



OUR COMMUNITY

Cove & Kilcreggan

Local Place Plan - Part One

Our Villages, Our Future

Photograph: Gavin Walker

Purpose and intent

Change is inevitable driven by political, economic, social and environmental pressures and decisions made by others affecting our villages, our families and our communities. The choice we have is whether we seek to influence and shape that change or stand back.

We have chosen not to stand back... *The Villages of Cove & Kilcreggan*

The purpose and intent of this Local Place Plan is to inform and influence the key planning, resource allocation and investment decisions of Argyll & Bute Council, the Scottish Government and the public sector Agencies that take critical decisions affecting our villages in education, housing, health, employment, the environment and the economic sustainability of two rural, coastal communities.

The Plan is in two parts, Part 1, this document, provides an extended summary of the key issues the Plan is seeking to address and sets out an initial set of development policies and proposals based on extensive community consultation and engagement.

Part 2, a separate accompanying document, focuses upon compliance with the Scottish Government's requirements for a Local Place Plan to be accepted as a valid input into the planning and investment processes of public sector bodies and agencies.

This Local Place Plan is supported by the Rosneath Peninsula West Community Development Trust and is endorsed by the Cove & Kilcreggan Community Council.

Location: Kilcreggan Bay

Painting by: H. B. Wimbush

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Location: Peaton Leyo

Photograph: ARM

Why do we need a Local Place Plan?

This is the mechanism by which we can influence change and affect progress.

The Planning (Scotland) Act 2019 created the opportunity for communities to develop their own Local Place Plan. A Local Place Plan is a formal mechanism by which local communities can put forward a plan which tackles the issues they face and which safeguards and develops the spaces and buildings they value.

Local Place Plans are about influencing the short and long-term planning decisions made by Local Councils and the statutory bodies and public sector agencies dealing with the strategic issues of education, transport, housing, employment, heritage, culture and the environment, in order to ensure sustainable development. Local Place Plans are 'likely to include, but not be limited to, economic development.

Sustainable development includes issues of economy, social/cultural and environmental issues. The three must be in balance. This goes alongside issues of equity and inclusion and other 'values' and 'principles' that might affect sustainable development for all.'

<https://www.argyll-bute.gov.uk/planning-and-building/planning-policy/local-place-plans>

A Local Place Plan must be registered with the relevant Local Authority. It then feeds into the Local Authority's preparation of the next Local Development Plan and will influence planning applications. It will also help to structure discussions with the statutory bodies and other stakeholders who are key to the development of an area, and will also help to inform potential funders. A Local Place Plan maps proposals for land use and priorities for protection, identifies community needs, and highlights potential development sites.

Location: Cove Shops

Our Plan in a nutshell and a summary of key action requests

The starting point - a dual focus - the strategic settlements & wider opportunities for development

This plan covers the Western side of the Rosneath Peninsula and focuses upon the issues, infrastructure and development opportunities facing its two principal villages – Cove & Kilcreggan.

Of the two, Kilcreggan is the larger village and has a key role as a transport hub connecting the villages and the peninsula to the mainland South of the Clyde by ferry, avoiding an hour and a half road

journey and supporting major MOD facilities and employment at Coulport.

It is the primary economic and services hub of the area with a range of village shops and small businesses, including a village café and pub, a garage, the Post Office and village store, a butchers and heritage-based retail businesses and small-scale manufacturing at Fort Road. It is also the focus for public services including the local primary school, the focus for health facilities and services, with the area's Doctors, Health Centre and chemist, important youth facilities including a Youth Café, the Beavers, Cubs,

Scouts and Guides, and the large but deteriorated sports and recreation ground – the King George V playing fields.

The village of Cove hosts a number of key assets that are attractive to both residents and tourists. It lies at the centre of a Conservation Area which contains an unusually high percentage of listed properties, some designed by notable architects. Cove Bay is a popular spot for dog walkers, picnickers and for accessing the seashore. The only remaining shop is Cove Country Stores - a convenience store and café and a vital asset to the community.

A The most pressing strategic focus

- is a focus upon ensuring the economic sustainability of the centre of Kilcreggan Village and its continued role as a connected transport hub, and area services hub, addressing a significant environmental threat in Kilcreggan Bay from flooding and surge tide events, and in the creation of a community focus in the form of a village green, supporting the village shops and businesses.

B Wider issues & development opportunities throughout the western side of the peninsula – including environmental protection, pathways and trails, the coastal marine environment, heritage, clear water and housing need.

While the development ideas proposed here require the raising of funds over a number of years, below are five planning policies and guidelines that do not depend upon the commitment of investment and are in the power of Argyll & Bute's planning responsibilities and ability to implement without funding.

1 Safeguarding & planning protection of public access around Kilcreggan Bay

- Access needs to be protected from the effective 'privatisation' of access due to the stated intention of building of private housing and multi-story flats on the old boat yard site that sits in the heart of the village. Proposed Action - as a matter of urgency, that Argyll & Bute Council adopts a planning policy and guidelines that protects access by stating that no private sector development of housing is allowed within 25 metres of the upper shoreline / high water mark and that this 'corridor' is to be reserved for the public realm with uninterrupted public access around the Bay.

2 Protection & sea defences on Kilcreggan Bay

- Increasing extreme weather events, rising sea level and surge tides and associated flooding pose an immediate threat to the low lying land in the heart of Kilcreggan village (the old boat yard), rendering it undevelopable without adequate sea defences, drainage, enhanced sewage disposal eliminating discharge into the Bay. Proposed Action - in any planning application for the development of the old boat yard site the Council is asked to identify the extension of a sea wall around the Bay as a key

planning requirement and that the 'access corridor', protected by the sea wall, be reserved for the development of an attractive promenade around the bay, forming part of the peninsula coastal path and providing a safe cycleway.

3. Safeguarding & sustainability of the Kilcreggan Ferry

- This is the most visible and emblematic threat to the economic base of Kilcreggan village. Proposed Action - following the stalling of previous proposals for safeguarding, that the infrastructure required to maintain the village's direct links to South side of the Clyde over the next 50 years are readdressed and integrated with action 1. & 2. above. Including a low visual impact breakwater creating a protected harbour with facilities for visiting day boat / yachts, and for the Waverley steamship which regularly visits Kilcreggan pier, with visitors providing an important contribution to sustaining the village's businesses.

4. Sensitive housing development & targeted provision

- Kilcreggan village has little or no affordable housing for families with young children endangering the future of its primary school, nor starter homes for its sons and daughters who are forced to move outside of the village, similarly for older residents who want to downsize and

stay in the village, and for those who may require an increasing level of care and support. Proposed Action - that affordable housing and those designed for downsizing are key planning considerations in any proposed housing development with the exception of single properties and that, on key sites such as those in the heart of Kilcreggan village, that housing and commercial development be required to reflect the architectural heritage of the village through the development of flexible design guidelines.

5. Economic sustainability of the heart of Kilcreggan village

- In common with so many Scottish villages the economic base of Kilcreggan village and the village shops trading there is fragile. Proposed Action - Specific measures in line with Argyll & Bute's updated economic development policies need to be applied to ensure the sustainability of its businesses and employment and the stimulation of new small-scale businesses and services. Land in the heart of Kilcreggan village is safeguarded for the development of a village green and public garden, as part of a range of social-economic initiatives to stabilise the economic heart of the village.

Key assets:

Peaton Woods
Peaton Hill Community Nature Reserve
Cove Park artist residential centre
Auchengower Caravan Park
Knockderry Hotel
Cove Country Store
Cove Sailing Club
Craigrownie Church
Cove Burgh Hall
Craigrownie Park, Youth Cafe & skate park
Bowling Club
Kilcreggan Primary School
Kilcreggan Post Office
Kilcreggan Pier & Calmac Ferry to Gourock
Kilcreggan Garage
Kilcreggan Medical Practice
Scout Hut & George V Recreation Ground
Kilcreggan Retail & Businesses
- KW Walker Butchers
- Pharmacy
- Kilcreggan Shop
- Yvie Retro & Vintage
- Kilcreggan Cafe
- Kilcreggan Antiques
- The Creggans Pub & Grub
Ensign Motifs
Shoreward Strip
Barbour Cemetery

Location: Looking out to the Firth of Clyde

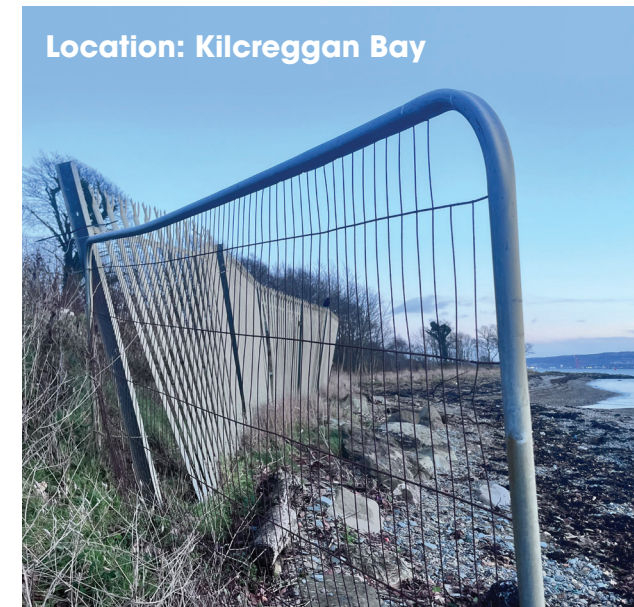
Photograph: ARM

The strategic issues we face with so many Scottish villages

Cove and Kilcreggan share many of the same issues affecting Scottish villages and coastal communities throughout Scotland, with threats to their economic base and essential facilities and services including:

1. The economic stability and sustainability of the existing businesses in the centre of the villages and the ability to expand local employment opportunities.
2. Threats to pier and ferry services, underpinning Kilcreggan's role as the local transport hub, including the negative effects of climate change and flooding and the level and frequency of surge tides impacting the shoreline and Kilcreggan Bay.
3. Changing demographics with an increasing number of older residents, and a lack of young families, with fewer children entering the village primary school, undermining the sustainability of youth activity groups and facilities.

4. Housing driven depopulation with insufficient affordable housing within the budget of many young families and the loss of our sons and daughters who can't afford to stay in the villages, with older residents unable to downsize, and remain in the village.
5. Fragile GP services with increased health needs from an ageing village population and physical barriers to accessing shops, services, and public transport, including access to green areas, paths and the shoreline for those with reduced mobility.
6. Increasing pressures leading to the villages becoming car-based commuter dormitories with economic life and services being transferred outside of the villages.
7. Climate change and increased incidents of extreme weather impacting sea facing communities, pollution of our coastal waters from outdated infrastructure and reducing marine and land-based biodiversity.



A partnership and shared purpose



In putting forward a Local Place Plan that seeks to influence and shape the future development of Cove and Kilcreggan over the next ten years, we recognise that a number of the challenges we face are beyond the means of our community groups acting alone and that we have to work in partnership with our Local Council and a wide range of Statutory Bodies and Agencies.

Each 'Partner' individually and together has a critical role to play at least the following areas.:

Argyll & Bute Council – establishing supporting planning policies protecting and supporting appropriate development in securing planning gain, in education, youth and care support, in housing and in economic development.

SEPA & Scottish Water – in addressing environment issues we face on land and in our marine environment including marine pollution from sewage.

ACHA Housing Association – in the development and funding of affordable housing for young families, older residents and those requiring a degree of care.

NHS Highland – in addressing issues of care and consistent delivery of doctor services and those of other health care professionals at a village level.

Transport Scotland, The Crown Estate and Caledonian MacBrayne – in securing the our lifeline ferry, the pier and the creation of a multi-use harbour with safe water.



Vision and ambition

The Community is committed to driving development that invigorates our villages. As a Community we will work with Argyll & Bute Council and other public sector agencies and service providers to prioritise sustainability, economic growth, upgrade village infrastructure and develop a diverse range of high quality housing.

Our focus will include creating exciting recreational opportunities and facilities that fully capitalise on our stunning waterside location.

Our aim is to ensure disability equality, enhance physical and mental well-being through accessible leisure activities and we will build a vibrant arts programme that enriches community life and drives socio-economic development.

Our commitment to sustainability includes championing water quality in our surrounding lochs and river, mitigating rising sea levels, supporting energy efficient housing and pursuing high environmental standards in local development.

Embracing our beautiful coastline for leisure and commerce, we will ensure our peninsula prospers by championing growth and innovation whilst cherishing and preserving the unique heritage of our beloved peninsula.

