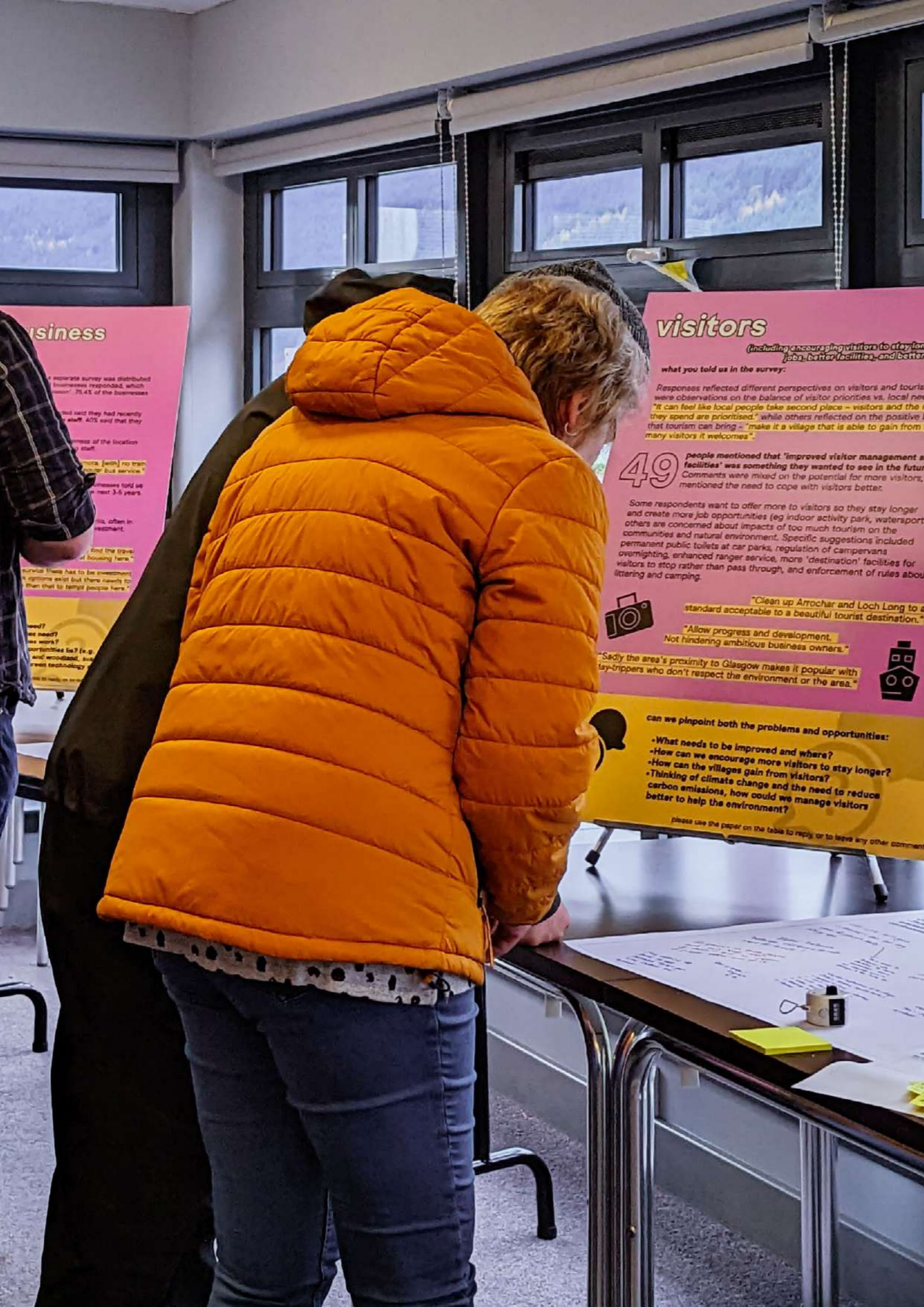


hello

***Arrochar, Tarbet  
& Ardlui  
Local Place Plan***





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- Priority 1: Life in the community
- Priority 2: The environment
- Priority 3: Population & homes
- Priority 4: Getting about
- Priority 5: Visitors
- Priority 6: Jobs & business

5	<b>Next steps</b>	66
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- Something needs to happen!
- Roles & responsibilities
- Resources
- Policy & management changes
- Changes to existing plans & policies

