

ARDGOUR LOCAL PLACE PLAN

JANUARY 2024



Acknowledgements

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Thank you also to the many other local people who contributed to the development of this plan, and to [Nick Wright Planning](#), Janet Benton (JJLBU) and Rachel McKay (John Gilbert Architects) for their independent professional support.



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1. INTRODUCTION

This plan has been prepared by the community of Ardgour: it is our plan for our future.

The plan contains our Vision and Calls For Action for the Ardgour Community Council area. It reflects our community aspirations, and was developed extensive community engagement during 2023 as described later in this chapter.

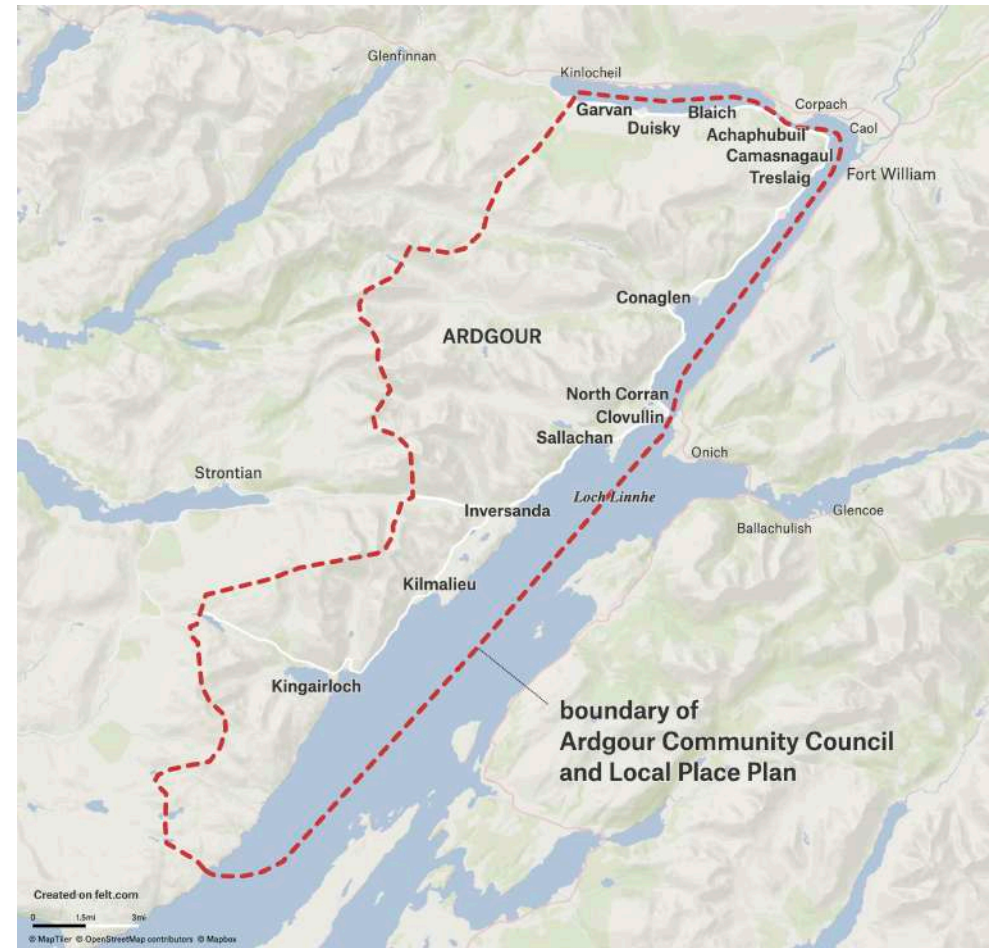
The aim is to have some control about what happens in our community. For various reasons, recent plans such as [Fort William 2040](#) and the 2019 [West Highland and Islands Local Development Plan](#) have had little impact in Ardgour. We want to have more influence over what could happen here in the future, from influencing major public infrastructure investment like the future of the Corran crossing to smaller community-led initiatives which we can organise ourselves.

This plan aims to keep the best of what we like about our community, and how to shape our community for the better in the long term. We want to help our young people to stay here and find work. We want to make it attractive and welcoming for working families to move here. We want a thriving community where people can make a living, keep our cultural heritage and identity alive, and sustain services and facilities.

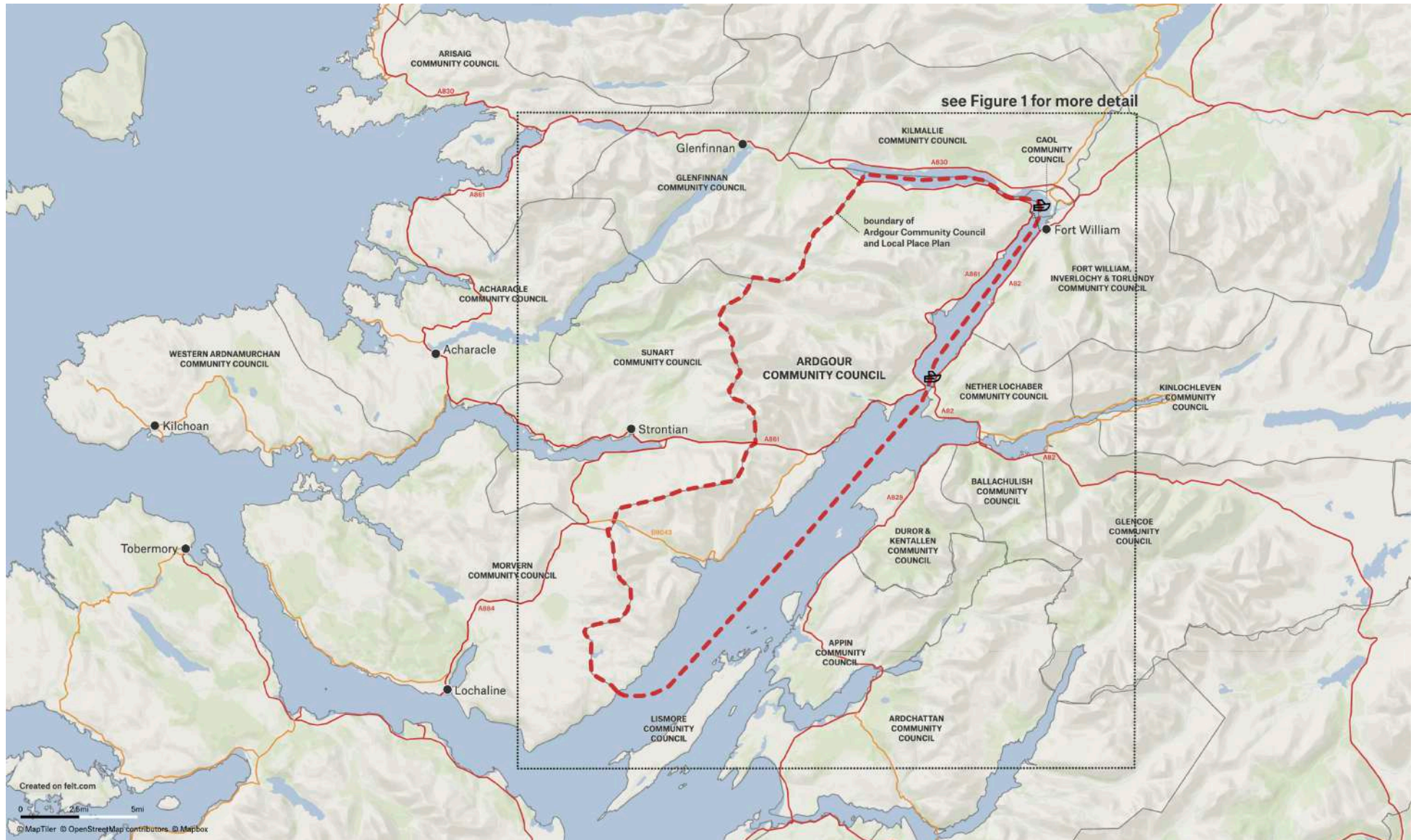
Those are ambitious aims, so the plan is ambitious too. We want to aim high, even though not everything in the plan may come to pass.

The Community Council area covers a large area to the west of Loch Linnhe, stretching almost 40 miles by road from Garvan at the head of Loch Eil to Kingairloch in the south. It lies within Highland Council Ward 21 (Fort William and Ardnamurchan). Chapter 2 contains more information about the area.

Map 1: Local Place Plan boundary map



Map 2: Wider context map



Why prepare a Local Place Plan?

Our purposes in preparing this plan are:

- To guide planning policy and decision-making, public services and investment by the Highland Council, Community Planning Partners, the Scottish Government and other public agencies.
- To provide our Community Council with a point of reference to respond to planning applications.
- To guide our own community action and resourcing, including prioritising future spend by the Ardgour Glensanda Development Trust and exploring its potential to have greater positive community impact.
- To support funding bids for initiatives referred to in the plan, whether they are led by the local community or public bodies.

The bigger picture

Whilst the plan is rooted in our community aspirations, it also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in the two parts of the 'statutory development plan':

- National Planning Framework 4 (NPF4, 2023)¹
- Highland-wide Local Development Plan (2012)² and West Highland and Islands Local Development Plan (2019)³

Key extracts of those two parts of the development plan are summarised in Appendix 1.

¹ www.transformingplanning.scot/national-planning-framework/

² www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

³ www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highlands_and_islands_local_development_plan

⁴ nationalperformance.gov.scot

⁵ www.gov.scot/publications/scotlands-national-strategy-economic-transformation/

⁶ highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/

⁷ www.highland.gov.uk/download/downloads/id/22899/highland_indicative_regional_spatial_strategy_to_2050.pdf

⁸ www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/



The vision, calls for action and maps in chapters 3 to 8 of this Local Place Plan reflect the policy agendas contained in the statutory development plan, particularly National Planning Framework 4 and the West Highland and Islands Local Development Plan as its most recent components.

The plan also takes account of other relevant policy documents:

- National Performance Framework⁴
- National Strategy For Economic Transformation (2022)⁵
- Highland Outcome Improvement Plan 2017-2027⁶
- Highland Indicative Regional Spatial Strategy⁷
- Highlands and Islands Enterprise Strategy 2023-28⁸

All of these documents share overarching objectives relating to **climate change, health and wellbeing** and **sustainable & resilient communities**.

This plan seeks to deliver on those objectives, plus their subsidiary agendas including active travel, community wealth-building, community empowerment, local living, rural revitalisation, a more balanced population and a growing skilled workforce.

This plan also contains suggestions for the next reviews of local and national policy, which are summarised in the final chapter. We hope these will be taken into account by national and local governments. For the Local Development Plan, that next review will be taking place in the near future.

Implementation

This plan is intended to cover a 5-10 year period until approximately 2030. Some things may happen immediately, others are more complicated and could take a number of years to come to fruition. All depend on funding and resources being available. The plan builds on activities that are already happening.

Delivery of the plan will only be successful if the local community, public bodies, funders, businesses and landowners work together for common purpose. Everybody needs to be involved and pull in the same direction if the plan is to become a reality.

Figure 3 summarises the inputs used to create the plan, who needs to be involved in delivery, and how the plan should be used to inform future reviews of the national and local policy documents described on page 6.

The final chapter of the plan contains more information about implementation.



How this plan was prepared

The main stages of how the plan was prepared with the local community are summarised in Figure 4.

A narrative of the community engagement process can be found on the dedicated website www.ardgourcommunitiestogether.net, which was established as a public source of information about the Local Place Plan. It was updated as the process unfolded during 2023.

A flavour of the community engagement is shown in images and infographics in Figure 5 (overleaf).

The attached appendices contain more detail:

- Appendix 2 includes the community survey results in the form of display panels from events. They are also online at bit.ly/ALPPsurveyresults
- Appendix 3 summarises the main points from young people.
- Appendix 4 summarises the outputs from the community drop-in sessions in June 2023. They are also online at bit.ly/ALPPJuneevents
- Appendix 5 contains a report of the draft Plan consultation in November-December 2023.

