

APPENDIX A

CRAIGNISH COMMUNITY PLAN

**Prepared by a Steering Group set up by Craignish Community
Council**

21st November 2011

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EXECUTIVE SUMMARY.

The Craignish Community Plan seeks to provide a **framework** for how the community wish to see local land planning evolve over the next 5-10 years. It is intended to inform the preparation of the future Local Development Plan, set for adoption in 2013, and to be used as the basis for Supplementary Planning Guidance. The Community Plan has taken over a year to prepare and has involved extensive consultation, analysis and interpretation.

The Community Plan, its vision, priorities and proposals are summarised below:

VISION STATEMENT

"To ensure a viable and vibrant community exists for current and future generations, whilst protecting the special character of Craignish and its setting."

LOCAL PRIORITIES

- 1. COMMUNITY:** the interests of the existing community are the priority. This includes protection and improvement of existing **local services**; retaining our **Primary School** and **Pre-School**; retaining **local shops** and local **bus services**; improving local **sewage and water provision**; and providing improved and diversified **community facilities**.
- 2. AFFORDABLE HOUSING:** the need to resolve the lack of **affordable housing** remains a local priority, providing for families, single people and the elderly. **Innovation** may be needed through local letting agreements, providing land and opportunity for self-build, community ownership, crofts and forest crofts in order to achieve this goal.
- 3. ARDFERN VILLAGE:** The existing **settlement boundaries** should be retained without expansion and in particular avoiding **linear or ribbon** spread along the roads. There is a wish to see **small-scale** incremental development of well designed and sited houses, rather than developer-led housing schemes with associated **suburbanisation** of the village.
- 4. CRAOBH VILLAGE:** The future of Craobh Village as a settlement is a cause of local concern; there is a wish to see a permanent population living in the village and a move away from a holiday village, with development of local services and work place opportunities.
- 5. LOCAL BUSINESSES:** Whilst working from home and **small businesses** co-existing with housing is seen as continuing to be the way ahead, there should remain flexibility to accommodate suitable sites for workshops and small commercial development in order to retain future flexibility for local employment opportunities. There is an aversion to large scale commercial development.
- 6. FORESHORE AND SEA-LOCHS:** The scenic quality of the coastal fringe and its setting is locally highly valued. Foreshore and marine development should be for **local community use** and be **small in scale**. The protection of the **Lagoon** from development, provided by the current local plan designations, should be continued and strengthened.

- 7. RURAL LANDSCAPE:** The landscape of Craignish is locally highly valued. There is recognition of the need for diversification of farm businesses and rural land-use to sustain a rural economy whilst retaining the better quality land for continued use in local food production into the future, avoiding permanent loss to built development.
- 8. RURAL HOUSING:** There is acceptance of the principles of the ABC Landscape Capacity Assessment, identifying sites for potential individual and small clusters of houses within the countryside.
- 9. SUSTAINABILITY AND RENEWABLES:** There is appreciation of the future changes to the way we live as energy resources continue to be depleted and recognition of the importance of local food and energy production and of the need for local, sustainable jobs. There is an open mind on opportunities for small-scale, local energy production.

IMPLICATIONS FOR FUTURE LAND PLANNING

The consultation indicates that much of the intent of the existing local plan is accepted and locally supported with few major changes emerging through the Community Plan consultation.

There are instances where a shift in emphasis or revised policy is suggested to allow opportunities to realise some of the aspirations raised in the consultation. These are put forward as our initial **ideas** and are areas for **further discussion**. At this stage, landowners have not been consulted about these proposals. The proposals are summarised as follows and are shown on the Proposals Maps:

- 1. ARDFERN: AFA 12/10: CORRANBEG / UPPER GLEBE:** prepare a development brief to consider opportunities for suitable 'development' in this area, with an emphasis on community benefit; on low density development; and retaining rural character. This area is shown on Proposal Map 5.
- 2. ARDFERN: VILLAGE PLAN:** prepare a design statement specific to Ardfarn that protects the village streets from further suburbanisation, retaining the locally valued informal character. This area is shown on Proposal Map 5.
- 3. ARDFERN: 'VILLAGE GREEN':** retaining space to allow opportunity for a small community park. Sites might include: the field below the Galley of Lorne; the Open Space Protected Area in the centre of the village; part of the Lower Glebe; and back-land areas behind the Smithy in the centre of the village. These areas are shown on Proposal Map 5.
- 4. ARDFERN: SEWAGE TREATMENT:** identification of land where a local Waste Water Treatment Plant could be located, allowing local burn and loch water quality to be protected. There may be potential for a site within AFA 12/10 (see 1. above).
- 5. ARDFERN: LAGOON:** specific policy to strengthen protection of the lagoon from commercial development.
- 6. ARDFERN & CRAOBH: PUBLIC ACCESS TO THE SEA:** retaining flexibility to allow future public recreational access to the foreshore and loch.

- 7. CRAOBH: ROAD END: POTENTIAL WORKSHOP SITES:** investigate the feasibility for future suitably designed small business / workshops sites, with good access onto the A816. This might include: former pig farm site; Barrichbeyan; and PDA 12/81, the proposed touring caravan site on the road into Craobh. These sites are shown on Proposal Map 6.
- 8. CRAOBH: MARINA:** encourage opportunities for small-scale recreational / marine based businesses to diversify and complement the existing marine activity and assist in strengthening a community in Craobh.
- 9. LUNGA: PDA12/76:** the existing local plan designates PDA 12/76 for a "touring and residential caravan site". This should be reconsidered to promote small-scale owner occupied and / or rented accommodation on the Lunga Estate, retaining a local community. This area is shown on Proposal Map 6.
- 10. LUNGA: FOREST SOUTH OF BARRICHBEYAN:** consider options for alternative land use within the area of felled forestry, to provide the opportunity for small-scale innovative rural housing and / or rural business, within a forest setting. The extent of this area is shown on Proposal Map 6, although it may be that only small areas would be used.
- 11. SALACHRY: FOREST CROFTS:** recommend a change in land designation to identify the principle of the forest croft project. This area is shown on Proposal Map 4.
- 12. COMMUNITY RENEWABLES & SUSTAINABILITY:** promote flexibility in the local plan to allow opportunities for community energy schemes and an area of shared land for food production or allotments that could be protected in the plan and where there is direct local benefit. AFA 12/10 in Ardfern (see 1 above) may be considered appropriate for this.

NEXT STEPS

In September 2011 a draft Community Plan was circulated to all committee members of the CC and to Fergus Murray, Development Policy Manager of the ABC Development Policy Service. A public presentation of the Draft Report was made at Craignish Village Hall and a copy of the report has been published on the CC web site. Account has been taken of relevant comments received and this report represents the approved Final Report.

Future development of the plan:

The CC should continue to work with ABC Development Policy Services to ensure that:

- § ABC take account of the Community Plan in preparing the forthcoming Local Development Plan;
- § ABC consider formally adopting the Community Plan as Supplementary Planning Guidance;
- § ABC Protective Servicing and Licensing (PSL) committee meetings take account of the Community Plan;
- § ABC Planning takes account of the Community Plan when determining local planning issues.

The CC should consider whether to be pro-active or reactive in taking forward the proposals of the Community Plan.

On a day-to-day basis:

- § The CC should ensure the Community Plan is kept alive and not filed away and forgotten;
- § The CC need to refer to the Community Plan in considering local planning issues.

Further, the CC needs to ensure that there is a mechanism for periodic review in place.

Part 1: PREPARATION OF THE COMMUNITY PLAN

1. Introduction

In 2009 Craignish Community Council was invited by Argyll and Bute Council to prepare a Community Plan that would provide information on the community's wishes and would be taken into account in the preparation of the new Local Development Plan, due to be adopted in 2013. The Community Council invited members of the community to come forward to form a Steering Group to prepare the Community Plan on its behalf. This document presents the findings of the Steering Group's work.

In the context of the Community Plan the word "Craignish" is taken to cover all of the Craignish Community Council area, which includes the whole peninsula, Ardfern and Craobh villages, the Barbreck Glen to Turnalt, east to Salachry and north to Garraron.

2. Purpose of the Community Plan

The principle of a Community Plan is to set out a vision for how a community wants to develop and to set out actions for achieving its aspirations. Preparation of Community Plans is a recognised part of the present day local planning process, and is supported by the Scottish Government.

The context of our Community Plan is focussed on the preparation of the next Local Development Plan, which itself will take the existing adopted Local Plan as its basis. We have therefore concentrated on local land-use planning issues. Basically, we have sought to ask – 'what do you think of the existing Local Plan and how should it be changed?'

In addition we have sought to identify other local priorities and views, many of which are directly or indirectly affected by the Local Plan process.

3. How the Community Plan will be used

Once approved by the Community Council, the completed Community Plan will provide a clear record of community consensus, backed up by survey results. As such this will inform:

- § ABC Development Policy Department when considering the Local Development Plan for Craignish;
- § Craignish Community Council, when making planning decisions on our behalf; and
- § Will inform planning decisions taken by planning officers and the PSL Committee. (There will be a requirement for a section of each planning report to take into account the agreed Community Plan).

In addition it is hoped that the Community Plan can be taken forward to form the basis of Supplementary Planning Guidance.

This has been a unique opportunity for everyone in Craignish to have a say in local planning and land use issues specific to Craignish. A huge effort has been made by the Steering Group to be transparent, fair and equal but as with all such exercises the process has not been without trial and error and there will always be those who feel their views are not represented. To this, we plead that the Community Plan can only be a framework for expressing a consensus and should be seen as the starting point for on-going dialogue. It is recognised that the Community Plan is a snap shot and will need to be re-visited and updated in the future.

4. Community Plan Process

Preparation of our Community Plan has had four stages:

- | | |
|----------------|---|
| § Scoping | initial open day, meetings and discussion to identify local planning issues |
| § Consultation | primarily through the Community Plan Questionnaire |
| § Analysis | collating the consultation results and drawing conclusions |
| § Proposals | interpretation of the results – identifying what it all means to the Local Plan |

PART 2: SUMMARY OF RESULTS, ANALYSIS AND CONCLUSIONS

1. Introduction

The Community Plan Questionnaire asked detailed questions about the existing local plan. The results were collated and analysed as described in Appendix 1.

In the following section we have summarised the findings of the Community Plan Questionnaire and other consultation. This forms the basis of the Community Plan Proposals.

2. Consultation

An Open Day and other consultations were held to identify key local issues. The issues raised influenced the design of a questionnaire that was issued in December 2010. It was agreed that the questionnaire would be detailed and be centred around the local plan. It was acknowledged that the length of questionnaire might be a deterrent, but at the time it was agreed that the subject is complex and the detail would give more robust information to take forward. It was also felt that the questionnaire needed to explain the Local Plan context in some detail to encourage answers related to actual policy rather than a preconception of the policy.

Over 450 questionnaires were issued to all people over 18 years of age, who live or have their main address within the Craignish Community Council area. Copies were also delivered to second home addresses in Craignish and to major land-owners. Questionnaires were delivered and collected by hand. In addition there was specific consultation with young people – students living away, high school children – and there was direct and specific consultation with local businesses.

There was some consultation with major land owners but, as the Community Plan is intended to represent the wider community's views irrespective of land ownership, the emphasis has been on establishing consensus through the questionnaire.

There have been a number of meetings and discussions with Fergus Murray, Development Policy Manager of the ABC Development Policy Service.

3. Consultation Response

148 questionnaires were returned. The respondents are evenly divided between male (47%) and female (53%) and so the responses show equal representation of the views of men and women.

76% of responses were from age 45+ with 38% age 45-64 yrs and 38% age 65+. Ages 20-44 were represented by 23% of respondents; while just 2% were age 16-19. There is a bias toward middle age and elderly views in the questionnaire. Whilst young people under 19 were not represented through the questionnaire, there have been some responses through the specific consultation with young people.

The majority of respondents live in Ardfern village (59%) and from Barfad to Aird (20%). Craobh (4%) and Lunga (7%) are poorly represented. 9% of respondents were second home owners who do not live here.

The majority of respondents live in their own home (79%). Most (91%) see Craignish as their long-term home. 96% have lived here for over 4 years; 80% for over 11 years; 50% for over 21 years and 13% for 41yrs+.

There was a poor return from direct consultation issued to businesses; however, as many of the local businesses are also residents, most will have had a chance to express their views.

We have been advised that the questionnaire return was reasonable and sufficient to base conclusions upon. All the results are on the Craignish Community Council website.

Analysis was carried out by the whole Steering Group, based on an agreed method and has been approved by all of the Steering Group. Analysis was based on the aggregate of answers. Comments received from individuals have not been counted in establishing a consensus on a subject.

4. Linking the Community Plan to the Local Development Plan

ABC's Main Issues Report (MIR) of the Local Development Plan was not published until after the questionnaires were prepared, so not all of the MIR questions/issues were addressed. However, a community view could be interpreted on many issues raised by the MIR, and where appropriate we have linked the results to the relevant section of the MIR. The Community Plan will assist the Community Council in preparing a response to the Local Development Plan Consultative Draft, once published.

5. Summary of consultation results

The following notes summarise the analysis of the results. The full analysis is shown in Appendix 1.

6. The Current Local Plan (Q 1-10)

The overall opinion was that the current plan needs only minor adjustments rather than major changes.

7. Local Planning Issues (Q 12-31)

Local short term priorities focus on consolidation of the existing situation rather than expansion. Immediate (0-5yrs) high priorities include:

- § infrastructure improvements to cope with existing demand
- § retaining local services
- § retaining and enhancing local employment
- § reducing pollution of the burns and loch
- § improved protection of existing employment, especially land based (farming) employment
- § protection of better farmland for long term food production
- § protection of and enhancement of the existing character of the villages, coast and sea lochs
- § protection of the foreshore from development
- § provision of affordable housing for local people.

Medium term (5-10yrs) high priorities include:

- § reduction in CO₂ emissions
- § local energy production
- § expansion of the tourist industry to ensure local employment opportunities
- § ensuring that sufficient land is available for housing to allow the communities to grow and diversify.

8. Future Development (Q 32-35)

Respondents recognise that the local plan must be flexible enough to meet the challenges of the next 20 years, acknowledging there could be significant changes in the way we live over this period, yet believe that there could be a threshold level beyond which more development should not be seen as inevitable.

9. Settlement Boundaries (Q 36-42)

- § Overall support for containing built development within existing village boundaries of **Ardfern**.
- § More people agreed than disagreed with the village boundaries of **Craobh** and **Lunga** but with a lot less certainty.
- § Considerable opposition to ribbon/linear development outwith the existing village boundary and on the shore side of the road .

10. Housing (Q 43-49)

- § Current local plan allocations generally supported but uncertainty re Craobh (re lack of development of current allocations).
- § Strong view that present land allocation for housing in **Ardfern** is adequate.
- § Strong view **Craobh** should move away from being a holiday village towards a more residential/sustainable community.

11. Low Cost / Affordable Housing and Sheltered Housing (Q 50-56)

- § Little support for additional low cost/affordable housing over the theoretical provision in the existing plan (ie approximately 40 houses). However, there is concern over whether the allocated sites will actually be realised due to the cost constraints on provision of low cost housing.
- § Affordable housing should be allocated to local people as a first priority.
- § LDP should allocate an area for **low-cost** self build development (differentiated from self build projects).
- § LDP should consider allocation of land for sheltered housing. (**MIR 5.15** refers)

12. Design of Houses (Q 57-64)

- § LDP should continue to emphasise the importance of design and setting.
- § Should prioritise taking the local context into account – strong local **aversion** to the application of urban standards to a small rural community.

13. Second Homes (Q 65)

- § If planning policy is able to influence second home ownership in the future, residents support preventing them from dominating the housing mix.

14. Infrastructure (Q 67-83)

- § The majority think the lack of local infrastructure is a restriction on the future development of Craignish and is an issue the LDP must address. However there is no demand for a centralised approach; e.g. still a preference for each new property/small development resolving its own waste.
- § Strong local view that the primary school, shop, post office and bus service are essential elements in the community and must be protected.
- § The concept of a joint campus approach, located outwith Craignish is **not** supported and support for identifying a potential local site for future expansion of the school if required.

15. Open Space (Q 84-96)

- § In **Ardfern** existing Open Space Protection Areas are well supported
- § In **Craobh**, while supported, there is less consensus, perhaps reflecting the uncertainty of development at Craobh.
- § In Craignish as a whole there is support for a simple community open space, or village green, providing a grass pitch and play space for toddlers.
- § Mixed views on play areas, allotments and pitches; a wish to avoid urbanisation (see 32. Local Issues below).

16. Ardfern Centre and Waterfront (Q 97-100)

- § The existing the village centre is felt to be satisfactory and Ardfern Village Centre Area for Action, contained within the existing LP, is now unnecessary. (**MIR Issue 6I** designating Ardfern as a Local Regeneration Opportunity refers)
- § However, congestion and conflicts of interest in village centre are issues that need to be addressed but done so imaginatively (not just by road widening/ pavements). A coordinated design approach and suburbanisation is not supported.

17. Traffic (Q 101-107)

- § Traffic and congestion in **Ardfern** not currently a major issue; a strong majority against additional footpaths, with a thread of opinion against traffic calming.
- § Issues are centred on the roads around the school and safety for pedestrians walking between village and hall.
- § <50% response to questions about **Craobh** so unclear if issues exist or not.

18. Commercial Development (Q 109-112)

- § Currently limited support for designating land for commercial use because many local businesses work from home (**MIR 6.41** refers).
- § Support for small scale businesses to co-exist with housing (**MIR 6.43** supports this policy).
- § If land for commercial development is to be allocated, there is support for locating it near the A816, to avoid additional congestion in the villages.

19. Countryside Around Settlements (Q 113-114)

- § Support for role "Countryside Around Settlements" plays in defining settlements and limiting expansion, whilst allowing development "of an appropriate type".

20. Sensitive and Very Sensitive Countryside (Q 115-118)

- § Overall support for the designations of the Sensitive and Very Sensitive Countryside as shown in the existing plan (but see 25. Salachry below).

21. Pattern of Development (Q 119-123)

- § Mixed views on the most appropriate pattern of new development.
- § Majority in favour of flexibility, with individual or clusters of houses in the countryside outwith the villages, yet the majority did not agree with the principle of grouping new houses around existing ones.
- § There was a clear aversion to the linear/ribbon spread of houses along the roads.

22. Rural Opportunity Areas (Q 124-132)

- § Views on the ROAs Review were mixed, but the findings of the Landscape Capacity Assessment (LCA) on potential sites within the ROA, was generally accepted (**MIR 9C** refers).

23. Farming, Conservation, Access and Forestry (Q 133-141)

- § The LDP should continue to support farming, but intervention in farming practice should not be increased.
- § Protecting 'arable' land should be given greater weight to ensure continued local food production is achievable; good agricultural land in Craignish is limited (**MIR 7.14** supports this view).
- § Little support for more Sitka plantation in Craignish; more mixed woodland would be preferable.

24. Tourism (Q 142-145)

- § Strong view that the existing emphasis on small-scale development is correct; large scale developments would erode the character of Craignish and reduce its attractiveness for visitors.
- § Locally Sensitive areas should be clearly identified and protection retained or enhanced.

25. Salachry (Q 146-147)

- § Residents agree that the LDP should accommodate the croft project at Salachry with associated croft housing and re-designate the land accordingly. (A new policy framework on the creation of a new crofting township should be established in the LDP – **MIR 5.40**)

26. Sustainability (Q 149)

- § The LDP should continue to support Sustainable Development.

27. Renewable Energy: Large Scale Renewables (windfarms) (Q 151-154)

- § LDP should continue its current policy of constraint when considering large-scale windfarms in Craignish. (**MIR 7.20** refers)

28. Small Scale Windfarms and Other Renewables (Q 155-162)

- § Strong support for the LDP to continue its current policies on small-scale renewables.
- § Emphasis should be on energy conservation and micro-generation.

29. Coastal Development and Foreshore (Q 163-167)

(MIR 4.26 refers)

- § Craignish coastal scenery is a major attraction and should continue to be protected.
- § Strong view against any development on the shore side of the road.
- § Small-scale development should be permitted but only if it benefits the local community.
- § LDP should continue its current policies (of protection, subject to criteria).

30. Marine Tourism (Q 168-171)

- § Mixed view on the expansion of tourism facilities as may negatively impact the valued character of Craignish coast. Any further development should be small-scale only.

Craignish Lagoon (Q 172-176)

- § LDP should continue its current policies of protection and protect the lagoon from all commercial development.

31. Aquaculture (Q 177-179)

- § Opposition to future expansion.

32. Local Issues (Q 180-199)

- § Results reiterate the answers to earlier questions; local services should be protected as an overwhelming first priority.
 - Retain a local post office (93% highest priority)
 - Retain a local school (91% highest priority)
 - Retain local pubs (91% highest priority)
 - Retain local shops (75% highest priority: 8% medium priority)
- § Other important local issues were
 - Control of Japanese knotweed (61% high priority: 21% medium priority: 8% not required)
 - Tent / backpacking sites (32% high priority: 36% medium priority: 20% not required)
 - Bus shelter (32% high priority: 35% medium priority: 22% not required)
 - Youth Club (36% high priority: 24% medium priority: 21% not required)
 - Public toilets (23% high priority: 28% medium priority: 33% not required).
- § There was no wish to see the village "urbanised" with 72% not wishing more street lighting.

PART 3: COMMUNITY PLAN PROPOSALS

1. INTRODUCTION

Based on the analysis of the consultation results, the Community Plan Proposals are in two sections:

- a. **Comment:** on the existing Local Plan– Maps 1-3
- b. **Proposals:** suggested alterations to the Local Plan– Maps 4-6

The proposals are put forward for discussion and consideration by the Community Council and Development Policy Department. To date we have not directly consulted any landowners on the findings of the Community Plan, although, as with the wider community, landowners have had the opportunity to comment on the draft report.

2. COMMENT ON THE EXISTING LOCAL PLAN

With regard to the existing Local Plan, the following **Maps 1-3** show a summary of where the consultation identified:

- a. **Agreement:** indicating no change to the existing Local Plan is desired.
- b. **Disagreement:** indicating the need to consider alterations to the existing Local Plan.
- c. **Uncertainty:** existing Local Plan is questioned.

The following is a summary of the ten key findings, not all of which can be mapped:

- a. **MAINTAINING THE STATUS QUO:** The consultation indicates that much of the intent of the existing local plan is accepted and locally supported with few major changes emerging through the Community Plan consultation.

Local priorities include the following:

- b. **COMMUNITY:** The interests of the existing community are the priority. This includes protection and improvement of existing **local services**; retaining our **Primary School** and **Pre-School**; retaining **local shops** and local **bus services**; improving local **sewage and water provision**; and providing improved and diversified **community facilities**.
- c. **AFFORDABLE HOUSING:** The need to resolve the lack of **affordable housing** remains a local priority, providing for young families, single people and the elderly. **Innovation** may be needed through local letting agreements, providing land and opportunity for self-build, community ownership, crofts and forest crofts in order to achieve this goal.
- d. **ARDFERN VILLAGE:** The existing **settlement boundaries** should be retained without expansion and in particular avoiding **linear/ribbon** spread along the roads. There is a wish to see **small-scale** incremental development of well designed and sited houses, rather than developer-led housing schemes with associated **suburbanisation** of the village.
- e. **CRAOBH VILLAGE:** The future of Craobh Village as a settlement is a cause of local concern; there is a wish to see a permanent population living in the village and a move away from a holiday village, with development of local services and work place opportunities.
- f. **LOCAL BUSINESSES:** Whilst working from home and **small businesses** co-existing with housing is seen as continuing to be the way ahead, there should remain flexibility to accommodate suitable sites for workshops and small commercial development in order to retain future flexibility for local employment opportunities. There is an aversion to further large scale and commercial development.

- g. FORESHORE AND SEA-LOCHS:** The scenic quality of the coastal fringe and its setting is locally highly valued. Foreshore and marine development should be for **local community use** and be **small in scale**. The protection of the **Lagoon** from development, provided by the current local plan designations, should be continued and strengthened.
- h. RURAL LANDSCAPE:** The landscape of Craignish is locally highly valued. There is recognition of the need for diversification of farm businesses and rural land-use to sustain a rural economy whilst retaining the better quality land for continued use in local food production into the future, avoiding permanent loss to built development.
- i. RURAL HOUSING:** There is acceptance of the principles of the ABC Landscape Capacity Assessment, identifying sites for potential individual and small clusters of houses within the countryside.
- j. SUSTAINABILITY AND RENEWABLES:** There is appreciation of the future changes to the way we live as energy resources continue to be depleted and recognition of the importance of local food and energy production and of the need for local, sustainable jobs. There is an open mind on opportunities for small-scale, local energy production.

COMMUNITY FEEDBACK

Agreement: to protection of sensitive countryside on the surrounding hills, protected from built development, more conifer plantations and large windfarms nearby.

Agreement: to the ROA/LCA review that proposes a scattering of potential house sites through Barbreck to Garraron.

Cautious agreement: to the ROA/LCA review that rejects potential houses south of Barrichebayan.

Cautious agreement: to the ROA/LCA review that proposes a scattering of potential house sites below Lunga House.

Agreement: to the ROA/LCA review that rejects potential house sites toward Gemmil.

Disagreement: with the sensitive / very sensitive countryside designations at Salachry, such as they may restrict the publicly supported Salachry Crofts project.

Agreement: to the ROA/LCA review that restricts potential houses except in vicinity of Corranmor.

