

# ARDGOUR LOCAL PLACE PLAN

March 2024



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## Acknowledgements

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They were supported by a Sounding Board, drawn from the wider local community, who gave valuable advice and support to engage as widely across the local community as possible. Thank you also to the many other local people who contributed to the development of this Plan.

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- Ardgour Glensanda Development Trust
- Development Trusts Association Scotland (DTAS)
- Kingairloch Estate
- Mowi
- The Highland Council

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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.

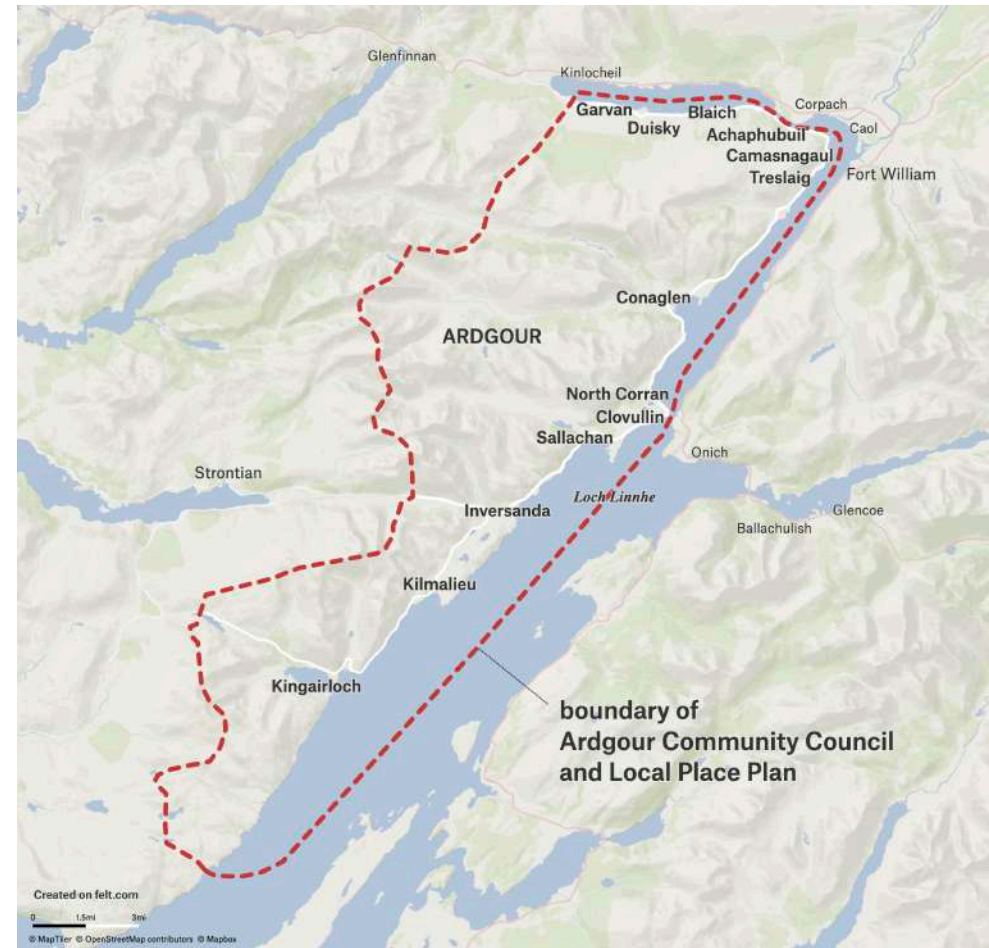
The aim is to have some control about what happens in our community. For various reasons, recent plans such as [Fort William 2040](#) and the 2019 [West Highland and Islands Local Development Plan](#) have had little impact in Ardgour. We want to have more influence over what could happen here in the 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.

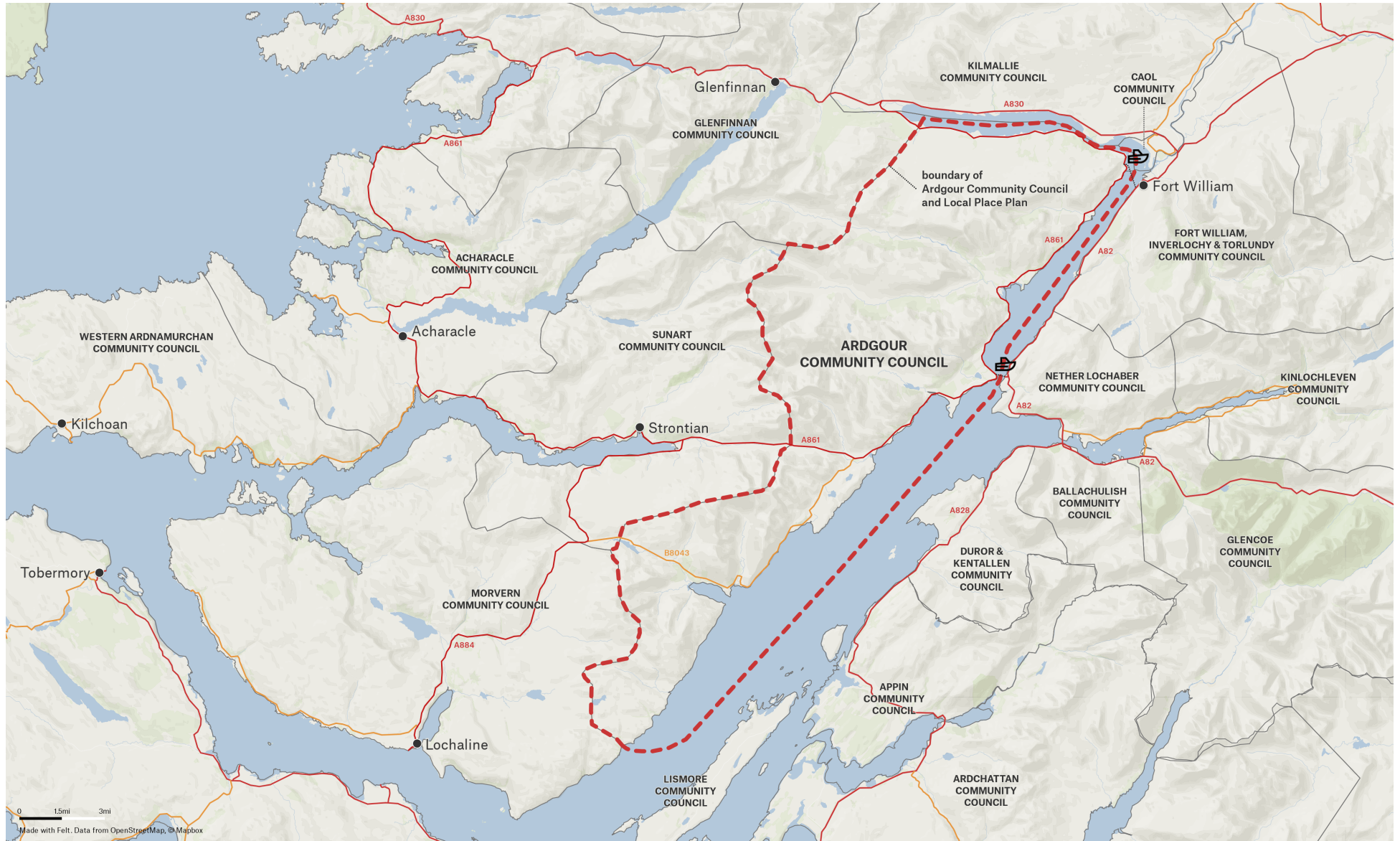
Those are ambitious aims, so the plan is ambitious too. We want to aim high, even though not everything in the plan may come to pass.