All community engagement activity was undertaken in line with the National Standards for Community Engagement⁹ and the Scottish Government's draft How To Guide on Local Place Plans¹⁰.

⁹ www.voicescotland.org.uk

¹⁰ www.ourplace.scot/local-place-plans



Figure 2: How the plan was prepared



Figure 3: Community engagement in pictures & numbers



650 unique website visitors: more than live in the area



169 community survey responses: **35%** of residents



147 people signed up to **8** e-bulletins



100 participants at **5** drop-ins and workshops



40 businesses & community organisations contacted



6 sessions in **4** local schools



440+ views of the draft Plan, **25** comments



2. ARDGOUR TODAY

An estimated 436 people lived in the Community Council area in 2020, according to the Highland Council 2020 Population Estimates. This is likely to equate to between 200 and 210 households.

Between the 2011 census and 2020, our estimated population increased by 9%. Our average age also grew older, with the number of people aged under 16 reducing by 18% and the number aged 65 or over increasing by 32%. This has implications for public services and businesses.

Figure 4: Recent population change in Ardgour Community Council area

	Total	15 years or under	16-64 years	65 years or over
Estimated population in 2020	436	64	275	98
Population change 2011-2020	↑ 9%	↓ 18%	↑ 11%	↑ 32%

Population is concentrated along the narrow coastal strip from Kingairloch to Garvan. The main villages are Clovullin and North Corran near the Corran Ferry, where the primary school, church and hotel are situated. In the north, linked by the single track A861, are the small crofting settlements of Treslaig, Camusnagaul, Achaphubuil, Blaich, Duiskey and Garvan. In the south lies the estate village of Kingairloch. A number of other smaller groups of houses exist at Kilmalieu, Inversanda, Sallachan and Conaglen.

The vast majority of the Community Council area is unpopulated hills and glens with some crofting and grazing land along the loch shores. Much of the land is protected through nature designations (see Figure 8 on page 11). Land ownership is mainly in the hands of a number of estates whose activities include deer stalking, sheep farming, visitor



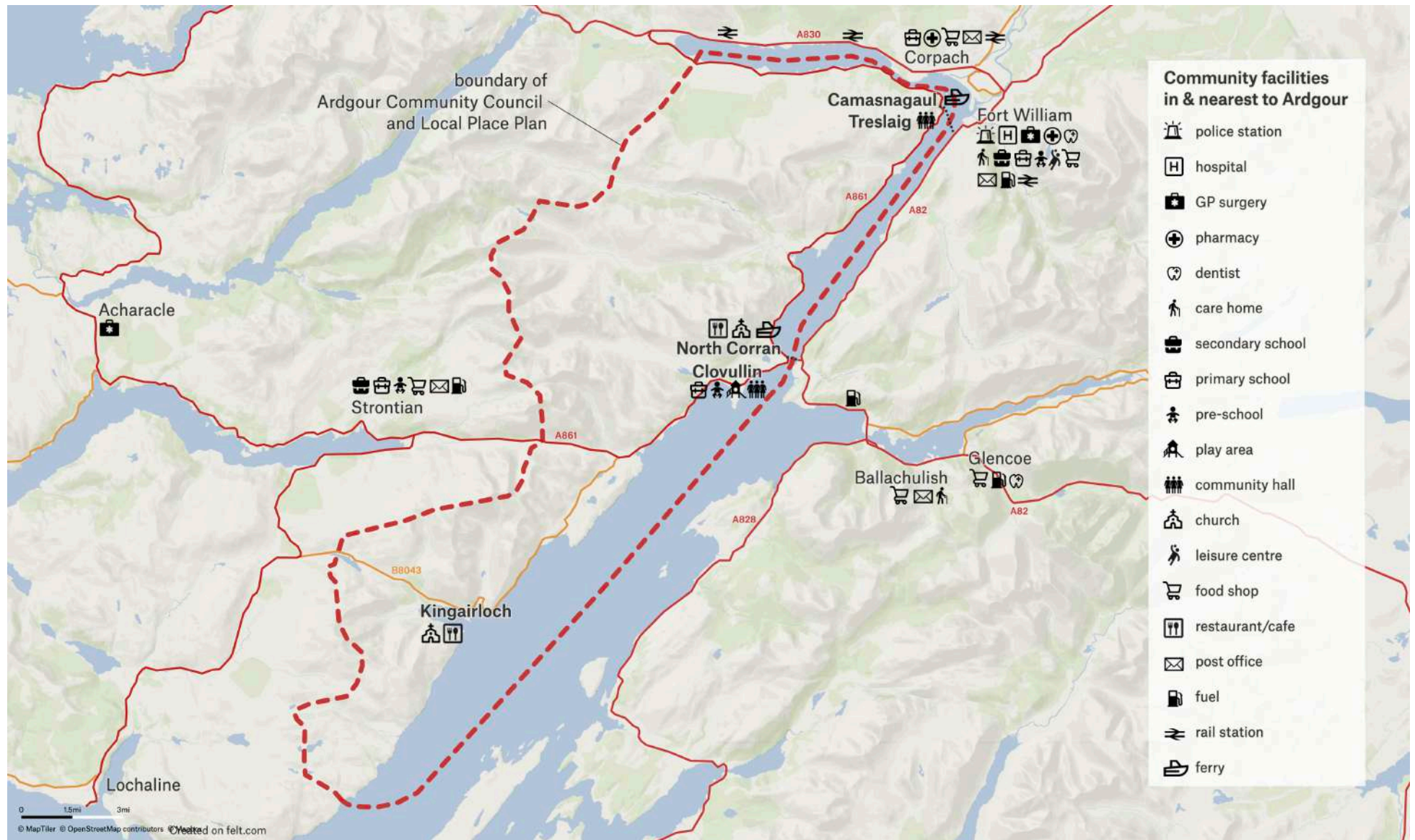
accommodation, hydro power, forestry and, at Glensanda in the far south, a superquarry established in 1986 which is accessible only by sea.

The superquarry ships up to 6 million tons annually and has an estimated lifetime of 100 years. With this scale come significant landscape and environmental impacts. Yet, with no local employment generation, local benefits are limited to community benefit funds of £25,000 per annum. These funds are channelled to a range of community projects through the Ardgour Glensanda Development Trust, which has a strong track record of delivery encompassing village hall improvements, community broadband, path networks, playgroups and much more.

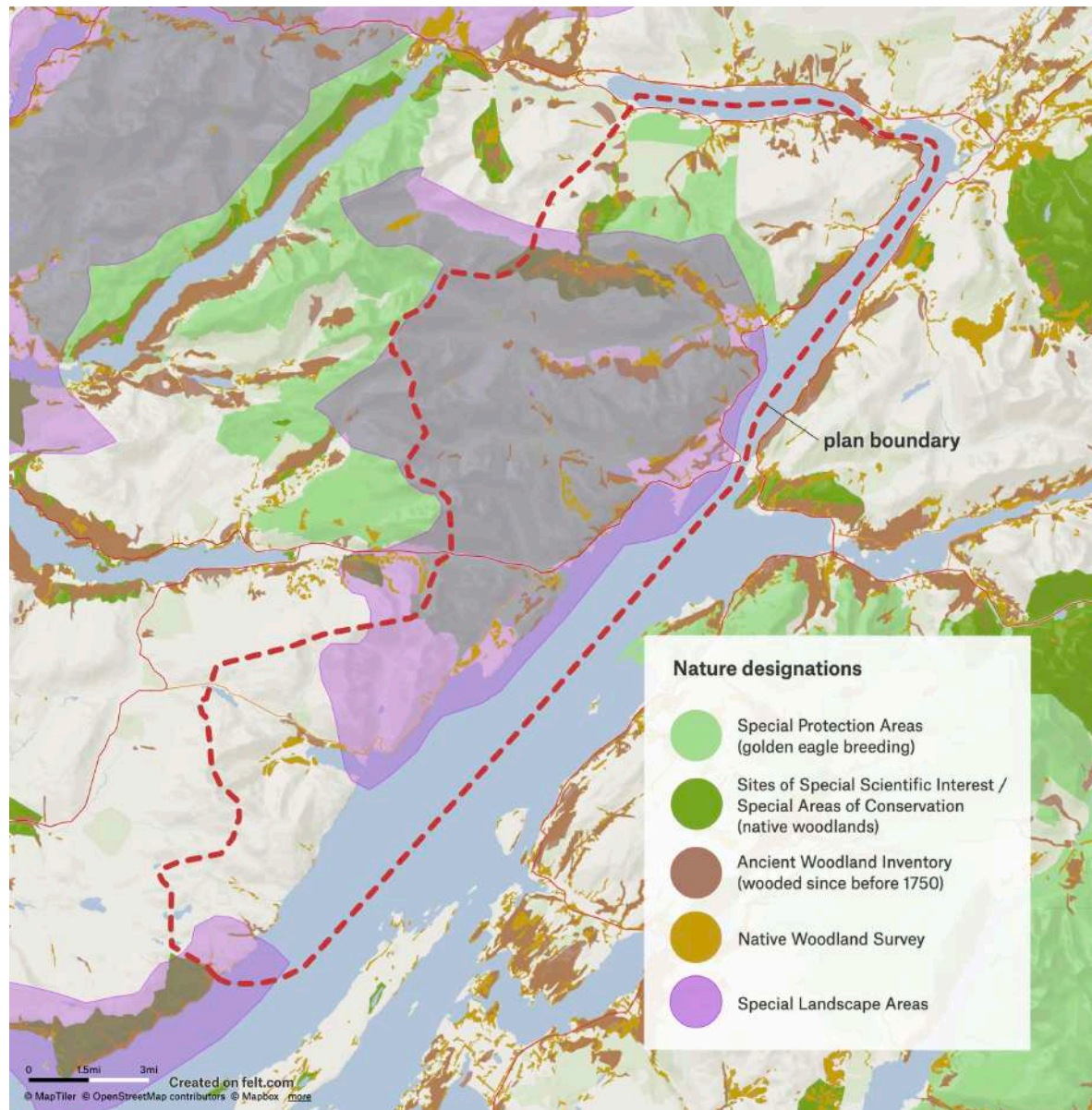
Aside from the estates, employment and economic activity is derived from transport & haulage, crofting, fish farms, a waste management business in Duiskey, the primary school in Clovullin, and a number of other small and micro businesses such as the hotel and brewery/bakery in North Corran, trades, visitor accommodation and activities, a recording studio and other home-based employment. Commuting to Fort William is common along the south shore of Loch Eil in particular.

Ardgour forms part of a larger peninsula which includes Sunart, Morvern, Acharacle and Western Ardnamurchan Community Council areas. The area is separated from the rest of Scotland by Loch Linnhe and Loch Eil, which are crossed by ferries at Corran (vehicles and passengers) and Camusnagaul (passengers only). These ferries provide lifeline access for Ardgour residents and businesses to basic services, facilities and opportunities, for example shops and jobs “in town” (Fort William, which is 8 miles along the A82 from the Corran ferry). Figure 7 (overleaf) shows the location of local community facilities.

Map 3: Community facilities in and near Ardgor



Map 4: Nature designations



3. OUR VISION FOR THE FUTURE

Community aspirations

The graphic on this page contains the most commonly mentioned aspirations emerging through community engagement (see chapter 1).

These aspirations emerged in stage of the engagement, and were checked and refined during stages 2 and 3 to make sure that they accurately reflected community views.

The diagram on the next page shows how they form the basis of our future vision.

