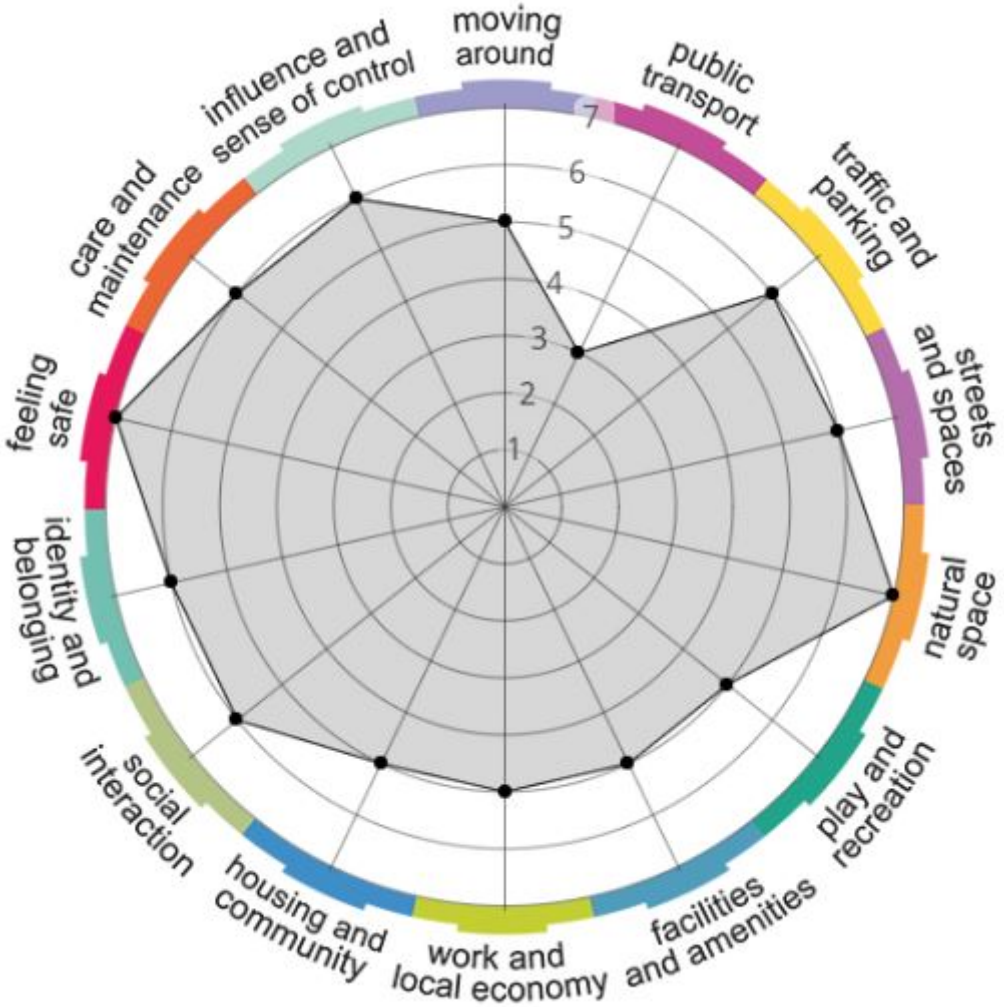
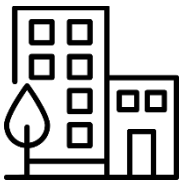
Ardfern and Craignish Responses 2019



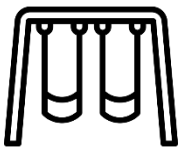
Priority Areas for Improvement:

Public Transport

Moving Around



Facilities and Amenities



Play and Recreation

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.

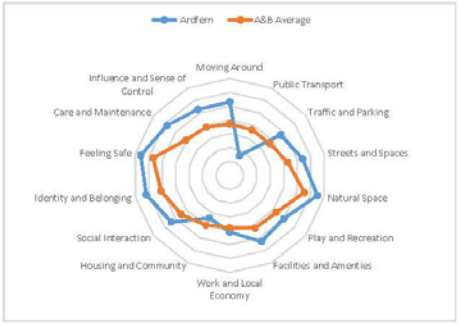
We are currently mapping out what activity is already happening, what is planned within the next 3-4 years and where the gaps are. This information will be considered by both the CPP Management Committee and the Area Community Planning Groups to shape the actions.