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Community survey results

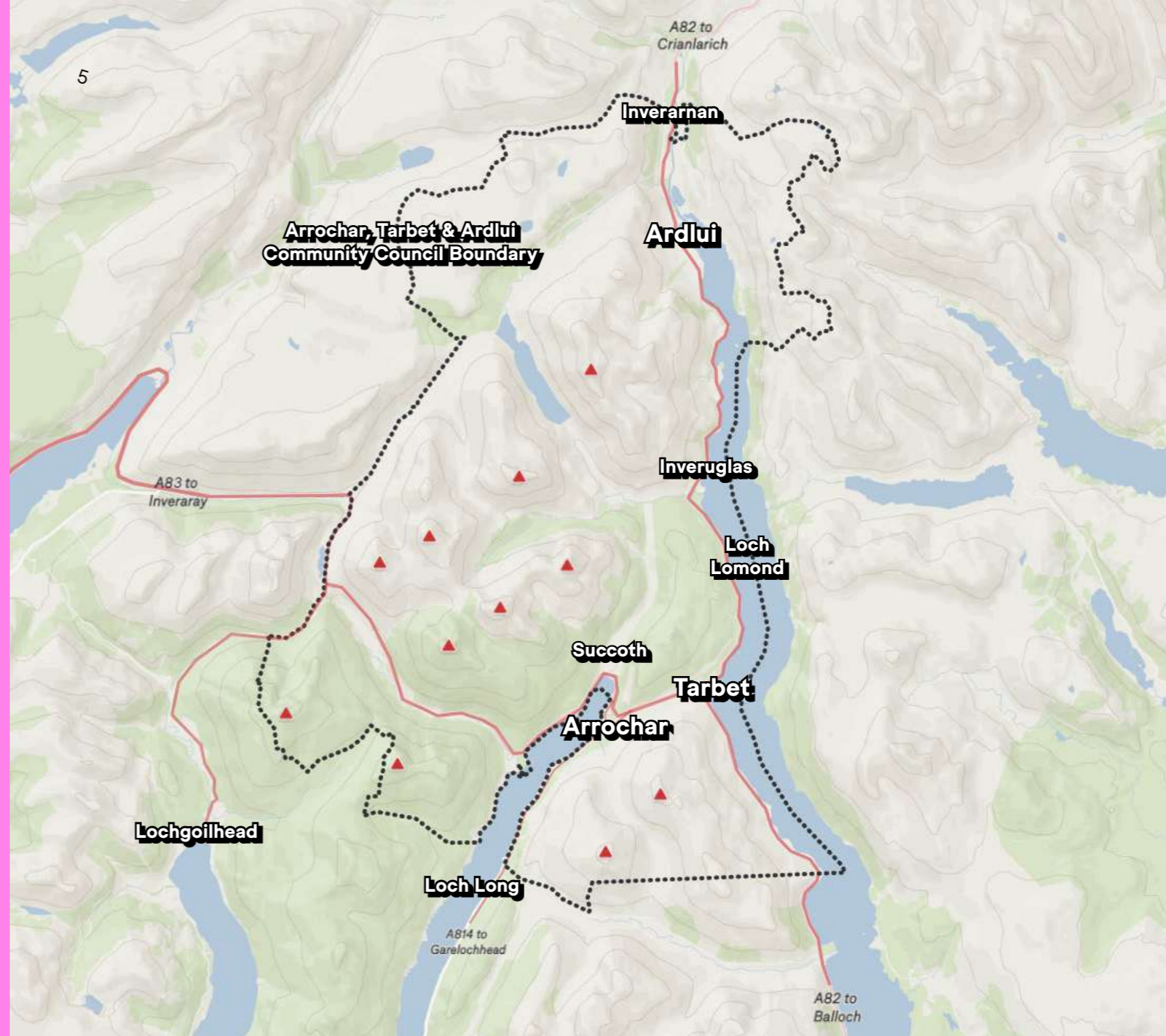


We have prepared an online summary of this Local Plan. To view this summary, visit the URL below, or scan the QR code.

→ [www.bit.ly/three-villages-LPP](http://www.bit.ly/three-villages-LPP)



# Introduction



This Local Place Plan contains our local community's vision for the Arrochar, Tarbet & Ardlui Community Council area (see above map), and priority actions to turn our vision into reality.

The plan is rooted in our local community's own aspirations, gathered through comprehensive engagement activities during 2022 and early 2023.