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)<sup>1</sup>
- Highland-wide Local Development Plan (2012)<sup>2</sup> and West Highland and Islands Local Development Plan (2019)<sup>3</sup>

Key extracts of those two parts of the development plan are summarised in Appendix 1 (see [bit.ly/ArdgourLPPappxs](https://bit.ly/ArdgourLPPappxs)).

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<sup>1</sup> [www.transformingplanning.scot/national-planning-framework/](https://www.transformingplanning.scot/national-planning-framework/)

<sup>2</sup> [www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/199/highland-wide\\_local\\_development\\_plan](https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan)

<sup>3</sup> [www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/582/west\\_highlands\\_and\\_islands\\_local\\_development\\_plan](https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highlands_and_islands_local_development_plan)

<sup>4</sup> [nationalperformance.gov.scot](https://nationalperformance.gov.scot)

<sup>5</sup> [www.gov.scot/publications/scotlands-national-strategy-economic-transformation/](https://www.gov.scot/publications/scotlands-national-strategy-economic-transformation/)

<sup>6</sup> [highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/](https://highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/)

<sup>7</sup> [www.highland.gov.uk/download/downloads/id/22899/highland\\_indicative\\_regional\\_spatial\\_strategy\\_to\\_2050.pdf](https://www.highland.gov.uk/download/downloads/id/22899/highland_indicative_regional_spatial_strategy_to_2050.pdf)

<sup>8</sup> [www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/](https://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 Framework<sup>4</sup>
- National Strategy For Economic Transformation (2022)<sup>5</sup>
- Highland Outcome Improvement Plan 2017-2027<sup>6</sup>
- Highland Indicative Regional Spatial Strategy<sup>7</sup>
- Highlands and Islands Enterprise Strategy 2023-28<sup>8</sup>

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 1 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.