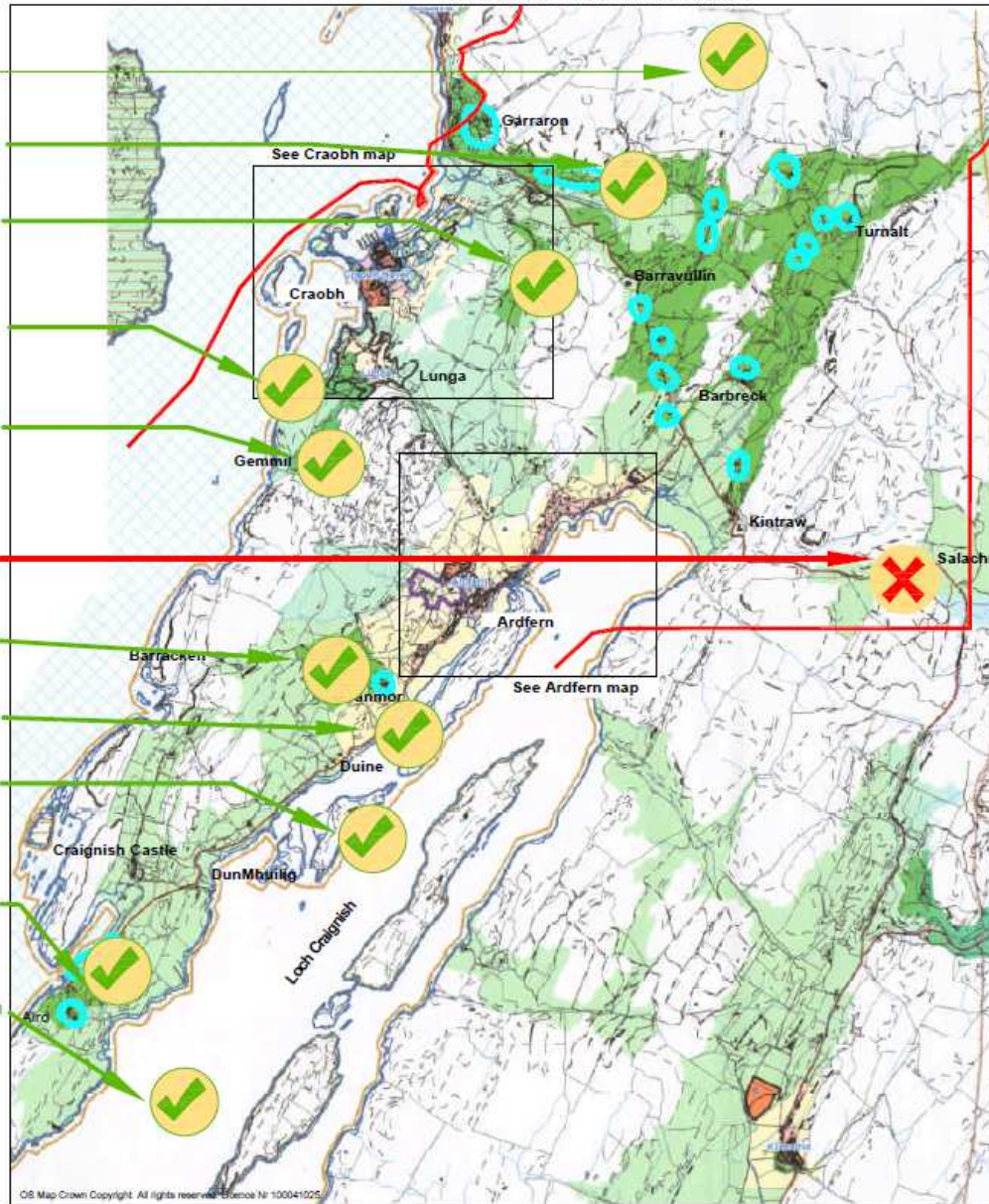
Agreement: with existing policy, implying protection of the Lagoon from development.

Agreement: protection of the coastal foreshore from further large scale & commercial development whilst accomodating appropriate small-scale development.

Cautious agreement: with the ROA/LCA review that proposes potential house sites at Aird and on Loch Beag.

Agreement: protection of Loch Craignish from further aquaculture development.

Craignish boundary runs north on the ridge of Tom Sollier to the Kilmelford / Loch Awe road, then south down the Barbreck River



EXISTING LOCAL PLAN :



Settlement: a general presumption in favour of small / medium scale housing development, appropriate to the setting.



Countryside Around Settlement: small scale infill development; rounding-off; change of use - on an 'appropriate basis'.



Sensitive Countryside: very limited capacity for development, other than of small scale.



Very Sensitive Countryside: only development associated with the natural resources present or strong locational need.



Rural Opportunity Area: 'general capacity' to absorb small scale development. Now superseded by the Landscape Capacity Assessment (LCA).



Area of Panoramic Quality: regionally important in terms of landscape quality. Development with a adverse impact on scenic quality will be resisted.



Marine Consultation Area: quality marine areas identified as deserving particular distinction, encouraging 'awareness' of conservation issues.



Local Conservation Site: local wildlife interest. Development not usually permitted unless local benefits outweigh loss.



Indicative landward boundary of Craignish Community Council:

This map shows the current Approved Local Plan (2009) with a summary of where the Questionnaire showed community Agreement, Disagreement or Questioning of the Local Plan.

COMMUNITY FEEDBACK:

Questioned: allocation of site for commercial development (PDA 12-13) at back of Craig Dubh - suggesting sites near A816 or 'home based' working.

Questioned: expansion of village along road to Craig Dubh: consultation suggests aversion to linear spread of village along road

Agreement: with containment of the village within its existing boundaries.

Disagreement: AFA between marina and shop no longer relevant.

Agreement: with the principle retaining un-developed ground within the village.

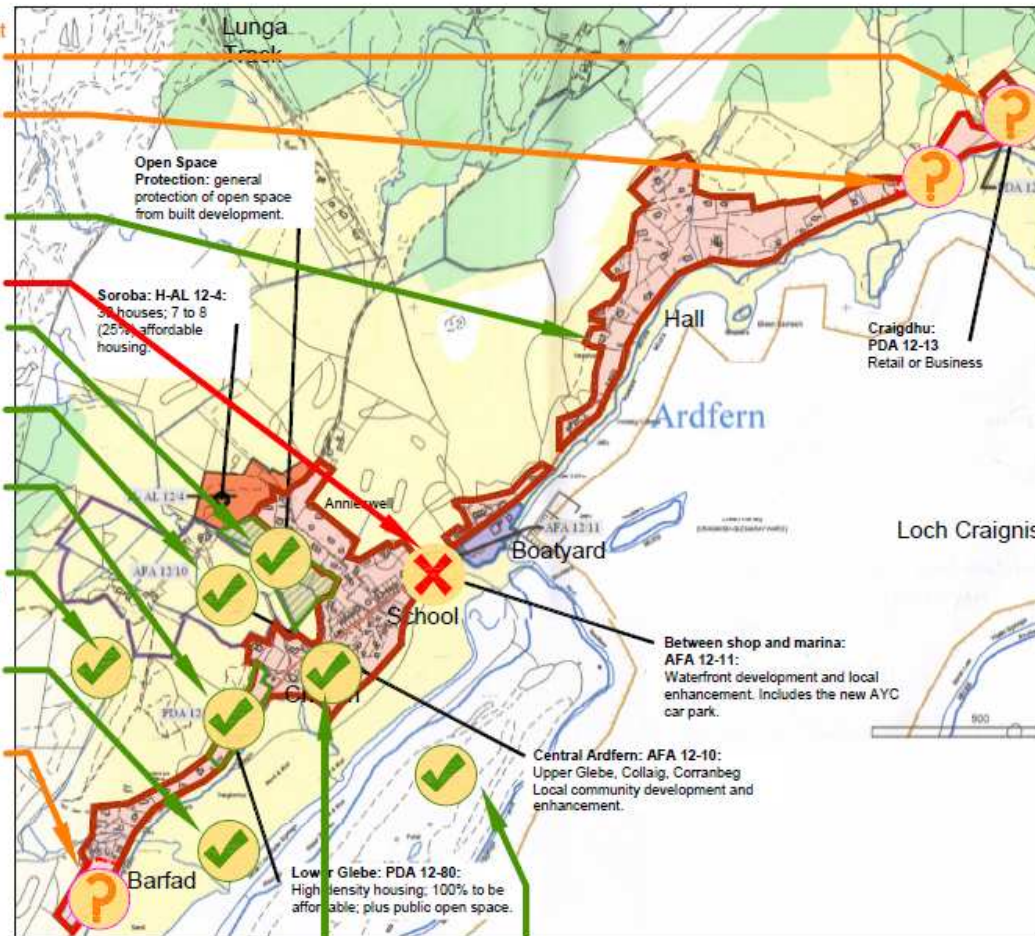
Agreement with caution: AFA 12/10 is supported but there is lack of clarity as to what it means.

Agreement: support PDA 12-80 - The Glebe - 100% affordable, plus open space, on the basis of meeting a local housing need.

Agreement: protection of un-developed ground around the village as Sensitive and Very Sensitive Countryside.

Agreement: support the principle of protecting the foreshore from further large scale built development.

Questioned: expansion of the village south to Barrfada Farm, encouraging linear development along the road; community has expressed wish to avoid spread of village. The development of the Lower Glebe might also be questioned if not achieving affordable housing.



- Agree with existing LP
- Dis-agree with existing LP
- Question / uncertain over existing LP

EXISTING LOCAL PLAN.



Settlement: a general presumption in favour of small / medium scale housing development, appropriate to the setting.



Countryside Around Settlement: small scale infill development; rounding-off; change of use - on an 'appropriate basis'.



Sensitive Countryside: very limited capacity for small scale development.



Very Sensitive Countryside: only development associated with the natural resources present or strong locational need.



Established Business and Industry:



Area of Panoramic Quality: regionally important in terms of landscape quality. Development with a significant impact on scenic quality will be resisted.



Open Space Protection: usually within or next to settlements, where building will be discouraged and open ground retained, usually for public use as public parks, pitches, open ground etc.

AFA= Area for Action: potential for development / community / environmental projects, subject to Supplementary Guidance to be provided from ABC.

PDA= Potential Development Area: mainly, though not exclusively, at edge of settlements, sites with development opportunity, often subject to restrictions. ABC will prepare Development Briefs.

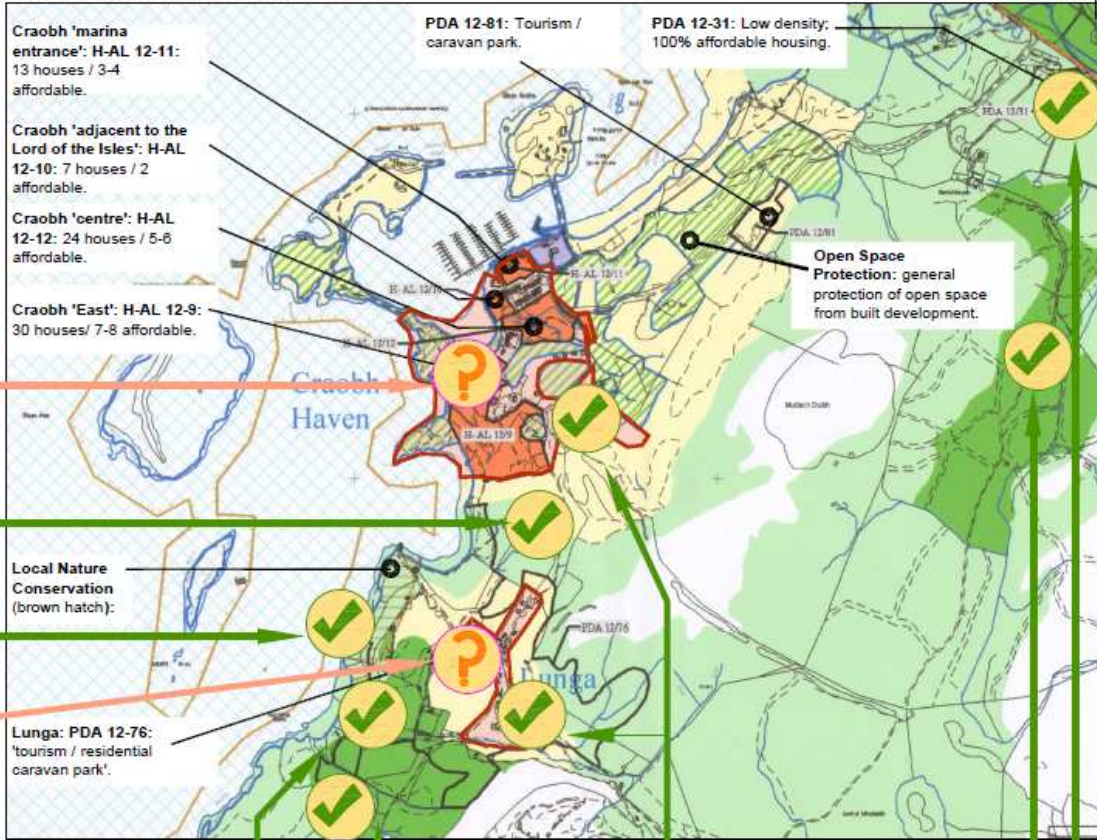
H-AL= Housing Allocation: development anticipated within 5 years, without significant physical or policy constraints.

This map shows the current Approved Local Plan (2009) with a summary of where the Questionnaire showed community Agreement, Disagreement or Questioning of the Local Plan.

ARDFERN: COMMENT ON THE CURRENT LOCAL PLAN: MAP 2

COMMUNITY COMMENT

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Uncertainty: with Craobh village and concern over the future sustainability of the village at present.

Agreement: with protection of countryside around settlement.

Agreement: with protection of the foreshore and coastal waters from further large scale development.

Question: designation as Tourist and Residential Caravan site replacing the existing community.

Agreement: with the ROA /LCA identifying potential sites below Lunga.

Agreement: with the ROA /LCA removes potential housing sites towards Gemmil.

Cautious agreement: to the ROA/LCA review that rejects potential houses south of Barrichebayan.

Agreement: with the LP settlement boundaries

Agreement: with 100% affordable housing allocation.

This map shows the current Approved Local Plan (2009) with a summary of where the Questionnaire showed community Agreement, Disagreement or Questioning of the Local Plan.

- Agree with existing LP
- Dis-agree with existing LP
- Question / uncertain over existing LP

EXISTING LOCAL PLAN.

- Settlement:** a general presumption in favour of small / medium scale housing development, appropriate to the setting.
- Countryside Around Settlement:** small scale infill development; rounding-off; change of use - on an 'appropriate basis'.
- Sensitive Countryside:** very limited capacity for small scale development.
- Very Sensitive Countryside:** only development associated with the natural resources present or strong locational need.
- Rural Opportunity Area:** 'general capacity' to absorb small scale development. Now superseded by the Landscape Capacity Assessment (LCA).
- Established Business and Industry:**
- Area of Panoramic Quality:** regionally important in terms of landscape quality. Development with a significant impact on scenic quality will be resisted.
- Marine Consultation Area:** quality marine areas identified as deserving particular distinction, encouraging 'awareness' of conservation issues.
- Local Conservation Site:** local wildlife interest. Development not usually permitted unless local benefits outweigh loss.
- Open Space Protection:** usually within or next to settlements, where building will be discouraged and open ground retained, usually for public use as public parks, pitches, open ground etc.

PDA= Potential Development Area: mainly, though not exclusively, at edge of settlements, sites with development opportunity, often subject to restrictions. ABC will prepare Development Briefs.

H-AL= Housing Allocation: development anticipated within 5 years, without significant physical or policy constraints.

CRAOBH: COMMENT ON THE CURRENT LOCAL PLAN: MAP 3:

3. PROPOSALS

The following **Maps 4-6** show a number of suggestions for revisions to the existing Local Plan.

These are proposals for discussion but are based on the Steering Group's interpretation of the consultation results. The consultation exercise has expressed a need for certain features, but rarely identified a location. In putting together the proposals we have attempted, where feasible, to suggest locations where land-use planning policy might allow or be adapted to allow such features to be developed. At this stage there has been no consultation with land-owners on the sites suggested.

a. ARDFERN: AREA FOR ACTION 12/10: CORRANBEG / UPPER GLEBE:

We suggest:

- § The existing AFA as mapped on the current Local Plan is retained but that a full development brief should be prepared, in consultation with the community, to clarify the future potential of this area.
- § The brief should be wide ranging and 'Development' should consider not just housing, but also have an emphasis on community benefit, avoiding the area being just used as an extension of the village and purely for housing.

The AFA is outwith the village boundaries as currently mapped and the consultation has identified a wish not to expand the village boundaries. Therefore, a development plan here should take this into account in terms of density and style of any development.

The development brief should consider:

- i. Access issues
- ii. Low-cost and low cost self build housing
- iii. Community energy projects
- iv. Small scale workshops
- v. Open Space
- vi. Allotments / shared land
- vii. Sports Hall
- viii. Sports Pitches
- ix. Waste water treatment
- x. Camping / bunkhouse business / small-scale rural tourism

The list is not conclusive and the brief would need to be flexible. The AFA is shown on Map 5.

b. ARDFERN: VILLAGE PLAN:

- § Built development in and around the village puts increasing pressure on the village to 'improve' its roads and footpaths. The consultation identified a wish to retain a rural character.
- § In order to achieve this it is suggested that a design statement should be prepared specific to Ardfern that protects the village streets from further suburbanisation, resisting formal footpaths and kerbs and additional street lighting, and retaining the valued informal character. This should replace the existing AFA for 'Ardfern Waterfront'.

The area is shown on Map 5.

c. ARDFERN: VILLAGE GREEN:

- § The consultation expressed a wish to create some public space within the village, retaining some public 'green space' to allow future opportunity for a small community park. The existing Open Space Protection Area, to date, does not provide that.
- § Sites might include: the field below the Galley of Lorne; up Mill Burn, that part of the Lower Glebe not currently within the current low cost housing scheme; and potential back-land areas behind the Smithy in the centre of the village.
- § The potential five areas are shown on Map 5.

d. ARDFERN: SEWAGE TREATMENT:

- § In order to protect the burns and sea loch from pollution that is currently evident, the future Local Plan should consider identifying a potential site where a local Waste Water Treatment Plant could be located.
- § No location has been suggested in the Community Plan but it is important that future planning takes this into account and that there is 'joined up thinking' so that opportunities are not lost.

e. ARDFERN & CRAOBH: PUBLIC ACCESS TO THE SEA:

- § Whilst protection of the foreshore is a local priority, providing public access to the sea was also raised as an issue.
- § No location has been suggested in the Community Plan but flexibility should be retained to allow future provision for public recreational access to the foreshore and loch.

f. CRAOBH: ROAD END: POTENTIAL WORKSHOP SITES:

- § The opportunity for small-scale workshops to allow for future development should be retained in the plan. The existing site (PDA 12-13) at Craig Dubh had little support.
- § It is suggested that the feasibility of a site or sites for future suitably designed small business / workshops, with good access onto the A816 be investigated. This could include consideration of: the former pig farm site at Craobh road end and/or around the existing garage unit at Barrichbeyan, and considering the re-definition of PDA 12/81, the proposed touring caravan site on the road into Craobh.
- § Three potential sites are shown on Map 6.

g. CRAOBH: MARINA:

- § In order to assist in sustaining existing employment and to promote the development of a community in Craobh, opportunities for business development should be encouraged.
- § It is suggested that there is consideration for encouraging development within or in the immediate vicinity of the existing marina. It is envisaged that this would provide opportunities for further small scale recreational / marine based businesses to diversify and complement the presence of the marina, water-sports and road and water access. An expansion of the existing Local Plan 'commercial' designation could be considered.

h. LUNGA: PDA12/76: COMMUNITY DEVELOPMENT:

- § The lack of alternative low-cost housing options in Craignish is a local issue and is exacerbated by the removal of the community that has for many years lived in caravans around Lunga Estate.
- § Given the lack of alternative accommodation in Craignish, and the difficulties in achieving low-cost-housing, it is suggested that the new Local Development Plan should look at the opportunities for finding a way to retain a resident community in this area rather than

promoting the PDA for a touring and residential caravan site as contained within the existing Local Plan.

§ The existing PDA 12/76 is shown on Map 6.

i. LUNGA: FOREST SOUTH OF BARRICHBEYAN:

§ The consultation raised the need for low-cost and self-build housing. Between Barrichbeyan and the Lunga track it is suggested that the options for alternative land use within the area of felled forestry could be considered so as to provide the opportunity for small scale innovative rural housing and / or small scale forest based business as a diversification of land use.

§ The area was previously within the Rural Opportunity Area, however the LCA rejected housing here. It may be that this could be challenged on the basis of the quality of the landscape already being dominated by the commercial forestry which, it is assumed, will be re-planted, and by a proposal that was small in scale and had low visual impact.

§ The possible extent of the suggested AFA is shown on Map 6.

j. SALACHRY: FOREST CROFTS:

§ The Salachry Forest Crofts project has been supported by the community in previous consultation and was supported again in the Community Plan. The existing Local Plan designation of part of the site as Sensitive Countryside is a restriction on realising the project.

§ It is therefore proposed that there is a change in land designation at this site or specific identification of the principle of the forest croft project here in the Local Plan.

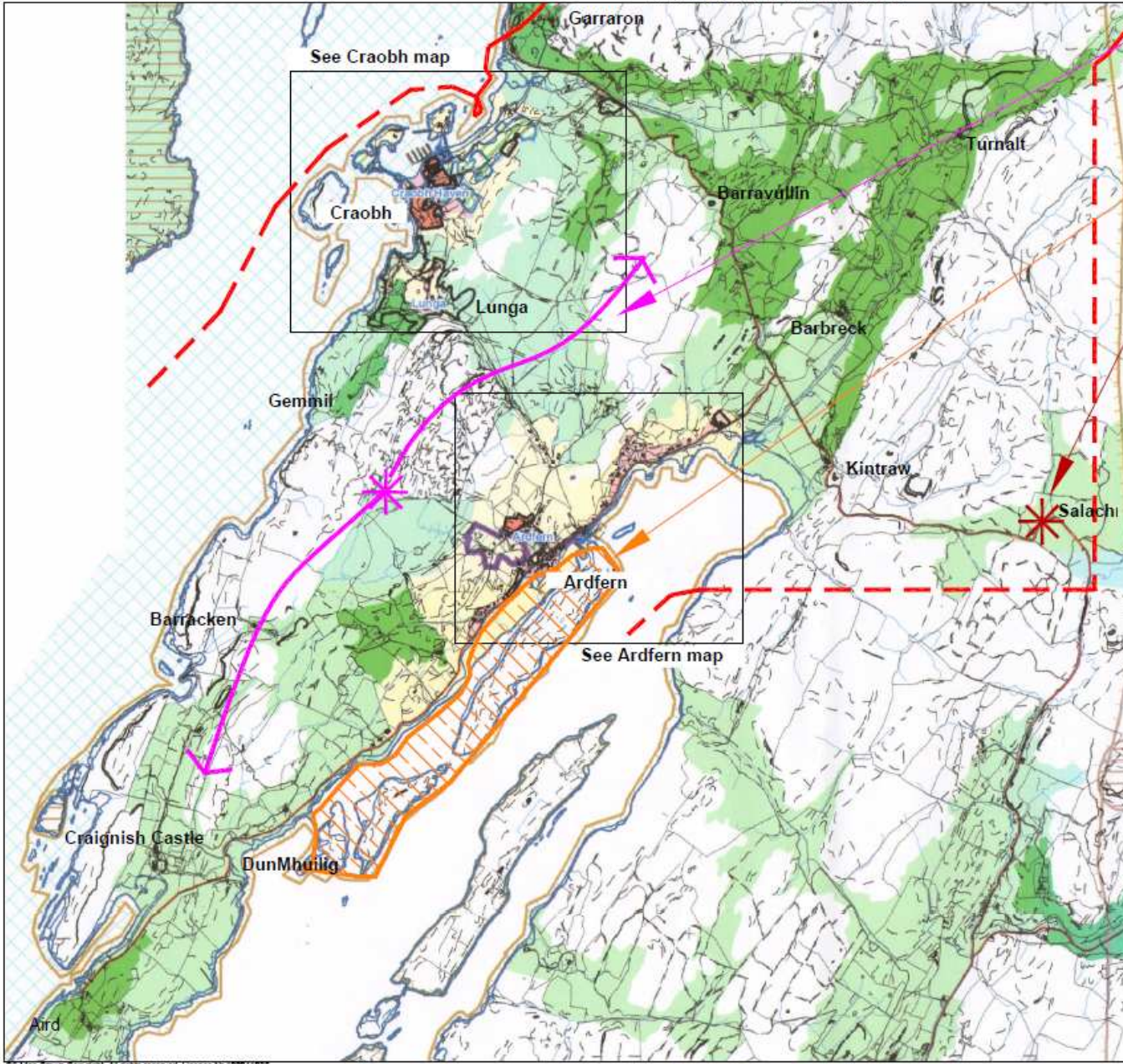
§ The Salachry site is shown on Map 4.

k. COMMUNITY RENEWABLES & SUSTAINABILITY:

§ The importance of the future sustainability of Craignish is an important local issue and the principles of small-scale and community energy production are widely supported.

§ It is suggested that flexibility in the local plan is retained to encourage opportunities for future community energy and food production projects where there is direct local benefit.

Craignish boundary runs north on the ridge of Tom Sollier to the Kilmelford / Loch Awe road, then south down the Barbreck River




COMMUNITY PLAN PROPOSALS :

Renewables: the LP designations throughout should be flexible in encouraging appropriate scaled renewable energy projects on the peninsula (ie wind, hydro, tide and biomass).

Strengthen protection of Lagoon: specific policy should be included in the LDP to protect the Lagoon and its setting from commercial development.

Salachry Crofting Township: a site should be identified for a community led forest croft project, including croft houses and appropriate associated development.

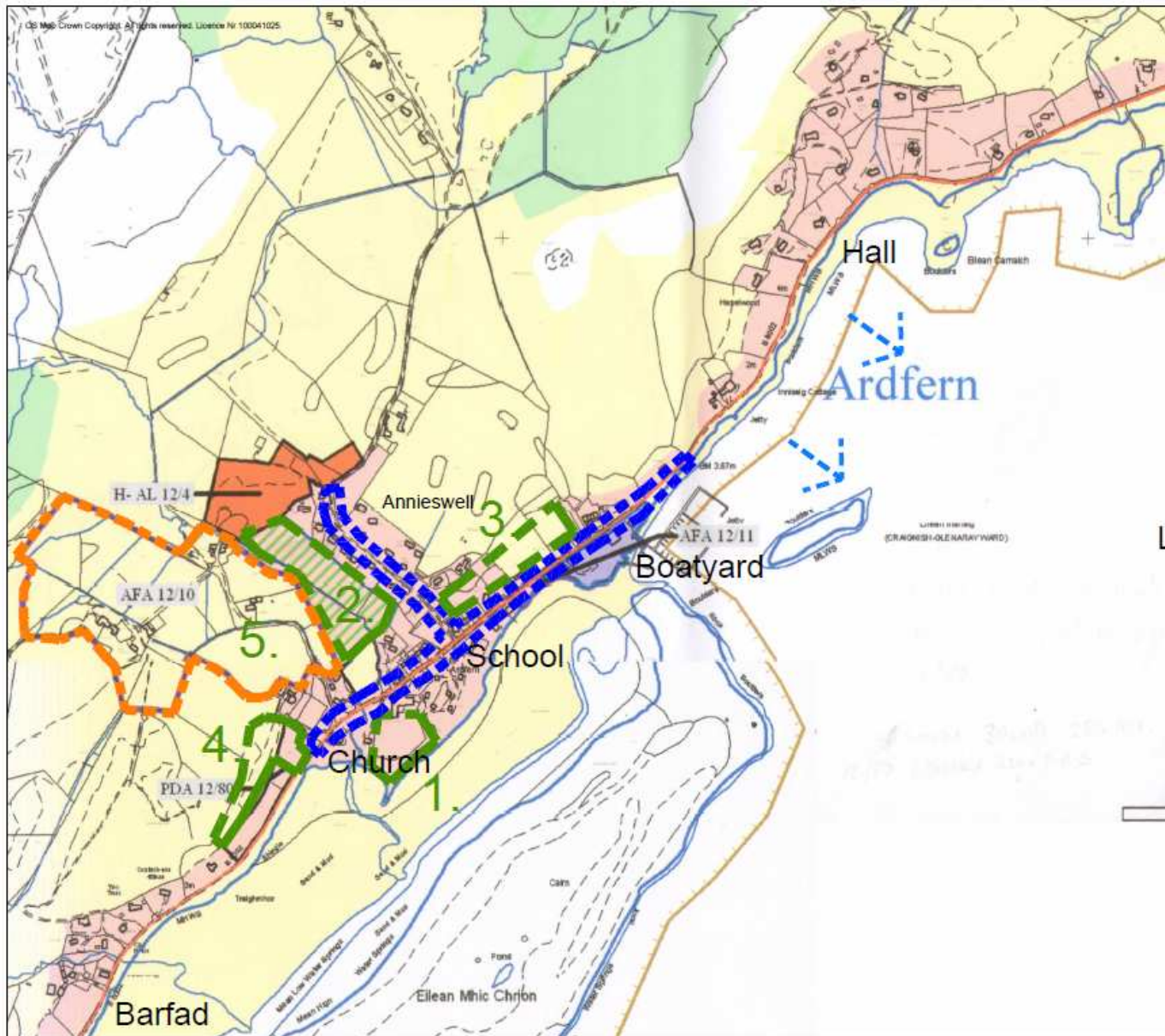
Refer to Maps 5 & 6 for Ardfern & Craobh.