SERVICES & FACILITIES

Local shop & cafe
Elderly care & childcare
Better play/recreation
Vehicle fuel & charging

BETTER CONNECTIONS

Much better ferries & buses
Road safety, especially walking & cycling in villages
Possibly a fixed link at Corran

AFFORDABLE HOMES FOR ALL

So young people, workers & families can afford to live here, and everyone has a home fit for purpose

COMMUNITY, CULTURE & LANDSCAPE

More events & activities
More paths & walks
Safeguard crofting & Gaelic heritage

Figure 5: Community aspirations

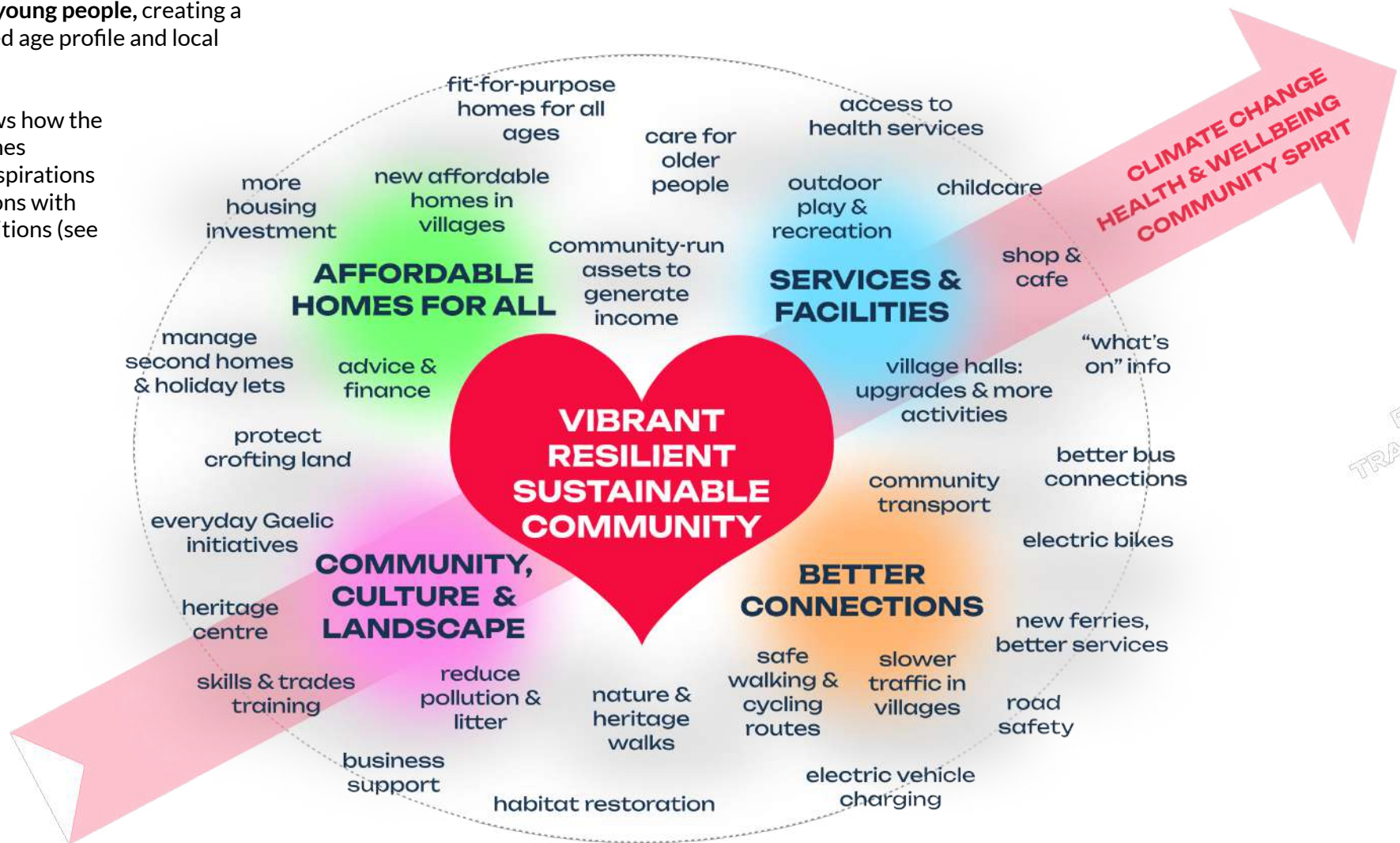


Our vision for the future

Our vision for Ardgour is a **vibrant, resilient and sustainable community** which is **attractive to working families and young people**, creating a more balanced age profile and local economy.

Figure 6 shows how the vision combines community aspirations and suggestions with national ambitions (see next page).

Figure 6: Community vision



National ambitions

The community aspirations shown in Figure 8 closely reflect the national planning policy agenda expressed in National Planning Framework 4 (see Appendix 1). In other words, this Local Place Plan contributes to delivering national outcomes relating to climate change, sustainable communities, and health and wellbeing.

Calls for Action

Chapters 4 to 7 are focused on specific actions to achieve our vision. These actions were developed through community engagement during stages 2 and 3 of preparing the plan.

Each chapter explains what we’re aiming for, what’s already happening, and what else needs to happen.

Chapter 8 illustrates how those places which would change most would look with the Calls for Action successfully implemented.

Delivery of the Calls for Action will depend on availability of funding and resources; that said, the Calls for Action should also assist in securing funding and resources.

Figure 7: National & local agendas

	Community priorities			
National outcomes	 SERVICES & FACILITIES	 BETTER CONNECTIONS	 AFFORDABLE HOMES FOR ALL	 COMMUNITY, CULTURE & LANDSCAPE
CLIMATE CHANGE				
SUSTAINABLE COMMUNITIES				
HEALTH & WELLBEING				



4. SERVICES AND FACILITIES

What we're aiming for

We need access to essential goods and services like food shopping, health & social care, recreation for all ages & indoor meeting places.

All these things are essential for us to continue as a functioning and sustainable community, and the loss of ferry services for extended periods in 2023 has emphasised just how critical they are.

What's already happening

Local community-led organisations like [Urram](#) are making great efforts to improve access to social care and wellbeing services across Ardgour and the peninsulas, but the resources available to achieve meaningful improvement are very limited. In other areas, like education, health, recreation and access to essential goods, there is little happening.

What else is needed

To achieve what we're aiming for, a number of potential starting points are suggested below. Other opportunities may emerge over time.



Community halls

4.1 Hall improvements at Ardgour & Treslaig
E.g. roof & other repairs, heating, insulation, solar panels, kitchen, parking. These upgrades should happen irrespective of whether a new hall might be delivered in the future.

Community, Highlife Highland, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●●

4.2 New Ardgour hall

In the long term, a new hall would create opportunities for a youth space, cafe, heritage centre, cafe, shop/vending, public toilets, workspace, heritage centre etc (examples include The Ceilidh House in Corran, Loch Hourn; see image below and also chapter 6).

Community, Highlife Highland, HIE, VAL, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○



[The Ceilidh House](#), Corran, Loch Hourn: purpose-built lochside community and heritage centre

Play

4.3 All-weather pitch & better play facilities

Install all-weather pitch, Multi Use Games Area, pumptrack, sports equipment, lighting etc on playing field behind Primary School - with public access outwith school hours

Highland Council, Highlife Highland, Glensanda quarry & other funders, community

Community impact ●●● Deliverability ●●○



[Wyvis Natural Play Park](#), Garve: community-led play park for local children & visitors

Food and shopping

4.4 Community shop and cafe

In Clovullin or North Corran. Could link with new village hall, business space etc. See examples on next page.

Community, Highlife Highland, HIE, Voluntary Action Lochaber, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

4.5 Vending machines

For milk, bread, fruit & veg and sweets e.g. at ferries and village halls

Community, Highlife Highland, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●●

4.6 Community garden(s)

With polytunnels, orchard, events, rhododendron removal etc - e.g. between Clovullin bus shelter and school, Achaphubuil

Community, Highland Council, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

4.7 Popup fruit & veg boxes

At halls or along the road for people to sell homegrown produce

Community, Highland Council, Glensanda quarry & other funders

Community impact ●○● Deliverability ●●●

Health and care

4.8 Care for older people

Home-based care & respite/residential care at Dail Mhor in Strontian (e.g. [Boleskine Community Care](#) in Foyers)

Urram, NHS Highland, Highland Hospice, Highland Council, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○



Jura Community Shop, Craighouse: [the island's only shop and Post Office](#), community owned since 2014



An Crubh, Sleat, Skye: part of the community centre, this shop and Post Office sells local goods too

4.9 Childcare across the area

To enable families to stay and work, supplementing Clovullin nursery; should include a register of what is available.

Highland Council, Highland Care and Learning Alliance, HIE, community, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

4.10 Flexible GP catchments and primary/secondary school transport

To access convenient surgeries and schools

NHS Highland, Highland Council

Community impact ●●○ Deliverability ●●●

4.11 Community first responders

Critical emergency care in remote locations

NHS Highland, St John Ambulance, community, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●●

4.12 More defibrillators

Supplementing those at Clovullin, Treslaig, Strontian and Glenfinnan

NHS Highland, British Heart Foundation, community, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●●



5. BETTER CONNECTIONS

What we're aiming for

Getting around Ardgour and to nearby facilities and opportunities is critical for the long term future of our community as a functioning and attractive place to live.

We need reliable ferry services at Corran and Camusnagaul, integrated with public / community transport on both sides and, in the case of Camusnagaul, a much extended service. Both of these ferries are critical to get to Fort William, Corpach and elsewhere.

We also need it to be safe for people of all ages to walk & cycle from their door. This will help people who do not drive, those getting to school and to the Avenue walks from North Corran and Clovullin, and locals and visitors generally to move towards more climate-friendly ways of moving around.

What's already happening

We welcome ongoing activity by Highland Council to put in place a long term replacement to the current Corran Ferry, and need this to become part of a bigger strategy to improve local connections described below

in "What else needs to happen". Those wider improvements will also benefit adjacent communities and visitors.

Urram is about to start a peninsula-wide car club with an electric car, based in Strontian but open to anyone on the peninsula.

What else is needed

To achieve what we're aiming for, a number of potential starting points are suggested below. Other opportunities may emerge over time.

Ferries

5.1 Urgent need for a second diesel ferry at Corran now!

Scottish Government, Transport Scotland, Council, Hitrans

Community impact ●●● Deliverability ●●●

5.2 New fit-for-purpose Corran ferries and associated infrastructure

Reserve land and implement future ferry infrastructure improvements and fixed-link on either side of Corran Narrows, including a mobility hub. Details on Maps 7-8 (pp26-27). *Scottish Government, Transport Scotland, Council, Hitrans*

Community impact ●●● Deliverability ●●●

5.3 Upgrade Camusnagaul passenger ferry

More frequent/evening services (including to Corpach); improve passenger safety on the pier; better designed information and waiting arrangements for ferry passengers, including cyclists on the National Cycle Network; improve quality and maintenance of area around the pier and car park.

Council, Sustrans, Hitrans, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●●

5.4 Explore extended ferry routes

To Corpach & between Fort William & Corran *Scottish Government, Council, Hitrans, operators, community, Glensanda quarry & other funders*

Community impact ●●● Deliverability ●●●

Fixed link crossing at Corran

5.5 Explore fixed link at Corran

Reserve land for future ferry infrastructure improvements and fixed-link on either side of Corran Narrows; see Maps 7-8 on pp26-27

Scottish Government, Transport Scotland, Council, Hitrans

Community impact ●●● Deliverability ●●●



Public & community transport

5.6 Connecting buses

at both ferries, on both sides, more frequent
Scottish Government, Council, Sustrans, Hitrans, FW2040, operators

Community impact ●●● Deliverability ●●○

5.7 Community transport

E.g. electric car club, minibus, car share, ebikes, community ferry (e.g. Ulva)
Scottish Government, Council, Hitrans, Urram, Community Transport Association, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○



Loch Indaal Way, Islay: new 1.5 mile walking and cycling path linking Port Charlotte and Bruichladdich, separated from the adjacent road. Construction involved landowners. The cost of this 'gold standard' route was approximately £1.5m.