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.

Ardfern Responses

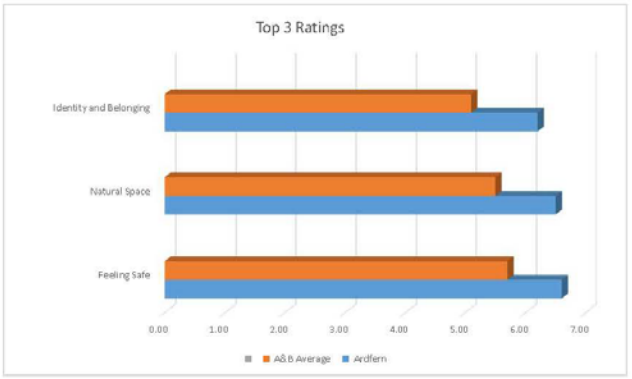
Our Top Rated Areas are:

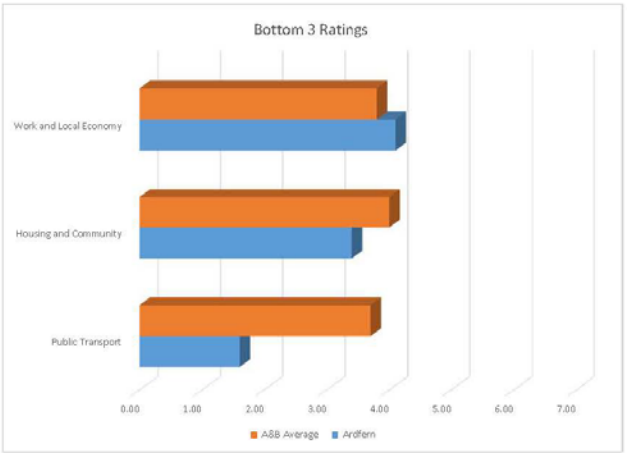
Feeling Safe	**Respondents rated this area 6.6 out of 7 compared to Argyll & Bute Average of 5.7 out of 7.**
Natural Space	**Respondents rated this area 6.5 out of 7 compared to Argyll & Bute Average of 5.5 out of 7.**
Identity and Belonging	**Respondents rated this area 6.2 out of 7 compared to Argyll & Bute Average of 5.1 out of 7.**