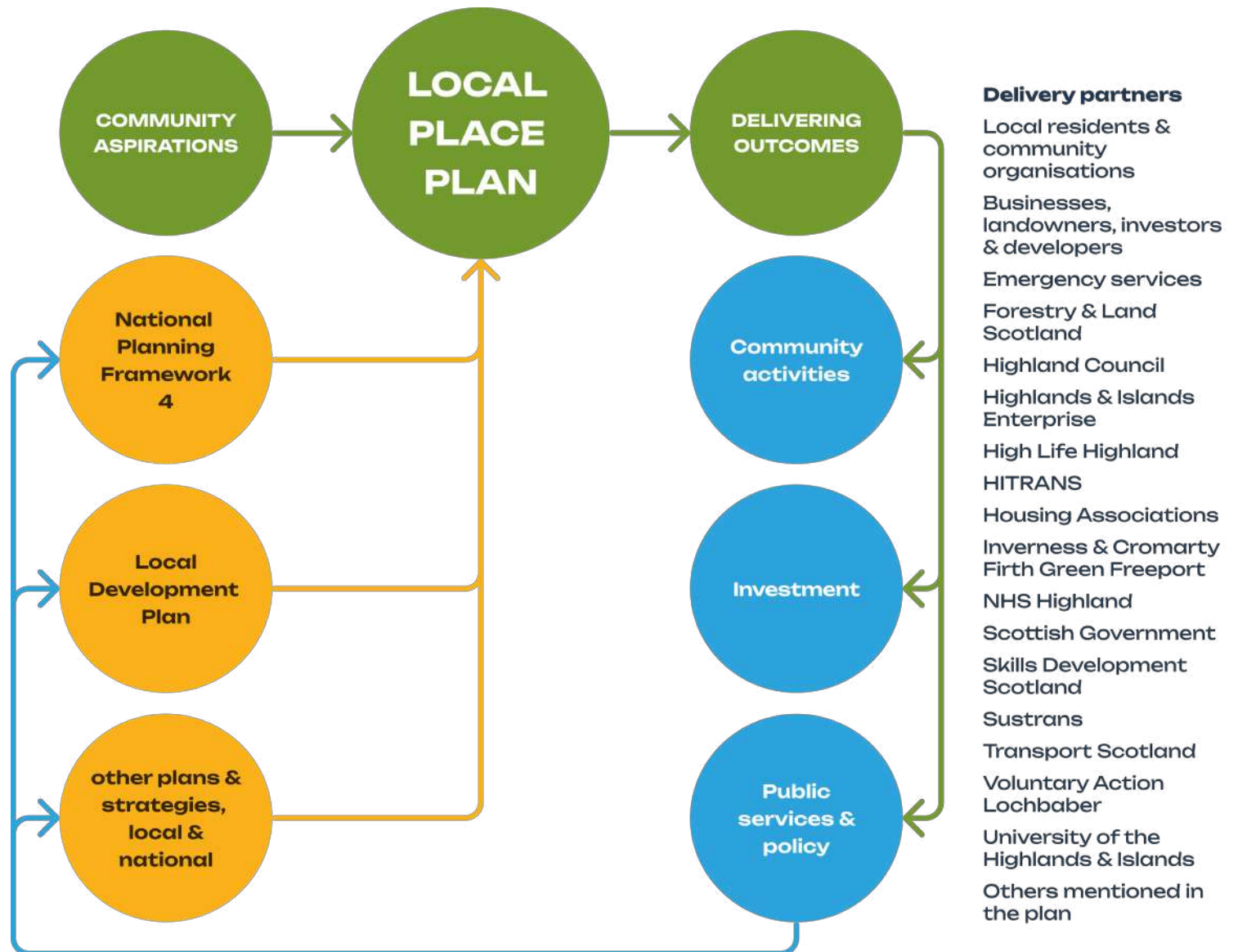


Figure 1: How the plan relates to other work

## How this plan was prepared

The main stages of how the plan was prepared with the local community are summarised in Figure 2.

A narrative of the community engagement can be seen online at [ardgourcommunitiestogether.net](http://ardgourcommunitiestogether.net), which acted as a public source of information about the Local Place Plan as it developed in 2023-24.

A flavour of the community engagement is shown in images and infographics in Figure 3 (overleaf).

The appendices contain more detail (see [bit.ly/ArdgourLPPappxs](http://bit.ly/ArdgourLPPappxs)):

- Appendix 2 includes the community survey results in the form of display panels from events. They are also online at [bit.ly/ALPPsurveyresults](http://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](http://bit.ly/ALPPJuneevents)
- Appendix 5 contains a report of the draft Plan consultation in November-December 2023.
- Appendix 6 contains a note of the public Community Council meeting on 11<sup>th</sup> January 2024 where it was agreed to submit the Plan.

All community engagement activity was undertaken in line with the National Standards for Community Engagement<sup>9</sup> and the Scottish Government's draft How To Guide on Local Place Plans<sup>10</sup>.

<sup>9</sup> [www.voicescotland.org.uk](http://www.voicescotland.org.uk)

<sup>10</sup> [www.ourplace.scot/local-place-plans](http://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
<b>Estimated population in 2020</b>	<b>436</b>	<b>64</b>	<b>275</b>	<b>98</b>
<b>Population change 2011-2020</b>	<b>↑ 9%</b>	<b>↓ 18%</b>	<b>↑ 11%</b>	<b>↑ 32%</b>

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 Map 4 on page 12). 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 focussed on the Council (including Corran ferry and the school in Clovullin), transport & haulage, crofting, fish farms, a waste management business in Duiskey, 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.

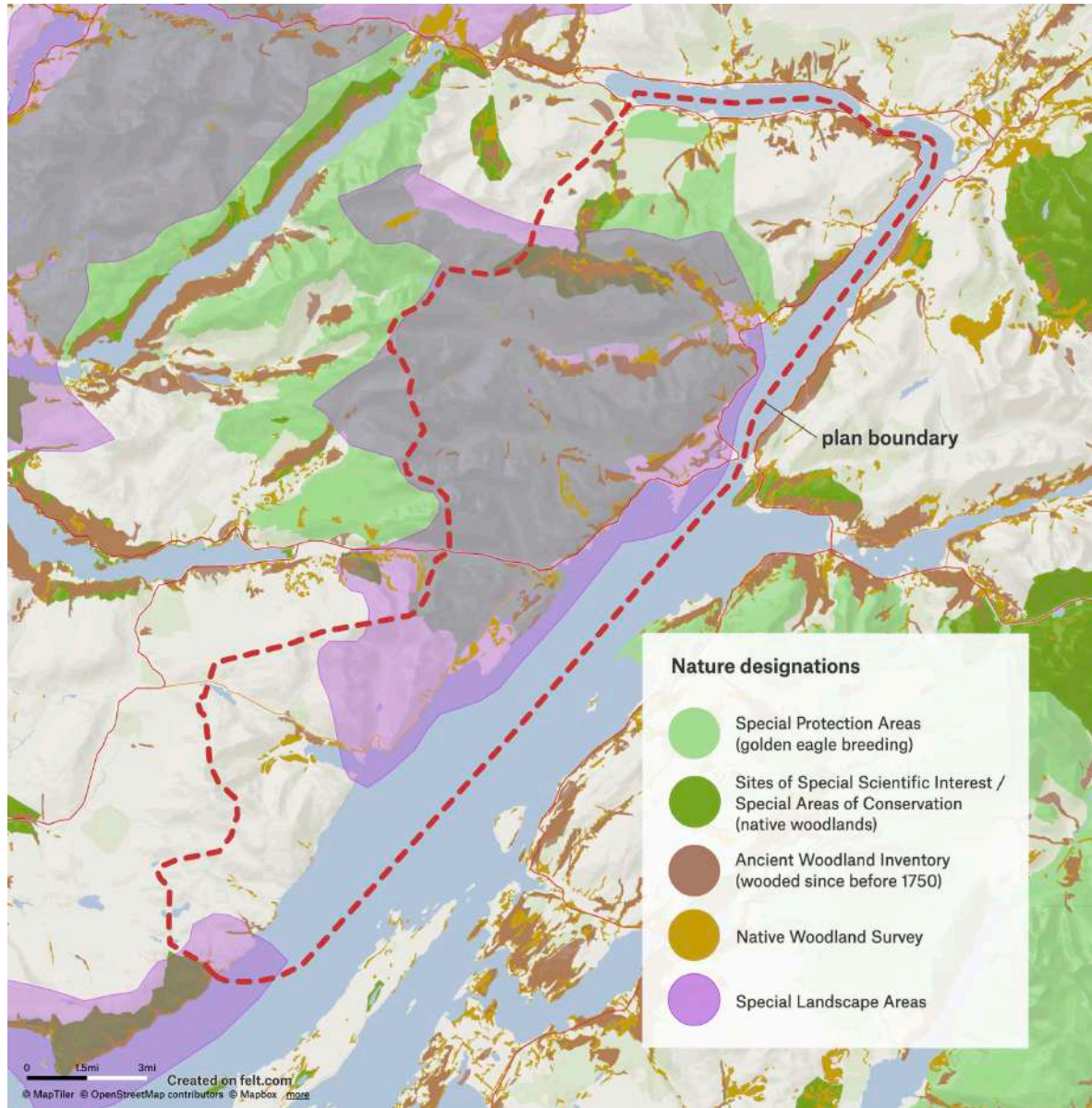
Ardgour forms part of a larger peninsula which includes Sunart, Morvern, Acharacle and Western Ardnamurchan Community Council areas. The area is separated from the rest of Scotland by Loch Linnhe and Loch Eil, which are crossed by ferries at Corran (vehicles and passengers) and Camusnagaul (passengers 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). Map 3 (overleaf) shows the location of local community facilities.



