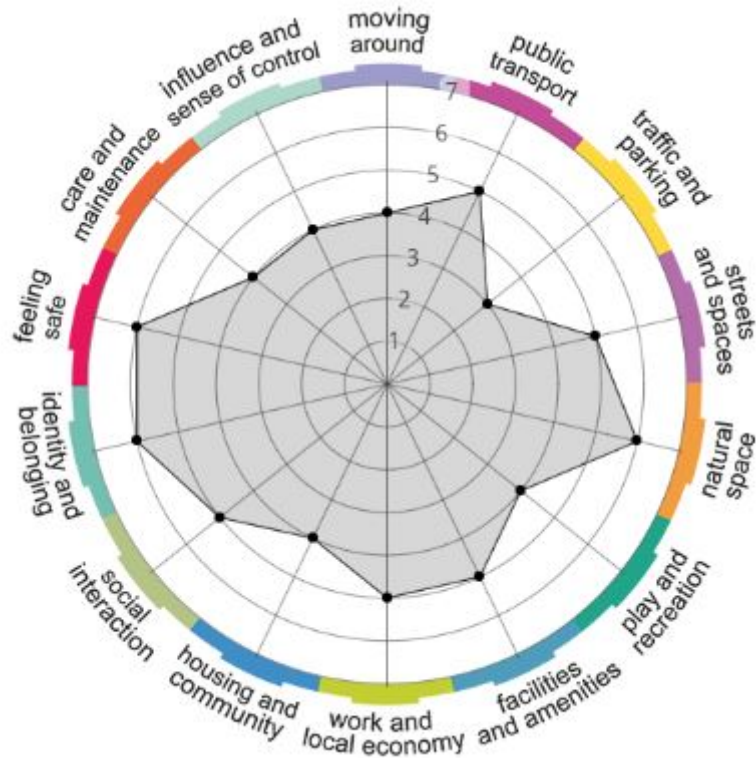


# Connel Responses 2019



## Priority Areas for Improvement:



Traffic and Parking



Housing and Community



Moving Around

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](mailto: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](#).




## Connel Responses

Our Top Rated Areas are:

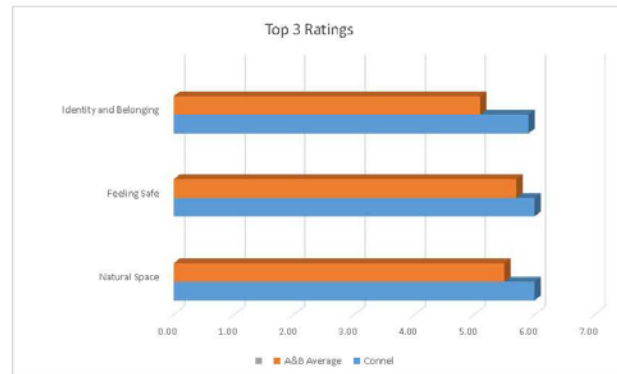
	<b>Natural Space</b>	Respondents rated this area 6 out of 7 compared to Argyll & Bute Average of 5.5 out of 7.
	<b>Feeling Safe</b>	Respondents rated this area 6 out of 7 compared to Argyll & Bute Average of 5.7 out of 7.
	<b>Identity and Belonging</b>	Respondents rated this area 5.9 out of 7 compared to Argyll & Bute Average of 5.1 out of 7.



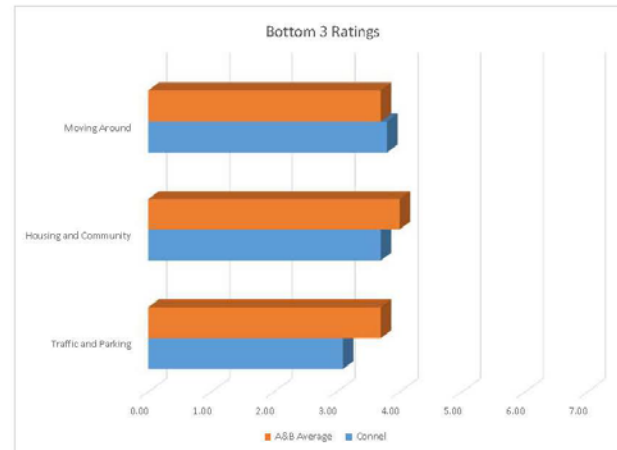
Areas of desired improvement are:

