settlement Zone – Main Town	Settlement Zone – Key Settlement	Settlement Zone – Key Rural Settlement	Settlement Zone – Village/Minor Settlement	Rural Opportunity Area	Countryside Zone	Very Sensitive Countryside	Green Belt	Total
2014/15	166	14	16	19	33	17	0	0	265
2015/16	44	24	23	31	16	26	0	0	164
2016/17	107	25	31	35	23	23	0	0	244

Fig 2.1: Breakdown of completions by Development Management Zones 2014-17



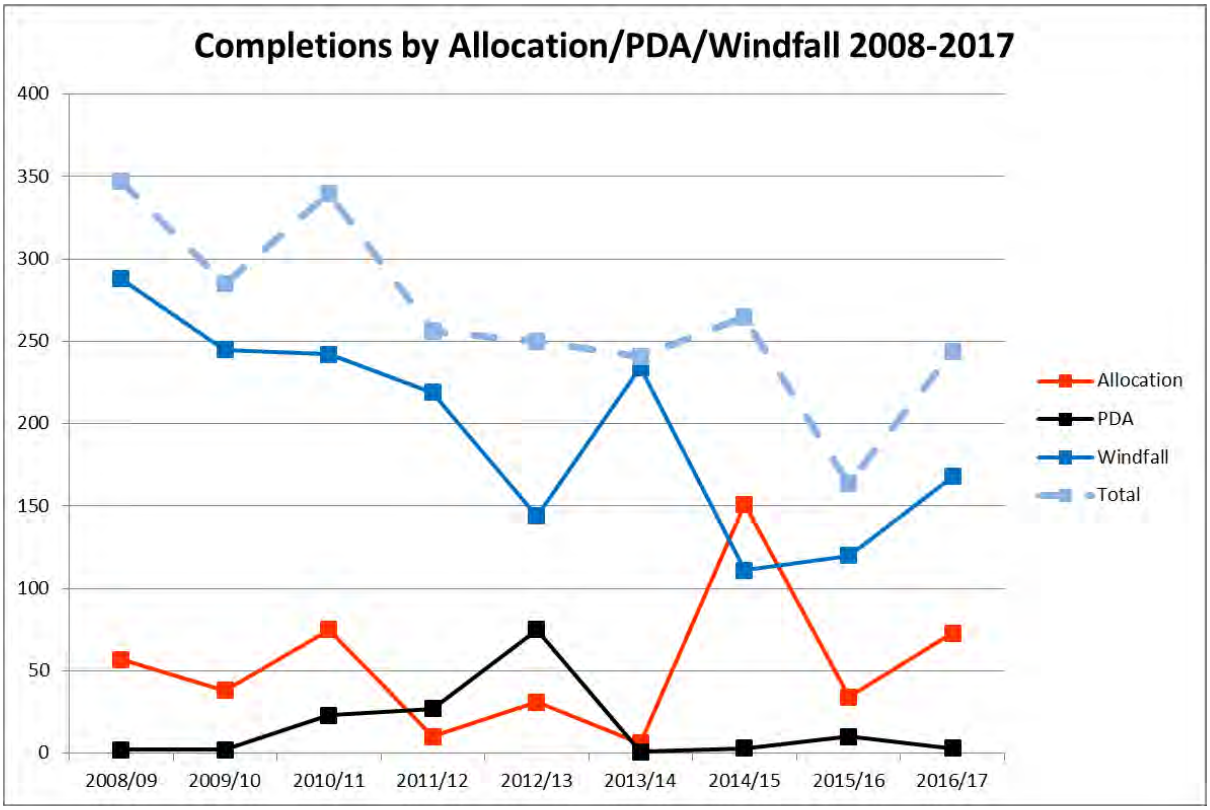
Completions on Allocations/Potential Development Areas and Windfall Sites

2.12 The Local Development Plan identifies Allocations as well as Potential Development Areas (PDA), these PDAs being areas where specific development opportunities may be supported where known constraints can be overcome. The Housing Land Audit reports on numbers of completions on both allocations and PDAs.

2.13 Any completions that are not on an allocation or PDA are known as windfall.

2.14 Figure 2.2 shows a yearly breakdown of completions on Allocations, Potential Development Areas and windfall sites and demonstrate a general trend of peaks and troughs for those completions on allocations.

Fig 2.2: Completions on Allocations/PDAs and Windfall sites since 2008/09



Housing Land Supply

2.15 The Council is required by Scottish Planning Policy to have at least 5 years effective housing land supply. Effective housing sites are those which are, or will become, free of constraints and can reasonably be expected to be available for development with the Local Development Plan period.

2.16 Through the housing land audit each housing site (allocation, large windfall site or PDA with full planning consent for 5 or more dwellings) is programmed with an estimated number of units that it is considered will be delivered within each of 5 forthcoming years.

2.17 The programming set out in the 2016 Housing Land Audit was derived from the planning authorities own sites visits and knowledge of the sites which were reviewed alongside any planning history and any previous completion rates. Surveys were sent to site owners/developers to ascertain development intentions and any supplementary information that might impact on the delivery of the sites. The results of the surveys were taken into account within the programming.

2.18 Table 2.6 is taken from the 2016 Housing Land Audit and sets out the numbers units contributing the 2016 effective housing land supply, the figures are comprised of the 5 years programming of allocations, PDAs and large windfall sites plus the small windfall sites. The programming for PDAs and large windfall sites are grouped together within the figures.

2.19 The adopted Local Development Plan sets out a 5 year Housing Supply Target of 3725 units and the 2015/16 Housing Land Audit demonstrated an effective supply of 3841 or 5.2 years.

2.20 The full details of programming of sites can be found within the 2016 Housing Land Audit.

Table 2.6: Breakdown of housing land supply as per 2016 Housing Land Audit

Land Supply for Housing by Administrative Area (number of housing units)								
Administrative Area	2016/17 – 2020/21				Post 2020/21			
	Local Development Plan Allocated Sites Effective Supply (1)	Windfall on Large Sites (2)	Windfall on Small Sites	Effective Housing Land Supply (1-3)	Local Development Plan Supply Post March 2021 (4)	Windfall on Large Sites Post March 2021 (5)	Windfall with extant Planning Permission in Principle	Total Supply Post March 2021
Helensburgh & Lomond	659	151	60	869	242	91	26	359
Bute & Cowal	392	172	119	678	142	17	35	194
Oban, Lorn & The Isles	790	132	343	1249	534	34	165	733
Mid Argyll, Kintyre & The Islands	723	70	230	996	456	68	115	639
TOTAL	**2564**	**525**	**752**	**3841**	**1374**	**210**	**341**	**1925**

Table 2.6 - **Notes:**

[1]Units on Local Development Plan housing allocation sites programmed between 2016/17 and 2020/21.

[2]Units with full planning permission on large windfall sites (sites either identified as Potential Development Areas or not identified for housing in the Local Development Plan) as at 31st March 2016. Large sites are for 5 or more units.

[3]Units with full planning permission on small windfall sites (sites not identified for housing in Local Plans) as at March 2016. Small sites are for 5 or fewer units.

[4]Units on Local Development Plan housing allocation sites programmed for delivery post March 2021. These units are not considered to be effective.

[5]Units on large windfall sites (sites either identified as Potential Development Areas or not identified for housing in the Local Development Plan) programmed for delivery post March 2021. These units are not considered to be effective

[6]Units on all windfall sites with Planning Permission in Principle. These units are not considered to be effective

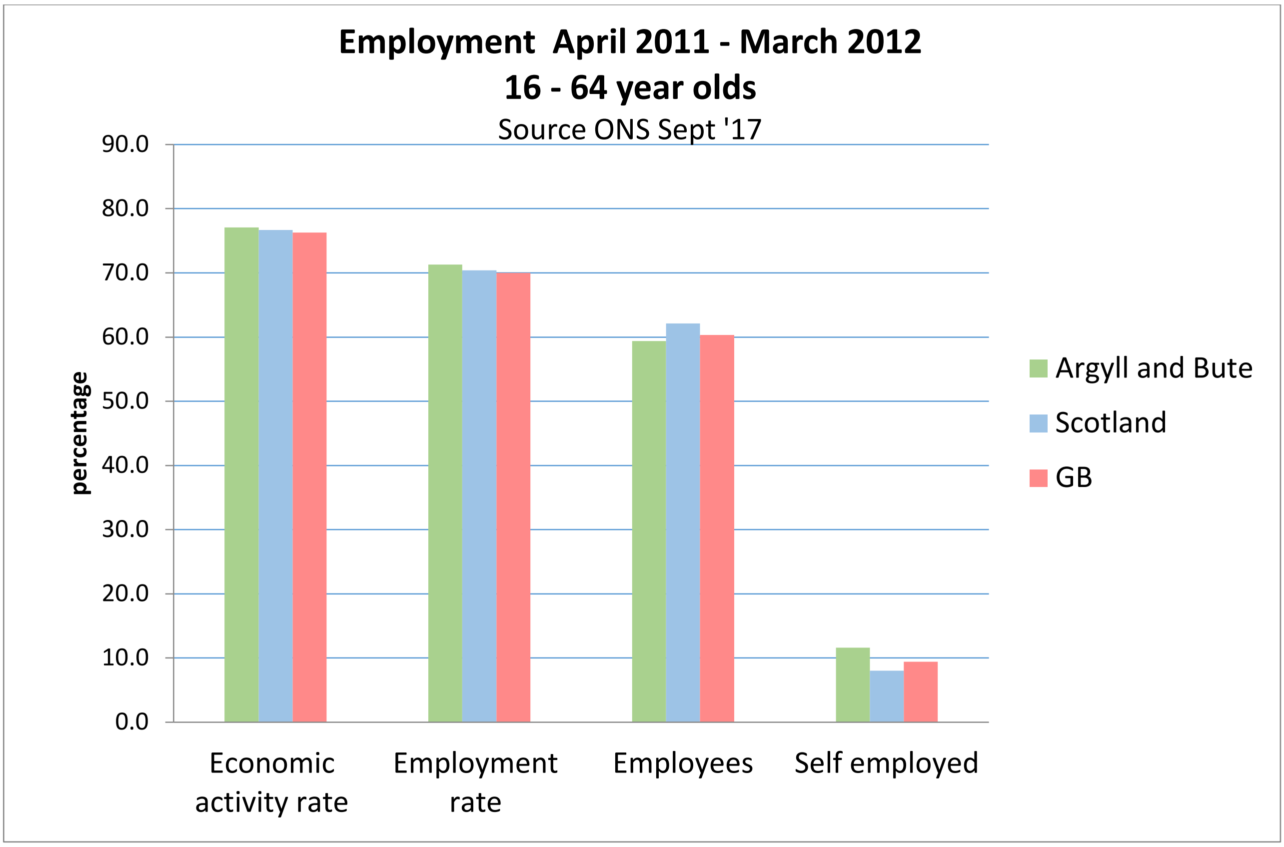
2.21 The figures given are the number of housing units. All figures exclude Loch Lomond and the Trossachs National Park

Chapter 3
Economy

Employment

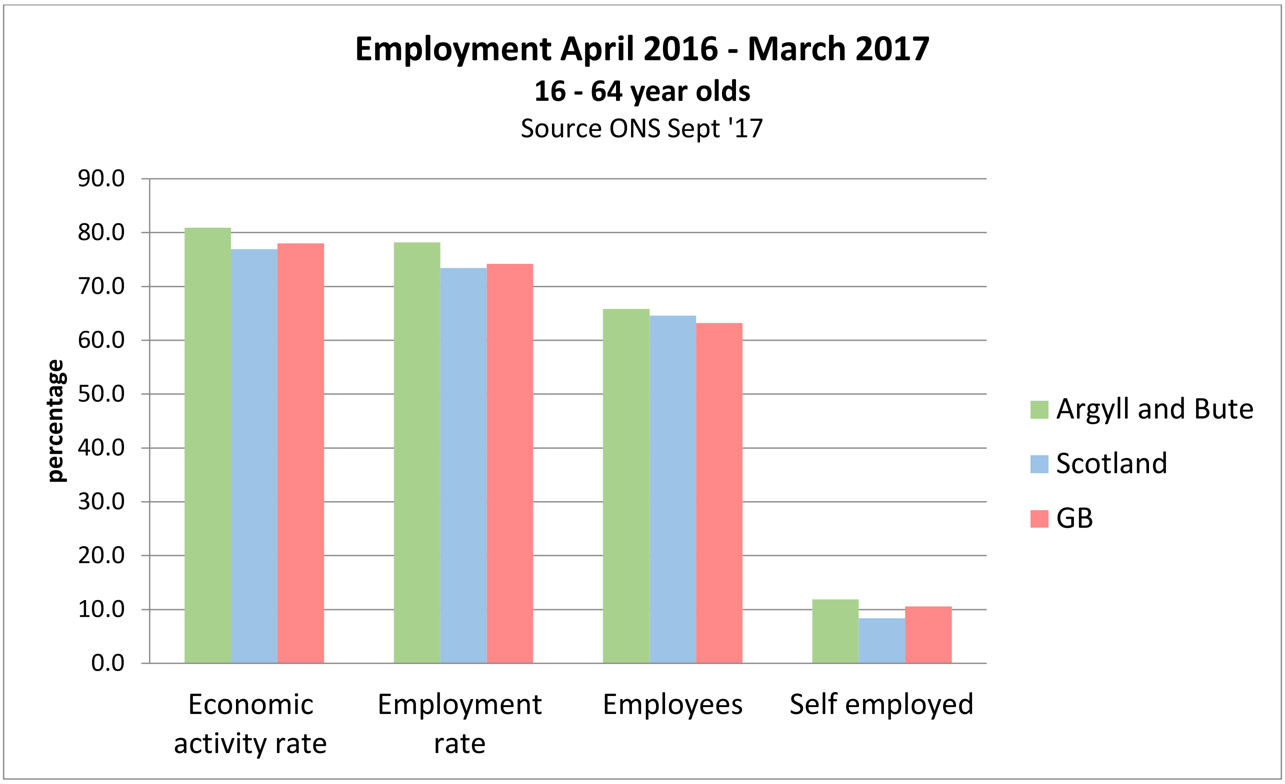
3.1 In 2012 Argyll and Bute had a higher rate of economic activity and employment than Scotland and the rest of Great Britain, as shown in Figure 3.1, although it had the lowest rate of employees, the level of self-employed amongst the 16 – 64 year old age group was higher than Scotland or Great Britain as a whole.

Figure 3.1: Employment in Argyll and Bute 2011 - 2012



3.2 The picture changed by 2017 with a general growth in economic activity levels, Figure 3.2 shows that. Argyll and Bute has maintained a higher rate of economic activity and employment than Scotland and the rest of Great Britain. During this period the percentage of 16 – 64 year olds as employees has grown and has moved from being lower than the rest of Scotland and Great Britain to being the highest. The level of self-employed remains at the same level and still exceeds the percentage of self employed in Scotland and Great Britain.

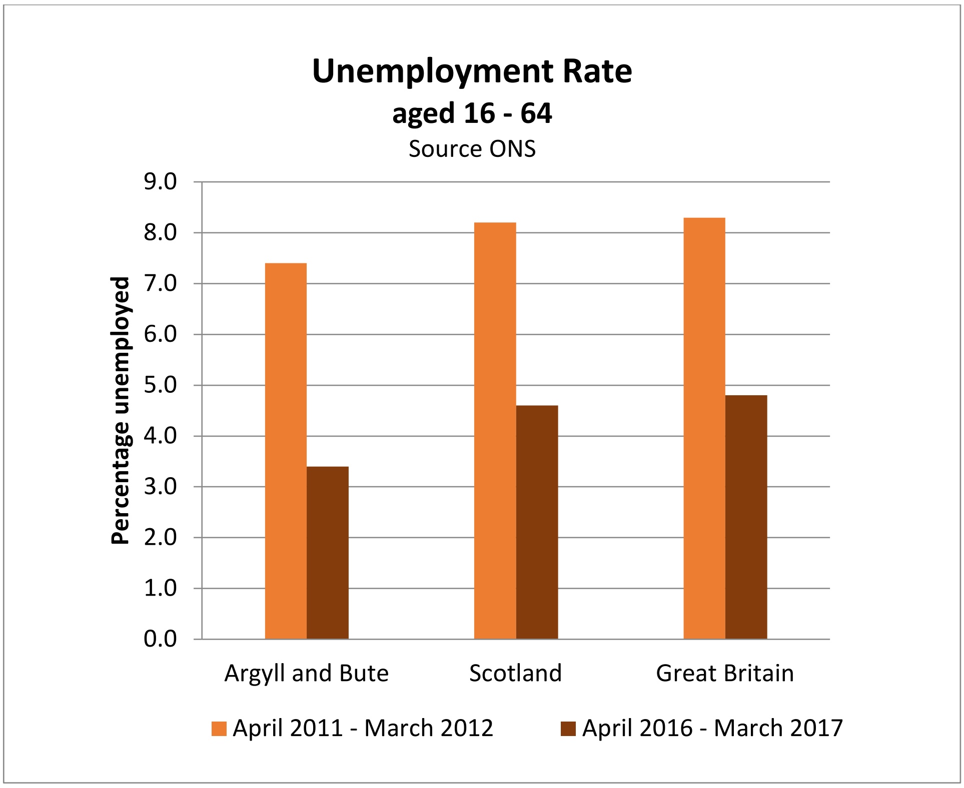
Figure 3.2: Employment in Argyll and Bute 2016 - 2017



Unemployment

3.3 Argyll and Bute had a lower rate of unemployment than Scotland and Great Britain in 2012. There has been a significant drop in the unemployment rate from 2012 to 2017. Argyll and Bute continues to have a lower rate than Scotland and the rest of Great Britain (see Figure 3.3).

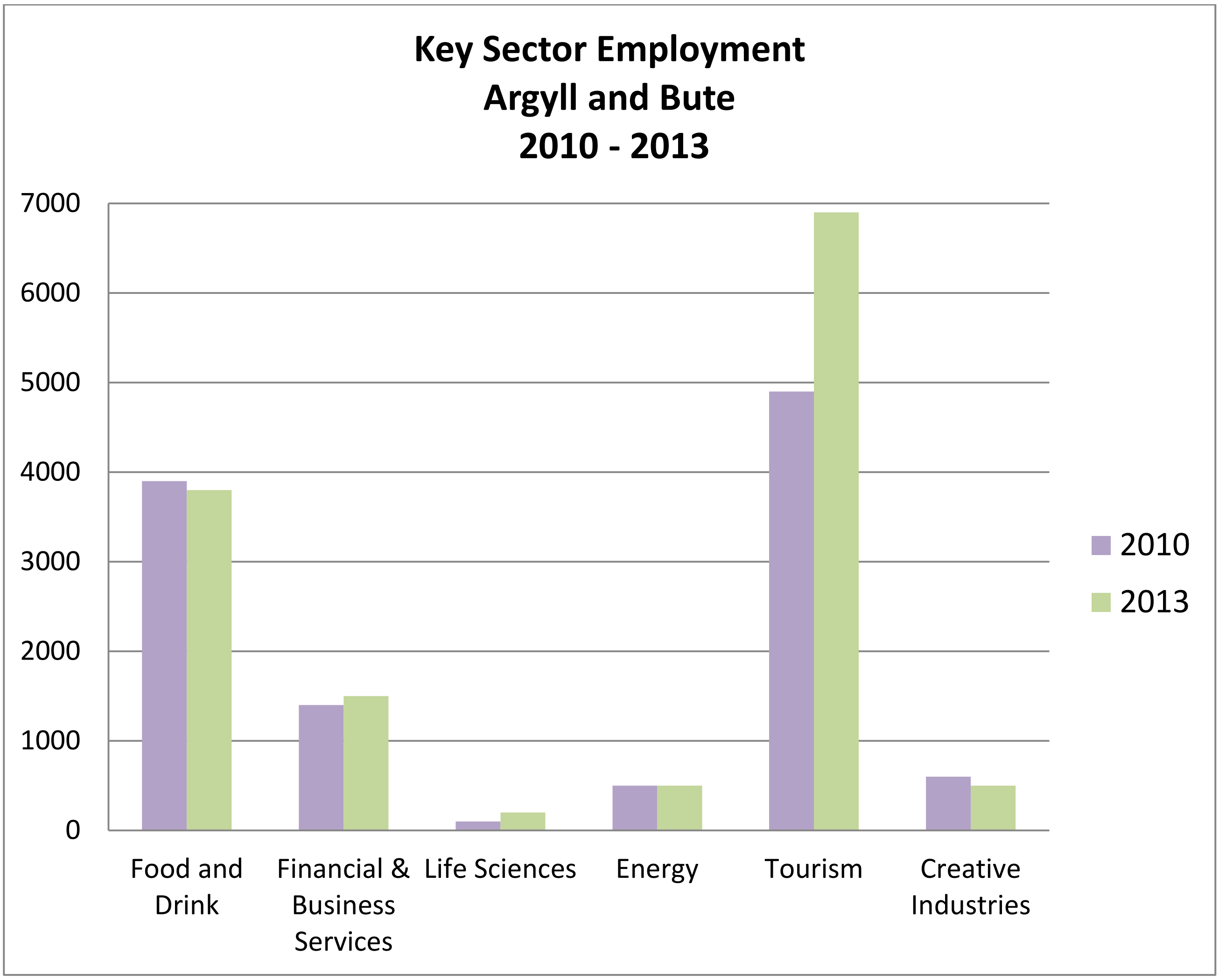
Figure 3.3: Unemployment Rate



Key Sector Employment

3.4 In 2013 a third of all employment in Argyll and Bute was within the Scottish Government identified Key Sectors with 13,200 of the total 37,658 employed in the above sectors. Figure 3.4 shows the growth of employment in the tourism sector in our area from 2010 to 2013 of almost 2000.

Figure 3.4: Key Sector Employment in Argyll and Bute



Regeneration Investment

3.5 Argyll and Bute Council continues to support regeneration throughout its area. Some of the key investments are shown below.

3.6 The Council has agreed to an ambitious and forward-looking programme to assist regeneration and economic development in five of its waterfront towns - Campbeltown, Helensburgh, Oban, Rothesay and Dunoon. In November 2008, the Council unanimously agreed to allocate more than £30 million to the programme, since named 'CHORD'. The multi-million pound initiative will see major improvements to the town centres and waterfronts of all five towns. Some of the investment is brought in through Conservation Area Regeneration Schemes (CARS) or through Town Centre Heritage Initiatives (THI). This funding has also been obtained for other areas, including Inveraray.

Figure 3.5: CHORD Investment

Campbeltown (£6.5 million)

Campbeltown Regeneration

Improvements to the town's heritage and conservation sites through the Campbeltown Town Centre Regeneration Project.

Investment

- THI Grant awarded to 77 property owners
- Over 40 town centre buildings refurbished including 7 target buildings
- 3000 square metres of vacant historic floorspace brought back into use
- Transfer of Council Town Hall building to third sector organisation
- Restore or replace 17 shop fronts
- 140 original windows refurbished
- Total THI/CARS grants offered £1.6M
- Initial Council contribution of £600,000
- Total spend on buildings including owners contributions and other funding is over £7M
- Secured transfer of privately owned derelict tenements to developer - Cross St / Main St

Job Creation

- 22 permanent jobs created
- 4 apprentices
- Over 40 local contractors involved in delivering the building works
- Town Centre Handyperson employed

Training and Events Programme

- 36 training courses and community events
- 300 participants
- 14 courses targeted at local contractors
- Over 1000 people engaged
- Heritage Trail formed in 2010

Helensburgh (£6.66 million)

West Bay Esplanade and Transforming the Town Centre

Developing a more sustainable traffic management system in the town centre and redeveloping the West Bay Esplanade between Colquhoun Square and William Street.

Figure 3.5 continued

Oban (£6.9 million)

Oban Bay/Harbour Project

Improve traffic flow within the town centre, reconfigure Oban Bay/Harbour to better meet the needs of users, refresh the Oban Action Plan and develop the transport interchange.

Rothesay (£2.4 million)

Rothesay Pavilion Project

Renovate and improve Rothesay Pavilion.

Rothesay THI

Investment

THI Grant awarded to 68 property owners to:

- Comprehensively repair 4 tenements
- Make smaller scale repairs to a further 8 properties
- Restore or replace 12 shop fronts
- Redevelop 1 prominent gap site
- Overall common fund: £2.6m
- Council Contribution of £546,124
- Owner contributions = £1.4M
- Owner contributions critically include Private Sector Housing Grant
- Total eligible project cost = £4.05M

Job Creation

- 4 Bute based jobs – foreman, bricklayer, stonemason & labourer
- 2 Bute based apprentices
- Argyll based contractors working on 17 projects
- Glasgow based contractors working on 3 projects
- Framework agreement with conservation accredited Glasgow based architects

Training and Events Programme

- 157 event days = 2095 active participants
- 20 training days = 192 active participants
- 6 courses targeted at local contractors = 50 up-skilled

Dunoon (£12.3 million)

Dunoon Waterfront Projects

Redevelop and create a vibrant and attractive waterfront

Figure 3.5 continued

Tarbert and Lochgilphead Regeneration Fund

As part of the Tarbert and Lochgilphead Regeneration Fund, £3 million has been allocated to promote the regeneration and economic development of the Mid Argyll area.
Inveraray Conservation Area Regeneration Scheme Project runs to March 2018.

- Historic Scotland funding input - £970,000
- ABC funding input - £350,000
- ABC Housing grant - £200,000
- ACHA input up to £300,000
- Private owners up to £160,000
- TOTAL INVESTMENT APP £2,000,000

Chapter 4
Tourism

4.1 Sustainable Tourism is identified within Scotland's Economic Growth strategy as one of the growth sectors in which Scotland can build on existing comparative advantage, increase productivity and secure growth. The sector is diverse and covers a range of sub sectors e.g. hotels, camping sites, cruising, restaurants and bars. The industry helps support a wide range of local services, such as village shops or transport routes that may not be economical without added tourism business. Figure 3.5 shows the importance of tourism sector employment to Argyll and Bute.

Figure 4.1 – Tourism Sector Employment Distribution in Argyll and Bute

Tourism Sector Employment Distribution Argyll and Bute (2016 mid-term Steam DATA*)			
Sector	**2015**	**2016**	**% change**
Accommodation	4,045	4,043	-0.1
Food & Drink	974	1,127	+15.7
Recreation	377	465	+23.4
Shopping	368	391	+6.2
Transport	695	734	+5.6
Total direct	6,459	6,760	+4.7
Indirect	1,485	1,900	+27.9
Total	7,944	8660	+9.0

***based on the first six months of 2009 and 2016.**

Note: *Data from growth sector statistics includes all enterprises that operate in Argyll and Bute irrespective of whether their headquarters are in Argyll and Bute.

Recent Trends in Tourism

- Direct employment supported by Argyll and Bute's tourism industry in 2016 was **6,760 FTEs,** and more widely (including indirect and induced jobs) supported **8,660 FTE's in total**.
- Approximately **14.9% of employee jobs in Argyll and Bute** are tourism-related activities.
- Total FTE employment within the sector has **reduced by 2.6% between 2009 and 2016** but this has shown improvement in 2016 **growing by 9%** over 2015 data.
- From June to September in 2016 international visitor trips to Scotland were up 4% compared to the same period in 2015 and visitor spend up 12%.
- Similarly day trips were up 13% and spend up 26% across Scotland in the same period.
- Major visitor attractions within Argyll and Bute have had an **8.29%** increase in footfall in 2016 compared to 2015.
- Over the year August 2015 to August 2016 shows and increase in footfall of **3.4% across Scotland and 8.9% within Argyll and Bute.**
- Calmac passenger numbers increased on Argyll linked routes in 2016 by approximately **9.27%** compared to 2015.

- The cruise market in Scotland has been on a positive upward trend with 676 cruise calls (460,683 passengers) in 2016 up 35% on 2015. The latest data showed 808 cruise calls (633,000 passengers) are booked for 2017 another 35% increase in passenger numbers on 2016 figures.

Hotels and Guesthouses

- **543** active hotels and guesthouses across Argyll and Bute.
- Total overall number of beds **10,513**, comprising of **5,300 rooms.**
- There are currently **484** businesses with VisitScotland Accreditation within Argyll and Bute**, 15** of those have Taste Our Best Accreditation.
- Average review score (out of 5) on TripAdvisor for Argyll and Bute accommodation
- businesses in 2016 was **3.98**, attractions **4.28** and eateries **4.08.**

Sources:
STEAM reports Argyll and Bute 2015 and 2016, Growth Sector Statistics Growth Sector Briefings
ONS and Nomis Employment April- June 2016 , 2015 provisional results
Moffat Centre Visitor Attraction Monitor Final Report 2016
VisitScotland Insights - Trends 2016 and Latest Statistics
Calmac Carrying Statistics 2016,
Visit Britain Inbound Statistics
Cruise Scotland Member Port Analysis 2016

Other Accommodation

- **578** individual proprietors,
- **602** Cottages,
- **393** Chalet Villas
- **104** Caravans**,**
- **169** houses**,**
- **176** flats**,**
- **46** bungalows**,**
- **25** serviced apartments and
- **8** studio flats**.**
- Total number of bed spaces **6,092**.

Campsites

- **37** establishments/proprietor,
- **639 pitches** for tents,
- **1,526** touring pitches,
- **233** holiday caravans to hire and
- **44** chalet/villas to hire.

Airbnb

- With improved digital platforms an increasingly important component of the tourism economy is **Airbnb**.
- Argyll and Bute has approximately **387** actively listed properties on Airbnb with a growth rate of **20%.**
- The number of people booking properties within Argyll and Bute on AirbnB has increased by **242%** (between 2014/15 - 2015/16).