Map 3: Community facilities in and near Ardgour



Map 4: Nature designations



# 3. OUR VISION FOR THE FUTURE

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## 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

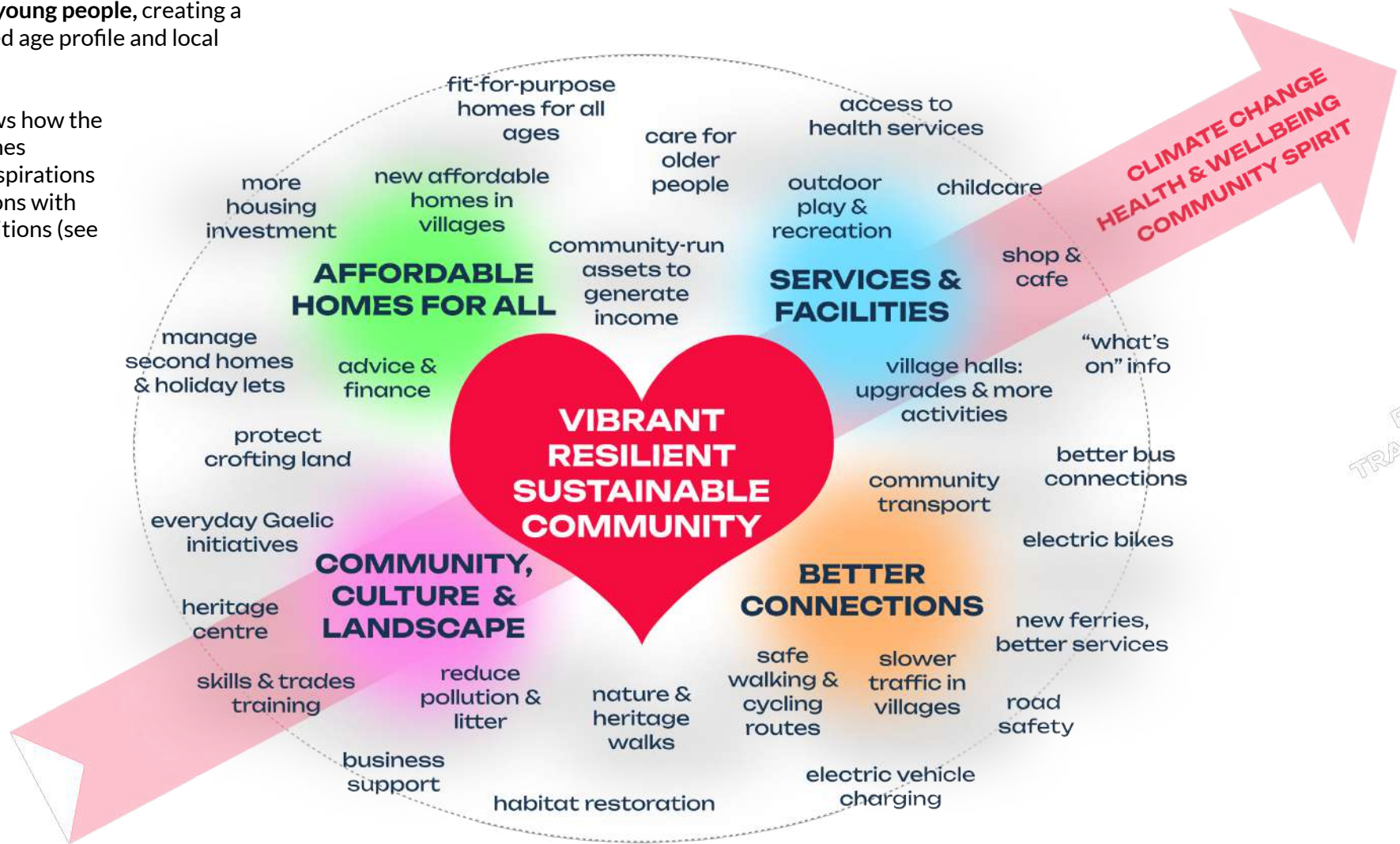


## Our vision for the future

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 7 (below) 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	 <b>SERVICES &amp; FACILITIES</b>	 <b>BETTER CONNECTIONS</b>	 <b>AFFORDABLE HOMES FOR ALL</b>	 <b>COMMUNITY, CULTURE &amp; LANDSCAPE</b>
<b>CLIMATE CHANGE</b>	✓	✓	✓	✓
<b>SUSTAINABLE COMMUNITIES</b>	✓	✓	✓	✓
<b>HEALTH &amp; WELLBEING</b>	✓	✓	✓	✓

# 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 Pop-up 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 6-7 (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 6-7 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 17)

*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](https://bit.ly/SGgaelic2023))

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

*Community impact ●●● Deliverability ●●○*



## Tourism

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### 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

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### 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

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### 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

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### 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

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### 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

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### 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. Younger people, workers and families in particular need to be able to stay here or to 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 providing vital services and activities will get even harder.

The solution must involve more homes across a range of sizes and tenures, and ensuring that 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 settlements.

## What's already happening

In the last ten years, the number of new homes has roughly kept pace with estimated population growth. Our population grew by about 40, and 17 new houses have been built with another four demolished and replaced.

But the unfortunate truth is that, despite new houses having been built, the issue of *affordability and supply for younger people, workers and families* is not being addressed.

A package of actions 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.

### Our target market

#### 7.1 Homes for people who are economically active or have a local connection

We need younger people, (key) workers and families to sustain jobs, businesses and services. They may already live here or want to move here.

