

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

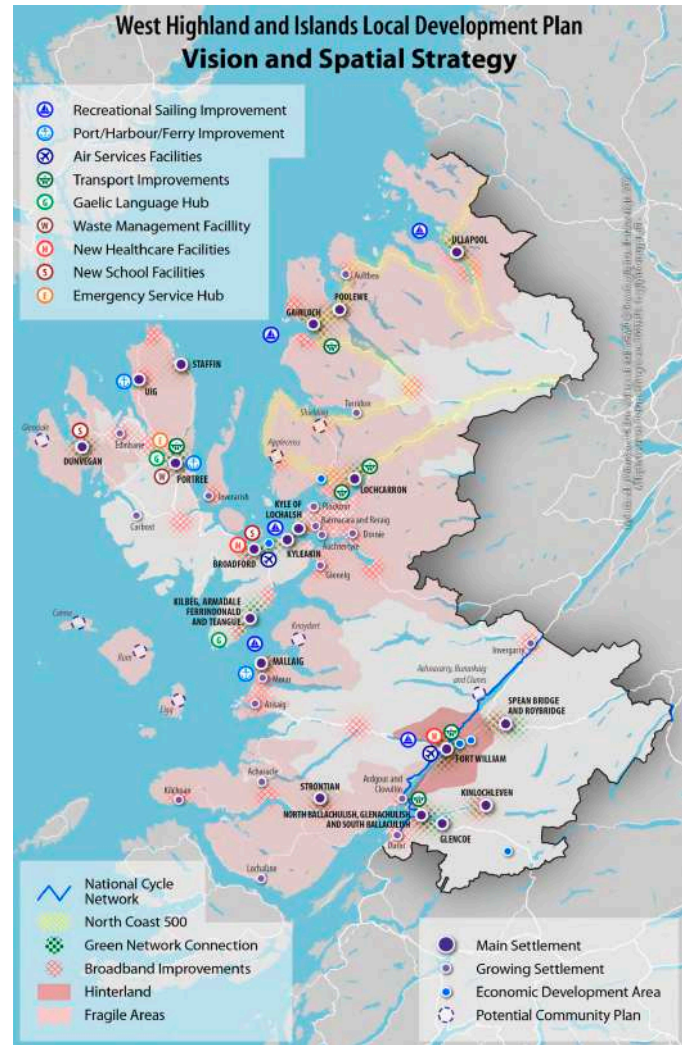
Local Living / 20 Minute Neighbourhoods with community hubs - reducing the need to travel, building self-reliance & resilience, sustaining dispersed rural communities

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!

About the survey

In May 2023, a survey was delivered to each of the approximately 200 households in the Community Council area. The survey was shared by email, and you could also see the survey results on the survey website. The survey was shared by email, and you could also see the survey results on the survey website. The survey was shared by email, and you could also see the survey results on the survey website.

Your opportunity to shape your community

A new community plan is being developed for the Ard Groun Community Council area. This plan will be developed through a consultation process that includes the community council, the community council members, and the community council members.

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

Purposes of today

1. To see the survey results. The results are a fantastic insight into what we as a community think is important. And they could be the foundation of the plan.

2. To establish emerging priorities. Some future priorities emerge from the survey. And they could be the foundation of the plan.

3. To see what you think is important. And they could be the foundation of the plan.

4. To see what you think is important. And they could be the foundation of the plan.

2 Our challenges

1. Availability of health & social care services (ranked 1.5)
2. Transport & connections (ranked 2)
3. Affordable housing (ranked 3)
4. Keeping local facilities & services (ranked 4)
5. Jobs & business opportunities (ranked 5)
6. Opportunities for young people (ranked 6)
7. Activities & things to do (ranked 7)
8. Energy & fuel (ranked 8)
9. Nature & environment (ranked 9)
10. Digital connectivity (ranked 10)
11. Climate change (ranked 11)
12. Sense of community (ranked 12)
13. Culture, heritage & identity (ranked 13)

3 The Ferry

At the time of the survey, the Corran vehicle ferry was suspended. The survey results show how the current options with the ferry affect you personally, socially or in terms of work.