Sources:
TripAdvisor Internal Session Data, Airbnb Internal Session Data, STEAM Bedstock files 2015

Opportunities for Growth in tourism

4.2 **Blue Growth/Marine Tourism -** Strategic assessments of marine tourism expect it to continue to grow at a significant rate and Argyll and Bute is naturally positioned to build on its current position and take advantage of this.

4.3 **Events and Festivals -** further opportunities exist to increase the Argyll and Bute event offering, to drive greater visitor numbers and help extend the season. It is also important that a balance is struck to ensure sustainability (viability) of event activities in an increasingly uncertain business/funding environment. Greater information is being sourced and collaborative opportunities being investigated.

4.3 **Culture and Heritage -** Opportunities exist to improve the heritage offer of Argyll and Bute and broaden appeal. Engagement and greater information is being sourced on the heritage sectors. Contributions have been made to assist local cultural history centres in pulling together the basis for a resilient heritage bid in Cowal and other areas are being looked into.

4.4 **Nature and Activities (Adventure Tourism) -** The natural environment is a key asset of Argyll and Bute, and is recognised that the nature based tourism offer of Argyll and Bute requires promotion in order to help it develop, which is being undertaken through the Wild About Argyll campaign in 2017. Opportunities to grow wider ecotourism are in the early stages of being identified.

Chapter 5
Marine Economy

Scotland's Marine Economy

5.1 Scotland's marine or blue economy, defined as the industries that depend on the marine environment for their output, provides a vital source of income and employment across Scotland. The marine economy broadly includes the industries of aquaculture, tourism, renewable energy, biotechnology, mineral resources, shipbuilding & ship repair, transport, fisheries, and offshore oil and gas.

- The latest estimates of the economic contributions of Scotland's Marine Economy[1] (2014 figures) includes employment and gross value added (GVA) figures for Scotland's core marine sector, incorporating fishing, aquaculture, fish processing, marine transport and oil and gas services.
- In 2014, Scotland's core marine sector contributed £4.2 billion in GVA to the Scottish economy, accounting for 3.4 per cent of total Scottish GVA.
- Fishing, aquaculture and fish processing together contributed £952 million in GVA in real terms in 2014 and employed 14,800 workers. GVA for fishing, aquaculture and fish processing has risen 15% since 2013 and 40% since 2012, as a result of increased turnover in the aquaculture and fish processing sectors.

Argyll and Bute's Marine Economy

5.2 Seafood and marine sectors make a significant contribution to the Argyll and Bute economy and provide year round jobs important to coastal communities, and downstream jobs supported in transport, processing, support services and equipment manufacturing. The marine economy has grown in recent years and has significant potential for further growth, particularly in relation to aquaculture, life sciences and biotechnology, and marine tourism. These industries also have strong ambitions for significant growth both nationally and regionally. While the marine renewable energy industry has not developed significantly in Argyll and Bute there is still potential for future tidal, wave and offshore wind development in Argyll and Bute.

5.3 Economic data on the different maritime industries is not readily available at an Argyll and Bute scale. Available data for key sectors is summarised below.

Figure 5.1:

Sector	Scale	Growth (2012-2016)	Future growth
Aquaculture	• GVA direct estimate for 2015 - £31 million[2] • Estimate 2400 jobs in associated services[3] • 20% of Scottish finfish production & 50 active sites • 80% of Scottish oyster production & 65 active shellfish sites • Small scale experimental seaweed farming	• 3% increase in Scottish finfish production (170-178,000 tonnes) • Shellfish farming production remained static • Research and policy production to facilitate future growth of seaweed farming	• Industry sustainable projections for Scottish production by 2030 – 350,000 tonnes finfish & 21,000 tonnes shellfish • Significant potential for growth of seaweed farming • Potential for significant growth of supply chain and science/research services

[1] Scottish Government topic sheet no. 99 – Scotland's Marine Economy (2014)
[2] An Assessment of the Benefits to Scotland of Aquaculture 2014
[3] Argyll and Bute Economic Forum Report 2016

Figure 5.1 continued

Sector	Scale	Growth (2012-2016)	Future growth
Commercial sea fishing	Argyll and Bute data (2015 data)[4] • £19.7 million value of catches landed • 562 fishermen employed • Proportion of workforce - 1.38% (significantly higher than national average of 0.2)		• Key fisheries communities have aspirations for growth & improvement in infrastructure & profitability
Seafood processing and retail	• 20 businesses, 425 direct jobs[5] in Argyll and Bute (2016) • Wider Food & Drink sector contributes estimated £99 million GVA (2014 data) & 4000 jobs in Argyll and Bute[6]	Argyll and Bute[6] • 10% growth in GVA of food and drink sector (2008 to 2014) • 33% growth in seafood processing and retail employment (2009 to 2015)	• Scotland Food & Drink aspire to double turnover in the food & drink sector to £30 billion by 2030[7]
Life sciences & biotechnology	• Estimated £3.8 million GVA & 100 jobs (2014 data)[6] • Hub of organisations/ businesses near Oban - Scottish Association of Marine Science, European Marine Science Park • Stirling University aquaculture research facilities at Machrhanish	• GVA in Scotland's life sciences sector between 2008 and 2014 grew by 24% and employment grew by 18%[8]	• HIE aspires to attract high growth businesses working in marine science to the European Marine Science Park • Life sciences Scotland aspires to increase the Life Sciences Industry contribution to the Scottish economy to £8 billion by 2025[8]
Marine Tourism	• Significant tourism industry and recreation use heavily focussed on the marine and coastal environment	• Marine Tourism identified as one of fastest growing areas in Argyll and Bute[3] • Increase in & marine visitor facilities across Argyll and Bute, including step-ashore pontoons and visitor facility in Oban	• Argyll and Bute is well placed to build on existing marine tourism product • Scottish marine tourism strategy aims to increase economic value of sector from £360m to over £450m by 2020[9]
Marine Renewables	• Argyll and Bute marine area has significant potential tidal, wave and offshore wind resource	• Limited tidal development – test sites	• Offshore wind industry has significantly reduced development costs which may make Argyll and Bute more attractive to developers

[4] Scottish Sea Fisheries Statistics 2015
[5] UK business counts (accessed via NOMIS)
[6] Growth sector statistics local authorities
[7] Scotland Food & Drink Ambition 2030
[8] Life Sciences Strategy for Scotland 2025 Vision
[9] Scottish Marine Tourism Strategy 2015

Chapter 6

National Parks

6.1 The Main Issues Report discusses the potential for an Argyll and Islands Marine National Park. The following facts and figures on existing National Parks in Great Britain are included by way of background information for comparison.

Physical facts and figures

Land area covered by National Parks:

- **England**: 10 National Parks cover 9.3% of the land area
- **Wales:** 3 National Parks cover 19.9.% of the land area
- **Scotland**: 2 National Parks cover 7.2% of the land area

Source: IUCN - International Union for Conservation of Nature.

Figure 6.1: National Parks in Great Britain

National Park	Area (sq km)	Coastline (km)	Main settlements
Brecon Beacons	1344	0	Brecon, Crickhowell, Gilwern and Hay
Broads	303	2.7	Stalham, Wroxham, Brundall, Acle, Loddon, Beccles and Oulton Broad
Cairngorms	4,528	0	Aviemore, Ballater, Braemar, Grantown-on-Spey, Kingussie, Newtonmore, and Tomintoul
Dartmoor	953	0	Ashburton, Buckfastleigh, Chagford, Moretonhampstead
Exmoor	694	55	Lynton, Dunster, Porlock and Dulverton
Lake District	2362	23	Ambleside, Bowness, Coniston, Grasmere, Keswick
Loch Lomond and the Trossachs	1865	58	Balloch, Callander and Tarbet
New Forest	570	42	Lyndhurst, Brockenhurst and Burley
Northumberland	1048	0	Hexham, Haltwhistle, Bellingham, Rothbury and Wooler
North York Moors	1434	42	Helmsley and Thornton-le-Dale
Peak District	1437	0	Bakewell and Tideswell
Pembrokeshire Coast	621	418	St Davids, Tenby and Saundersfoot
Snowdonia	2176	60	Aberdyfi, Dolgellau, Trawsfynydd and Beddgelert
South Downs	1624	14	Arundel, Steyning, Lewes, Midhurst and Petersfield
Yorkshire Dales	2179	0	Grassington, Settle, Hawes and Sedbergh

Updated on 1 August 2016 when boundaries extended for the Yorkshire Dales and Lake District National Parks

Source: **nationalparks.gov.uk**

Economic, social and historical facts and figures re National Parks

A scheduled monument is a protected archaeological site or building that is of national importance.

Conservation areas are villages or towns with important architecture that is protected.

Figure 6.2:

National Park name	Social		Environmental		Economic		
	Year of designation	Population	Scheduled monuments	Conservation Areas	Visitors a year (million)	Visitor days a year (million)	Visitor spend a year (million)
Brecon Beacons	1957	32,000	268	11	4.15	5	£197
Broads	1989	6,271	14	18	8	15.5	£568
*Cairngorms	2003	17,000	60	4	1.5	3.1	£185
*Dartmoor	1951	34,000	1058	23	2.4	3.1	£111
Exmoor	1954	10,600	202	16	1.4	2	£85
Lake District	1951	41,100	281	23	16.4	24	£1146
*Loch Lomond and the Trossachs	2002	15,600	60	7	4	7	£190
New Forest	2005	34,922	622	19	Not available	13.5	£123
Northumberland	1956	2,200	424, including 1 World Heritage Site	1 and 3 National Conservation Areas	1.5	1.7	£190
North York Moors	1952	23,380	840	42	7	10.8	£538
Peak District	1951	37,905	469	109	8.75	11.75	£541
Pembrokeshire Coast	1952	22,800		14	4.2	13	£498
*Snowdonia	1951	25,482	359	14	4.27	10.4	£396
South Downs	2010	120,000	700	165	Not available	39	£333
Yorkshire Dales	1954	23,637	199	37	9.5	12.6	£400

* These visitor numbers and visitor spend figures have been taken from STEAM reports, mostly from 2009. Figures for all other national parks were updated in October 2014.

Source: nationalparks.gov.uk

Chapter 7
Engagement

Place Standard Tool

7.1 The Place Standard Tool is a way of assessing places and was used before the MIR was prepared by planning, community planning and economic development. This is a survey that was developed by the Scottish Government, NHS Scotland and Architecture and Design Scotland that collects information in a consistent way and allows it to be displayed in a *"Spider Diagram"*. It has helped us consider all the elements of place in a methodical way. It has helped highlight the things you value about the place you live in as well as areas where it could improve. We asked about the elements of the place that matter to you in Argyll and Bute. We wanted to know what you think about its buildings, spaces, and transport links as well as the social aspects such as safety.

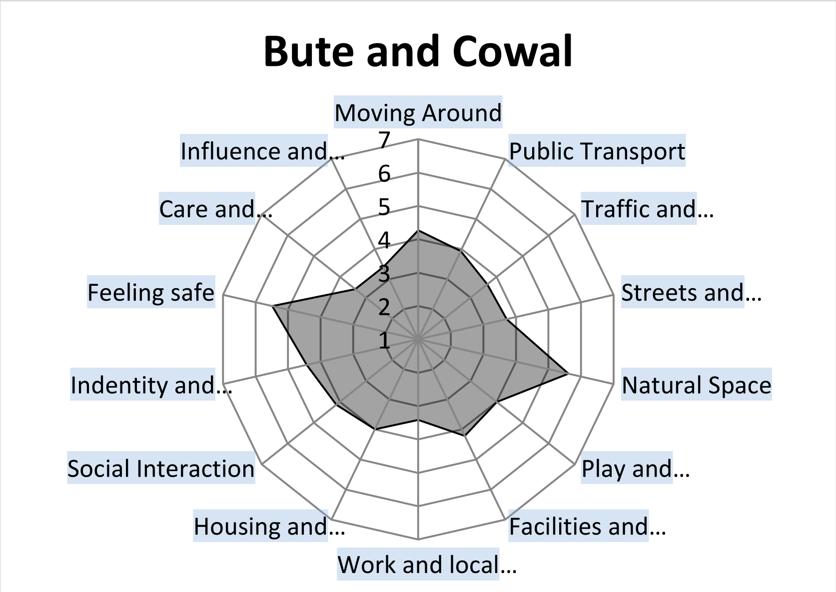
7.2 The following shows some of the results, which have helped us develop the Main Issues Report. The diagrams below show where a place is doing well and where there is room for improvement. Where it has done well the diagram will touch the edge of the circle, where it has done poorly it will touch the centre.

Administrative Areas

Assessment Area: Bute and Cowal
Participants: 109

7.3 Participants generally felt safe and that the natural space around them was good. Areas most in need of improvement included work and the local economy, care and maintenance and influence and sense of control.

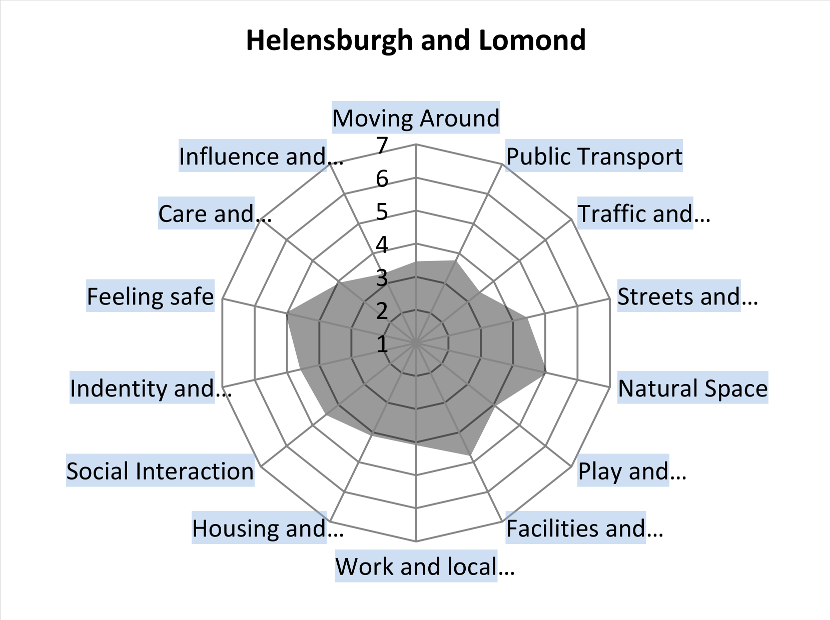
Diagram 7.1



Assessment Area: Helensburgh and Lomond
Participants: 45

7.4 Participants generally felt safe and that the natural space around them was good. Areas most in need of improvement included influence and sense of control, traffic and parking and moving around.

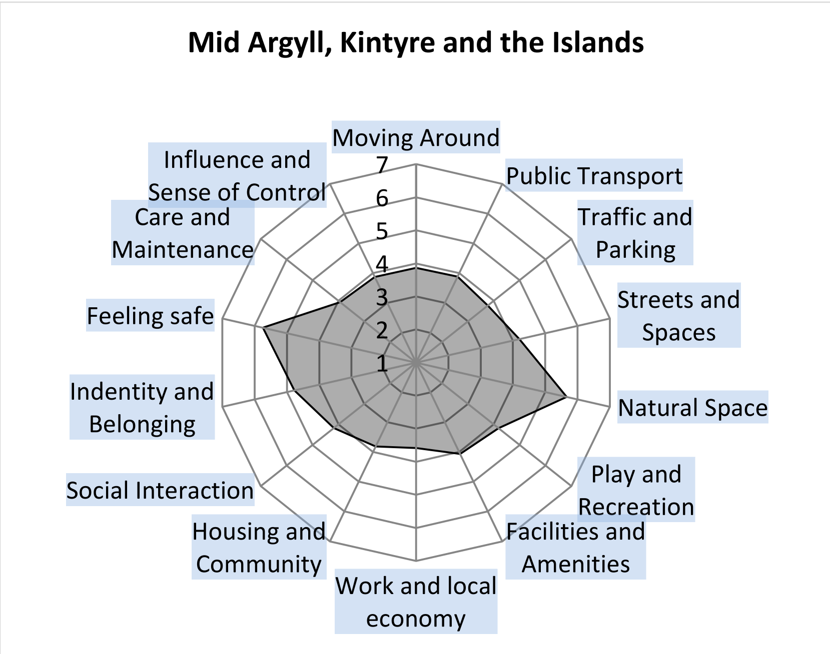
Diagram 7.2



Assessment Area: Mid Argyll, Kintyre and the Islands
Participants: 200

7.5 Highest level of overall satisfaction. Participants generally felt safe and that the natural space around them was good. Areas most in need of improvement included work and the local economy and traffic and parking.

Diagram 7.3

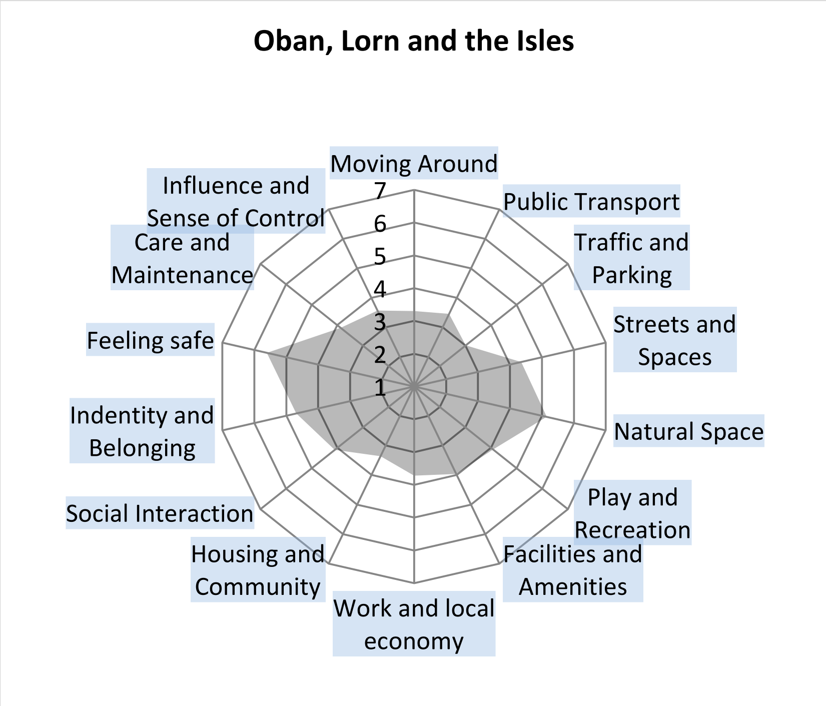


Assessment Area: Oban, Lorn and the Isles

Participants: 138

7.6 Lowest level of overall satisfaction. Participants generally felt safe and that the natural space around them was good. Areas most in need of improvement included housing and community and traffic and parking.

Diagram 7.4



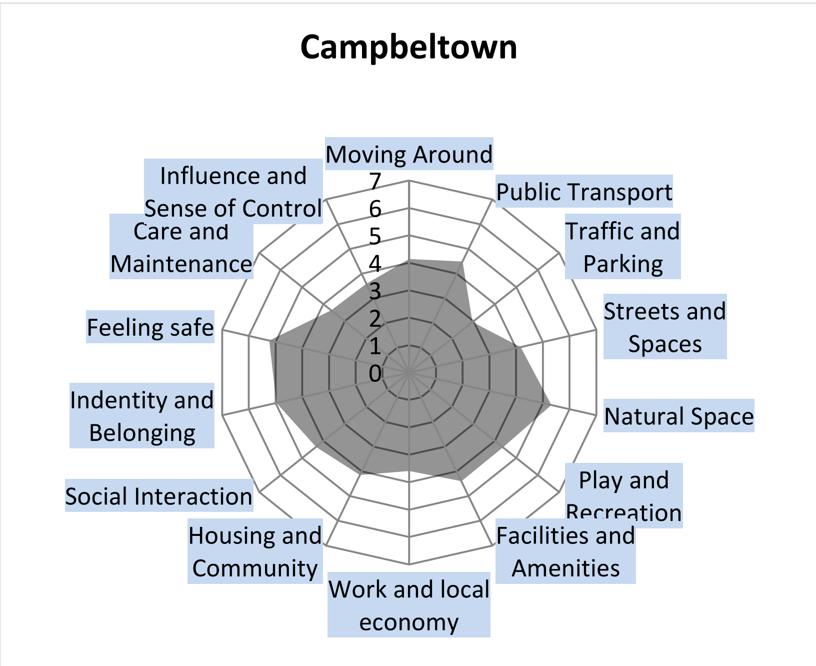
Main Towns

Assessment Area: Campbeltown

Participants: 64

7.7 Participants noted traffic and parking as a key issue. They also noted work and the local economy and influence and sense of control as areas needing improvement. The areas where Campbeltown performed well for participants was in feeling safe and natural space.

Diagram 7.5

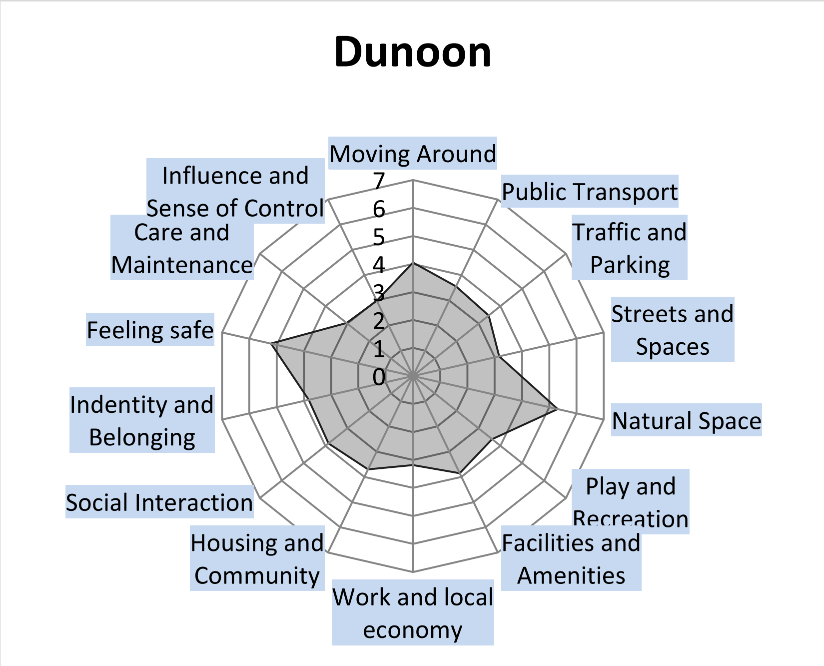


Assessment Area: Dunoon

Participants: 58

7.8 Participants in Dunoon had the overall lowest levels of satisfaction. They scored influence and sense of control the lowest followed by streets and spaces, work and local economy and care and maintenance. The factors the participants rated the highest were natural space and feeling safe.

Diagram 7.6

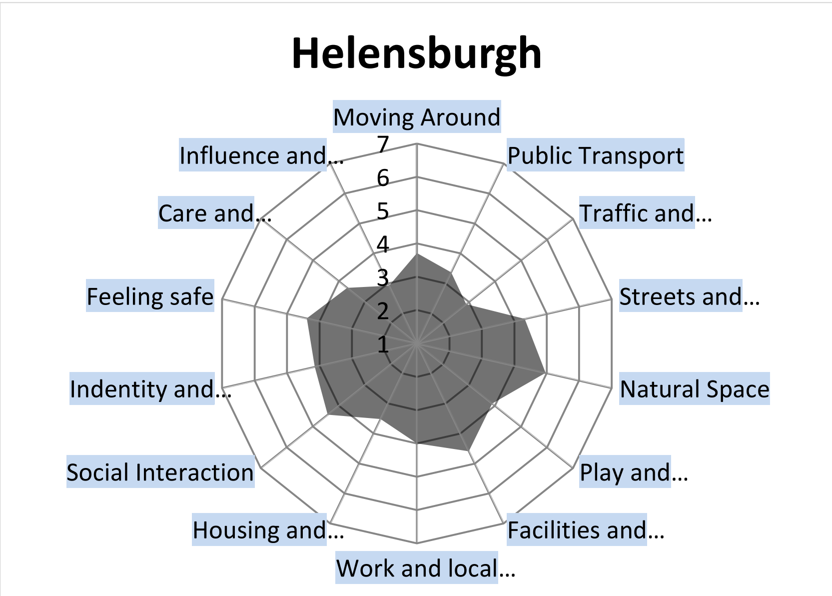


Assessment Area: Helensburgh

Participants: 28

7.9 The area most noted for improvement in Helensburgh was traffic and parking and also influence and sense of control. The areas participants in Helensburgh scored highly were natural space and facilities and amenities.

Diagram 7.7

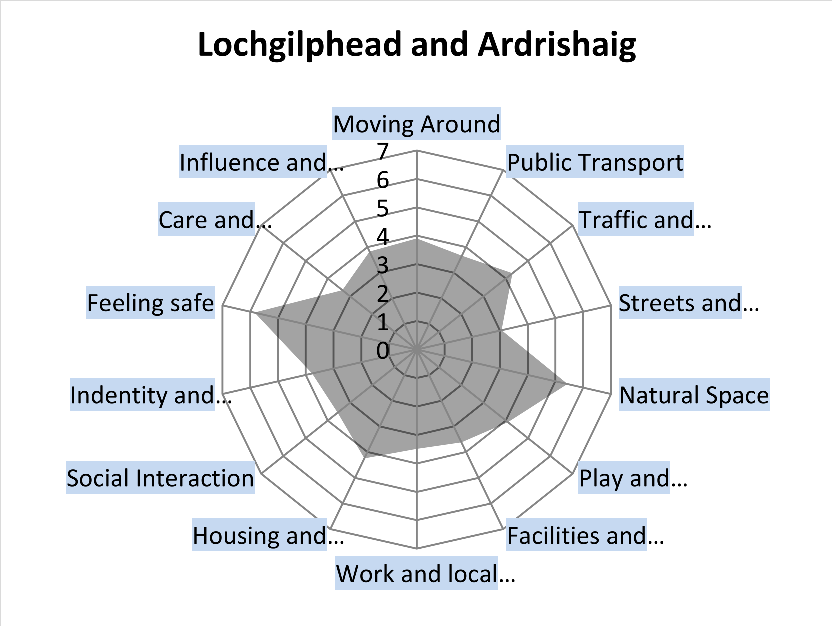


Assessment Area: Lochgilphead/Ardrishaig

Participants: 53

7.10 Participants in Lochgilphead and Ardrishaig noted streets and spaces as the area most in need of improvement alongside care and maintenance. Areas that participants felt were good about Lochgilphead and Ardrishaig were feeling safe and natural space.

Diagram 7.8

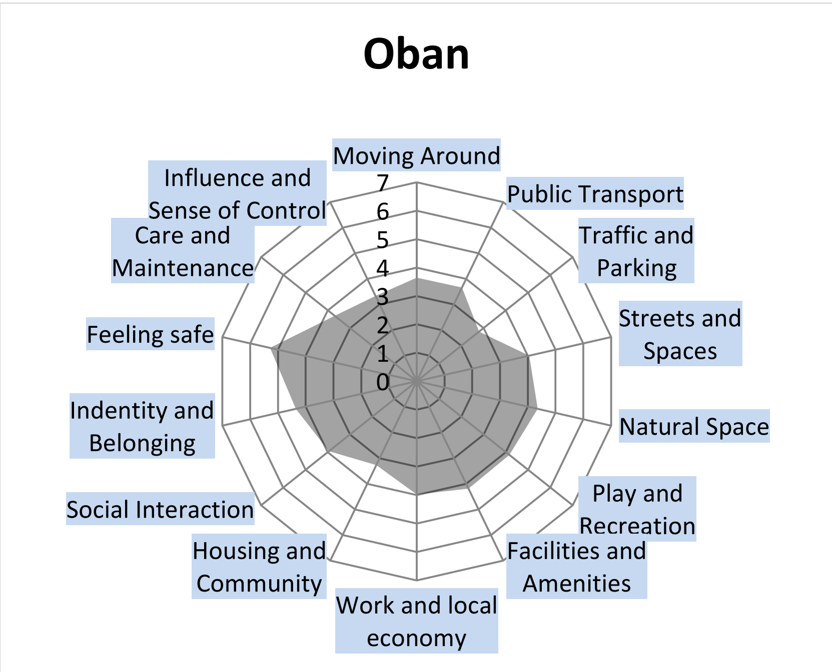


Assessment Area: Oban

Participants: 60

7.11 Participants main issues were with traffic and parking, closely followed by housing and community. A lack of influence and sense of control was also noted. The best things the participants noted were feeling safe and good natural space.

