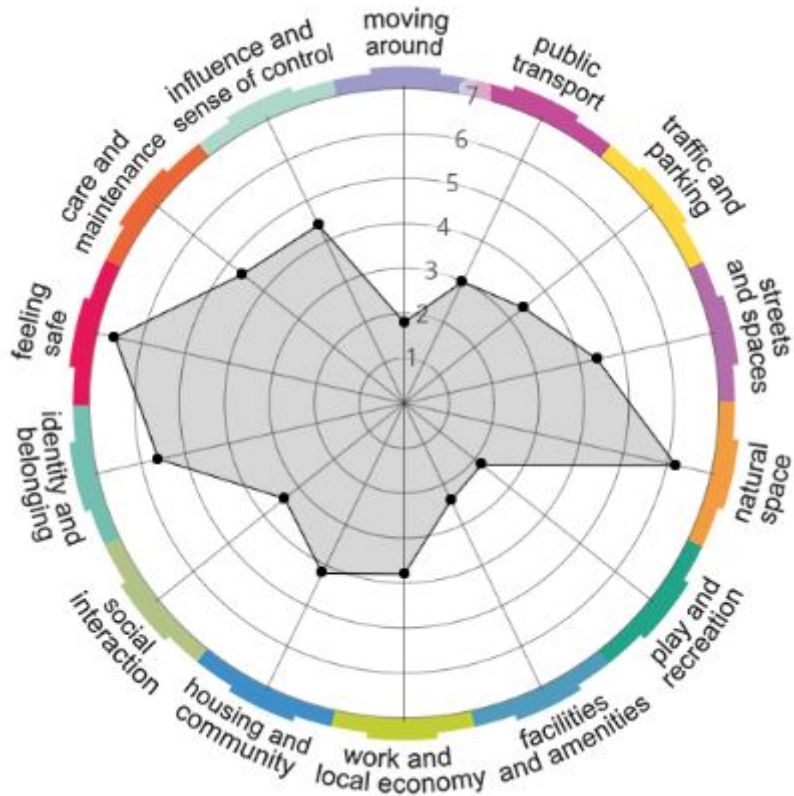


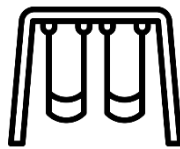
Lochgair Responses 2019



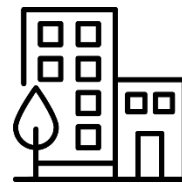
Priority Areas for Improvement:



Moving Around



Play and Recreation



Facilities and Amenities

argyll and bute

communityplanningpartnership



How good is your place? Area wide engagement results using the Place Standard Tool

Between May and October 2019, the Community Planning Partnership (CPP) used [the Place Standard tool](#) to engage residents in Argyll and Bute on how they feel about the place(s) that they live and work in Argyll and Bute.

We are very grateful to all the responses that we received. We hope you find the information easy to understand and of interest to you and your community.

We are pleased to see that the thematic areas of Natural Space, Feeling Safe, Identity and Sense of Belonging and Social Contact came out with the highest scores, needing the least improvement, when considering Argyll and Bute as a whole.

The engagement has been undertaken at a place-based level and respondents provided their postcode, groupings of postcodes have created the settlement/community level detail.

The results are available for community groups and partner agencies to use, for example, to assist with service planning or for community-led action plans.

Please note: The information is the views of individuals who responded to the engagement. We trust that the information provided will be viewed within the context of which it is provided. We are grateful to all those who have taken part in the consultation and believe in sharing information for openness and transparency.

We appreciate that the documents can be lengthy due to the amount of information and we hope that the format is user-friendly.

If you have any questions, please see our Frequently Asked Questions Guide or contact Community Planning by e-mail: cppadmin@argyll-bute.gov.uk , phone: 01546 604 464.

Next steps




This information is helping to shape plans for the area. Other information such as information from partners' data and statistics is also used to consider priorities for improvement. The CPP will analyse the information to identify priority themes for improvement within each of the four administrative areas and shape actions to address these where this is possible with resources.

We are currently mapping out what activity is already happening, what is planned within the next 3-4 years and where the gaps are. This information will be considered by both the CPP Management Committee and the Area Community Planning Groups to shape the actions.

The final agreed actions will become part of our four Area Community Planning Action Plans, due to be refreshed in 2021. To get involved, contact your local [Area Community Planning Group](#).