Location: Kilcreggan from the Clyde

Photograph: ARM



Our guiding principles

A sustainable Village economy - a plan that supports existing village businesses, encourages and attracts new businesses and early-stage start-ups, creates new employment opportunities and provides an attractive economic focus and community heart for Kilcreggan Village.

Importance of community spaces and the public realm - creation of public spaces and infrastructure accessible to everyone, fostering community interaction and identity, recognising the critical role of the Public Realm, addressing infrastructure needs beyond the means of community groups.

Social equity and a balanced Community - a plan that creates and supports a balanced community from families with pre-school children to our young people, older residents and those with a disability or reduced mobility.

Addressing environmental challenges - recognition that as a sea facing community, we face substantial and increasing environmental challenges from climate change, rising sea levels and the need to protect the marine environment, and other land-based threats to biodiversity.

Health & Well-being - a plan that recognises the importance of reliable access to locally-embedded health services and promotes and supports the health and well-being of our community, from the development of active travel, trails & walks, accessible green spaces and waterside access, and sport facilities of all ages and level of mobility.

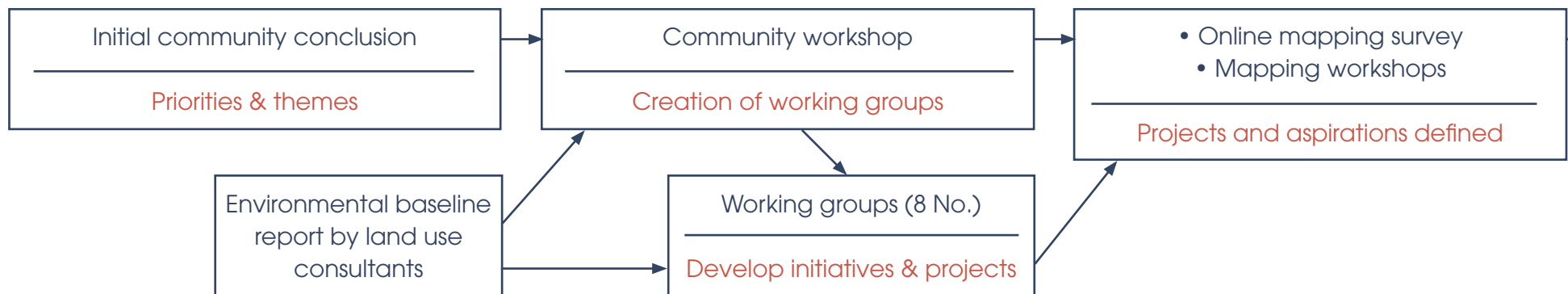
Respect for the architectural & creative heritage of the Villages - a plan that protects and builds upon the Victorian heritage of the villages including particularly in their centres, ensuring that any new development fit in and reflect our heritage and promotion of the long-standing creative / arts tradition stretching back over 100 years.



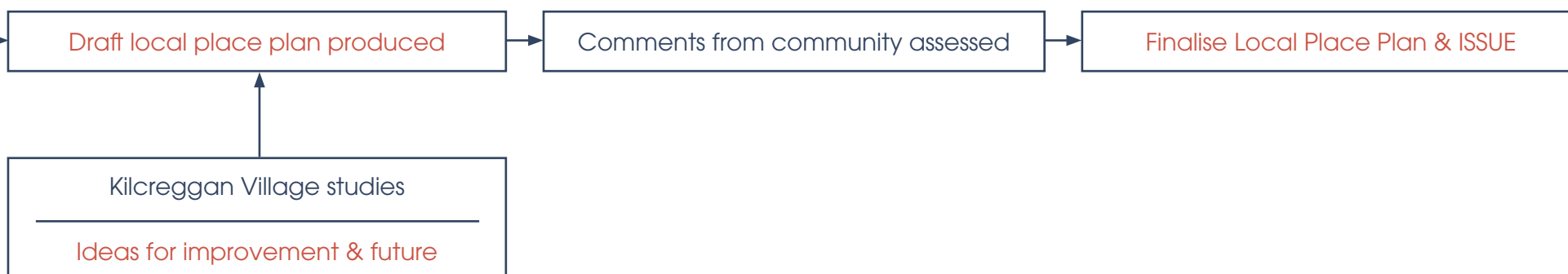
Our community engagement process

This is a brief summary of our process of consultation and prioritisation; LPP Part 2 details events and outcomes.

- Community development consultants SKS were appointed to conduct an initial community consultation.
- We engaged with the young people of the villages, firstly with pupils at the Primary School and then using the Place Standard Toolkit with older children, in order to find out how they feel about the physical and social aspects of where they live – the results were fed into SKS.
- Six themes of concern arose from these consultations covering valued assets, challenges and potential improvements. A number of workshops were held around these themes, the result of which was to establish nine volunteer working groups from within the community, who were then tasked with exploring initiatives linked to the six themes.
- In order to inform and underpin the work of the volunteer groups, we commissioned Land Use Consultants to do an environmental baseline report providing data on the physical characteristics of our peninsula.



- Catalysed by the ferry upgrade proposals made by CMAL, concerns around the future of our Victorian pier and the future viability of local retail businesses, we appointed S&S consultants to run a series of workshops to explore these issues with the whole community.
- Separately, another consultant explored concerns primarily with the businesses of the community. The resulting functional and spatial proposals form the basis from which to start discussions with stakeholders and develop with the community in the future.
- In order to explore potential initiatives for the wider area, we launched an anonymous, online mapping survey through which residents could identify locations and input concerns and ideas. This resulted in two community mapping workshops identifying some projects of common concern using Geodesign technology.
- The outcomes from all of this are a number of potential initiatives and preferred policies which form the basis of our Local Place Plan; this provides a springboard for the further development, prioritisation and execution of projects to benefit our community in the future.
- This plan is a live document and will be subject to regular updates on an annual basis.
- All consultations were undertaken through a combination of one or more of the following: posters, banners, school 'bag drops', lettering and press adverts.
- In July 2024, we appointed a Community Development Officer to help drive the project forward. The role included supporting the Management Team and volunteer groups, developing project ideas and finding potential funding partners and liaising with external bodies as required.



Workshops

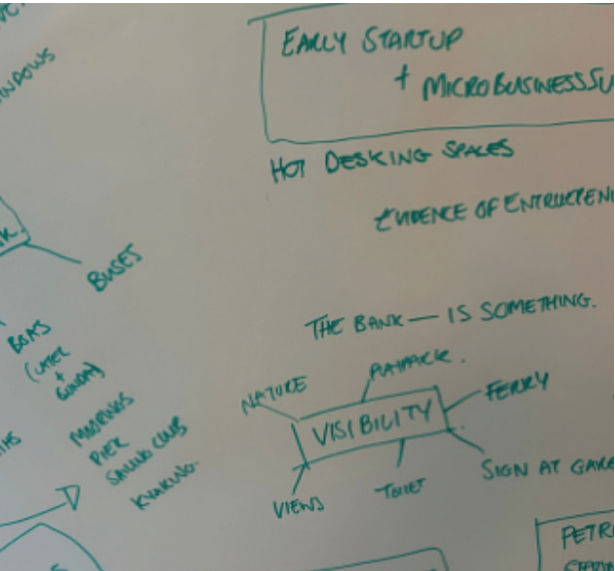
Community



Young People



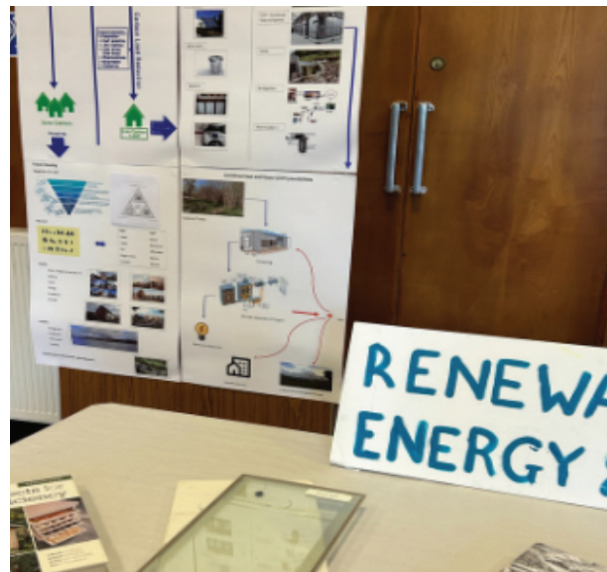
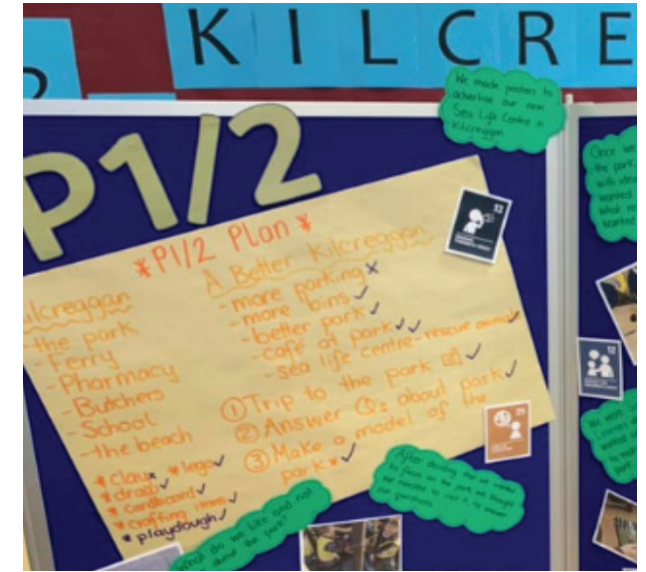
Business



Creating Working Groups



Primary School Project



Themes of main challenges

These are the areas identified by our community as themes during a multifaceted engagement programme. They are being focused on to achieve the community's vision for the future of Cove and Kilcreggan.

Kilcreggan & Cove Villages

Lack of village 'heart'
Lack of branding
Restricted shoreline access
Traffic issues

Environment

Water pollution
Poor drainage
Depleted biodiversity
Coastal erosion
Food security

Business & Local Economy

Economic downturn
Fragile local economy
Commuter pressure
Lack of jobs

Transport

Threat to ferry
Threat to pier
Limited Active Travel
Parking problems

Health & Well-being

Ageing population
Limited health service
Limited sports provision
Facilities for youth
Access issues

Community Wealth Building

Unmet housing need
Asset decline
Lack of renewable energy
Potential assets

Creation of Working Groups

Following the initial workshop nine volunteer working groups were created, they are developing potential initiatives & projects.

The groups formed are:

- Green
- Clearwater
- Business
- Kilcreggan Village
- Paths
- Heritage
- Sports & Leisure
- Renewable Energy & Housing
- Arts

Beach gathering organised by the Clearwater Group



Location: A beach in Cove

A photograph of a forest stream with mossy rocks and trees with autumn foliage. The stream flows through a lush green forest, with water cascading over moss-covered rocks. The surrounding trees have vibrant yellow and orange autumn leaves, creating a dense canopy. The scene is captured from a low angle, looking down the length of the stream.

Challenges and aspirational policies and initiatives

Further online mapping consultation and input of group initiatives was then assessed by a Geo Design process and output was added to data from the community surveys and workshops already carried out.

The following pages describe the policies and initiatives and the map based projects.

Due to the complexity of Kilcreggan Village and its challenges, this work was done outwith the Geo Design Process and a separate set of consultations was carried out these are recorded from page 26-33.

Location: Peaton Woods

Photograph: ARM

Theme: Our Village

The Challenges arose from the initial workshops and the Potential Initiatives arose from a combination of volunteer group working, their scoping documents and the community mapping exercise. All Potential Initiatives are subject to negotiated agreement with property owners and/or community procurement.

Challenges

Lack of a Village Heart

To sustain local businesses the villages need a stronger economic and social centre.

No Village Identity and Branding

The Victorian heritage and artist community are at risk of being overlooked as the villages change.

Traffic movement

Issues surrounding speed and parking within Kilcreggan in particular.

Topography

The narrow space and gradient in front of the shops is a challenge for engineering and landscape solutions for Kilcreggan village centre.

Limited Shoreline Access

We have a beautiful shoreline but there are few access points, some are potentially hazardous and none are disability friendly.