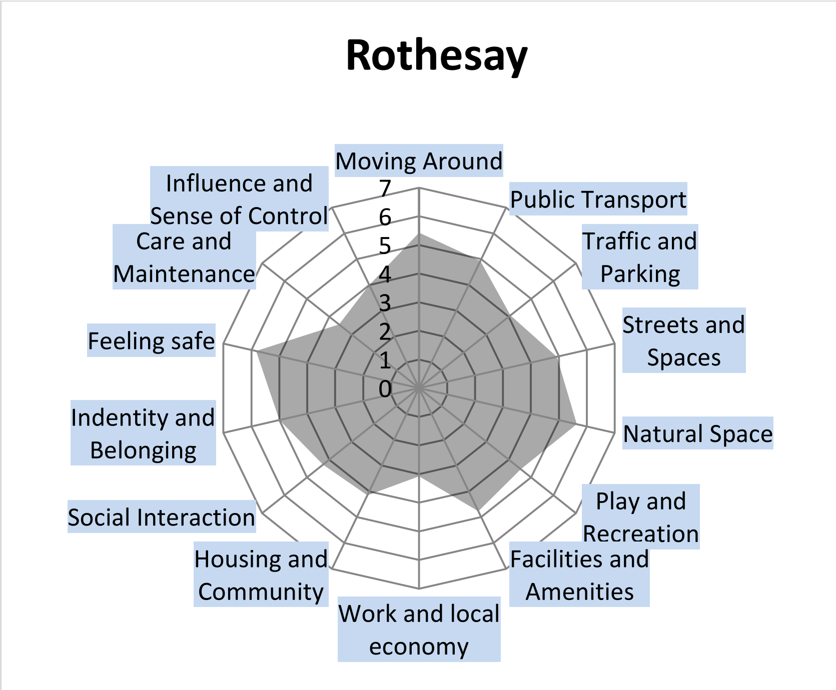
Diagram 7.9



Assessment Area: Rothesay
Participants: 14

7.12 Participants in Rothesay had the highest levels of satisfaction with their area. They scored feeling safe, natural space, moving around and identity and belonging highly. The main areas for low scores were work and the local economy and care and maintenance.

Diagram 7.10



7.13 The 6 Main Towns Summary

- Generally the Main Towns participants scored feeling safe and natural environment highly.
- Participants in Rothesay had the lowest score in respect of work and the local economy whereas Helensburgh and Oban participants scored this higher.
- Traffic and parking was the area with the lowest score i.e. as the most in need of improvement, in particular in Oban, Helensburgh and Campbeltown.
- Housing and community was an area in need of improvement for Oban
- Helensburgh, Dunoon, Campbeltown and Oban participants all felt that influence and sense of control could be improved.

Table 7.1:

The comments you submitted for the Place Standard Tool were analysed and have been used to inform the development of the Local Outcome Improvement Plans by Community Planning. These comments were also relevant to the development of LDP2 and have been assessed as follows:-

Summary PST Land use related comments	Proposed LOIP action	Main Issues Report/LDP2 Action
Dunoon		
That the general feel of Dunoon was run down and tired (Place Standard engagement, April 2017)	Work with communities to attract funding to help regenerate area	Dunoon is noted in the Spatial Strategy in the Main Issues Report as an area for regeneration. The Conservation Area helps draw in funding. MIR Q 17 Sites have been proposed for development. Appendix 2 and carried through from the Adopted LDP
That it was not widely known what public sector agencies were doing in the area to improve it (Place Standard engagement, April 2017)	Use the feedback from the Place Standard consultation and produce a communication detailing what is happening within the Dunoon area and circulate widely	The Development Plan Scheme sets out the timetable for the delivery of the next Local Development Plan (LDP2) and how you can get involved.
That people felt less safe now than in the past (Place Standard engagement, April 2017)	Consult with residents to understand why they feel "less safe"	An objective of the Outcome Improvement Plan is "People live in safer and stronger communities". The related proposed objective in the Main Issues Report for the LDP2 is *"Create places people want to live, work and play in"*. This will be supported by policies that seek to deliver good design in new developments, including considering safe movement within the development. MIR Q 2

Table 7.1 continued

Summary PST Land use related comments	Proposed LOIP action	Main Issues Report/LDP2 Action
Rothesay		
That there are currently few spaces for activities and not many run currently but that there is hope that the refurbished Pavilion will address this (Place Standard Consultation, 2017).	Continue to work with the communities of Bute specifically in relation to the Pavilion and future management/running of this.	Rothesay is noted in the Spatial Strategy in the Main Issues Report as an area for regeneration. The Conservation Area helps draw in funding for regeneration. MIR Q 17.
That Bute feels neglected, run down and unattractive to visitors and residents (Place Standard Consultation, 2017).	Develop a brand narrative for Bute to transform perception and promote this narrative on the island.	Sites have been proposed for development within Rothesay and the surrounding area. Appendix 2 and carried through from Adopted Plan.
That the number of empty properties was contributing to a sense of Rothesay feeling "run down" and an "eyesore" (Place Standard Consultation, 2017).	Agree a strategy and look to reduce the number of empty properties on Bute.	
Helensburgh		
That there were many empty shops, a limited offering of types of shops and that there were no local industries. (Place Standard Engagement, April 2017).	Work with local communities to have an increase in confidence regarding the retail/local business offering within Helensburgh.	Helensburgh is noted in the Spatial Strategy as an area for growth. MIR Q 9.
That there were no further education opportunities in the local area (Place Standard Engagement, April 2017).	Establish Argyll College UHI within Helensburgh (3 year target).	It is proposed that the support for town centres in the Adopted local Development Plan will remain.

Table 7.1 continued

Summary PST Land use related comments	Proposed LOIP action	Main Issues Report/LDP2 Action
Lochgilphead		
That there was a need for more private sector employment, and that there was a need for start-up premises in the area. (Place Standard Engagement, April 2017).	Look at opportunities to develop more employment links with Kilmory Industrial Estate.	Lochgilphead is noted in the Spatial Strategy Mir Q 18.
That the town looked unattractive with empty shops and that there was very little night-time economy in Lochgilphead (Place Standard Engagement, April 2017).	Regenerate the town of Lochgilphead. This action is currently in the Economic Development Action Plan.	Kilmory Industrial Estate is promoted as a Strategic Industrial and Business Location in the Adopted Plan. It is proposed this will continue.
That there was little sense of community (Place Standard Engagement, April 2017).	Build relationships with the Youth Forum.	A range of sites will be carried forward from the Adopted Plan and new sites for development have been proposed in Appendix 2 of the MIR.
That there are few opportunities for young people and few quality jobs in the private sector to encourage young people to stay in the area (Place Standard engagement, April 2017).	Increase the number of apprenticeships (foundation, modern and graduate) in the area.	
Campbeltown		
That there was a reliance on public sector companies in the area, there were limited opportunities available, many empty shops and a need for employers to promote what career options are available within their organisation. (Place Standard Engagement, April 2017). **That there are issues with car parking (Place Standard Engagement, April 2017).**	Work with Machrihanish Airbase Community Company to grow and develop further by having an increase in the number of businesses based at the airbase with high- skilled jobs. Promote the Machrihanish Airbase Community Company as an innovative opportunity to businesses, including the potential of a Spaceport. Explore the parking issues and options in Campbeltown.	Campbeltown is noted in the Spatial Strategy in the Main Issues Report as an area for regeneration. The Conservation Area helps draw in funding for regeneration. MIR Q 17. Machrihanish Airbase is identified in the Adopted Plan as an Area for Action. It is proposed this carry through into the next LDP2.

Summary PST Land use related comments	Proposed LOIP action	Main Issues Report/LDP2 Action
Oban		
That there was a need for business units to encourage start-ups and that there was not a diverse range of businesses in the area (Place Standard Engagement, April 2017)	Identify where small business units could be sited and supply.	The Spatial Strategy shows Oban within the Tobermory to Dalmally Growth Corridor MIR Q 6.
That infrastructure through Oban was not enabling business growth and that the amount of traffic and parking facilities was an issue (Place Standard Engagement, April 2017)	Investigate road transport issues and develop solutions.	The need for an Oban Town Masterplan is discussed, including the need for traffic management. MIR Q 7. There is a question about the Oban Development Road MIR Q 8.
That there should be more opportunities for young disabled people to play, get involved and meet their peers (Place Standard Engagement, April 2017)	Investigate transition between children and adult disabled services, and set up focus group.	An Equalities Impact Assessment is being prepared as part of the LDP2 process.

Call for Ideas

7.14 The following section shows the key responses we received during the Call for Ideas. This ran from the 6th March 2017 to 21st April 2017 and was a questionnaire asking specific land use questions, building on the more basic questions in the place standard tool.

Town and Village Boundaries

7.15 Section 2 discussed settlement growth and asked people to think about areas on the edges of our towns and villages that may be able to accommodate future growth and areas that would be sensitive to future growth and asked the following two questions.
Thinking about your settlement and its growth after 2020. Are there areas you feel are sensitive to change where you would not wish to see future expansion? Yes/No
Or are there areas that you think could accommodate future growth? Yes/No
An interactive map was provided which allowed people to indicate the areas they were commenting on.

7.16 A range of responses were received which can be grouped into the following general categories

- A location/area in or adjacent to a settlement which could accommodate growth
- A location/area in or adjacent to a settlement that is sensitive to growth
- A location/area of wider countryside that could accommodate growth
- A location/area of wider countryside that is sensitive to growth
- A general, wider area which could accommodate growth

Figure 7.1 indicates the general locations to which the responses related to.

7.17 The responses that relate to town and village boundaries will be taken into account in drawing up any revised settlement boundaries for Local Development Plan 2 (See Chapter 4, paragraph 4.10 – 4.11 MIR Q 4 and MIR Q 5).

7.18 The responses that proposed small scale countryside sites will be addressed within any revised countryside policy. This is discussed in the Main Issues Report in the section "Delivering Flexibility in the Countryside" paragraph 4.34 MIR Q 19.

Figure 7.1

General Locations of Responses Relating to Call for Ideas Section 2

N

7.19 Section 3 asked about areas that the LDP identifies as "Open Space Protection Areas" which can be identified for amenity and biodiversity purposes as well as recreation. The questionnaire asked two questions:

- *Are there areas of Natural Space that we have missed that you think require safeguarding as Open Space in your settlement area? Yes/No*

- *Are there any existing Open Space Protection Areas identified in the plan that you consider require their boundaries amending? Yes/No*

And an interactive map was provided which allowed people to indicate the areas they were commenting on.

7.20 A range of responses were received either requesting consideration of a new Open Space Protection Area or the deletion/amendment of an existing area. Figure 7.2 indicates the general locations to which the responses related to.

7.21 The requests for new Open Space Protection Areas have been included in the Main Issues Report at Appendix 3. The requests for amendment or deletion of existing Open Space Protection Areas will be taken into account during the production of LDP2 proposals maps.

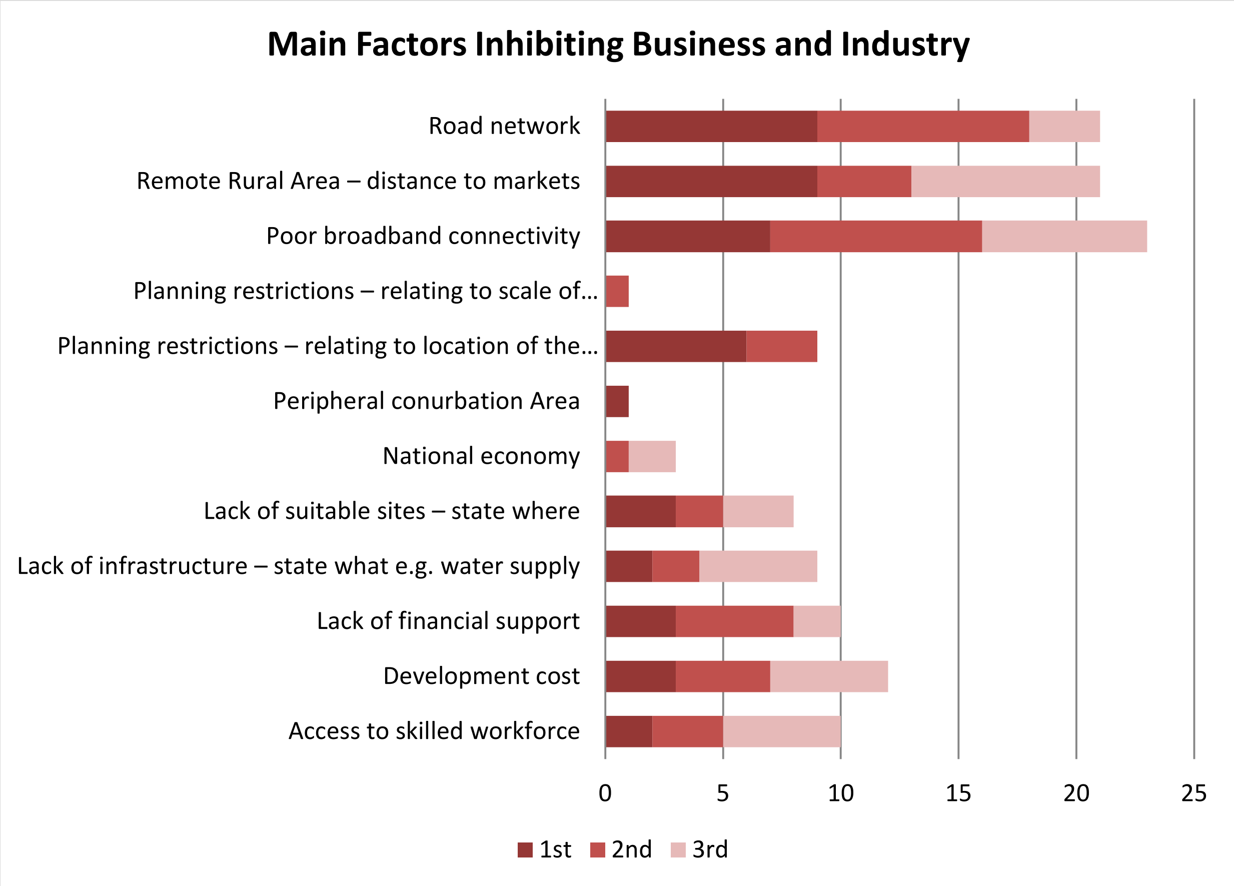
Figure 7.2

General Locations of Reponses Relating to Call for Ideas Section 3

N

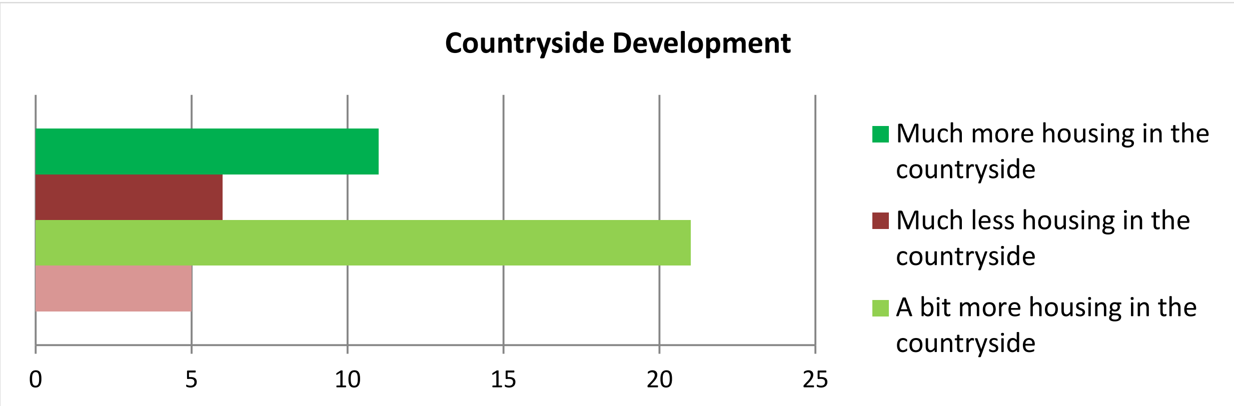
Economic Development

7.22 We asked during the Call for Ideas about the factors you thought were inhibiting economic Development. These factors were ranked from 1 to 3 with 1 being the most important to the responder. Infrastructure, such as roads and broadband, scored highly and has been taken into account in our assessment of the effectiveness of development sites. Distance to markets is also noted as a key issue.



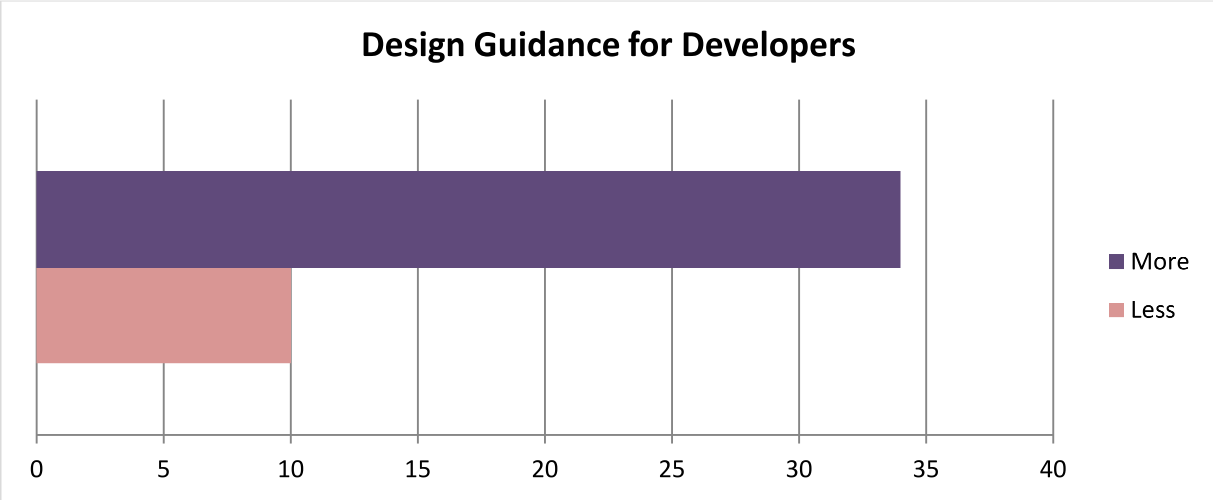
Countryside Development

7.23 We asked if people would like to see more or less development in the countryside. Most responders wanted to see a bit more housing in the countryside. Fewer people wanted to see less housing in the countryside.



Design

7.24 We asked if you thought more or less guidance needs to be provided to house builders regarding design, density and site development. Most responders felt that more guidance was needed. But just under ¼ felt that less guidance would be better.



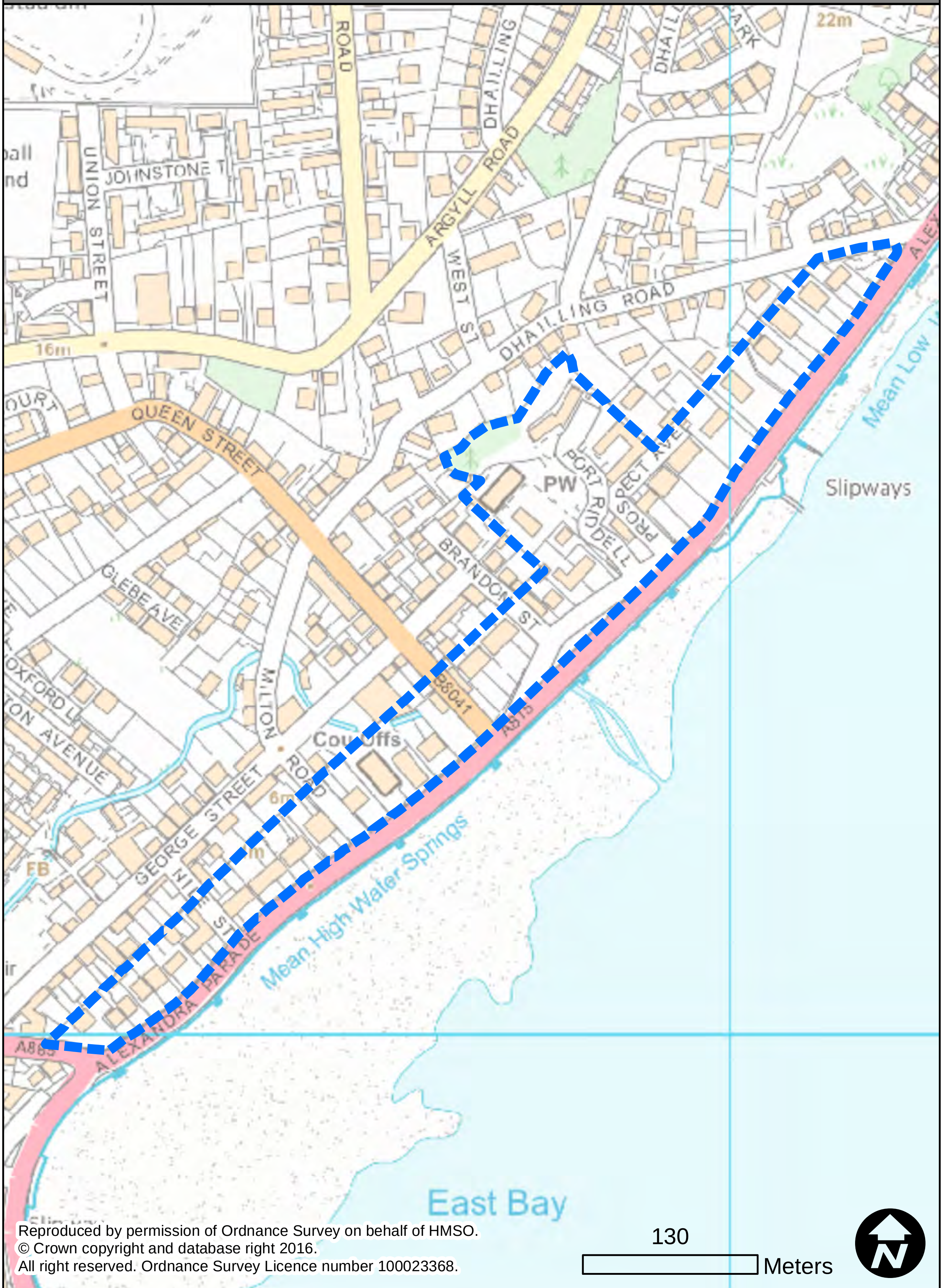
Chapter 8
Special Built Environment Areas

8.1 The LDP currently identifies Special Built Environment Areas: these are shown on the following areas:

Ardrishaig
Campbeltown (Dalintober, Longrow)
Clachan (Kintyre)
Clachan (Lismore)
Dunoon (inc. Bullwood Rd, Royal Cres/Victoria Rd, Argyll St, Marine Parade and Alexandra Parade)
Innellan
Lochgair
Newton
Oban (North Pier, Pulpit Hill and Esplanade)
Port Ramsay (Lismore)
Sandbank
Tighnabruaich (North and South)

These are shown on the following maps

Alexandra Parade, Dunoon

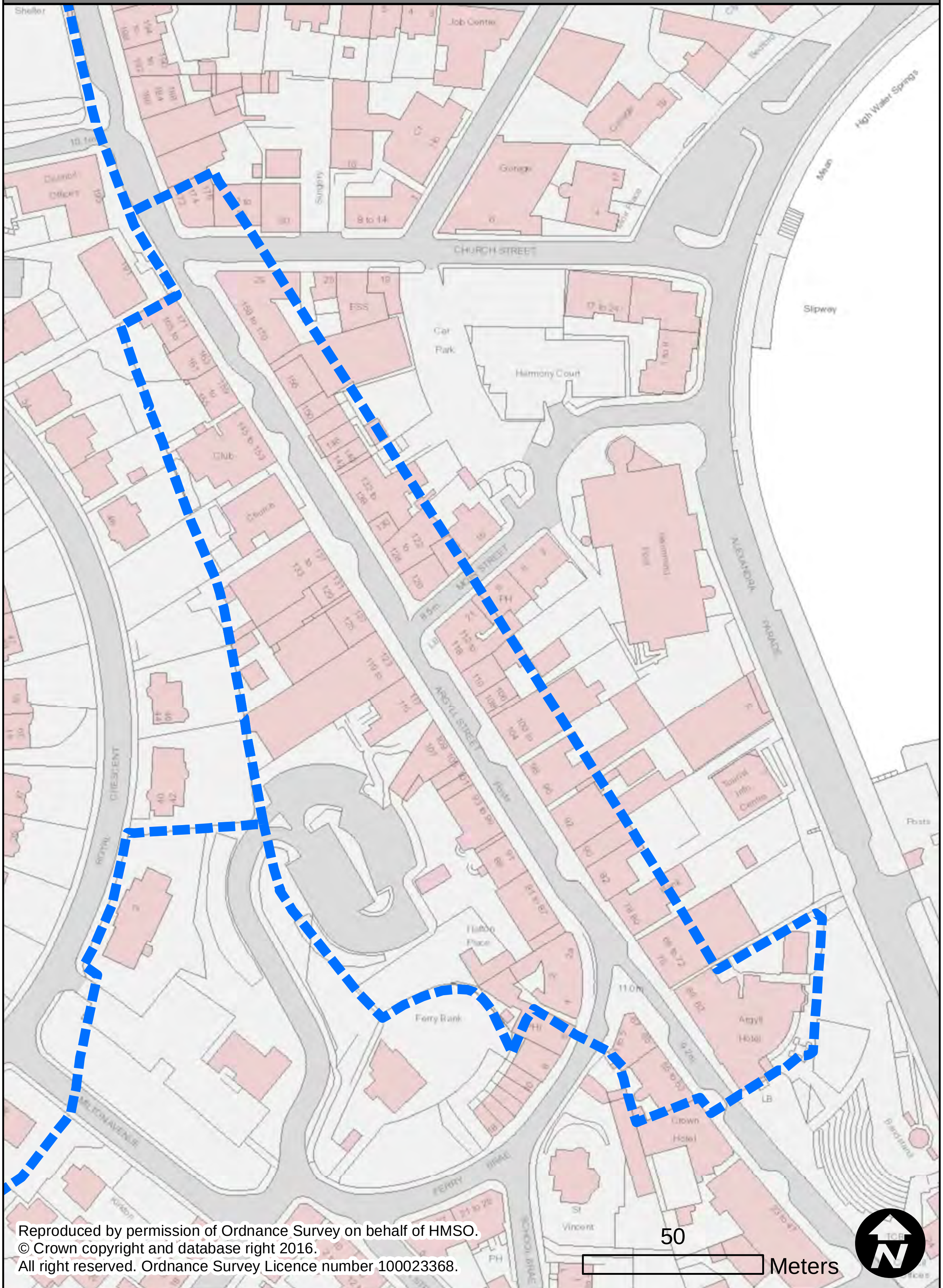


Special Built Environment Area: Alexandra Parade, Dunoon

Ardrishaig

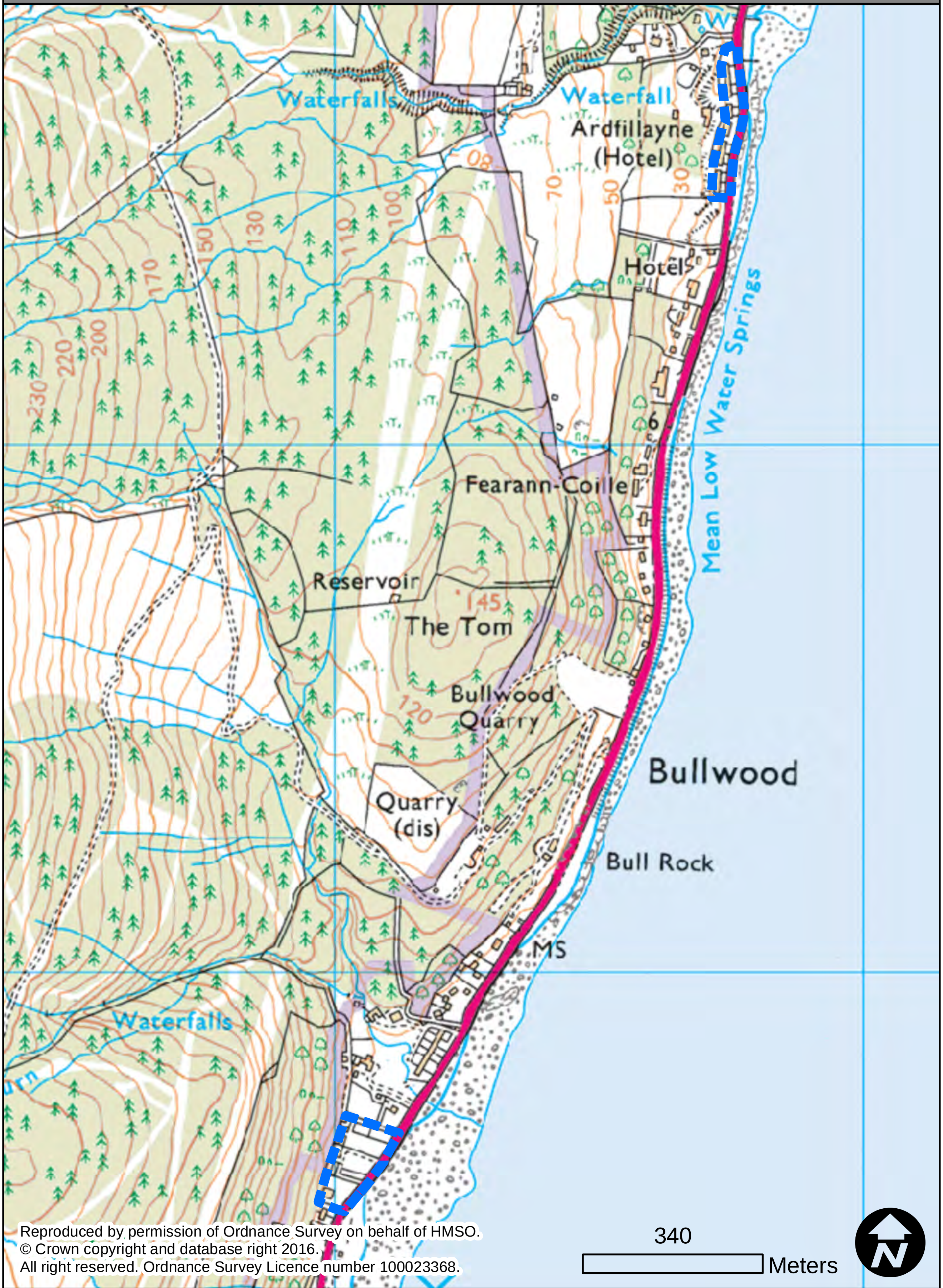
Special Built Environment Area: Ardrishaig