Road safety, walking & cycling

5.8 Walking & cycling route along A861 between Clovullin, N. Corran & the Avenue

Safe for all ages & lit in winter (e.g. Bruachladdich - Port Charlotte path, Islay). School transport should be retained.
Council, Sustrans, Hitrans, landowners, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●●

5.9 Improve A861 north of Corran

20mph limit in villages / 40mph outwith, improve maintenance & passing places for HGVs/buses

Council, Sustrans, Hitrans

Community impact ●●● Deliverability ●●●

5.10 Improve National Cycle Route 78 signage along A861

Between Corran and Camusnagaul ferries, to encourage better safety by all users

Council, Sustrans, Hitrans, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●●

5.11 Electric bikes & charging

At both ferry landings for locals & visitors

Council, Hitrans, community, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●●

5.12 Improve B8043 to Kingairloch

Poor state of repair & irregular maintenance

Council

Community impact ●●○ Deliverability ●●●

Fuel

5.13 Community filling station

As in Morvern and Luss, could include shop or vending machine (see also page 16)

Community, Hitrans, HIE, Glensanda quarry & other funders

Community impact ●●● Deliverability ●○

Broadband

5.14 Improve broadband

Poor compared to urban areas overall, plus isolated poor spots

Scottish Government, HIE, broadband providers, community, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●○



Cycling awareness signage: countdown mileposts could be placed along National Cycle Route 78 / A861 between the Corran & Camusnagaul ferries, combined with safety signage for all road users.

6. COMMUNITY, CULTURE AND LANDSCAPE

What we're aiming for

We need to be a welcoming and attractive place for people to live, work and visit if we are to achieve our vision of being a vibrant, resilient and sustainable community into the future.

That means that we need to:

- Re-energise our community spirit.
- Nurture our culture & heritage.
- Conserve our natural environment.
- Support our businesses.

What's already happening

For such a small and sparsely populated rural community, we have a surprising amount going on.

Our village halls in Clovullin and Treslaig and local businesses offer social events, playgroups and classes, but we would like a more complete year-round programme to enable people of all ages to meet, socialise and support each other.

We have some excellent local businesses, but we do not make the most of our opportunities for people to make a living here.

And we all love our environment, culture and heritage, but barely scratch the surface of the opportunities to enhance them and make a bigger contribution locally to climate change.

What else is needed

To achieve what we're aiming for, a number of potential starting points are suggested below. Other opportunities may emerge over time.

Events and activities

6.1 "What's on" information & diary

For locals and visitors, online and/or posters
Community, Highlife Highland, Voluntary Action Lochaber (VAL), Glensanda quarry & other funders

Community impact ●●● Deliverability ●●●

6.2 More community activities

In halls, brewery & hotel, e.g. youth club, playgroups, classes, gigs, healthcare, yoga, warm spaces, popup food, ceilidhs, crafts
Community, Highlife Highland, VAL, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

6.3 Tool club

Shared resource and insurance for ladders, machine tools etc - could expand into a Mens Shed with social activities

Community, Scottish Men's Shed Assoc, VAL, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●○

Culture and heritage

6.4 Heritage centre in rebuilt Ardgour Hall

Heritage info, cafe, meeting space, public toilets etc - e.g. Ceilidh House, Loch Hourn (see also image on page 16)

Community, HIE, Highlife Highland, Scottish Land Fund, Glensanda quarry & other funders

Community impact ●●● Deliverability ●○○

6.5 Think Gaelic

Promote everyday Gaelic (see recommendations in Scottish Government report bit.ly/SGGaelic2023)

Scottish Government, Council, Bòrd na Gàidhlig, neighbouring communities, Skills Development Scotland, HIE, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○



Tourism

6.6 Website to showcase heritage & culture

As a portal for all we have to offer: history, walks, music, Gaelic, crofting etc

Community, UHI, HIE, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●○

6.7 'Welcome to Ardgour' signage and information at ferries

Encourage people to enjoy walks, nature, views, food & drink, culture, history etc

Community, Council, HIE, VisitScotland, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●○

Paths & nature

6.8 "The Goat Trail": extend path network

More signs & information, extend Ardgour paths to Sallachan, more paths at Treslaig/Achaphubuil, wildlife hides etc

Community, Paths for All, Nature Scot, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

6.9 Habitat restoration

E.g. remove rhododendrons and plant native trees around Clovullin and North Corran

Community, NatureScot, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●○

Pollution

6.10 Work with landfill & timber yard operators on noise, carbon & odour pollution

To reduce impact on Loch Eilside residents

BSW, Boyds, Bowmans, community

Community impact ●●○ Deliverability ●●○

6.11 Community litter picks

Along road and shore to get rid of old rubbish

Community, Keep Scotland Beautiful, Council

Community impact ●●○ Deliverability ●●○

Energy

6.12 Explore renewable community energy and micro-grid options

Create power locally (e.g. wind and tide) and generate community income. Using existing technologies, this could supply a locally-powered micro-grid to reduce energy costs & increase resilience (potentially using electric vehicle batteries as storage; first step would be for EV owners to register interest).

Community, Local Energy Scotland, HIE, VAL, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

Work and money

6.13 Local enterprise directory

Online &/or paper to link businesses, groups, residents & visitors

Community, HIE, VAL, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●●○

6.14 Skills and training grants

To learn new skills & trades from construction to IT to Gaelic - to help keep & attract workers for good paying jobs

UHI NWH Strontian, HIE, community, Skills Development Scotland, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

6.15 Lobby for universal basic income or rural weighting

To cover increased cost of rural living in recent years; links to other elements of the plan such as housing & transport costs

Scottish Government, UK Govt, HIE, VAL, Council

Community impact ●●● Deliverability ●●○

Community action

6.16 Paid community support

To organise activities/calendar and kickstart other projects, complementing volunteers

Community, VAL, HIE, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○

6.17 Community purchase of Ardgour Inn

Invest & run for community benefit (e.g. visitor/worker accommodation, restaurant)

Community, Scottish Land Fund, Crown Estate, Glensanda quarry & other funders

Community impact ●●● Deliverability ●●○



7. AFFORDABLE HOMES FOR ALL

What we're aiming for

Our community needs people. In particular, younger people, workers and families especially need to be able to afford to stay and move here.

If this situation is not addressed, the school roll will continue to fall, our population will continue to age, job vacancies will continue to remain unfilled, and it will be increasingly challenging to provide vital services and activities.

Part of the solution is to have a range of affordable homes across a range of tenures and ensuring people can afford to live in them.

Homes need to be carbon-neutral and energy-efficient; and development needs to conserve the special landscape and character of our community through sensitive, small scale development that supports our existing settlements.

What's already happening

In the last ten years, 17 new houses have been built in the Community Council area (another four have been demolished and replaced). The area's population during that

period grew by approximately 40 (see chapter 2 above). Assuming the Scottish average of between 2.1 and 2.2 people per dwelling, the number of new homes has therefore roughly kept pace with estimated population growth.

But the unfortunate truth is that, despite new houses having been built, the issue of affordability for younger people or working families is simply not being addressed.

We do not think the solution is simply to build more homes, nor is it solely the local authority's responsibility. A package of actions by a range of players is needed to increase the supply and affordability of new homes, the quality of existing homes, and access to finance and advice. The Scottish Government has a key role in making that happen through funding, policy and legislation.

What else is needed

To achieve what we're aiming for, a number of potential starting points are suggested below.

Much of the initiative must come from national government in terms of funding, policy and legislation, and from local estates in terms of land availability.

New affordable homes

7.1 Build more affordable homes

In a range of tenures: e.g. community-led, rented, shared equity, sheltered, co-housing. Estates should be encouraged to build more affordable homes in line with this plan.

Estates, Scottish Govt, Highland Council, Housing Associations, Communities Housing Trust, community, Glensanda quarry & other funders

Community impact ●●● Deliverability ●○○

7.2 Make it easier to build in/near villages

Designate more land for new affordable homes including self-build (e.g. in Clovullin and N. Corran, see Maps 5/7 on pages 25/27), provide infrastructure, simplify consents

Highland Council, estates, Scottish Govt, Key Agencies (e.g. HIE, Scottish Futures Trust, SEPA)

Community impact ●●● Deliverability ●○○

7.3 Our aspiration is for all new homes to be affordable and remain so in perpetuity

Needs changes in national and local planning policy, as in Wales (Gwynedd and Anglesey); use the [Rural Housing Burden](#) to ensure affordability etc in perpetuity.

Scottish Govt, Council, estates

Community impact ●●● Deliverability ●○○



7.4 Commuted sums paid by developers in relation to affordable housing should be invested in the Community Council area
Requires an amendment to the Council's [Developer Contributions Supplementary Guidance](#)
Council
Community impact ●○○ Deliverability ●●●

7.5 Re-introduce the former Lochaber planning policy that a percentage of homes (then 1 in 3) be sold to a local person at an affordable price
The details can be adapted, but this policy proved workable for many years.
Council
Community impact ●●○ Deliverability ●●●

Protect landscape & agriculture

7.6 Protect high quality agricultural /crofting land and landscape setting
Avoid developing highest quality agricultural land at Clovullin, Treslaig and south Loch Eilside - to protect landscape setting, retain the most productive land and for sustained long term viability of crofts.
Council, landowners, developers
Community impact ●●○ Deliverability ●●●

Housing quality

7.7 Upgrade homes on lower Council Tax bands
to higher EPC ratings with grants / low-interest loans & streamlined consents
Scottish Govt, Council, Glensanda quarry & other funders
Community impact ●●● Deliverability ●●○

7.8 New homes should enhance local character, community & zero-carbon
Update planning requirements around building design, siting, layout, space standards, accessibility, supporting facilities & construction procurement
Council, developers
Community impact ●●○ Deliverability ●●○

Access to finance and information

7.9 Guaranteed low-interest mortgages for workers & young people to buy and upgrade homes
Scottish Government, Council, Glensanda quarry & other funders
Community impact ●●● Deliverability ●○○

7.10 Information & advice for young people on available housing options including finance, how & where to buy
Scottish Govt, Council, HIE, Voluntary Action Lochaber, Glensanda quarry & other funders
Community impact ●●○ Deliverability ●●●

7.11 Encourage downsizing & sale to locals
E.g. voluntary Fair Chance scheme as in Wales / Rural Housing Burden, adding tax relief to cover reduction in sale value, Glensanda quarry & other funders
Scottish Govt, Council, estates
Community impact ●●○ Deliverability ●●○

Second homes & holiday lets

7.12 Prevent change of use of existing homes to full-time holiday lets
Through implementation of Short Term Let Control Area similar to that in Badenoch & Strathspey
Scottish Govt, Council
Community impact ●●○ Deliverability ●●○

7.13 Increase tax on second homes
Rise must be sufficient to stem proliferation, including closing tax relief loopholes
Scottish Govt, Council
Community impact ●●○ Deliverability ●○○



Ardgeal, Kincaig: 10 sustainable timber homes, built by the Communities Housing Trust, affordable in perpetuity through the [Rural Housing Burden](#).



Social housing

7.14 More local authority buyback of homes

From the open market, to let to Highland Housing Register ('Open Market Purchase Scheme')

Scottish Govt, Council, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●○○

7.15 Prioritise local need/employment and key workers on housing waiting list criteria

Local need should be paramount in awarding who can move into local housing which is accessed via the waiting list.