Lochgair Responses

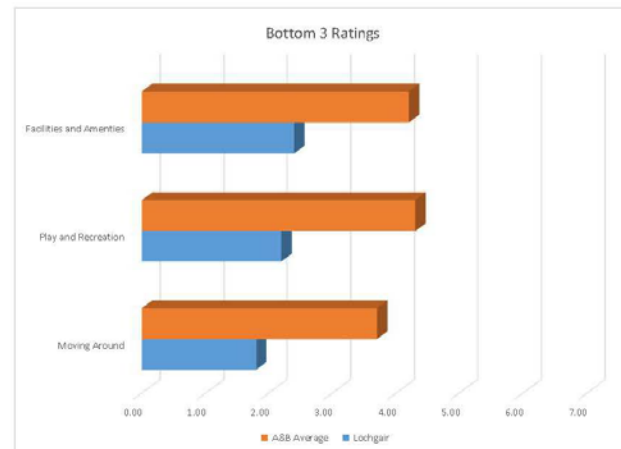
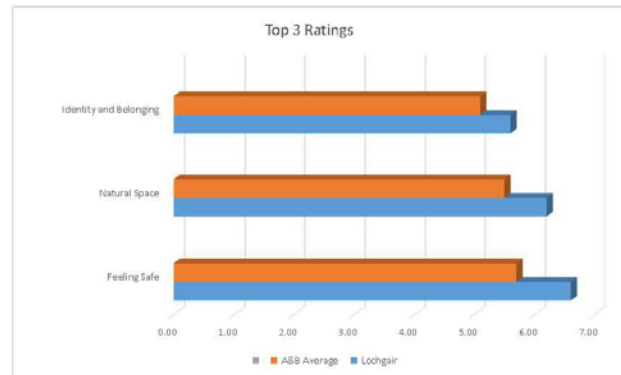
Our Top Rated Areas are:

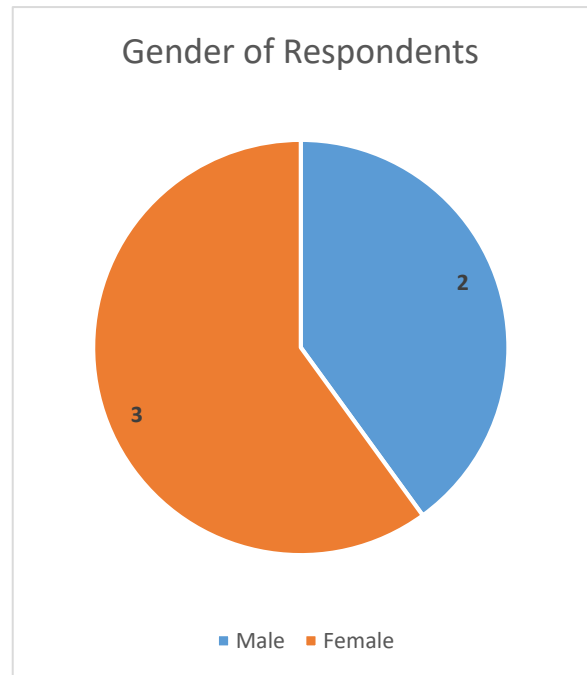
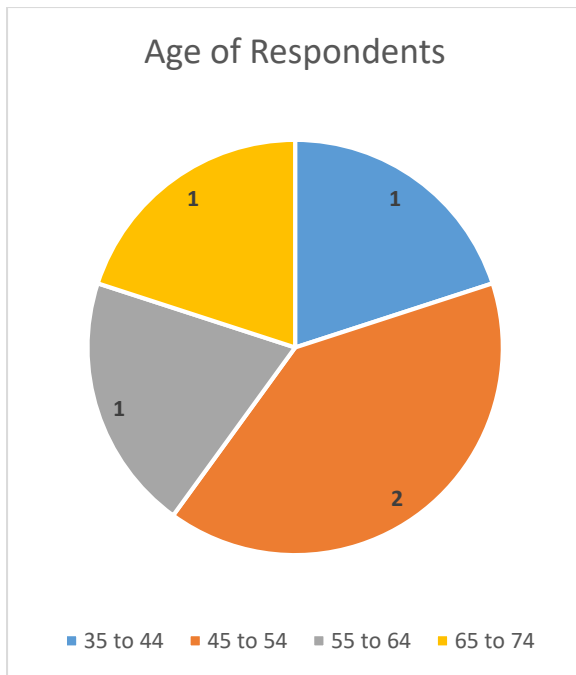
	Feeling Safe	Respondents rated this area 6.6 out of 7 compared to Argyll & Bute Average of 5.7 out of 7.
	Natural Space	Respondents rated this area 6.2 out of 7 compared to Argyll & Bute Average of 5.5 out of 7.
	Identity and Belonging	Respondents rated this area 5.6 out of 7 compared to Argyll & Bute Average of 5.1 out of 7.