Argyll Street, Dunoon



Special Built Environment Area: Argyll Street, Dunoon

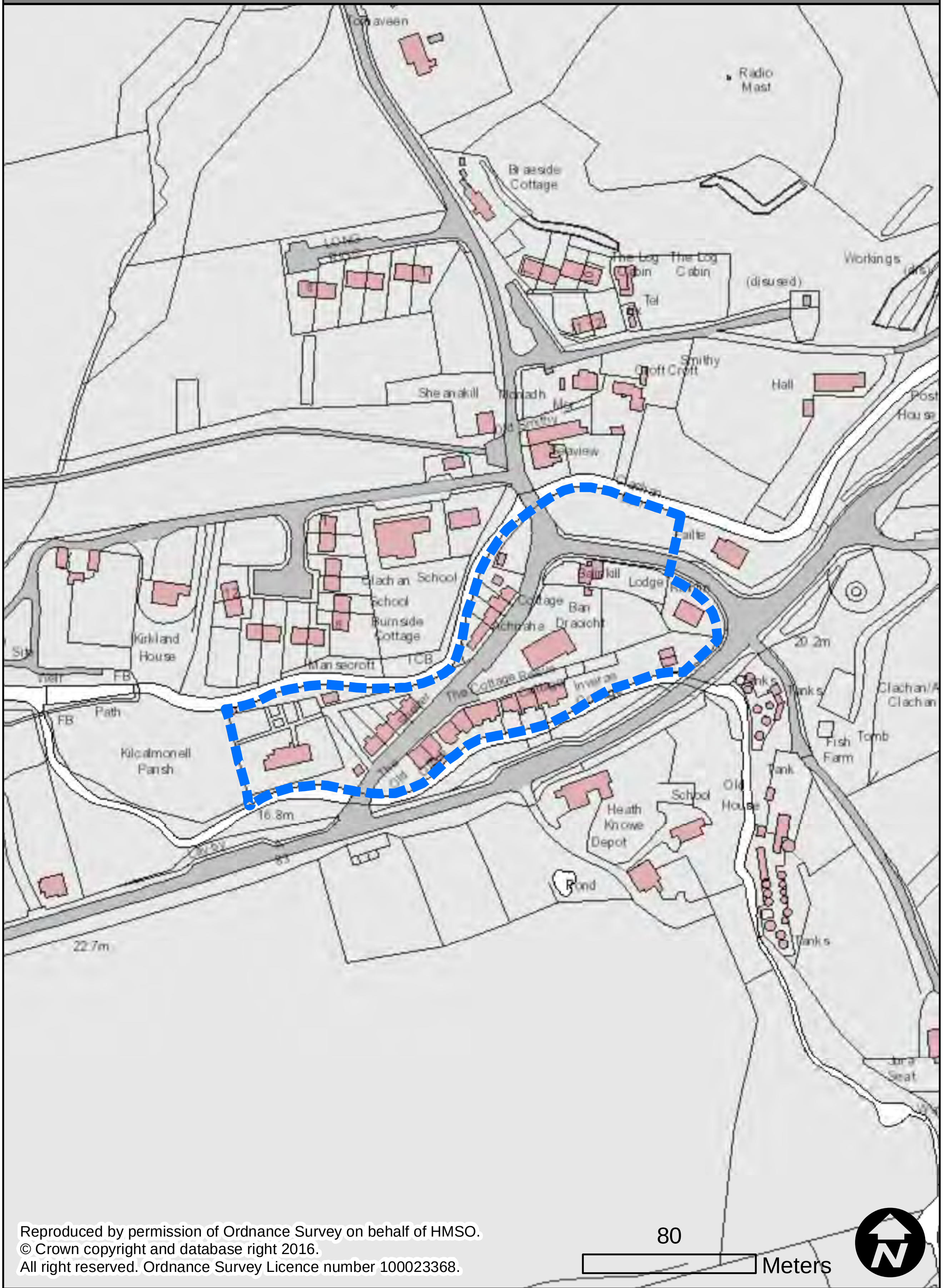
Bullwood Road, Dunoon



Special Built Environment Area: Bullwood Road, Dunoon

Campbeltown

Campbeltown



Special Built Environment Area: Clachan, Kintyre

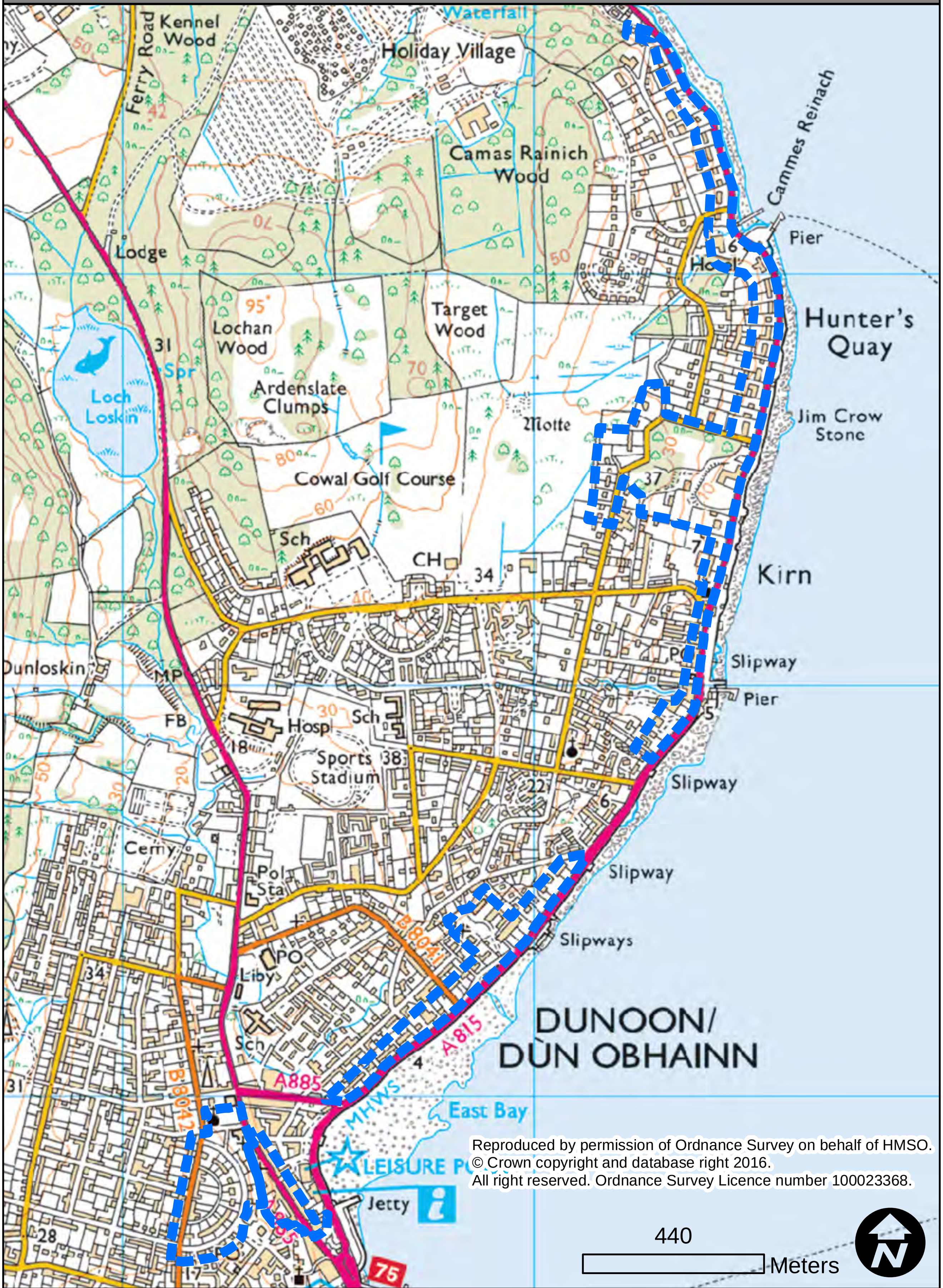
Clachan, Lismore

Special Built Environment Area: Clachan, Lismore

Dalintober, Campbeltown

Special Built Environment Area: Dalintober, Campbeltown

Marine Parade, Alexandra Parade, Argyll Street & Royal Crescent / Victoria Road, Dunoon



Special Built Environment Area: Marine Parade, Alexandra Parade, Argyll Street & Royal Crescent / Victoria Road, Dunoon

Esplanade, Oban

Special Built Environment Area: Esplanade, Oban

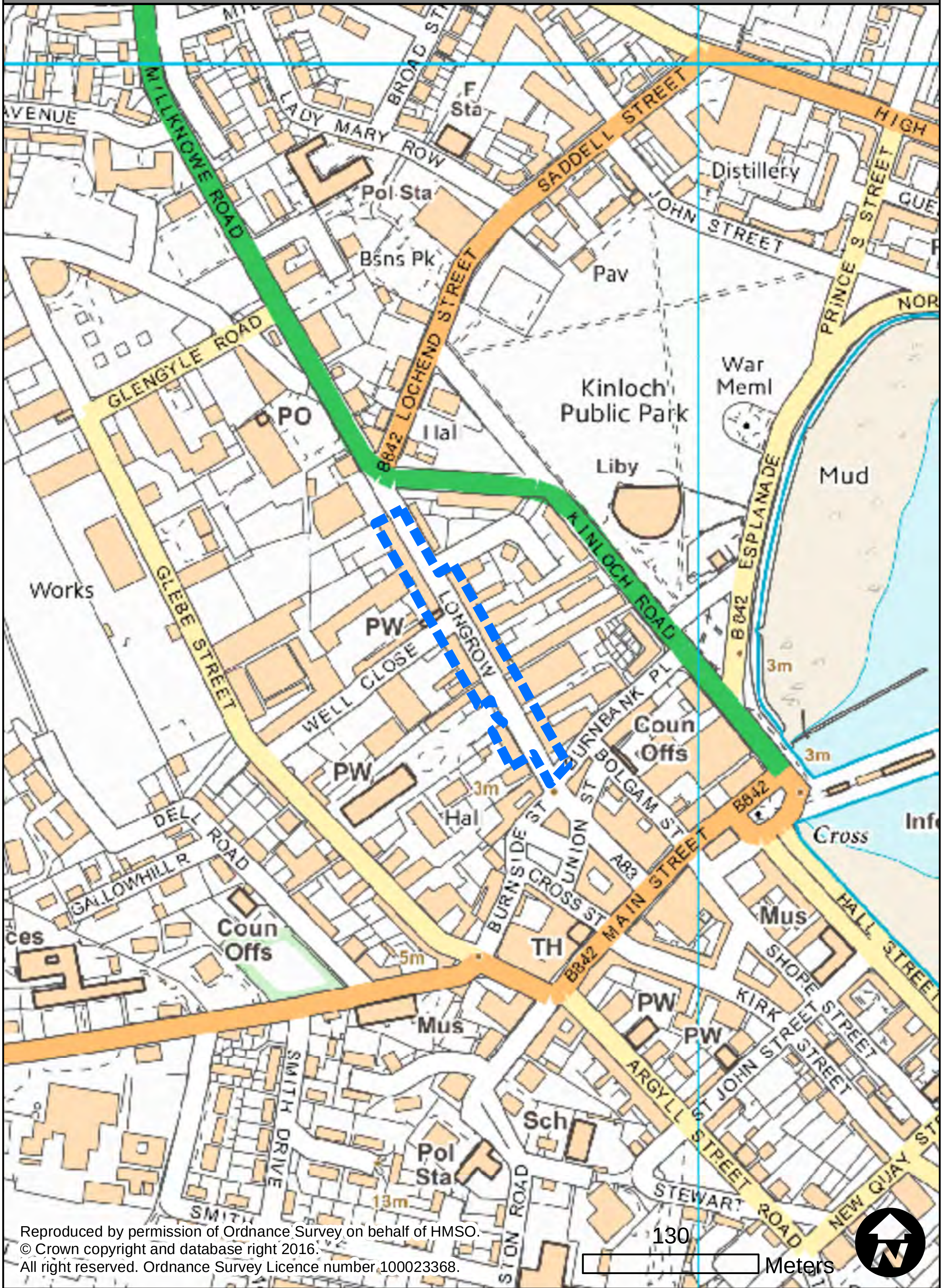
Innellan

Special Built Environment Area: Innellan

Lochgair

Special Built Environment Area: Lochgair

Longrow, Campbeltown



Special Built Environment Area: Longrow, Campbeltown

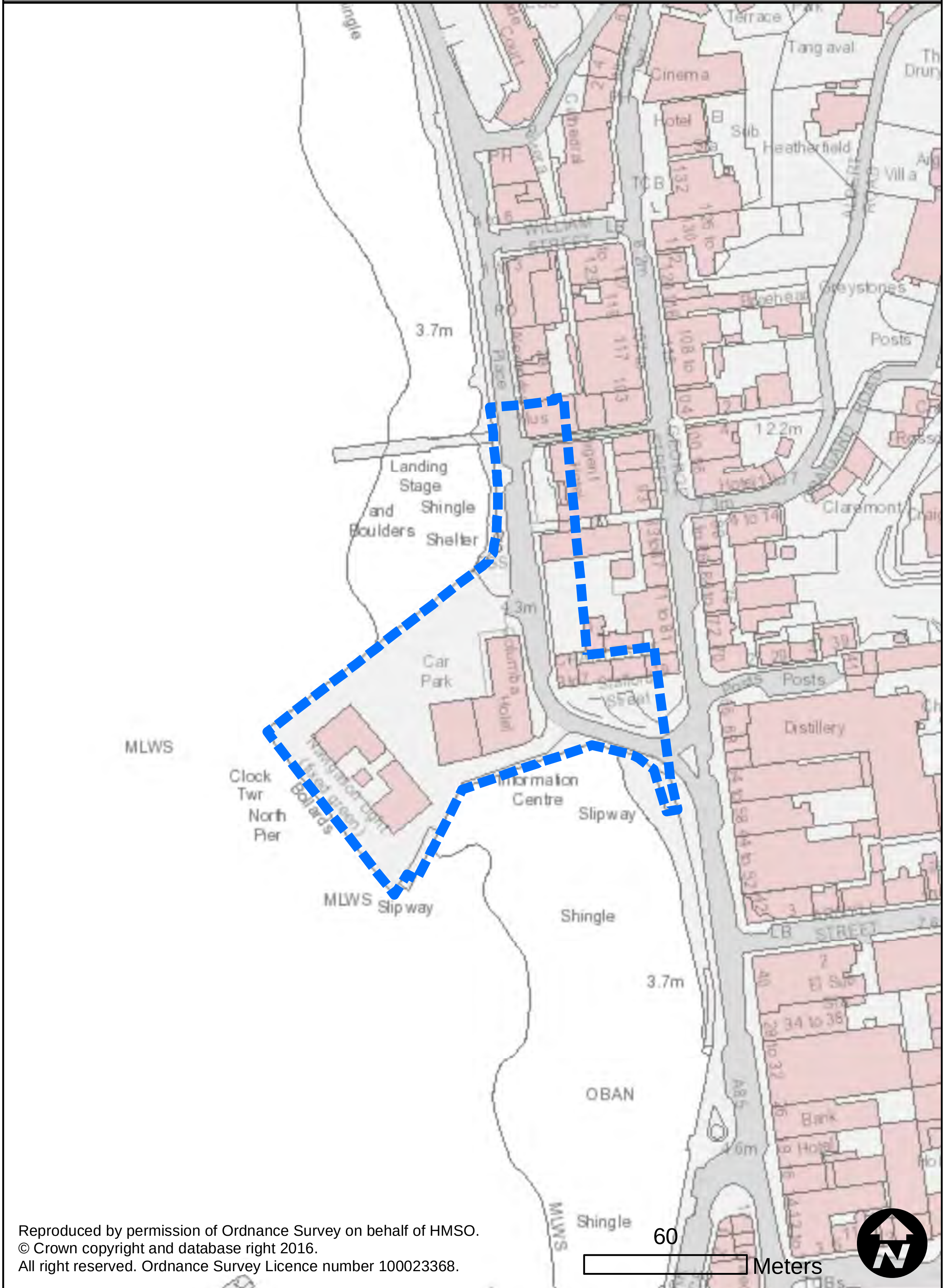
Marine Parade, Dunoon

Special Built Environment Area: Marine Parade, Dunoon

Newton, Strachur

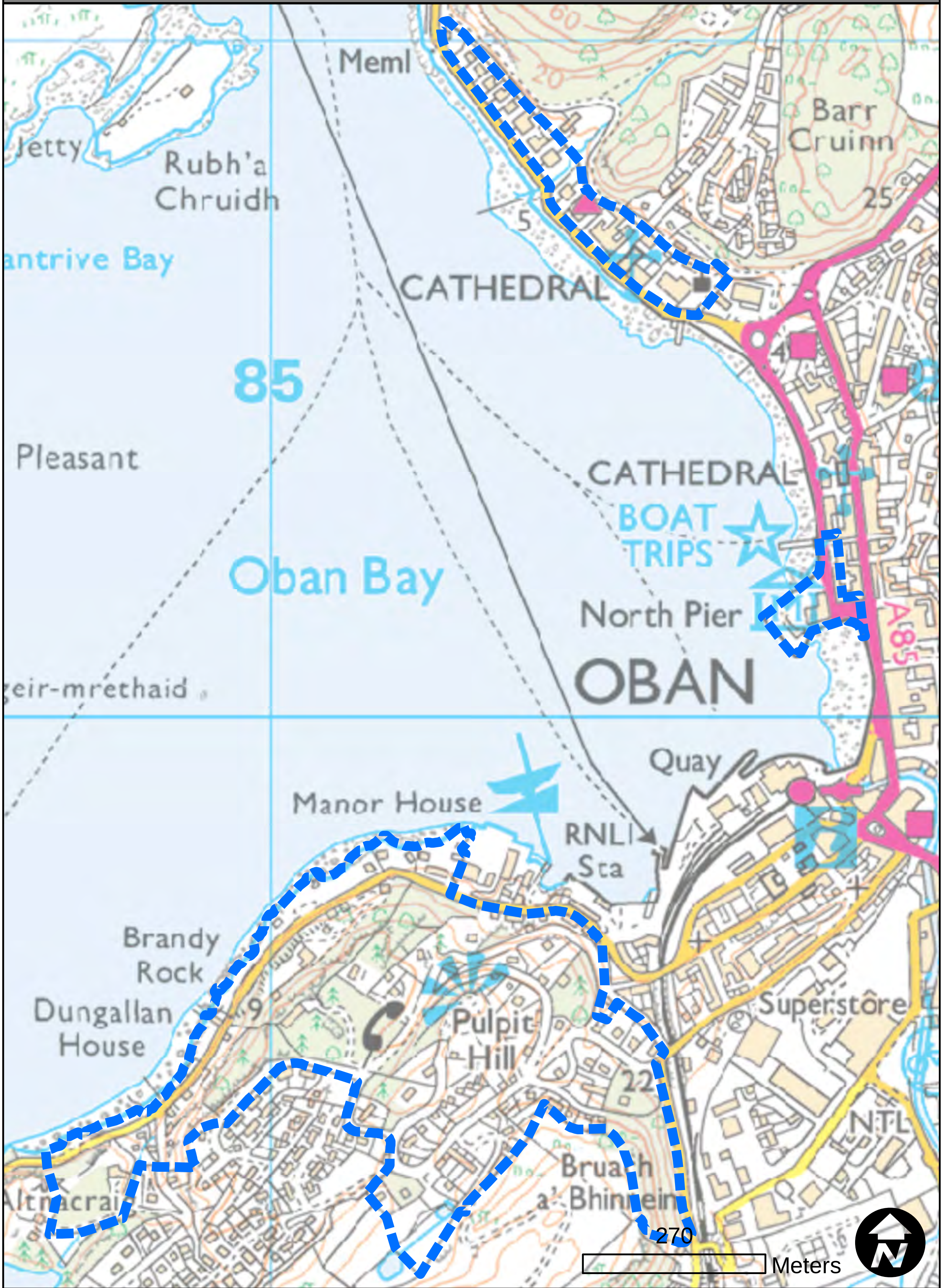
Special Built Environment Area: Newton

North Pier, Oban



Special Built Environment Area: North Pier, Oban

Oban



Special Built Environment Area: Oban

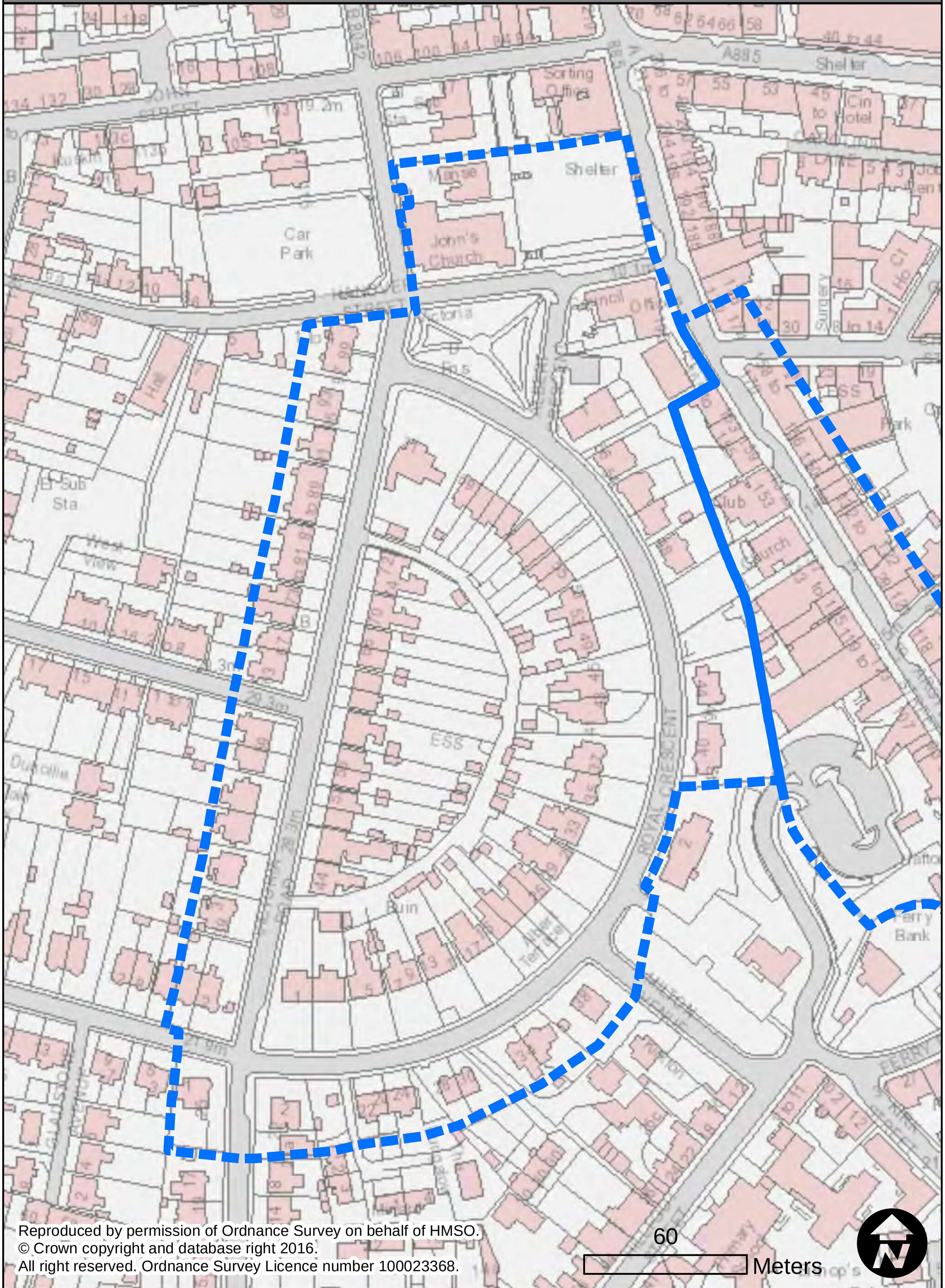
Port Ramsay, Lismore

Special Built Environment Area: Port Ramsay, Lismore

Pulpit Hill, Oban

Special Built Environment Area: Pulpit Hill, Oban

Royal Crescent / Victoria Road, Dunoon

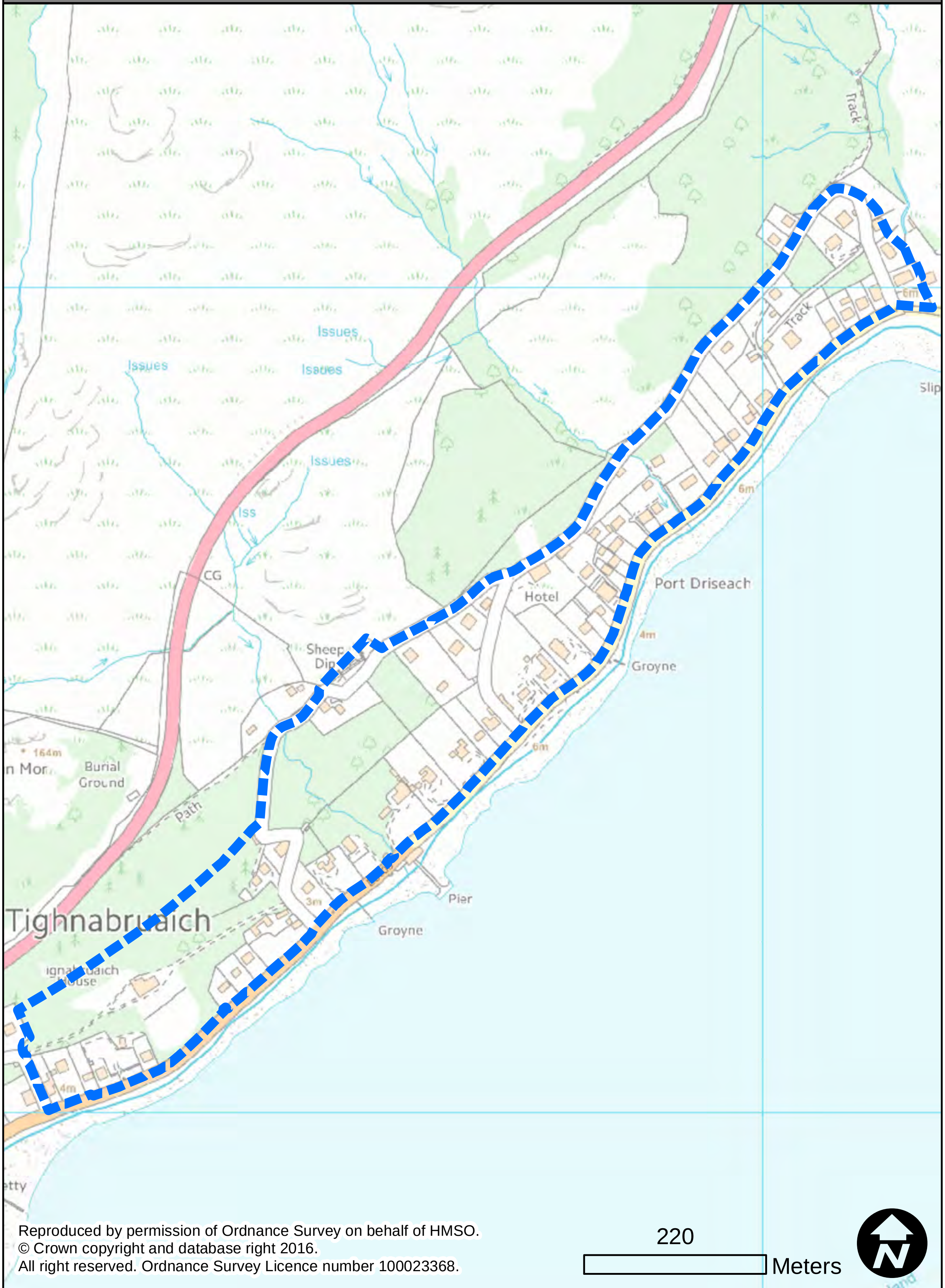


Special Built Environment Area: Royal Crescent / Victoria Road, Dunoon

Sandbank

Special Built Environment Area: Sandbank

Tighnabruaich (North)

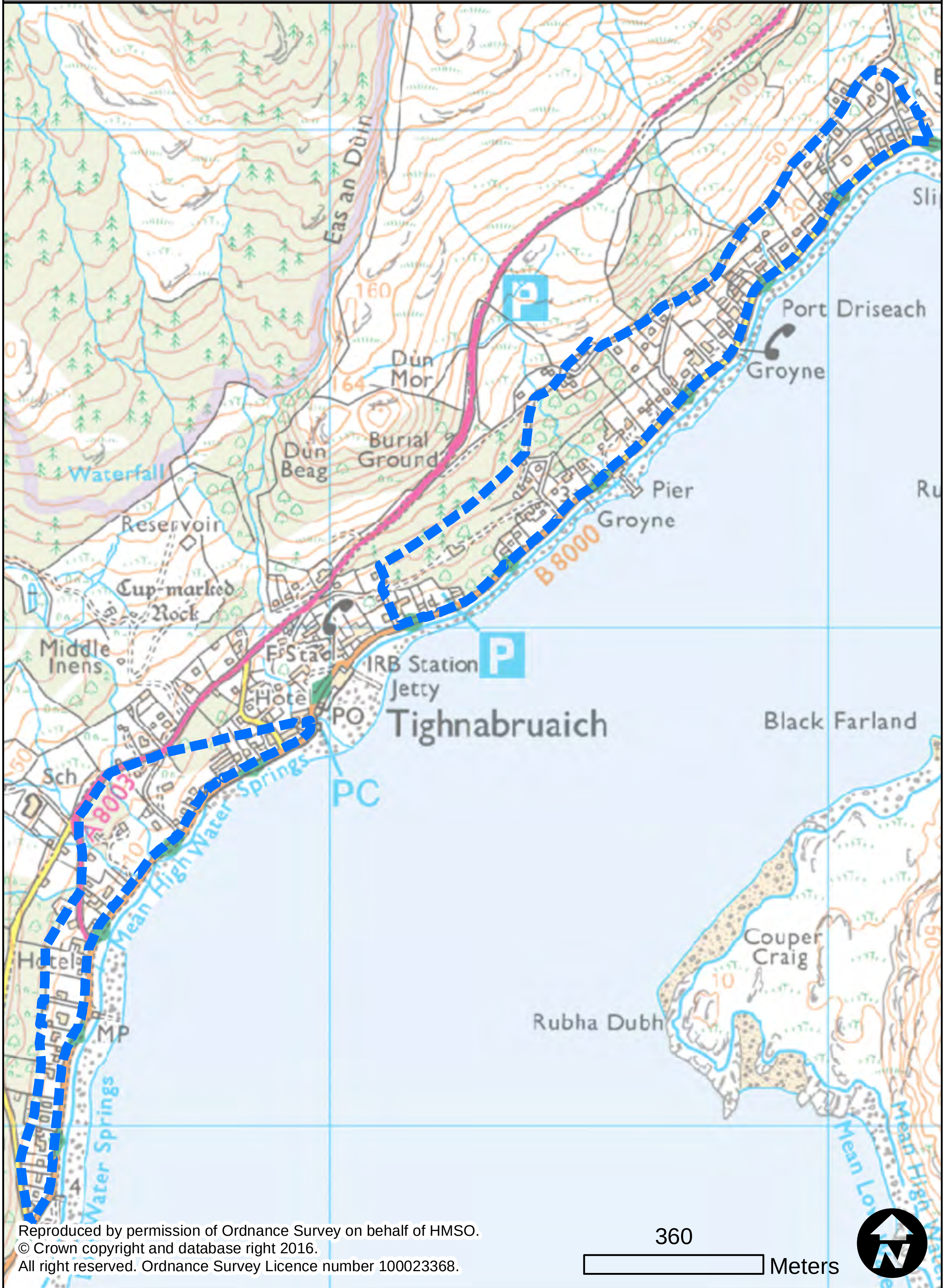


Special Built Environment Area: Tighnabruaich (North)

Tighnabruaich (South)

Special Built Environment Area: Tighnabruaich (South)

Tighnabruaich



Special Built Environment Area: Tighnabruaich

Chapter 9
Argyll and Bute Town Centre Health Check 2016.