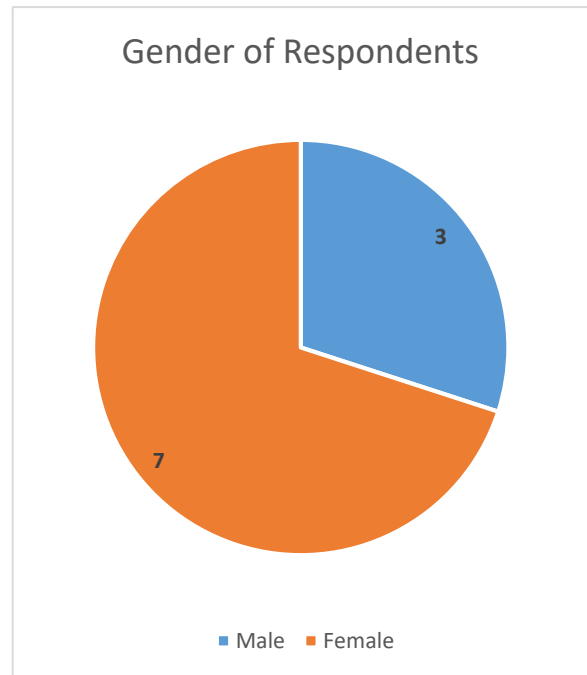
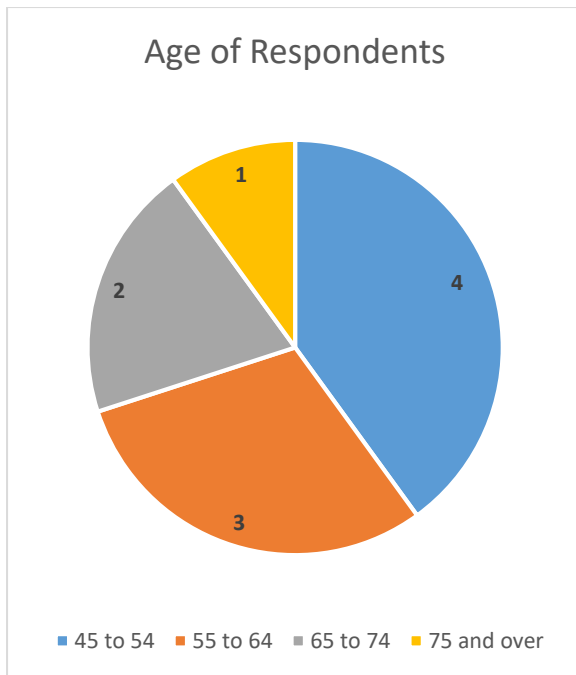
	<b>Traffic and Parking</b>	Respondents rated this area 3.1 out of 7 compared to Argyll & Bute Average of 3.7 out of 7.
	<b>Housing and Community</b>	Respondents rated this area 3.7 out of 7 compared to Argyll & Bute Average of 4 out of 7.
	<b>Moving Around</b>	Respondents rated this area 3.8 out of 7 compared to Argyll & Bute Average of 3.7 out of 7.

Top 3 Ratings



Bottom 3 Ratings





#### Thematic areas by lowest score to highest score

Thematic Area	Average Score
<a href="#">Q3. Traffic and Parking</a>	3.1
<a href="#">Q9. Housing and Community</a>	3.7
<a href="#">Q1. Moving Around</a>	3.8
<a href="#">Q13. Care and Maintenance</a>	4.2
<a href="#">Q14. Influence and Sense of Control</a>	4.2
<a href="#">Q6. Play and Recreation</a>	4.3
<a href="#">Q2. Public Transport</a>	4.6
<a href="#">Q8. Work and Local Economy</a>	4.6
<a href="#">Q4. Streets and Spaces</a>	4.7
<a href="#">Q10. Social Contact</a>	4.7
<a href="#">Q7. Facilities and Amenities</a>	4.9
<a href="#">Q11. Identity and Belonging</a>	5.9
<a href="#">Q5. Natural Space</a>	6.0
<a href="#">Q12. Feeling Safe</a>	6.0