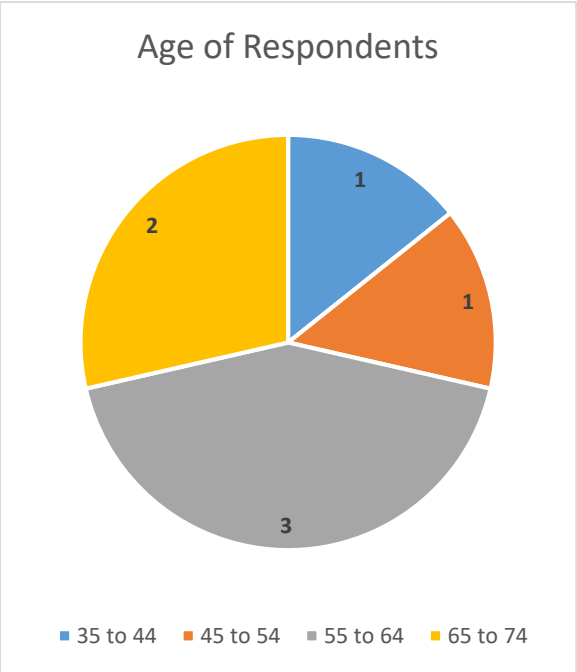


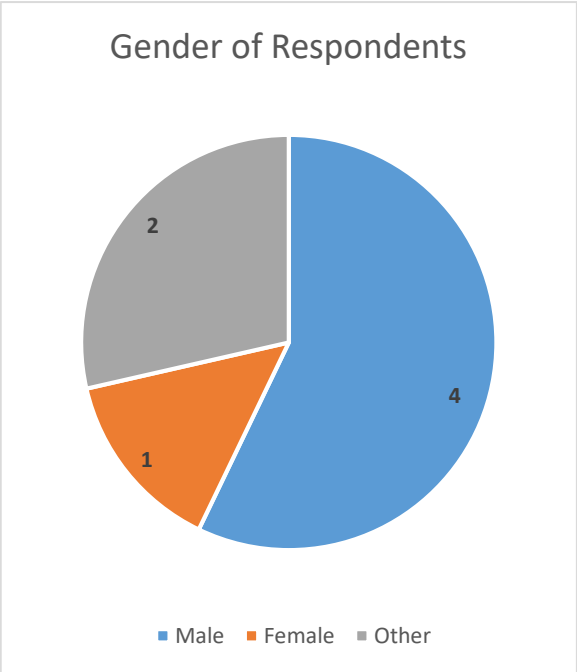
Areas of desired improvement are:

Public Transport	**Respondents rated this area 1.6 out of 7 compared to Argyll & Bute Average of 3.7 out of 7.**
Housing and Community	**Respondents rated this area 3.4 out of 7 compared to Argyll & Bute Average of 4 out of 7.**
Work and Local Economy	**Respondents rated this area 4.1 out of 7 compared to Argyll &Bute Average of 3.8 out of 7.**









Thematic areas by lowest score to highest score

Thematic Area	Average Score
Public Transport	3
Moving Around	4.7
Facilities and Amenities	4.7
Play and Recreation	4.7
Housing and Community	4.9
Work and local economy	5.3
Traffic and Parking	5.6
Streets and Spaces	5.7
Care and Maintenance	5.9
Influence and Sense of Control	5.9
Social Interaction	6
Identity and Belonging	6.3
Feeling Safe	6.9
Natural Space	7

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

7 responses in total – Average Score of 4.7							
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 response	1 response	0 responses	2 responses	3 responses	0 responses	0 responses

Comments

There are many wonderful off-road walks, but very few paths. A comprehensive footpath strategy for incremental implementation would be a great local resource. If planned with a hierarchy of accessibility and sensitivity to the setting in mind, this need not be intrusive or detract from the 'wildness' of some parts of the area. There are poor levels of mutual understanding between walkers and rural land managers. This needs to be addressed. Poor behaviour on the part of both parties perpetuates the situation. A proper strategy for providing a range of walking routes, apart from down the single track road, would be greatly appreciated and would be a valued resource for locals and visitors. Land managers, who often also gain from tourism, should encouraged to make the land of which they are guardians available for responsible access. There is no all-abilities-access other than the road and the road, being single track and hilly is not accessible for all. A hierarchy of access routes is needed. Access for all should be a priority for all new developments, not an afterthought. The wider area is good for cycling, though primarily on roads. As with walkers, there are arrogant motorists and arrogant cyclists who do neither any favours. Off road bike routes are adhoc and is a local resource of which a great deal more could be made to encourage local young and old to have more off screen time and improve health and wellbeing. Again this is hampered by the traditional attitude of most land managers and some bike users.
Good but opportunities for improvement, especially for walking
easy cycling for most part, though there are a few rough tracks
The lunga track is ideal for joining the two settlements on the peninsula but is getting too rough for bikes and cars

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

7 responses in total – Average Score of 3							
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	2 responses	1 response	0 responses	0 responses	0 responses

Comments

The bus service is good in my opinion and reliable, comfortable and modern. However, it is rarely practical to consider as a realistic alternative to a car. The low frequency means one can have to wait more than 4-hours for a bus back from, say, a doctor appointment. In school holidays the service reduces still further. There is poor connectivity to the national bus service, preventing connections to even mid-morning trains etc. for example, or at the end of the day getting back from, say any train arriving after about 6pm is not possible. And the cost is extortionate. If society is serious about reducing car use, the alternatives need to be far better.
I don't use it often but my children do - no evening services and bad connections
Bus timetable does not allow children to do extracurricular activities in Lochgilphead
Short of ability to return home after 1800
no evening buses
there are no buses for evening activities in the local town, but there is a possible CT project

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

7 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	1 response	3 responses	2 responses	1 response	0 responses

Comments

Rural communities are very highly reliant on cars and cars are essential to most people to make living and working here feasible. Entirely different from the city. That said, a change in mind-set is required to get people out of the habit of driving to the school gate, to the pub, to the shop, to the hall when often it's a short walk or cycle or a car share. Longer journeys from here are also much easier by car than public transport with little incentive to use alternatives that can't match the convenience and comfort and cost of the car. Community car share, community taxi, community cars would all be good, but need organising and continual revenue funding.
plenty of space
there are a few folk who go too fast through the village so the "20" sign on the road could be repainted: it's mainly lorries
There are a few dodgy folk who drive far too fast through the village, but usually delivery vehicles. The no parking signs in the pub car park (which is vast, and usually empty) are a bit suburban.