Challenge	Response
1. Availability of health & social care services	1.5
2. Transport & connections	2
3. Affordable housing	3
4. Keeping local facilities & services	4
5. Jobs & business opportunities	5
6. Opportunities for young people	6
7. Activities & things to do	7
8. Energy & fuel	8
9. Nature & environment	9
10. Digital connectivity	10
11. Climate change	11
12. Sense of community	12
13. Culture, heritage & identity	13

4 What do you like about our community?

- 24 mentions: AMENITIES & ACTIVITIES
- 21 mentions: OUTDOOR ACTIVITIES
- 13 mentions: RURAL LIFE
- 73 mentions: NATURE & SCENERY
- 46 mentions: PEACE & QUIET

5a What do you not like about our community?

- 1: PUBLIC SECTOR
- 2: NOT ENOUGH FOR OLDER PEOPLE
- 3: CLIMATE
- 4: LACK OF SOCIAL EVENTS & ACTIVITIES
- 5: COMMUNITY LIFE
- 6: NOT ENOUGH FOR YOUNG PEOPLE
- 7: ROADS
- 8: HOUSING
- 9: FACILITIES & SERVICES
- 10: TRANSPORT

5b What do you not like about our community?

- 1: PUBLIC SECTOR
- 2: NOT ENOUGH FOR OLDER PEOPLE
- 3: CLIMATE
- 4: LACK OF SOCIAL EVENTS & ACTIVITIES
- 5: COMMUNITY LIFE
- 6: NOT ENOUGH FOR YOUNG PEOPLE
- 7: ROADS
- 8: HOUSING
- 9: FACILITIES & SERVICES
- 10: TRANSPORT

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

- 1: LITTER & WASTE
- 2: COMMUNITY INFORMATION
- 3: MANAGE NEW DEVELOPMENT
- 4: HEALTH CARE
- 5: COMMUNITY ACTION
- 6: FILLING STATION / CHARGE POINTS
- 7: NATURE CONSERVATION
- 8: ATTRACT / KEEP YOUNG PEOPLE & FAMILIES
- 9: AFFORDABLE HOUSING
- 10: ROAD SAFETY
- 11: AFFORDABLE HOUSING
- 12: FERRIES / FIXED LINK
- 13: ROAD SAFETY
- 14: AFFORDABLE HOUSING
- 15: SHOP

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

- 1: AFFORDABLE HOUSING
- 2: LOCAL SERVICES & FACILITIES
- 3: AFFORDABLE HOUSING
- 4: LOCAL SERVICES & FACILITIES
- 5: AFFORDABLE HOUSING
- 6: LOCAL SERVICES & FACILITIES
- 7: AFFORDABLE HOUSING
- 8: LOCAL SERVICES & FACILITIES
- 9: AFFORDABLE HOUSING
- 10: LOCAL SERVICES & FACILITIES

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).



Appendix 4: Summary of comments at drop-in events, June 2023

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

<h3>Ardgour Communities Together</h3> <h4>Comments from June 2023 events</h4>  <p>The main objective (intention) of comments needs to be people who participated in the community events in June 2023, just part of the process of shaping Ardgour Local Place Plan.</p> <p>People who attended from their own event are only included in the list events that attend.</p> <p>For more detail on each of the topics, including the results of the community events, visit the Ardgour Local Place Plan website. The Ardgour Board can be seen on www.ardgour.gov.scot</p> <p>How participants can contribute their ideas and feedback to the future events that attend.</p> <p>For more information about the Local Place Plan, see www.ardgour.gov.scot</p>	<h3>Affordable homes</h3> <h4>especially for young people and families</h4> <p>The purpose of this information sheet is to provide information from other places where shared ideas for Ardgour on each of these:</p> <ul style="list-style-type: none"> All Affordable Housing, Affordable Housing All Affordable Housing, Affordable Housing All Affordable Housing, Affordable Housing All Affordable Housing, Affordable Housing All Affordable Housing, Affordable Housing <p>What are the issues that need to be addressed?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing <p>What else should we do?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing 	<h3>Local facilities and services</h3> <h4>including shops, cafes, playgroup, charging station, elderly care, playretreat</h4> <p>The purpose of this information sheet is to provide information from other places where shared ideas for Ardgour on each of these:</p> <ul style="list-style-type: none"> All Local Facilities and Services, Local Facilities and Services All Local Facilities and Services, Local Facilities and Services All Local Facilities and Services, Local Facilities and Services All Local Facilities and Services, Local Facilities and Services All Local Facilities and Services, Local Facilities and Services <p>What are the issues that need to be addressed?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing <p>What else should we do?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing 	<h3>Better connections</h3> <h4>improving the Green & Community Parks, road improvements, safer walking and cycling, providing a bridge, local connections</h4> <p>The purpose of this information sheet is to provide information from other places where shared ideas for Ardgour on each of these:</p> <ul style="list-style-type: none"> All Better Connections, Better Connections All Better Connections, Better Connections All Better Connections, Better Connections All Better Connections, Better Connections All Better Connections, Better Connections <p>What are the issues that need to be addressed?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing <p>What else should we do?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing 	<h3>Culture, community & landscape</h3> <h4>including more events & activities, more paths & works, safeguarding, creating, promoting events</h4> <p>The purpose of this information sheet is to provide information from other places where shared ideas for Ardgour on each of these:</p> <ul style="list-style-type: none"> All Culture, Community & Landscape, Culture, Community & Landscape All Culture, Community & Landscape, Culture, Community & Landscape All Culture, Community & Landscape, Culture, Community & Landscape All Culture, Community & Landscape, Culture, Community & Landscape All Culture, Community & Landscape, Culture, Community & Landscape <p>What are the issues that need to be addressed?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing <p>What else should we do?</p> <ul style="list-style-type: none"> Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing Community-led housing, local housing
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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).