Scottish Govt, Council

Community impact ●○○ Deliverability ●○○

7.16 Gather evidence of housing demand

For example, encouraging people to join the housing waiting list, undertaking a survey of local housing need

Community

Community impact ●●○ Deliverability ●●●

7.17 Avoid people being removed from the housing waiting list if they turn down homes that are not local or unsuitable

To avoid deterring people from joining the waiting list or feeling forced to accept homes elsewhere

Council

Community impact ●○○ Deliverability ●●●

Empty homes

7.18 Encourage re-use of empty property

By making more use of CPO & 'forced sales'

Scottish Govt, Council, owners

Community impact ●●○ Deliverability ●○○

Innovative rural housing

7.19 Smart clachans/cohousing

Rural housing clusters with shared heating, power, growing space, guest rooms etc (e.g. bit.ly/RHSsmartclachan & [Hope Cohousing](#))

Rural Housing Scotland, estates, Council,

Glensanda quarry & other funders

Community impact ●○○ Deliverability ●○○

7.20 Woodland crofts

New registered crofts with woodland, as in NW Mull (see woodlandcrofts.org)

Communities Housing Trust, estates, Council, Scottish Govt, Glensanda quarry & other funders

Community impact ●●○ Deliverability ●○○



Smart Clachans: combining a traditional rural settlement form and community-led housing, [Smart Clachans](#) create modern affordable homes with shared services such as district heating, electric vehicles and workshops. Pioneered by [Rural Housing Scotland](#) in response to depopulation and climate change, initially being delivered in [Uist](#).



Fort Augustus: [community-led development of 12 homes](#) (houses and flats) for affordable rent by the local development trust, [Fort Augustus and Glenmoriston Community Company](#)



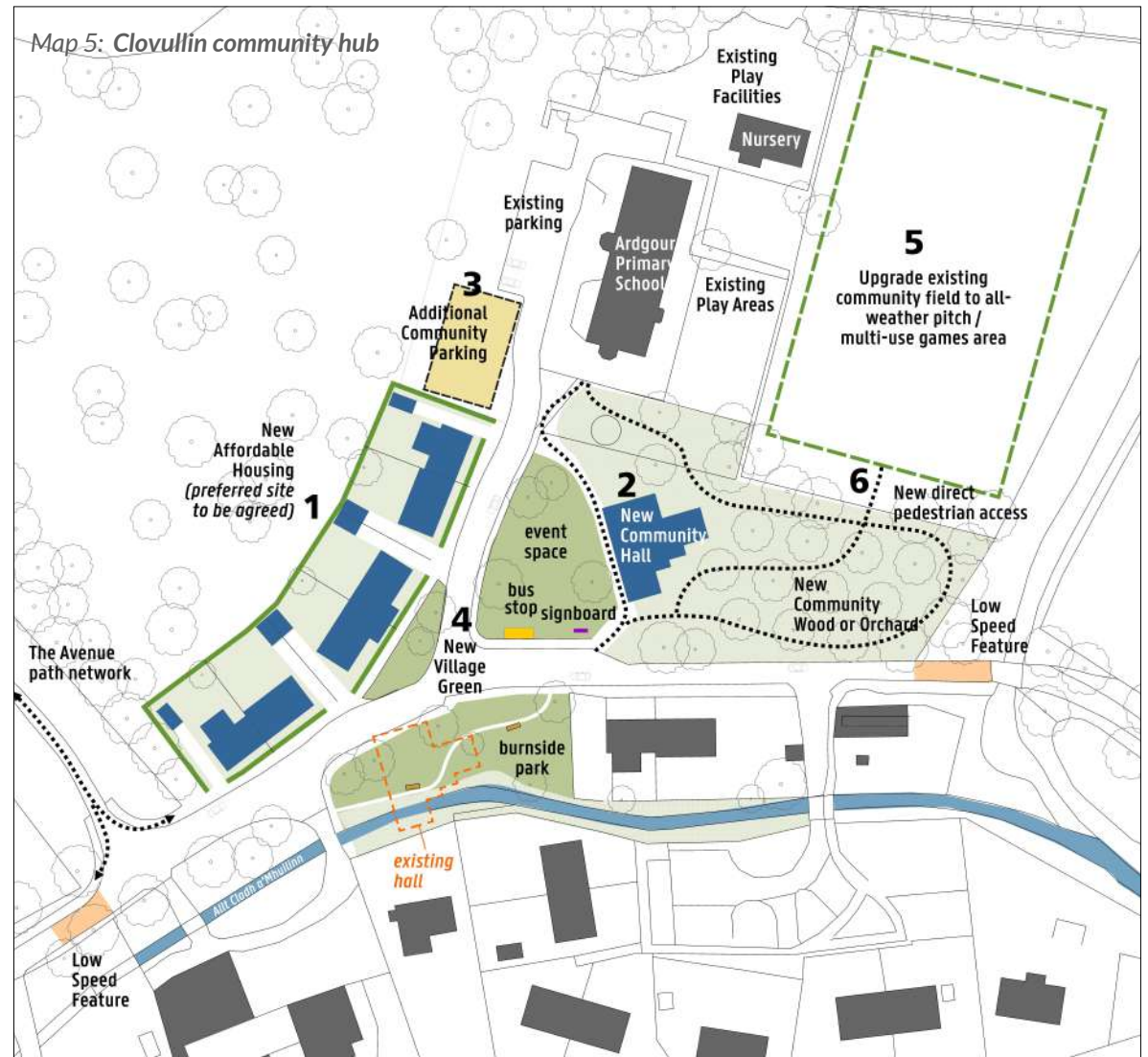
8. PLACES

This chapter focuses on specific places where the *Calls for Action* in chapters 3 to 7 are likely to have the greatest impacts: Clovullin, North Corran, Treslaig Hall, Achaphubuil and Kingairloch.

The aims are to illustrate how these places could look in the future, and to inform the Highland Council's next Local Development Plan.

Clovullin community hub

1. Potential sites for affordable housing (other sites are possible too).
2. Construct new Village Hall fit for modern purpose (long term ambition).
3. Provide public parking adjacent to school parking.
4. Create a village green at the heart of the community including:
 - Seating / more pleasant shelter at the bus stops.
 - A park with improved habitats along the burn.
 - A community wood or orchard.
5. Upgrade the existing community field (which is publicly accessible outwith school hours) with an all-weather pitch / Multi Use Games Area.
6. Create direct pedestrian access to the community field, irrespective of whether the pitch is upgraded.



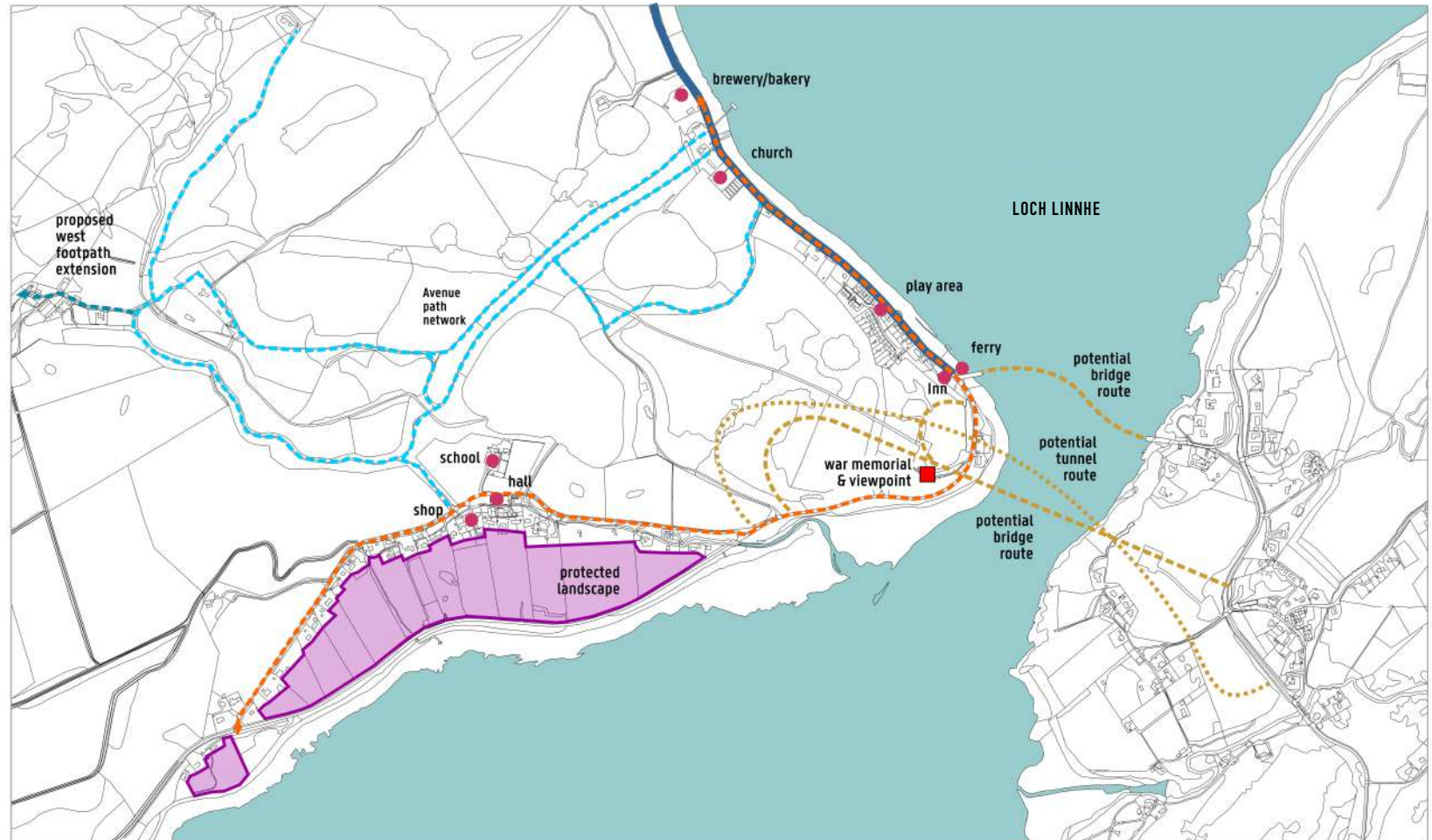
Clovullin and North Corran area

The purple settlement boundary south of Clovullin is taken from the West Highland Local Plan (2012) which was in force until 2019.

Land to be safeguarded for bridge/tunnel fixed-link options is based on the Corran Narrows Fixed Link Feasibility Study (2020).

Potential housing sites are **not** shown on this map.