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

7 responses in total – Average Score of 5.7							
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 response	2 responses	2 responses	2 responses	0 responses

Comments

it's a pretty wee place
This is an attractive place and the community cares about its surroundings.
Very mixed quality in new development and re-development. This adhoc character is part of the special quality of the place and there is reluctance to 'sanitise' or coordinate. However there are rough edges and incongruous developments and poor neighbours, Some development should never have been allowed to happen in the location it has and has eroded the quality of the setting. Often it is the edges and access points that let it down. But time and nature is a healer and we get used to it. Hard to see it through outsiders eyes. Planning system is lame in encouraging good design, local vernacular or quality modern design and in the protection of character. Roads standards are draconian in destroying sense of place. Public have low expectations of the potential of good holistic design. Council poor at enforcement. The Community Plan, which we prepared, and the Council won awards for, has been completely ignored despite its plaudits. A promise to make it (or a derivative) into SPG was not implemented. This has been a wasted opportunity and discouraged some from future engagement.

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

7 responses in total – Average Score of 7							
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	0 responses	7 responses	0 responses

Comments

I live on a large plot of land
stunning surroundings and nice tarmac road to Craignish point and the ruined stones at Kilvaree
The rural setting is the key to the character of the setting. To date it has absorbed development well and retained its character, or a positive character - it is evolving as land management changes. But there are considerable changes in land management as farming generally contacts. The incremental spread of housing needs to be handled with care; houses can keep a community alive, but can erode what made the setting special. The progressive incremental development of the better farmland is a short sighted venture that we may regret. The opportunity for people to experience the landscape is there, whether they take it or appreciate it and its fragility is a different question.

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

7 responses in total – Average Score of 4.7							
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 response	1 response	1 response	2 responses	0 responses	2 responses	0 responses

Comments

For the children: my community bought a playpark next to the school because the education authority built a preschool in the playground and they had no space left. Despite being in the countryside with lots of space there is no flat space big enough for football, rugby, rounders etc.
Little public play space
I have access to everything, but I am able bodied, have a car and an income and don't seek facilities to be provided. For others, there are is no local park, no public convenience, no community play, and no sports facilities. For all of these, apart from the local and well used boat club, people travel out of the community. This needs to be addressed. The local primary school is woefully lacking in outdoor space. The Community have made efforts to address this with no assistance from the Council - quite the opposite in fact, creating obstacles. If the community continues to grow there must be planned provision for providing the opportunity for open space and Council support for making things happen. Reliance on the voluntary sector is too risky. There is a definite lack of activity for youngsters - esp. in winter.
There is no "common space" in the village for kids to hang out, but there are lots of organised activities to mitigate against this, and the space behind the school may become available soon.
Short of public recreation space
village hall and pubs are always offering something or other and there are multiple clubs

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.

7 responses in total – Average Score of 4.7							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
1 response	0 responses	1 response	1 response	1 response	1 response	2 responses	0 responses

Comments

Great village hall, fab shop, even a chandlery.
grrr broadband broadband broadband - slow , if broken cannot get repaired, last generation fibre unavailable in all but a few postcodes, remote working being seriously compromised
Post Office closed last year. Mobile library closed. Local cafe closed this year. 30 minute drive to the GP with poor bus connection. 40 minutes to see a film or big shops. Pub bad and only one. Shop and primary school good.
There is a good shop, though reliant on the enthusiasm of the owner and of the community to support it. The Tesco delivery facility is a huge bonus, but must be a threat to the shop. The loss of the post office is a tragedy and should not have happened. The Church is an embarrassment; a beautiful building and wonderful space, but totally blinkered and un-inviting and completely disinterested in the community and a dwindling congregation of elderly regulars as a result. All ideas put forward by volunteers from the community have been shunned. They are non-inclusive par excellence. The pub is the traditional hub of the community, but its focus has drifted, more interested in visitors and offers very little now. That it remains a focal point is despite its current management, not because of it. The village hall is superb and a model for all. Empowering communities is great and the voluntary sector is a great resource, but its totally reliant on the right people being there at the right time. If they are not there, community suffers.