Introduction

9.1 The 2016 Town Centre Health Check is the 7th annual survey of the main towns in Argyll and Bute. The key functions of this survey are to provide an understanding of how town centres are performing, and to help inform their future direction in relation to town centre policies in the local development plan, and provide information to support the formulation of town centre strategies.

9.2 This report also aims to illustrate current town centre trends based on the results of this year's survey. It compares the data from the 2016 survey to that from previous years in order to establish whether town centres are improving, static or declining.

Methodology

9.3 The survey area for each of the town centres corresponds to the designated town centres as shown in the Argyll and Bute Local Development Plan Adopted 2015. These town centre areas remain the same as those identified in the 2009 Argyll and Bute Local Plan.

9.4 The methodology remains, as with previous years, to list every property with a ground floor commercial or employment use within the Town Centre. As such a wide range of uses can be found within the survey area including shops, offices, hotels, restaurants, manufacturing, storage and vehicle repairs. The overall figures presented for each town centre include these wider uses and therefore indicate the wider vitality and viability of the town centre and, are not purely an indicator of retail health.

9.5 Each property is surveyed to establish its current use or if it is vacant. An assessment of the buildings state of repair and maintenance is also carried out, and its condition ranked on a scale of 1 to 5. This assessment of condition is typically restricted to the ground floor frontage of the building as other parts of the overall building such as additional storeys may be outwith the control of the occupier of the commercial unit. Vacancy rates and condition are used as an indicator of the overall health and vitality of town centres in Argyll and Bute in the absence of the availability of other commercial indicators of vitality and viability used in larger town centres.

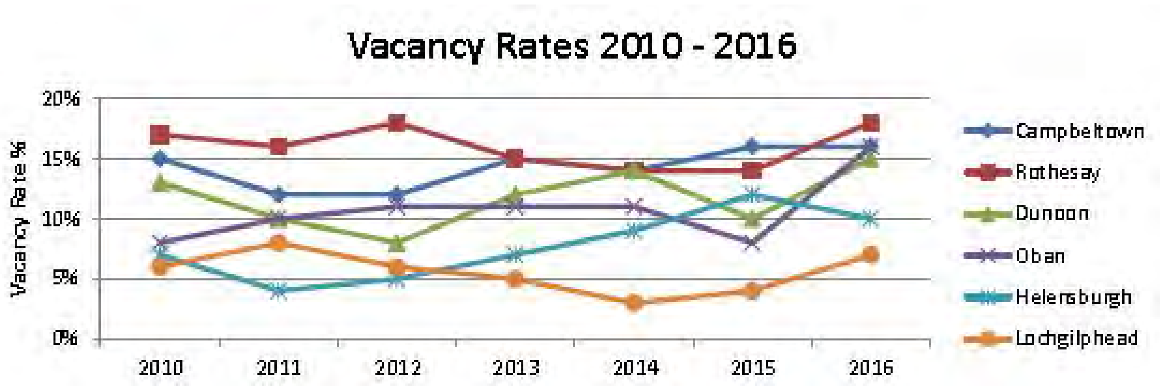
Vacancy

9.6 Figure 9.1 shows the vacancy rates from the 2016 survey of the main towns. Rothesay has the highest vacancy rate with 18% of commercial town premises being vacant. Lochgilphead has the lowest vacancy rate at 7%.

Figure 9.1

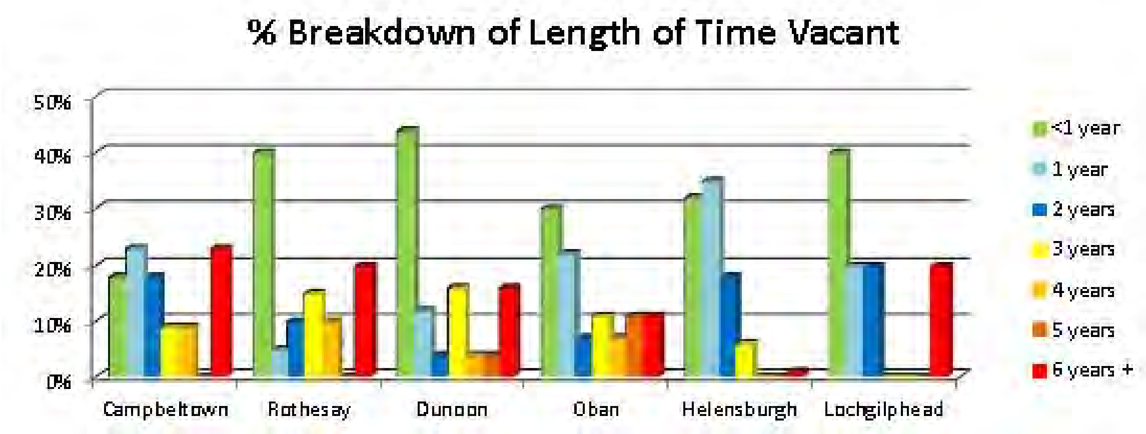
9.7 Figure 9.2 illustrates the trends of vacancy rate for each town from 2010 to 2016. Historically Rothesay has had the highest vacancy rate and this year it has returned to its peak of 18%. Campbeltown's vacancy rate had been rising since 2011but this year has remained the same as last year. Vacancies in Helensburgh have peaked at 12% last year but has dropped to 10% this year. Following a sharp fall last year, the vacancy rate in Dunoon has risen again to 15% this year. Oban has had a sharp rise this year, with its vacancy rate jumping from 8% last year, to 16% this year. Lochgilphead maintains a consistently low vacancy rate, although it has risen by 3% to 7% this year.

Figure 9.2



9.8 Figure 9.3 shows the length of time each of the 2016 vacant units have been unoccupied. Note, this only considers the history of those properties vacant in 2016, so properties may have been vacant for a number of years e.g. from 2011 to 2015 but are occupied this year, so are not included in the analysis. This shows that, generally, the majority of vacancies are "new" vacancies, i.e. those units were occupied a year ago although, with the exception of Helensburgh, at least 10% of vacant units have been empty since 2010 or before (6+ years).

Figure 9.3



Condition

9.9 The assessment of condition is a subjective matter. Last year the methodology was changed from 3 conditions to 5. This allows the units to be surveyed more accurately however means that the 2016 data is comparable only with that from 2015 and not from years prior to this.

- Condition 1 reflects a property in "excellent" condition. The property is unlikely to require any repairs.
- Condition 2 reflects a property in "good" condition. There may be some limited repairs required i.e. small chips to paintwork or a very small an innocuous area of damage.
- Condition 3 reflects a property in "fair" condition. The property is likely to require some noticeable repairs i.e. window frames that require painting, paint peeling on the facia, parts of signage damaged or missing, or a cracked window.
- Condition 4 reflects a property in "poor" condition. The property may require several noticeable elements of repair or the poor condition of paintwork may spread across the whole frontage.
- Condition 5 reflects a property in "very poor" condition. The property may require extensive repair. Properties that are boarded up also fall into Condition 5.
-

9.10 Figure 9.4 shows a breakdown of the conditions of the commercial premises within each town centre in 2016. The graph shows that Helensburgh has the highest percentage of Condition 1 properties followed by Campbeltown although Campbeltown has the highest percentage of Condition 5 properties, followed closely by Rothesay.

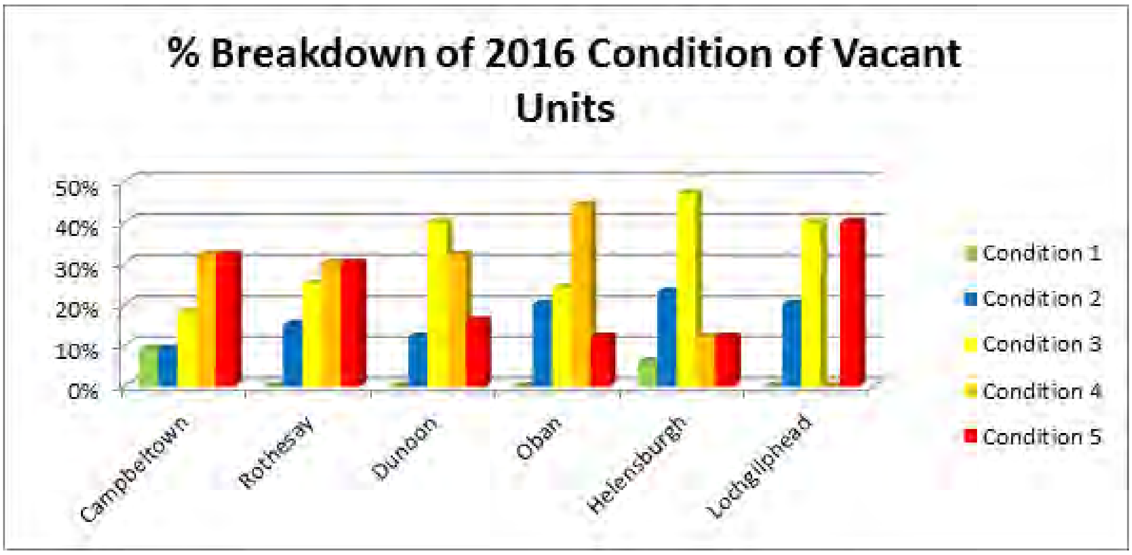
Figure 9.4

9.11 Figure 9.5 compares the number of Condition 1 properties between 2015 and 2016. Helensburgh, Campbeltown and Rothesay have seen increases in Condition 1 units, whereas there have been decreases in Lochgilphead, Oban and Dunoon.

Figure 9.5

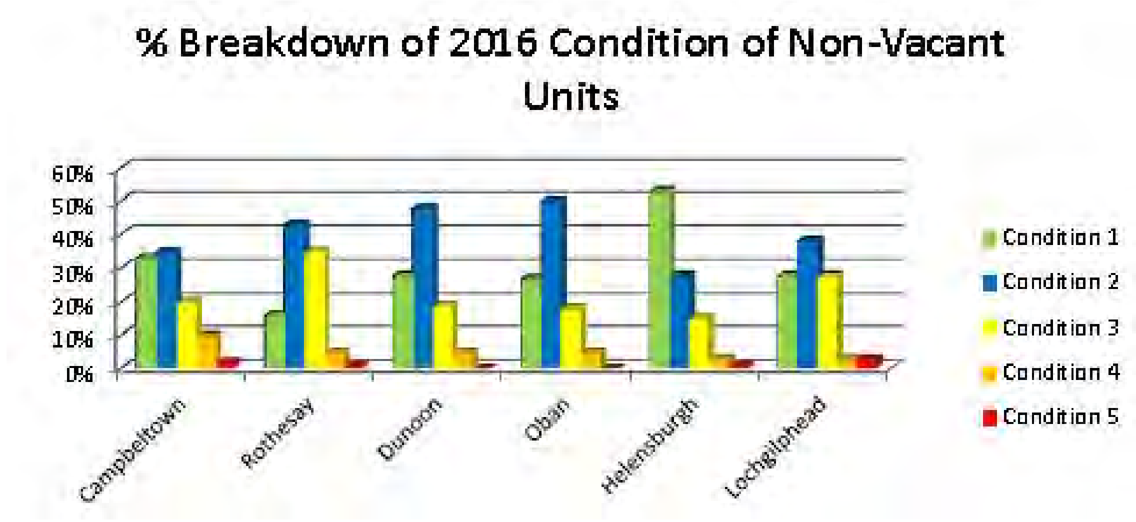
9.12 Figure 9.6 shows the breakdown of the condition of vacant units in each town centre in 2016.

Figure 9.6



9.13 Figure 9.7 shows the breakdown of the condition of non-vacant units in each town centre in 2016. Overall, vacant units are in poorer condition than occupied units.

Fig 9.7


% Breakdown of 2016 Condition of Non-Vacant Units
60%
50%
40%
30%
20%
10%
0%
Campbeltown
Rothesay
Dunoon
Oban
Helensburgh
Lochgilphead
Condition 1
Condition 2
Condition 3
Condition 4
Condition 5

Appendix 1

Schedule of Adopted Plan Allocations and PDA's

Current Sites in Adopted Local Development Plan No change proposed as they are considered effective, complete or nearing completion	
Allocation	**Site Address**
Bute and Cowal	
BI-AL 2/1	Sandbank - Upper
BI-AL 2/2	Sandbank - High Road
H1001	Sandbank
H- AL 1/1	Rothesay – Barone Road
H- AL 1/3	Rothesay – Craigmore
H- AL 2/14	Strachur – Creggans
H- AL 2/15	Strachur – Mid Letters
H- AL 2/19	Toward
H- AL 2/2	Dunoon – Pilot Street
H- AL 2/20	Toward – March Cottage
H- AL 2/6	Dunoon – Bullwood
H- AL 2/9	Tighnabruaich
PDA 1/1	Rothesay – Westlands Road
PDA1001	North Bute
PDA1003	Glendaruel
PDA 2/100	Toward
PDA 2/101	Tighnabruaich – Acharossan
PDA 2/35	Portavadie – Pollphail
PDA 2/37	Portavadie
PDA 2/38	Portavadie
PDA 2/42	Toward – Castle Toward
PDA 2/43	Ardyne
PDA 9/13	Cairndow – Inverfyne
PDA 9/16	Ardkinglas
Helensburgh and Lomond	
BI-AL 3/1	Helensburgh - Craigendoran
CFR2001	Helensburgh Pierhead
H- AL 3/4	Garelochhead – Smithfield
H- AL 3/6	Shandon – Blairvadach
H- AL 3/12	Helensburgh – Ardencaple
H2002	Cardross – Kirkton Farm 1
H2004	Helensburgh East – Helensburgh Golf Club
H2005	Helensburgh East – Sawmill Field, Cardross Road

Allocation	Site Address
H2006	Shandon – Blairvadach House
H2007	Helensburgh – The Hermitage (2)
PDA 3/14	Rosneath – Waterfront (4)
Mid Argyll, Kintyre and the Islands	
BI- AL 9/3	Inveraray - East
BI3001	Lochgilphead South
BI-AL 10/3	Bridgend
BI-AL 12/1	Lochgilphead - Kilmory Phase 3
BI-AL 12/2	Lochgilphead - Achnabreck
H- AL 10/6	Keills
H- AL 10/7	Port Charlotte
H- AL 10/8	Port Ellen
H- AL 12/1	Lochgilphead -Fernoch Crescent
H- AL 12/4	Ardfern – Soroba
H- AL 12/16	Lochgair
H- AL 12/19	Minard
H- AL 12/21	Tayvallich
H- AL 13/4	Tarbert – Oakhill/Easfield
H- AL 14/3	Campbeltown – Dalintober
H- AL 14/5	Campbeltown – Kilkerran
H- AL 14/6	Carradale
H- AL 14/7	Peninver
H3003	Inveraray – South
H3006	Lochgilphead – High School
H3007	Campbeltown – Bellfield
H3008	Campbeltown – Roading
MU3001	Inveraray
MU3002	Bowmore - Islay
MU3003	Port Mor - Port Charlotte, Islay
MU3004	Lochgilphead South
PDA 10/15	Port Ellen – Imeraval Road
PDA 10/28	Glenegedale 3
PDA 10/34	Bowmore – Shore Street
PDA 11/3	Craighouse – Ballard
PDA 12/21	Cairnbaan – Daill Farm
PDA 12/38	Crarae Garden
PDA 12/39	Crarae Point
PDA 12/70	Ford – North

Allocation	Site Address
PDA 12/73	Torran, by Ford – Torran Farm
PDA 12/75	Achnaba
PDA 12/77	Brenfield, by Inverneill
PDA 12/80	Ardfern – Glebe Land
PDA 12/81	Craobh Haven
PDA 13/3	Tarbert – Barfad
PDA3003	Southend – Kilmashenigan
PDA3006	Craobh Haven
PDA3007	Salachry
PDA3008	Lochgilphead, Argyll and Bute Hospital
PDA3010	Home Farm, Lochgilphead
PDA3011	Inchjura, Carsaig
PDA3012	Craobh Haven
PDA3013	Clock Lodge, Lochgilphead
Oban, Lorn and the Isles	
B4001	Oban South
B4004	Tobermory
BI-AL 5/1	Oban - Glengallan Road
BI-AL 5/2	Oban - Glengallan Road
BI-AL 5/3	Oban - Glengallan Road
BI-AL 5/4	Oban - Glengallan Road
BI-AL 5/5	Oban - Glengallan Road
BI-AL 5/7	Oban Auction Mart
BI-AL 5/9	Dunbeg - Dunstaffnage
BI-AL 6/2	Lochdon - Torosay
CFR-AL 5/4	Dalmally
H4003	Salen
H4005	Stronmilchan - Old Military Road
H4007	Dunbeg 1
H4012	Bridge of Awe
H4013	Scarinish – Pier Road
H4014	Tobermory
H4015	Dunbeg 2
H- AL 5/3	Oban – Glenshellach Road 1
H- AL 5/4	Oban – Glenshellach Road 2
H- AL 5/8	Dunbeg – Dunstaffnage Mains
H- AL 5/16	North Connel – Achnacree
H- AL 5/19	Barcaldine
H- AL 5/20	Kilchrenan
H- AL 5/21	Kilmelford
H- AL 5/22	Port Appin

Allocation	Site Address
MU4001	Connel - Saulmore Farm
MU-AL 5/1	Dalmally
PDA4001	Dalmally
PDA4002	Appin Holiday Park - Appin
PDA4003	Sealife Centre – Barcaldine
PDA4004	Taynuilt
PDA4012	Kerrera
PDA 5/26	Oban - Ganavan
PDA 5/54	Connel - Camas Bruaich, Ruaidhe
PDA 5/60	Dalmally
PDA 5/94	Lismore - Achnacroish
PDA 5/99	Barcaldine - Marine Resource Centre
PDA 5/100	Barcaldine - Marine Resource Centre
PDA 5/105	Barcaldine
PDA 5/133	Kilmore – Barrans
PDA 5/138	Kilninver
PDA 5/155	Lismore - Northern Ferry Point
PDA 5/164	Cullipool - Quarry
PDA 5/165	Port Appin
PDA 5/167	Lismore - Achnacroish
PDA 5/172	Dunbeg - Tom Liath
PDA 6/52	Tobermory – Dervaig Road 2
Minerals Sites	
MIN-AL 5/1	Benderloch - Culcharron
MIN-AL 5/2	Taynuilt - Barrachander
MIN-AL 5/3	Bonawe
MIN-AL 5/4	Oban – Upper Soroba
MIN-AL 6/1	Pennygowan
MIN-AL 9/1	Furnace
MIN-AL 9/2	Cairndow Clachan Quarry
MIN-AL 10/1	Ballygrant
MIN-AL 12/1	Achnaba –The Cut
MIN-AL 12/2	Kilmartin
MIN-AL 14/1	Calliburn Farm

Appendix 2
Understanding Scottish Places
Argyll and Bute Main Towns

Introduction

The following information has been extracted from the Understanding Scottish Places.

Understanding Scottish Places is an online platform for towns' practitioners and communities. It is designed to help us better understand the function of the towns that we live and work in and provides the opportunity to compare and contrast towns across Scotland.

Understanding Scottish Places(USP) has been developed by a consortium involving Scotland's Towns Partnership, Carnegie UK Trust, the University of Stirling and the Centre for Local Economic Strategies. The project has been funded by the Scottish Government and Carnegie UK Trust.

USP combines a typology of Scottish towns and an assessment of inter-relationships to find towns from across Scotland which share socio-demographic characteristics and score similarly on an independence to dependence scale. It also houses a tool designed to help users gather locally available information about towns to complement the national data presented within USP.

Campbeltown, Argyll and Bute

Population 4,852

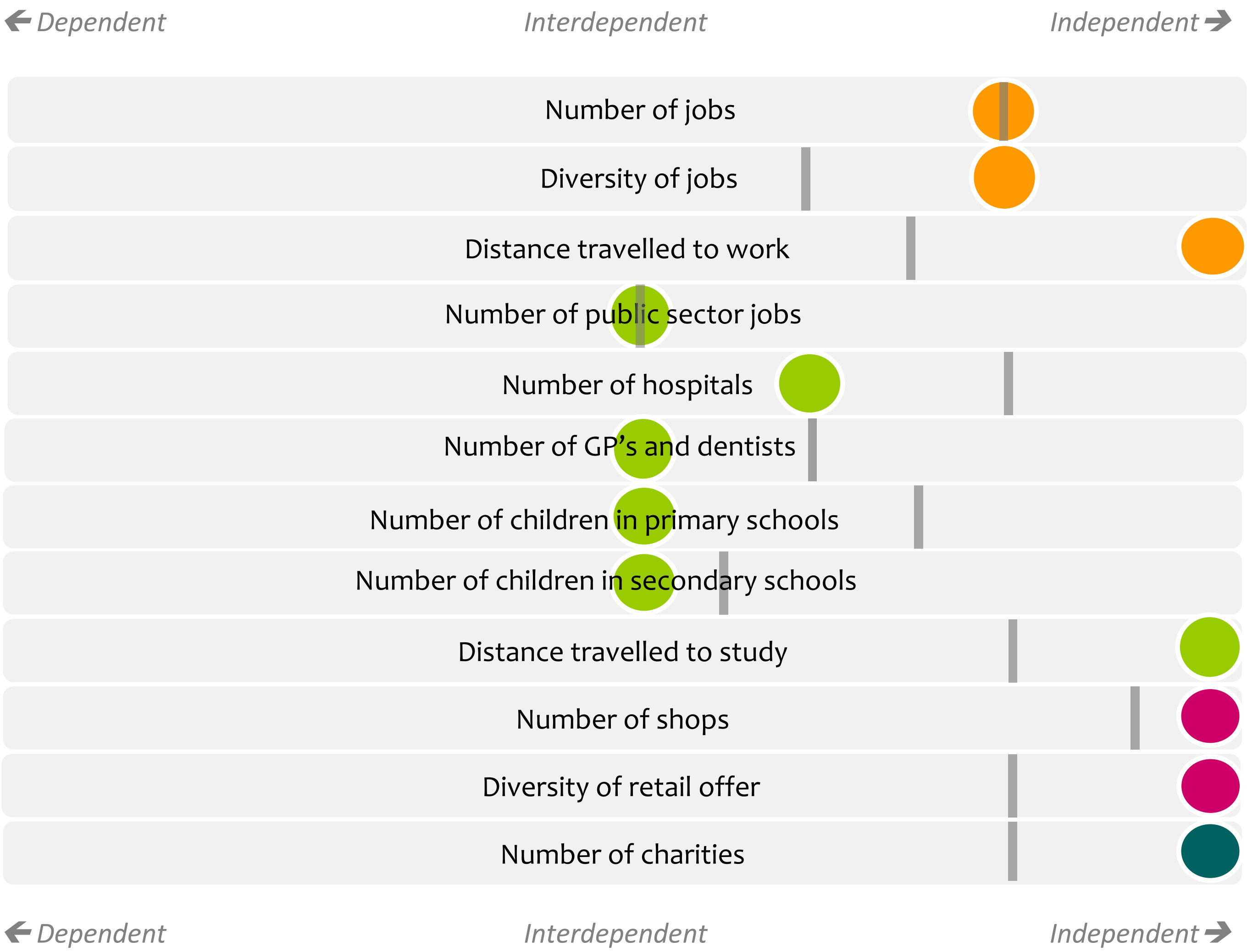
Campbeltown is the chief town of the Mull of Kintyre in Argyll and Bute. As the name suggests the town is called after the Campbell clan who held power until the 17th century. The town has always had a port function with fishing and boat building and acted as a service centre for the agricultural hinterland. Food processing including a creamery is a key industry.

Social and council housing are the norm in this type of medium-sized town. Manufacturing and construction are the dominant forms of employment. Health and social work services are particularly active. There is a higher level of unemployment. Educational attainment is low. Car ownership is low, meaning that many residents in these towns are reliant on public transport.

Campbeltown is an **independent to interdependent** town.

Its most similar towns are Annan, Banff, Girvan, and Eyemouth.

Inter-relationships



Campbeltown is an **independent to interdependent** town.

Combining inter-relationships and typology, Campbeltown is grouped with 7 other towns. It has similarities to these towns in terms of the number of charities, hospitals, children in secondary schools, jobs, public sector jobs, shops, GP's and dentists, and Diversity of retail offer. It also has similarities in the diversity of jobs.

Campbeltown differs most from its group in the distance travelled to work.