 Indicative landward boundary of Craignish Community Council:

This map shows proposals identified through the Community Plan process shown as an overlay over the current Approved Local Plan (2009).

CRAIGNISH: PROPOSALS: MAP 4:

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This map shows proposals identified through the Community Plan process shown as an overlay over the current Approved Local Plan (2009).

EXISTING LOCAL PLAN



- Ardfern Village Centre:** consider specific design statement that recognizes the community wish to retain the character of the rural setting and:
- avoid suburbanisation through additional footpaths, road kerbs and additional streetlighting
 - resolves existing drainage and poor surfaces in a way appropriate to the setting
 - considers options for resolving traffic & access issues



- Upper Glebe & Corranbeg AFA:** prepare a development plan, with the community, to assess potential for, amongst other things:
- resolving access issues
 - innovative low cost, self build housing
 - community energy project
 - small scale workshop development
 - allotments & public open space
 - sports hall
 - sports pitches
 - camping &/or bunkhouse business
 - waste water treatment works

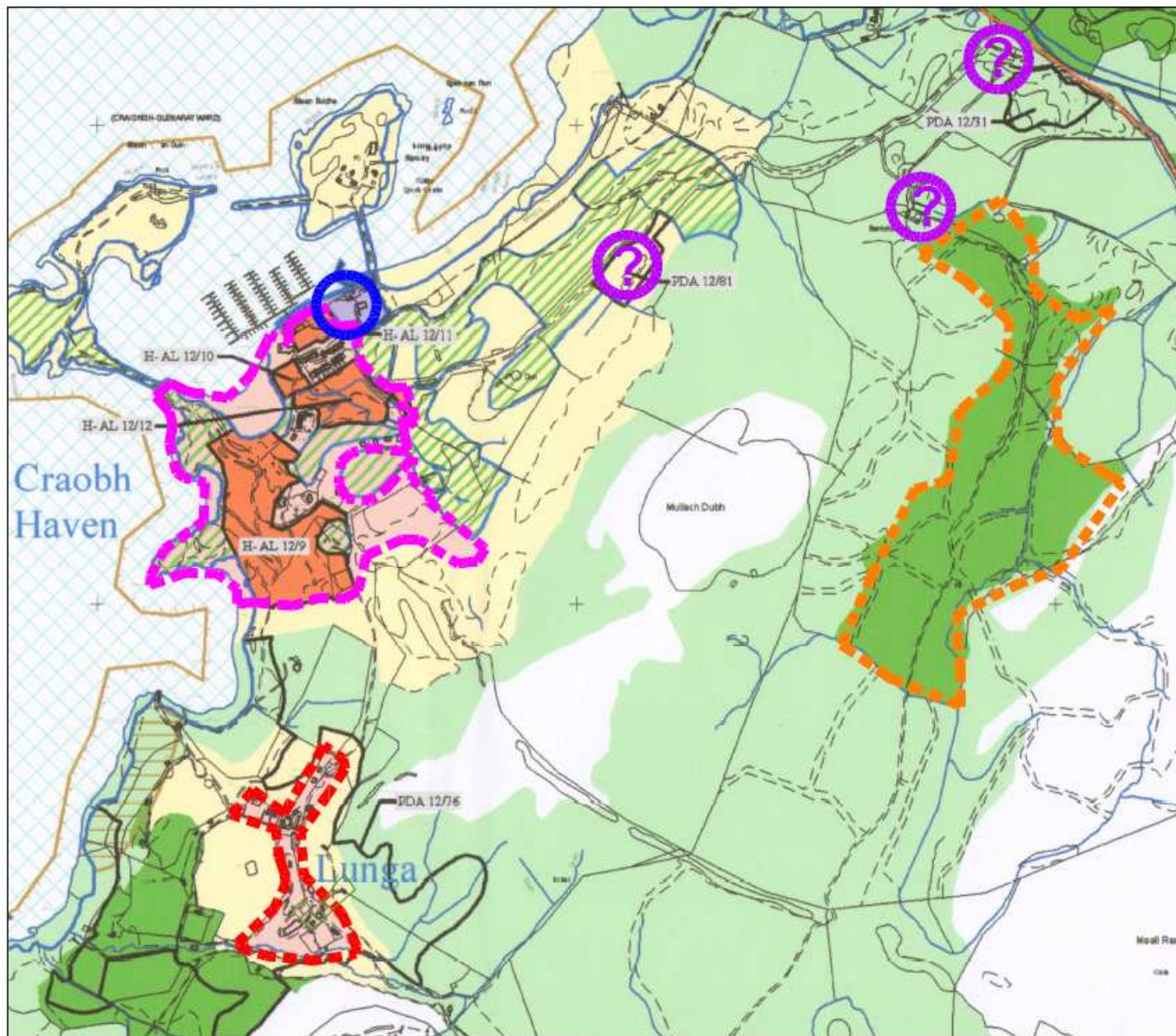


- Potential Public Green:** investigate remaining sites where a small public green could be created - including:
1. below Pub,
 2. within existing designated Open Space Protection Area,
 3. backland areas,
 4. Lower Glebe,
 5. Corranbeg AFA etc



- Public access to the sea:** consider local flexibility in shoreline protection policy to allow consideration of a site for a public slipway and access to the water

ARDFERN: PROPOSALS: MAP 5



EXISTING LOCAL PLAN.



Craobh Village: policy change in all new development from here-onwards to promote occupancy and regenerate local community, services & business development, contained within the existing settlement boundary.



Lunga: policy change to promote retaining a local community within small scale owner-occupied / rented accommodation



Potential Area for Action: within the former Rural Opportunity Area south of Barrichbeyan, promote consideration of feasibility of community based development that might encompass:

- self build housing
- forest business
- eco-tourism



Existing Commercial Development:
Craobh Haven: specific policy to promote diversification of existing commercial activity to promote the sustainability of Craobh - small businesses, marine tourism, links to aquaculture etc etc, Possible expansion of commercial area.



Potential Commercial Development: policy change that would encourage the feasibility of small-scale sites for workshop or similar development to be considered. Sites having good access to A816 and of appropriate design and landscape integration, providing local employment opportunities.

This map shows proposals identified through the Community Plan process shown as an overlay over the current Approved Local Plan (2009).

CRAOBH: PROPOSALS: MAP 6:

APPENDIX B

PART 4: NEXT STEPS

Future development of the plan:

The CC should continue to work with ABC Development Policy Services to ensure that:

- § ABC take account of the Community Plan in preparing the forthcoming Local Development Plan;
- § ABC consider formally adopting the Community Plan as Supplementary Planning Guidance;
- § ABC Protective Servicing and Licensing (PSL) committee meetings take account of the Community Plan;
- § ABC Planning take account of the Community Plan when determining local planning applications.

The CC, with partners such as the local development company C3, should consider whether to be pro-active or reactive in taking forward relevant proposals of the Community Plan. This might include areas such as the AFA 12/20 on the Corranbeg track in Ardfern, or in development opportunities in the forest south of Barrichbeyan.

On a day-to-day basis:

- § The CC should ensure the Community Plan is kept alive and not filed away and forgotten;
- § The CC need to refer to the Community Plan in considering local planning issues.

Further, the CC needs to ensure that there is a mechanism for periodic review in place.

Appendices

APPENDIX 1: QUESTIONNAIRE RESULTS AND ANALYSIS

Introduction

This section shows the results of the questionnaire and the analysis. For each section of the questionnaire conclusions were drawn – termed 'Message to the Local Plan'. These form the basis for the suggested Community Plan Proposals.

Criteria

The Questionnaire provides an objective basis for drawing conclusions. We have adopted the following definitions in assessing the results, based on the returned questionnaires.

All four possible responses were counted – yes, no, don't know and no answer – and % applied to each response. The results are shown in this section, represented as bar charts.

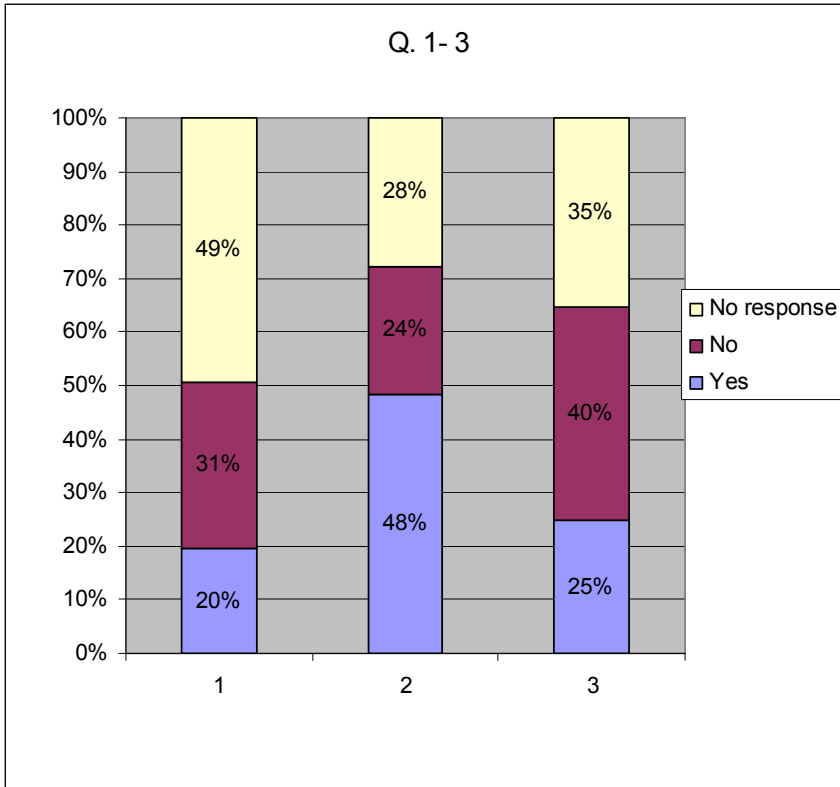
The following terms were used in analysing the results:

"Clear consensus"	>75%	answer yes
"Majority view"	50% - 74%	answer yes
"Slight majority"	30% - 49%	answer yes, assuming yes > no
"No clear consensus"	<30%	answer yes, assuming yes > no

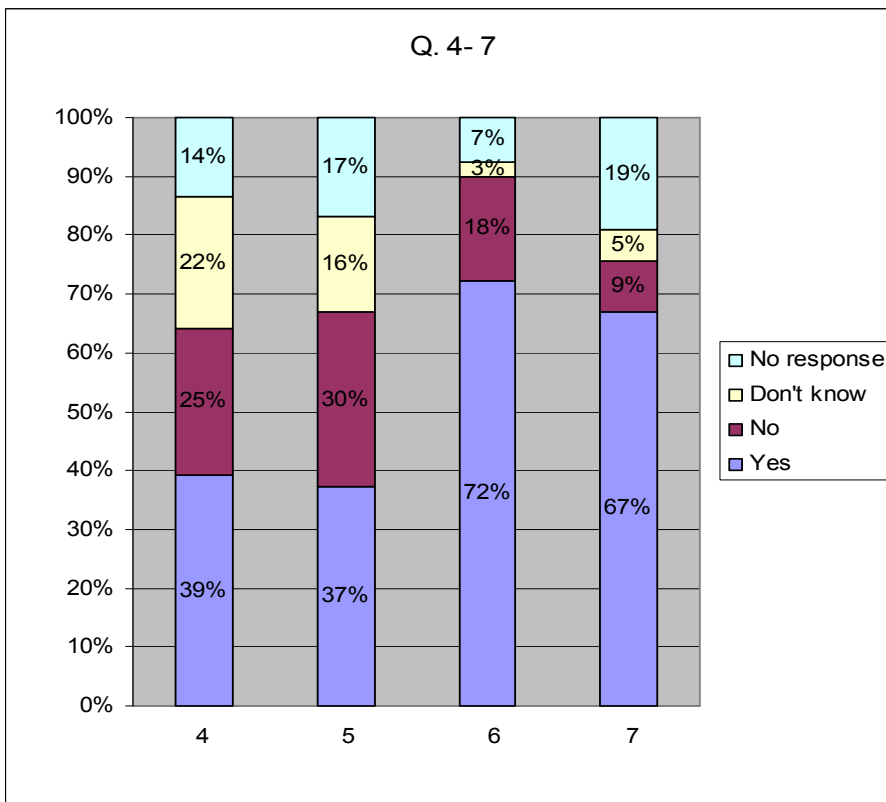
In hindsight the questionnaire was difficult to analyse and allowed some contradictions between questions. Nonetheless, the questionnaire covers in detail most land-use planning issues contained within the Local Plan and provides a useful survey of community views on a wide range of subjects.

1. The Current Local Plan

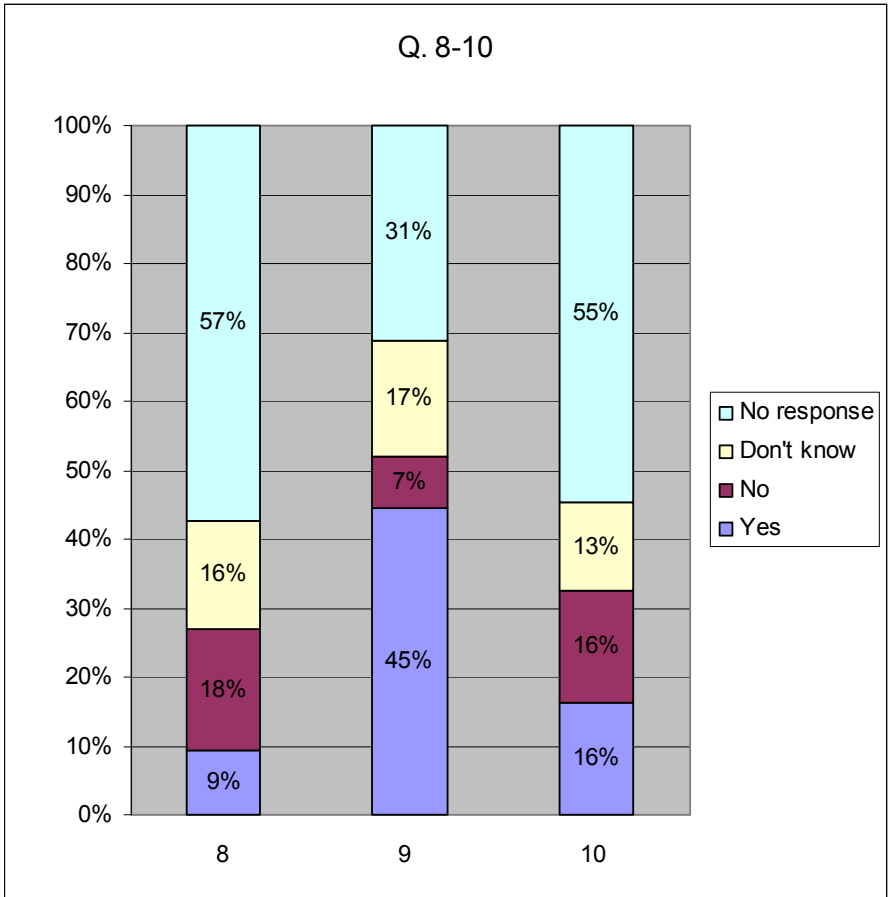
This section looked at whether residents are interested in local planning issues and the Local Plan. Relevant questions 1-11.



1. I have never looked at the local plan
2. I have looked at it in relation to 'my patch' only
3. I am familiar with it in detail.



4. ABC consults widely enough in the preparation of the local plan
5. ABC publicise the local plan sufficiently once completed
6. Did you know where you could see the local plan?
7. Do you think the local plan affects you?



8. It's fine, no problems

9. It is generally fine, but some edges need 'tweaking'

10. I am not happy with it.

Half (48%) had looked at the section of the Local plan referring to 'their patch', and a majority (72%) knew where to see the plan and thought it affected them.

Almost half (45%) thought "it is generally fine, but some edges need 'tweaking'." (Most – 48% - didn't know or didn't respond).

People are generally aware of the LP; are aware that it affects them; know where to access the LP.

There was mixed opinion on whether the Council consult widely enough: 39% thought they did; 25% thought they didn't.

Message to the local plan:

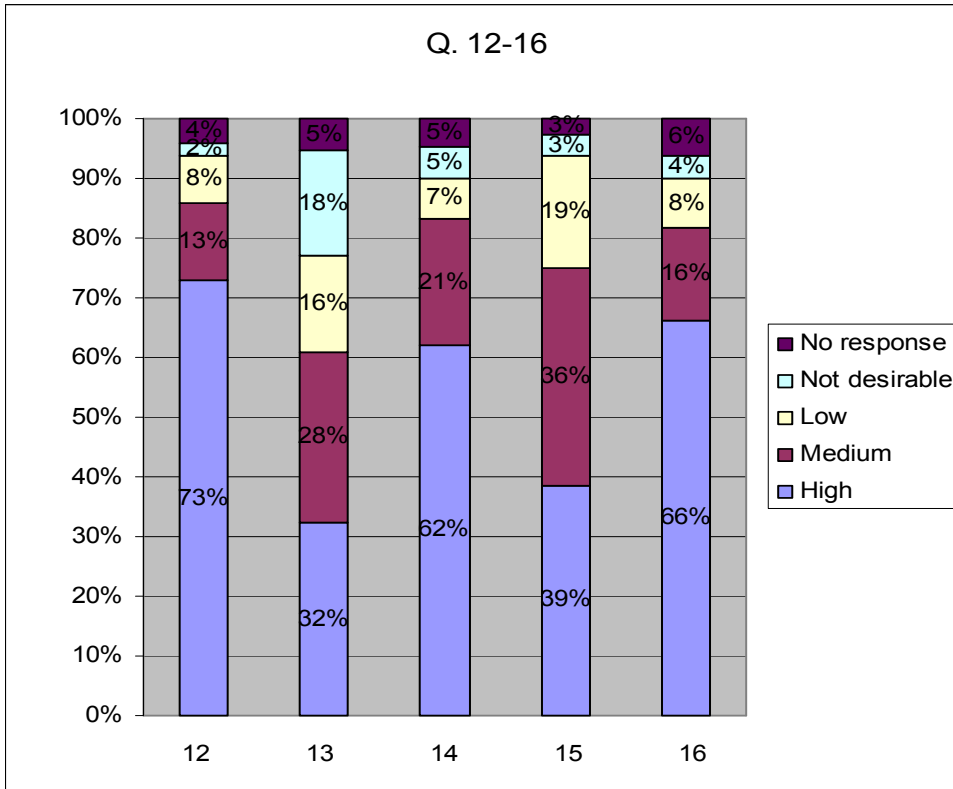
Most people (48%) didn't know or didn't respond to whether the local plan is 'generally fine' but 45% thought it just needs tweaking at the edges.

More people felt ABC had consulted widely enough than didn't.

2. Local Planning Issues

This section asked residents to identify local planning issues important to them.

Relevant questions: 12-31.



Priorities:

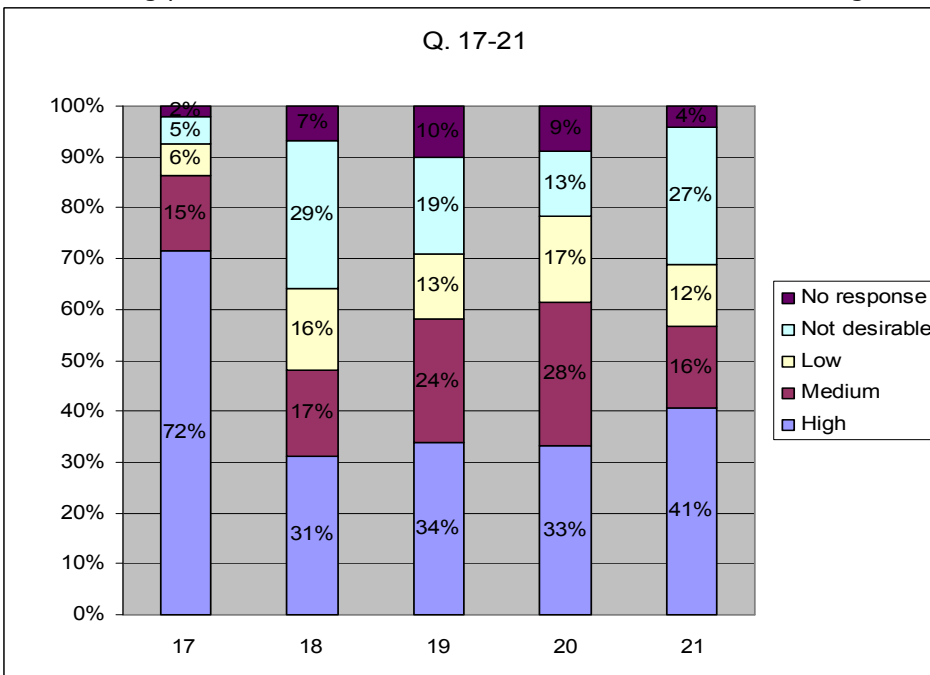
12. Achieving enhanced road, water power, communications and sewage provision to cope with existing situation

13. Ditto to allow future development

14. Achieving sufficient flexibility in planning and development control to suit the local situation

15. Achieving opportunities for local energy production through renewables

16. Achieving protection and enhancement of the character of the villages.



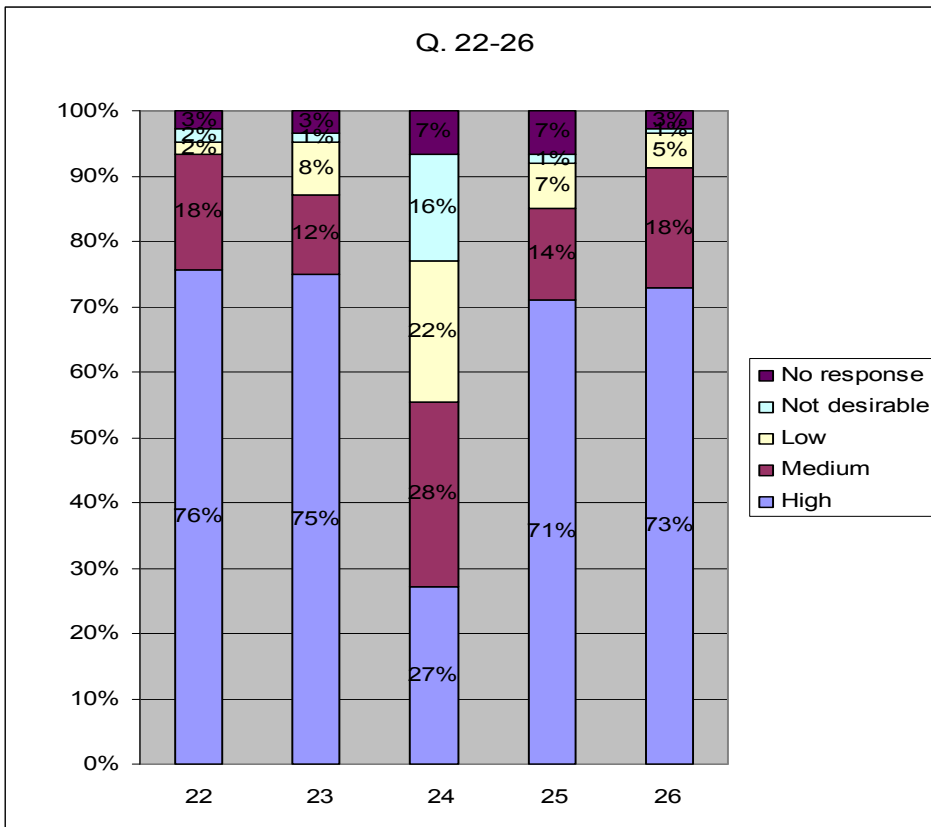
17. Achieving protection of the rural landscape, coast and sea lochs

18. Limiting further marine tourism development

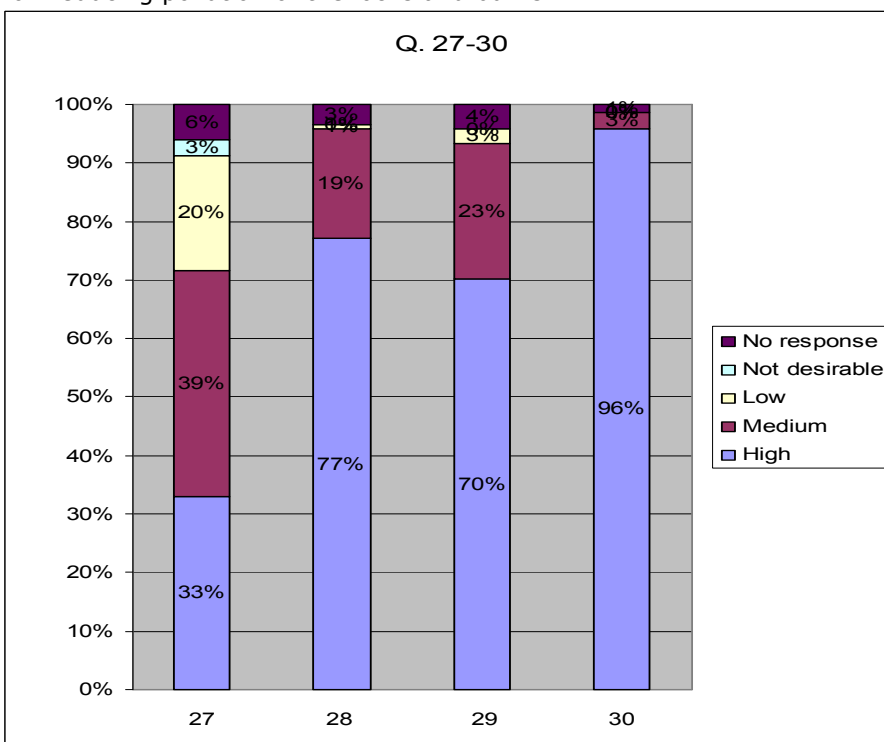
19. Containing future housing and other development to prevent further expansion of the villages

20. Expanding the existing tourist industry to ensure local employment opportunities

21. Freeing up local development from excessive planning controls.



- 22. Protection and enhancement of local land based employment opportunities (e.g. farming)
- 23. Protection of the foreshore between road and loch from inappropriate built and/or other development
- 24. Provision for more land for housing to allow the communities to grow and diversify
- 25. Provision of affordable housing for local people
- 26. Reducing pollution of the lochs and burns.