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

<b>10 responses in total – Average Score of 3.8</b>							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
2 responses	0 responses	1 responses	3 responses	3 responses	1 responses	0 responses	0 responses

### Comments

The sustrans multi use path from Oban heading north is an excellent asset for walking and cycling but unsuitable for those cycling in large groups or at high speed due to the safety of other path users. Because the path covers a large area there is an assumption from many car drivers that cyclists should not be on the road at all and there is often hostility and unsafe driving practices by motorists who do encounter cyclists using the road either due to the absence of a cycle path or due to safety issues. The roads south of Oban are intimidating to cycle on and there is a lack of accessible walking routes to the south of the town
Quiet lane leads to main road. Very unsuitable for cycling. Pavement available then shared road in village leading to cycle path. Mixed.
Fast road through village - not safe for cycling particularly for young children. While there are cycle routes from north Connel to Benderloch for school it is not safe for children to cycle to school from home as there is no cycle route through the village of Connel or over the bridge.
We have the cycle track but you still have to walk on main roads to get to the cycle track
Northbound cycle route is excellent. But we can't cycle to Oban without either riding the death trap A85 Connel - Dunbeg or going the long way round via Glencruitten. Eastbound A85 is also dangerous and scary
I cannot cycle safely to work. The pavements are very narrow to walk safely
Some of the cycle routes are very good out of town but don't always link well. In Oban town centre there are no dedicated cycle lanes - changes may encourage more people to cycle to/from work. The location of my property means there are no direct links with public transport etc. and it's essential to use a car. While a lot of work has been done to improve things in the area there could be more.

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

<b>10 responses in total – Average Score of 4.6</b>							
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	1 responses	2 responses	3 responses	3 responses	0 responses	0 responses

### Comments

A lot of bus services are focussed around the Oban itself where we should be encouraging people to walk. Services to outlying villages are infrequent and finish early. Even one late bus heading North would give people the option to socialise in Oban on an evening and get home without the need to drive.
Regular buses from centre of village. Train available to Oban and Glasgow. Train very cold in winter. Blankets required to keep warm on long journey. No toilets at Connel for bus or train. Very high step getting on to train. Inaccessible for disability, or sore knees or short people.
Train service is good from the village with early train to Glasgow particularly helpful. Bus service to Oban is variable through the day. If there were service improvements to both bus and train it might become possible to replace car journeys with public transport for example, travel to work. At present the public transport doesn't operate around start and finish times for work.
We have an excellent bus service. Train service not as accessible
It's generally very good. But it would be much easier, especially for visitors, if the bus timetables were integrated. At the moment, if you want to know the next bus from Oban to Connel, you have to go and look at several different timetables, one for each of the bus routes that goes through Connel. Integrated bus timetables are common in other countries. Those in Japan are excellent. Contact me for more info.
More frequent buses on a Sunday and later buses during the evening required
In response to the question it meets my needs because I don't need it, but giving consideration to the other points there is no public transport options available to me without a 3 mile walk

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

<b>10 responses in total – Average Score of 3.1</b>							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
2 responses	2 responses	2 responses	2 responses	1 responses	1 responses	0 responses	0 responses