The purposes of this Local Place Plan are:

- To provide an up-to-date statement of current issues we face and our aspirations for the future, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area (see section 2).
- To express the community's vision, and priorities, aims and actions to deliver that vision collaboratively with other partners (see sections 3 and 4).
- To inform the ongoing review of the Local Development Plan being led by the National Park (see summary at end of section 5).
- To inform public service delivery and investment by the National Park Authority, Argyll and Bute Council, Transport Scotland and other Community Planning Partners (see sections 4 and 5).
- To guide investment and action by local landowners, businesses and community organisations (see sections 4 and 5).

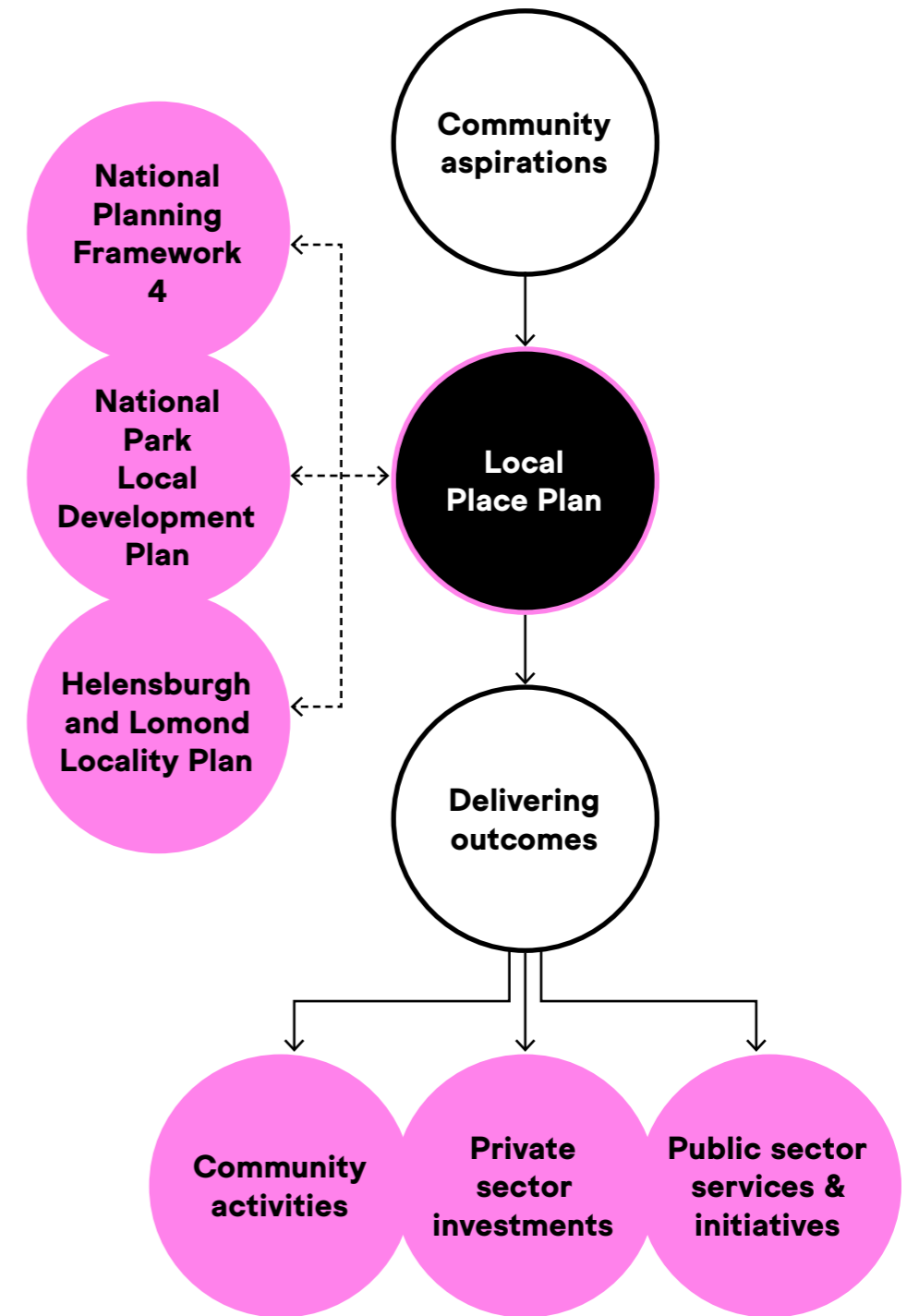
The plan is envisaged as covering a 5-10 year period until approximately 2030. Delivery of the plan must be collaborative, with public bodies, private sector and local community working together for common purpose. Everybody needs to be involved if the plan is to become a reality. Section 5 contains more information about this.