- 27. Reducing the local carbon footprint of Cragnish
- 28. Retaining and enhancing local employment
- 29. Retaining land for local food production
- 30. Retaining local services (school, shops, post office, church, village hall).

There is a **clear consensus** that the following goals are a **high priority** to achieve (in the next 5 years):

- Achieving enhanced road, water, power, communications and sewage provision to cope with the **existing situation** 73%
- Protection and enhancement of local land based employment opportunities (e.g. farming) 76%
- Protection of the foreshore between road and loch from inappropriate build and/or other development 75%
- Achieving protection of the rural landscape, coast and sea lochs 72%
- Provision of affordable housing for local people 71%
- Reducing pollution of the lochs and burns 73%
- Retaining and enhancing local employment 77%
- Retaining land for local food production 70%
- Retaining local services (school, shops, post office, church, village hall) 96%.

There is a **majority view** that the following goals are a **high priority** to achieve (in the next 5 years):

- Achieving sufficient flexibility in planning and development control to suit the local situation 62%
- Achieving protection and enhancement of the character of the villages 66%.

There is a **clear consensus** that the following goals be achieved as a **high-to-medium priority** (0-10yrs): [NB Total of 'high' and 'medium'.]

- Achieving opportunities for local energy production through renewables (biomass, wind, solar, hydro, tide) [39% high + 36% medium = 75%]
- Reducing the local carbon footprint of Craignish [33% high + 39% medium = 72%].

There is a **majority view** that the following goals be achieved as a **high-to-medium priority** (0-10yrs):

- Achieving enhanced road, water, power, communications and sewage provision to allow **future development** [32% + 28% = 60%]
- Containing future housing and other development to prevent further expansion of the villages [34% + 24% = 58%]
- Expanding the existing tourist industry to ensure local employment opportunities [33% + 28% = 61%]
- Freeing up local development from excessive planning controls [41% + 16% = 57%]
- Provision of more land for housing to allow the communities to grow and diversify [27% + 28% = 55%].

Validity of Response

The majority of respondents answered all of these questions, with replies from over 138 out of 148 returned questionnaires (93%).

Message to the local plan:

Local priorities, over the lifespan of the next Local Plan, centre around consolidation of the existing situation rather than expansion. High priorities include:

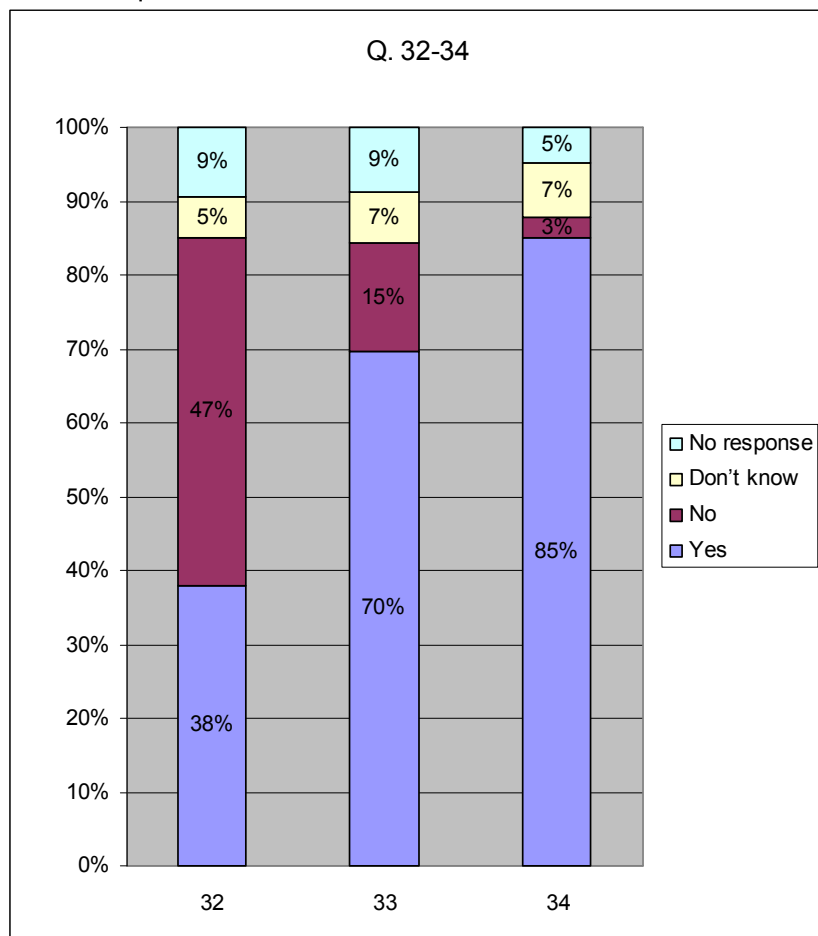
- infrastructure improvements to cope with existing demand rather than providing for increased development;
- measures to reduce pollution of the burns and loch;
- improved protection of existing services and employment, especially land based (farming) employment;
- protection of better farmland for long term food production;
- protection of existing character of the villages, coast and sea lochs;
- provision of affordable housing.

Beyond that over the following 5 years, there is a high priority given to reduction in CO2 emissions and local energy production and the majority support long term expansion of the tourist industry and providing more land for housing, although only 27% thought this was a high priority.

3. Future Development

This section asked about the inevitability or not of future development.

Relevant questions 32-35.



32. A vibrant village will always need further built development to remain viable? It is inevitable.

33. There could be a level beyond which there should be no more development? Continued development is not inevitable.

34. There could be significant changes in the way we live over the next 20 years and the Local Plan must be adaptive, responsive and responsible to changing local and global pressures?

There is a **clear consensus**, 85%, that *"there could be significant changes in the way we live over the next 20 years and the Local Plan must be adaptive, responsive and responsible to local and global pressures"* and 70% felt that *"there could be a level beyond which there should be no more development"*.

Validity of Response

Over 90% of all respondents answered these questions.

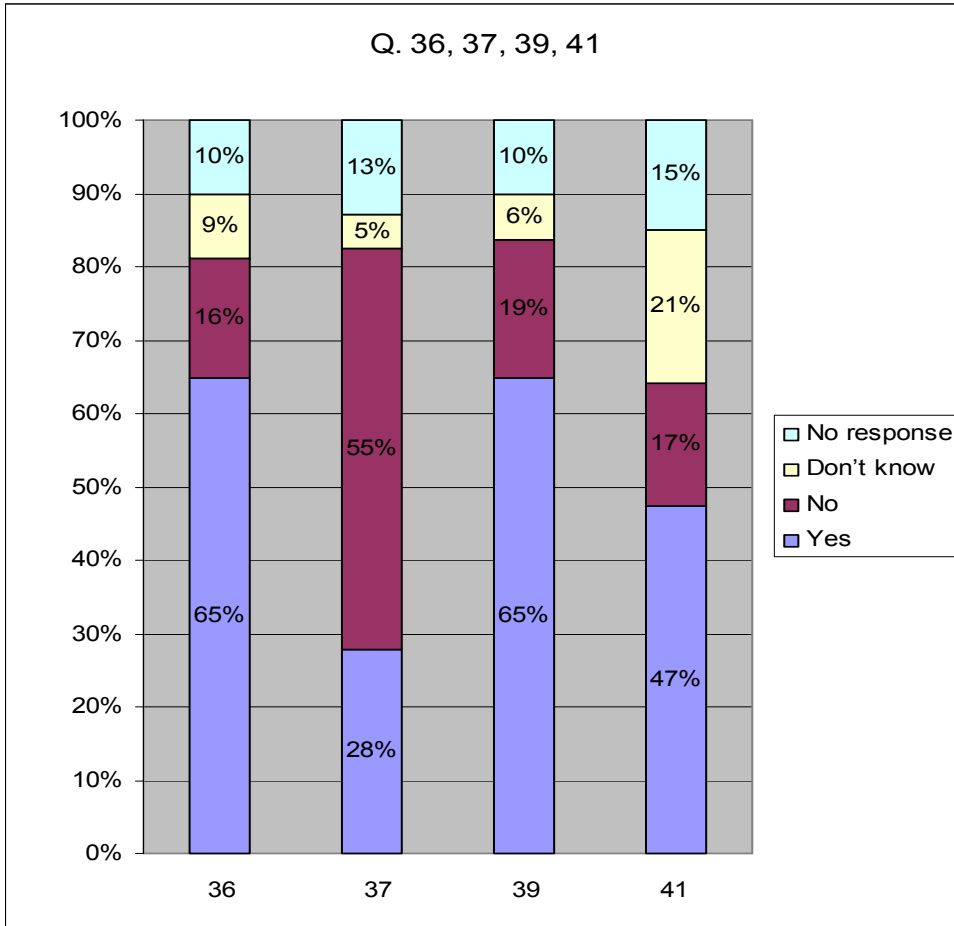
Message to the Local Plan:

There is clear local recognition that the local plan must be flexible enough to meet the challenges of the next 20 years, and that continued development of the Craignish peninsula is not inevitable.

4. Settlement Boundaries

This section asked people’s views on the Local Plan settlement boundaries – the pink areas on the LP maps.

Relevant questions 36-42.



36. Should the Local Plan define and contain the built up areas?

37. Do you think that the village should not be contained as shown, but allowed to spread naturally as demand and land supply suits?

39. Do you agree in principle with village boundary as shown in the Local Plan for Ardfern?

41. Do you agree in principle with village boundary as shown in the Local Plan for Craobh and Lunga?

A **majority** (65%) agree that *"the Local Plan should define and contain the built up area"*, and 65% agree with the village boundary for **Ardfern**. The comments received expressed fear of ribbon development occurring were the village boundaries relaxed.

47% agree with the boundaries of **Craobh** and **Lunga** with 17% disagreeing with the boundaries and the rest undecided.

Validity of Response

Over 85% of respondents answered these questions.

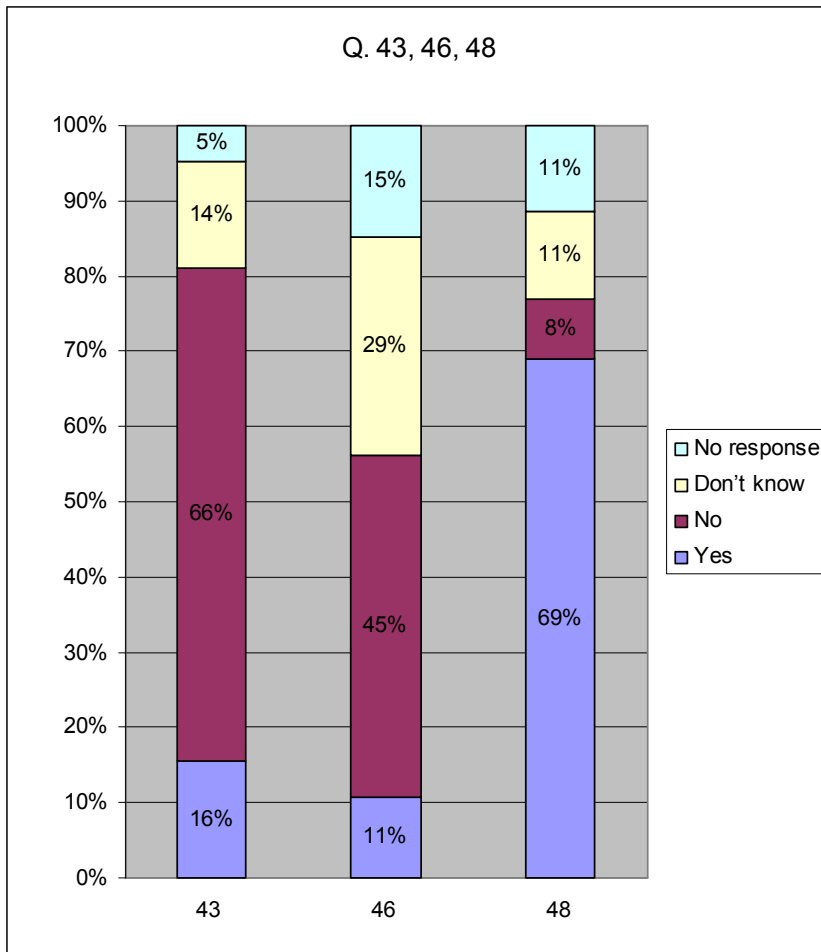
Message to the Local Plan:

Overall there is recognition and support for the validity of containing built development within the village boundaries of Ardfern. In the case of Craobh and Lunga more people agreed than disagreed, but with less certainty.

5. Housing

This section looked at the designation of land for housing in the current Local Plan, including the planned numbers of affordable homes.

Relevant questions 43-49.



43. We need more land to be allocated for housing in Ardfern over and above the existing housing allocations?

46. We need more land to be allocated for housing in Craobh over and above the existing housing allocations?

48. Do you think the future planning of Craobh should move away from a holiday village and give greater priority to a permanent resident population and local facilities?

A **majority** (66%) thought no more land need be allocated for housing above the existing allocations in **Ardfern**. A minority (16%) felt that more land should be allocated.

45% thought no more land need be allocated for housing in **Craobh** above current allocations. 13% felt more land at Craobh should be allocated to housing. However, there is also **consensus** agreement (69%) that "Craobh should move away from being a holiday village and give greater priority to a permanent resident population and local facilities."

Validity of Response

Over 85% of respondents answered these questions.

Message to the Local Plan:

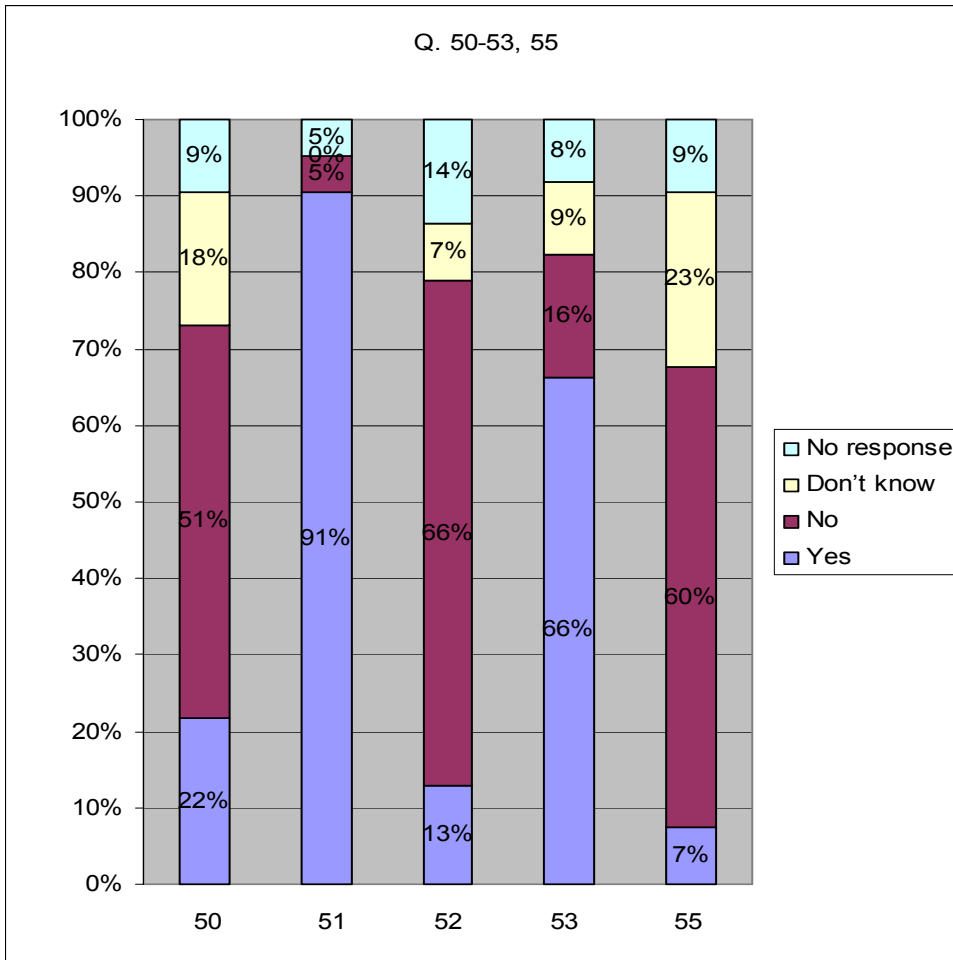
In the short term, there is very limited local support for any additional housing in Ardfern, over and above the existing LP allocation.

Regarding Craobh, there is a strong opinion that it should move away from being a holiday village towards a more sustainable community. The current LP provision for new housing was generally supported however there was an appreciable level of uncertainty, confirming local recognition that Craobh and its future is a local 'problem'.

6. Low Cost / Affordable Housing and Sheltered Housing

This section looked at low cost and sheltered housing in Craignish as a whole.

Relevant questions 50-56.



50. There is a need for additional affordable housing in Craignish, over and above the current provision in the Local Plan (some 40 houses)?

51. Affordable housing should be allocated to Local people with housing needs as a priority, before offering to a wider catchment.

52. Affordable housing should be allocated based on absolute need across Argyll, without local bias? Subsidised housing is intended to help those most in need, not just those who happen to live in Craignish.

53. There should be opportunity identified within Craignish for low-cost "self build" development?

55. The housing needs of the elderly/disabled currently being met in Craignish?

There is **clear consensus** agreement (91%) that affordable housing should be allocated to local people with housing needs before offering to a wider catchment.

A **clear majority** (66%) believe there should be "opportunity identified within Craignish for low-cost self-build development". A **clear majority** (60%) think that the needs of the elderly / disabled are **not** currently being met in Craignish. A smaller **majority** (51%) think that there is no "need for more affordable housing in Craignish, over and above the current provision in the Local Plan (some 40 houses)."

Validity of Response

Over 85% of respondents answered these questions.

Message to the Local Plan:

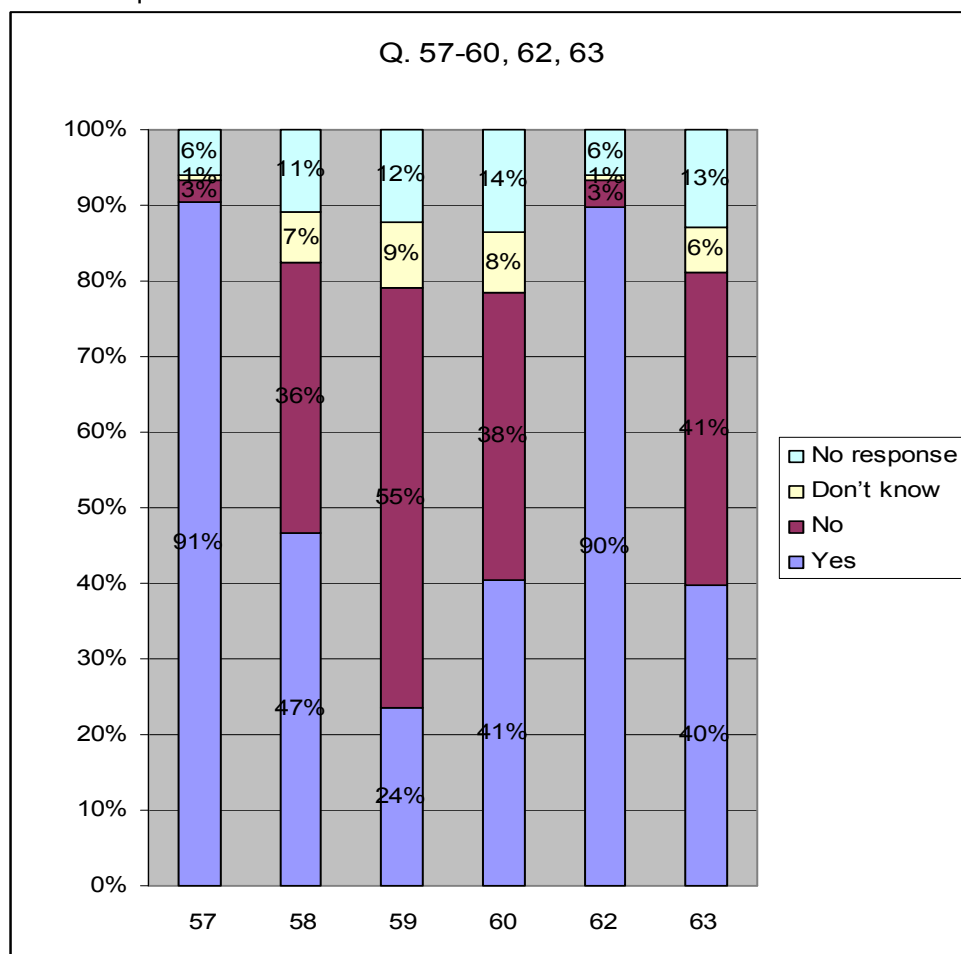
Generally, there is little support for additional low cost/affordable housing over the theoretical provision in the existing LP. Future LP policy makers should be encouraged to introduce a policy that allows affordable housing to be made available to local people as a first priority. The future LP should also respond to the local wish for low-cost self build development. (This should not be confused with other self build projects (i.e. not "affordable") and this could include an area

specifically to cater for a self build affordable community. The future LP should consider allocation of land for sheltered housing.

7. Design of Houses

These questions asked about the importance of design control and external works and infrastructure required as a result of development.

Relevant questions 57-64.



Which of the following would you agree with?

57. The design of houses and how they fit into the setting is important.

58. There should be greater control on the design of houses to ensure the character of Craignish is not adversely affected by new development.

59. There should be specific design guidelines drawn up for housing in Craignish.

60. There should be less control and greater flexibility over the design of houses.

62. There should be some leeway applied so that the local context is taken into account on a common sense basis.

63. There should be specific design guidance put together for external works (roads, walls, fences, street furniture, signage, landscaping) in Craignish.

A **clear consensus** (91%) agreed that "*the design of houses and how they fit into the setting is important*". A **majority** (55%) did **not** think that specific design guidelines should be drawn up for housing in Craignish. There was no consensus on supporting a relaxation of planning control with an almost equal split (41% to 38%) between opinions.

A **clear consensus** (90%) agreed that "some leeway should be applied so that the local context is taken into account on a common sense basis" with regard to external works and infrastructure requirements.

Validity of Response

Over 86% of respondents answered these questions.

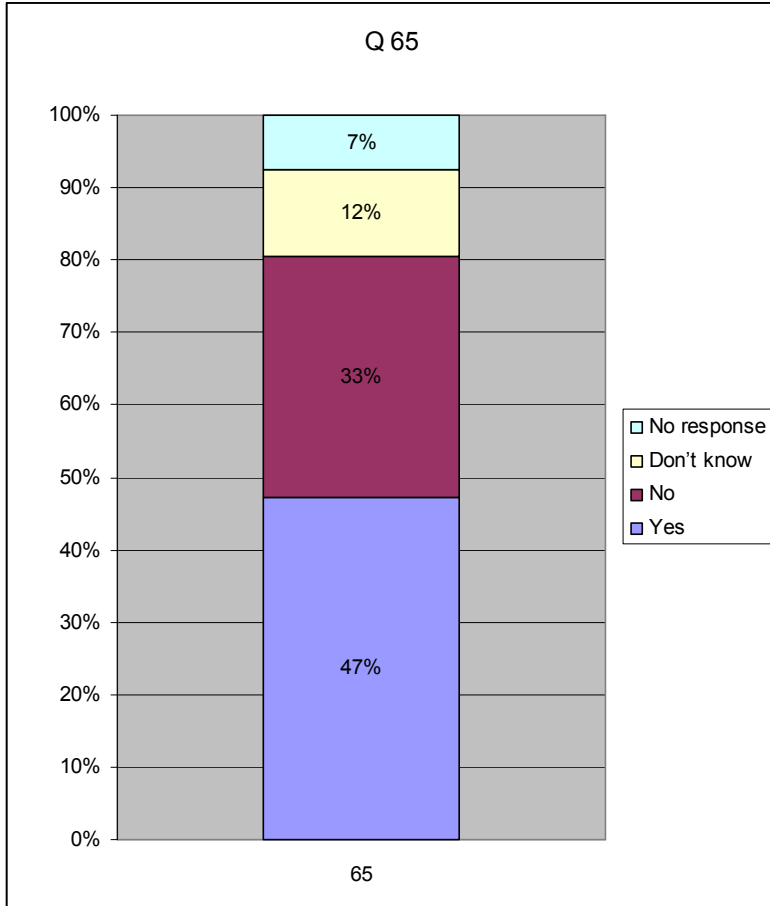
Message to the Local Plan:

The future LP should continue to place emphasis on the importance of design and setting, recognised locally as important, and already reflected in ABC’s Design Guidance and LP policy. Local context must be taken into account and common sense applied in the application of design guidelines. Comments from the Open Day and the questionnaire suggest that there is an aversion to the application of standards more applicable to urban situations than a small rural Argyll community.

8. Second Homes

These questions asked about the contribution second homes make to the community.

Relevant question 65.



Would you agree that:
65. Second homes are an asset to the community?

There was no **majority** view on the value of second homes to the community (47% yes, 33% no).

Comments

There were a large number of comments on this subject, ranging from an asset, through a necessary evil, to outright objection. Where in favour the view cites economic benefits and employment; where against inflated housing prices and increased pressure for new development were issues. Some called for planning control to ban second homes altogether. There was, however, an underlying trend towards a balanced approach; a percentage of second homes, but not domination.