Appendix 6: Note of Ardgour Community Council public discussion, 11th January 2024

INTRODUCTION

The Local Place Plan was discussed at the Community Council's public meeting on 11th January 2024.

The purpose was to agree whether the Plan was ready to be submitted to the Highland Council by the Community Council for registration as the community's Local Place Plan. The discussion included:

- Consideration of the responses to the [draft Plan](#) consultation in November-December 2023 and the subsequent changes in the [finalised Plan](#) - as summarised in the [Consultation Report](#).
- Consideration of additional comments sent to the Community Council by a member of the public after the updated Plan was published on 4th January 2024.

Nick Wright, independent planner/facilitator for the Local Place Plan, ran through the community engagement process that had taken place over the last year to reach this point of a finalised Local Place Plan.

The Sounding Board was thanked for its support and assistance in guiding the engagement process, particularly the identity of the Plan, the community survey and

generally promoting and supporting the engagement process in the local community.

SUMMARY OF POINTS AGREED

The **Consultation Report** was accepted without any amendments.

It was agreed that, prior to submission to the Highland Council, the **Local Place Plan** should be amended as follows:

1. Housing chapter (page 23)

- a. Be clearer about who our target market for housing is: younger people, (key) workers and families, plus people who have a local connection such as existing residents; and that those people may need a mix of tenure types and house sizes, not just smaller homes.

To achieve this, page 22 of the housing section has been amended at various points, including:

- *The first two paragraphs under the heading "What we're aiming for".*
- *A new sub-heading and new point 7.1 to explain the target market for the housing proposals.*

- *Clarification in point 7.3 that new homes should be aimed at the target market.*

- b. Amend the "aspiration for all new homes to be affordable" to exclude self-build, so that people who already live here and wish to be build a bigger house are not denied that opportunity.

Point 7.2 in the housing section (page 22) has been amended accordingly.

- c. From experience of national and local planning policy in Wales which requires new homes to be affordable and for local people, note that the government may need to consider supporting mortgage availability alongside changes to national planning policy.

A note has been added to point 7.2 in the housing section (page 22).

2. Achaphubuil illustrative map

Amend to show the boundary of the proposed greenspace as being indicative. Map 9 on page 29 has been amended accordingly.



Appendix 7: Additional maps referred to in Figure 9

This appendix contains additional maps showing the location of statutory land-use planning policy proposals identified in Figure 9 that are not shown on other maps in the Plan, in order to comply with statutory Local Place Plan regulations:

- (a) Existing community path at Camusngaul / Achaphubuil (see Figure 9, proposal 7)
- (b) Existing community paths at Clovullin / North Corran (see Figure 9, proposal 7)
- (c) Locations of Corpach industrial sites and Duisky landfill site (see Figure 9, proposal 9)
- (d) Extract from the West Highland and Islands Local Plan 2010: Lochaber Settlement Inset 2: Clovullin (see Figure 9, proposal 18)
- (e) Extract from the West Highland and Islands Local Plan 2010: Lochaber Settlement Inset 22: Duisky (see Figure 9, proposal 18)
- (f) Extract from the West Highland and Islands Local Plan 2010: Lochaber Settlement Inset 23: Blaich (see Figure 9, proposal 18)
- (g) Extract from the West Highland and Islands Local Plan 2010: Lochaber Settlement Inset 25: Achaphubuil (see Figure 9, proposal 9)