#### Comments

<p>Too many cars trying to get in and out of Oban, the road layout is not conducive to good flow and there are too many points where traffic comes to a standstill. Why not drain the bay, built a road connecting both sides of the bay along with an underground car park. Then create a pedestrian park area above the road and car park so that the whole of the bay area is pedestrianized and creates a great space to relax and enjoy the centre of Oban whilst most of the traffic and parked cars are underneath.</p>
<p>Connel village centre has a wide road which is unmarked. It is shared by pedestrians, parked cars, other cars and buses. It is also shared with heavy plant, farm machinery and oil tankers which have a depot at the station. It can be problematic. The main road is busy, but away from that traffic is quiet.</p>
<p>Traffic speed, noise and pollution are problems within the village of Connel. There needs to be traffic calming in place upon entering Connel. Average speed cameras could be an option to prevent speeding. The constant traffic adds to the noise and air pollution. The latter is of concern given that the school is next to the road and the children spend time in the garden so are at risk of pollution. Given the volume of traffic it is concerning that there isn't traffic calming around the school or a safe crossing for pupils.</p>
<p>There is not a lot of parking places in the village and Connel has a very busy main road going through the village</p>
<p>Parking in Oban is something of a nightmare, both for residents and visitors. At the height of the summer season it is sometimes impossible to find anywhere to park except at the Lochavullin supermarket car parks. If you need to be in Oban for more than 3 hours at any time of the year, you have to park on a meter. The meters don't work properly!!! For example, if you put £1.50 into a meter at Atlantis or along Breadalbane street, you only get credit for £1.00</p>
<p>Parking for people having to work in the town is extremely poor and costly. I would say that pedestrians can move around freely, however, the traffic can cause congestion which causes delays and frustration. If anything happens, e.g. road accident, large lorry, the traffic has no real alternative and causes congestion. Traffic is essential in a rural community as there are no suitable alternatives.</p>

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

<b>10 responses in total – Average Score of 4.7</b>							
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	2 responses	4 responses	2 responses	0 responses	0 responses

**Comments**

Some of the buildings in the centre of Oban could do with improvement but the area is generally very attractive
There is a view point overlooking the Falls of Lora which is a tidal race under Connel Bridge. There are seats in various places. No shelter available in bad weather.
Connel is a beautiful village that is cared for by the residents. Limited community options during bad weather.
It is very easy to get around the village
Oban has improved a lot in the 15 years we have lived here. But the "bomb site" between the Regent Hotel and the Oban Inn continues to be a disgrace and a dreadful blot on our town landscape. Maybe I have missed/forgotten something, but I can't think of a public toilet. Which is a bit strange for a tourism town. Still, it creates an excuse for having a coffee!
In general the area is attractive with a few minor issues, vacant buildings etc. Weather can affect people getting around but it would do anywhere.



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

<b>10 responses in total – Average Score of 6.0</b>							
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	3 responses	4 responses	0 responses

### Comments

Lots of natural space. Some of it is fully accessible. No woodland walks available.
For those who are happy to walk then there are good public spaces out with the village. More limited options for those who are not so fit and active.
Good quality natural space
Argyll is fantastic for natural space (if you can park!) But the area above the town around the old Hydro is a wasted opportunity. The views could be terrific but the access is difficult to find, muddy and slippery, and the area is absolutely disgusting! Trash, bottles and beer cans and much worse.
You can easily get to natural space in this area.

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

<b>10 responses in total – Average Score of 4.3</b>							
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	3 responses	2 responses	3 responses	0 responses	0 responses

**Comments**

some green gyms would be an excellent addition to the area but facilities are generally very good
There is a sports field which has been locked recently. There is no toilet or shower or shelter. There is no playpark. I would like to see an adult outside gym. There are no other recreational facilities.
Unfortunately there are very limited outdoor play spaces. There is a playing field but that has not been maintained so it is in very poor condition. There is no play park or play equipment for children in the village. There is nothing for older children or those with disabilities.
There is a football field available to all ages and abilities
It's generally really good. Even more way marked paths and cycle routes would be good, but it's a great place to live. One niche problem is that although sea kayaking has dramatically grown in its popularity and Oban is now recognised as a world class venue, and despite the "Core paths" initiative of a few years ago, there are very few viable launch points with adequate parking. They have actually reduced over the years and even some of the Core Path launch sites have been blocked off.
no decent kids playpark
Neutral - I have no children so am not familiar with playpark facilities.

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.

<b>10 responses in total – Average Score of 4.9</b>							
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	2 responses	3 responses	3 responses	1 responses	0 responses

**Comments**

There is a GP surgery, a shop, 2 hotels, a school. There is no coffee shop or library.. There is a village hall and church hall available for meetings.
Travel is required to access facilities in other communities so time and cost comes into play and can be a barrier to access.
I feel our amenities meet the needs of most people with a village shop with Post Office, Doctors Surgery with Tea room and Hairdressers, very well maintained Village hall available for rent for sports, Church and Church Hall and all are easily accessible within reasonable walking distance
We are very lucky in Connel. We have a doctor's surgery, a shop, a Post office (wow!), busses, and even a train station.
There is always room for developing more facilities in the current diverse environment, however I am content that what I have access to meets my needs.