*Scottish Govt, Council, Estates, Communities Housing Trust, Housing Associations, community*  
Community impact ●●● Deliverability ●●○

### New affordable homes

#### 7.2 Our aspiration is for new homes to be affordable for our target market (see 7.1) and remain so in perpetuity (excluding self-build by existing residents)

Needs changes in national/local planning policy as in Wales, where Gwynedd & Anglesey experience suggests that government may need to support mortgage availability. Tools such as the Communities Housing Trust's [Rural Housing Burden](#) (which gives a right of pre-emption by the CHT) or shared ownership (such as on Eigg or by Lochaber Housing Association) should be used to ensure affordability in perpetuity.

*Scottish Govt, Council, estates*  
Community impact ●●● Deliverability ●○○

#### 7.3 Build more affordable homes

For our target market, with a range of tenures and house sizes (focused on younger people, workers and families). To be progressed once the current Urram/CHT housing needs survey is complete. Estates and common grazings committees will have a key role in making land available.

*Estates, Scottish Govt, Council, Housing Associations, Communities Housing Trust, community, Glensanda quarry & other funders*  
Community impact ●●● Deliverability ●○○



#### 7.4 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 ●○○

#### 7.5 Commuted sums paid by developers in relation to affordable housing should be invested in the Community Council area

Requires changes to the Council's Developer Contributions Supplementary Guidance.  
*Highland Council*  
Community impact ●○○ Deliverability ●●●

#### 7.6 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.  
*Highland Council*  
Community impact ●●○ Deliverability ●●●



*Ardgeal, Kincaig: 10 sustainable timber homes, built by the Communities Housing Trust, affordable in perpetuity through the Rural Housing Burden.*

### Protect landscape & agriculture

#### 7.7 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

#### 7.8 Upgrade homes on lower Council Tax bands

to higher EPC ratings with grants / low-interest loans & streamlined consents  
*Scottish Govt, Council, Glensanda, funders*  
Community impact ●●● Deliverability ●●○

#### 7.9 New homes should enhance local character, community & zero-carbon

Update planning requirements around building design, siting, layout, space standards, accessibility, supporting facilities & construction procurement  
*Highland Council, developers*  
Community impact ●●○ Deliverability ●●○

### Access to finance and information

#### 7.10 Guaranteed low-interest mortgages

for workers & young people to buy and upgrade homes  
*Scottish Government, Council, Glensanda quarry & other funders*  
Community impact ●●● Deliverability ●○○

#### 7.11 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 ●●●

#### 7.12 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

### 7.13 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 ●●○*

### 7.14 Increase tax on second homes

Rise must be sufficient to stem proliferation, including closing tax relief loopholes

*Scottish Govt, Council*

*Community impact ●●○ Deliverability ●●○*

## Social housing

### 7.15 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 ●●○*

### 7.16 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 ●●○*

### 7.17 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 ●●●*

### 7.18 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

### 7.19 Encourage re-use of empty property

By making more use of CPO & 'forced sales'

*Scottish Govt, Council, owners*

*Community impact ●●○ Deliverability ●●○*



*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*

## Innovative rural housing

### 7.20 Smart clachans/cohousing

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

*Rural Housing Scotland, estates, Council,*

*Glensanda quarry & other funders*

*Community impact ●●○ Deliverability ●●○*

### 7.21 Woodland crofts

New registered crofts with woodland, as in NW Mull (see [woodlandcrofts.org](https://www.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.*