Validity of Response

93% of respondents answered these questions.

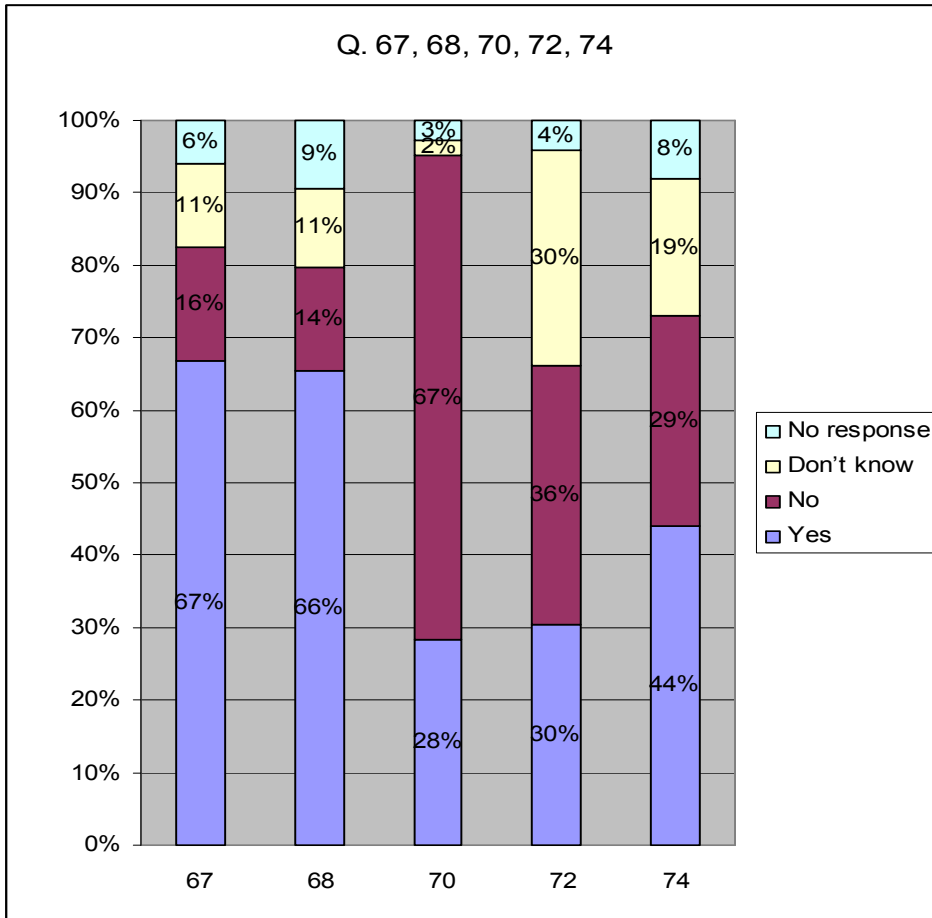
Message to the Local Plan:

Whilst there is overall support for the contribution second homes make, there is also a strong counter argument against second home ownership and this should be taken account of in the future. In so far as planning policy may or may not be able to influence second home ownership, the message is that there should be a **balanced approach**.

9. Infrastructure

Questions were asked about the degree to which the existing infrastructure (roads, sewers, water, power, phone, broadband) affect life in Craignish and to what extent should the LP take a role in resolving issues.

Relevant question 67-75.



Do you agree:

67. Local service provision is a significant restriction to the future development of the settlements in Craignish?

68. The Local Plan should take, as a priority, resolving local servicing issues (water, sewage, power, roads)?

70. Lack of local services/infrastructure (power, broadband, water, phone line, sewers) affects the way you live?

72. Do you think Ardfern should have a public sewage treatment plant?

74. Do you think that instead of a sewage works each house, existing and proposed, should manage their own sewage (through septic tank/composting toilets etc)?

The majority (67%) thought that local service provision is a **restriction** on development in Craignish and that the future LP should take resolving this as a priority (66%).

However, there was a majority view (67%) that lack of local infrastructure **does not currently affect** the way in which we live and run businesses in Craignish, whilst 28% felt it did affect their lives.

Regarding **sewage**, respondents were asked whether, in Ardfern, there should be a central public treatment plant or whether each property should manage its own sewage waste. The replies were fairly evenly divided with a **slight majority** in favour of **individual properties** resolving their own waste (44% in favour, 29% against).

Validity of Response

Over 91% of respondents answered these questions.

Comments

Comments were generally diverse and polarised.

Regarding how services affect life at present, slow broadband was frequently quoted as an issue.

Message to the Local Plan:

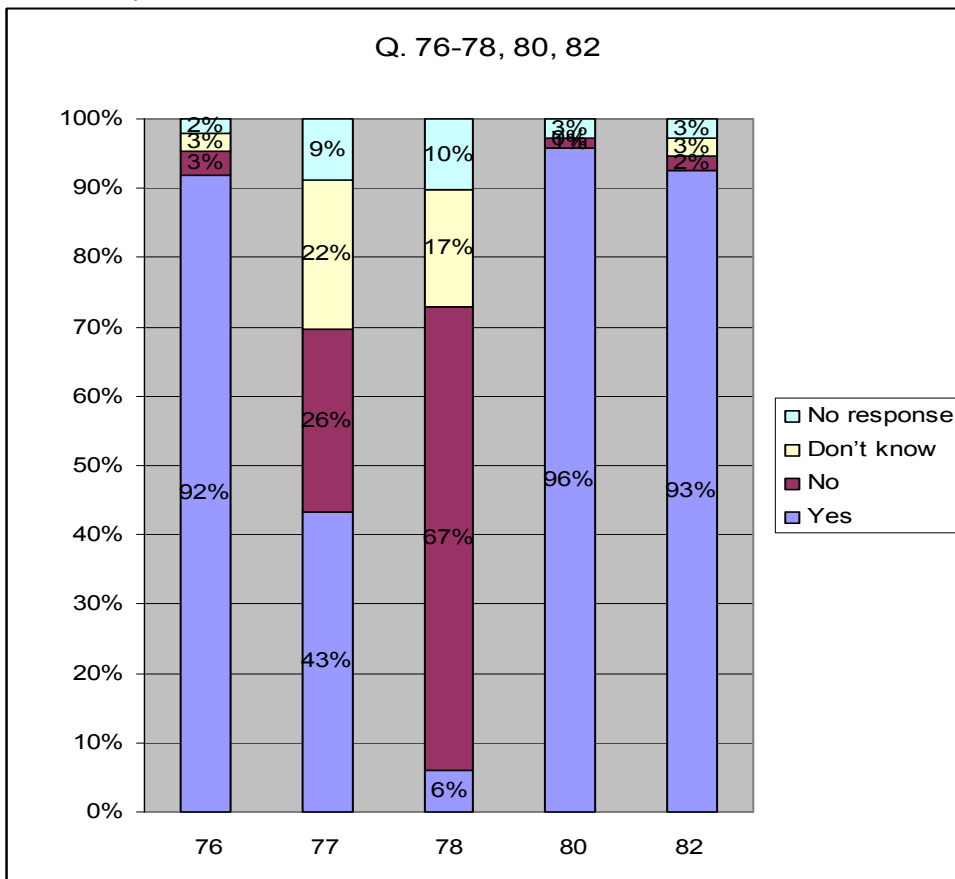
There is a strong local view that lack of local infrastructure is currently seen as a restriction on the future development of Craignish and is an issue that the future LP must address.

It is also recognised that the LP is not the deciding factor, determined as they are by parties such as SEPA, Scottish Water, ABC Roads and other statutory regulators and service providers.

10. Infrastructure

Questions were asked about the importance of local services, such as the school, local shop and bus service.

Relevant question 76-83.



- 76. Provision of a local Primary School within Craignish is essential?
- 77. The Local Plan should identify a long-term alternative school site to allow for future expansion?
- 78. Provision of a centralised 'joint campus', outwith Craignish, to serve a number of communities, is the way ahead?
- 80. Provision of the local shops and post office within Craignish is essential?
- 82. Provision of the local bus service is essential?

There was a **clear consensus** (92%) in support of retaining the local primary **school** and a clear consensus (67%) **against** the concept of a **joint campus** outwith Craignish. There was a majority in favour of the LP identifying a long term alternative school site in Craignish to allow future expansion of the school roll (43% for, 26% against).

There was a **clear consensus** (96%) in support of retaining the local shop and post office and a **clear consensus** (93%) agreed that the local bus service is essential.

Validity of Response

Over 93% of respondents answered these questions.

Comments

The Upper Glebe was suggested as a potential future school site.

Message to the Local Plan:

There is a strong local view that the primary school, local shop and post office and local bus service are essential elements in the community and must be protected.

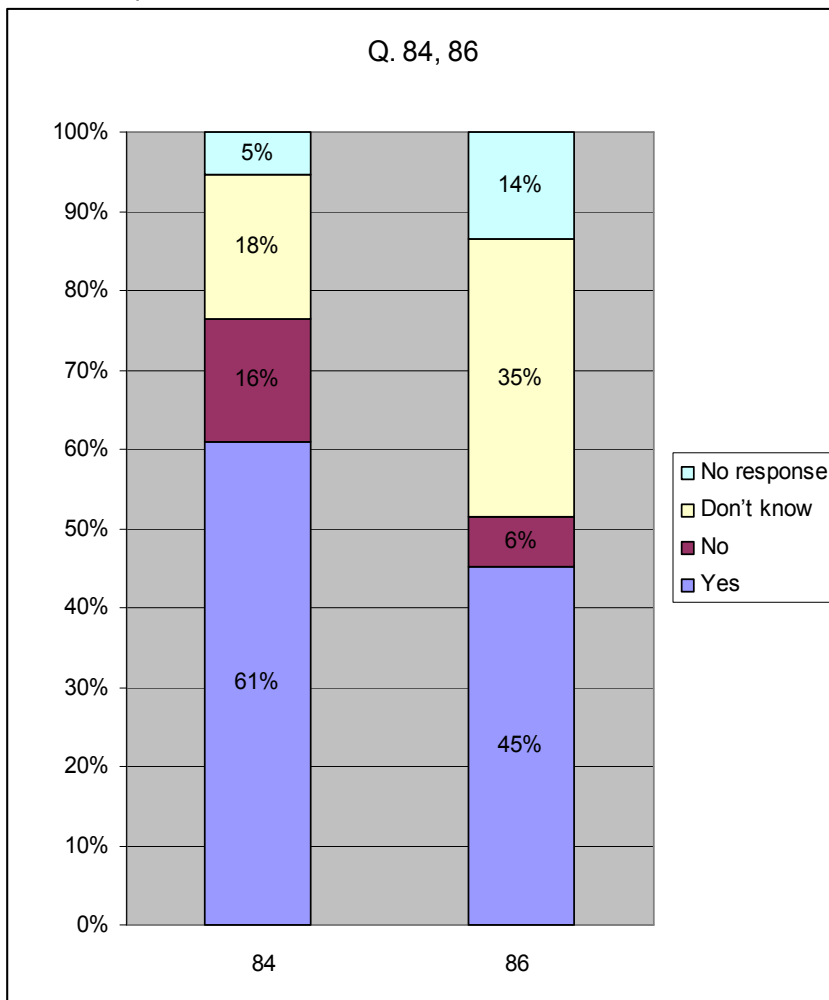
The concept of a joint campus approach, located outwith Craignish is not supported.

The idea of the LP identifying and ring fencing a future potential site to relocate and expand the school into was favourably received.

11. Open Space

Questions were asked about the Open Space Protection Areas (OSPA) in the current LP, explaining these were areas protected from development in the LP.

Relevant question 84-87.



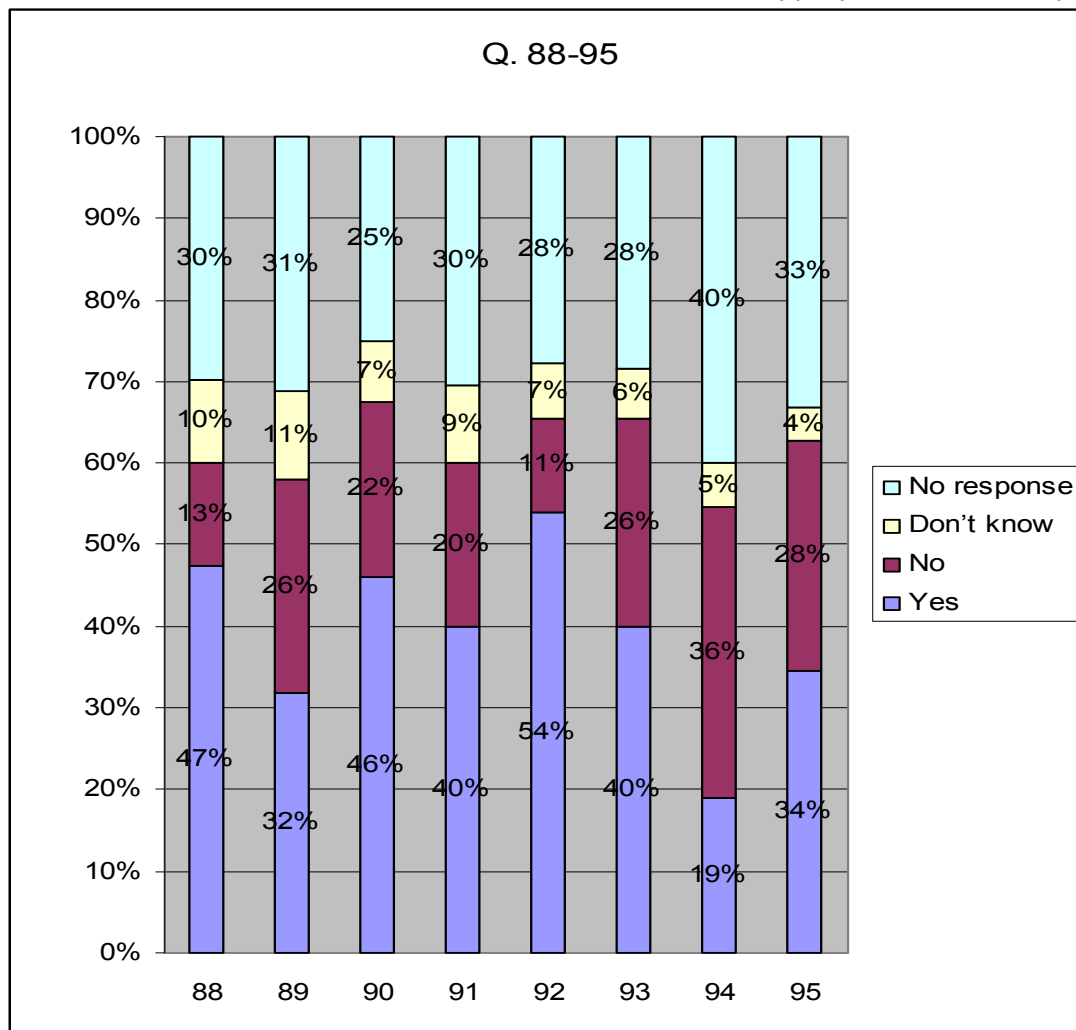
84. Do you think the Open Space Protection Area in Ardfern, as shown in the Local Plan, is appropriate?
86. Do you think the Open Space Protection Area in Craobh, as shown in the Local Plan, is appropriate?

Regarding the OSPA in **Ardfern** (Mill Burn, up towards Soroba development) there was a **majority** (61%) in **support** of retaining the designation as shown in the current LP.

Regarding the OSPA in **Craobh** (woodland along the main access road to the headlands on the east side of Lunga Bay and the causeways and islands at the marina), 45% **supported** retaining the designation as shown in the current LP. There was however an appreciable 'don't know' (35%) and 'no response' (14%), which may reflect general uncertainty over the future of Craobh.

It was noted that OSPAs are principally intended to prevent development from filling in all the space between houses. The OSPA could remain agriculture or woodland, or could become **public open space**.

Questions 88-96, asked what features would be seen as appropriate in a local park.



- 88. Grass pitch
- 89. All weather pitch
- 90. Toddlers play (e.g. up to 10yr olds)
- 91. Teenage play (10-15yr old)
- 92. Just a green space, such as opposite the pub in Kilmartin
- 93. Allotments/communal gardens
- 94. Skate board park / bike tracks
- 95. Passive/woodland walks.

A majority (54%) were in **favour** of a "green space, such as opposite the pub in Kilmartin", a **village green**.

47% were in favour of a **grass pitch**.

Views were divided over an **all-weather pitch** (32% for: 26% against).

There was **support** for the following, but also appreciable opposition as shown: **toddlers play** (46% for: 22% against); **teenage play** (40% for: 20% against); **allotments** (40% for: 26% against).

Skate board parks were erroneously grouped with bike tracks in the questionnaire, the two being quite different. 36% were **against a skate board park and bike track**, 19% in favour. This possibly reflects the age range of the majority of respondents (see section 28 – over 70% over 45 years old).

There was a fairly even split on the desirability of **passive woodland walks** (34% for: 28% against).

Validity of response

Over 87% of respondents answered the questions on OSPA; between 60% and 75% answered questions on facilities in public open space.

Comments

There were a wide range of comments on OSPA, ranging from support of 'green lung' to promoting housing instead of open space.

There was a thread of comment indicating that we are surrounded by countryside, woodland and foreshore, these are our parks, and designated areas are not required, although this was not backed up by the statistics.

A couple of suggestions put the Glebe in Ardfern forward as ideal for the village's open space and suggested the exiting OSPA would be more appropriate for housing – swap the two around.

The concept of a simple village green was well supported.

Message to the Local Plan:

In **Ardfern**, the existing OSPAs are generally **supported**.

In **Craobh**, while **supported** there is **less consensus**, reflecting the uncertainty of Craobh.

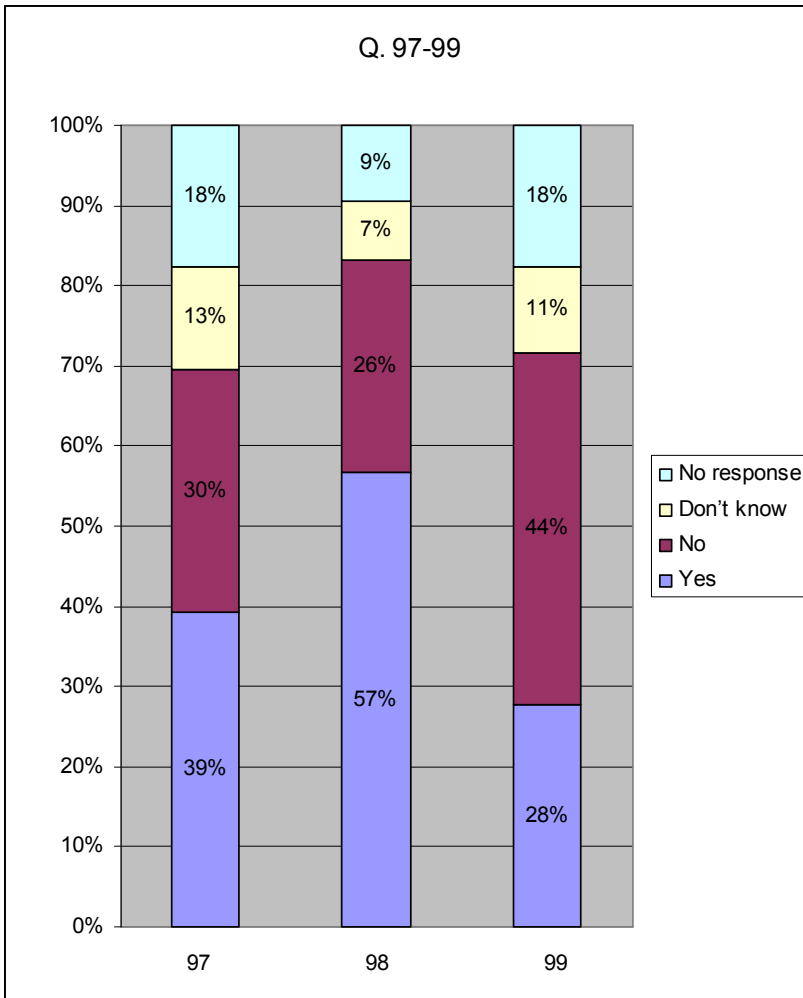
In the community as a whole, there is **support** for a simple **community open space**, providing a grass pitch and play space for toddlers.

Opportunities for play areas, allotments and pitches are generally supported, but there are mixed views and a wish to avoid urbanisation and over provision in an area where the majority have private gardens and access to open land.

12. Ardfern Centre and Waterfront

Questions were asked about the Area for Action AFA 12-11, between shop and marina, and the general condition of the centre of the village.

Relevant question 97-100.



97. The local plan should continue to identify the need for improvement to the village centre?

98. The village street is fine; it is a working village, there is no need for any improvements?

99. Do you think the Local Plan should consider design guidelines for development in the village centre?

Overall there were mixed views on the village.

There was a **slight majority** in favour of the LP continuing to identify the village centre as an area for action (39% yes; 30% no).

However a **majority** agreed that the village is a working village, developing in an adhoc manner and there is **no need** for the LP to drive improvements (57% yes, 26% no); they like the village as it is. **Coordinated design guidelines** in the village centre were **not supported** (44% no; 28% yes).

Validity of response

Over 82% of respondents answered these questions.

Comments

There were a wide range of comments on the village, ranging from – it's a dump to leave it alone.

There was a thread of comment against over sanitising the village, applying urban design standards and traffic calming.

Heavy Goods Vehicles within the village centre were noted by a number as undesirable.

Message to the Local Plan:

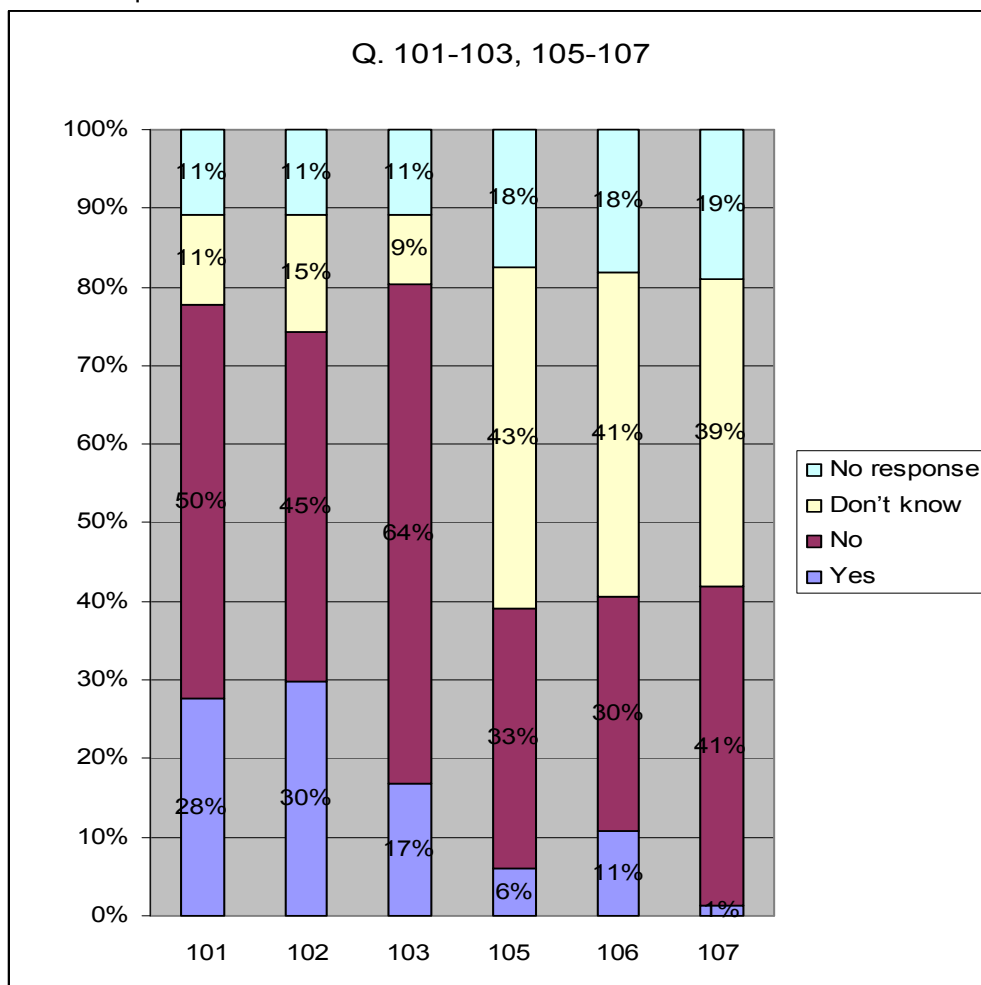
If the LP is to promote a coordinated design approach it must be suitable to the setting and character of the location.

There is congestion and there are conflicts of interest within the village centre, but these need to be addressed imaginatively, not just by road widening and pavements.

13. Traffic

Questions were asked about traffic issues in Ardfern and Craobh.

Relevant question 101-108.



Ardfern

101. There are areas where you feel road safety and /or congestion is an issue? If so, please state where?

102. The provision of a bus turning area should be considered in the future Local Plan? If so please state where you think it might be provided?

103. There are areas where you feel pavements should be provided and if so please state where?

Craobh and Lunga

105. There are key areas where you feel road safety and /or congestion is an issue? If so, please state where?

106. The provision of a bus turning area should be considered in the future Local Plan? If so please state where you think it might be provided?

107. There are areas where pavements should be provided and if so please state where?

Regarding **Ardfern village centre**, there was a clear majority who did **not** want additional **footpaths** (64%).

50% felt that **road safety** and **congestion** were **not** a major problem, with a minority (28%) considering it an issue.

45% felt that there was no need for the LP to accommodate provision for a **bus turning** circle in the village, with a minority (30%) in favour. The Steering Group feels that this is something that needs to be revisited, as it cannot be guaranteed that the Fire Service will continue to allow the bus to use the Fire Station to turn.

Regarding Craobh, the responses were less clear, perhaps reflecting the low return of questionnaires from Craobh residents. 33% did not see traffic as an issue, 6% did however, 43% did not know whether it was an issue and 18% didn't respond. Similarly there was no clear support for additional footpaths (30% against). The majority (41%) did not know whether a bus turning circle was required, while 30% were against it.

Validity of response

Over 80% of respondents answered these questions.

Comments

Most comments related to Ardfern.

There were concerns about road safety expressed in the vicinity of the School and the route to the Hall and some called for footpaths in these areas. Traffic speed in the village was cited as a problem. (20s Plenty signs have since been erected and are having a noticeable effect)

However, overall the comments were not in favour of traffic calming or pavements.