Areas of desired improvement are:

	Moving Around	Respondents rated this area 1.8 out of 7 compared to Argyll & Bute Average of 3.7 out of 7.
	Play and Recreation	Respondents rated this area 2.2 out of 7 compared to Argyll & Bute Average of 4.3 out of 7.
	Facilities and Amenities	Respondents rated this area 2.4 out of 7 compared to Argyll & Bute Average of 4.2 out of 7.





Thematic areas by lowest score to highest score

Thematic Area	Average Score
Moving Around	1.8
Play and Recreation	2.2
Facilities and Amenities	2.4
Public Transport	3.0
Traffic and Parking	3.4
Social Contact	3.4
Work and Local Economy	3.8
Housing and Community	4.2
Streets and Spaces	4.4
Influence and Sense of Control	4.4
Care and Maintenance	4.6
Identity and Belonging	5.6
Natural Space	6.2
Feeling Safe	6.6

Q1. Moving Around: Can I easily walk and cycle around using good-quality routes?

5 responses in total – Average Score of 1.8							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
1 responses	4 responses	0 responses	0 responses	0 responses	0 responses	0 responses	0 responses

Comments

Walking and cycling is limited to the village unless you brave the A83
Access to and from Lochgair is mainly via the A83 which is not safe for walking and cycling. Public transport is limited.
Limited to within the small footprint of the village. There is no link to forestry trails, outlying areas of the village or other villages/towns by foot or bike without using the A83. Using the A83 on foot or by cycle does not feel pleasant and safe.
There is no pavement at the north end of Lochgair and a narrow bridge with busy traffic flow which makes walking dangerous.
The village of Lochgair is split by the A83 trunk road. While this provides easy access to public transport, the volume of traffic and especially large lorries (such as the wood lorries) means that walking between different parts of the village is highly hazardous, especially as the 40 mile speed limit is not always obeyed; there is no footpath for houses on the main road to the north of the village; and the A83 cuts off the only meeting point in the village (the village hall) from the largest section of the village. Access to safe areas to cycle, such as the local forests, means having to take a car, because of the danger from traffic on the A83.

Q2. Public Transport: Does public transport meet my needs?

5 responses in total – Average Score of 3.0							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	2 responses	2 responses	0 responses	1 responses	0 responses	0 responses	0 responses

Comments

There are a limited number of services and not at times suitable for commuting
Buses are few and far between making a car necessary.
Services are infrequent and could operate later into the evening
The only public transport is the bus service. I could use public transport to get to work, but there is no return bus at a suitable time. The bus links with Glasgow are good, but very difficult to travel to other areas of Argyll
Lochgair has a bus stop, and is well served by buses from Glasgow/Inveraray and Campbeltown/Ardrishaig. There is however no adjacent public parking space. Therefore residents in outlying cottages in the area are unable to 'park and ride'.

Q3. Traffic and Parking: Do traffic and parking arrangements allow people to move around safely?

5 responses in total – Average Score of 3.4							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
1 responses	1 responses	0 responses	2 responses	0 responses	1 responses	0 responses	0 responses

Comments

Traffic noise, pollution, and damage to road surfaces are significant because of the A83 and the 40 mile an hour limit is regularly not observed, particularly by night traffic. The T-junction from the lower part of the village and the A83 is on a dangerous corner with restricted visibility. The minor road in the village along Lochgair is too narrow for cars/delivery vehicles to pass which can cause obstructions, and the road itself can flood during the winter. There is no public parking in Lochgair, and private parking spaces cannot cater either for visitors or for access to the church and the community hall. This impacts on the organisation of events in the village and discourages visitors and tourists.
There is very limited parking and vehicle speeds through lochgair often exceed the 40mph limit which itself is too high
There is no issue with a lack of parking in Lochgair.
There is no parking for the village hall or when the ford is not crossable.

Q4. Streets and Spaces: Do the streets and public spaces create an attractive place that is easy to navigate?