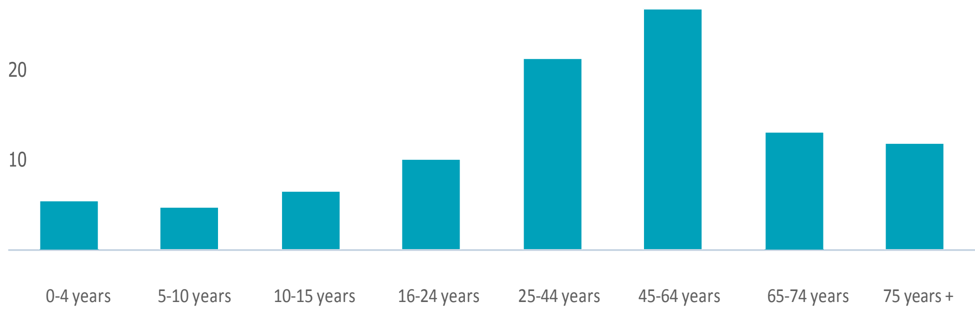
- Employment
- Public
- Commercial
- Social
- Average for the category

Population

Population	Households	Population change 2001 to 2011 (%)
5k	**2k**	**-8%**
▲ **More** than similar towns	▲ **More** than similar towns	▼ **Less** than similar towns per head of population

Age

40%



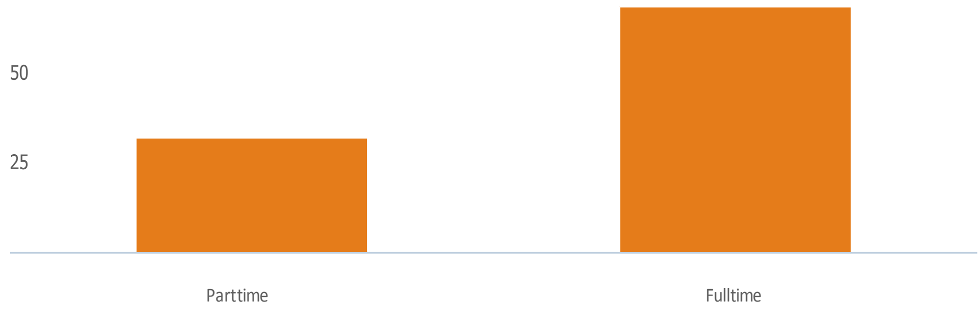
Deprivation dimensions

40%

Employment

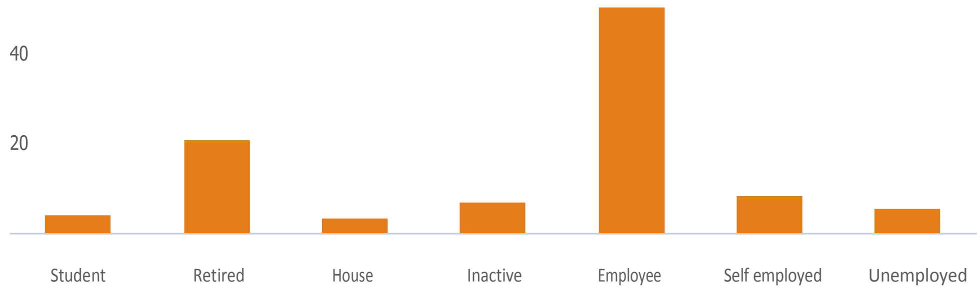
Employment (% working age 16-74)

75%



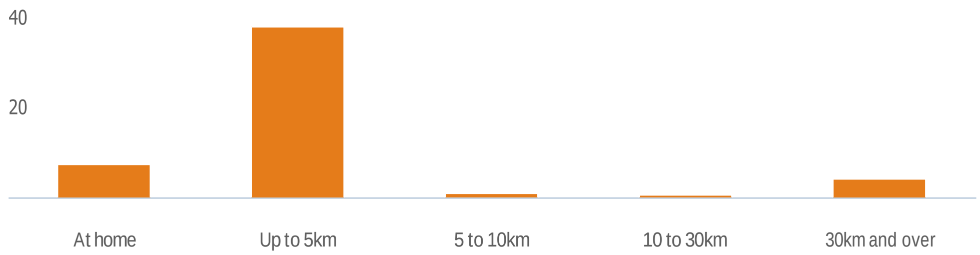
Occupation (% aged 16-74)

75%



Distance travelled to work

50%



Jobs

2k

▲**More**
than similar towns per head of population

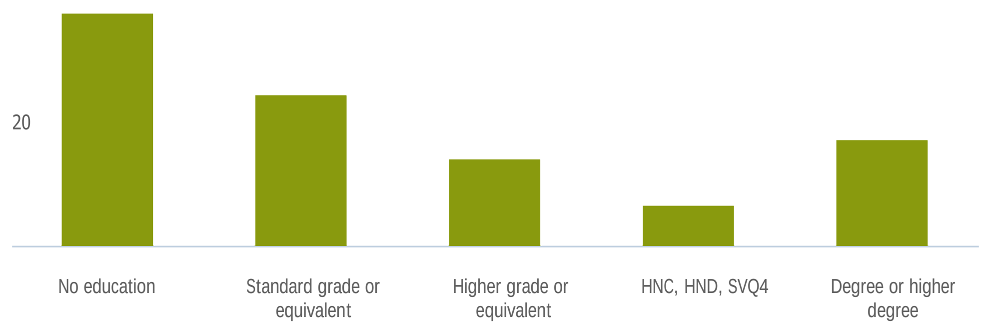
Jobs change 2009 to 2014

-11%

▼**Less**
than similar towns per head of population

Education (% all people aged 16 and over)

40%



Children in Primary schools

408

▼**Less**
than similar towns per head of population

Children in secondary schools

463

▼**Less**
than similar towns per head of population

Hospitals

1

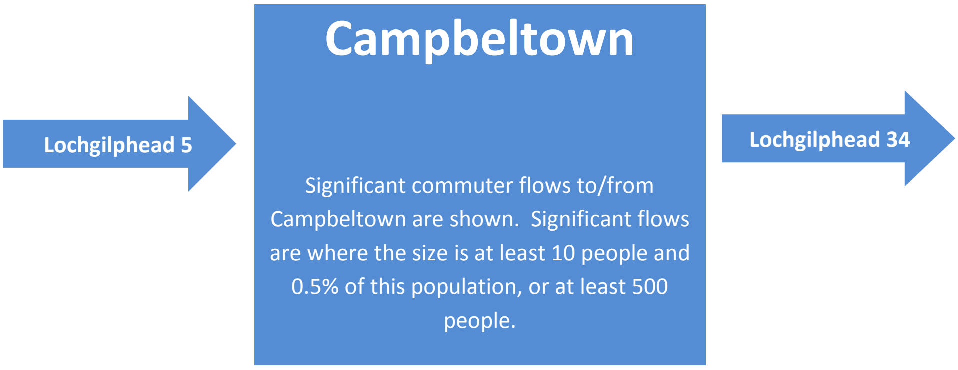
▼**Less**
than similar towns per head of population

GP's and dentists

8

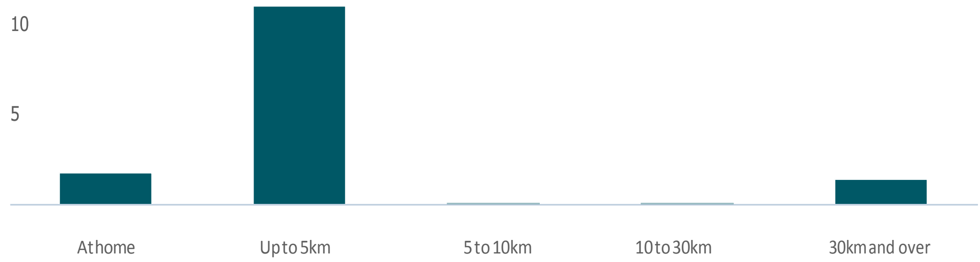
▼**Less**
than similar towns per head of population

Commuter Flow



Distance travelled to study

15%



Dunoon, Argyll and Bute

Population 8,454

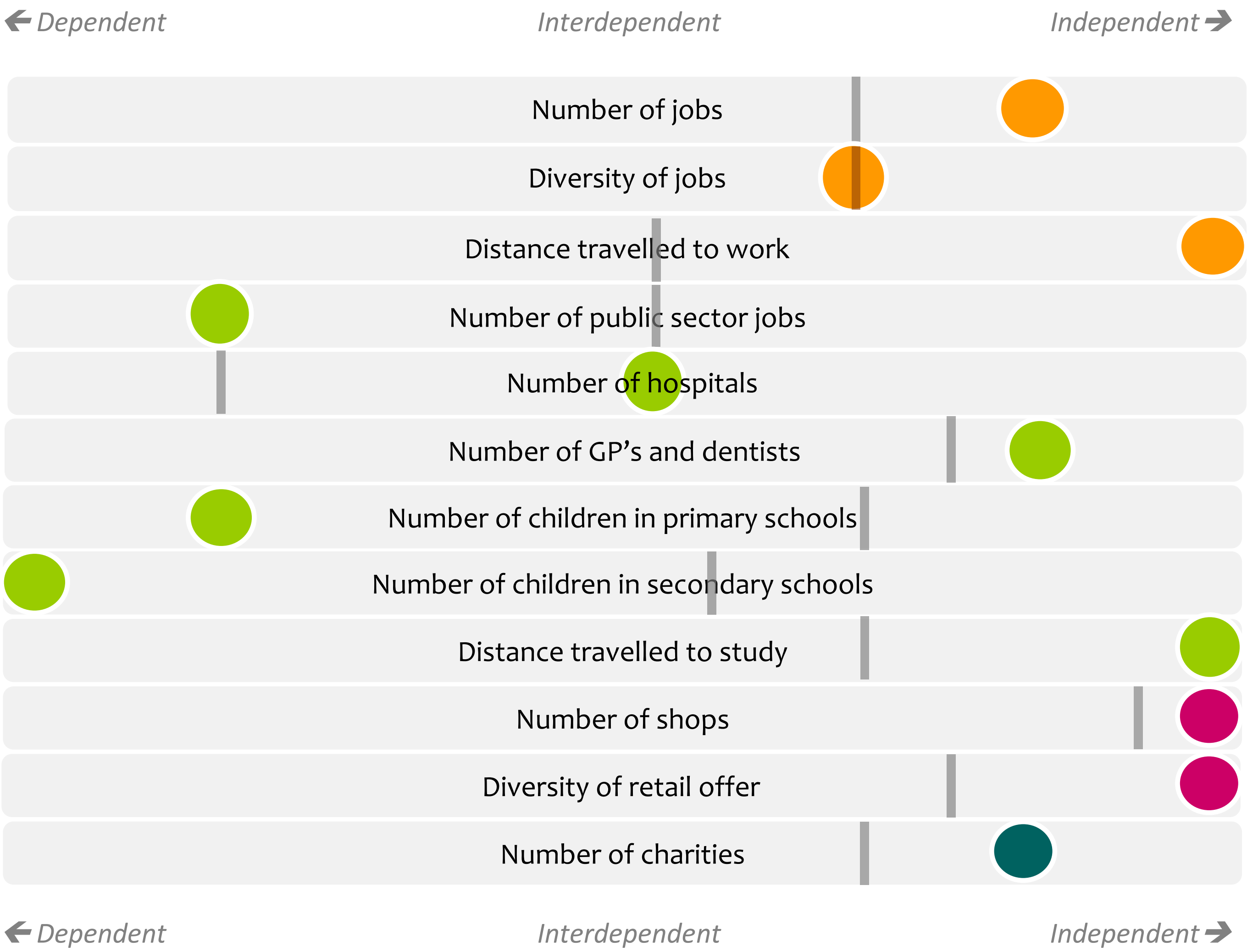
Dunoon in Argyll and Bute is on the Cowal peninsula. It was a late 18th century planned village. In the 19th century it was a popular stopping point for Clyde cruises. From the 1960s until 1992 the US Holy Loch base brought trade to the town. Today it remains a tourist town linked by ferry to Gourock and close to the Benmore Botanic Gardens.

This type of medium-sized town is extremely mixed in terms of demographics. There is a particularly wide range of people, housing and activities. The number of older couples with no children are higher than average. There is a mix of professional and non-professional jobs, and part-time and self-employment are both important for a significant proportion of residents. Socioeconomic status is higher than in other kinds of town and there is a mix of professionals and nonprofessionals, those with higher and lower educational attainment.

Dunoon is **an interdependent to independent** town.

Its most similar towns are Inverkeithing, Callander, Thornliebank, and Anstruther

Inter-relationships



Dunoon is an **interdependent** to **independent** town.

Combining inter-relationships and typology, Dunoon is grouped with 9 other towns. It has similarities to these towns in terms of the number of charities, jobs, shops, and GP's and dentists. It also has similarities in the diversity of jobs.

It differs in terms of the number of hospitals, children in primary schools, and public sector jobs. It also differs in the distance travelled to work, and the distance travelled to study. Dunoon differs most from its group in the number of children in secondary schools.

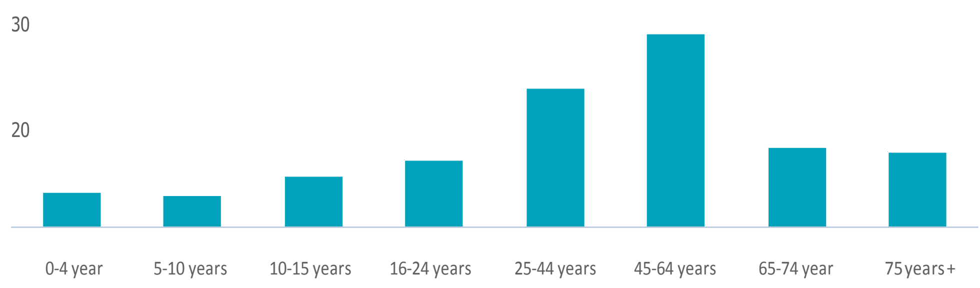
- Employment
- Public
- Commercial
- Social
- Average for the category

Population

Population	Households	Population change 2001 to 2011 (%)
8k	**4k**	**-4%**
▲More than similar towns	▲ More than similar towns	▲ More than similar towns per head of population

Age

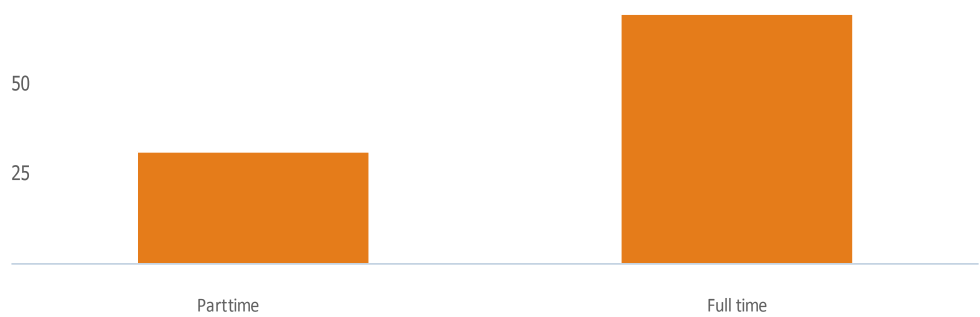
40%



Employment

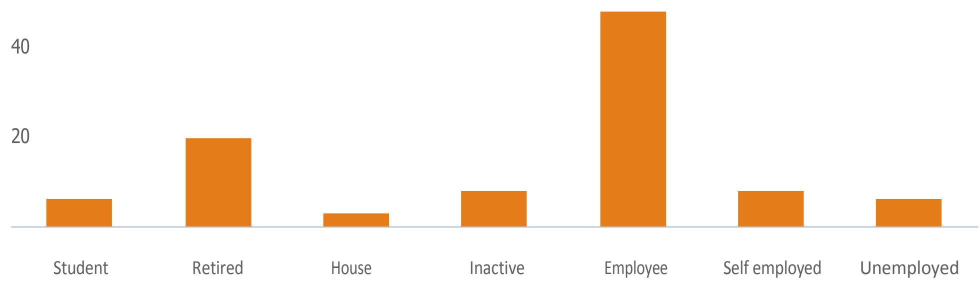
Employment (%working age 16-74)

75%



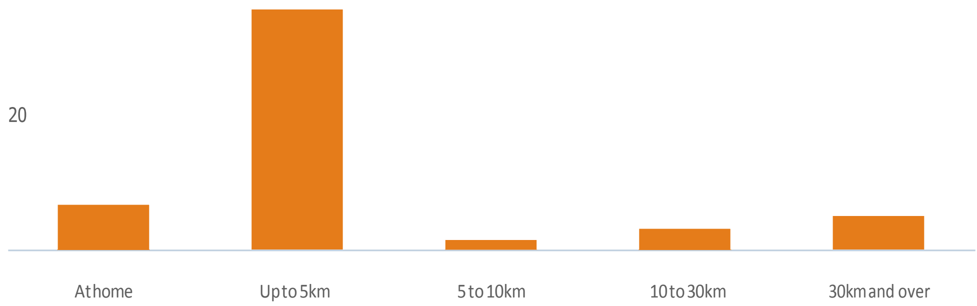
Occupation (% aged 16-74)

75%



Distance travelled to work

40%



Jobs

4k

▲**More**
than similar towns per head of population

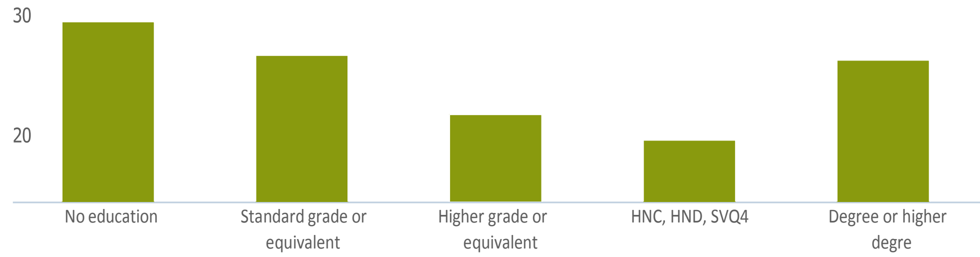
Jobs change 2009 to 2014

-30%

▼**Less**
than similar towns per head of population

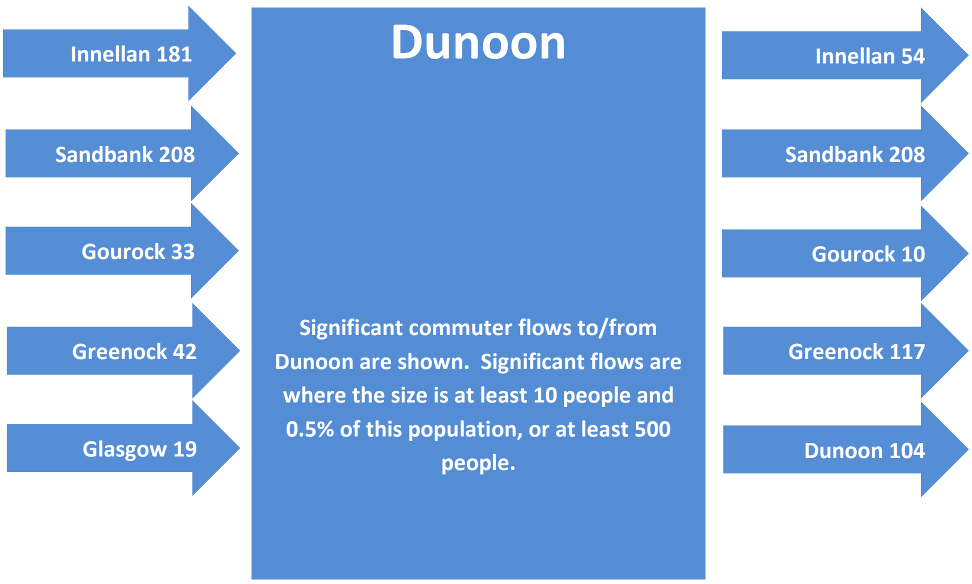
Education (% all people aged 16 and over)

40%



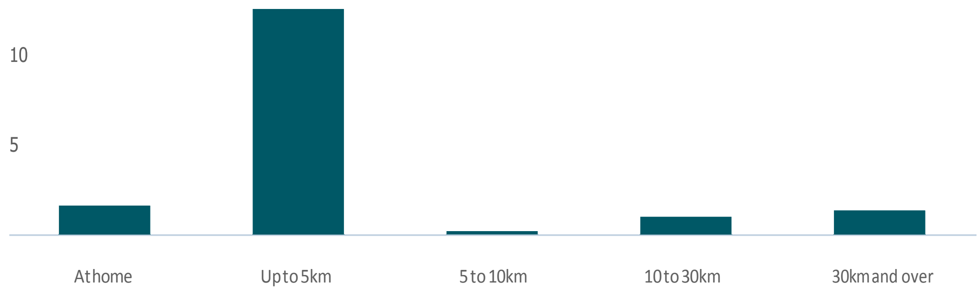
Children in primary schools	Children in secondary schools	Hospitals	GP's and dentists
321	TBC	**1**	**27**
▼**Less** than similar towns per head of population	▼**Less** than similar towns per head of population	▲**More** than similar towns per head of population	▲**More** than similar towns per head of population

Commuter Flow



Distance travelled to study

15%



Helensburgh, Argyll and Bute

Population 14,220

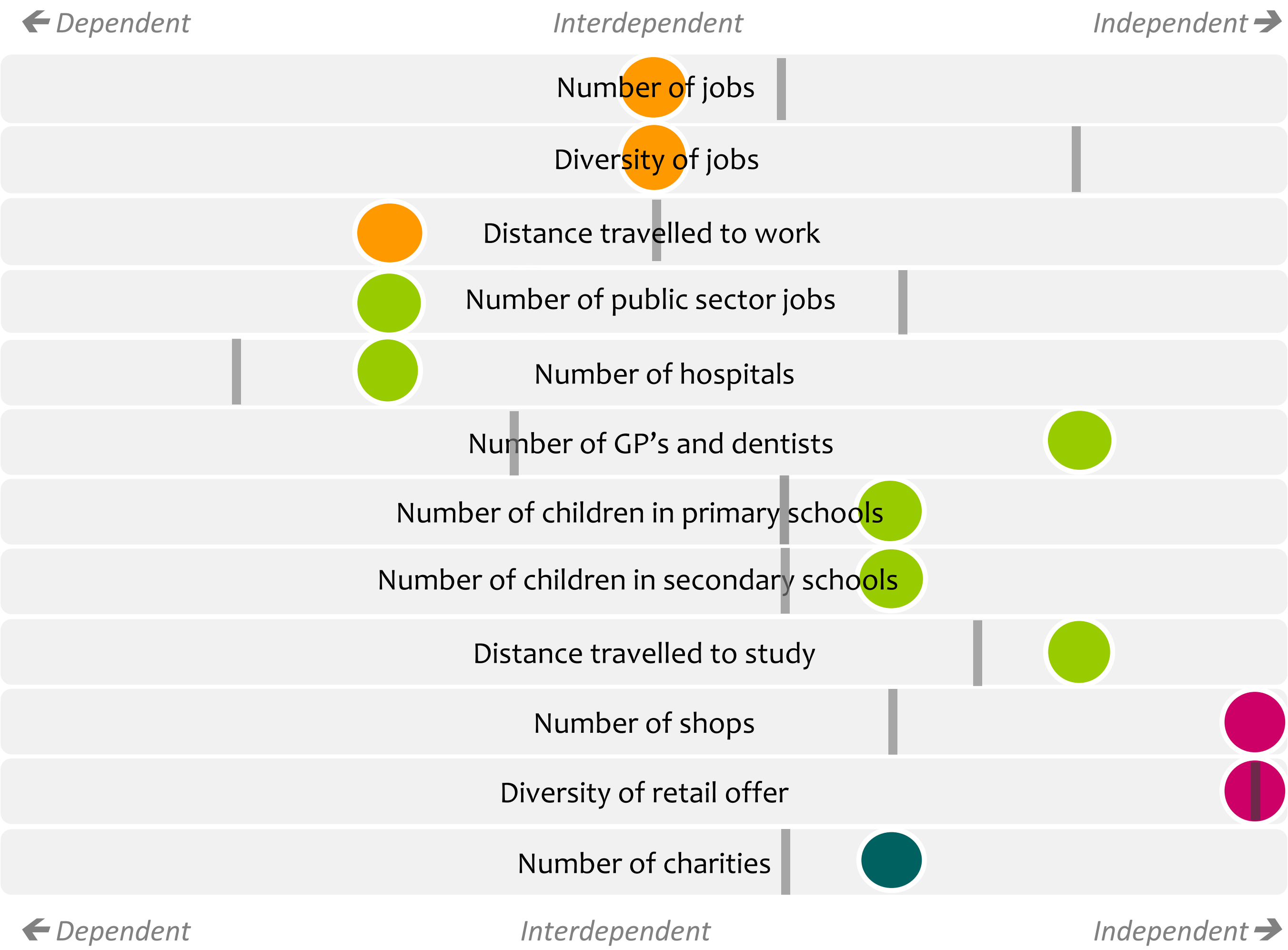
Helensburgh is in Argyll and Bute. Helensburgh was founded in 1776 by Colquhoun of Luss as a spa and who named it after his wife. The town developed as a tourist centre. The steamer trade and the railway made it accessible to Glaswegians enjoying a day trip. The town was also popular with wealthy businessmen in the Victorian era. Today it is a commuter town.

This type of large town is a suburban or commuter locality with a prevalence of higher income and private housing. A large proportion of the population are over 45, and many are retired. Many people own their home. There is also a high proportion of people in professional employment and a high proportion of residents are educated to HNC level or above. Many residents own two or more cars.

Helensburgh is an **interdependent to independent** town.

Its most similar towns are Giffnock, Prestwick, Linlithgow, and Bishopbriggs.

Inter-relationships

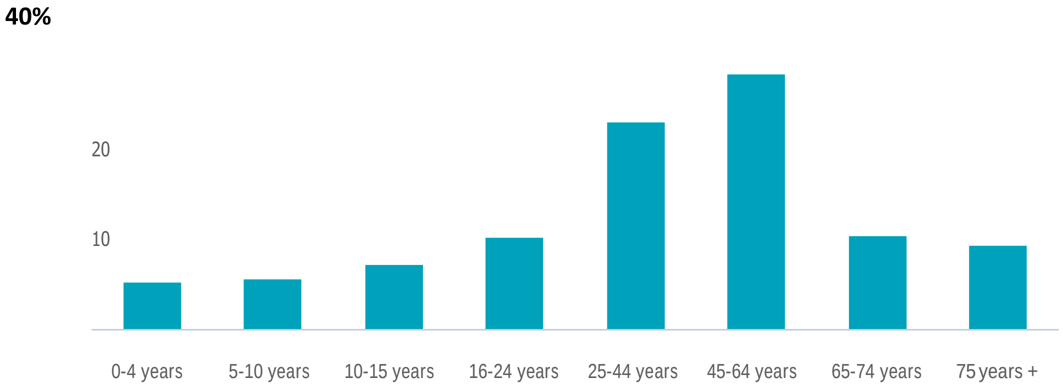


Helensburgh is an **interdependent to independent** town.
Combining inter-relationships and typology, Helensburgh is grouped with 6 other towns. It has similarities to these towns in terms of the number of charities, hospitals, children in primary schools, children in secondary schools, jobs, and Diversity of retail offer. It also has similarities in the distance travelled to work, and the distance travelled to study.
It differs in terms of the number of shops, and GP's and dentists. It also differs in the diversity of jobs.
Helensburgh differs most from its group in the number of public sector jobs.