Preparation of this Local Place Plan has been facilitated by Arrochar, Taret & Ardlui Community Council on behalf of the local community. We are grateful to Luss Estates Company and Loch Lomond and the Trossachs National Park for their financial support in preparing this Plan, to the many local people and organisations who have contributed to the plan's preparation, and to Page\Park Architects and Nick Wright Planning for their professional support.

The plan also reflects national planning policy aims of creating sustainable, liveable and productive places as expressed in [National Planning Framework 4](#), as well as taking account of:

- [Loch Lomond and the Trossachs Local Development Plan](#) adopted in 2016
- [West Loch Lomondside Rural Development Framework: Supplementary Guidance, 2017](#)
- [Helensburgh and West Lomond Locality Plan 2017-18](#)
- [Loch Lomond and the Trossachs National Park Plan 2018-2023](#)
- [West Loch Lomond Strategic Tourism Infrastructure Development Framework 2022](#)
- [Draft National Park Partnership Plan 2024-2029, published March 2023](#)

The content of these documents has been taken into account in developing the vision, priorities, aims and actions contained in sections 3 and 4 of this Local Place Plan, alongside the community issues and aspirations summarised in section 2.





(above) examples of the public consultation materials prepared and distributed in summer 2022.

The first step in public consultation was the distribution of a survey in summer 2022. The content and appearance of the survey was guided by an independent steering group, made up of Community Council and Development Trust members, parents of children at the local school, and business owners – among others.

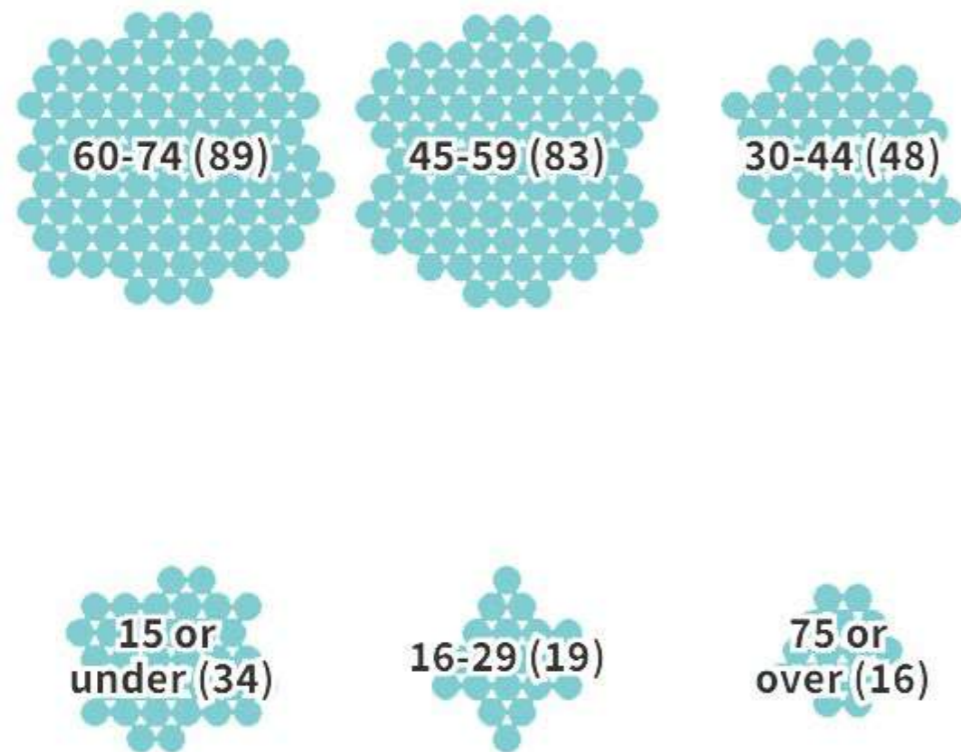
The result was a paper survey that was delivered to every house in the community, with extra copies in public places, and post-boxes to return them in multiple locations. This was accompanied by an online version, which was distributed by QR codes on buses, in shops, on social media, and in the local newspapers.

