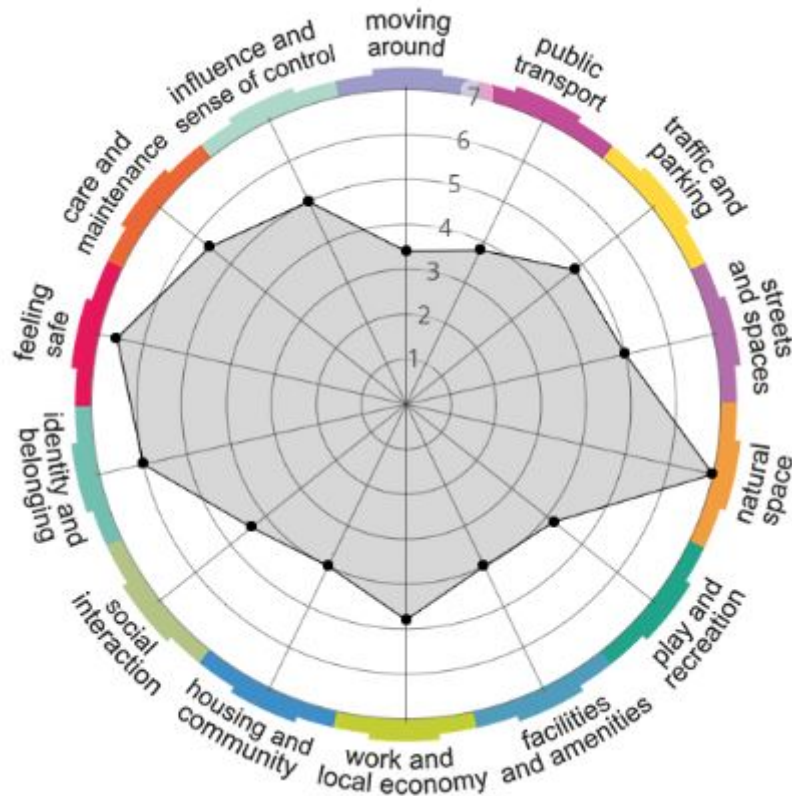


# Craobh Haven Responses 2019



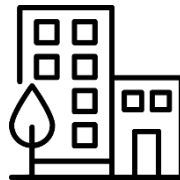
## Priority Areas for Improvement:



Moving Around



Public Transport



Facilities and Amenities



Housing and Community

## **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](#).




## Craobh Haven Responses

Our Top Rated Areas are:

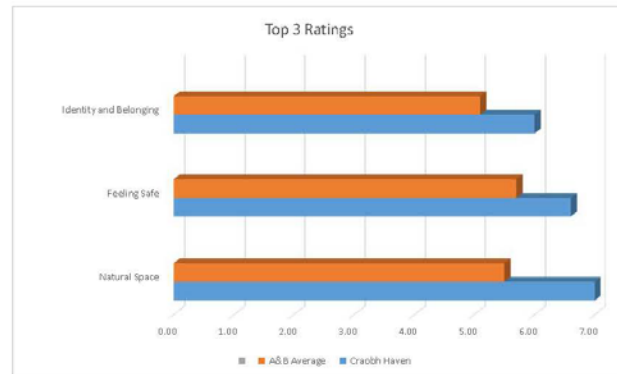
	<b>Natural Space</b>	Respondents rated this area 7 out of 7 compared to Argyll & Bute Average of 5.5 out of 7.
	<b>Feeling Safe</b>	Respondents rated this area 6.6 out of 7 compared to Argyll & Bute Average of 5.7 out of 7.
	<b>Identity and Belonging</b>	Respondents rated this area 6 out of 7 compared to Argyll & Bute Average of 5.1 out of 7.



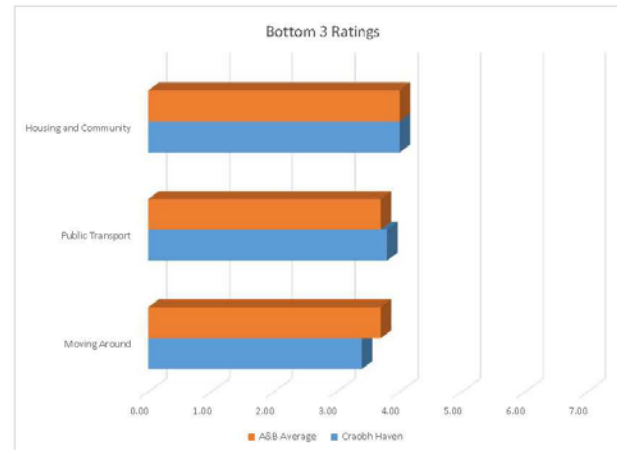
Areas of desired improvement are:

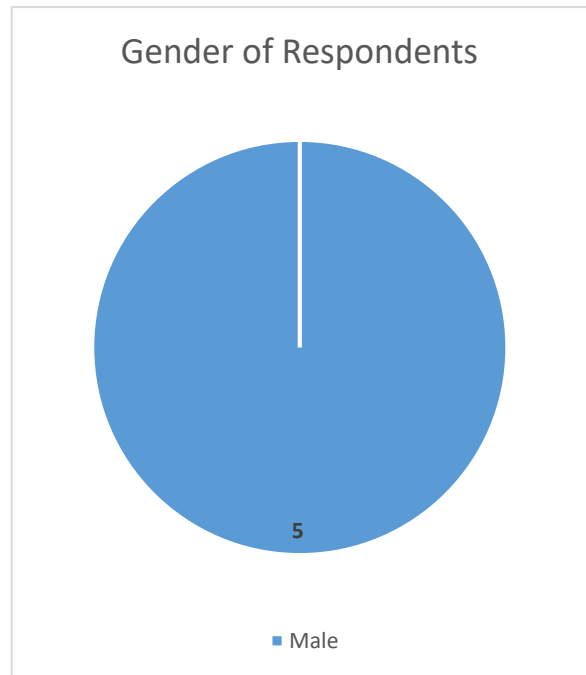
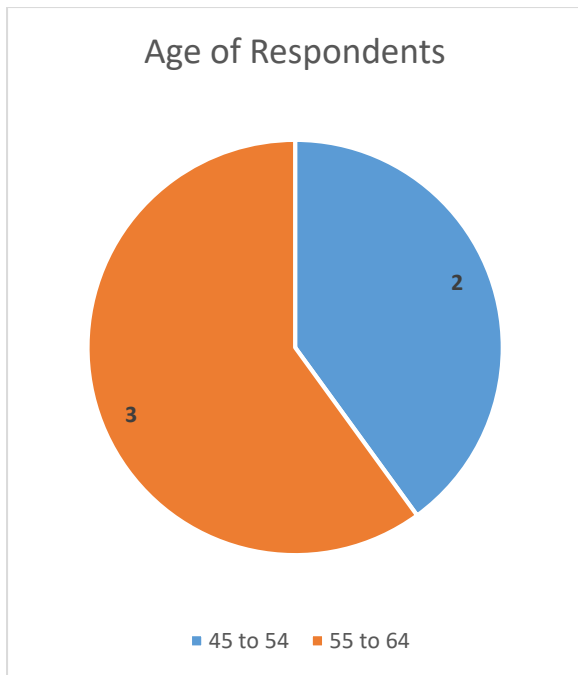
	<b>Moving Around</b>	Respondents rated this area 3.4 out of 7 compared to Argyll & Bute Average of 3.7 out of 7.
	<b>Public Transport</b>	Respondents rated this area 3.8 out of 7 compared to Argyll & Bute Average of 3.7 out of 7.
	<b>Housing and Community</b>	Respondents rated this area 4 out of 7 compared to Argyll & Bute Average of 4 out of 7.

Top 3 Ratings



Bottom 3 Ratings





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

Thematic Area	Average Score
<a href="#">Moving Around</a>	3.4
<a href="#">Public Transport</a>	3.8
<a href="#">Facilities and Amenities</a>	4.0
<a href="#">Housing and Community</a>	4.0
<a href="#">Play and Recreation</a>	4.2
<a href="#">Social Contact</a>	4.4
<a href="#">Traffic and Parking</a>	4.8
<a href="#">Work and Local Economy</a>	4.8
<a href="#">Streets and Spaces</a>	5.0
<a href="#">Influence and Sense of Control</a>	5.0
<a href="#">Care and Maintenance</a>	5.6
<a href="#">Identity and Belonging</a>	6.0
<a href="#">Feeling Safe</a>	6.6
<a href="#">Natural Space</a>	7.0

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

<b>5 responses in total – Average Score of 3.4</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	2 responses	0 responses	0 responses	0 responses	2 responses	0 responses	0 responses

**Comments**

excellent pathways to walk, terrain very hilly reducing suitability for bikes, perhaps an E bike would help
Good paths for walking on, can walk to the village to the pub / store, cycling not easy due to steep hills, and weather, roads generally good for the remoteness of the area. Public transport limited again due to remote areas.
Local roads are too narrow and winding to be safe on either foot or cycle.

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

<b>5 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
0 responses	1 responses	1 responses	2 responses	0 responses	1 responses	0 responses	0 responses

### Comments

Buses are available to Oban and Lochgilphead, given it is a very rural area, I don't expect much of a service, a car is essential. Railway line from Oban to Glasgow could do with more, new and bigger trains, two carriages not enough in summer given the volume of tourists.