Policy Fit

Community Empowerment Act (Scotland) Act 2015
Historic Environment Scotland: Our Past Our Future 2023
Argyll and Bute Economic Strategy Refresh 2024 – 2034
Argyll & Bute Corporate Plan 2023 – 2027

Potential Initiatives

Public Realm Enhancements

Explore engineering and landscape solutions to enhance village, but in particular, Kilcreggan Village to include social space, parking and traffic calming solutions. Reduce the visual impact of cars.

Strong Branding

Work with locally based arts groups to explore a village branding reflected through signage our website and promotional material.

Involve the Arts

Attract visitors through cultural tourism integrating arts with village life to foster community and economic growth.

Respect Heritage

- More celebration of our natural and built heritage and monuments including signage, mapping and heritage specific trails.
- Work with planners to establish bold design criteria, respectful of our architectural heritage, for application to future developments.
- Ensure views of settlement composition from water are well considered as part of new development.

Enhance Shoreline Access

Work with Argyll and Bute Council and Cove and Kilcreggan Trust to explore ways to enhance safe access to our shores in order that residents and visitors of all abilities can take advantage of our beautiful coastline.

Theme: Environment

The Challenges arose from the initial workshops and the Potential Initiatives arose from a combination of volunteer group working, their scoping documents and the community mapping exercise. All Potential Initiatives are subject to negotiated agreement with property owners and/or community procurement.

Challenges

Water Pollution

Our local waters are under constant threat from poor sewage treatment practices and external factors

Poor Land Drainage

Current systems of surface water a drainage are totally inadequate to meet the climate challenge.

Depleted Biodiversity

Our peninsula's biodiversity (land, shore and waters) is being degraded, affecting ecosystems and native species.

Coastal Erosion

Our coastline is threatened by erosion from storm surge, flooding and rising sea levels.

Food Security

Climate change and the world economy are potential threats to our food security as a remote peninsula.

Policy Fit

Scottish Biodiversity Strategy to 2045

Argyll and Bute Coastal Protection Policy

Argyll and Bute Flood Risk Management Plan

Argyll and Bute Community Food Growing Strategy

Potential Initiatives

Pollution and Flood Management

Develop proposals to address surface water and sewage management to improve water quality and reduce the risk of flooding.

Protected Areas

Establish new Local Nature Reserves and other protected landscape areas. Establish a Marine Protection Area. Protect and improve management of wildlife corridors.

Improve Biodiversity

Reduce/eradicate invasive species. Enhance biodiversity through native planting.

Coastal Protection

Explore a range of engineering and best practice conservation solutions to help protect our beaches and shorelines.

Community Growing

Trial community growing initiatives including community gardens, community orchards, cooperative marketing and community composting.

Theme: Business & Local Economy

The Challenges arose from the initial workshops and the Potential Initiatives arose from a combination of volunteer group working, their scoping documents, discussions with local businesses and the community mapping exercise. All Potential Initiatives are subject to negotiated agreement with property owners and/or community procurement.

Challenges

Economic Downturn

The closure and threatened closure of vital facilities and services is impacting the community e.g. a local hotel and our bank plus we have no doctor.

Fragile Local Economy

Local businesses are struggling in particular retail businesses.

Few Employment Opportunities

There is a lack of employment for all ages and a lack of locally based training and work placement opportunities to enhance employability.

Commuter Village Pressures

Rising economic and social pressures are turning the villages into an exclusive commuter hub.

Lack of Social Space

Kilcreggan village centre is currently dominated by car parking. No village green or public social space within an otherwise linear layout.

Policy Fit

Scotland's National Strategy for Economic Transformation
Community Empowerment (Scotland) Act 2015
Argyll and Bute Economic Strategy Refresh 2024 – 2034
Argyll and Bute Corporate Plan 2023 – 2027

Potential Initiatives

Branding

Work with local businesses to develop cohesion and branding, improved access and better signage.

Community Procurement

Potential community procurement of the Kilcreggan, Old Boatyard site to help address some of the infrastructure issues and enhance business/training opportunities and community enterprise.

Buy Local

Campaigns and marketed events to promote 'Buy Local', for example, a crafts or vintage events.

Victorian Pier

Protect and exploit the heritage potential of our Victorian Pier

Roads Maintenance

Lobby the Council to address the condition of roads and pavements and install traffic calming measures.

Streetscape

Address the current parking issues and the functionality of Kilcreggan Village as a place to stop and spend time. Provide open space/village green.

Theme: Our Villages

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Challenges

Threat to the Ferry and Our Pier

Ferry service vulnerable to bad weather, no evening or Sunday service plus there is a threat of loss of ferry service and the potential loss of our Victorian pier, leading to an increase in car use.

Limited Active Travel

The poor state of footpaths and tracks are not conducive to active travel.

Transport in general

- No car pooling, bus service is good but doesn't link to ferry and there is a lack of bus shelters.
- Roads and pavements are in a poor state of repair and there are unmet parking needs in Kilcreggan village.

Policy Fit

Scottish Government's National Transport Strategy

National Walking Strategy

Argyll and Bute Local Outcomes Improvement Plan

SPT Regional Transport Strategy for the West of Scotland 2022 – 2037

Potential Initiatives

Ferry and Pier

Work closely with our strategic partners to develop proposals that both protect and enhance our ferry service and protect the heritage of our Victorian pier.

Enhanced Active Travel

- Improve pedestrian mobility with better pavements, provision of handrails, improved signage and lighting. Develop some ability footpaths and enhance paths linked to the wider peninsula.
- Improve off road cycling infrastructure.

Transport in general

- Lobby Argyll and Bute Council for Road safety improvements including better roads maintenance and traffic calming.
- More frequent bus service and bus shelters; align ferry and bus timings
- Electrification and reduction in car dependence through provision of pool cars, community bus and electric bikes.

Theme: Health & Wellbeing

The Challenges arose from the initial workshops and the Potential Initiatives arose from a combination of volunteer group working, their scoping documents and the community mapping exercise. All Potential Initiatives are subject to negotiated agreement with property owners and/or community procurement.

Challenges

Ageing Population

Statistics highlight our ageing population and the outward migration of young people.

Limited Health Service

Kilcreggan Medical Centre has no permanent doctors, residents need to travel to Helensburgh and beyond for essential healthcare. HMNB Clyde expansion will further strain resources.

Lack of Quality Sports Provision

Our existing land based sports facilities could do with upgrading and expanding.

Facilities for Young People

Our much loved Youth Cafe facility is in need of upgrading.

Disability Access Issues

As previously mentioned, there is limited access to our shoreline for residents and visitors alike including a lack of safe water access via slipways and steps. We cannot help our steep topography but our pavements are in poor condition and there is a lack of all ability footpaths.

Policy Fit

Healthcare Improvement Scotland; Our Strategy 2023 – 2028
Sport for Life (2019 – 2029) Sportscotland's strategy
Argyll and Bute Local Outcomes Improvement Plan

Potential Initiatives

Address Housing Provision

Address unmet housing needs for the elderly and young families
(See Community Wealth Building)

Prioritise Health Provision

- Prioritise urgent NHS investment in Kilcreggan's healthcare infrastructure by securing a permanent GP service rather than relying on locums and/or explore community led options including social enterprise models
- Support locally based well-being initiatives and practitioners.

Enhanced Accessibility

- Lobby Argyll and Bute Council for better maintenance of pavements.
- Consider installation of more handrails where appropriate.
- Improve shoreline access, the footpath network and off road cycle provision.
- Develop all ability footpaths for people with disabilities and families with young children.

Youth Provision

Upgrade facilities for the Local Youth Cafe. Support local Scout group to maintain and enhance their facilities.

New Sports Facilities

- Develop new sports facilities including the protection and restoration of George V playing fields building on the existing support for the Scouts; and also, enhance the facilities in Craigrownie Park.
- Develop 'safe' water sports activities in Kilcreggan Bay.

Theme: Community Wealth Building

The Challenges arose from the initial workshops and the Potential Initiatives arose from a combination of volunteer group working, their scoping documents and the community mapping exercise. All Potential Initiatives are subject to negotiated agreement with property owners and/or community procurement.

Challenges

Unmet housing needs

Lack of affordable housing, accessibility problems and downsizing allowing existing residents to stay in the area.

Asset Decline

Key community facilities have deteriorated and need restoration, for example King George v recreation grounds.

Private Land Ownership

There are areas critical to future development, currently neglected, that are privately owned.

No Renewable Energy

High energy costs and net zero targets are a challenge for our remote community.

Policy Fit

Community Empowerment Act 2015

Argyll and Bute Council Local Housing Strategy 2022 - 2027

Argyll and Bute Council Decarbonisation Plan 2022 - 2025

Potential Initiatives

Housing Policy

This remains a very emotive subject within the community

- Develop a coherent policy for future housing to include affordable properties to attract young people and families, sheltered housing and housing options for the elderly to allow downsizing.
- Explore community led housing options and understand how/whether this could work.
- Reach community consensus on a suitable site identification strategy as this is a sensitive topic.
- Ensure appropriate planning gain from developers to the benefit of the community.
- Communicating community views to the planners and developers.

Community Procurement

Research, seek further support and funding for the procurement, restoration and development of declining assets and land currently held in private ownership but of potential benefit to the community.

Energy Solutions

- All new housing to be high quality energy efficient (zero C in use) and adaptable to climate change.
- Develop a comprehensive energy strategy including retrofit to existing housing, community energy generation and transition to low-carbon energy sources.

Environmental report

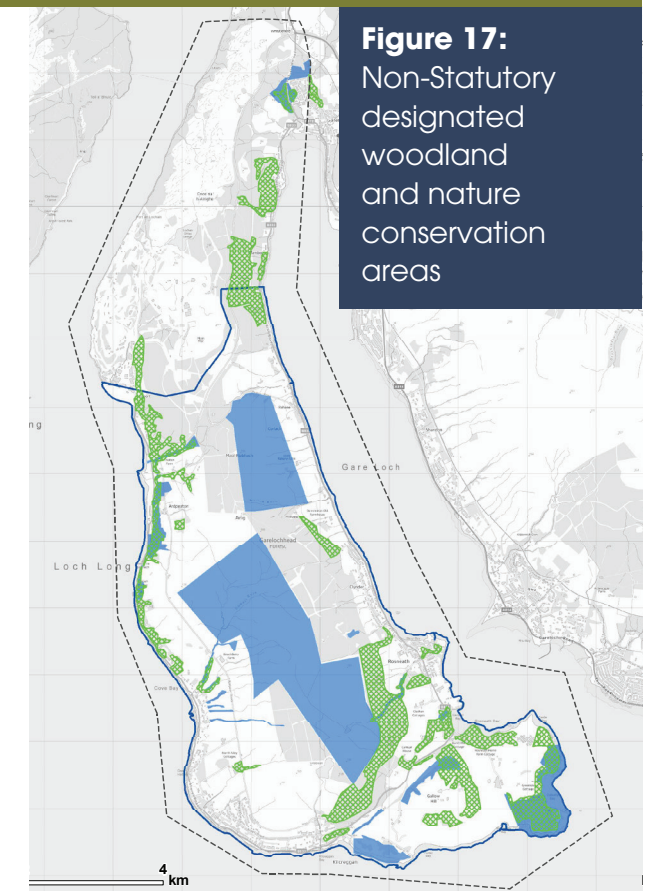
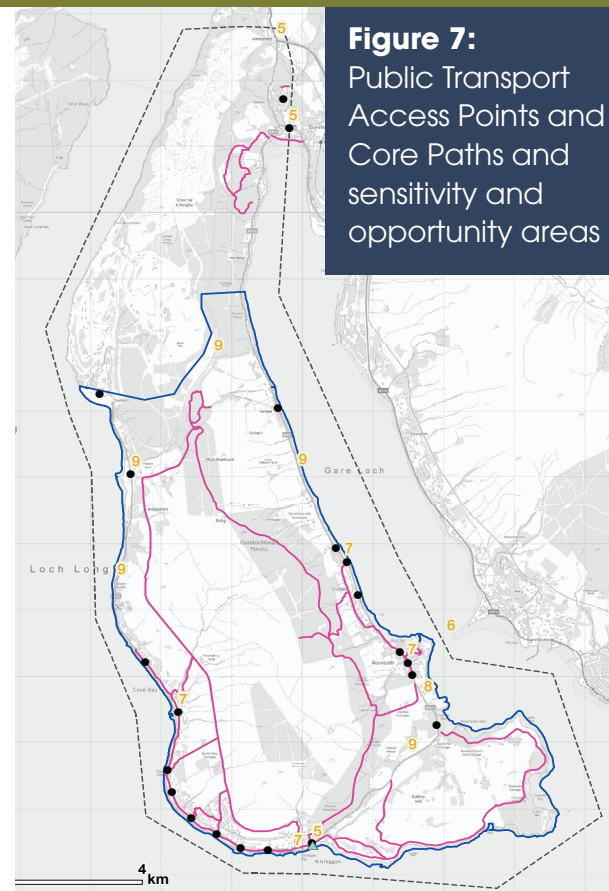
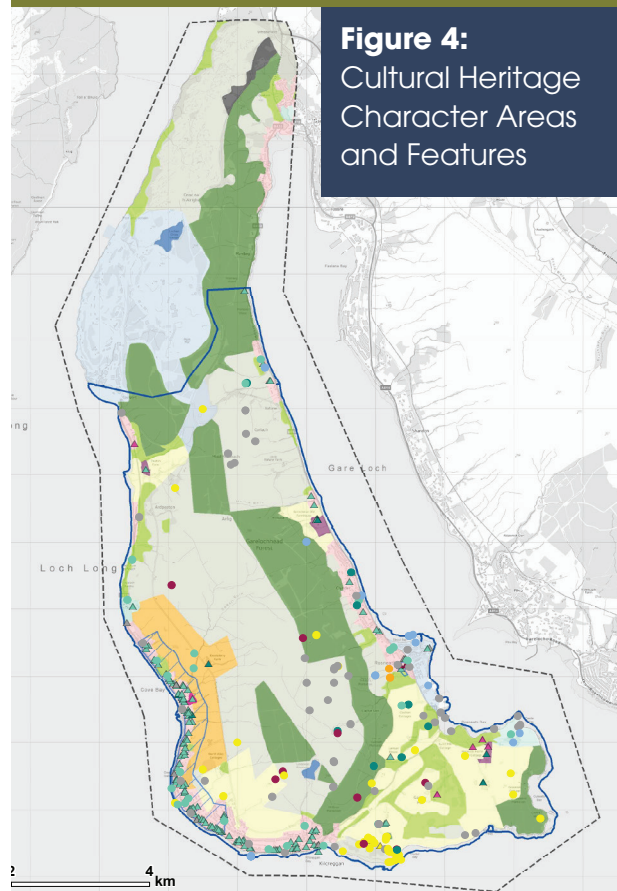
An environmental baseline report was carried out by Land Use Consultants (LUC) during Spring 2023 to identify the built and natural assets in the area. This