Message to the Local Plan:

At the moment traffic and congestion in Ardfern is not seen as a major issue, with a thread of opinion against traffic calming or additional footpaths.

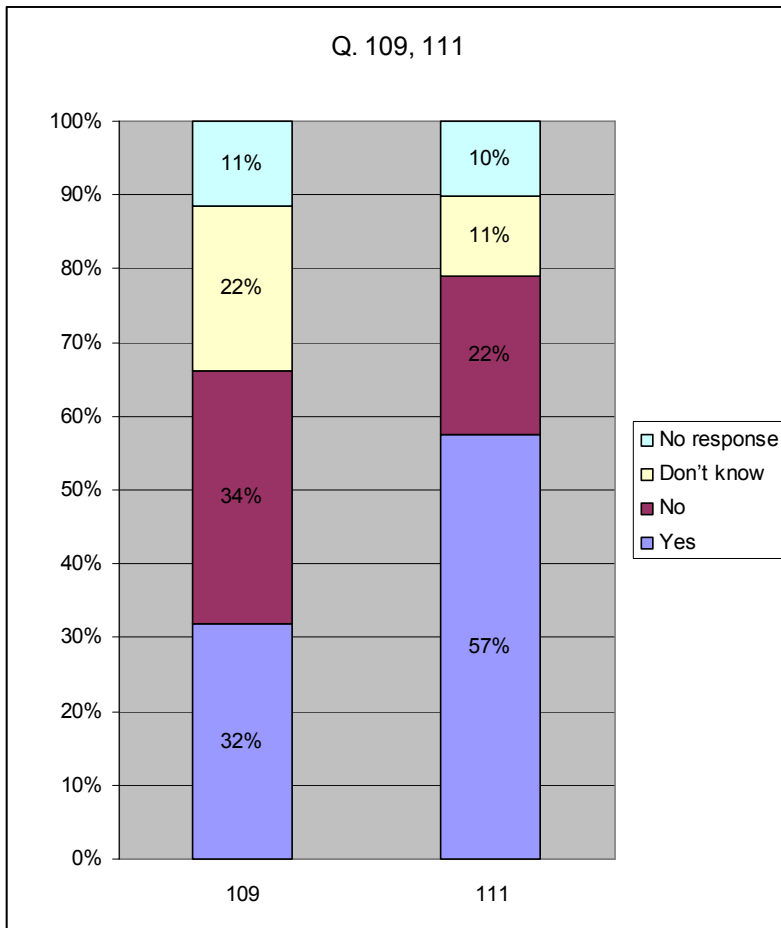
Where there are issues these are centred on the roads around the school and safety for pedestrians walking between village and hall.

Less than 50% of people responded to questions about Craobh leaving it unclear whether there are issues or not.

14. Commercial Development

Questions were asked about whether land should be allocated for commercial development in Craignish.

Relevant question 109-112.



109. There should be more land designated for commercial use, to encourage small local businesses?

111. Small businesses are more likely, in this setting, to operate from 'home' or on an ad-hoc basis and there is no need to specifically allocate land through the Local Plan?

Overall, the **majority** (57%) supported the view that, in this setting, small businesses are more likely to operate from **home** rather than in a designated commercial area.

Regarding whether land should be designated in the LP for **commercial development**, there was **no clear consensus** (32% in favour; 34% against).

Validity of response

Over 89% of respondents answered these questions.

Comments

Comments ranged widely, but there was a thread of support for locating commercial development near the A816 to make use of good access and avoid or reduce congestion in the village.

Message to the Local Plan:

At the moment, there is limited local support for designating land for commercial use on the basis that many local businesses work from home.

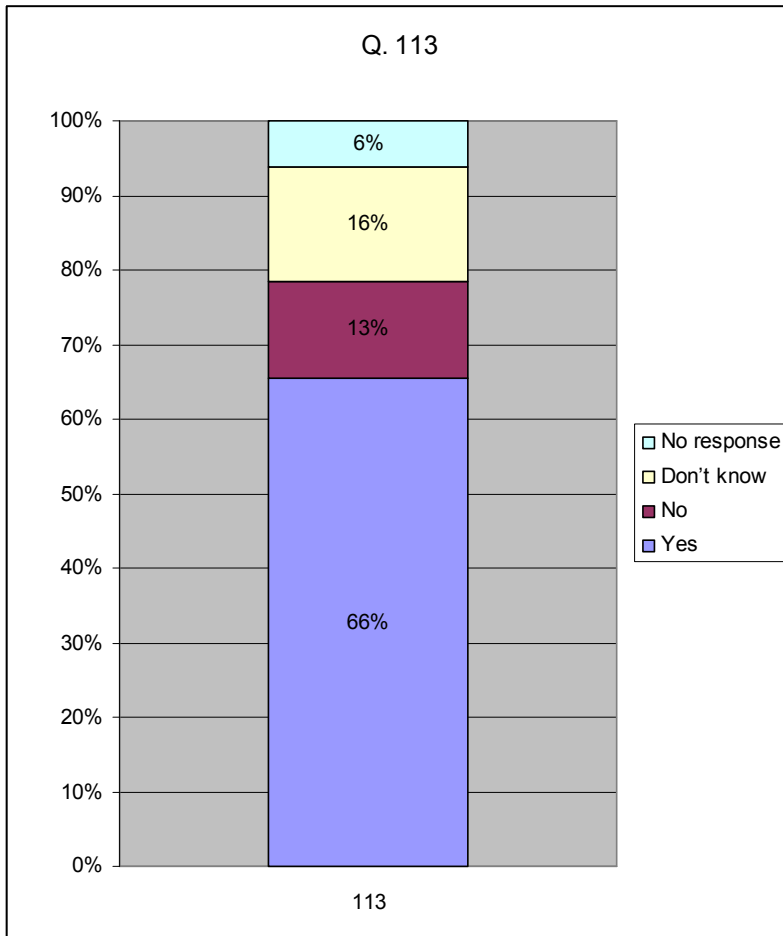
If land for commercial development is to be allocated, there was support for locating it near the A816, to avoid additional congestion in the villages. There was recognition of the restrictions sometimes placed on properties, preventing commercial use and the restriction this places on some small local businesses.

PART C: COUNTRYSIDE AND FARMLAND

15. Countryside Around Settlements

The designation of Countryside Around Settlements (CAS) was discussed and their role in containing the spread of villages.

Relevant question 113-114.



Q. 113 *The villages should be contained by this local plan designation?*

There was a **consensus** (66%) in support of CAS in their role in containing villages through this designation.

Validity of response

94% of respondents answered these questions.

Comments

Comments were limited and diverse.

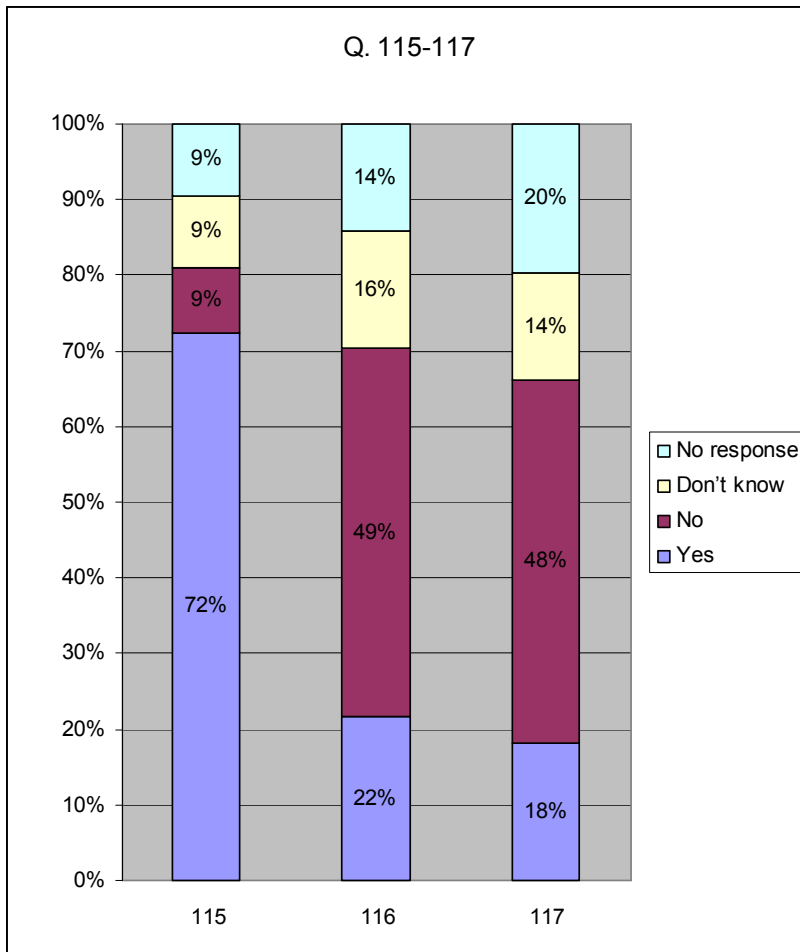
Message to the Local Plan:

Overall, there is support for the role the CAS plays in defining settlements, whilst allowing development 'of an appropriate type'.

16. Sensitive and Very Sensitive Countryside

The designations of Sensitive and Very Sensitive Countryside in Craignish were discussed and their role in conserving the scenic quality of the area.

Relevant question 115-118.



115. Agree that these designations are important and useful?

116. Think these policies are too tight? They restrict the rural economy.

117. Think they should be tightened up to prevent all development in these areas?

There was a **clear consensus** (72%) in **support** of designations and their role.

The **majority** (48% v. 18%) **disagreed** with the idea of tightening the control of development implied by these designations and a **majority** (49% v. 22%) **did not agree** that the designations restricted the **local economy**.

Validity of response

91% of respondents answered the question on the value of the designations. Over 83% responded to the questions on whether the designations are restrictive.

Comments

Comments were limited and diverse.

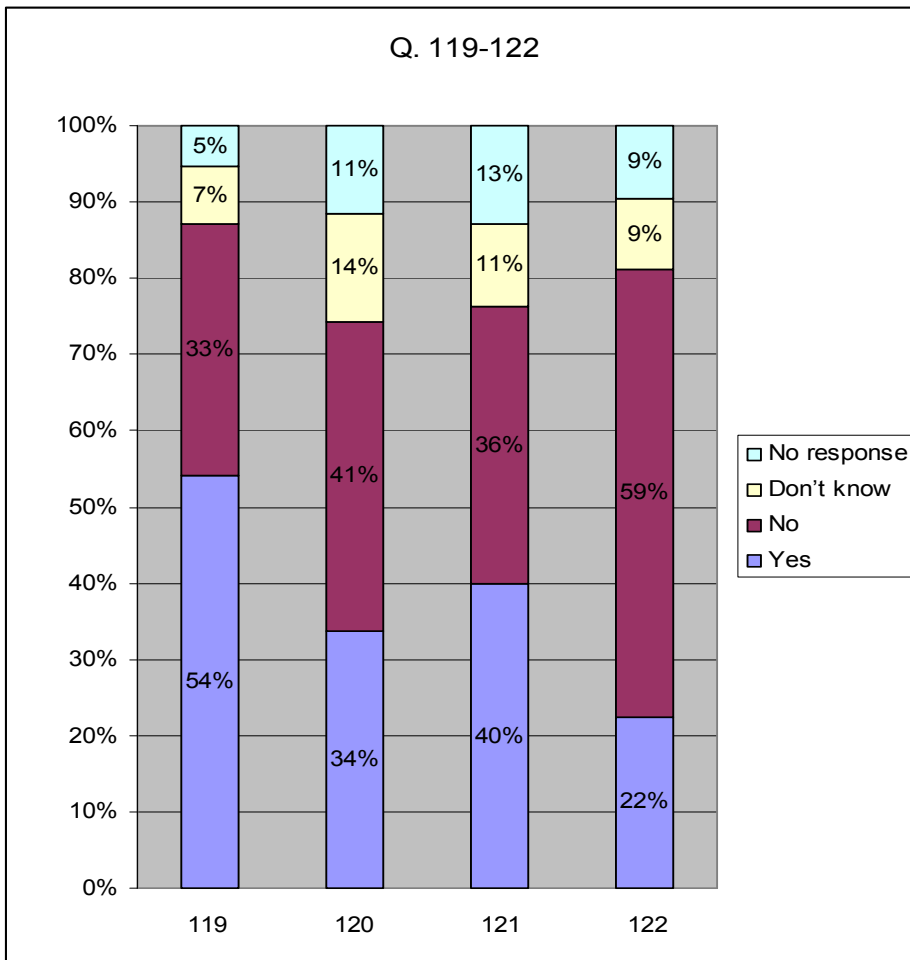
Message to the Local Plan:

Overall, there is support for the designations of the Sensitive and Very Sensitive Countryside as shown in the existing LP and there is not a consensus demanding change.

17. Pattern of Development

Questions were asked over preferences in the pattern of new development.

Relevant question 119-123.



119. There should be increased flexibility in the Local Plan for small-scale clusters of 3-4 houses or individual houses in the countryside outwith the villages?

120. New houses in the countryside, outside the village should be grouped around existing buildings to contain development in specific areas?

121. Villages should remain the focus for new development and should be extended as necessary rather than having scattered new housing in the countryside away from the villages?

122. The villages should be allowed to extend along the existing roads as ribbon development?

There was a **majority** (59%) who were **opposed** to the principle of allowing villages to spread along existing road as '**ribbon development**', with a **majority** (54%) in favour of **small clusters** of individual houses in the countryside outside the villages, although an appreciable number of respondents (33%) disagreed.

Views were mixed on whether the presence of an existing house should be used as a precedent in allowing a new, adjoining house (as has been frequently used in the recent review of the Rural Opportunities Area (ROA) in the Gillespie Report). There was a slight majority against the principle (with 34% agreeing with the principle and 41% disagreeing).

Likewise, views are split (40% in favour and 36% against) on whether the villages should remain the focus of development, or whether new housing should be scattered through the countryside.

Validity of response

Over 87% of respondents answered these questions.

Comments

Comments were diverse and a consensus cannot be identified.

There was some support for clusters of houses in the countryside, referred to as hamlets, and some reference to a historic pattern of small groups of crofts and crofting townships rather than single larger settlements. Others felt that no more houses should be built outside the villages; others that only single houses should be built.

Other comments suggested a balanced approach, with some low impact rural housing and some development of the villages.

There was a however a thread of opposition to ribbon development (implied as referring to a row of houses adjacent to each other along a road) and an appreciation of the scenic quality of Craignish which could be threatened by inappropriate rural housing.

Message to the Local Plan:

Views on the most appropriate pattern of new development were mixed with limited clear consensus. There was a majority in favour of clusters of houses in the countryside outwith the villages, but split views on whether the villages should be the focus of new development or whether new housing should be scattered across the countryside.

There was a clear aversion to the linear/ribbon spread of houses along the roads, backed up by other questions that supported the containment of villages and retention of existing LP village boundaries.

18. Rural Opportunity Areas

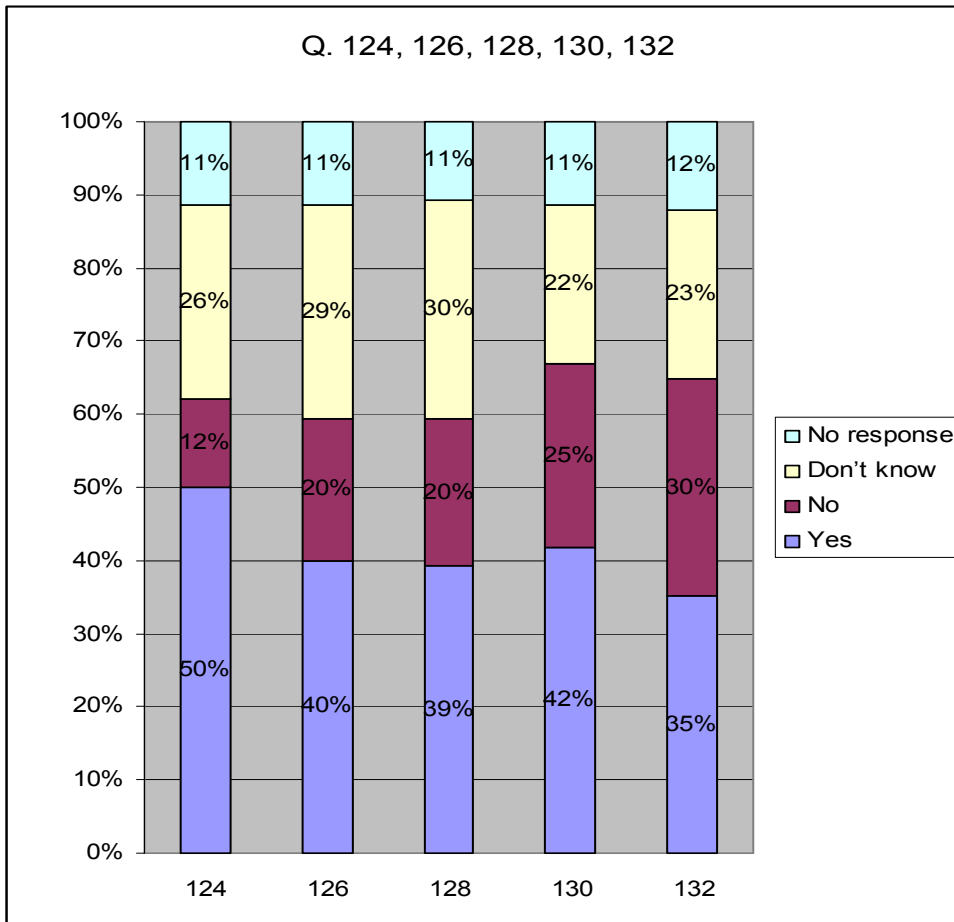
The questionnaire was issued a couple of months after ABC approved the 'Landscape Capacity Assessment (LCA) of the Rural Opportunity Areas' (ROA) (The Gillespie Report).

The questionnaire drew respondent's attention to the findings of the LCA as they apply to Craignish, and attempted to ask opinion on the findings.

The LCA identifies a scattering of sites through Craignish where, only in the context of landscape and visual impact, housing may be appropriate, and is intended as guidance to both Developers and to the Planners.

Maps were provided showing five ROA in Craignish assessed by the LCA.

Relevant question 124-132.



Do you agree with the areas shown as appropriate for housing?

124. GARRARON, BARRAVUILLIN, BARBRECK, TURNALT: potential for additional development is limited to around the existing buildings, with limited potential elsewhere.

126. BARRICHBEYAN: (forest on the track south towards Ardlarach) **no potential** for additional development due to risk of being intrusive once forest is cleared.

128. LUNGA / GEMMIL: identifies potential additional development within fields below Lunga House only.

130. CORRANMOR: identifies potential additional development around the existing buildings at Corranmor.

132. AIRD: identifies potential additional development around the existing buildings at Aird and on the landward side of the road on the east side of Loch Beag.

The majority of respondents answered the questions (over 80%), however it was perhaps unrealistic to summarise the report on one sheet of paper and there is no way of assessing whether respondents were familiar with the detailed locations identified in the report and there is no way of knowing whether respondents understood the rationale behind the findings of the LCA report.

Responses fail to identify clear consensus.

The results are:

Garraron, Barravuillin, Barbreck and Turnalt: A **majority agreed** (50% v. 12%) that the potential for new development is limited to proximity to existing buildings, with limited potential for new development elsewhere.

Barrichbeyan: Views were mixed with a **slight majority agreeing** (40% v. 20%) that there should be no more development within the (now largely cleared) forestry, although there was an appreciable uncertainty (33% don't know).

Lunga / Gemmil: Views were mixed with a **slight majority agreeing** (39% v. 20%) that there is potential for a few more houses, but only within the edges and corners of the fields below Lunga, with none towards Gemmil, although there was an appreciable uncertainty (30% don't know).

Corranmor: Views were mixed with a **slight majority agreeing** (42% v. 25%) that there is potential for development only around the existing buildings at Corranmor.

Aird: There was a **slight majority (35%) in favour of** the recommendation for development only around the existing farm at Aird and on the landward side of the road on Loch Beag. However, an appreciable number disagreed (30%).

Validity of response

Over 80% of respondents answered these questions.

Comments

Comments were limited and diverse, with no clear consensus.

The findings of the Gillespie Report were questioned by some and some called for further review of the findings.

The report findings, resisting development in the forestry at Barrichbeyan, was questioned, given the high visual impact of the existing land-use.

Development on Loch Beag was questioned, given the natural beauty of the setting.

The premise that a house visible in the countryside is necessarily a 'bad thing' was questioned; the detailed design and integration of the building with its setting should be considered on a case by case basis.

Message to the Local Plan:

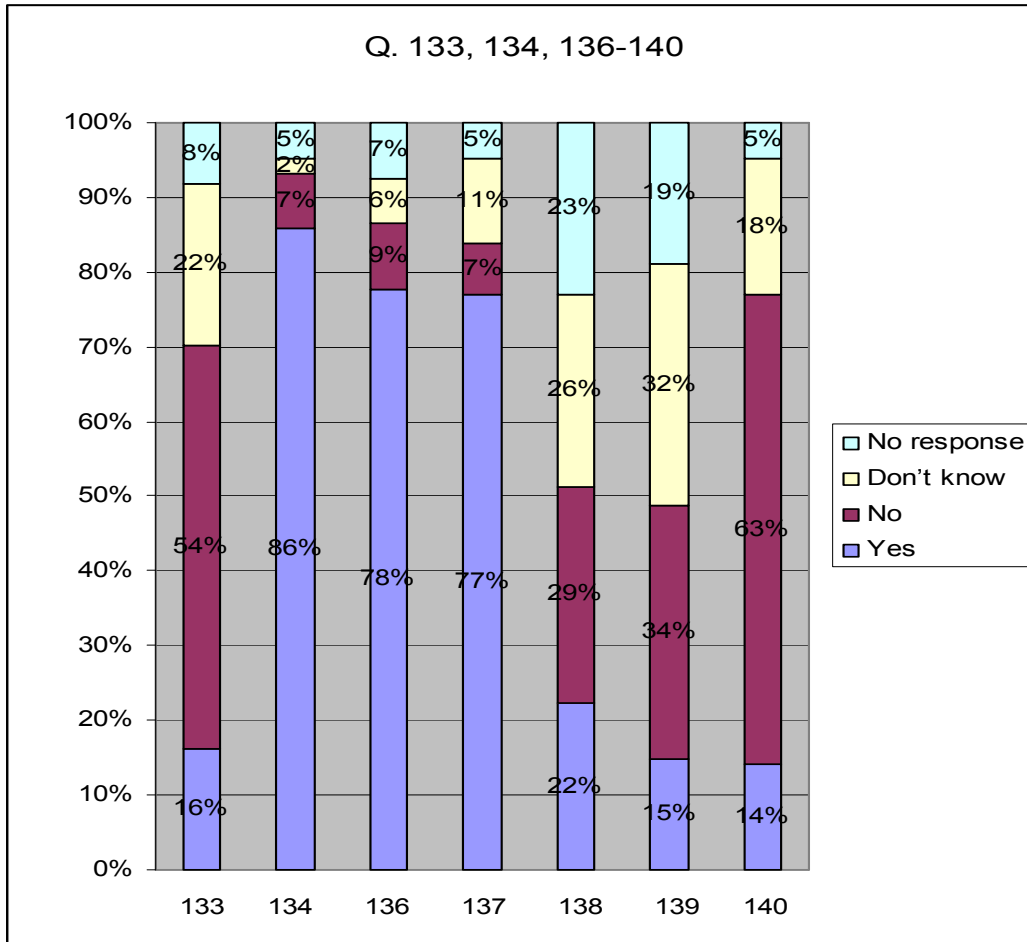
Views on the ROA Review were mixed however it could be argued that there is general public support for the overall principles of the LCA. The LCA, generally, is in favour of small groupings of discretely located houses, with a general emphasis on protecting the overall scenic quality of the landscape. This approach is generally supported through the responses to other questions. For example on pattern of development and LP designations of countryside, there is broad support for the approach taken by the LCA.

It could also be said that there was an undercurrent of distrust of a broad all encompassing policy, when the actual impact of development is specific to the detailed proposal put forward. This may reflect a misunderstanding of the principles used in the review and it may be that ABC should take steps to present the LCA to the community so that its aims are better understood.

19. Farming, Conservation, Access and Forestry

Questions were asked on whether the LP should intervene more in management of the land; whether arable land should receive greater protection to safeguard future food production; on changes in agricultural practice and impacts on the countryside; on public access and on forestry.

Relevant question 133-141.



133. Do you feel there is a need for the Local Plan to intervene to ensure the management of the land retains a particular landscape character you value? If yes, please explain what you mean:

134. Generally, do you agree that the land defined as 'arable' (able to be ploughed) should be given protection to prevent it being developed?

136. Would you, in principle, support changes in the appearance of farmland, if it promoted local food production?

137. Would you accept that, in the future, farming practice may have to change as the supply of oil runs out, (affecting transport of produce, production methods, use of oil based fertilisers etc)?

138. Are there any types of changes in farming practice that might cause you concern in terms of the effect it might have on the character of Craginsh? Please give examples:

139. Are there any paths / routes that you would like to see included in the Core Path network? If so please describe here of use the map at the back of the questionnaire.

140. Do you think that there should be more commercial forestry in Craginsh?

There was a **clear consensus** (86%) in support of the principle already within the LP, whereby arable land should be given protection from built development.

There was a **clear consensus** (78%) that, in order to promote future increased **local food production**, there may need to be changes in the existing landscape, with recognition (77%) that depletion of oil fuels will change agricultural practice.

The **majority** (54%) felt that the LP **does not** have a role to increase its intervention in land management (e.g. farming practice) to protect an existing landscape from change.

Regarding access and the **Core Paths**, there was **low support** for **additional** paths (15%) with the majority either not wanting additional paths (34%) or uncertain.

Regarding additional **commercial (conifer) forestry**, the **majority** (63%) did **not** want to see additional plantations in Craignish, with 14% in favour.

Validity of response

The questions on LP intervention, protection of arable land and changes in appearance of land as the need for local food production increases (133-137) were answered by over 93%. The question on Core Paths was answered by 81% and forestry by 95%.

Comments

There were a lot of comments, but they were diverse.

There was a thread of recognition of the importance that agriculture plays in the character of the landscape (though expressed in a variety of ways) and the need to continue to support farming.

There was some recognition that local food production will become increasingly important and local resources for local food production should be conserved, although little apparent evidence of an appreciation of just how great the changes that may occur are.