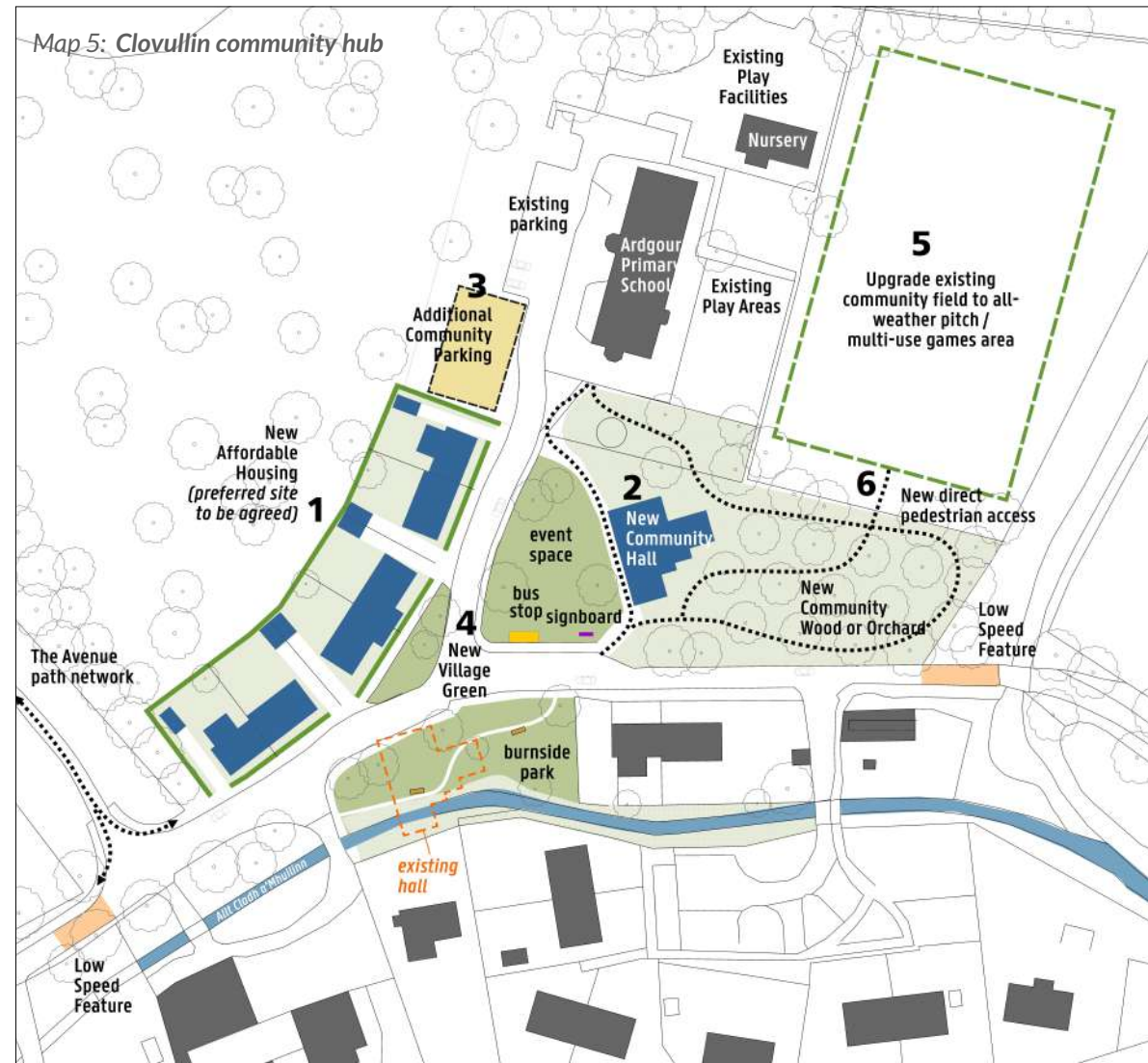
## 8. PLACES

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.



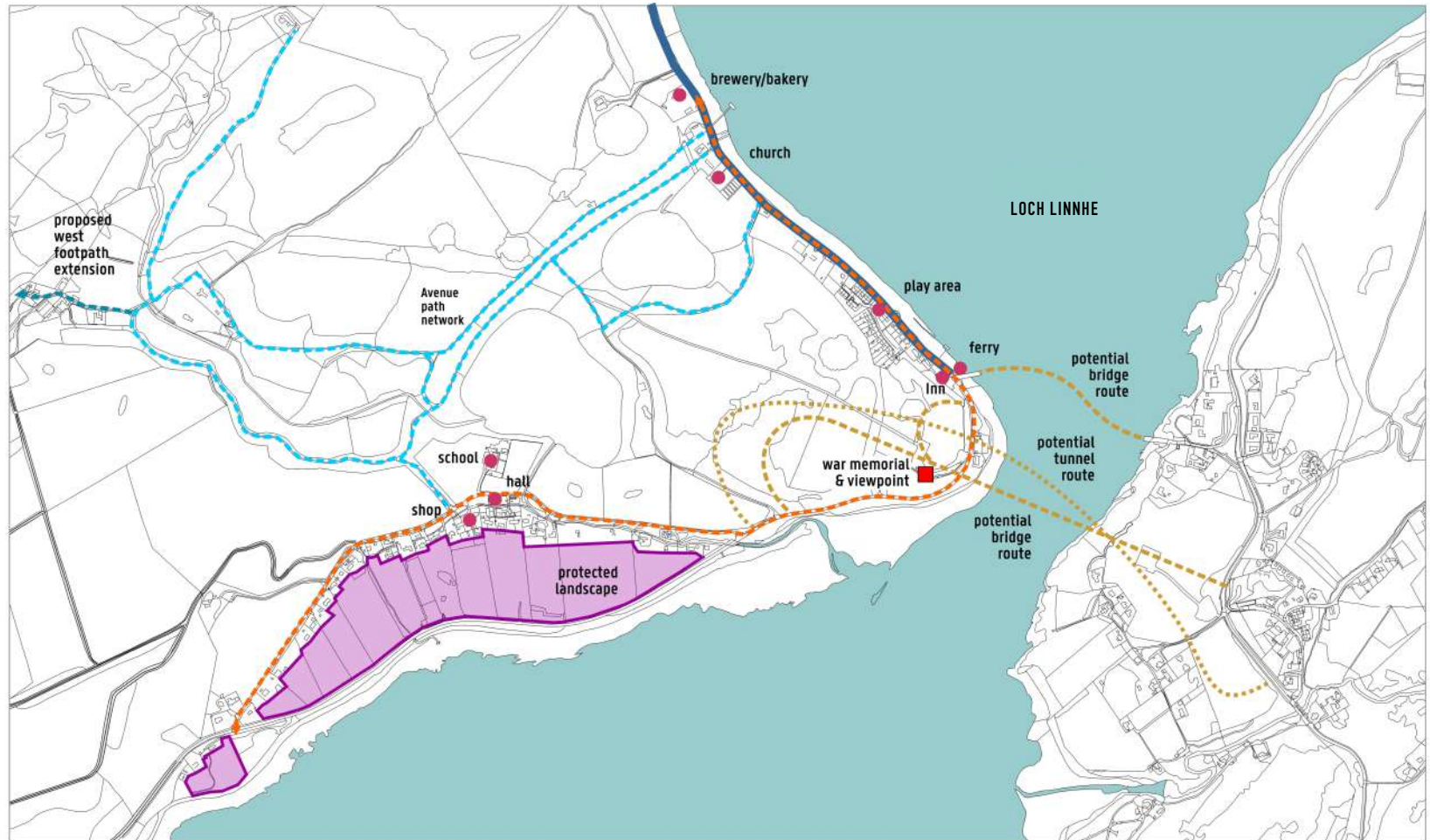
## Clovullin and North Corran area

Map 6: Clovullin and North Corran

The purple settlement boundary south of Clovullin is taken from the [West Highland & Islands Local Plan](#) which was in force until 2019 (see [Appendix 7d](#)).

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.