Map 6: Clovullin and North Corran



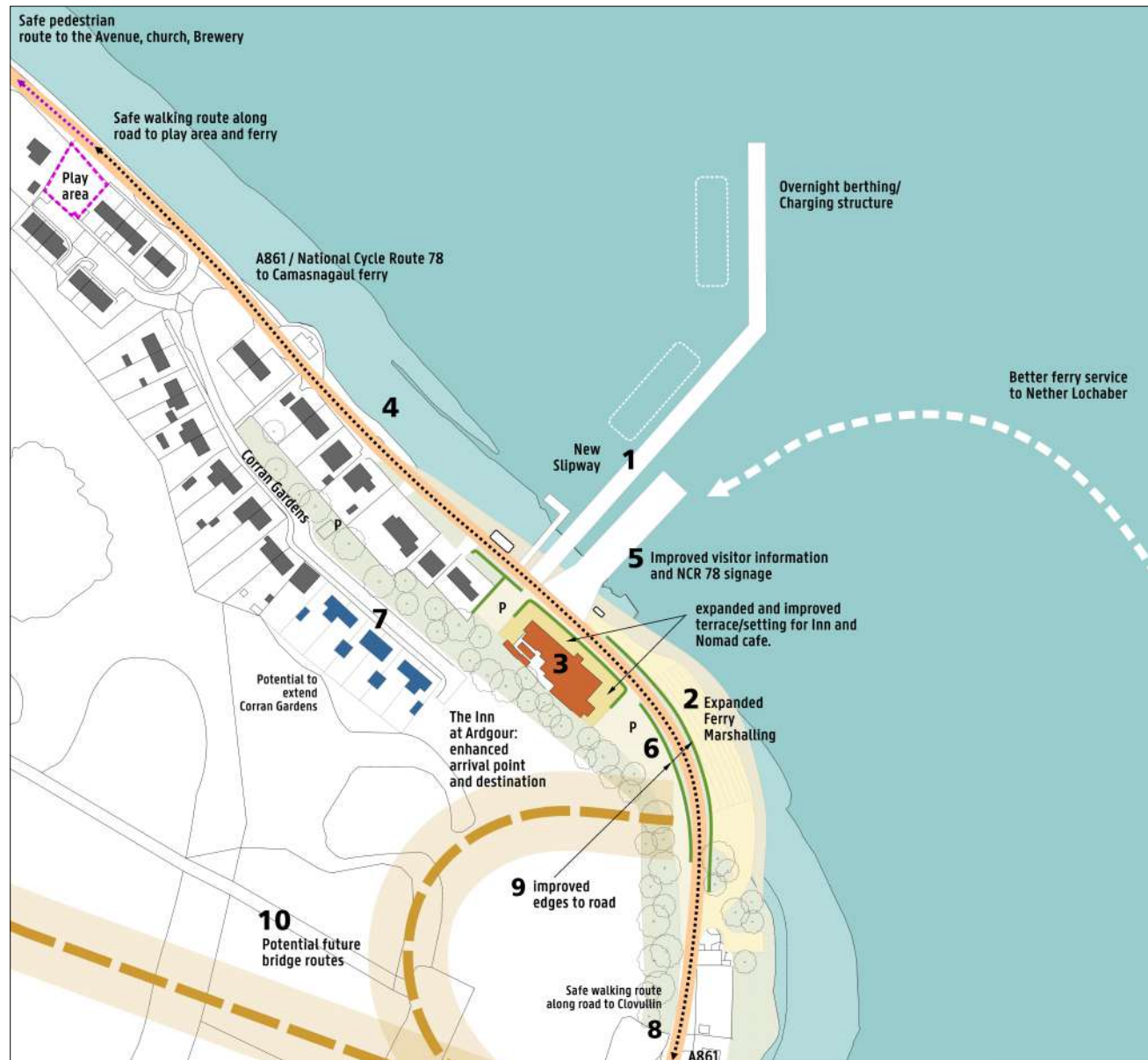
- 1. Extend and enhance existing Avenue path network
- 2. Improve walking and cycling conditions along A861/National Cycle Route Network 78 between Clovullin & North Corran
- 3. Protect landscape setting, fertile land and crofting viability from encroaching development
- 4. Safeguard land required for future bridge or tunnel fixed-link options



North Corran

1. Develop expanded new ferry infrastructure.
2. Build out shore to create more public space and larger marshalling area.
3. Develop the hotel as a hub and destination, extending its setting.
4. Make the road through the village more pedestrian/cycle friendly, for example for children to be able to get to the play area safely.
5. Add a welcome sign at the ferry with 'what you can find nearby' and National Cycle Route information.
6. Add e-charging facilities for bicycles and cars.
7. Opportunity for affordable housing as extension to Corran Gardens (other sites are possible too).
8. Safe pedestrian/cycle route to Clovullin.
9. Enhance road edges with traditional walking / verges / hedging characteristic of the area.
10. Safeguard land for future bridge/tunnel fixed-link routes (see also Map 6).

Map 7: North Corran



1. Add drainage to the lawn west of the hall to create a useable event space.
2. Use part of the improved land to expand the car park.
3. Create a protected useable terrace to the front of the building.
4. A new extension could open directly onto the improved greenspace.
5. Add boundary planting to screen and protect the public space.

- Update heating to reduce running costs.
- Install solar panels and battery backup.
- Replace main door, fire door and entry door to old Post Office section.
- Replace all windows that are not currently double glazed.
- Insulate ceilings (subject to independent survey).

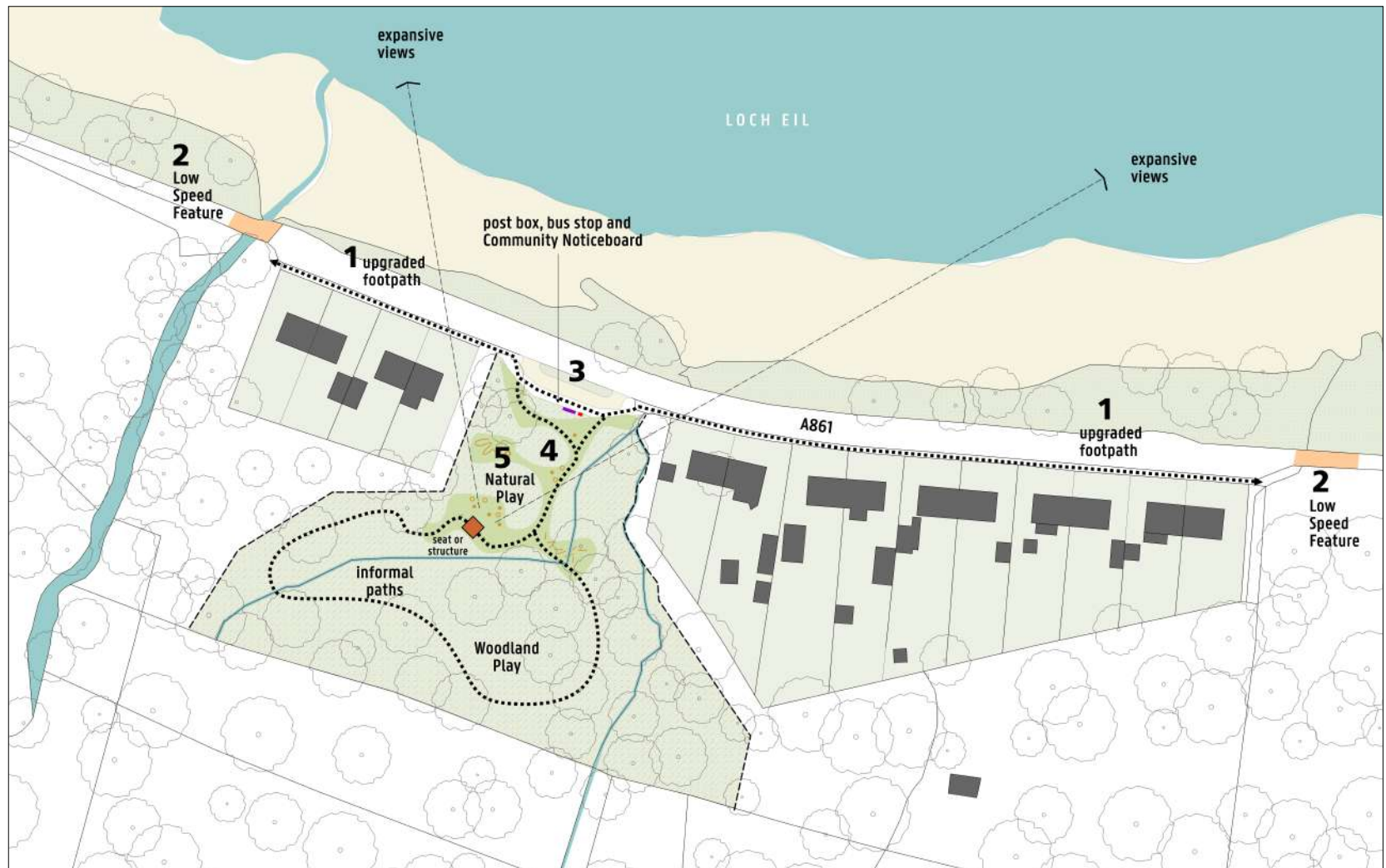
Map 8: Treslaig Village Hall

The site plan illustrates the layout of Treslaig Village Hall and its surrounding areas. The existing hall is shown in blue. A proposed extension, labeled 'Potential New Extension' and marked with a dashed orange box and the number 4, is situated adjacent to the existing hall. This extension is connected to the main building by a 'Terrace' (labeled 3). To the left of the extension is an 'Event Space' (labeled 1) and a 'marquee pitch'. To the right of the extension is an 'Expanded Car Park' (labeled 2). A 'hedge' (labeled 5) runs along the right side of the car park. The plan also shows 'reinforced boundary planting' along the left and bottom edges, a 'pedestrian access' point, and a 'reconfigured vehicle entrance'. The site is bordered by 'A861' to the right and 'LOCH LINNHE' to the bottom right. The number 5 is also present near the bottom right corner of the car park area.

Achaphubuil

Map 8: Achaphubuil

1. Improve the footway along the south side of the A861.
2. Slow traffic speeds on the A861.
3. Formalise the lay-by with postbox, bus stop and community noticeboard.
4. Provide access up the slope into the greenspace between the houses.
5. Add play, paths and seating to the greenspace. This could be informal, added to over time, or indeed temporary if parts of the site are required for affordable housing in the future.



Kingairloch

Kingairloch currently has 19 houses, all owned by [Kingairloch Estate](#). Slightly over half of the houses are used as self-catering holiday accommodation, which is a core income stream for the Estate. Other Estate operations include building leases (residential, restaurant and industrial unit), hydro-electric generation, environmental restoration, native and commercial forestry, agriculture, vegetable production and deer stalking.

The Estate wishes to invest to create a sustainable community at Kingairloch. This will involve:

- Creating more jobs on the estate – the estate staff team has doubled in size since the new owners took over in 2022.
- Developing the Estate's infrastructure to accommodate the growing team, particularly the addition of an estate storage hub, a new larder and drying room facility, and renovation of the estate offices.
- Repurposing existing old buildings, adding a functional boat house, rebuilding the stone pier, remodelling the concrete jetty and repairing the slipway.
- Building urgently additional housing and adapting existing staff housing to cater for the growing staff team.
- Growing the Estate's residential, staff and holiday accommodation, with the aim of

growing the local community so that it remains sustainable.

- Ensuring that any new development is of appropriate character and high design quality, to protect the character and qualities of the landscape that attract people here.
- Facilitating environmental and ecological improvement projects like regeneration of Scotland's rainforest, peatland restoration, planting native woodlands, expanding riparian woodlands, rhododendron removal, and stimulating diverse wildlife.
- Restoring the walled garden as a vegetable garden and convening place.
- Gradually strengthening the sense of place with uniform architectural language, signage, roadsides, tracks as well as maintaining and repairing drystone walls.
- Attracting one or two additional small-scale businesses (as yet undefined) to support the long-term economic viability of the estate.

The Estate's intention is small-scale incremental high quality development, sufficient to sustain a working estate whilst retaining the essential architecture and cultural character of Kingairloch.

The Estate has embarked on a design and character appraisal, the first step towards producing an estate management plan,

development framework and design guide for the future of the Estate. The Estate hopes to influence the improvement of the immediate area and infrastructure controlled by the Highland Council through defining and adhering to these codes, which it hopes will in time disseminate across the wider peninsula.

Estate activities and community liaison will be undertaken in line with the Scottish Government's [Land Rights and Responsibilities Statement](#), the related [Protocols](#) and Good Practice Programme led by the Scottish Land Commission, and with Scottish Land and Estates [Landowners' Commitment](#).

Engagement with the local community will of course be an integral part of the process of producing future plans for the Estate, in order to ensure that the local community has the opportunity to shape its future.

To support this investment, we urge the Council and its Community Planning Partners will engage with the Estate and the local community in developing and implementing the development framework and design guide for Kingairloch. This could include, for example, adopting the Estate's development framework and design guidance as planning guidance, and ensuring that local public services are available to the local community as it slowly grows.



9. MAKING IT HAPPEN

Key messages

This Local Place Plan maps out the vision for our community over the next 5 to 10 years and the initiatives needed to make that vision become reality.

Some initiatives can be started immediately by the community alone, such as guiding how the Community Council responds to planning applications or securing more defibrillators. Most initiatives will involve a number of different organisations, and all will require funding and resources.