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

7 responses in total – Average Score of 5.3							
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 response	0 responses	3 responses	2 responses	1 response	0 responses

Comments

Good jobs and commutable from Ardfern. Shortage of care staff and hospitality pay and conditions remain unattractive. There is a local "market" for care - where the wealthiest offer a bonus and get the care staff.....
I work for mainly foreign clients online. The Internet is extremely poor and BT is evasive about build-out. Not convinced enough pressure is being put on them by HIE etc. For local jobs it is not bad but very poorly paid and there are very limited full-time options and no training locally for younger workers.
There is an active small economy and very little involuntary unemployment. There is one major employer (major in a minor way, but proportionally major). The self-employed sector is strong and growing and is the future for many wanting to live here and not travel away for work. Opportunities to encourage young to stay or to come are few and limited by chronic shortage of affordable accommodation, the second home situation has certainly not helped in this respect, plus lack of low-cost rentable. Seasonality is a perennial issue for the few jobs in tourism. Traditional farming is a minor employer now though there are, or have been some market gardening / horticulture ventures offering adhoc casual low paid labour that has some minor value. The current influx of wealth since the 80s has supported a range of low-paid jobs and retained a more diverse and healthier (socially) community than could have been possible without incomers. UHI provides opportunities but the cities are a draw for further education and few return. Currently slow broadband is a constraint to the home-worker opportunity. Local initiatives, such as the boat club, has facilitated training which has helped some young people with developing careers as well as part time/student work, a good example of capital funding (building a site) that allowed the community to provide a service.
There is still a fair bit of part time seasonal work in the hospitality sector and the business owners find it hard to get accommodation for their staff, who only need it for 12-16 weeks. There is a high demand for care staff, who are working long hours.

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

7 responses in total – Average Score of 4.9							
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	0 responses	1 response	1 response	0 responses	3 responses	0 responses

Comments

Area still growing and new houses are still being built, and plots for sale.
Housing generally unaffordable
I am ok, but lots of people live in caravans and have no way of buying a house due to inflated prices. No sheltered facilities for older people like my mother. This is a challenge.
Lack of affordable starter homes and affordable rented. No provision for elderly in the community. Risk of second homes and unaffordable development. Need for regulation and intervention in the housing provision market to ensure a community is sustainable.

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

7 responses in total – Average Score of 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	1 response	1 response	2 responses	3 responses	0 responses

Comments

Hall, pub, shop, cafe, boat club - so yes. Community is incredibly integrated and mixed. This is its best feature, the result of a diverse mix of incomers from the 1970s onwards, continuing today. Indoor activity rises in winter to compensate for dark nights etc. Ideally local indoor and all-weather sport / fitness of some sort would be available - avoiding the 30mile or 50 mile drive. But needs to be sustainable and it's too much for the voluntary sector.
There is a good hall and active hospitality businesses. This is a friendly and inclusive community
Very sociable self-starting community centred round an active and quite new village hall

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

7 responses in total – Average Score of 6.3							
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	1 response	3 responses	3 responses	0 responses

Comments

I have lived here on and off since I was 12 and love the place. It has more than tripled in size in that time. People are proud of the current community but many have no idea of the historical traditions and standards of the place because they have just arrived and nobody tells them.
I sometimes feel the past is being forgotten and we are becoming more akin to our local nickname: Southend-On-The-Loch- we may be about to lose our early 19th century church as the Church of Scotland pulls out of yet another local community
Yes and yes(ish). If you work, but not locally, it is less easy to become part of the community - esp. if you don't make an effort. Having children is a free-entry to the community. Historically the area was known for drug culture. The image has changed today, though still lingers. For an area that has encouraged incomers for the last 50-years there is a risk that a) house prices rise so that it becomes exclusive to the rich and b) second homes create an empty place. The community is very accepting of all shapes of people as far as I can see. There is risk of elderly becoming isolated, esp. if not sociable or if bereaved. There is a risk of resentment between traditional families of the area and incomers and this is a pity.