(a) Existing community path at Camusngaul / Achaphubuil, shown in green (see Figure 9, proposal 7)



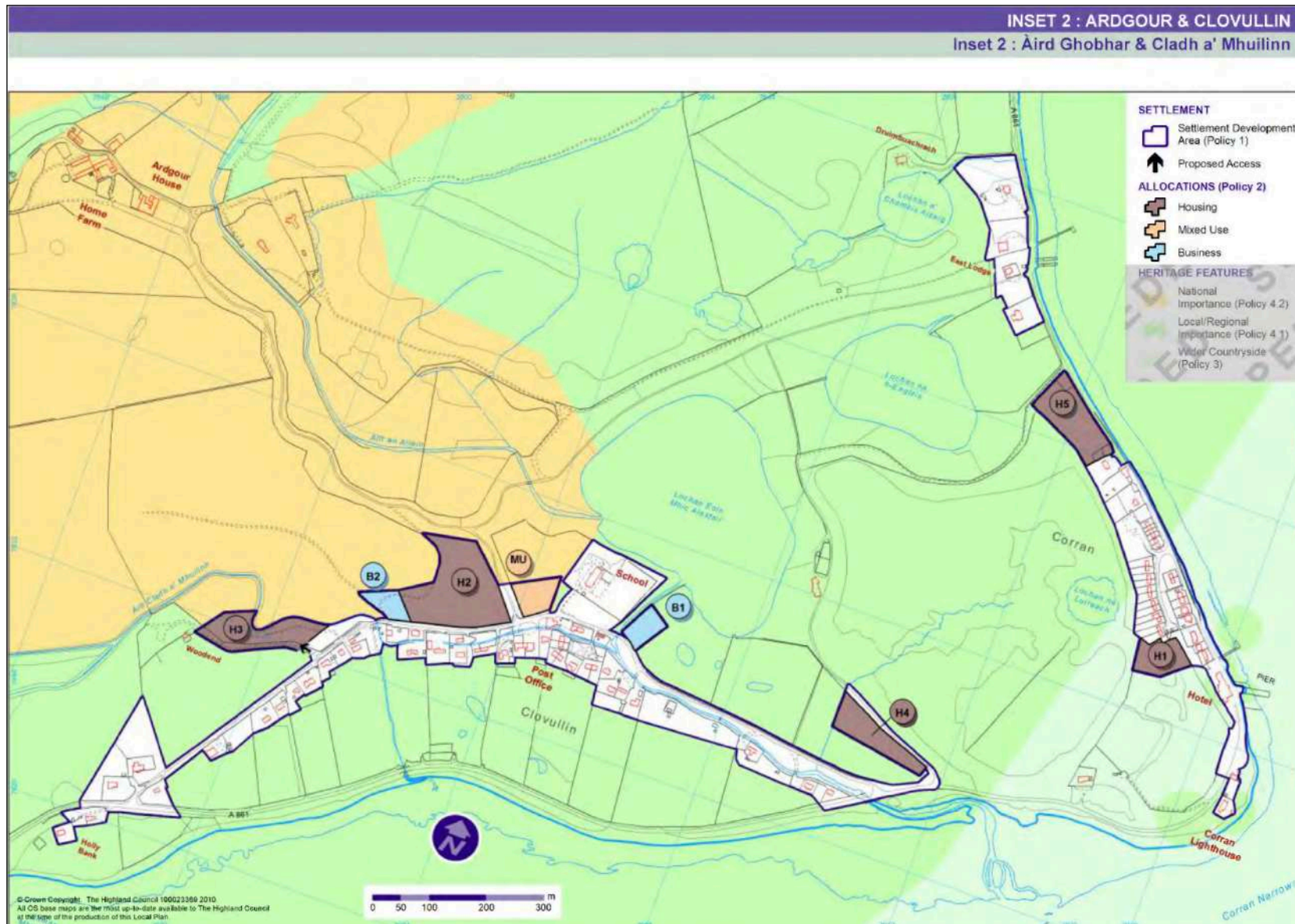
(b) Existing community paths at Clovullin / North Corran, shown in green (see Figure 9, proposal 7)