5 responses in total – Average Score of 4.4							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	0 responses	1 responses	2 responses	1 responses	1 responses	0 responses	0 responses

Comments

Lochgair is an attractive local feature with exceptional wildlife and views. The village also features refurbished historic cottages which provide an attractive frontage. The southern side of the loch has a public path which is well used, accessed by an attractive footbridge funded by the community. Asknish House, which was derelict, has now been purchased and being restored to its former glory. However there are no public buildings and no public squares to provide a meeting point or signage to highlight landmarks or natural features.
The village is attractive. Paths are easy to use but paths and footbridge are maintained on the good will of residents and fundraising.
There are few distinctive building in Lochgair and it is harder to enjoy the location in bad weather.

Q5. Natural Space: Can I experience good quality green spaces?

5 responses in total – Average Score of 6.2							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	0 responses	0 responses	1 responses	0 responses	1 responses	3 responses	0 responses

Comments

Lochgair has on its southern side a core path which facilitates access by all age groups, both able bodied and disabled. However this path does not connect with houses at East Kames to the south; access to the western side is obstructed by Lochgair Power Station; and to the north the path is poorly maintained and not suitable for cyclists. Loch Glashan can be circumnavigated by walkers and cyclists. However the paths through Loch Glashan Forest are not signposted; and do not indicate which are through routes for cyclists and which are dead-ends for use by forestry workers.

The scenery is beautiful at Lochgair

Q6. Play and Recreation: Can I access a range of places for play and recreation?

5 responses in total – Average Score of 2.2							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
1 responses	2 responses	2 responses	0 responses	0 responses	0 responses	0 responses	0 responses

Comments

There is very little space for play and recreation at Lochgair.
Pathways are short and opportunities for leisure and sporting activities such as running or cycling are very limited.
No formal recreation facilities
Loch Gair is used for a variety of water sports both by local residents and by visiting craft. However, despite the local plan highlighting its suitability for water sports, there are no club premises/toilets/parking spaces or facilities for hiring canoes, rowing boats etc. or landing points for visitors, which limits economic development opportunities in Lochgair. Despite the loch being safe for moored boats 52 weeks in the year, the mud at low tide is very dangerous. There are no football pitches or playgrounds for young people. However the shell beaches and local forest walks are enjoyed by young and old.

Q7. Facilities and Amenities: Does my place have the things I need to live and enjoy life? This could include shops, schools, libraries, health services or places to eat and drink.

5 responses in total – Average Score of 2.4							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	4 responses	0 responses	1 responses	0 responses	0 responses	0 responses	0 responses

Comments

There are very few facilities or amenities in Lochgair.
The local hotel now operates as a B&B. There are no amenities other than the village hall. This is on Church of Scotland land, they refuse to maintain it and so opportunities for socialising are growing increasing limited.
There is one hotel which is open evenings only but shut over the winter or when there are no overnight bookings. It is not geared up to catering for functions. There are no other eating places. The only community facility is a small village hall, which requires considerable refurbishment and upgrading of kitchen facilities and addition of parking spaces, in order to extend the range of activities on offer to different age groups and interests. There are no shops, the nearest being Lochgilphead. There are no health facilities. An old phone box is used as an information point and houses a defibrillator.
Limited facilities in lochgair. Hall in poor state of repair and hotel unwelcoming.
Acceptable in Lochgair because we are able to use the facilities in Lochgilphead

Q8. Work and Local Economy: Is there an active local economy with good-quality work opportunities?

5 responses in total – Average Score of 3.8							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
1 responses	0 responses	0 responses	3 responses	0 responses	1 responses	0 responses	0 responses

Comments

Not within Lochgair, but in the wider area to Lochgilphead.
The Council and NHS are the only large employers in Argyll and Bute with the Forestry Commission following behind.
There are no local industries. Most of the working age population in Lochgair have to travel to work, though a few sole traders operate from their homes. They are in the minority as the majority of residents are retired. Vacant land adjacent to the village is earmarked for housing, not for job creation.

Q9. Housing and Community: Do the homes in my area support the needs of the community?

5 responses in total – Average Score of 4.2							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	0 responses	1 responses	3 responses	0 responses	1 responses	0 responses	0 responses

Comments

The population is mainly retired people and holiday homes which puts house prices high. When affordable houses do go on the market, people are not interested due to distance from amenities.
Yes
The housing is mostly owner occupied, and includes second homes which are occupied for significant parts of the year. Some houses have been adapted to meet the needs of disabled occupants, but there is no social housing to meet the needs of an ageing population as an alternative to moving into residential accommodation.