took the form of a desk top survey and involved collating material from publicly available sources. Topics included: historic environment, transport networks, landscape character, geology and soils, hydrology, biodiversity, climate and likely climate change impacts.

The study was comprehensive, looking at the peninsula in its entirety and intended to aid and inform decision making amongst the groups and wider community. In addition, a series of sensitivities and opportunities regarding the environment of the peninsula were identified.

The report and the presentation can be found here:

www.coveandkilcreggancommunity.com/presentations-and-other-documents



Kilcreggan Village

An initial ten-year strategic plan for economic sustainability of the heart of Kilcreggan Village.

Putting the planning policies & enabling infrastructure in place

Kilcreggan – the primary settlement on the western side of the Peninsula

Kilcreggan Village is the primary settlement on the Western side of the Peninsula, and has, over the years, been the focus for a number of development plans, none of which were brought to fruition.

In developing this Local Place Plan there was a determination to put this right, commencing with a specifically targeted process of community consultation involving the village business community and residents living in or close to the centre of the village.

To ensure that the process was rigorous, experienced external consultants were brought in to conduct five village workshops to identify and collect together ideas into a simple spatial picture of possible developments.

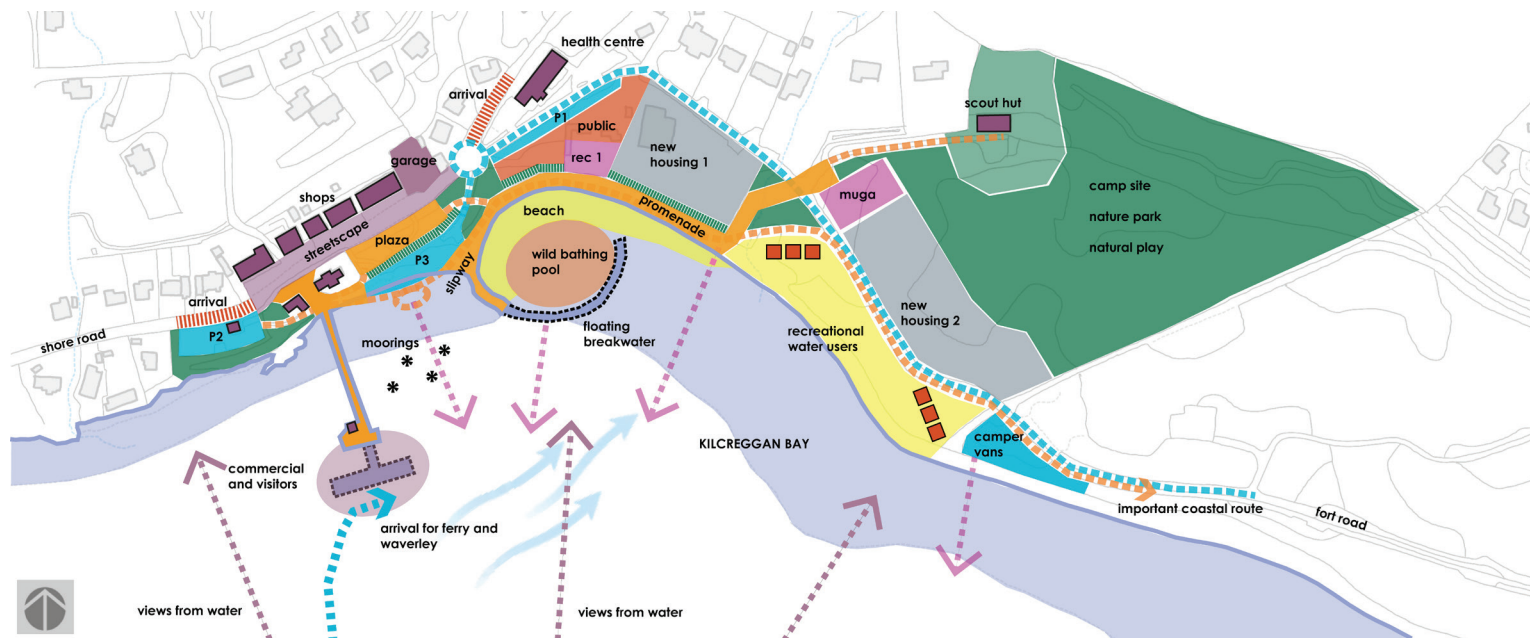
Key ideas & priorities

The key ideas and priorities emerging from the consultation included:

- Ensuring the sustainability of the ferry service and Kilcreggan's historic pier and access for the historic Waverley Steam ship.
- Improving the physical appearance and access of the village 'high street' and the businesses located there.
- Ensuring the economic survival of the current businesses through the creation of an attractive village green, providing a community focus in the heart of the village attracting visitors and residents.
- Protecting and improving access to Kilcreggan Bay including disabled and reduced mobility access to the shoreline through the creation of an accessible promenade and connection to a coastal path/cycleway around the Peninsula

- The development of low impact housing for older residents on the 'flat' land adjacent to the Bay.
- Restoration of the King George V recreation field and improved access, parking and facilities for the Scout & youth activities.
- Improved road access, surfacing and drainage along Fort Road.
- Creation of accessible sporting and water-based facilities around the Bay including moorings, sea swimming, rowing, kayaking
- To be implemented, these 'ideas' needed more detailed technical assessment. An engineering (topographic) survey was commissioned and an architect appointed to test the technical and functional viability of implementing them, the results of which appear across the following pages.

Initial spacial and functional diagram by Scott & Simmons Consultants



Technical assessment & enhancement of the Kilcreggan development the phasing of necessary infrastructure

The identified development ideas are interconnected and depend upon necessary infrastructure being put in place in a series of steps, each of which brings incremental benefits.

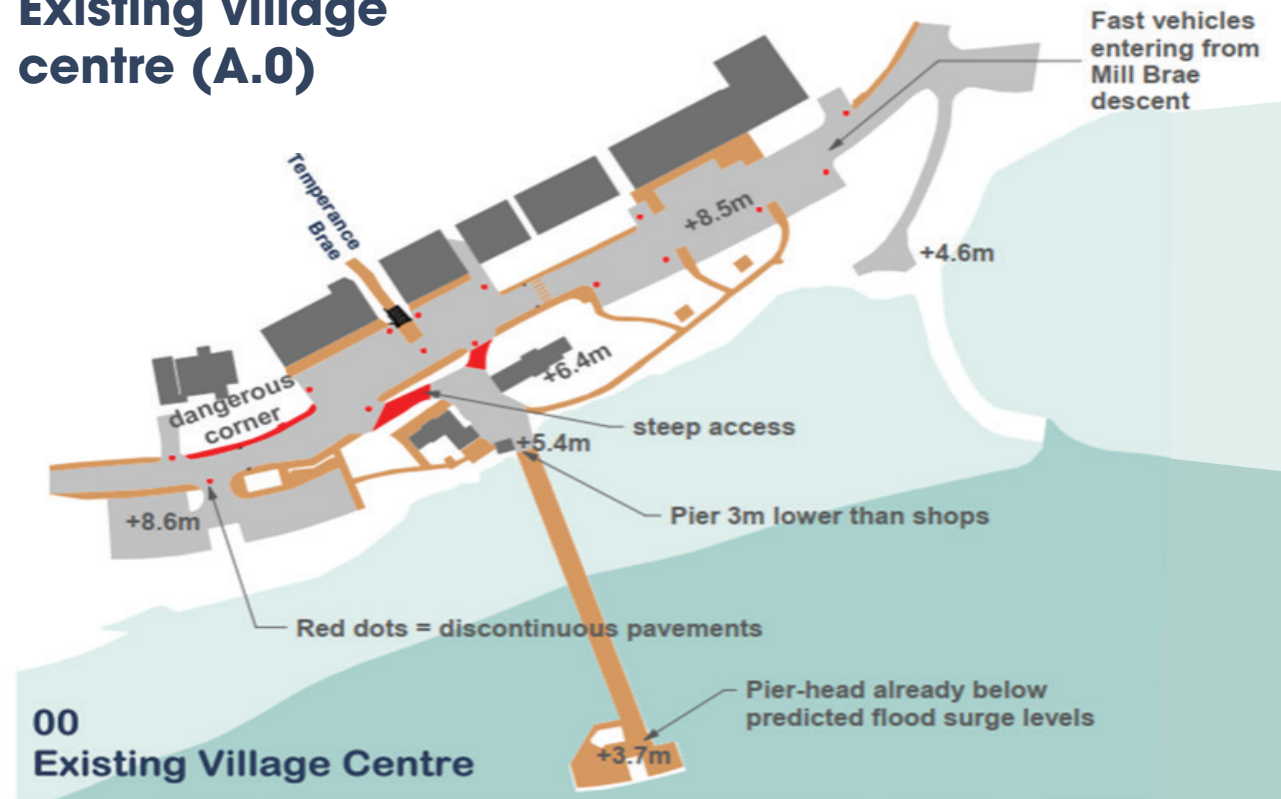
They involve the planning policies identified in this Local Place Plan being put in place by Argyll & Bute Council, including the prohibiting of multi-story housing development across the front of Kilcreggan Bay and ensuring that land is reserved in planning terms for the creation of the promenade ensuring continued public access around the bay.

Specific support will be required from public sector partners for putting in place the extended sea wall around the Kilcreggan Bay and from those responsible for the sustainability of Kilcreggan's 'lifeline' ferry service and pier infrastructure.