Population

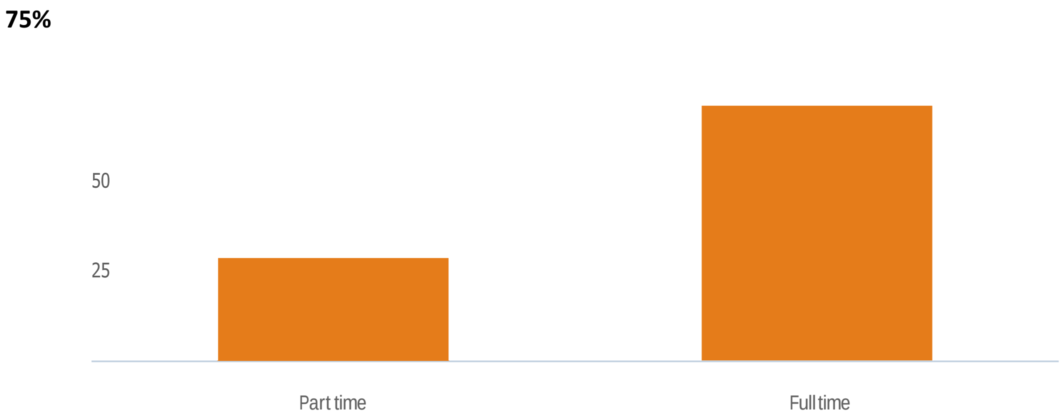
Population	Households	Population change 2001 to 2011 (%)
14k	6k	-3%
▲ More than similar towns	▲ More than similar towns	▼ Less than similar towns per head of population

Age



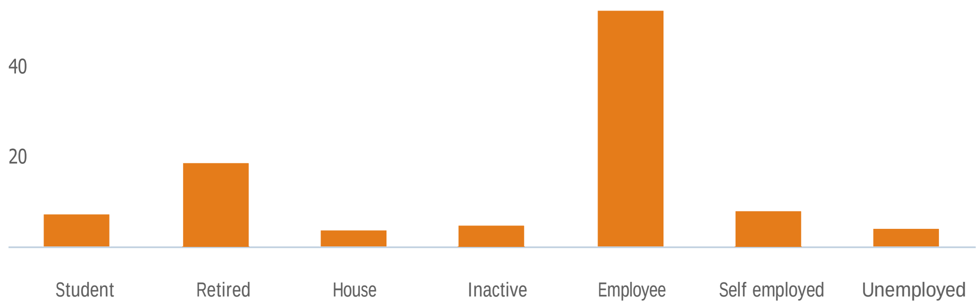
Employment

Employment (% working age 16-74)



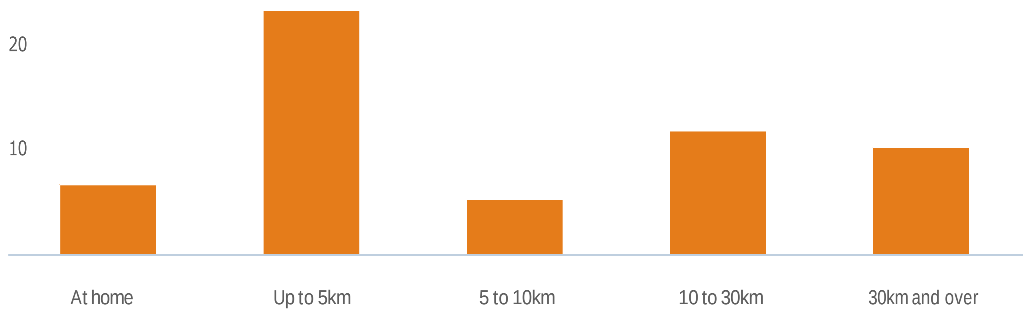
Occupation (% aged 16-74)

75%



Distance travelled to work

30%



Jobs

4k

▼Less

than similar towns per head of population

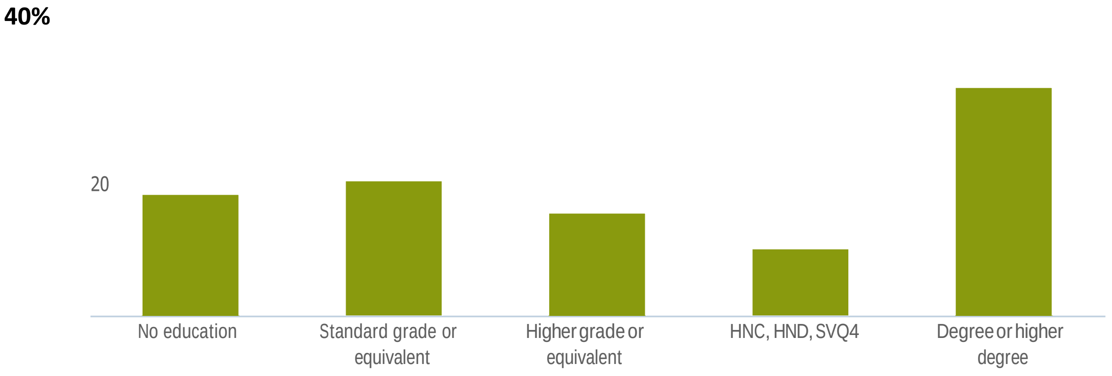
Jobs change 2009 to 2014

-11%

▼Less

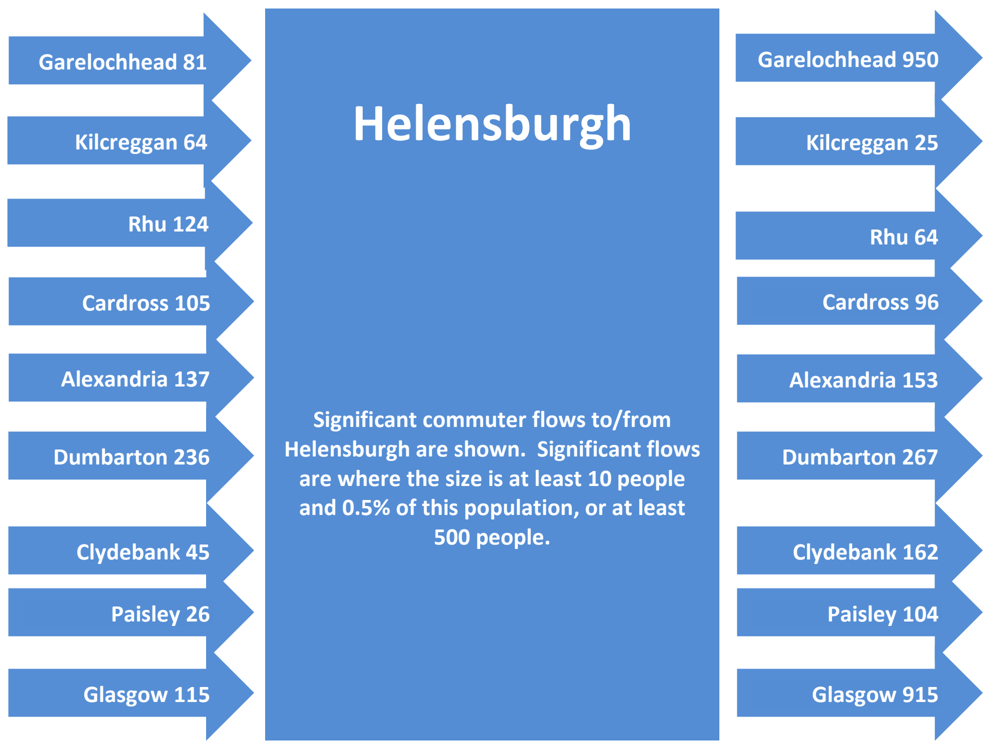
than similar towns per head of population

Education (% all people aged 16 and over)



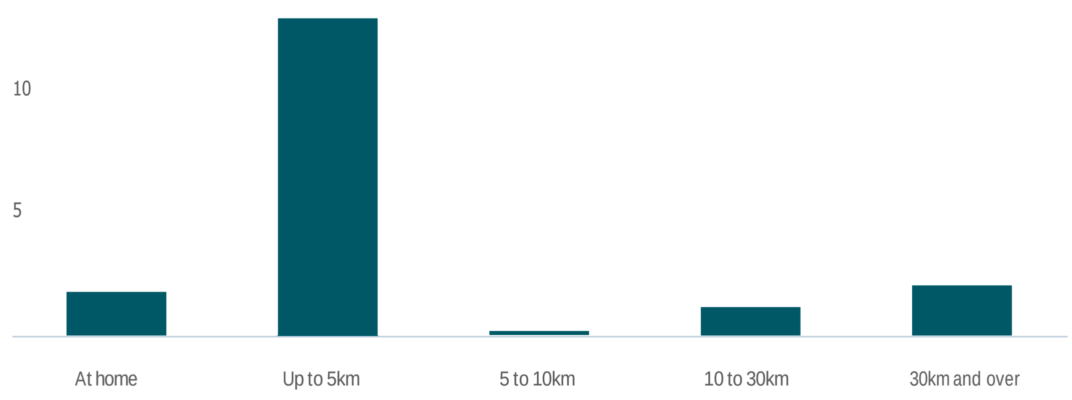
Children in primary schools	Children in secondary schools	Hospitals	GP's and dentists
1k	**2k**	**1**	**36**
▲More than similar towns per head of population	▲More than similar towns per head of population	▲More than similar towns per head of population	▲More than similar towns per head of population

Commuter Flow



Distance travelled to study

15%



Lochgilphead, Argyll and Bute

Population 2,392

Lochgilphead in Argyll and Bute is the administrative town for the council area. It was an 1870s's planned village established as a fishing village. It was the county town for Argyllshire. Forestry remains an important local employer.

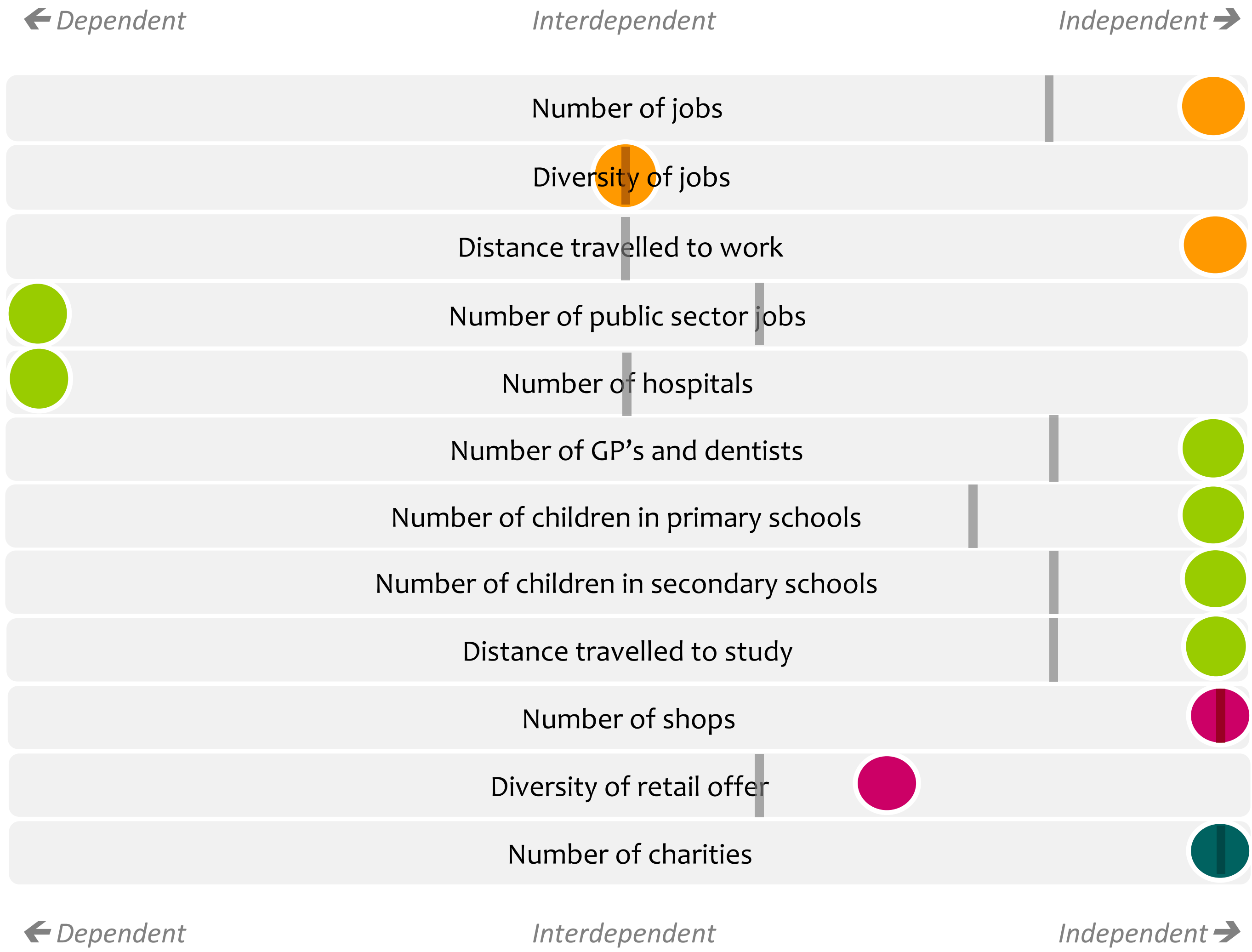
This type of small town is extremely mixed in terms of demographics. There are particularly wide ranges of people, housing and activities. The number of older couples with no children is higher than average. There is a mix of professional and non-professional jobs, and part-time and self-employment are both important for a significant proportion of residents. Socioeconomic status is higher than in other types of town and there is a mix of professionals and nonprofessionals, those with higher and lower educational attainment.

Lochgilphead is an **independent to interdependent** town.

Its most similar towns are Alford, Kingussie, Moffat, and Ullapool.

To gain more insight into Lochgilphead, compare it to any of the other towns included in USP.

Inter-relationships



Lochgilphead is an **independent to interdependent** town.

Combining inter-relationships and typology, Lochgilphead is grouped with 9 other towns. It has similarities to these towns in terms of the number of charities, jobs, shops, GP's and dentists, and diversity of retail offer. It also has similarities in the diversity of jobs, and the distance travelled to study.

It differs in terms of the distance travelled to work. Lochgilphead differs most from its group in the number of hospitals, and public sector jobs.

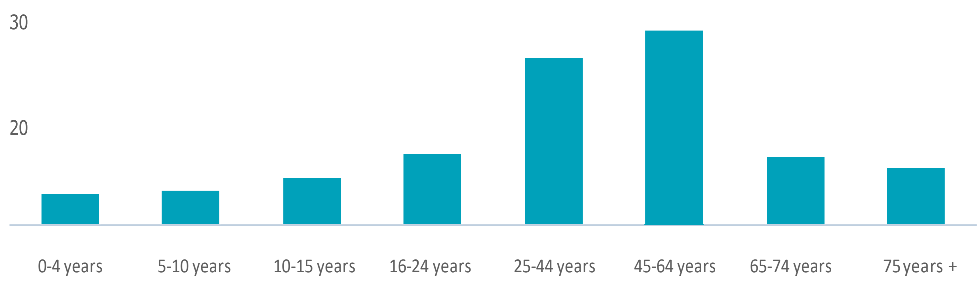
- Employment
- Public
- Commercial
- Social
- Average for the category

Population

Population	Households	Population change 2001 to 2011 (%)
2k	**1k**	**-1%**
▲ **More** than similar towns	▲ **More** than similar towns	▼ **Less** than similar towns per head of population

Age

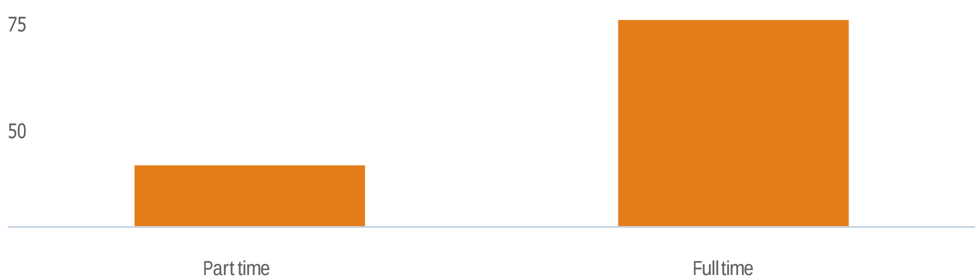
40%



Employment

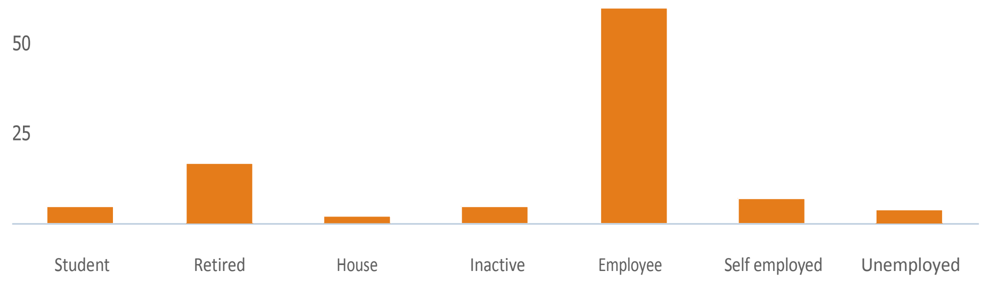
Employment (%working age 16-74)

100%



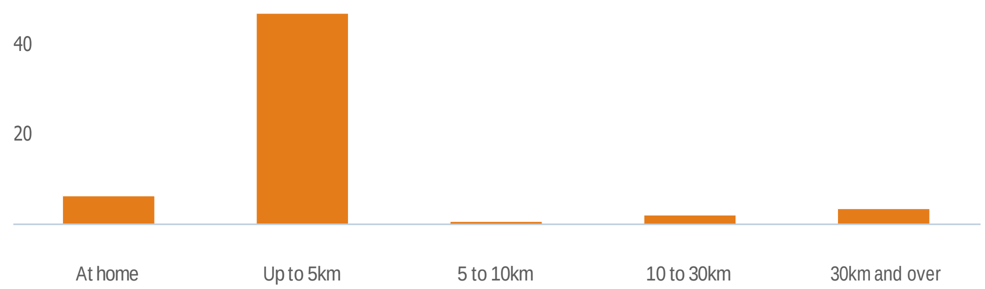
Occupation (% aged 16-74)

100%



Distance travelled to work

50%



Jobs

3k

▲More

than similar towns per head of population

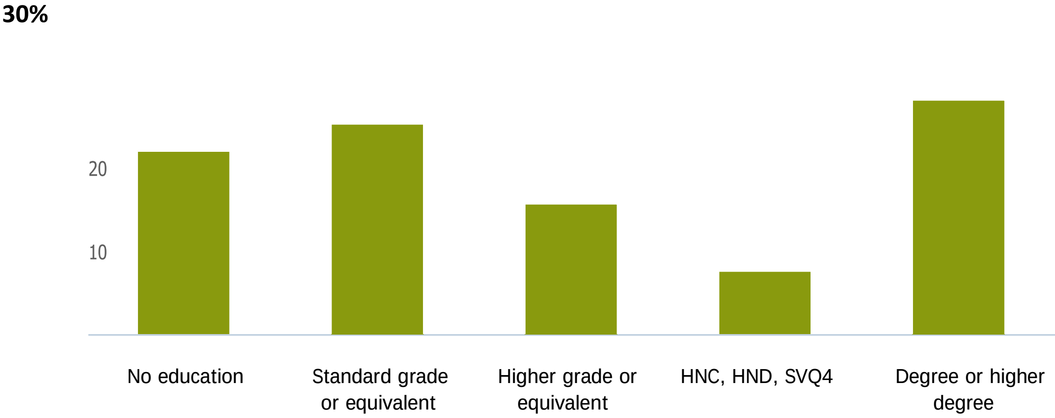
Jobs change 2009 to 2014

2%

▼Less

than similar towns per head of population

Education (% all people aged 16 and over)



Children in primary schools	Children in secondary schools	Hospitals	GP's and dentists
354	**491**	**1**	**19**
▲**More** than similar towns per head of population	▲**More** than similar towns per head of population	▼**Less** than similar towns per head of population	▲**More** than similar towns per head of population

Commuter Flow

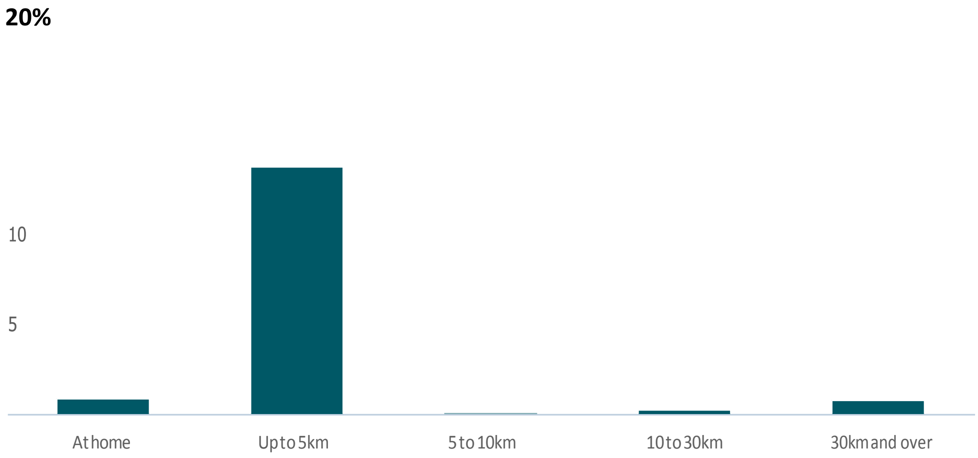
Lochgilphead

Campbeltown 34
Tarbert 115
Oban 50
Dunoon 10
Helensburgh 20

Campbeltown 5
Tarbert 14
Oban 16
Dunoon 2
Helensburgh 2

Significant commuter flows to/from Lochgilphead are shown. Significant flows are where the size is at least 10 people and 0.5% of this population, or at least 500 people.

Distance travelled to study



Oban, Argyll and Bute

Population 8,574

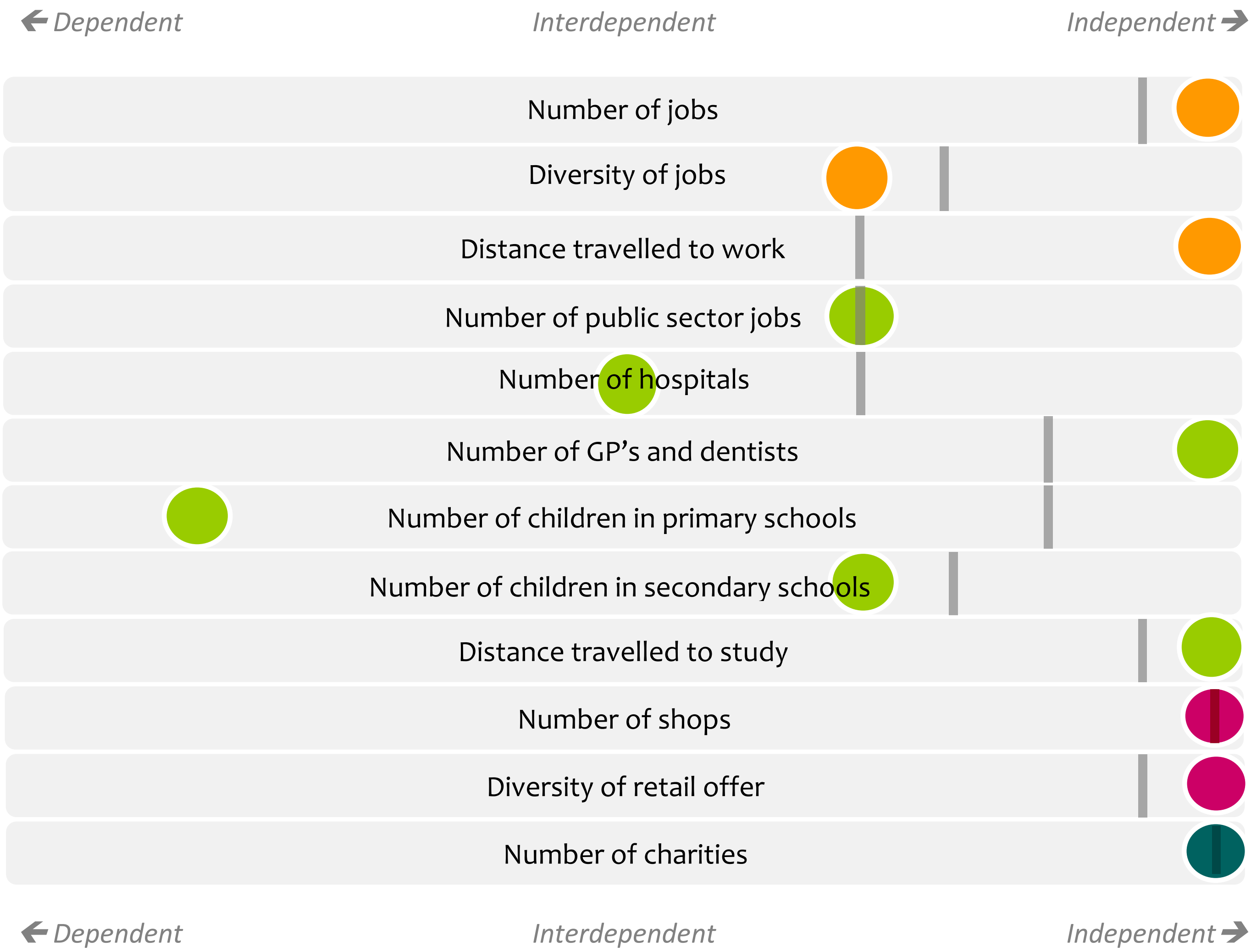
Oban is in Argyll and Bute. It was in the past and still is a key ferry port for the Inner Hebrides. The arrival of the railway strengthened its role as a gateway to the inner Hebrides. Tourism is important to the town. It is also a service centre for islands such as Mull and has facilities such as a cattle market.

This type of medium-sized town is extremely mixed in terms of demographics. There is a particularly wide range of people, housing and activities. The number of older couples with no children are higher than average. There is a mix of professional and non-professional jobs, and part-time and self-employment are both important for a significant proportion of residents. Socioeconomic status is higher than in other kinds of town and there is a mix of professionals and nonprofessionals, those with higher and lower educational attainment.

Oban is an **independent town**.

Its most similar towns are Kelso, Kirkwall, Fort William, and Castle Douglas.

Inter-relationships



Oban is an **independent** town.

Combining inter-relationships and typology, Oban is grouped with 11 other towns. It has similarities to these towns in terms of the number of charities, hospitals, children in secondary schools, jobs, public sector jobs, shops, and Diversity of retail offer. It also has similarities in the diversity of jobs, and the distance travelled to study.

It differs in terms of the distance travelled to work. Oban differs most from its group in the number of children in primary schools.

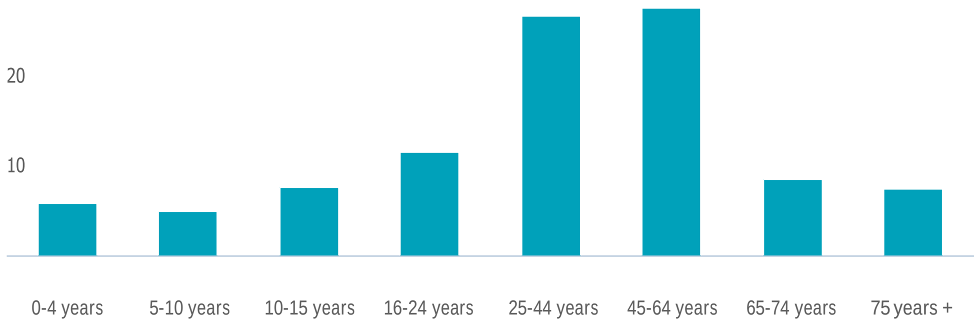
- Employment
- Public
- Commercial
- Social
- Average for the category

Population

Population	Households	Population change 2001 to 2011 (%)
9k	4k	6%
▲ More than similar towns per head of population	▲ More than similar towns per head of population	▼ Less than similar towns per head of population

Age

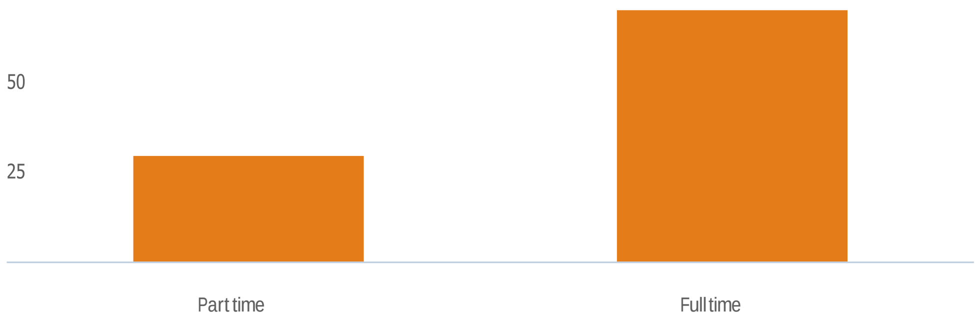
40%



Employment

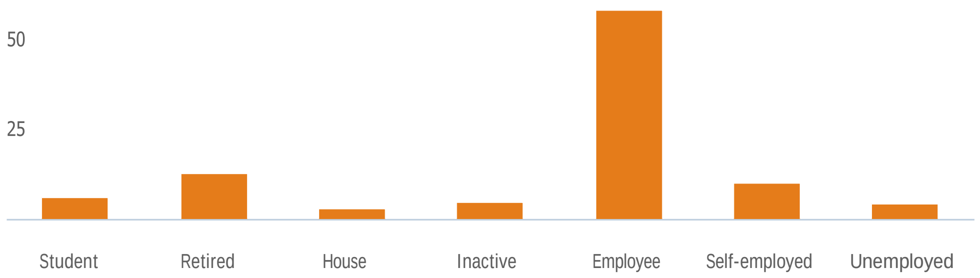
Employment (% working age 16-74)

75%



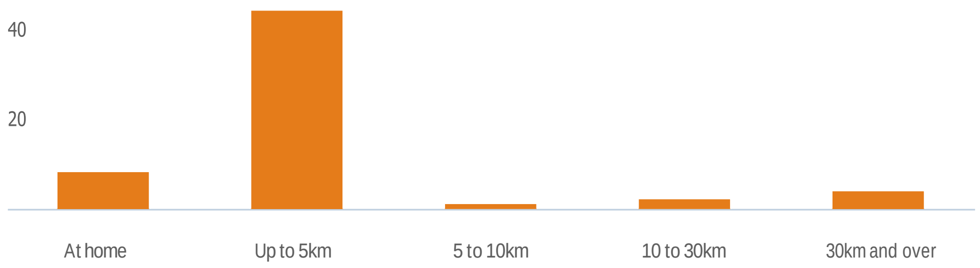
Occupation (% aged 16-74)

75%



Distance travelled to work

50%



Jobs

6k

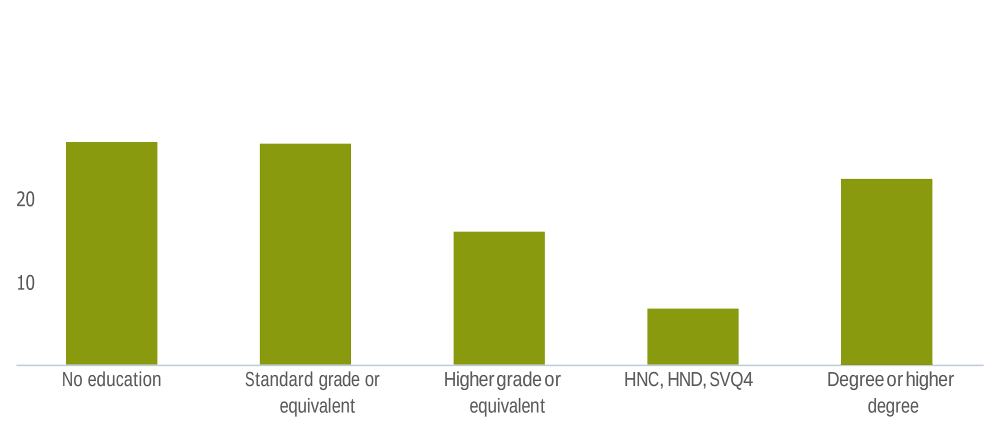
▲More
than similar towns per head of population