Limited bus service to Oban and Lochgilphead, I need a car.

The public transport facilities serving my community is of excellent and reliable quality utilising modern and well maintained vehicles and I would consider very affordable at today's prices. Unfortunately the service is infrequent, but that is part and parcel of the choice to live in this community. Possibly if the vehicles were not so large and cumbersome for our narrow roads, they would be better tolerated by other road users.

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

<b>5 responses in total – Average Score of 4.8</b>							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	1 responses	0 responses	0 responses	2 responses	2 responses	0 responses	0 responses

**Comments**

No real traffic problem in Craobh Haven or Ardfern. Lochgilphead could do with more parking in the main shopping area, there are times IO have not stopped and bought from a local shop because I could not park, I went home and ordered online instead. Oban has had a parking problem since I was a boy - only place I can usually park is Tesco, at least you get 3 hours. It is not a question of too many cars - with mass tourism they are simply going to be there - we have to learn to handle it. The traffic is not caused by locals.
Minimal traffic problems on the Craginish peninsula, tourists who don't how to use the single track road from Barbreck to Ardfern and Craginish are a problem. Traffic is a problem in Oban with insufficient parking.
Because I reside within a 'private' village the local authority cannot be expected to address the lack of footpaths or to control vehicle parking. There is ample parking available within the village even if not at 'the front door', but there still exists the danger to pedestrians and cyclists. With the recently adopted access road being used by the ever increasing traffic to the neighbouring private estate, the danger to pedestrians making to the bus stop (which is over a mile away) is very real, especially with the verges being allowed to overgrow.

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

<b>5 responses in total – Average Score of 5.0</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	1 responses	0 responses	1 responses	0 responses	2 responses	1 responses	0 responses

**Comments**

Generally good, I think improving the derelict Clock Tower coming out of Lochgilphead towards Kilmory is a good thing, it looked shabby for years. No real eyesores around Ardfern and Craobh.
Generally yes in Craobh and Craignish it is a rural area Oban as mentioned too much traffic and no parking'



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

<b>5 responses in total – Average Score of 7.0</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	0 responses	0 responses	0 responses	5 responses	0 responses

### Comments

Yes we have this in Craobh, rated one of the best views in Scotland over to Scarba, Mull, Jura. The open countryside is available to everyone
Yes we live in it
There is an abundance of open space locally, but very little of interest to the young.

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

<b>5 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
1 responses	1 responses	0 responses	0 responses	1 responses	1 responses	1 responses	0 responses

**Comments**

Yes good playground at Ardfern Primary School, the playground that used to be at Craobh is gone
Yes good opportunities for children out in the open and play areas in Craobh and Ardfern
Since the removal of the children's play park there are no facilities for the very young. Activities such as horse riding/trekking and yacht charter are available to those wealthy enough. There are numerous open spaces and coastline to explore but very few facilities for the general public.

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>5 responses in total – Average Score of 4.0</b>							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
1 responses	1 responses	0 responses	0 responses	1 responses	2 responses	0 responses	0 responses

### Comments

Generally good, GP shortage affecting all of Highlands and Scotland is not uniquely local, also the distance required to travel to get to specialist services, would be better if specialists held clinics in Oban and Lochgilphead

Decent for a rural area, we expect to have to travel for shops and a GP etc. DSSB help for hi speed internet has helped a lot

It is my choice to live in a remote community, but facilities are becoming fewer. The nearest village shop is five miles distant, the nearest post office, doctor, dentist is 18miles distant. It is a 36 mile round trip to buy a newspaper.

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

<b>5 responses in total – Average Score of 4.8</b>							
Score of 1	Score of 2	Score of 3	Score of 4	Score of 5	Score of 6	Score of 7	No response
0 responses	1 responses	0 responses	0 responses	2 responses	2 responses	0 responses	0 responses

**Comments**

Fibre internet should allow bringing in higher paid jobs higher skill levels, we have the old problem that local jobs don't generate enough income to pay for local housing costs. E.g. I telework for business in Texas and California from Craobh.
Better internet has allowed telework. Local jobs don't pay enough to afford housing locally which is an age olds problem. Higher paid higher value added jobs are needed - most of these will be internet based. I work for businesses in the United States from Argyll via the higher speed internet - fibre.
There are employment opportunities locally in tourism, catering, transport, forestry, fish-farming and leisure. Unfortunately there are insufficient people to meet the demand.