Key Issues

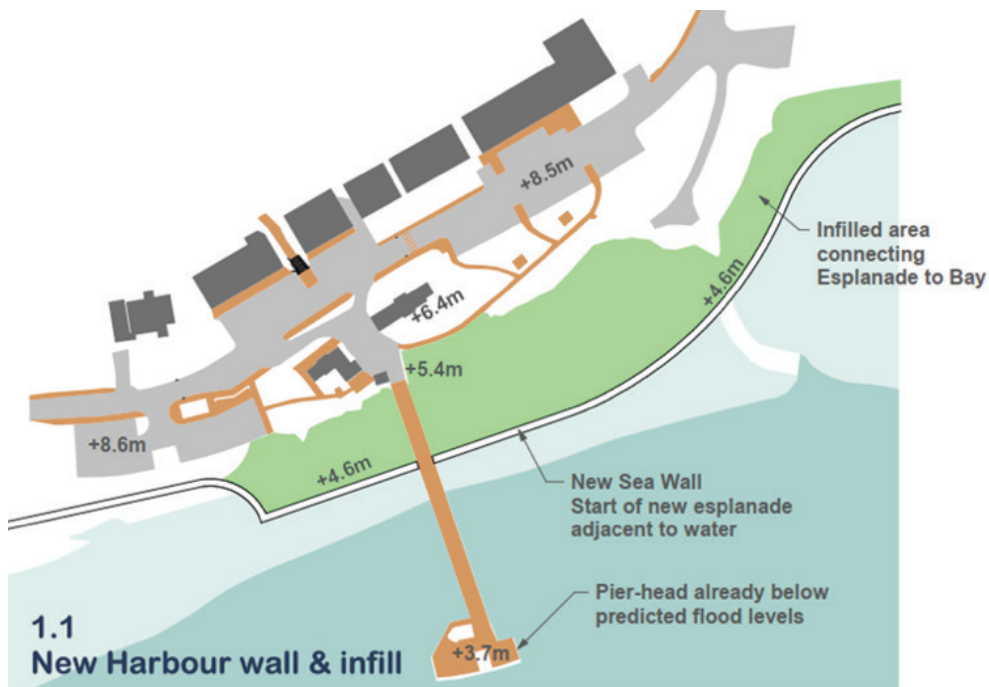
- Dangerous fast approaching downhill traffic suddenly entering the village centre and encountering pedestrians across the length of the 'high street'.
- Incomplete and poorly surfaced pavements forcing pedestrians to step into the road.
- Steep access to the Ferry.
- Dangerous corner with fast vehicles suddenly encountering cars emerging from shop front parking.
- Access to the shoreline obstructed by a wall of parked cars, and dangerous paths and steps down multi-level green embankments, with no disabled / reduced mobility access.

Existing village centre (A.0)



- Puts in place the harbour wall / sea defence that allows a level area to be created for the development of the promenade and connected peninsula path/cycle way.
- First stage of creating disabled / reduced mobility access to Kilcreggan Bay separated from road traffic.
- Creates access on new levelled area to separate construction activities from the village centre, minimising disruption
- No disturbance to the pier or ferry operations.
- Opportunity for issues surrounding current sewage treatment and discharge into Kilcreggan Bay to be addressed.

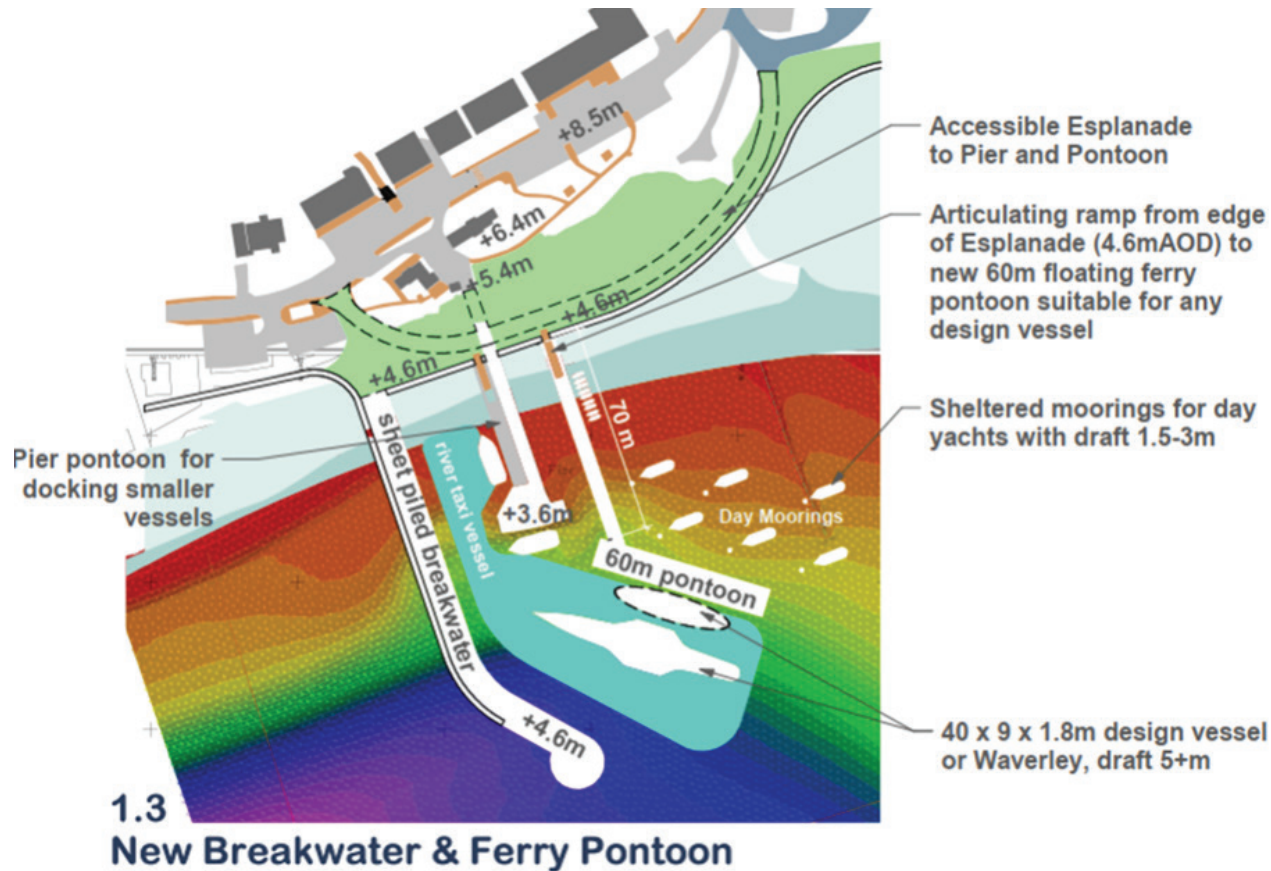
Step A.1 - New harbour wall & levelling infill



Step A.2 - Preparation minimising village disruption levelling infill



Step A.3 – Saving the historic pier & new ferry pontoon

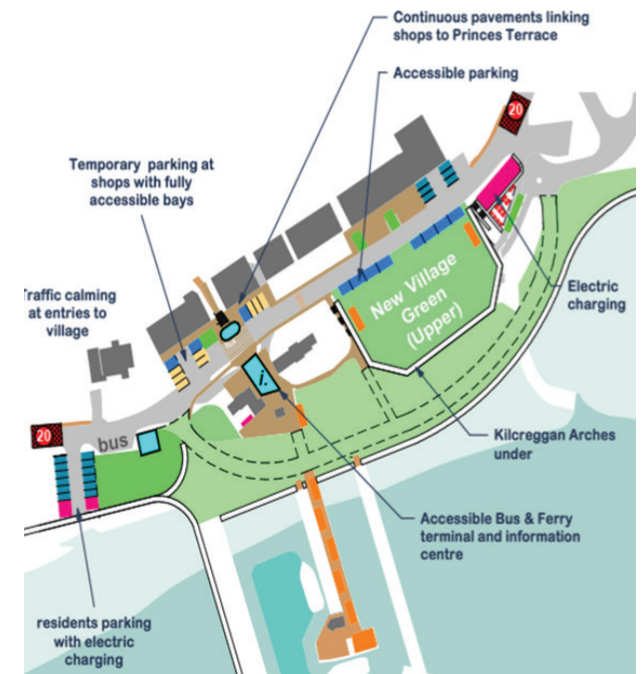
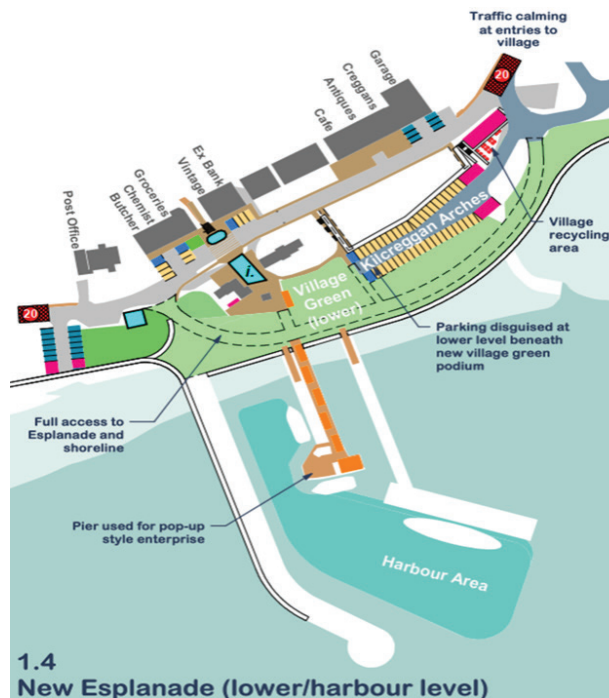


Tackling the big strategic issues

- More aesthetic sheet-piled / interlocking block breakwater closer to existing historic pier.
- Creates first step of sheltered harbour for 'All-weather' ferry operation, securing the future of the 'lifeline' ferry and berthing of the Waverley steam ship carrying visitors that will support the economic sustainability of the villages existing businesses and create new business / employment opportunities.
- Berthing requirements of Waverley checked with its operator with breakwater sheltering.
- Earlier harbour wall and green area infill / promenade (1.1), dramatically reduces the length and cost of the new pier, allowing direct access from levelled promenade.
- Historic pier now allows berthing of small boats visiting Kilcreggan on a day basis, adding to potential trade for the village centre.

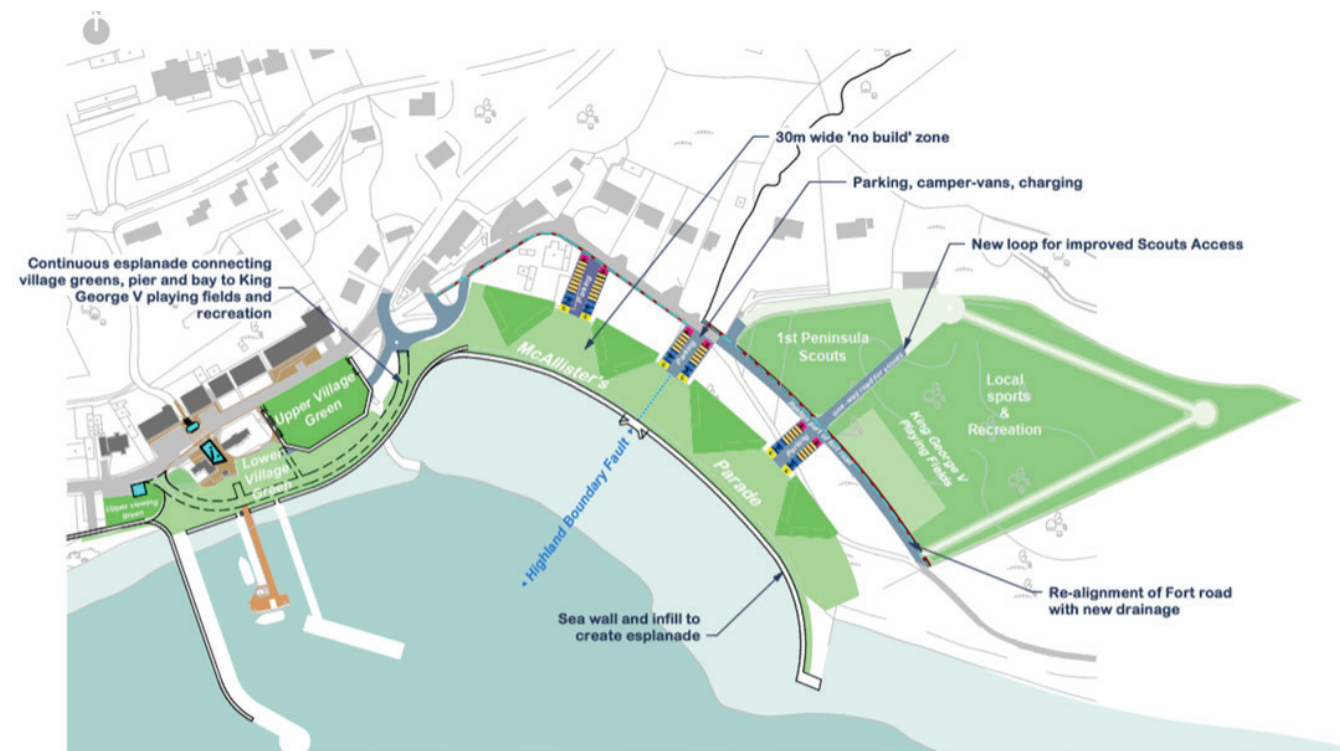
Step A.4 & A.5- Traffic calming & expanded resident, visitor parking, safer pavements & village green

- Traffic calming of dangerous fast approaching downhill traffic suddenly entering the village centre.
- All traffic through village on existing B883 road.
- New continuous pavements along village 'High Street'.
- Existing parking opposite Post Office reconfigured to allow small expansion.
- Substantial new secure parking with dedicated entrance reducing traffic and car manoeuvring in front of the shops.
- Existing short-term parking in front of shops retained and made more accessible.
- New car parking 'roofed' providing level area for the creation of the village green & opens up dual use of new parking area for pop-up trading / farmers market.