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

<b>10 responses in total – Average Score of 4.6</b>							
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	2 responses	5 responses	2 responses	0 responses	0 responses

**Comments**

There are work opportunities in this area presently as unemployment is low. The hospital, social work and SAMS offer good quality employment. Argyll College offer training in a range of skills.
Again, work and learning options are out with the community. There are no jobs for me in Argyll so I work in Glasgow. Economy of north Lorn is very narrow and focused around tourism. No business hubs or incubator spaces.
LACK OF WELL PAID JOBS LIKE MOST RURAL COMMUNITIES
The main employment area is Oban five miles away, but in the village there are two Hotels , Village shop and Post Office, Doctors Surgery, Church, School, who are employers
We are semi-retired / self-employed and for us it's perfect. But I wonder about younger people. There don't seem to be many "quality" job opportunities.
There are often jobs advertised for people that want to work and a fair variety. There are few along the lines of middle management salary making it restrictive to change career for an equally or better paid job.

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

<b>10 responses in total – Average Score of 3.7</b>							
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	3 responses	0 responses	2 responses	2 responses	2 responses	0 responses	0 responses

**Comments**

An appropriate range of housing is the biggest drawback to the area and makes recruiting skilled workers to the area almost impossible as they cannot find either affordable property to buy or anywhere suitable to rent. Properties adapted or designed to support the needs of older people are also very limited
Housing is being built but as an Occupational Therapist I am aware of the lack of houses with facilities for disabled. Ground floor properties are still being built with baths. Private rentals very expensive. Most houses are built on hills. Older people cannot buy accessible homes.
Housing is exceptionally expensive and too much of it is second homes which impacts upon the diversity of the community and barriers for families moving into the area.
There has recently been houses built in Connel which serve a wide variety of householders I would say there is a good cross section
Don't really know but my impression is that it's above average for the UK.
lack of affordable housing especially in tourist season
Housing has seen a lot of new build properties of different sizes and types which is very good offering a range of tenancies. There's always a very active private rented sector which offers people alternatives.

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

<b>10 responses in total – Average Score of 4.7</b>							
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	2 responses	3 responses	1 responses	4 responses	0 responses	0 responses

**Comments**

Some social clubs in Connel, village shop, GP. Walking. A central coffee shop would assist meeting.
People are friendly and will speak to each other when out for walks etc. There is a village hall with a limited number of community activities over the year.
There is room for improvement in this area as the buildings are there
I think we are generally well served with village halls and the excellent Atlantis centre.
I'm inclined to say that the area is not great for community opportunities and tend to be in groups that stick to themselves rather than being more inclusive.

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

<b>10 responses in total – Average Score of 5.9</b>							
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	3 responses	5 responses	2 responses	0 responses

**Comments**

there are some amazing community initiatives in the area
I feel I belong. I was brought up in Connel and am now living there again after 25 years away. It is a long village so I don't know folk at the other end. We have a cohesive group of neighbours who work together and offer support. Old pictures are celebrated and history remembered.
As this is a beautiful, well cared for village I think that people do view it positively. There is good interaction with neighbours with the exception of the holiday homes which sit empty. In winter the village can be very quiet as people are reluctant to go out in bad weather and part time neighbours live elsewhere so there are less people around.
There are opportunities for people to integrate in different organisations such as badminton club, bowls club, dancing groups, sewing groups, craft club,
Yes. Unlike many areas of the UK, the Oban area seems to be accepting of outsiders. I've only once seen evidence of racism/Xenophobia. I've never felt any myself.

## Q12. Feeling Safe: Do I feel safe here?

<b>10 responses in total – Average Score of 6.0</b>							
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	1 responses	5 responses	3 responses	xx responses

### Comments

I live in a quiet place, where neighbours notice cars passing. There is a possibility for lack of safety everywhere but Connel tends to have few issues requiring police.
Feel safe and home but traffic is an issue and I worry for the children with speeding traffic.
I feel most people would feel safe
Better than anywhere else I have lived and better than any place I have visited except maybe the Hebrides and Japan. Long may it continue.