There are two important messages about delivery. It must be:

- **Collaborative:** the community alone cannot deliver the plan. Most of the initiatives require co-ordinated action by a number of partners.
- **Connected:** individual actions will only bear fruit if they are connected with others. For example, organising more activities in village halls needs a paid worker, investment in the fabric of the halls, and better public/community transport and safer walking/cycling to be able to get to the halls without a car.

Starting points

There are a number of fundamental starting points which need to happen in order to progress the initiatives described in chapters 4 to 8:

- A paid **development worker** in order to initiate and co-ordinate action on the various projects in the plan, supporting local groups and co-ordinating volunteer action. This is likely to be a part-time post.
- A **community-owned asset or enterprise** to generate income for the community. That asset could be one or more of many things, such as a hotel or visitor accommodation, renewable power generation, a ferry or other land/buildings.
- **Continued community benefit funding from Glensanda quarry** to support implementation of this Local Place Plan over at least the next 10 years, managed by the community as it is currently.
- A **local housing needs survey** to assess the demand for affordable homes: who needs homes and of what type. This is an essential step to evidence need and secure resources and support to ensure we have sufficient good quality affordable homes for the future.

Roles & responsibilities

The community cannot deliver this plan on its own. As explained, collaboration will be key and support from a wide range of other players will be essential.

For example, increasing the supply of affordable homes will need support and input from the Scottish Government, government agencies, Highland Council's planning and housing departments and specialist developers.

The next page contains more information more about the roles and responsibilities of the key organisations needed to implement the plans.

Figure 18 on page 33 summarises which elements of the plan will need support from partner organisations outwith the local community. **Many of these organisations will need appropriate resourcing to provide the necessary support.**



The local community

Some key organisations have important roles in implementing the plans:

- **Ardgour Community Council** as the voice of the local community, particularly in liaison with the Highland Council and other public bodies.
- **Ardgour Glensanda Development Trust** to support community initiatives, source and channel funding, and take the lead on larger community projects.
- **Local organisations** who do great work on the ground to bring people together and provide local services and activities, such as our local school, hall committees, Urram, businesses and grazing committees.
- **Glensanda quarry** has already supported preparation of this Local Place Plan through its community funds, and is uniquely placed to support its implementation.
- **Estates and businesses** have a special role because of the extent of their land ownership and their economic role in providing local employment and opportunities.
- **Adjoining Community Councils and community organisations** where it would be beneficial to work together for larger scale projects or policy changes.

The Highland Council and Community Planning Partners

This group of public sector organisations have a fundamental role in supporting and delivering many elements of the plan, particularly in terms of planning, health and social care, transport infrastructure, education, housing and other public services. Community Planning Partners include:

- The Council
- Highlands and Islands Enterprise
- Highlife Highland
- NHS Highland
- Voluntary Action Lochaber
- Skills Development Scotland
- UHI

As Local Place Plans are prepared across the Highlands, we hope that the Council and Community Planning Partners will use the aggregated evidence not only to influence their own spending and service delivery, but also to lobby for enabling support with other partners - especially at the national level.

We anticipate this would include cross-cutting issues such as housing, transport, infrastructure, community empowerment, jobs and business, and culture and heritage.

Other national and local organisations

These have important roles in enabling specific elements of the plan:

- **UK government** for non-devolved matters.
- **Scottish Government** for planning, housing and infrastructure.
- **Transport Scotland** for strategic transport infrastructure.
- **Key agencies** such as SEPA and Scottish Futures Trust in relation to infrastructure more widely.
- **Hitrans** for public and community transport.
- **Sustrans** for sustainable travel improvements, including walking, cycling and wheeling.
- **Paths for All** for local path networks.
- **NatureScot** for habitat regeneration.
- **Bòrd na Gàidhlig** for Gaelic.
- **Highland Care and Learning Alliance** for childcare and early learning.
- **Communities Housing Trust, Housing Associations and Rural Housing Scotland** for housing.
- **Crown Estate Scotland** and the **Scottish Land Fund** for community acquisition of land or buildings.
- **Other funders** for finance to make things happen.



Figure 8: *Summary of partner support in addition to the local community*

	Services & facilities	Better connections	Community, culture & landscape	Affordable homes for all
Adjacent communities		see pages 18-19	see pages 20-21	
Bòrd na Gàidhlig			see pages 20-21	
Communities Housing Trust				see pages 22-24
Estates & landowners			see pages 20-21	see pages 22-24
Glensanda quarry	see pages 16-17	see pages 18-19	see pages 20-21	see pages 22-24
Highland Council	see pages 16-17	see pages 18-19	see pages 20-21	see pages 22-24
Highlands & Islands Enterprise	see pages 16-17	see pages 18-19	see pages 20-21	see pages 22-24
Highland Care & Learning Alliance	see pages 16-17			
Highlife Highland	see pages 16-17		see pages 20-21	
HITRANS		see pages 18-19		
Housing Associations				see pages 22-24
NatureScot			see pages 20-21	
NHS Highland	see pages 16-17			

	Services & facilities	Better connections	Community, culture & landscape	Affordable homes for all
Paths for All			see pages 20-21	
Rural Housing Scotland				see pages 22-24
Scottish Government		see pages 18-19		
Scottish Land Fund			see pages 20-21	see pages 22-24
Skills Development Scotland			see pages 20-21	
Sustrans		see pages 18-19		
Transport Scotland		see pages 18-19		
Voluntary Action Lochaber	see pages 16-17		see pages 20-21	
UHI			see pages 20-21	
UK Government				see pages 22-24
Other funders & organisations*	see pages 16-17	see pages 18-19	see pages 20-21	see pages 22-24



Planning policy and development management

Although this Plan is not solely focussed on statutory land-use planning, chapters 4-8 contain a number of proposals that the local community would like to see supported in the next Local Development Plan or tackled through Development Management.

Since this document is a Local Place Plan, those actions that relate to land-use planning are summarised in Figure 19 (overleaf), together with reasons (as required by Schedule 19 of the Planning (Scotland) Action 2019 and in line with Scottish Government Circular 1/2022).

Please note that Figure 19 **only relates to statutory land-use planning** and is not a complete list of all the actions included in chapters 4 to 8.

Monitoring and review

Any plan becomes out-of-date as projects are delivered and circumstances change. We will assess progress on delivering the plan at least annually, and expects to review the plan after around 5 years (approximately 2028).



Figure 9: Statutory land-use planning policy proposals

Proposal		Reasons	More details
1	Invest and upgrade village halls in Clovullin and Treslaig	<i>To retain and improve critical local facilities and enable Local Living.</i> <i>To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para.43).</i>	Chapter 4 (paragraphs 4.1-4.2) & chapter 8 (Maps 5 & 8)
2	Enhanced community facilities around the school and hall in Clovullin such as new community centre, community garden / greenspace, all-weather pitch & better play facilities	<i>To retain and improve critical local facilities and enable Local Living.</i> <i>To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para.43).</i>	Chapter 4 (paragraphs 4.1-4.7) & chapter 8 (Map 5)
3	Replace Corran ferry and develop associated new infrastructure including space for vehicle marshalling / charging / parking and improvements to public space	<i>To improve critical infrastructure.</i> <i>To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para.43).</i>	Chapter 5 (paragraphs 5.1-5.4) & chapter 8 (Maps 6 & 7)
4	Upgrade Camusnagaul ferry service and associated placemaking/ infrastructure improvements including jetty and waiting/visitor facilities	<i>To improve critical infrastructure.</i> <i>To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para.43).</i>	Chapter 5 (paragraph 5.3)
5	Safeguard land at Corran Narrows for potential fixed link options to avoid land being lost to development and reducing deliverability	<i>To enable critical infrastructure to be developed if/when required.</i> <i>To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para.43).</i>	Chapter 5 (paragraph 5.5) & chapter 8 (Maps 6-7)
6	Walking/cycling route along A861 between North Corran and Clovullin	<i>To create a safe walking and cycling route between the two villages and their shared facilities, supporting Local Living and tackling climate change.</i>	Chapter 5 (paragraph 5.8) & chapter 8 (Maps 5-7)
7	“The Goat Trail” path network improvements and extensions around Clovullin, Camusnagaul and Achaphubuil in particular	<i>To improve access to nature and create more outdoor opportunities for health and wellbeing, for locals and visitors.</i>	Chapter 6 (paragraph 6.8) & chapter 8 (Map 6)
8	Habitat restoration throughout the Community Council area including removal of invasive species such as <i>rhododendron ponticum</i>	<i>To sustain biodiversity.</i>	Chapter 6 (paragraph 6.9)



Proposal		Reasons	More details
9	Mitigate noise, carbon & light pollution from Corpach industrial sites & Duiskey landfill site	<i>To reduce impact on local residents.</i>	Chapter 6 (paragraph 6.10)
10	Support for community-led renewable power generation & micro-grid options in principle	<i>To tackle climate change and create an income-generating asset for the local community</i>	Chapter 6 (paragraph 6.12)
11	Retain and expand Ardgour Inn as a hotel and community hub including additional public space and potential extension of accommodation	<i>To retain and improve a critical local facility and enable Local Living. To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para.43).</i>	Chapter 6 (paragraph 6.17) & chapter 8 (Map 7)
12	Build more affordable homes using a variety of tenures and approaches like community-led, private rented, shared equity, buy to rent, sheltered, co-housing, social rented	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.1)
13	Make it easier to build affordable homes by designating more land in and adjacent to settlements for construction and self-build, simplifying planning consent for developments that fit with this Local Place Plan, and providing supporting infrastructure (including the sites identified in Clovullin and North Corran on Maps 5 and 7 respectively)	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.2) & chapter 8 (Maps 25 & 27)
14	An aspiration that all new homes should be genuinely affordable through changes in national and local planning policy, as in Wales (e.g. Gwynedd and Anglesey Joint Local Development Plan)	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.3)
15	New homes should remain affordable in perpetuity through changes to national and local planning policy, using mechanisms such as the Rural Housing Border	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.3)
16	Commuted sums paid by developers in relation to affordable housing should be invested in the Community Council area	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.4)
17	Re-introduce the former Lochaber planning policy that a percentage of homes (then 1 in 3) be sold to a local person at an affordable price	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.5)
18	Retain high quality agricultural / crofting land and protect landscape setting from development in the crofting townships of Clovullin, Treslaig and along south Loch Eilside	<i>To retain good quality agricultural land and viability of crofts.</i>	Chapter 7 (paragraph 7.6) & chapter 8 (Map 26)



Proposal	Reasons	More details
19 Promote improvements to existing properties to higher EPC ratings e.g. through streamlined consenting and grants/loans	<i>To tackle health, fuel poverty and climate change, and to sustain the local community.</i>	Chapter 7 (paragraph 7.7)
20 New homes should enhance local character, community & climate change through building design, siting, layout, space standards, accessibility, supporting facilities & construction procurement	<i>To ensure new development is appropriate for our rural landscape and communities.</i>	Chapter 7 (paragraph 7.8)
21 Prevent change of use of existing homes to full-time holiday lets using Short Term Let Control Area similar to that being implemented in Badenoch & Strathspey	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.12)
22 Promote re-use of empty property by making more use of CPO & ‘forced sales’	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (paragraph 7.18)
23 Promote the concept of ‘smart clachans’ or co-housing - small groups of affordable homes with shared services	<i>To sustain the local population and enable people to live off the land sustainably.</i>	Chapter 7 (paragraph 7.19)
24 Promote the concept of ‘woodland crofts’ - new registered crofts with woodland attached	<i>To sustain the local population and enable people to live off the land sustainably.</i>	Chapter 7 (paragraph 7.20)



Appendix 1: Development plan extracts

NPF4 spatial principles & priorities (relevant points emphasised)