Step A.2 – The greening of the heart of the village & completion of promenade, Peninsula path, and cycle link

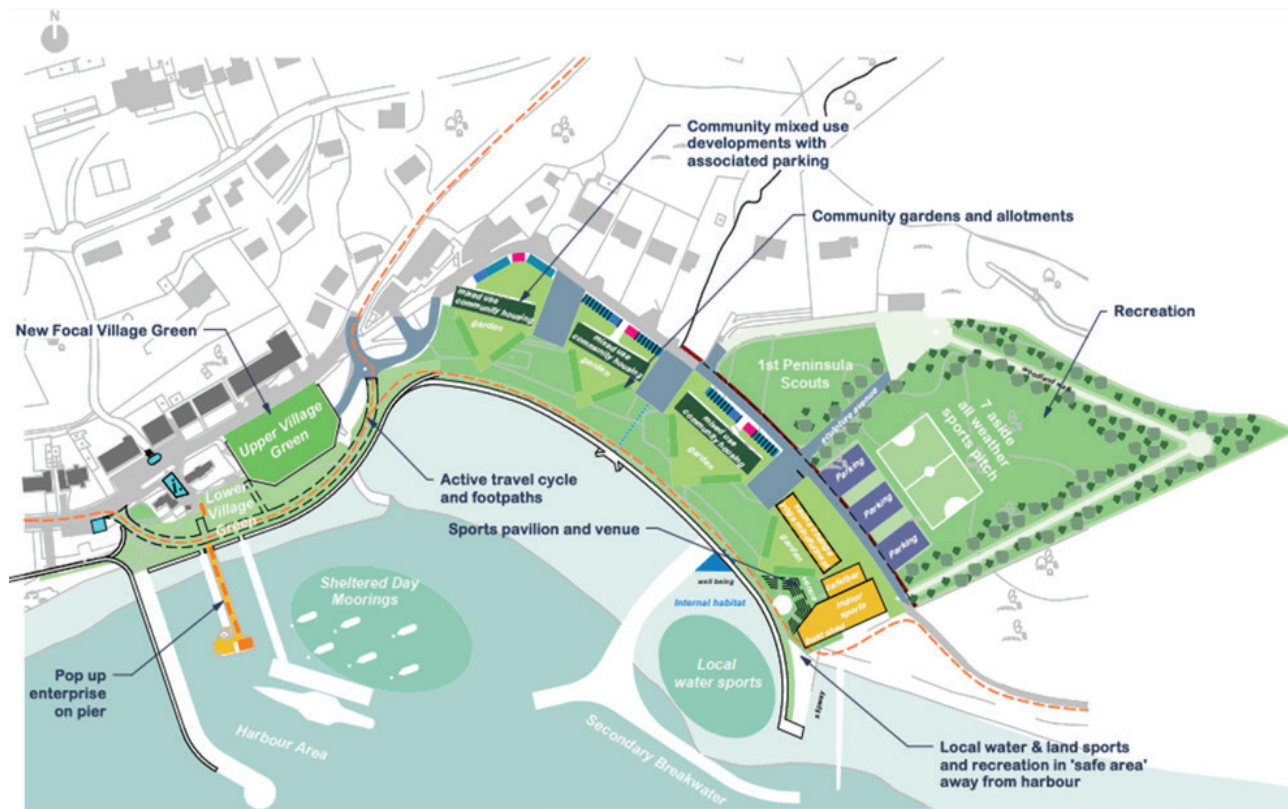
- Sea wall Bay Defences extended around remainder of the Bay and infilled behind to create a level area for extended promenade and public gardens.
- Levelled area prepared for addition of low-rise housing for older residents
- Drainage issues on the low-lying land addressed with upgraded culvert drainage for area of existing housing.
- Existing narrow road (Fort Road) realigned opposite Scouts & Recreation field with new drainage allowing for reinstatement of play fields bringing them back into use for sport, community events and recreation activities for all ages and mobility.
- Promenade provides improved / safe access to the bay area, for all mobilities away from vehicle traffic on Fort Road and links to peninsular path and cycleways.



Step A.3 – Full development - homes, safe active travel & land & marine sports bringing new life to the bay, supporting the heart of the village

- Small groups of low rise housing on the level for older residents, designed in keeping with the villages Victorian heritage and to look like it has always been there.
- Further development of the public gardens and green spaces along the promenade and Peninsula path / cycleway, separated from road traffic on Fort Road.

- Parking and playing field development with creation of new pathway and tended tree line way around the playing fields providing additional access for the Scouts area.
- Second low level breakwater and 'sea pool' providing safe beginners area for water sports and swimming.
- Supporting toilet / changing facilities for 'sea pool' and water sport area.
- Performance events space adjacent to facilities provided for the sea pool / water sports.
- Mooring for small visiting boats /yachts inside breakwater sheltered marine area.
- Promenade provides improved / safe access to the bay area, for all mobilities away from vehicle traffic on Fort Road and links to Peninsula path and cycleways.



Community initiatives that can be geographically located arising from community mapping

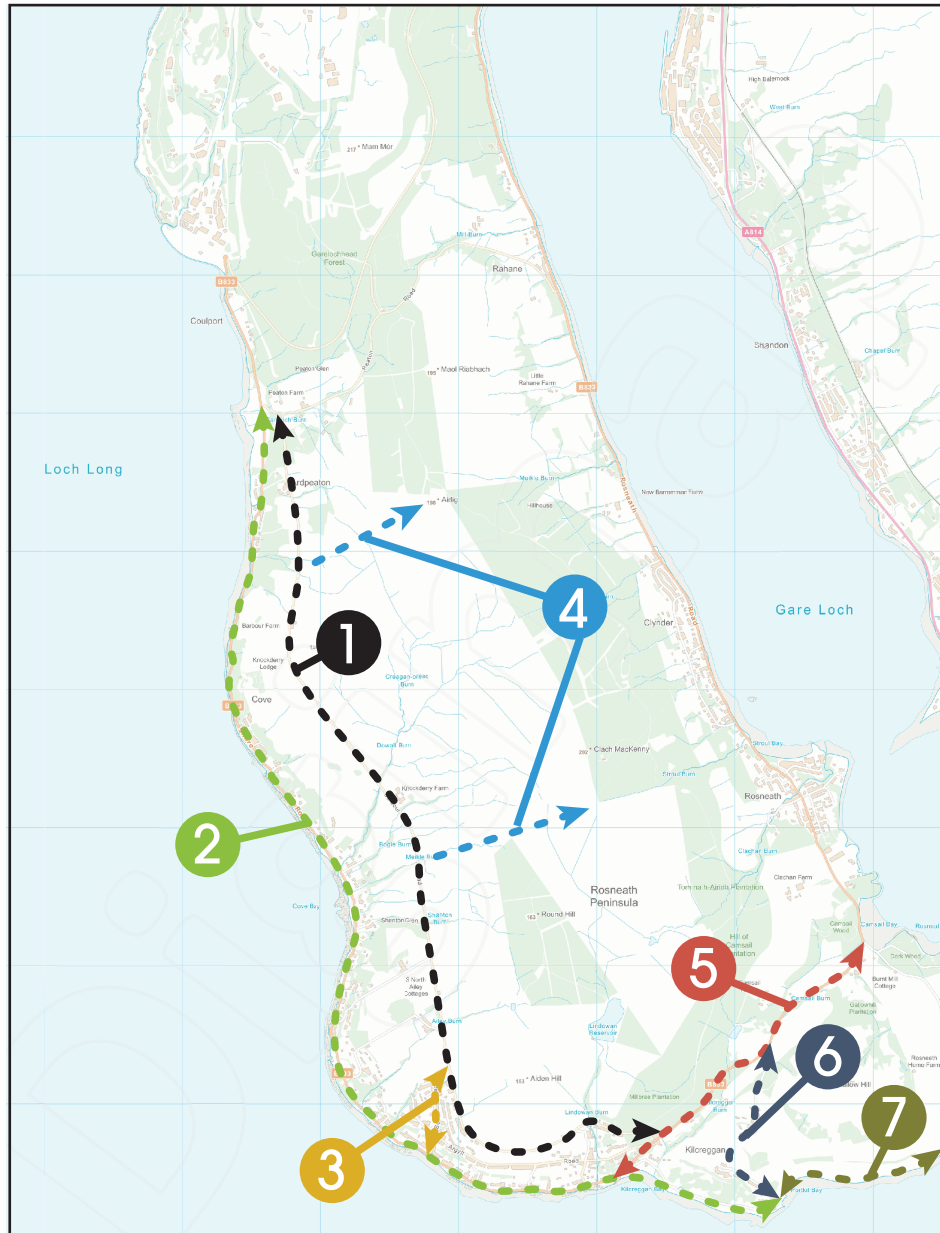
Further aspirational policies and initiatives arising from the geo-design process. The projects have been split into 3 themes: built environment; natural environment; and historic environment. The following maps show the proposed projects that can be geographically located with a brief definition.

Location: Kilcreggan village shops

Photograph: ARM



Map - Built Environment

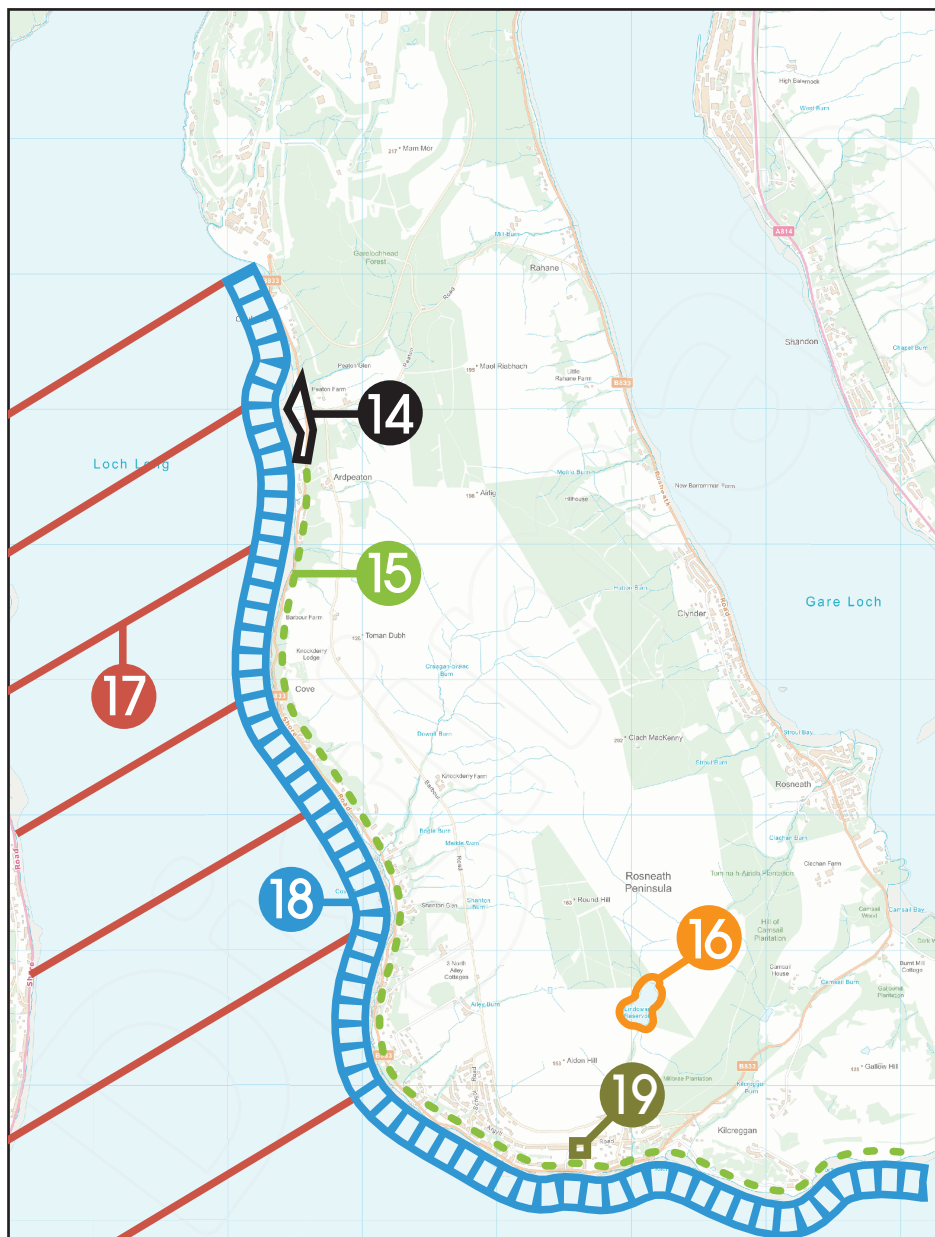


- 1 Barbour Road**
Improve access for pedestrians and new passing bays for cars
- 2 New Coastal Foreshore Path**
Improve access to foreshore
- 3 School Road**
Improve pedestrian access
- 4 New Footpaths**
To link Shore Road & Barbour Road to Rosneath Forestry Tracks
- 5 B833 - Mill Brae**
New cycle and pedestrian path
- 6 Portkil Track**
New path
- 7 Green Isle Trail**
New path