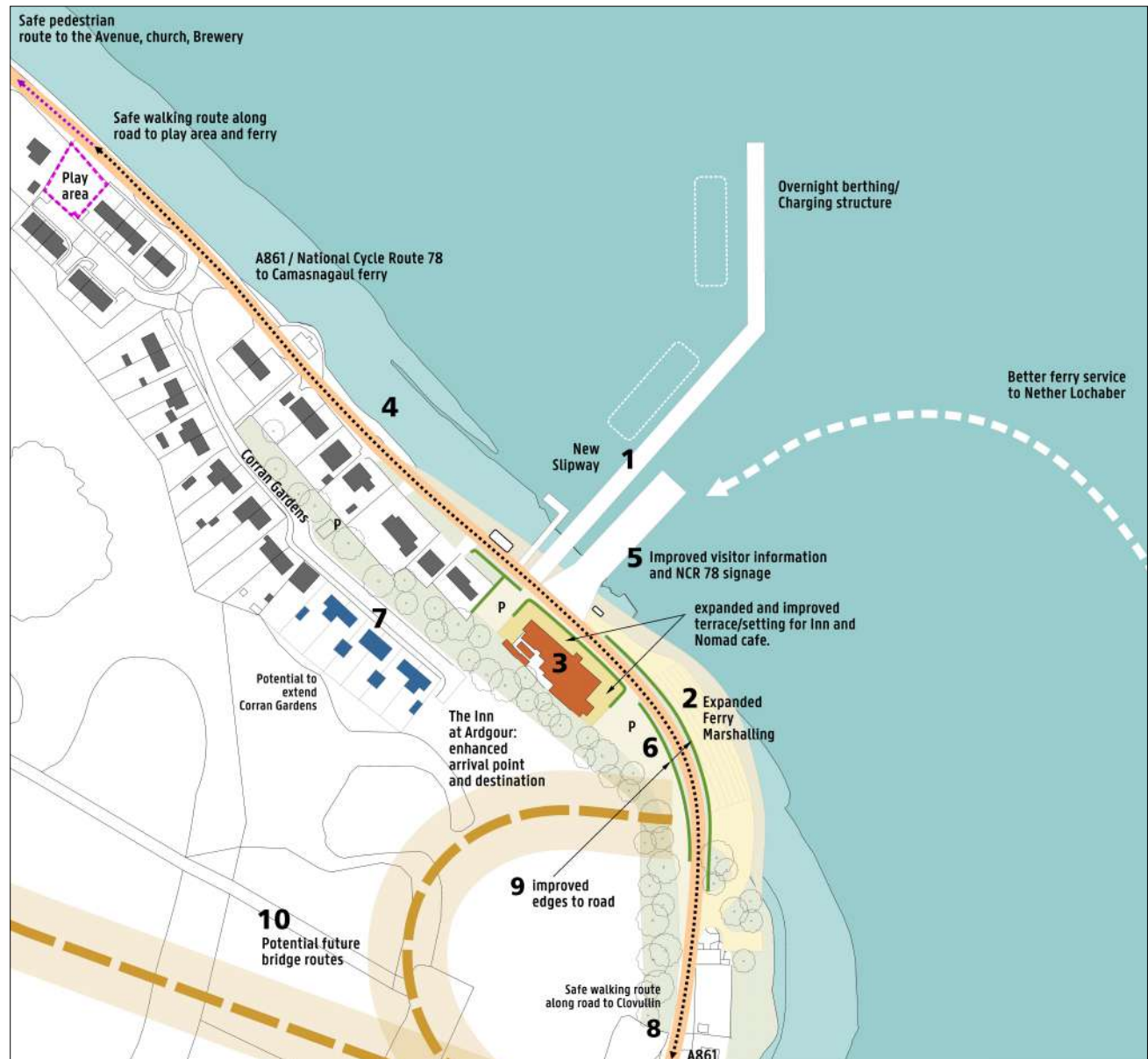
- - - - - 1. Extend and enhance existing Avenue path network
- - - - - 2. Improve walking and cycling conditions along A861/National Cycle Route Network 78 between Clovullin & North Corran
- 3. Protect landscape setting, fertile land and crofting viability from encroaching development
- - - - - 4. Safeguard 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 ferry and inn map



## Treslaig Village Hall

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.

In addition, internal improvements (not shown) should include:

- 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).