Q10. Social Contact: Is there a range of spaces and opportunities to meet people?

5 responses in total – Average Score of 3.4							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	1 responses	2 responses	1 responses	1 responses	0 responses	0 responses	0 responses

Comments

Despite Lochgair having only one small village hall a wide range of different indoor activities are on offer for the older age group, which provide opportunities for people to meet. However there is not much on offer for the younger age group and nowhere for them to meet.
The only meeting space in Lochgair is the pub.
The village association creates opportunities for people to meet, if they wish.

Q11. Identity and Belonging: Does this place have a positive identity and do I feel I belong?

5 responses in total – Average Score of 5.6							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	0 responses	0 responses	0 responses	2 responses	3 responses	0 responses	0 responses

Comments

Strong community organisation, the lochgair association. Community council does not create a welcoming environment at its meetings.
'The Long Memories Project' has run a number of exhibitions which celebrate the history of the village. This project has attracted interest from outwith the area and has added to the sense of pride among residents and the value given to the reminiscences of older residents. There is a strong sense of identity and belonging not only among residents but also among holiday owners, who demonstrate their support to annual village events and fundraising endeavours. The local association produces a quarterly newsletter and Date for your Diary, which promote local groups and initiatives. These groups include a gardening group, an arts and crafts group, a walking group, and a lunch group.
Yes Lochgair has a positive identity

Q12. Feeling Safe: Do I feel safe here?

5 responses in total – Average Score of 6.6							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	0 responses	0 responses	0 responses	0 responses	2 responses	3 responses	0 responses

Comments

I feel perfectly safe in Lochgair
There have not been any recent safety concerns to do with theft or other crimes. The main fear is that of telephone or internet scams. Information on avoiding these is emailed to residents when the local association is alerted of them.

Q13. Care and Maintenance: Are buildings and spaces well cared for?

5 responses in total – Average Score of 4.6							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	1 responses	0 responses	2 responses	0 responses	1 responses	1 responses	0 responses

Comments

Church and hall in poor repair, as is hotel.
Church of Scotland and hotel properties are increasingly un cared for. Other village areas are maintained by residents and village association.
Reasonably so
The buildings in the village are well cared for and gardens are maintained. There is little rubbish except along the A83 from passing drivers, and where there is dumping the relevant authorities are contacted. The Gardening group maintains the community gardens which add to the attractiveness of the village to passers-by.

Q14. Influence and Sense of Control: Do I feel able to take part in decisions and help change things for the better?

5 responses in total – Average Score of 4.4							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	0 responses	1 responses	2 responses	1 responses	1 responses	0 responses	0 responses

Comments

The Lochgair Association (SCIO) seeks regular feedback from its members on its plans and activities. However the Association has no formal opportunity to feed in its views to public service organisations. This role is fulfilled by West Loch Fyne Community Council, although its ability to do so can be adversely affected by low attendance at its meetings.
I can take part in village association discussions if I wish but I feel that the community council are unapproachable.
Yes
I feel that the community council is not run in a way that encourages engagement.

What are the main issues and priorities for change that you have identified?

1. Public parking adjacent to a refurbished village hall or indoor meeting place;
2. Local employment opportunities - start up business units;
3. Mixed range of social housing units for older people downsizing; and housing for first time buyers.

A pavement across the narrow road bridge in Lochgair, north of the hotel would be useful.

Heavy reliance on good will of residents. The benefit is that much of the village is retired and has time to do this. As they age and the younger population is still working this could cause issues. Policies of external bodies such as Church of Scotland are causing issues. They do not maintain properties and are unwilling to allow the community to do this. There are many good opportunities for walks and forestry paths in the area but access to them without driving is poor.

Public transport

What actions could be taken to deal with these?

1. Land belonging to Forestry set aside for parking; to compliment proposals by the local association to refurbish/rebuild community owned premises in order to provide a wider range of services (such as eating facilities) and activities for younger people ;
2. Land currently belonging to private house builder to be earmarked for: a) social housing to attract younger householders, as well as retain older residents who need to downsize; and b) starter business units to encourage new industries to set up in the village.

Invest in a wider bridge with a pavement.

Improve pathways. Assist communities with access to property which they can use to deliver activities. The requirements for many funding sources often do not apply in complicated land ownership and access situations.

Produced by the Argyll and Bute Community Planning Partnership, January 2020 – based upon the Place Standard Consultation Engagement which took place between May and October 2019.

Please contact cppadmin@argyll-bute.gov.uk for further information.

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