Map - Built Environment

- 8 Craigrownie Recreation Area**
Refurbish existing amenities:
 - Youth Cafe
 - Bowling Club
 - Skate Park
 - Tennis Courts
 Create new:
 - Pump track, Community Garden
- 9 Kilcraggan Primary School**
More disabled parking.
New Multi-Use Games Area - MUGA to be available to community out of hours
- 10 Fairfield Gardens Loop**
Improved access footpath and upgrade bridge
- 11 Argyle Road**
New traffic calming measures
- 12 Rosneath Forestry Track**
Improve parking at entrance
- 13 Traffic calming measures on Shore Road**
- KV Our Villages**
See Kilcraggan Village consultation over previous few pages



Map - Natural Environment

- 14 Peaton Leyo**
 - Proposed Open Space Protection Area for community access and wildlife
 - Consider a community acquisition if ever for sale
- 15 Coastal Foreshore**
 - Control invasive species
 - Provide better access, whilst maintaining/managing habitat for wildlife
- 16 Lindowan Reservoir**
 - Proposed Open Space Protection Area for community nature park
- 17 Loch Long & Clyde**
 - Proposed Restricted Trawling Area
- 18 Proposed Marine Protection Area**
 - Monitor and improve water quality for swimming and wildlife
- 19 Tigh Dearg Field**
 - Proposed Community acquisition for food production/orchard

Map - Historic Environment

20

Conservation Area appraisal

Liaise with Argyll & Bute Council to update statement

21

Kilcreggan Village

Possible location for Natural History/Heritage Museum

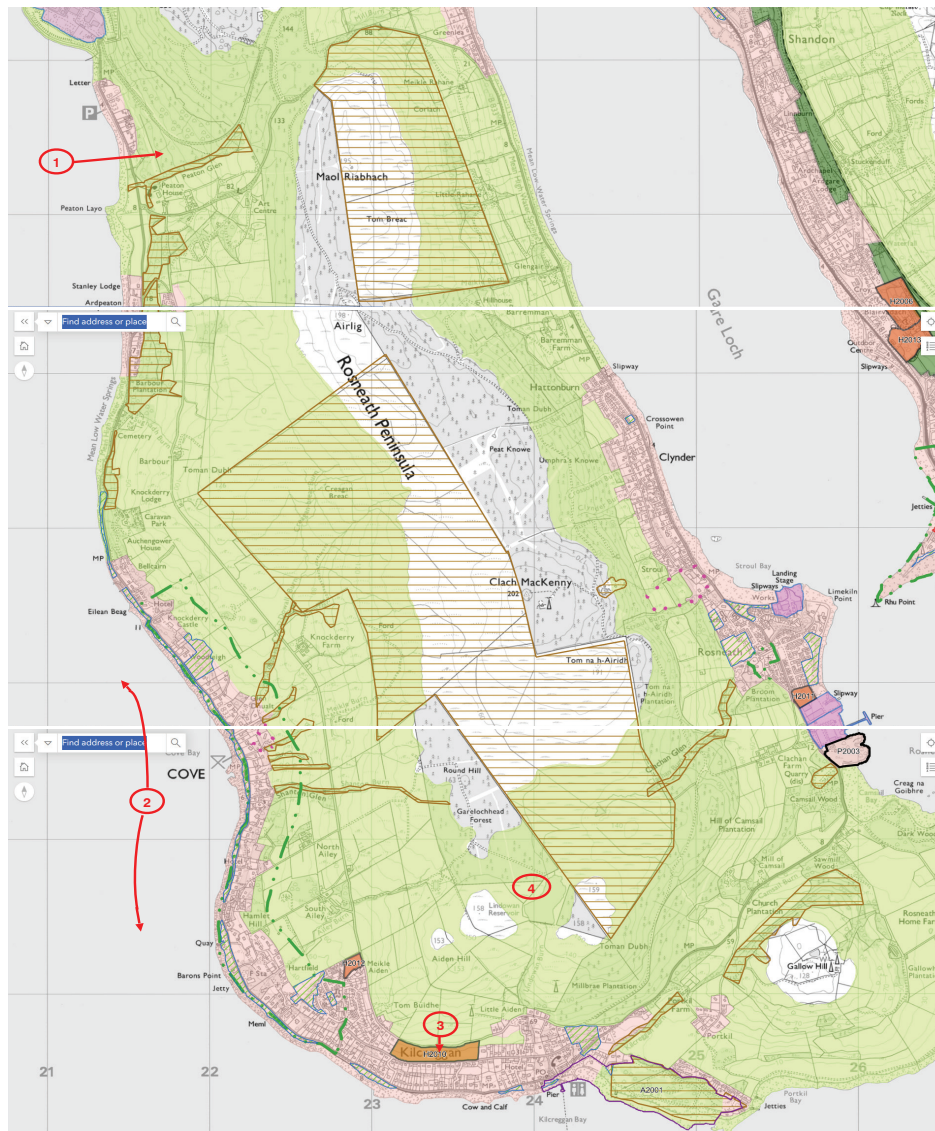
22

Erect/Install water fountain + Victorian Street Lamp

These potential projects are being looked at by various volunteer interest / action groups that have come together in the development of this local place plan.



Influence of potential projects on Local Development Plan 2



Commentary on identified areas for consideration for land use changes

1 Peaton Woods (in ownership of Peaton Woods Trust)

Woods currently planned to be restored and aspiring to be Local Nature Conservation Site to compliment adjoining Conserved woodland.

2 Introduction of Marine Protection Area

Proposal to lobby for and acquire Marine Protection status around the peninsula and associated trawling ban. Aspiration to change to "Marine Consultation Area"

3 H2010 designated site for development.

Community have commented on the use and mix on this site that needs discussion and would affect development brief.

Requires resolution.

4 Lindowan Reservoir

Proposal for area around Lindowan Reservoir to be a Community Nature Park and therefore designated as Local Nature Reserve / Local Nature Conservation Site.

Local Development Plan 2 Key

Settlement Area	Open Space Protection Area
Green Belt	Wild Land
Countryside Area	Site of International Importance - Ramsar
Remote Countryside Area	Site of International Importance - Special Area of Conservation
Strategic Masterplan Area	Site of International Importance - Special Protection Area
Allocation	Site of Special Scientific Interest
Potential Development Area	National Nature Reserve
Town Centre	National Scenic Area
Edge of Town Centre	Garden & Designed Landscape
Core Shopping Area	Local Landscape Area
Strategic Economic Investment Location	Local Nature Conservation Site
Established Business & Industry Area	Local Nature Reserve
Area for Action	Conservation Area
Transport Infrastructure	Tourism Infrastructure
Waste Management Site	Marine Consultation Area
	National Park
	Other Council Area

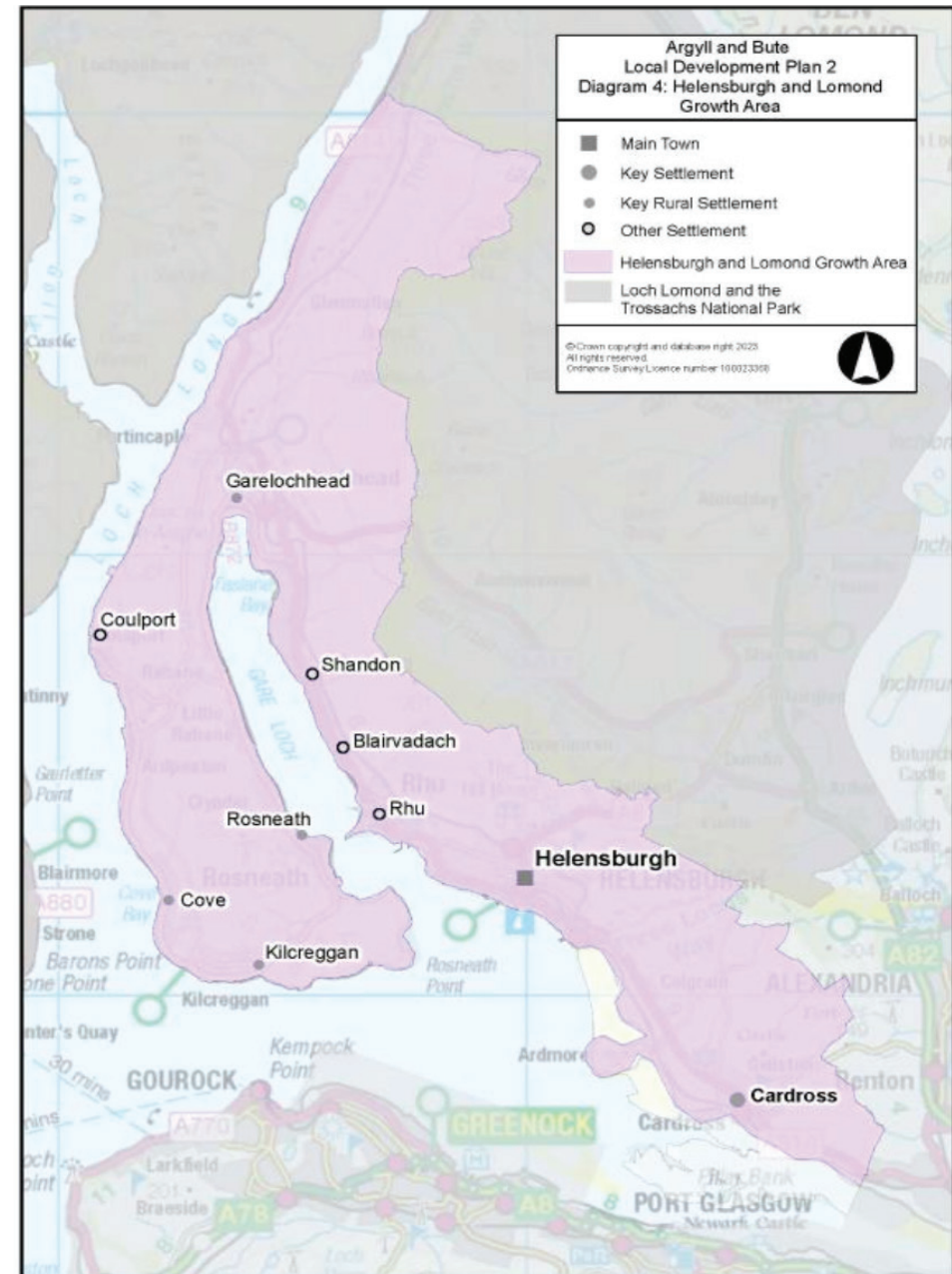
Extract from LDP2 showing Argyll and Bute Council's planned 'Growth Area'

The diagram opposite identifies Argyll & Bute Council's 'Growth area'. In this LPP we have put forward a number of proposals and development ideas which align with the Council's overall objectives.

We wish general commitments to growth to be balanced with wider issues of the environment and safeguarding of currently protected areas, and those which could be added across the Rosneath Peninsula.