Principles NPF4 page 4

Just transition

Conserving & recycling assets

Local living

Compact urban growth

Rebalanced development

Rural revitalisation

Priorities NPF4 pages 22 & 121

Decarbonise **transport**, build resilient modern connections, explore fixed links

Carbon neutral communities

Invest in long distance **walking & cycling** routes and access to the outdoors

Local Living / 20 Minute

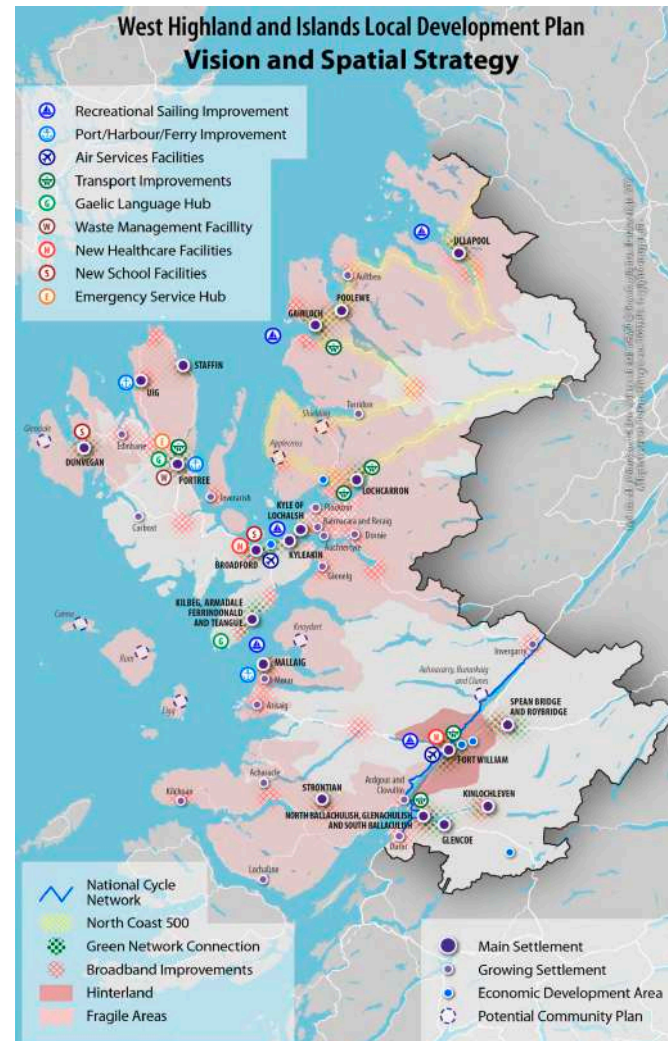
Neighbourhoods with community hubs - reducing the need to travel, building self-reliance & resilience, sustaining dispersed rural communities

Affordable housing, especially for younger & older people to remain

Encourage economically active people to fragile areas in order to sustain communities

Tourism infrastructure

West Highland and Islands Local Development Plan (more information overleaf)



Outcomes	Headline Outcomes for West Highland
Growing Communities	All places are better designed. Larger settlements and their centres have retained and expanded facilities. Their populations have increased because of this better access to facilities and because they are safe, attractive and healthy places to live.
Employment	The local economy is growing, diverse and sustainable. West Highland has an enhanced reputation as a heritage tourism destination, as a base for marine renewables and as an effective place for working at home and with the land.
Connectivity and Transport	Public agencies and other partners co-ordinate and optimise their investment in agreed growth locations. Communities are better supported to become more self reliant, to have more pride in their area and identity, to diversify their populations, and to have more control of local resources.
Environment and Heritage	Resources are better managed: <ul style="list-style-type: none"> A higher proportion of journeys are shorter, safer, healthier, more reliable and made in a carbon efficient way. Water, heat sources, land and buildings are used, sited and designed in a way that is carbon clever and respectful of heritage resources. Waste is reduced, reused, recycled or treated as close to source as possible to generate renewable energy. High quality places predominate where the outstanding environment and natural, built and cultural heritage is celebrated and valued assets are safeguarded.



Ardgour and Clovullin

(extract from West Highland and Islands Local Development Plan)

Issues

- Ardgour and Clovullin are centres for tourism offering a range of tourist accommodation, walks among the woodland of Ardgour Estate, the opportunity for fishing and accessibility from the Corran Ferry crossing. The villages also offer limited commercial facilities and a primary school which is close to capacity.
- The Ardgour Special Landscape Area covers the majority of the settlements excluding the eastern area at the Pier and Corran Point. A Designed Landscape Area surrounds Ardgour House.
- Other constraints include coastal flooding from the shores of Loch Linnhe, crofting and ownership restrictions, areas of ancient woodland to the north of the settlements, areas of carbon rich soils and the need to retain core path and other green networks.
- Road capacity is relatively good but public sewerage capacity very limited.
- Recent development has conformed with the existing linear pattern of development close to Loch Linnhe and the attractive outlook it offers. Development rates have been relatively low despite the proximity to Fort William and A82 via the ferry crossing.

Placemaking priorities

- To support further infill development in keeping with the existing linear pattern of the settlements but to protect the significant areas of croft land at Clovullin.
- To safeguard local heritage particularly the exceptional architectural design quality of Ardgour House and its designed landscape.
- Promote better internal connectivity within the communities by improving active travel and other green networks.
- To direct any significant, comprehensively serviced new development to Clovullin where the school and more developable land exists.
- Safeguard land from development on either side of the narrows to leave open future crossing options.



Appendix 2: Community survey results

The community survey results were shared in the form of display panels at the June 2023 drop-in events and also online at www.ardgourcommunities.together.net

High-resolution versions of these panels be seen at bit.ly/ALPPsurveyresults

Hello!

Your opportunity to shape your community

A new community plan is being prepared for the Ardgour Community Council area, from Ardgour through Clonville and on to the south side of Loch Lomond. And your Communities Together.

Once finished later in 2023, the plan will be our community's shared vision for the future. It will guide how we spend our money, how we plan our roads and services, and what our future plans are.

The starting point for the plan is to understand what we as a community want for the future. Through a series of survey events, we will be able to hear from you what you want for the future of our community.

Purposes of today

1. To see the survey results. The results are an interesting insight into what we as a community think is important. And they could be the foundation of the plan.
2. To explore emerging priorities. Some future priorities emerge from the survey. Do you think they are the right things to focus on? Do you think they are the right things to focus on? Do you think they are the right things to focus on?

435 estimated population
169 survey responses
35% of residents responded
4 local schools involved

What's next?

Look at feedback from these events, to shape what follows in the summer for you to decide.

www.ardgourcommunities.together.net

1 About the survey

In May 2022, a survey was delivered to each of the approximately 200 households in the Community Council area. It was aimed at the estimated population of 435. That means 35% of the estimated population completed the survey, which is a good proportion for a community survey like this.

The guidance on the sheet describes how to respond to the survey. Each given set represents one person.

Responses to the survey questions are shown on independent sheets.

Engagement is also taking place with local schools, community groups and businesses. Please contact us if you are interested in taking part.

How many people responded to the survey?

169 people responded to the survey. Of these, 97 lived in the Community Council area of interest. The survey was aimed at the estimated population of 435. That means 35% of the estimated population completed the survey, which is a good proportion for a community survey like this.

How many people responded to the survey?

169 people responded to the survey. Of these, 97 lived in the Community Council area of interest. The survey was aimed at the estimated population of 435. That means 35% of the estimated population completed the survey, which is a good proportion for a community survey like this.

2 Our challenges

The survey asked people to rank 13 challenges the community faces, with 10 being the highest priority.

On the left, each challenge is shown in the order of priority based on all 169 responses.

The graphs below show the spread of responses for each challenge.

1. Availability of health & social care services
2. Transport & connections
3. Affordable housing
4. Keeping local facilities & services
5. Jobs & business opportunities
6. Opportunities for young people
7. Activities & things to do
8. Energy & fuel
9. Nature & environment
10. Digital connectivity
11. Climate change
12. Sense of community
13. Culture, heritage & identity

3 The Ferry

At the time of the survey, the Corran Ferry was the only ferry service in the area. It was the only ferry service in the area. It was the only ferry service in the area.

How many people responded to the survey?

169 people responded to the survey. Of these, 97 lived in the Community Council area of interest. The survey was aimed at the estimated population of 435. That means 35% of the estimated population completed the survey, which is a good proportion for a community survey like this.

How many people responded to the survey?

169 people responded to the survey. Of these, 97 lived in the Community Council area of interest. The survey was aimed at the estimated population of 435. That means 35% of the estimated population completed the survey, which is a good proportion for a community survey like this.

4 What do you like about our community?

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

21 mentions OUTDOOR ACTIVITIES
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

5a What do you not like about our community?

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

21 mentions OUTDOOR ACTIVITIES
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

5b What do you not like about our community?

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

21 mentions OUTDOOR ACTIVITIES
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

6a What one thing would you like to see happen?

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

21 mentions OUTDOOR ACTIVITIES
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

6b What one thing would you like to see happen?

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

21 mentions OUTDOOR ACTIVITIES
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

24 mentions AMENITIES & ACTIVITIES
91 mentions COMMUNITY & PEOPLE
13 mentions OUTDOOR ACTIVITIES
70 mentions NATURE & SCENERY
48 mentions PEACE & QUIET

Appendix 3: Youth summary

The importance of young people was a clear message from the community survey in March (see Appendix 2).

To make sure that their voices inform the plan, pupils from all four local catchment schools were involved. Classroom sessions were held in:

- Ardgour Primary School (two visits)
- Banavie Primary School (two visits)
- Ardnamurchan High School (one visit)
- Lochaber High School (one visit)

What were the overall messages from young people?

- **A local shop to buy snacks & groceries: Strontian & Fort William are simply too far.**
- **Good transport to get to jobs, college, sports matches, health appointments etc.**
- **An all-weather pitch on the community field at Ardgour Primary school.**
- **A place to meet indoors like a cafe, shop or the weekly youth club in Strontian.**
- **Community events at times they can join - coffee morning, lunch clubs and so on.**
- **Better play areas and parks.**
- **Tidy up litter, flytipping and scrap.**

All in all, very similar to the overall responses to the community survey (see Appendix 2).



A high resolution version of this summary report of outputs from the community drop-in sessions in June 2023 can be seen online at bit.ly/ALPPJuneevents

[illegible]

Appendix 5: Report of consultation on draft Plan, December 2023

Consultation on the draft Local Place Plan took place over a six week period between 3 November and 13 December 2023, promoted by door to door flyers to every household in the Community Council area, posters in public places, social media, an e-bulletin reaching over 150 people, and the [Local Place Plan website](#).

The draft plan was available at Ardgour Memorial Hall and online at www.ardgourcommunitiestogether.net/draftplan. People were encouraged to comment on the plan using an online survey form, email, letter or telephone to a named contact.

Many thanks to all those who viewed and commented on the draft Plan.

440 different people looked at the draft Plan on the website and had the opportunity to comment. Others viewed hard copies in Ardgour Memorial Hall.

Of those 440+ people who looked at the draft Plan, 25 people commented on it: 16 using the online survey form and 9 by email. Of the 16 people who used the online survey form to comment, 15 said the draft Plan was ready to be submitted to the Council; 4 of them said it needed some changes first.

The online survey also asked people to say which proposals they most and least supported, and what work should be prioritised.

More information on the consultation can be seen in Section 1 of this document.

A summary of all responses and changes to the Plan can be seen in Section 2. The responses to these questions can be seen in Section 3.

The full consultation report (see thumbnail on the right) can be seen at this link: bit.ly/48knNBa. It contains:

- More information on the consultation (in Section 1).
- Summaries of all comments received, how they were taken into account in finalising the Plan, and how the final Plan changed from the draft (in Section 2).
- Responses to the section of the online survey that asked people to say which proposals they most and least supported, and what work should be prioritised (in Section 3).