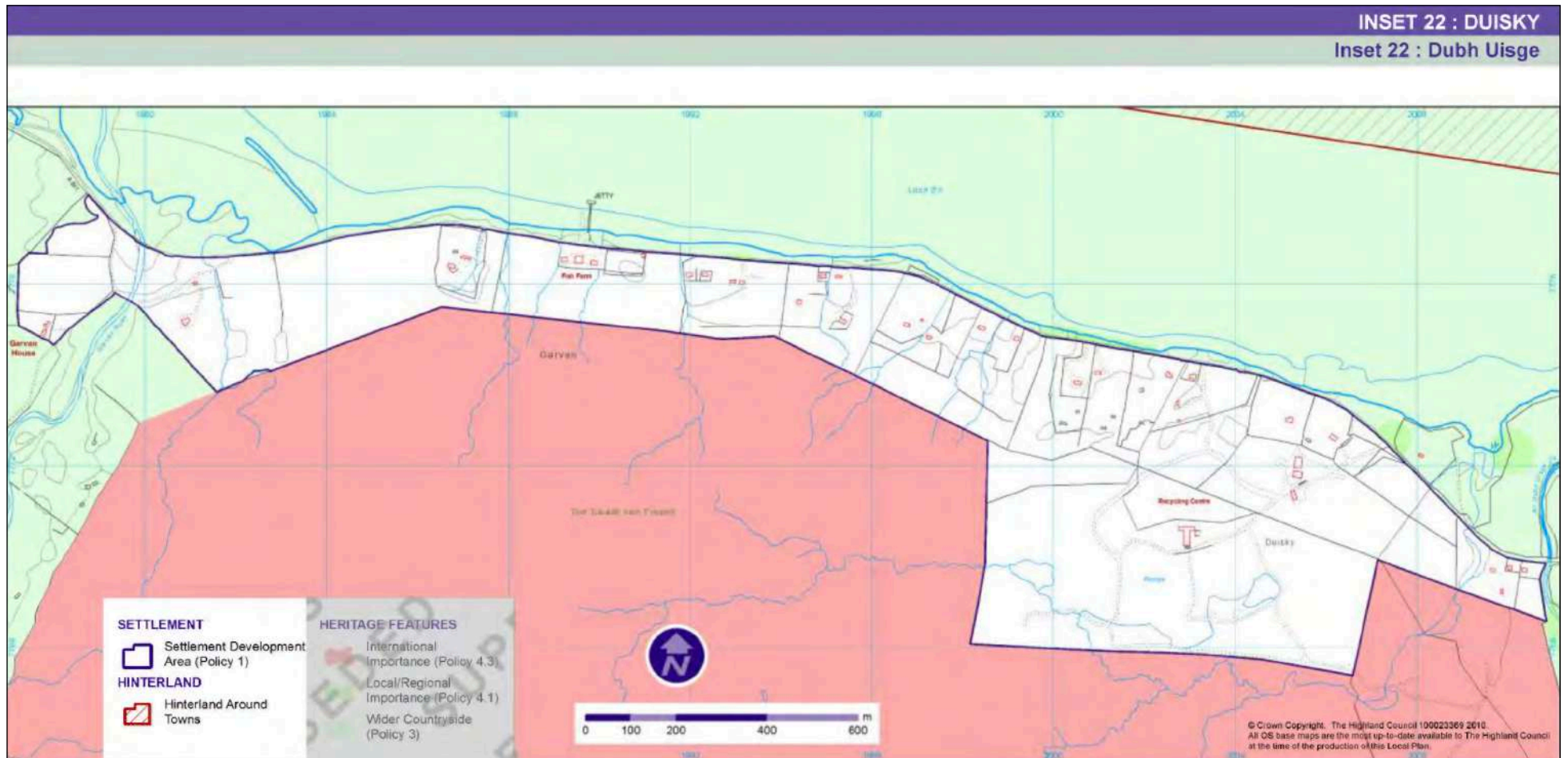
(c) Locations of Corpach industrial sites and Duisky landfill site (see Figure 9, proposal 9)