We are unclear as to what the Council's general commitment to growth might mean for Cove and Kilcreggan, and trust that the ideas contained here are recognised and that the strategic partnership we seek to create can be put into effect with targeted meetings with the Council and the public / statutory bodies that are responsible for economic development, the ferry, transport, housing, health, the creative industries, and the marine environment.

Detailed development proposals and ideas for ensuring the economic sustainability of Kilcreggan and for consolidating its social focus are included in pages 26-33.





Working Groups

Potential projects are currently being looked at by the Volunteer Groups.

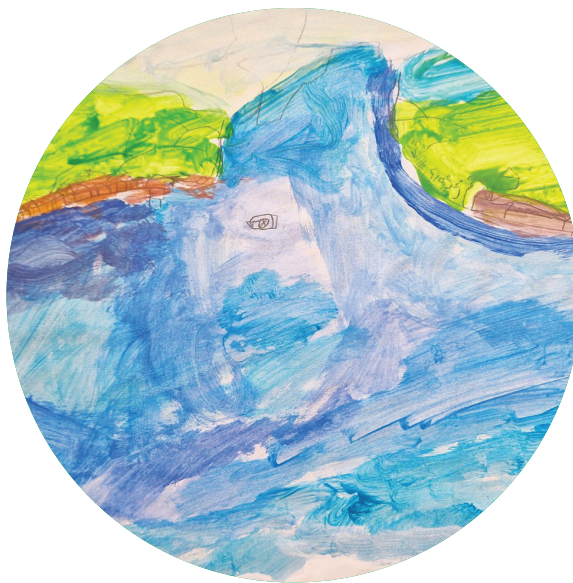
Practical projects have already been undertaken, small scale funding has been procured and a number of substantial funding submissions are in the course of consideration and development.



Green

Preserving and/or managing sustainably the natural environment for the benefit of the community.

To create an environment the community will be proud of. Activities include: beach cleaning; tackling invasive species to encourage greater biodiversity; preserving existing Atlantic Rainforest; developing a community garden, and to promote interest in the environment and sustainable practices.



Kilcreggan Village

Economic, Environmental and Social Regeneration & Enterprise at the Heart of Kilcreggan.

Safeguarding the Ferry Service and Shops; Reinstating Green , Accessible and Sustainable Open Spaces; Improving Recreation and Housing Choices; creating a dynamic and inclusive heart for the community with a flexible transport hub at its fulcrum.



Heritage

The heritage and history of the peninsula and telling everyone about it.

Create social spaces where the sharing of our local heritage and natural history is encouraged, with a museum and/or alternative bases developed to support this.



Sports & Leisure

Exploring all things sport and recreation.

To motivate people to be active, improve physical and mental health, make leisure activities more accessible and inclusive, bring people together, create better facilities, and build connections with other areas through competitive sports.



Arts

Supporting the arts in the area: festivals, open studios and more.

To foster and create a vibrant arts programme and ecosystem that will promote cultural exchange, enhance community well-being, and drive economic development.



Business

Coming together to create a growth plan for the area.

To support the villages' economic sustainability by strengthening existing businesses and fostering new, locally rooted businesses that create diverse employment opportunities and community wealth.



Paths

Creating a network of paths to encourage walking and other healthy outdoor pursuits.

To improve quantity and quality of paths within and outwith the villages to cover a range of activities for residents and visitors, and to link up with a wider network of paths to promote sustainable tourism.



Renewable Energy, Housing and Transport

Response to climate emergency; adaptation, protection, de-carbonisation, renewable community energy and public transport.

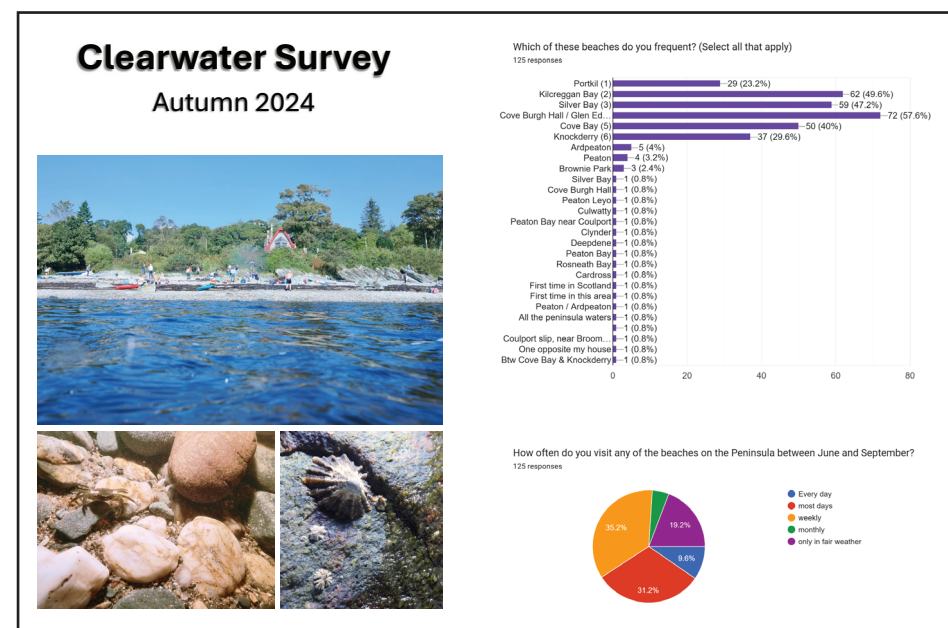
To implement a sustainable plan to support homeowners make improvements to existing housing. To support new affordable housing and community-led housing projects. Research renewable energy options to lower carbon footprint.



Clearwater

Protect and improve the marine ecosystem around the peninsula.

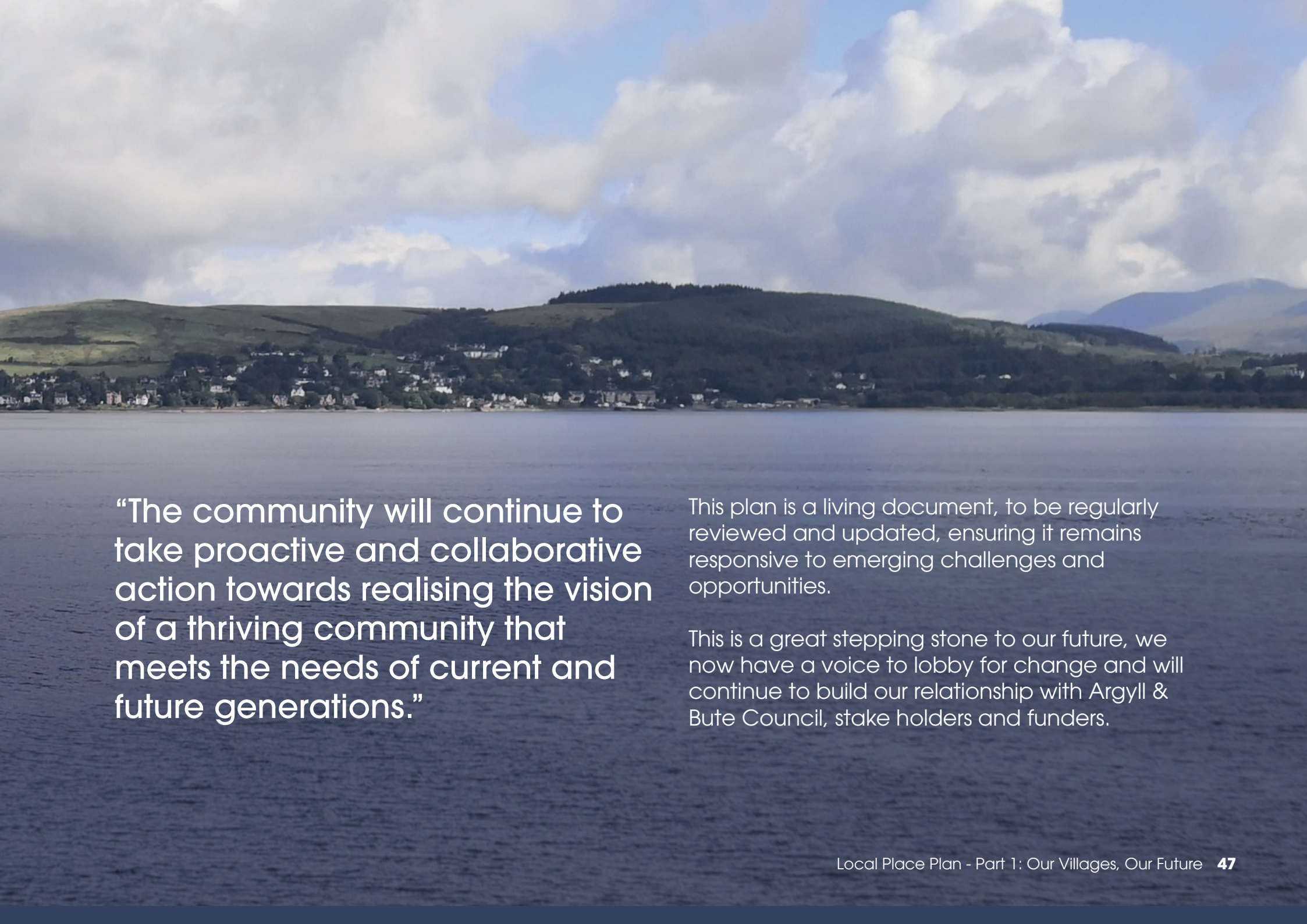
Clearwater aims to protect the Peninsula's marine ecosystem through sustainable fishing, improved surface water and sewage management. We aspire to enhance public awareness and ensure that the local area supports both human enjoyment and the thriving of marine biodiversity in our waters.



In conclusion...

Location: Kilcreggan and Cove from Gourock

Photograph: J. MacLean



“The community will continue to take proactive and collaborative action towards realising the vision of a thriving community that meets the needs of current and future generations.”

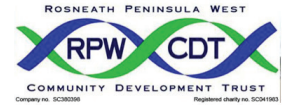
This plan is a living document, to be regularly reviewed and updated, ensuring it remains responsive to emerging challenges and opportunities.

This is a great stepping stone to our future, we now have a voice to lobby for change and will continue to build our relationship with Argyll & Bute Council, stake holders and funders.

Acknowledgements & credits

This is a local volunteer led project.

The Rosneath Peninsula West Community Development Trust would like to thank everyone involved in the creation of this Local Place Plan.



- Our Community Steering Group
- Our Community Management Team
- Working Group leaders and all group members
- The community for a lively and engaged consultation process
- All of our consultants

We are also grateful to:

- CEIS - Community Enterprise in Scotland for selecting this community for funding
- The Scottish Government for the Strengthening Communities Programme, which initiated the project.

Our Local Place Plan is endorsed by Cove and Kilcreggan Community Council



Location: Rainbow over the Clyde

Photograph: ARM

Consultants

The following consultants have been commissioned to undertake research, community engagement and environmental mapping and plans.

- **SKS** - community surveys, workshops, consultations and support in the creation of the Local Place Plan
- **Scott & Simmons** - a series of community consultations on Kilcreggan village centre to create a spatial and functional diagram
- **Land Use Consultants** - environmental mapping of our area
- **Geo Design** - 'What goes where' - community mapping workshops for the villages from Portkil through to Coulporth
- **puregreenspace** - explored concerns primarily with the business and local residents of the Kilcreggan community to create further spatial diagrams of Kilcreggan Village centre

All Final Reports and supporting documentation, survey results and other relevant maps and statistics are in Cove & Kilcreggan Local Place Plan Part Two.

Website and logo

In June 2024, a website was launched for the Our Community project, featuring a new logo and branding.

The logo was inspired by the 1930's graphic style of the Clyde Steamer posters. The colour scheme reflects our landscape with the yellow of the gorse, green of the moss and grasses, the charcoal grey of the rocks and the blues of the sea and sky.



OUR COMMUNITY Cove & Kilcreggan

The new website serves as a central hub for volunteer-led community groups. It explains how the 'Our Community' project came about and all the relevant documentation can be accessed here. It also provides a directory of services available to residents.





OUR COMMUNITY

Cove & Kilcreggan

Please visit our community website and facebook page where you will see some of the exciting work we are doing.

www.coveandkilcreggancommunity.com

Contacts:

hello@coveandkilcreggancommunity.com

Cove & Kilcreggan, Rosneath Peninsula, Argyll & Bute

www.facebook.com/CoveKilcreggan