Jobs change 2009 to 2014

2%

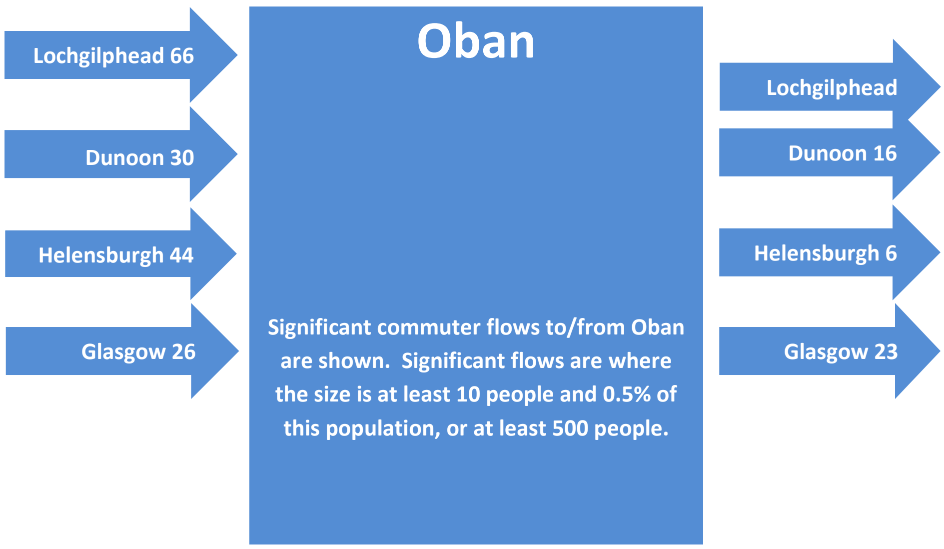
▲More
than similar towns per head of population

Education (% all people aged 16 and over)



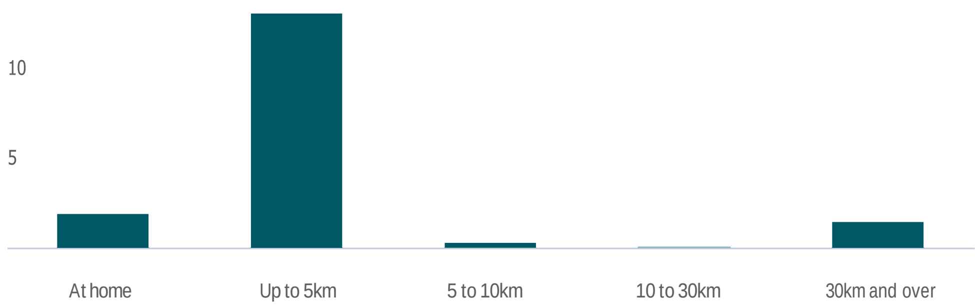
Children in primary schools	Children in secondary schools	Hospitals	GP's and dentists
423	**1k**	**1**	**37**
▼**Less** than similar towns per head of population	▼**Less** than similar towns per head of population	▼**Less** than similar towns per head of population	▲**More** than similar towns per head of population

Commuter Flow



Distance travelled to study

15%



Rothesay, Argyll and Bute

Population 4,637

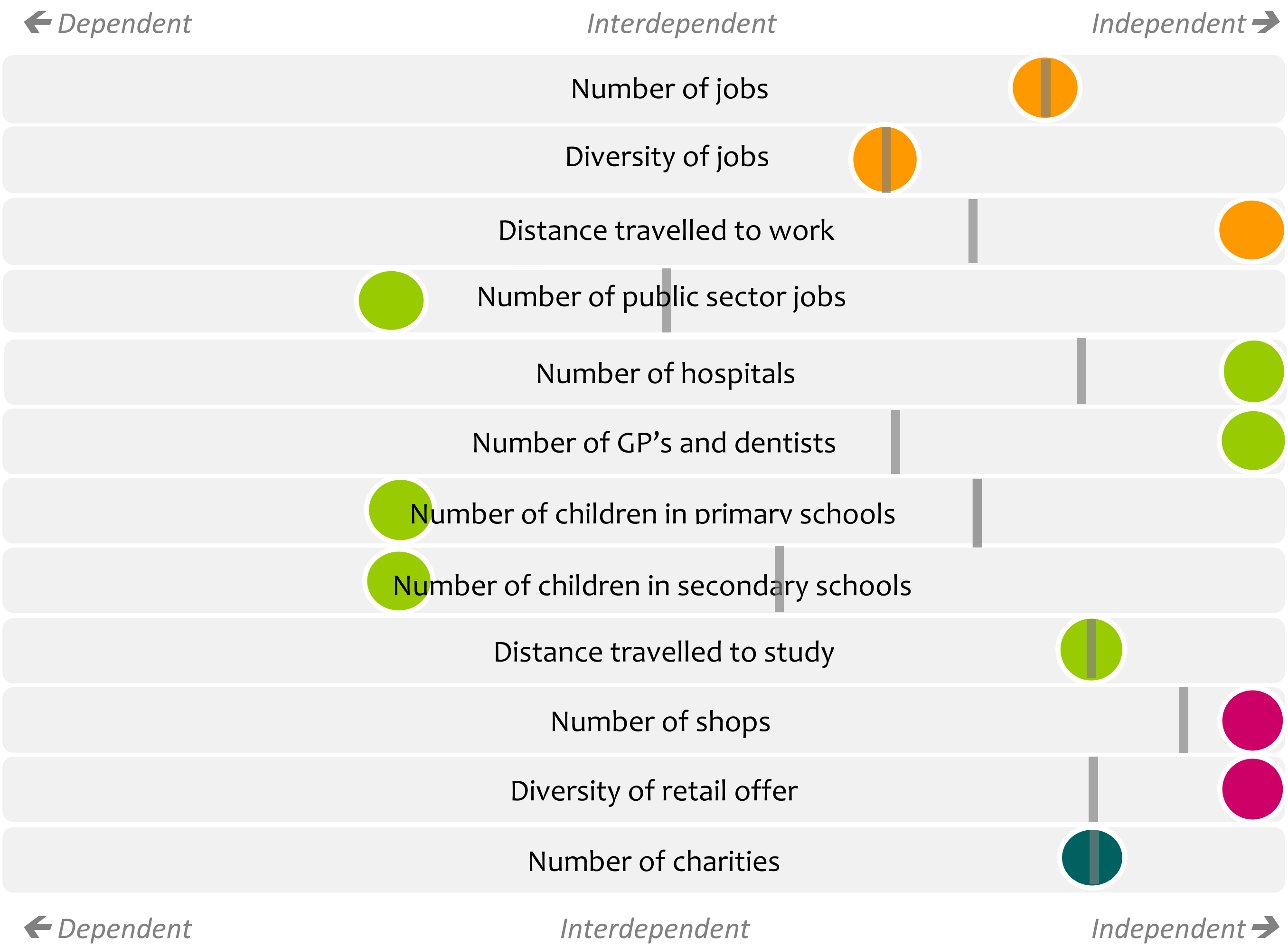
Rothesay on the Isle of Bute is in Argyll and Bute. A defensive position in the Middle Ages with a castle the town declined in the 18th century re-emerging as a tourist patronised by the Clyde steamers in the 19th century.

Social and council housing are the norm in this type of medium-sized town. Manufacturing and construction are the dominant forms of employment. Health and social work services are particularly active. There is a higher level of unemployment. Educational attainment is low. Car ownership is low, meaning that many residents in these towns are reliant on public transport.

Rothesay is an **independent to interdependent** town.

Its most similar towns are Girvan, Banff, Campbeltown, and Annan.

Inter-relationships



Rothesay is an **independent to interdependent** town.

Combining inter-relationships and typology, Rothesay is grouped with 7 other towns. It has similarities to these towns in terms of the number of charities, hospitals, jobs, public sector jobs, shops, and Diversity of retail offer. It also has similarities in the diversity of jobs, and the distance travelled to study.

It differs in terms of the number of GP's and dentists. It also differs in the distance travelled to work. Rothesay differs most from its group in the number of children in primary schools, and children in secondary schools.

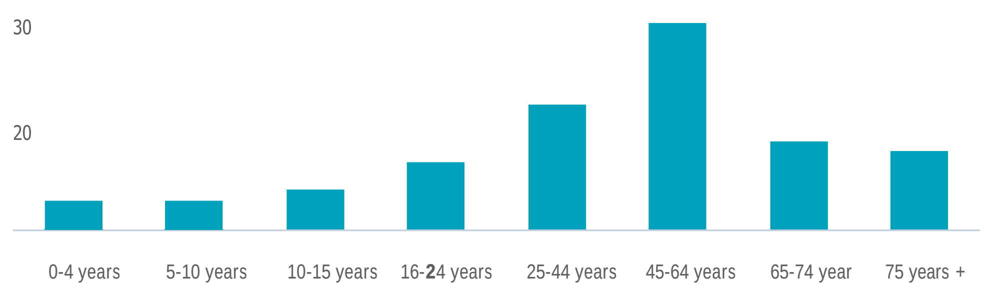
- Employment
- Public
- Commercial
- Social
- Average for the category

Population

Population	Households	Population change 2001 to 2011 (%)
5k	2k	-9%
▼ Less than similar towns	▼ Less than similar towns	▼ Less than similar towns per head of population

Age

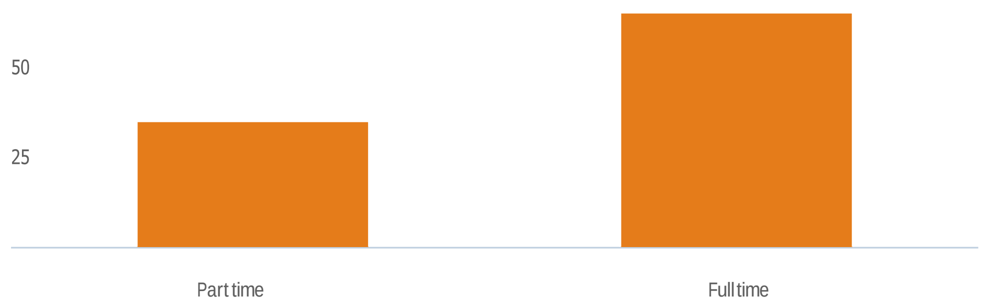
40%



Employment

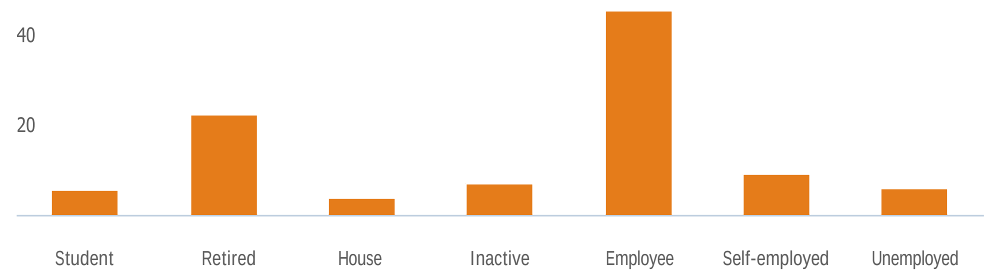
Employment (% working age 16-74)

75%



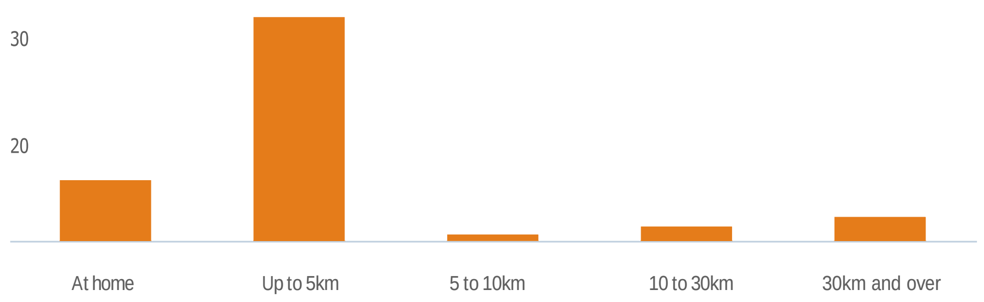
Occupation (% aged 16-74)

60%



Distance travelled to work

40%



Jobs

2k

▼Less
than similar towns per head of population

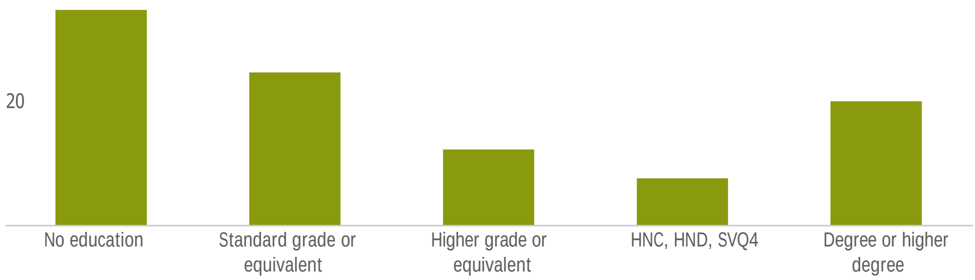
Jobs change 2009 to 2014

-10%

▼Less
than similar towns per head of population

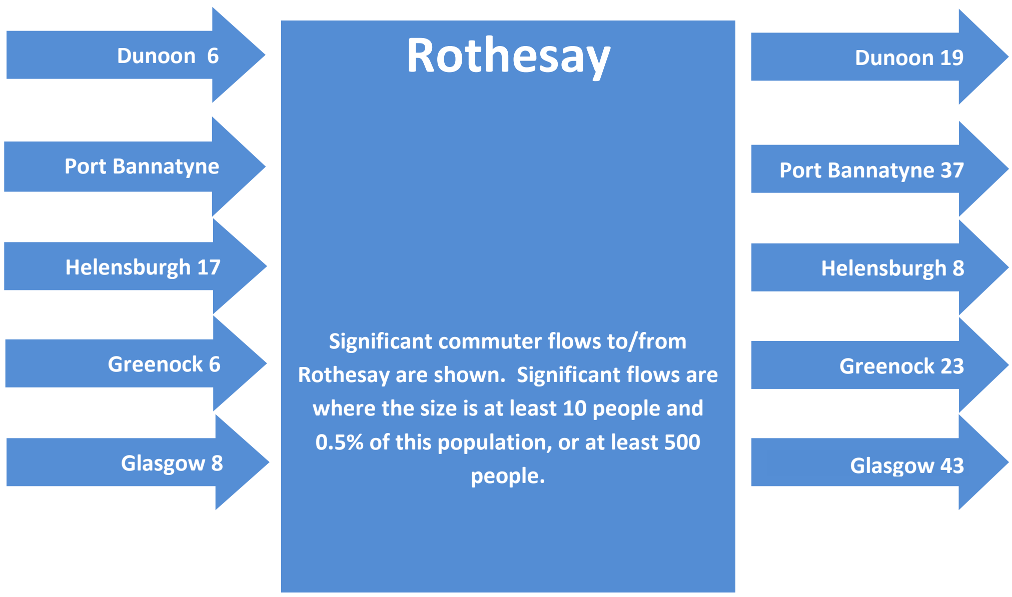
Education (% all people aged 16 and over)

40%



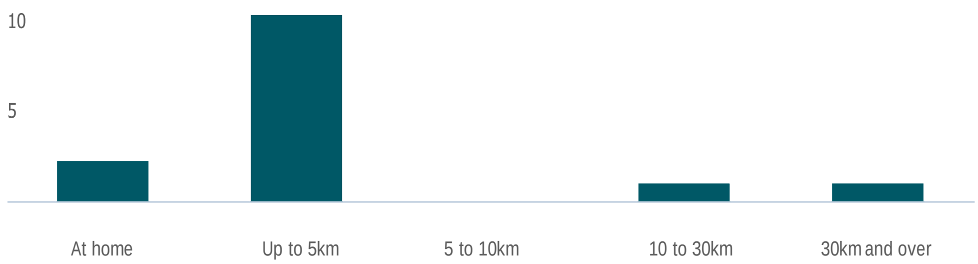
Children in primary schools	Children in secondary schools	Hospitals	GP's and dentists
339	**336**	**2**	**20**
▼**Less** than similar towns per head of population	▼**Less** than similar towns per head of population	▲**More** than similar towns per head of population	▲**More** than similar towns per head of population

Commuter Flow



Distance travelled to study

15%



Main Town Comparative Analysis

Population

Population

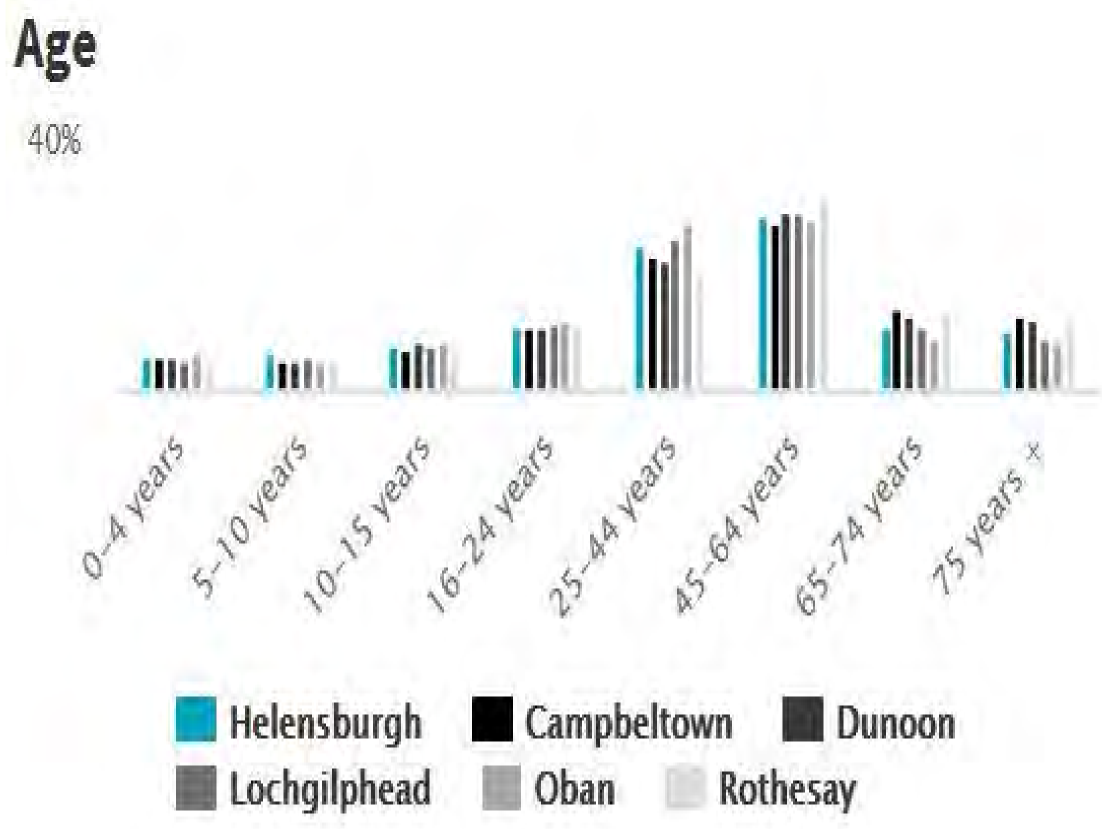
Helensburgh	Dunoon	Oban
14k	8k	9k
Campbeltown	**Lochgilphead**	**Rothesay**
5k	2k	5k

Households

Helensburgh	Dunoon	Oban
6k	4k	4k
Campbeltown	**Lochgilphead**	**Rothesay**
2k	1k	2k

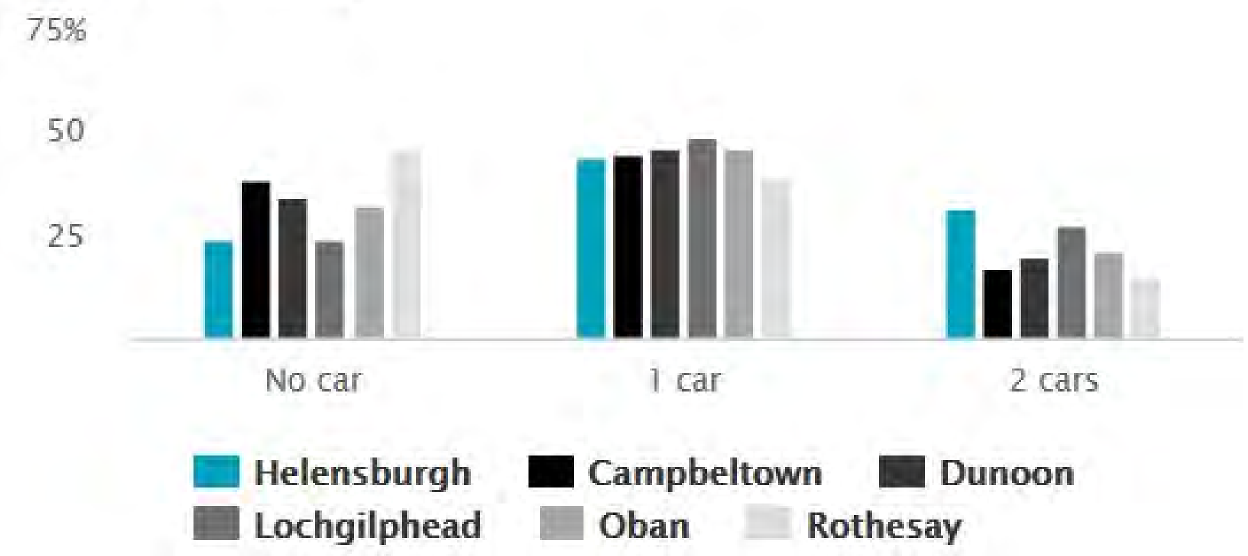
Population change 2001 to 2011

Helensburgh	Dunoon	Oban
-3%	-4%	-6%
Campbeltown	**Lochgilphead**	**Rothesay**
-8%	-1%	-9%



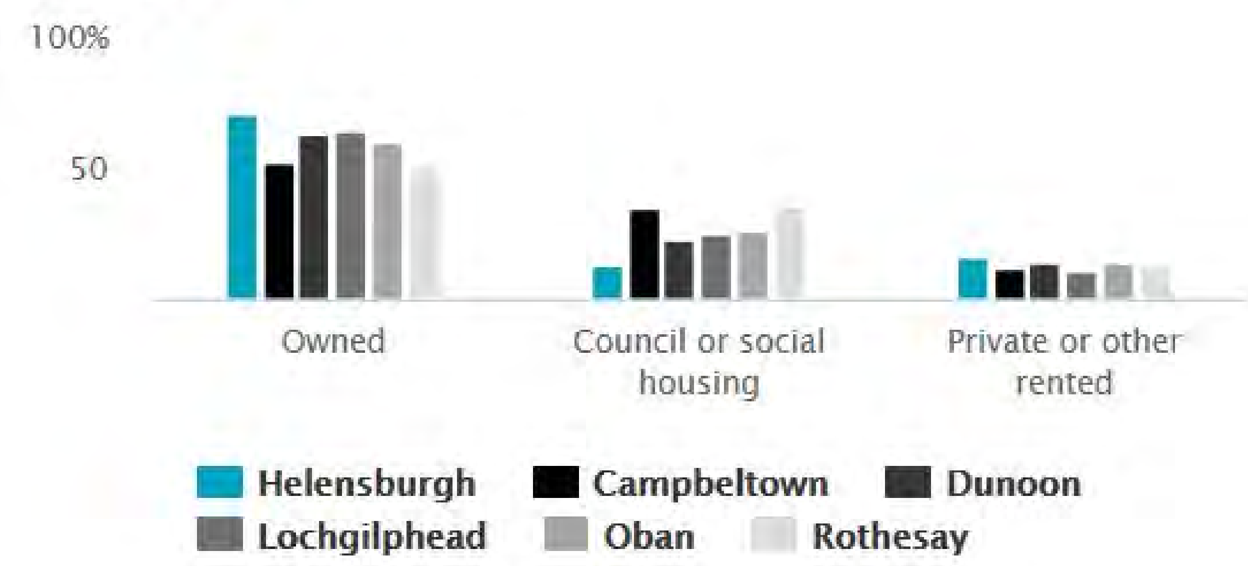
Town	0-4 yrs	5-10 yrs	10-15 yrs	16-24 yrs	25-44 yrs	45-64 yrs	65-74 yrs	75 yrs +
Helensburgh	5.4%	5.7%	7.3%	10.3%	23.2%	28.3%	10.4%	9.3%
Campbeltown	5.5%	4.8%	6.5%	10.1%	21.3%	26.8%	13.1%	11.9%
Dunoon	5.2%	4.8%	7.6%	10.0%	20.7%	28.7%	11.9%	11.2%
Lochgilphead	4.7%	5.3%	7.1%	10.6%	24.8%	28.9%	10.2%	8.5%
Oban	5.8%	5.0%	7.6%	11.5%	26.6%	27.5%	8.5%	7.5%
Rothesay	4.4%	4.6%	6.1%	10.2%	18.7%	30.9%	13.3%	12.0%

Car ownership

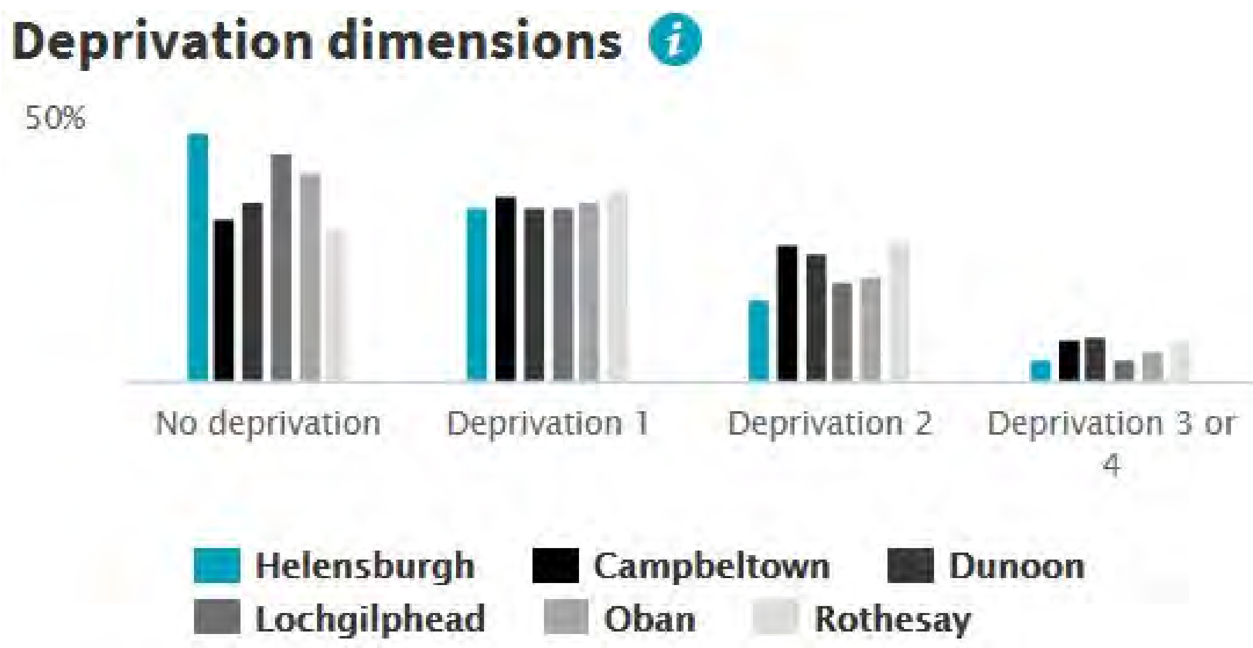


Town	No Car	1 Car	2 Cars
Helensburgh	24.1%	44.2%	31.8%
Campbeltown	38.2%	44.4%	17.4%
Dunoon	34.2%	45.9%	19.9%
Lochgilphead	24.0%	48.5%	27.5%
Oban	32.3%	46.2%	21.6%
Rothesay	46.0%	39.0%	15.1%

Tenure



Town	Owned	Council or Social Housing	Private or Other Rented
Helensburgh	70.0%	12.8%	16.5%
Campbeltown	52.6%	35.2%	12.2%
Dunoon	63.0%	23.1%	13.9%
Lochgilphead	64.2%	25.5%	10.4%
Oban	59.5%	26.3%	14.2%
Rothesay	50.8%	35.9%	13.3%



Town	No Deprivation	Deprivation 1	Deprivation 2	Deprivation 3 or 4
Helensburgh	47.1%	33.2%	15.6%	4.1%
Campbeltown	31.0%	35.1%	25.9%	8.0%
Dunoon	34.2%	33.0%	24.3%	8.5%
Lochgilphead	43.3%	33.3%	18.8%	4.6%
Oban	39.4%	34.4%	20.3%	5.8%
Rothesay	28.9%	36.7%	26.5%	8.0%

Employment

Jobs

Helensburgh	Dunoon	Oban
4k	4k	6k
Campbeltown	**Lochgilphead**	**Rothesay**
2k	3k	2k

Jobs change 2009 to 2014

Helensburgh	Dunoon	Oban
-11%	-30%	2%
Campbeltown	**Lochgilphead**	**Rothesay**
-11%	-2%	-10%

Children in primary school

Helensburgh	Dunoon	Oban
1k	321	423
Campbeltown	**Lochgilphead**	**Rothesay**
408	354	339

Children in secondary schools

Helensburgh	Dunoon	Oban
2k	0	1k
Campbeltown	**Lochgilphead**	**Rothesay**
463	491	336

Education (% all people aged 16 and over)

Town	No Education	Standard Grade or Equivalent	Higher Grade or Equivalent	HNC, HND, SVQ4	Degree or Higher Degree
Helensburgh	7.5%	18.8%	4.0%	4.8%	52.6%
Campbeltown	4.2%	20.9%	3.4%	7.1%	50.5%
Dunoon	6.4%	19.8%	3.1%	8.1%	47.9%
Lochgilphead	4.8%	16.8%	2.3%	5.0%	59.9%
Oban	6.0%	13.0%	3.1%	4.9%	58.3%
Rothesay	5.7%	22.5%	3.9%	7.1%	45.4%

Argyll and Bute Council
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