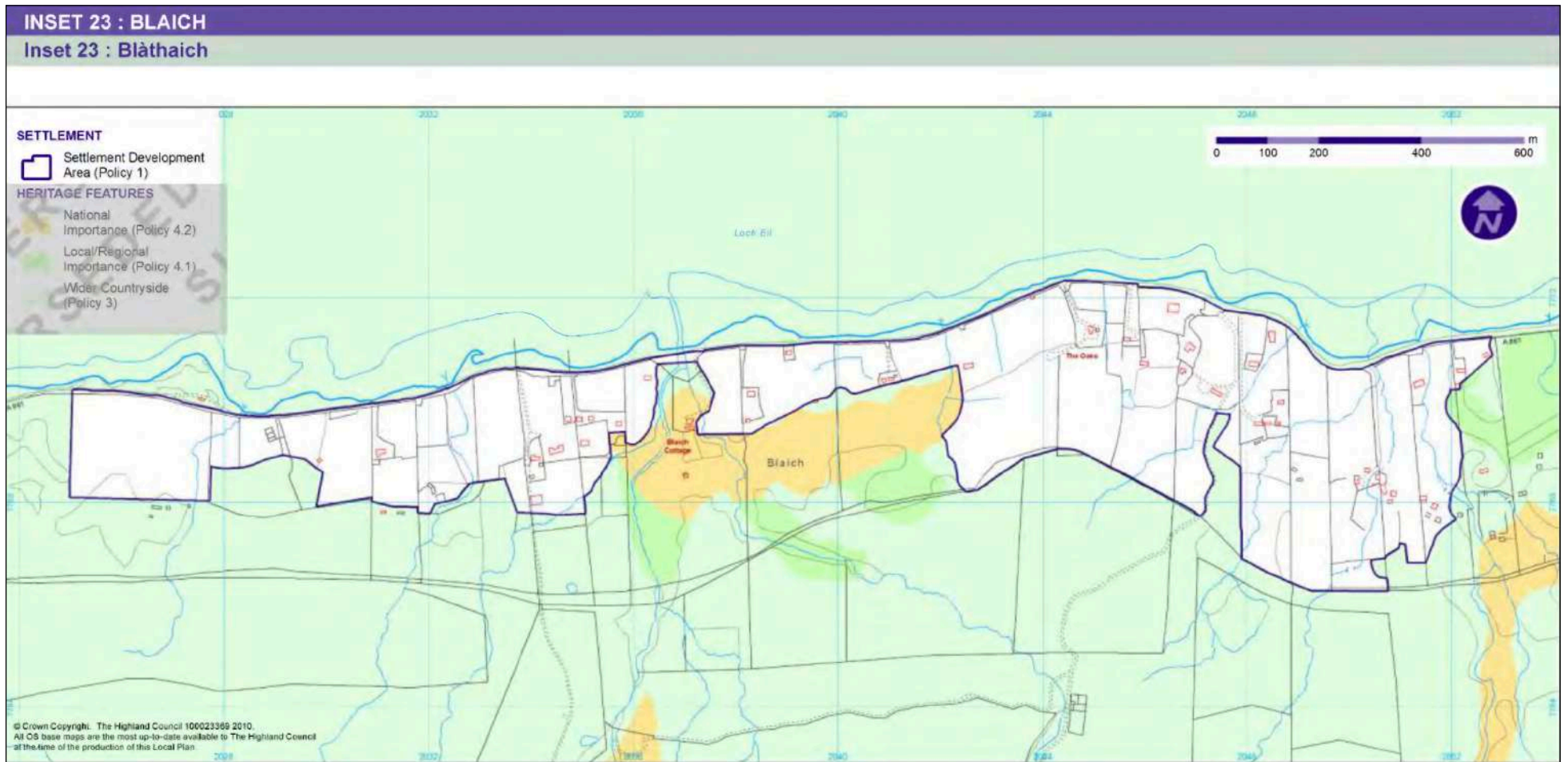
(d) Extract from the *West Highland and Islands Local Plan 2010: Lochaber Settlement Inset 2* (see Figure 9, proposal 18)



(e) Extract from the *West Highland and Islands Local Plan 2010*: Lochaber Settlement Inset 22 (see Figure 9, proposal 18)



(f) Extract from the *West Highland and Islands Local Plan 2010: Lochaber Settlement Inset 23* (see Figure 9, proposal 18)



(g) Extract from the *West Highland and Islands Local Plan 2010*: Lochaber Settlement Inset 25 (see Figure 9, proposal 9)