There was recognition that while the landscape may change, scenic quality is important. There were concerns expressed over the potential visual impact of, in particular, large scale and intrusive poly-tunnels. There was also concern over large-scale animal / chicken sheds, and also sitka plantations.

Regarding footpaths, there were several comments in support of a path to Craignish Point from the road end, and a mixed range of other routes with limited consensus.

Regarding forestry, there were a number of comments in favour of hardwood and mixed plantations and 'amenity' woodland. Biomass production was mentioned. There was a strong thread against (large?) conifer plantations.

Message to the Local Plan:

The LP should continue to support farming but intervention by LP policy in farming practice should not be increased.

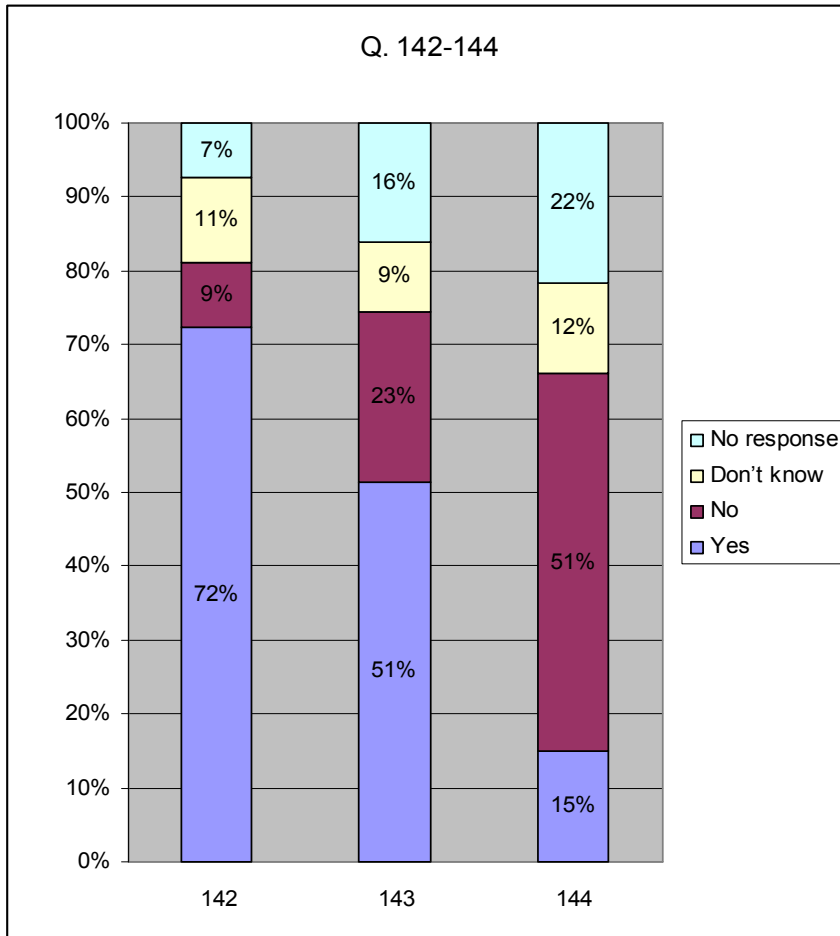
The importance of retaining 'arable' land should be given greater weight in the LP to ensure future local food production is achievable, especially important where the resource of good land is limited.

Craignish accepts that the farmed landscape is dynamic and has, and always will, change as demand and farming practice change. The future will bring about further changes in agricultural practice and consequent changes in the appearance of the landscape.

20. Tourism

Questions were asked about how the LP responds to tourism in Craignish.

Relevant question 142-145.



142. The current Local Plan has the balance right? The local plan accommodates small-scale local enterprise, but resists further large-scale development that could further erode the scenic quality and character of Craignish.

143. The local plan should strengthen the protection of sensitive areas from future tourist developments?

144. The current Local Plan is too restrictive and the community should embrace the economic benefits of ambitious tourism based development?

There was a **clear consensus** (72%) that the existing LP has the balance right; **accommodates small scale** tourism, **resists** further **large scale** development. There was limited support (15%) for the view that the LP is too restrictive to new tourist development.

A **majority** (51%) felt that **sensitive areas** in Craignish should have **additional protection** from future development through the LP.

Validity of the response

The questions were answered by the majority of respondents. The question (Q 142) on the existing LP was answered by 93% of respondents; on protection of sensitive areas by 84% and on whether the LP is too restrictive, by 78%.

Comments

Comments were mixed and clear consensus difficult to identify.

There was a thread in favour of protection of the character of the setting and avoidance of large-scale development, with mention of no further marine tourism and protection of the foreshore. This was balanced by others who felt tourism was an untapped resource and the LP is over restrictive and there was major community benefit to be gained from further expansion of tourism.

There was caution over all encompassing policy and a move for considering developments upon their merits, rather than in zones.

A few comments called for a local bunkhouse and camp sites, others were averse to caravans.

Message to the Local Plan:

Overall, the existing LP is supported with no clear call for change.

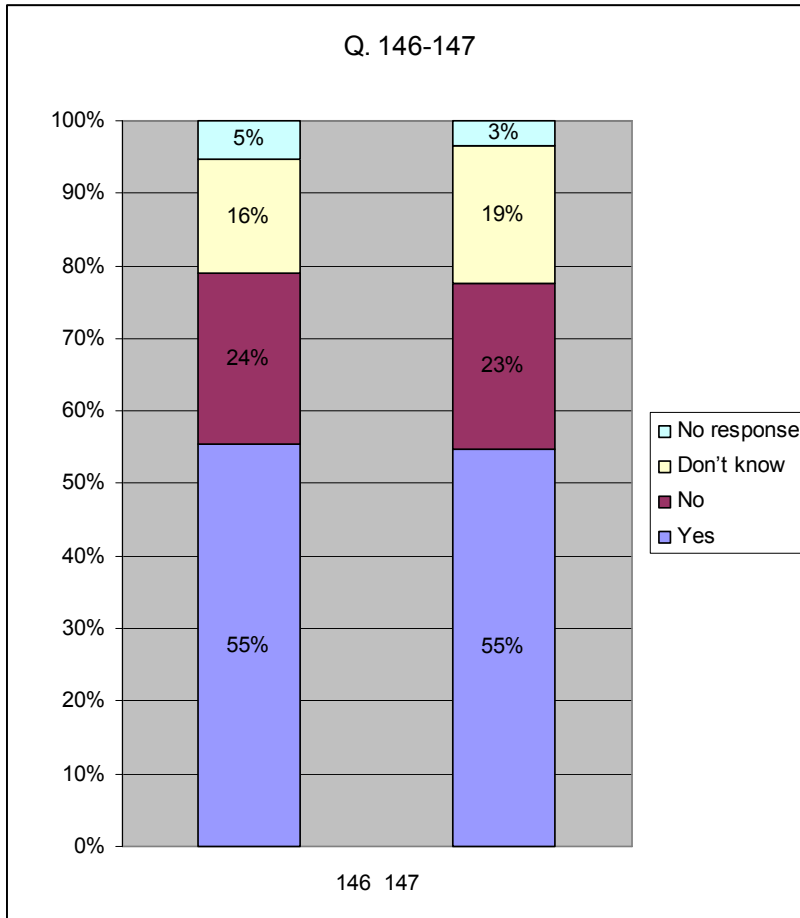
Locally Sensitive Areas should be clearly identified and protection retained or enhanced.

There could be scope for local assessment of sensitivity. There could be locations that are **locally valued** to the community and deserve greater protection, but which do not trigger national protective designations (such as National Scenic Areas, or SSSI).

21. Salachry

Questions were asked about the Salachry Woodlands Croft Project and the designations within the LP that could prevent the project from going ahead in the future. Much of the site is designated Sensitive Countryside and some as Very Sensitive Countryside.

Relevant questions 146-148.



146. Would you agree to a change in the future Local Development Plan (Local Plan) that would accommodate the woodland croft project?

147. Would you support the proposal for croft houses at Salachry, assuming there are no alternative places for croft holders to live within the vicinity?

A **majority** (55% v. 24%) felt that the future LDP **should be altered** to accommodate the woodland croft project and a **majority** (55%) **supported** the principle of croft houses at Salachry, assuming there were no alternative places for crofters to live in the vicinity.

Validity of the response

The questions were answered by the majority of respondents (Q146-95%; Q147-99%).

Comments

The community has been consulted on Salachry before and the project has always had general support.

Views expressed here were also overall supportive and supported re-designating the land in the LDP to accommodate the project.

However there were comments referring to lack of demand; to the poor quality and harsh environment at Salachry and how there are better sites; some felt the project was unrealistic.

It was noted that the LDP designations, if changed, should only be changed for the area directly affected, not removed overall.

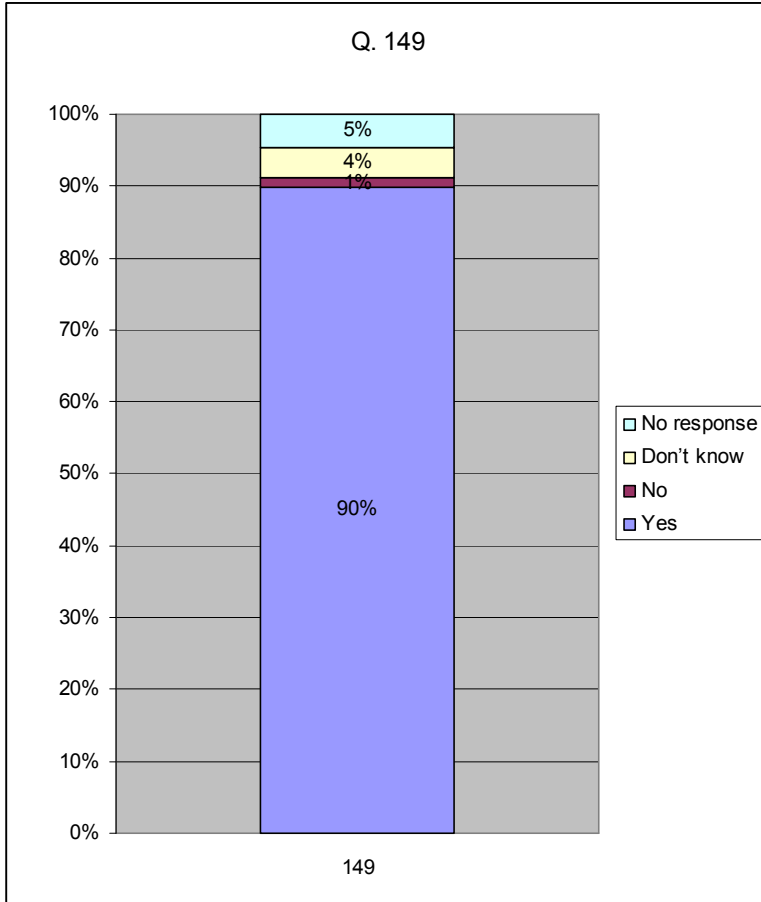
Message to the Local Plan:

Overall, the LDP should accommodate the concept of the croft project at Salachry and re-designate the land accordingly.

22. Sustainability

The questionnaire explained that the principle of 'sustainable development' is now an intrinsic part of the LP and the LP seeks to balance sustainable development with conservation.

Relevant questions 149.



149. Do you support the principle of **sustainable development** as described (in the LP)?

There was a **substantial consensus** (90%) in support of the principles of Sustainable Development and the LP approach to sustainability.

Validity of the response

The questions were answered by the majority of respondents (95%)

Comments

Limited and poles apart – ranging from 'fully support' to 'it's all waffle'.

Message to the Local Plan:

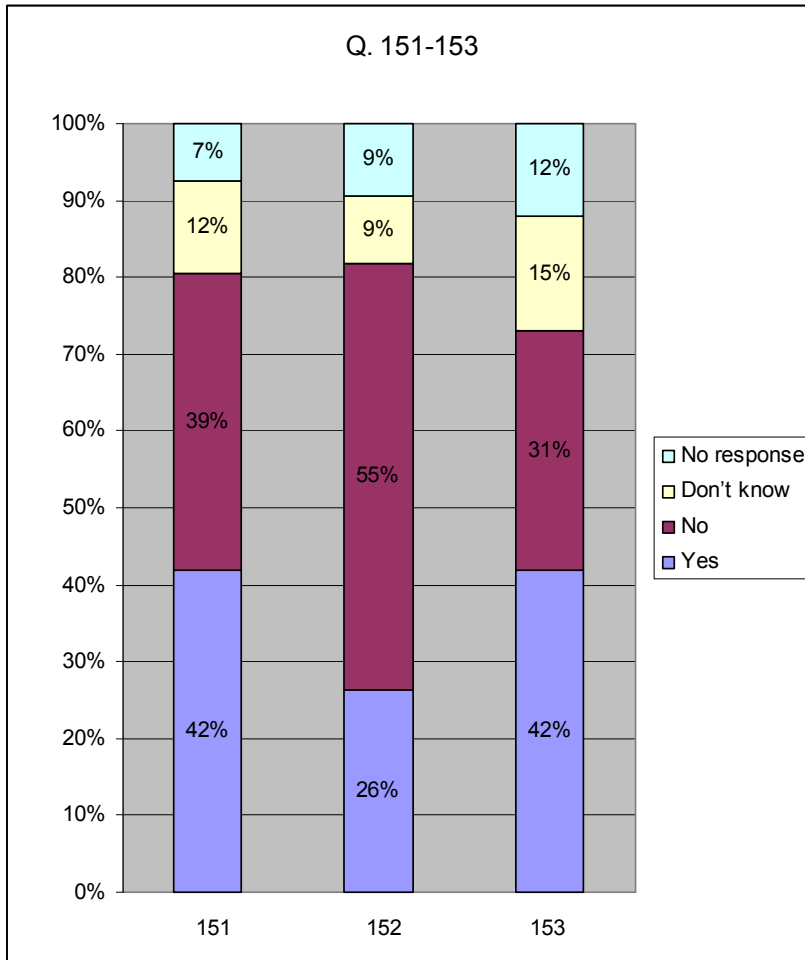
Overall, the LDP should continue to support Sustainable Development.

22. Renewable Energy

LARGE SCALE RENEWABLES (windfarms)

The questionnaire explained LP policy to large scale windfarms and where Craignish sits in this policy – “ Potentially Constrained Area” – outlined the pros and cons of large scale windfarms and asked for general views.

Relevant questions 151-154.



151. Would you support further large-scale windfarms within, say, 10km of Craignish?

152. Do you feel the Local Plan should be altered to **encourage** consideration of large-scale wind farms around Craignish?

153. Do you feel the Local Plan should be altered to **increase** protection of the area around Craignish from large-scale wind farms?

Reflecting other national surveys into public perception of large scale windfarms, local opinion was mixed.

Asked whether they would support a large windfarm within 10km of here there was **no consensus** (42% yes: 39% no).

However, there was a **majority** (55%) who **did not** wish to see the LP altered to **encourage** a local windfarm and a **small majority** (42% for: 31% against) who called for **additional protection** from large-scale windfarms.

Validity of the response

The questions were answered by the majority of respondents (95%)

Comments

Mixed, but generally in favour of smaller renewable projects.

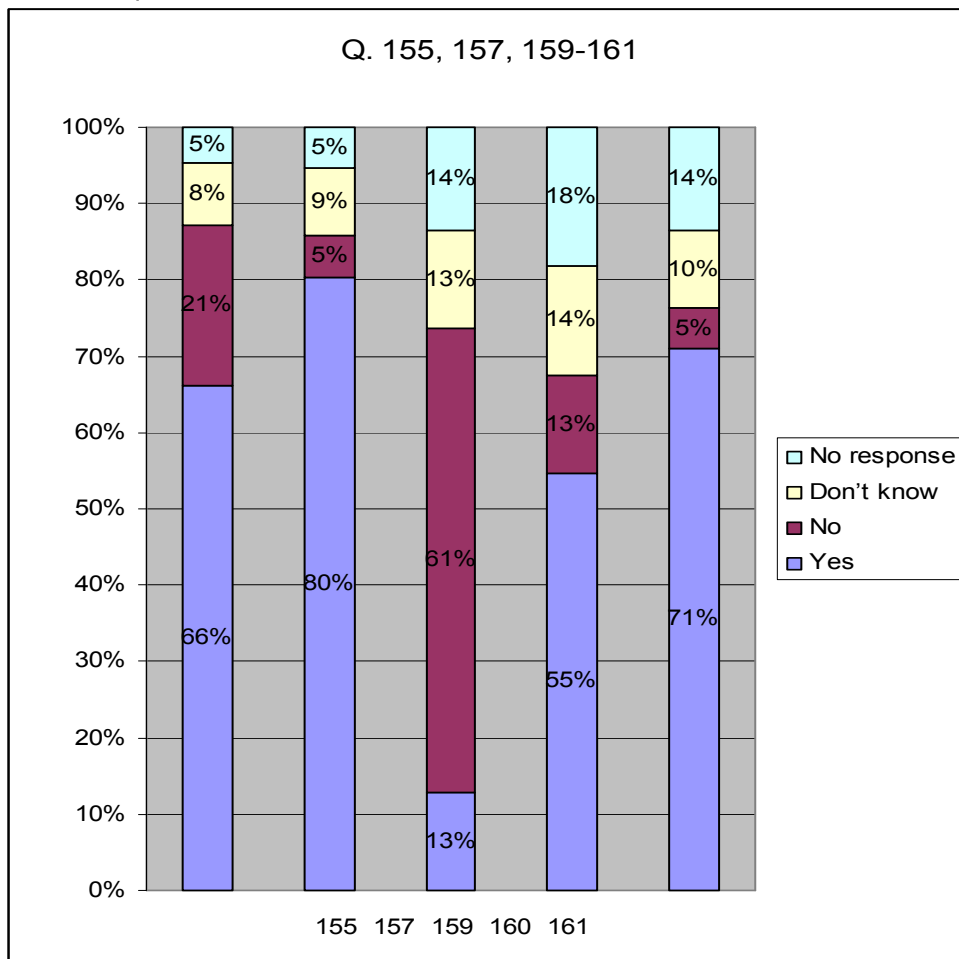
Message to the Local Plan: Overall, the LDP should continue its current policy (of potential constraint) on large-scale windfarms.

23. Renewable Energy

SMALL SCALE WINDFARMS and OTHER RENEWABLES

The questionnaire outlined current LP support for small-scale renewables.

Relevant questions 155-162.



155. Would you support a small wind farm in Craignish?

157. Support small private or community renewables projects in Craignish?

159. The need to produce clean energy outweighs all concerns over local adverse impacts? We no longer have the luxury to be concerned over these local issues.

160 Irreversible impacts to local environment are not a price worth paying for renewable energy, especially when the efficiency of renewables is often disputed

161. The priority should be on local energy saving and micro energy production where adverse impacts are likely to be minimal.

There was a **clear consensus** (80%) in favour of the principle of small private or community renewables projects in Craignish.

Asked whether they would support, in principle, a small scale windfarm in Craignish there was a **majority in favour** (66%).

There was however also **clear consensus** (71%) that the priority should be on **local energy saving** and **micro energy production** where adverse environmental impacts are likely to be minimal.

There was a **majority view** (55-61%) that whilst renewables are desirable, there can be **adverse environmental impacts** (visual, habitat etc) and that the benefits of renewable developments may not always justify the potential costs.

Validity of the response

The questions were answered by the majority of respondents (over 82%)

Comments

Generally in favour of smaller renewable projects; with a wide range of projects thrown into the pot. A thread of recognition of the need to make energy saving a priority.

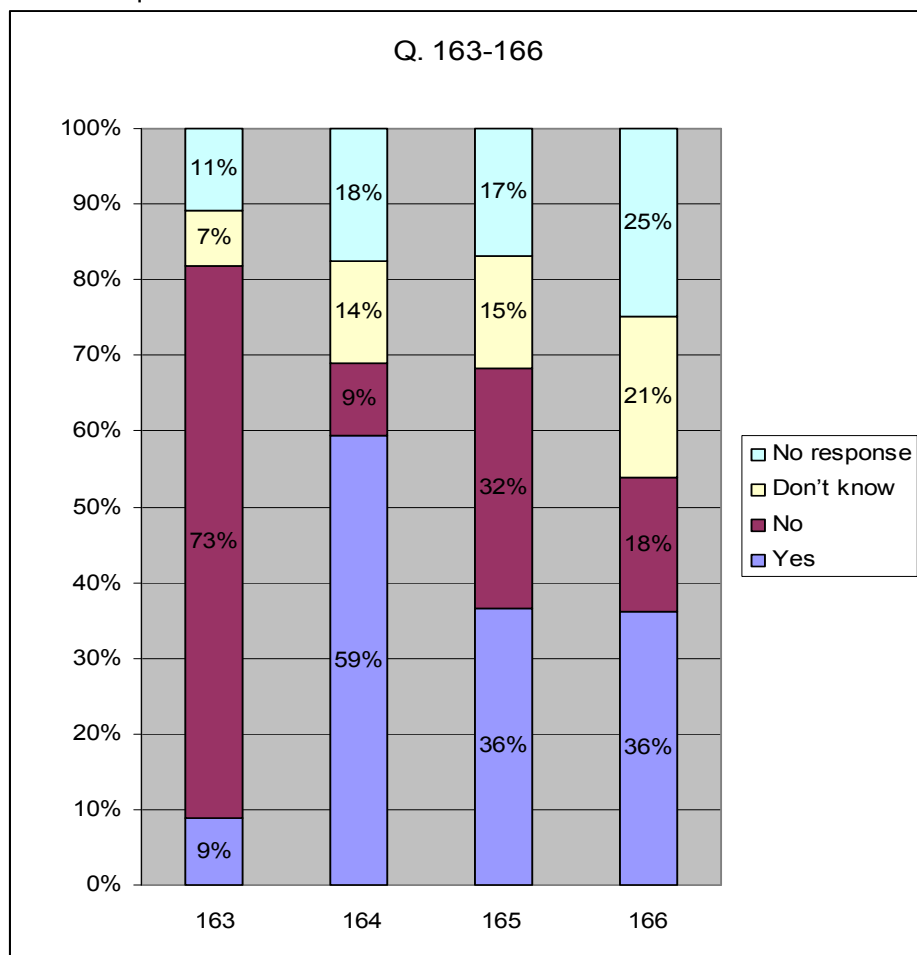
Message to the Local Plan:

Overall, the LDP should continue its current policies (of support, subject to criteria) for small-scale renewables.

24. Coastal Development and Foreshore

The questionnaire outlined the current LP designations of the coast and foreshore and the concepts of 'developed' and 'undeveloped' coast and how this applies to Craignish.

Relevant questions 163-167.



163. The coastline is an unrealised resource and the Local Plan should be freed up to allow **more** coastal development.

164. Current policy is correct and appropriate

165. The coastline should all have protection increased to prevent **any** new development.

166. One policy doesn't fit all and there should be local flexibility. If so where and how?

There was a **clear consensus** (59%) in favour of the existing LP policy which **protects** the coast from **inappropriate** development. There was **very limited support** for the view that the coastline is an **unrealised resource** and that the LP should allow more development (9% agree: 73% disagree).

There were **mixed views** on whether **protection** should be **increased** to prevent **all development** (36% agree: 32% disagree) and some **support** for the notion that there should be **local flexibility** (36% in favour: 18% against).

Validity of the response

The questions were answered by the majority of respondents (Q 163-165 by over 82%; Q 166 by 75%)

Comments

Generally, in favour of protection of the scenic quality of the coast, with a strong thread for resisting more development on the shore, especially large in scale.

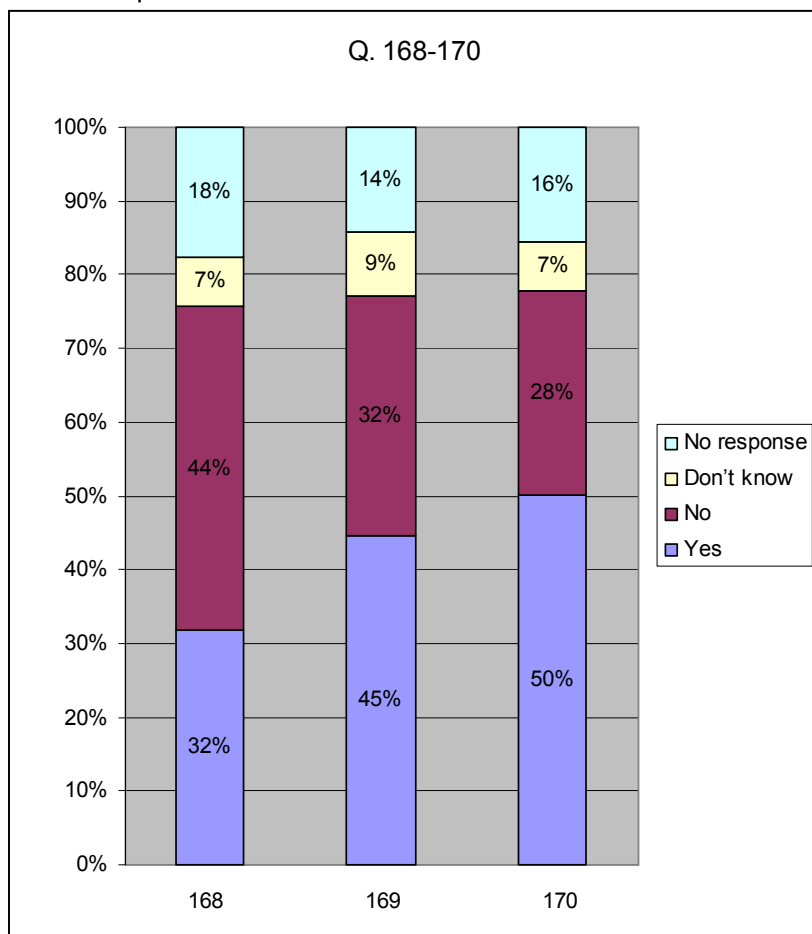
Message to the Local Plan:

Overall, the LDP should continue its current policies (of protection, subject to criteria).

25. Marine Tourism

The questionnaire outlined the current LP designations of the coast and foreshore in regard to marine issues, where the LP influences marine issues and where it does not. The current designations of Areas of Panoramic Quality were described and the designations of Sensitive and Very Sensitive Countryside and Countryside Around Settlement, as relates to the foreshore, was outlined.

Questions were asked on the scope for more marine tourism in Craignish. Relevant questions 168-171.



168. The expansion of yachting / marine based tourism is Craignish’s most valued resource in terms of the potential it brings for long-term sustainable income and employment. As such, the Local Plan should reflect this and be more receptive to marine development.

169. Any more development of marine tourism would tip the balance and we would lose the character of the coast that makes Craignish special. There should be no more development.