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

<b>5 responses in total – Average Score of 4.0</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	1 responses	0 responses	3 responses	0 responses	1 responses	0 responses	0 responses

**Comments**

There is always talk about more affordable housing, when more was built in Ardfern (The Glebe) it was hard to find people who wanted to live in them - jobs and housing always go together.
Usual Highland housing problem, the housing is too expensive for locals at local wages so cheaper social housing is needed. Many people in Craignish seem to prefer to live a marginal lifestyle in caravans and shacks / huts rather than take available social housing when it is built though.
There is ample space for housing if an individual wishes to build a home, but there is insufficient ready housing of acceptable quality for low earners to buy or rent or for people wishing to move to the area. The owner of the 'estate' is keen to release land for individuals to erect their own home, but too many hurdles are laid in the way to allow progress.

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

<b>5 responses in total – Average Score of 4.4</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	0 responses	2 responses	0 responses	2 responses	0 responses	0 responses

**Comments**

Craignish has good community groups, contact is there for people who want it, I think Highland befrienders is a good option for isolated older people. Craignish Village Hall is a good facility for social mixing and events
Yes we have a good village hall and two pubs + our rebuilt cafe re opening next year
The only 'social' space in the community is a licenced bar and restaurant. Other than that, which many would chose not to frequent for various reasons, there is no community space. The local village hall is four miles distant but inaccessible unless an owner of or access to a vehicle.

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

<b>5 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	0 responses	1 responses	3 responses	1 responses	0 responses

**Comments**

Yes I think view of MAKI is increasingly positive, reclaiming our heritage, language, pride as Earragaidheal, and not succumbing to the negativity saying we are isolated, poor and hard done by. Ultimately we can only make this place better ourselves.
Yes but we need to overcome the negativity, about our place. Argyll is not old, dying, being depopulated, there is a lot of positive activities going on - encouraging the Earragaidheal to rediscover identity, Gaelic, history, be good neighbours (the Facebook community forum helps with this), there are the divisions representing those in general Scottish society i.e. Yes / No Remain / Leave
Residing in this village is a choice. Residents have a feeling of belonging but little community feel.

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

<b>5 responses in total – Average Score of 6.6</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	0 responses	0 responses	0 responses	0 responses	2 responses	3 responses	0 responses

### Comments

Yes feel safe, we all know each other and report anything out of the ordinary, on a community online forum. On Craignish we realise the police are not going to be here often.

Generally safe, a few anti-social drug users around. There is good tolerance. In a remote rural area there is concern about gangs of thieves operating out of cities coming from our areas, police are too far away, we need the means to defend ourselves if attacked.

There is a feeling of safeness, or security, from living in the village. The village is sufficiently remote to not have people wandering around or 'cruising'



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

<b>5 responses in total – Average Score of 5.6</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	0 responses	0 responses	1 responses	1 responses	2 responses	1 responses	0 responses

#### Comments

Craobh better cared for than Ardfern, verge cutting in Ardfern makes the place look neater when it is done. No real litter problem other than maritime / beach pollution, and we have twice yearly community beach cleans.

Yes Craobh is privately managed and looks great, grass cutting in Ardfern and verges could be better, long grass makes the routes in and out of Ardfern look shabby at times.

Property owners locally take pride in their investments and generally maintain them well

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

<b>5 responses in total – Average Score of 5.0</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	1 responses	1 responses	1 responses	1 responses	1 responses	0 responses

**Comments**

Yes everyone in our community is listened to, even some of the older curmudgeons, we do feel we have access to our Councillors, although I am not always sure who represents what.
Yes we have an active community council, county council and MSPs etc.'
Although the 'estate' owner listens to residents' suggestions, it is known there is no influence on the varying and unexplainable decisions of the local planning department who would appear to have a determination to stifle any development in a remote location.

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

Keep expanding fibre internet roll out, Craobh has it, a lot of Ardfern does not, quality of roads, parking in Oban, rail service to Oban, upgrade the A83, one day a cut and cover tunnel at the Rest will be needed.

The usual long-standing ones, employment, higher repaying higher added value jobs, affordable housing, better parking on Oban - a realisation that for some remote rural areas there will never be a real alternative to cars, although we could progress to electric cars as their range improves and ability to work off road improves also.

Unsafe pedestrian movement between communities. A lack of basic services out with the larger built up areas A reliance on vehicle owners to permit access to facilities A resistance to change or community growth by local authorities in their resistance to permit new enterprise in a remote(ish) area

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

Fibre net - DSSB continue this and push it out to MAKI Oban - parking - identify and build more parking, digital parking management like I have seen in Germany - places booked with an app ahead of time A83 - Rest - tunnel, upgrade the rest, valid big roadworks mid-summer
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Action through local and national (Edinburgh) government, the London government is irrelevant to us locally....
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By being mildly less stringent on enforcing unnecessarily demanding infrastructure, the community could see an easier expansion to a level where the services required could be sustainable, i.e. - a village shop
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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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