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

<b>10 responses in total – Average Score of 4.2</b>							
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	3 responses	3 responses	3 responses	1 responses	0 responses	0 responses

#### Comments

Dog mess is a definite issue in the area and some rural areas suffer from litter dropping, particularly along the roads
Few public spaces. Clean. Buildings in good repair. Community council active.
Private houses are well looked after however, the lack of bin collections can cause problems with litter blowing around when bins haven't been collected for weeks on end (for example, due to breakdowns).
There are no empty and neglected buildings, very effective Community Council and we try to keep our village tidy and free of hazards. Village clean up carried out every year as well as throughout the year.
Shop fronts in Oban are often tatty, even falling to bits There is a depressing amount of rubbish about The Hydro area is awful (previously mentioned) People dump garden and building waste on the foreshore in Connel Several derelict boats on the shores in the area. The "bomb site" on the sea front (previously mentioned) Chewing gum on the pavements - though it seems to have reduced in the last couple of years
roads in area are poorly maintained
Private properties are not always well cared for but this is everyone's personal preference. Some of the poorer facilities are litter, refuse and recycling. Bin collections being reduced are manageable unless you miss one, are on holiday or have visitors, in which case the current uplifts are insufficient. Recycling glass is self-managed and some of the facilities are overflowing and very poorly located. Glass uplifts would be welcomed.

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

<b>10 responses in total – Average Score of 4.2</b>							
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	2 responses	4 responses	1 responses	0 responses	0 responses

**Comments**

Greater support for the 'Oban Health town' project would help with any remaining issues
I could attend community council, I take part in surveys for GP practice. I know who to ask in Community.
Time is the major barrier so I'm not sure what local groups there are.
Yes this can be done through the Community Council
My general impression of Argyll and Bute local authority is very poor: Complaints are ignored or bounced back. My attempt to influence the poorly planned and executed "Argyll Sea Kayak Trail" was rebuffed with disdain even though I am an expert and was actually invited to the (grudging) consultation. The imposition of the current parking regime and the poor implementation. The council's handling of "the bombsite" The council's astonishingly obstructive attitude to the Oban Harbour Community Development Etc., etc. They don't seem to care
Some of the opportunities are there should people choose to be involved, but not everyone wants to and it tends to be a set group of people that do.

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

Roads and traffic are the biggest problem in the area Community led assets are very positive in the area
Improved sporting venue, outdoor gym, meeting place,
Traffic volume, speed and pollution. Limited community facilities - those that exist (for example, football pitch) need renovation.
Speeding traffic through the village
Parking. The seafront "bomb site" Cycle route Connel - Dunbeg Cleanliness in the town Council openness, responsiveness and efficiency Kayak and seal craft launch points with parking
Recycling Bin collections Congestion and Parking in Oban town centre
HSCP start up a health forum - why did they stop it? No information comes out now
Parking in Oban

## What actions could be taken to deal with these?

Prioritise quality improvements to roads and routing of traffic to improve flow. Support cosmetic improvements to buildings in high profile areas Support small independent shops in the town centre - these are what bring the tourists in but many are really struggling.
A further review of bin collections and options for change to make it value for money but a more customer focused service; addition of glass recycling. Congestion/parking. Introduction of workers carparks with workplace permits (e.g. less cost for people working in the centre of town who rely on cars and parking). Changing traffic is more difficult to solve as anyone travelling in the area tends to be going into the centre of town and there is little opportunity to expand roadways or provide alternative routes. Better traffic management for roadworks/accidents etc.
Healthy village status with Lorn Healthy Options. Continuing to recognise it as a rural village and not expecting "town scaping".
Restart health forum
Some free parking is essential
Traffic calming or average speed cameras through the village. Funding for renovation of the football pitch.
We need a "Park and ride" for the town A task force approach to resolving the "bomb site" Involve Sustrans to resolve the Connel-Dunbeg cycle route issue A low cost, community supported clear up of the Hydro area. Use the CTV and a media campaign to discourage people from littering the sea front at Oban. Small parking areas at a few kayak/small craft launch points Provision for trailer parking at Ganavan

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](mailto:cppadmin@argyll-bute.gov.uk) for further information.

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