170. There is potential for more development, but only small in scale and appropriately located.

Responses were varied. There was a **majority** view (44%) **against** more **marine tourism development**, although 32% were in favour. The **majority** (45%) felt that more marine tourism development could **adversely** affect the character of the coast and that there should be no more development, although 32% disagreed. A **majority** (50%) saw a place for more development, but only if **small in scale**, although 28% disagreed.

Validity of the response

The questions were answered by the majority of respondents (over 82%)

Comments

Generally, against further expansion of marine tourism; two marinas and current level of moorings and activity is seen as sufficient.

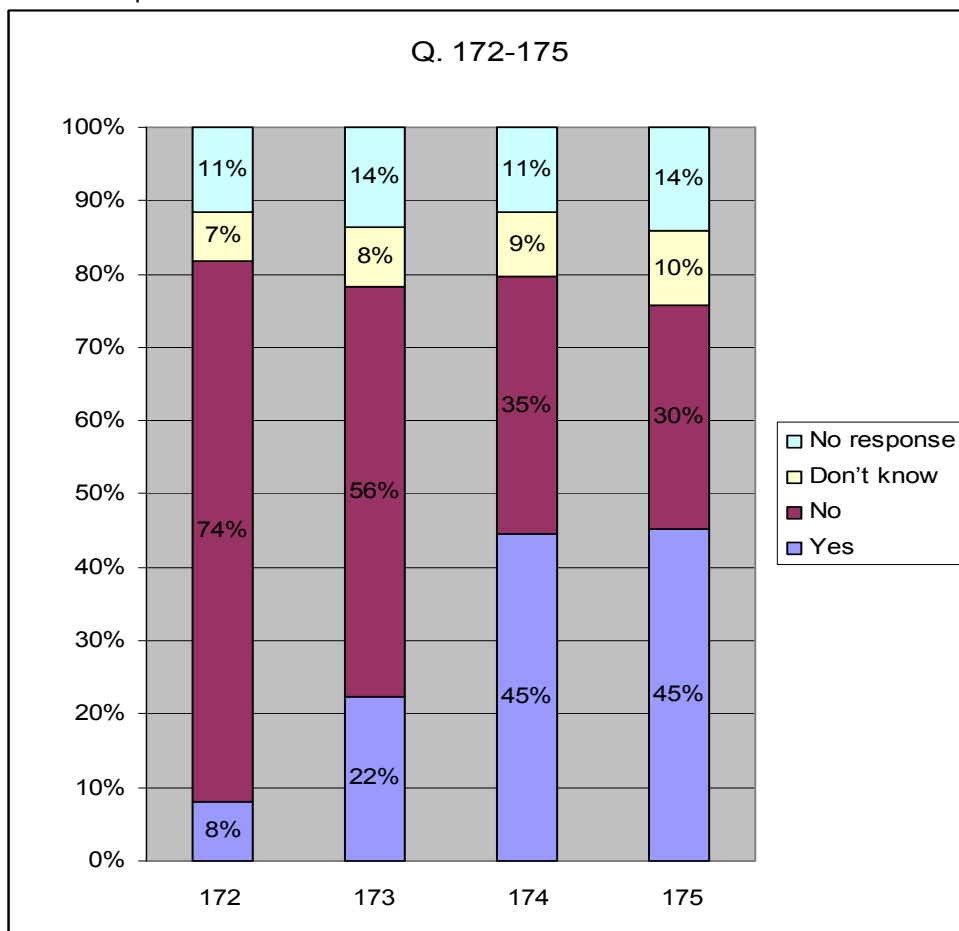
Message to the Local Plan:

Overall, the LDP should continue its current policies (of protection, subject to criteria).

CRAIGNISH LAGOON

The questionnaire outlined the current LP designations of the lagoon. Questions were asked on the scope for more marine tourism in the lagoon.

Relevant questions 172-176.



- 172. The lagoon is an opportunity for a large-scale marine based development that will provide many local jobs and support the local economy.
- 173. The lagoon could accommodate some small scale commercial shore side development
- 174. The lagoon could accommodate some small-scale shore side development, but only if specifically for the benefit of the local community.
- 175. The lagoon should be retained as it is. There should be no additional development

There was a **clear consensus** (74%) that there **should not** be a **large-scale** marine based development in the lagoon.

There was a **majority** view (56%) that the lagoon **should not** accommodate small-scale **commercial development**, with 22% considering it could.

Views were mixed on whether **small scale community based development**, for the benefit of the community, would be appropriate with a **slight majority** (45%) in **favour** but 35% against.

There was a **majority** (45%) who felt the lagoon should be left as it is with **no additional development**. 30% disagreed.

Validity of the response

The questions were answered by the majority of respondents (over 85%)

Comments

Comments showed clear support for resisting large scale and commercial development and for retaining the lagoon much as it is. There was support for appropriate small-scale community based development.

The lagoon is clearly highly valued by the local community.

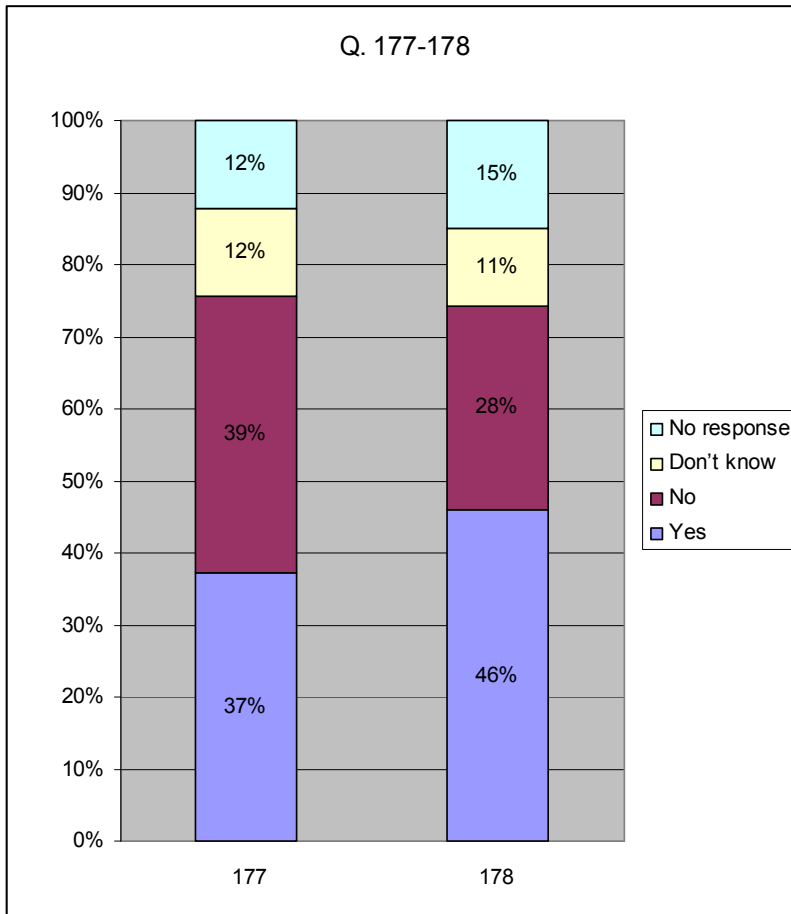
Message to the Local Plan:

Overall, the LDP should continue its current policies (of protection). There should be consideration given to greater protection from large scale and / or commercial development in response to the local value placed on the lagoon by the community.

26. Aquaculture

The questionnaire outlined the current LP support for aquaculture within rigorous environmental constraints (some imposed from a national level). Since much of Craignish’s coastline is Sensitive or Very Sensitive Countryside, further aquaculture development would be generally resisted by the current LP.

Relevant questions 177-179.



177. There should be some local flexibility to accommodate additional aquaculture around Craignish.

178. Further aquaculture development should be resisted.

There was a **slight majority** (46%) who felt that **further aquaculture** should be **resisted**, whilst 28% disagreed. Views on whether the LP should be **more flexible** to new aquaculture (given the economic benefits) were **non conclusive** (37% yes: 39% no).

Validity of the response

The questions were answered by the majority of respondents (over 85%)

Comments

Comments showed clear support for resisting further aquaculture, mostly seeming to refer to Loch Craignish

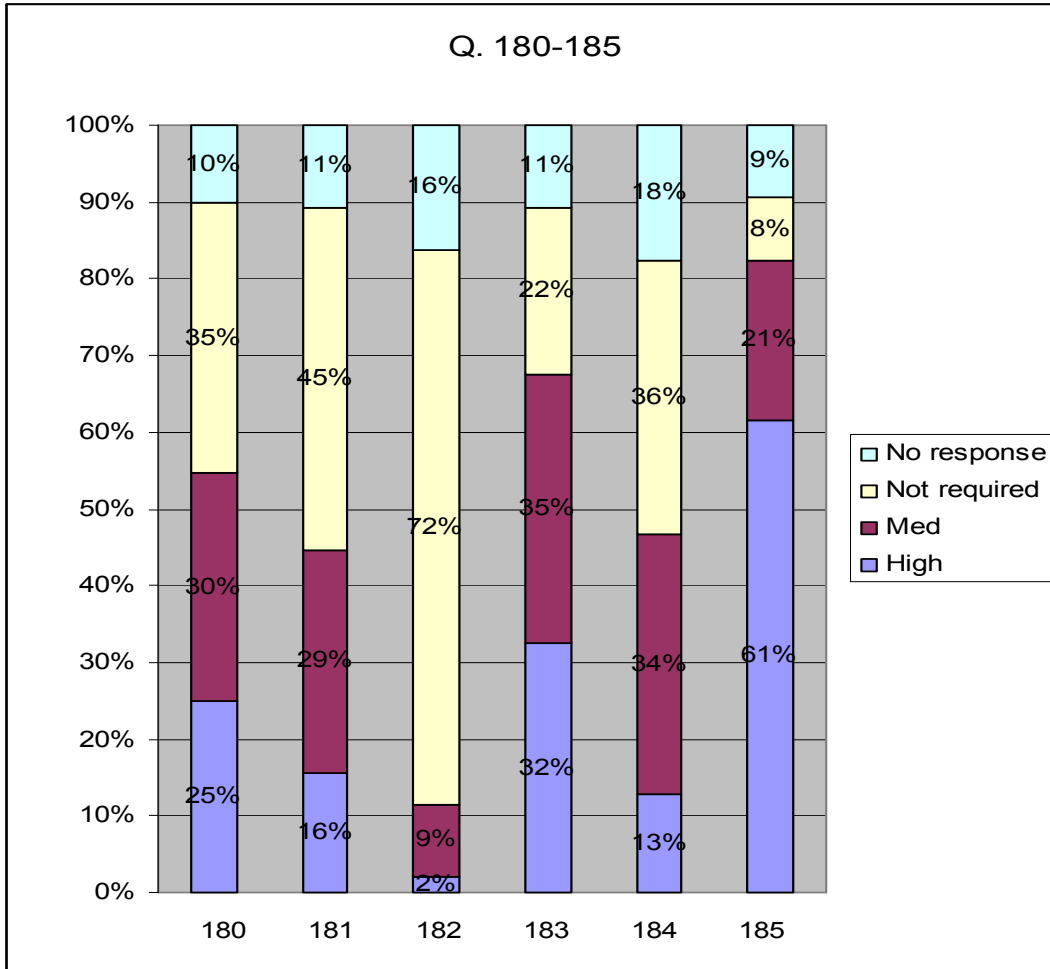
Message to the Local Plan:

Overall, the LDP should continue its current policies (of restriction).

27. Local Issues

The Open Day raised a wide range of local issues, not all related directly to the LP. The questionnaire asked people to rank their priorities against these issues.

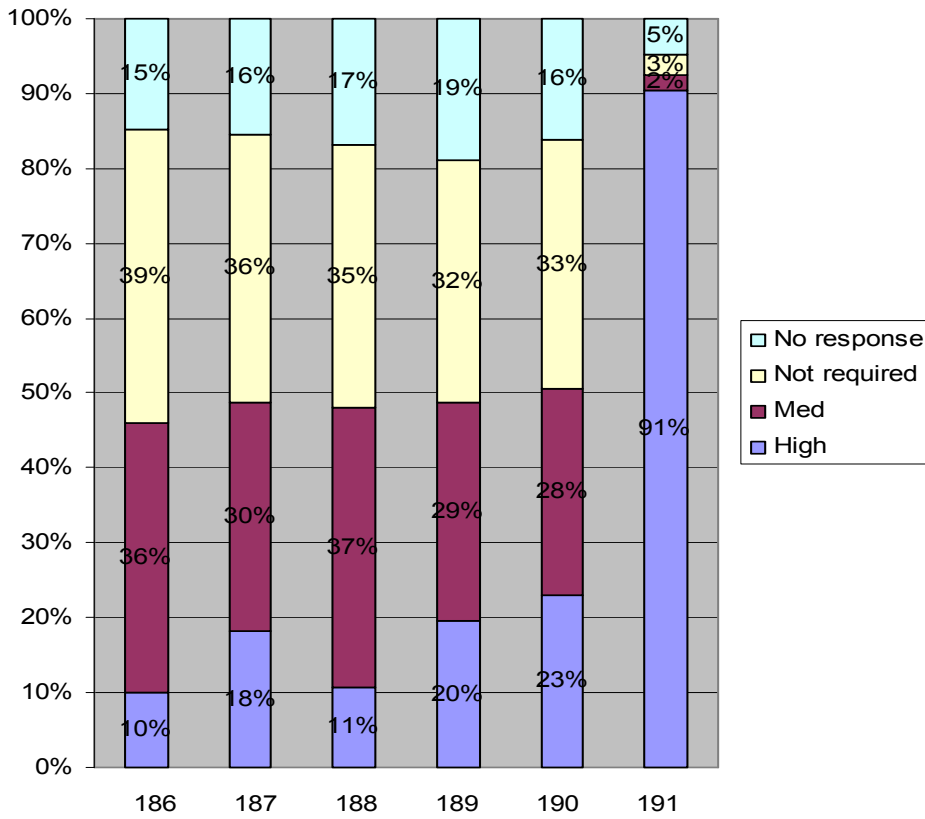
Relevant questions 180-199.



Please indicate your own priorities:

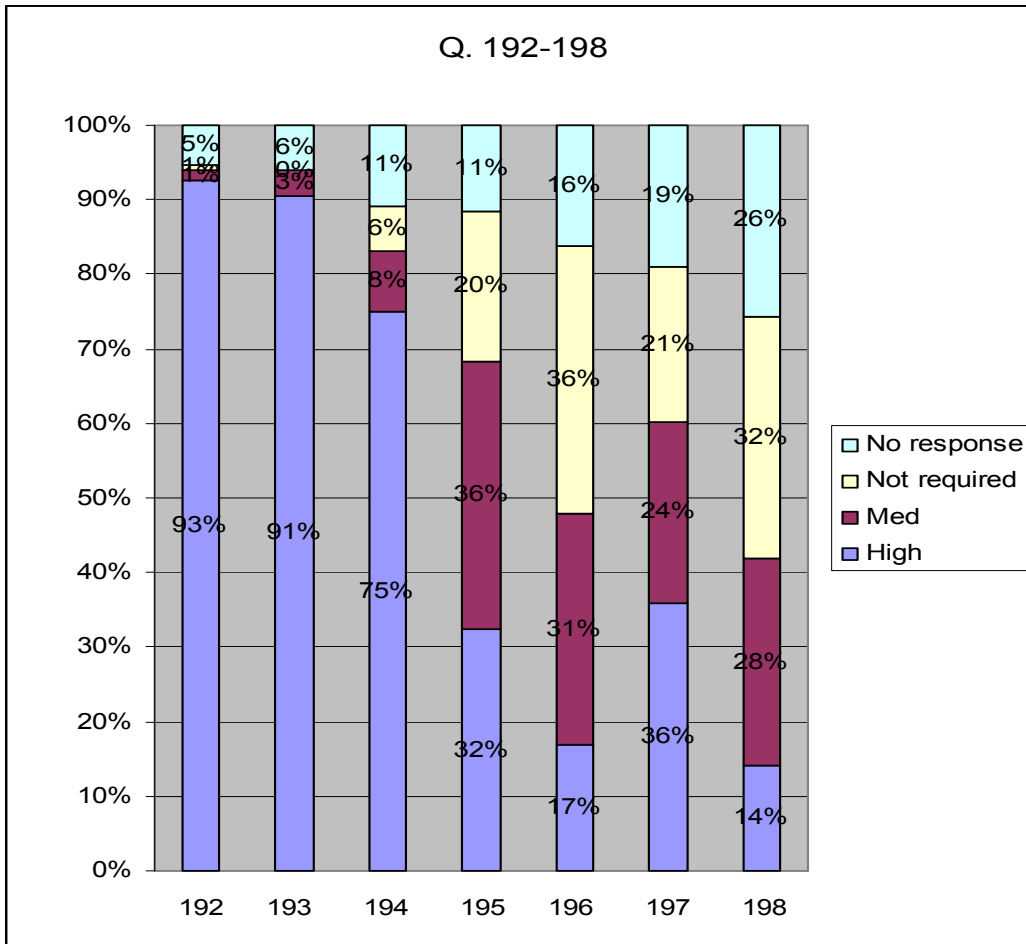
- 180. Better and more frequent passing bays on the Ardfern Road
- 181. Better rural footpaths for informal access to the countryside
- 182. Better street lighting
- 183. Bus shelter
- 184. Cheap holiday accommodation
- 185. Control of Japanese Knotweed and other invasive species

Q. 186-191



Please indicate your own priorities:

- 186. Countryside footpaths
- 187. More litter bins
- 188. Public car parking
- 189. Public slipway
- 190. Public toilets
- 191. Retain a local school



- 192. Retain local post office
- 193. Retain local pubs
- 194. Retain local shops
- 195. Tent / backpacking sites
- 196. Touring caravan site
- 197. Youth Club
- 198. Sports Hall

There was **clear consensus** (92-100%) that retention of **local services** is required. Of the **highest priority** are – School (91%), Post Office (93%), Pub (91%), Shop (75%).

There was **clear consensus** (82%) that control of **Knotweed** and other invasive species was required with 61% considering it a **high priority**.

There was **clear consensus** (67%) that a **bus shelter** is required, split between high (32%) and medium (35%) priority, with 22% considering it not required.

There was **clear consensus** (68%) that a **tent or backpacking site** is required, split between high (32%) and medium priority (36%), with 20% considering it not required.

There was **clear consensus** (60%) that a **Youth Club** is required, split between high (36%) and medium priority (24%), with 21% considering it not required

A **majority** (55%) felt that better **passing bays** are required on the **Ardfern road** (B8006), split between high (25%) and medium priority (30%), with 35% considering it not required.

A **majority** (49%) felt that a **public slipway** is required, split between high (20%) and medium priority (29%), with 32% considering it not required.

A **slight majority** (51%) felt that **public toilets** are required, split between high (23%) and medium priority (28%), with 33% considering it not required.

A **slight majority** (48%) felt that **public car parking** is required, split between high (11%) and medium priority (37%), with 35% considering it not required

There was **slight majority** (48%) who felt that more **public litter bins** are required, split between high (18%) and medium priority (30%), with 36% considering it not required

There was **slight majority** (42%) who felt that a **Sports Hall** is required, split between high (14%) and medium priority (28%), with 32% considering it not required

There was **slight majority** (47%) who felt that more **Cheap Holiday Accommodation** is required, split between high (13%) and medium priority (34%), with 36% considering it not required

Opinion was **split** on better rural footpaths for **informal access** to the countryside; 45% were in favour; 45% against. Of those in favour 16% see it as a high priority and 29% as a medium priority.

There was **clear consensus** (72%) that **better street lighting** is **not required**.

Validity of the response

The questions were answered by the majority of respondents (over 85%).

Comments

Comments were varied and backed up the questionnaire results.

Message to the Local Plan:

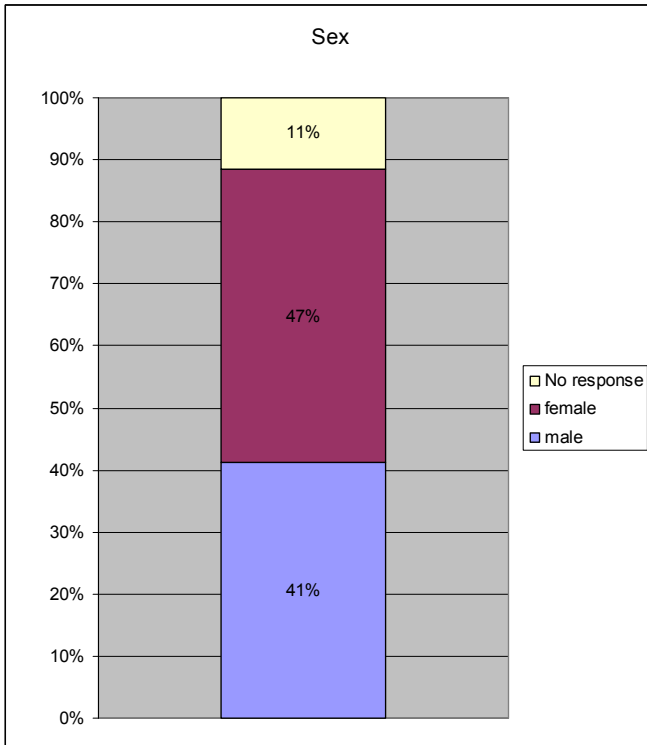
The results largely reiterate the earlier questions; local services should be protected and retained as an overwhelming first priority.

28. Information about you

In order to identify whether we had missed sectors of the community, questions were asked about the respondent and where they lived.

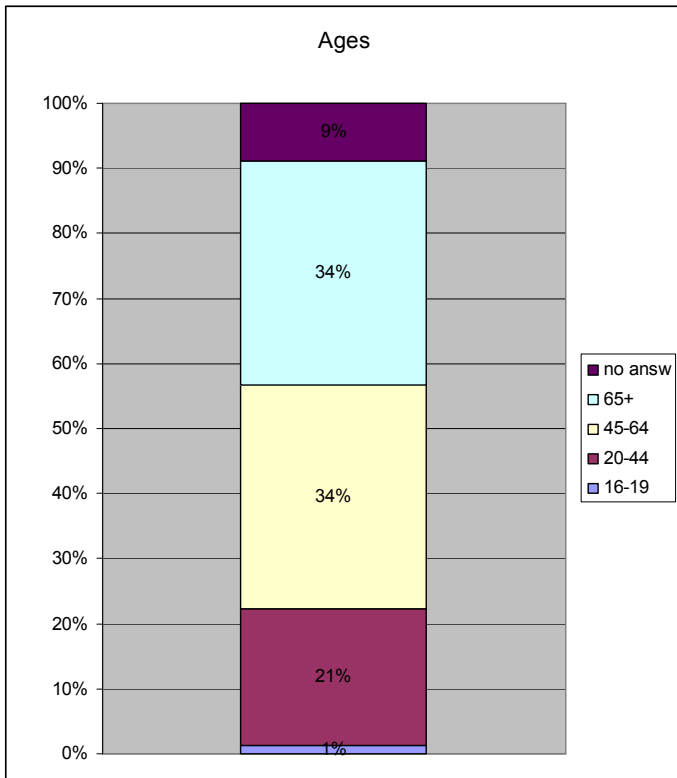
Relevant questions: 200-203

Sex



The respondents are evenly divided between male (41%) and female (47%) (11% no response). The responses show equal representation of the views of men and women.

Age



68% of responses from age 45+ with 34% age 45-64 yrs and 34% age 65+. Ages 20-44 were represented by 21% of respondents; with just 1% aged 16-19.

There is a bias toward middle age and elderly views in the questionnaire results. Young people under 19 were not represented.

Location

The majority of respondents live in Ardfern village (52%) and from Barfad to Aird (18%).

Craobh (3%) and Lunga (6%) are poorly represented.

8% of respondents were second home owners who do not live here.

Home

The majority of respondents live in their own home (68%). Most (79%) see Craignish as their long-term home.

87% have lived here for over 4 years; 68% for over 11 years; 41% for over 21 years and 11% for 41yrs+.

Appendix 2: YOUNG PEOPLE'S VIEWS

As might be expected, the analysis of the respondents to the main questionnaire revealed that it was predominately filled in by over 45s (68%), and only 1% were aged 16 to 19.

In order to capture the views of the younger members of the community, we sent a brief questionnaire to young people who have left school and are either away at college or university or working locally. We also enlisted the help of the Geography Department of Lochgilphead High School to capture the views of secondary school pupils.

Left school, at college, university or working.

There were not enough results to present quantitative data, however the following is a summary of the views of those who responded.

- § All who responded either strongly agreed or agreed that Craignish was **a good place to live** and all thought they would come back to live in Craignish at some time in their life.
- § They would not necessarily want to live and work here while young, as they want to travel and broaden their horizons, and feel that there are not the career opportunities here that they are looking for. However they think that anyone with enough drive and commitment **can make a living in Craignish**.
- § Work is **seasonal** and dies off in the winter and businesses or industries that can offer year round employment are needed. It was felt that it was easier for men to make a living in Craignish than women, especially during the winter.
- § They see the lack of **affordable housing** as the biggest obstacle to young people either staying or returning and settling in Craignish.
- § There is a strong feeling against **second homes**, as much for the owners not contributing to the community, as for the fact that they push house prices beyond the reach of the young and the low paid.
- § The thing they **love** most about Craignish is the **wildlife, the scenery**, and the **community spirit**. They like the accepting nature of the people, and the lack of barriers between people of different ages and backgrounds.
- § There is a strong feeling in favour of **community renewable energy**.
- § They feel very strongly that **growth** should be **organic**, and if Craignish grows too much and too quickly the community spirit that makes it special will be lost. They want to see housing that is **sensitive** to the area and not urban in nature, with small developments of small eco type houses which would be **affordable** to the young and low paid.

Secondary School Children.

Fourteen 12 to 15 year old pupils from Craignish who attend Lochgilphead High School answered a short questionnaire as part of their geography lessons.

- § A majority (57%) thought that Craignish is a cool place to live. Comments revealed that they like the friendly community, they feel safe here and they like the fact that they know everybody.
- § Like teenagers everywhere there was a general complaint of nothing to do, although the Youth Club got many mentions as the thing they most like about Craignish.
- § The majority (64%) thought there is a need for a sports facility in Craignish, and there was a strong cry for an astroturf pitch, and a proper swimming platform at Ardlarach Loch.
- § 64% did not think that there were good business and work opportunities for school leavers in Craignish. More thought that they would live in Craignish at some time in their life (42%) than did not (14%), however not surprisingly for youngsters, many (35%) were not sure.
- § Asked if Craignish should have windmills so that we can produce our own power they were fairly evenly divided, with a majority against them, thinking that they would spoil the landscape.

End