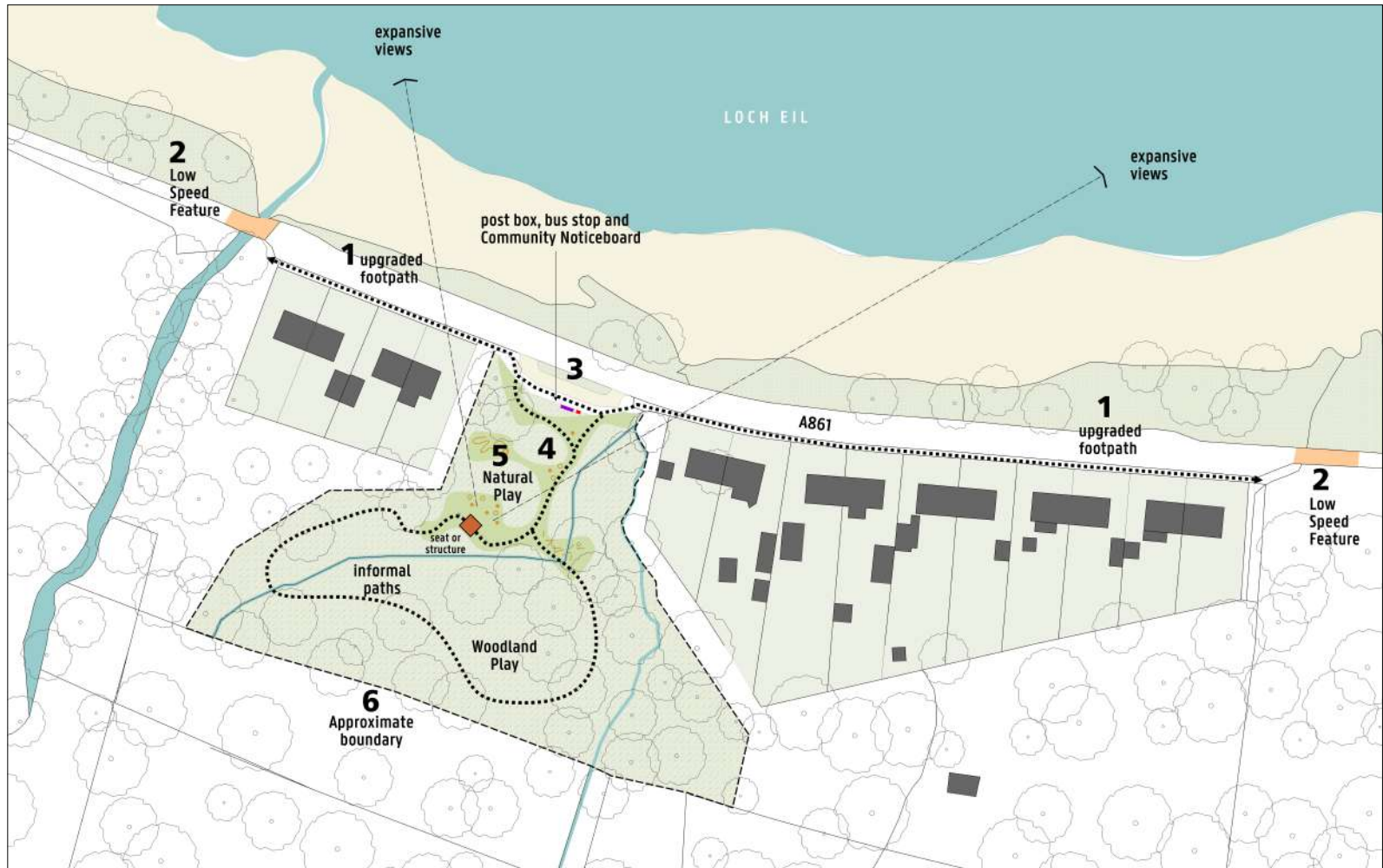
Map 8: Treslaig Village Hall



## Achaphubuil

Map 9: 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.
6. The greenspace boundaries are approximate and may vary slightly from those shown.



## 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

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## 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 8 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

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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

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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

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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 to 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 9 (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 9 **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	<b>Invest and upgrade village halls in Clovullin and Treslaig</b>	<i>To retain and improve critical local facilities and enable Local Living. To identify land or buildings which are significant for the local community (see <a href="#">Planning Circular 1/2022</a>, para.43).</i>	Chapter 4 (points 4.1-4.2) & chapter 8 (Maps 5 & 8)
2	<b>Enhanced community facilities around the school and hall in Clovullin</b> 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. To identify land or buildings which are significant for the local community (see <a href="#">Planning Circular 1/2022</a>, para.43).</i>	Chapter 4 (points 4.1-4.7) & chapter 8 (Map 5)
3	<b>Replace Corran ferry and develop associated new infrastructure</b> including space for vehicle marshalling / charging / parking and improvements to public space	<i>To improve critical infrastructure. To identify land or buildings which are significant for the local community (see <a href="#">Planning Circular 1/2022</a>, para.43).</i>	Chapter 5 (points 5.1-5.4) & chapter 8 (Maps 6 & 7)
4	<b>Upgrade Camusnagaul ferry service and associated placemaking/ infrastructure improvements</b> including jetty and waiting/visitor facilities	<i>To improve critical infrastructure. To identify land or buildings which are significant for the local community (see <a href="#">Planning Circular 1/2022</a>, para.43).</i>	Chapter 5 (point 5.3); see Map 3 and Appx 7 for location
5	<b>Safeguard land at Corran Narrows for potential fixed link options</b> to avoid land being lost to development and reducing deliverability	<i>To enable critical infrastructure to be developed if/when required. To identify land or buildings which are significant for the local community (see <a href="#">Planning Circular 1/2022</a>, para.43).</i>	Chapter 5 (point 5.5) & chapter 8 (Maps 6-7)
6	<b>Walking/cycling route along A861 between North Corran and Clovullin</b>	<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 (point 5.8) & chapter 8 (Maps 5-7)
7	<b>“The Goat Trail” path network:</b> improvements and extensions to existing community paths at Camusnagaul/Achaphubuil and Clovullin/North Corran in particular	<i>To improve access to nature and create more outdoor opportunities for health and wellbeing, for locals and visitors.</i>	Chapter 6 (point 6.8), chapter 8 (Map 6), <a href="#">Appxs 7a &amp; 7b</a>
8	<b>Habitat restoration</b> throughout the Community Council area including removal of invasive species such as <i>rhododendron ponticum</i>	<i>To sustain biodiversity.</i>	Chapter 6 (point 6.9)

Proposal		Reasons	More details
9	<b>Mitigate noise, carbon &amp; light pollution from Corpach industrial sites &amp; Duiskey landfill site</b>	<i>To reduce impact on local residents.</i>	Chapter 6 (point 6.10), <a href="#">Appx 7c</a>
10	<b>Support for community-led renewable power generation &amp; micro-grid options in principle</b>	<i>To tackle climate change and create an income-generating asset for the local community</i>	Chapter 6 (point 6.12)
11	<b>Retain and expand Ardgour Inn as a hotel and community hub</b> 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 <a href="#">Planning Circular 1/2022</a>, para.43).</i>	Chapter 6 (point 6.17) & chapter 8 (Map 7)
12	<b>Build more affordable homes using a variety of tenures and approaches</b> 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 (point 7.1)
13	<b>Make it easier to build affordable homes by designating more land</b> 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 (point 7.2) & chapter 8 (Maps 5 & 7)
14	<b>An aspiration that all new homes should be genuinely affordable</b> 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 (point 7.3)
15	<b>New homes should remain affordable in perpetuity</b> 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 (point 7.3)
16	<b>Commuted sums paid by developers in relation to affordable housing should be invested in the Community Council area</b>	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (point 7.4)
17	<b>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</b>	<i>To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.</i>	Chapter 7 (point 7.5)



Proposal	Reasons	More details
18 <b>Retain higher quality agricultural / crofting land and protect landscape setting from development</b> in crofting townships (i.e. land outwith Settlement Development Areas shown in <a href="#">West Highland and Islands Local Plan 2010</a> , Lochaber Settlement Insets 2, 22, 23, and 25 - reproduced in Appendix 7)	<i>To retain good quality agricultural land and viability of crofts.</i>	Chapter 7 (point 7.6), chapter 8 (Map 6), <a href="#">Appxs 7d-g</a>
19 <b>Promote improvements to existing properties to higher EPC ratings</b> 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 (point 7.7)
20 <b>New homes should enhance local character, community &amp; climate change</b> 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 (point 7.8)
21 <b>Prevent change of use of existing homes to full-time holiday lets</b> 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 (point 7.12)
22 <b>Promote re-use of empty property</b> 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 (point 7.18)
23 <b>Promote the concept of 'smart clachans' or co-housing</b> - 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 (point 7.19)
24 <b>Promote the concept of 'woodland crofts'</b> - new registered crofts with woodland attached	<i>To sustain the local population and enable people to live off the land sustainably.</i>	Chapter 7 (point 7.20)