Q12. Feeling Safe: Do I feel safe here?

7 responses in total – Average Score of 6.9							
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	1 response	6 responses	0 responses

Comments

always
Yes. Smallish rural community; high degree of community awareness and self-policing and surveillance.

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

7 responses in total – Average Score of 5.9							
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	2 responses	1 response	3 responses	0 responses

Comments

Private property, yes. Minimal public space and minimal Council involvement. I would say Council has minimal involvement and rarely proactive. Community spaces well kept. One social landlord, housing association, appears very good (Fyne Homes). Community Council is struggling to get interest. Community Company started well with great intentions. Feels to have lost its way. Volunteer burn out and loss of young and initial enthusiasm. Boat club is consistent and well supported and popular across the community and a good example. Happens to be sailing and kayaking, but could be cycling or mountain biking or traditional grass pitch sports and have same social inclusion.
support from local councillor has helped increase awareness of dog poo issue
Yes, everyone makes an effort

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

7 responses in total – Average Score of 5.9							
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 response	1 response	3 responses	2 responses	0 responses

Comments

Local civic institutions are not as strong as they could be due to volunteer burnout and failure to connect out with village; e.g. attending CPG, (or DTAS for the community company) I think MAP is missed.
The community anchor organisations could be stronger but they have volunteers and they are meeting.
The opportunity is there if you have time and personality to take it. For some, just paying the way takes all your time and energy. The planning process is not one that is positively engaged with. The Community Council does not take an active role anymore. The committee is there out sense of obligation, not commitment. The Community Plan was a waste of effort. There is a superb new interest in the maritime environment and sustainable use of the sea and this, the result of happenchance combination of individuals, offers great potential .
Yes I am on a number of committees and the community council and community company listen and do a lot

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

Broadband - getting hold of fibre is impossible - there are 150 connections available but you can’t get them cos you live in the "wrong" postcode. There is a plethora of postcodes in the centre of the village and the ones that qualify and don't are not transparent, so no one can predict if they'' get or not and if you switch you can lose your service for months - 4 recent stories highlighted on community Facebook page. History and heritage group - constantly being explored but hard to find time - would bring back sense of pride and place that may be leaking out - Church may be a venue?
repaint the 20 sign on the main road accommodation for seasonal staff
Retaining a strong, diverse, inclusive Community Protecting the quality of our landscape and seascape setting Addressing the long-term housing, education and community care issues
Open spaces for children to play in. Poor public transport choice. Lack of facilities and training/serious employers for local workers. Range of amenities poor. Housing a challenge for lower income people and older people.
Transport and public space.

What actions could be taken to deal with these?

Lobby infrastructure providers (BT Openreach) for better terms and conditions - faster escalation, quicker deal with unconnected properties- more linkage to how villages really work than to postcodes.
Road dept. paint 20 on road no idea how to help the businesses who need temp accommodation!
Re-visit the Community Plan process to A) use the new-blood and fresh ideas that are now in the community B) broaden the focus (mistakenly we basically prepared a mini local plan; the opportunity was there to make it a much wider remit, and longer term vision and we missed it). C) Use the well-tried processes for community involvement is character assessment to encourage people to see the landscape and seascape in a new way and engender greater value for its resources and vulnerability.
Purchase ground for a football pitch (Scottish land fund? C3 attempted this before) local transport initiatives local training/crafts/trades workshops zone the above could support a self-build training programme with free/subsidised land and servicing costs another pub or licensed cafe sheltered housing options for older people/more support facilities and structures for carers
Community transport initiative and compulsory purchase

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.

argyll and bute
communityplanningpartnership

Icon Credits:
Moving Around, Public Transport, Streets and Spaces, Natural Space, Work and Local Economy, Social Contact, Identity and Belonging, Feeling Safe, Care and Maintenance and Influence and Sense of Control: Icons made by *Freepik from* *www.flaticon.com*

Traffic and Parking, Housing and Community: Icons made by Smashicons from *www.flaticon.com*

Play and Recreation: Icon made by *Monkik* from *www.flaticon.com*

Facilities and Amenties: Icon made by *Vectors Market* from *www.flaticon.com*