## Community issues & aspirations

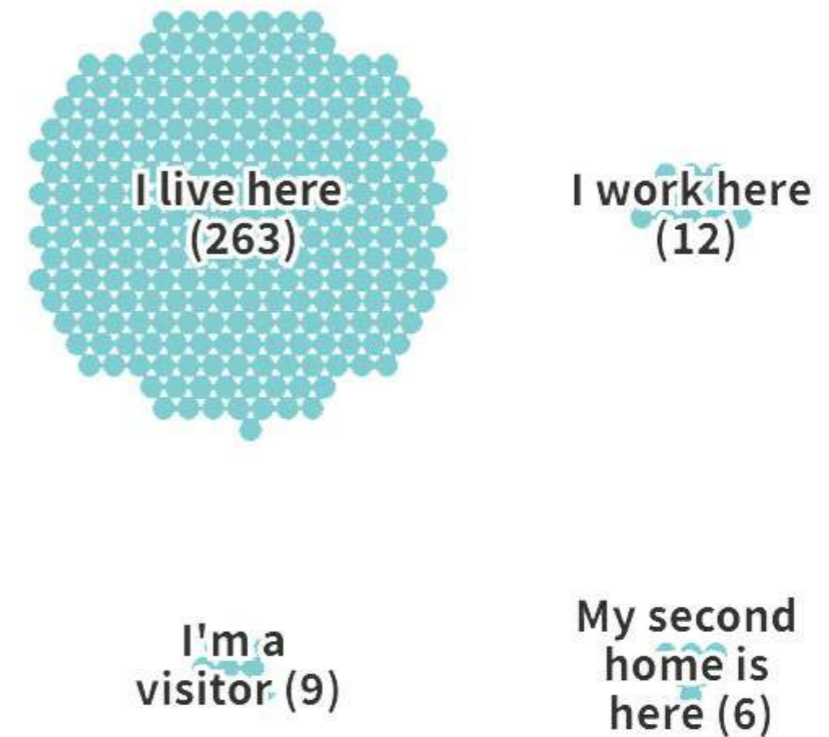
**In total, 293 people shared their aspirations for Arrochar, Tarbet, Succoth & Ardlui, 263 of whom live in the community (the others worked here, were visiting or have a second home here). That means 36% of the local population answered the survey, which is high for a survey of this nature**

The breakdown of responses by age demographic and location within the community council area can be explored in the following diagrams. Each dot represents one survey respondent.

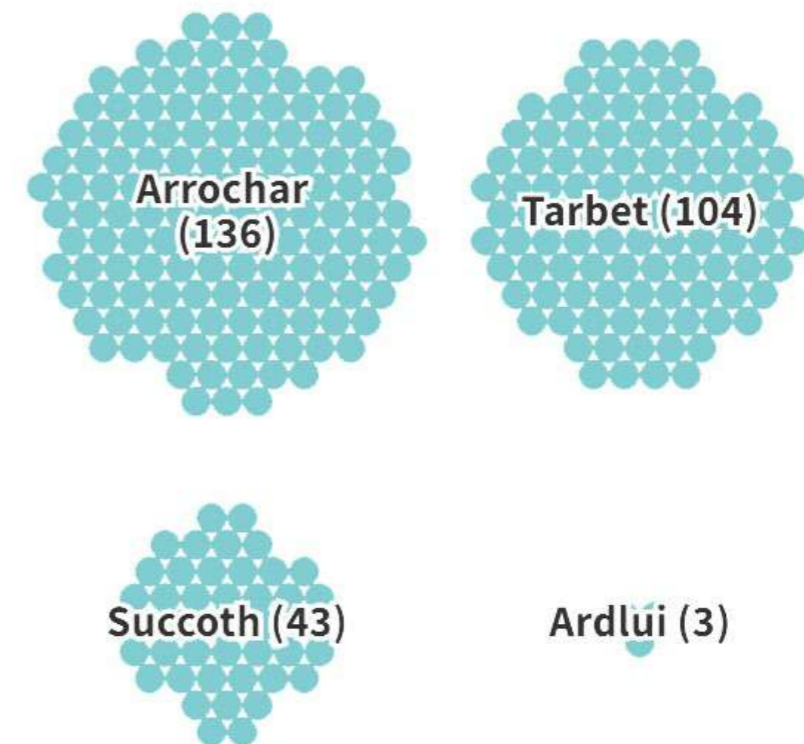
**Question 1  
What age are you?**



**Question 2  
Which of these describes you?**



**Question 3  
Where do you live/work?**

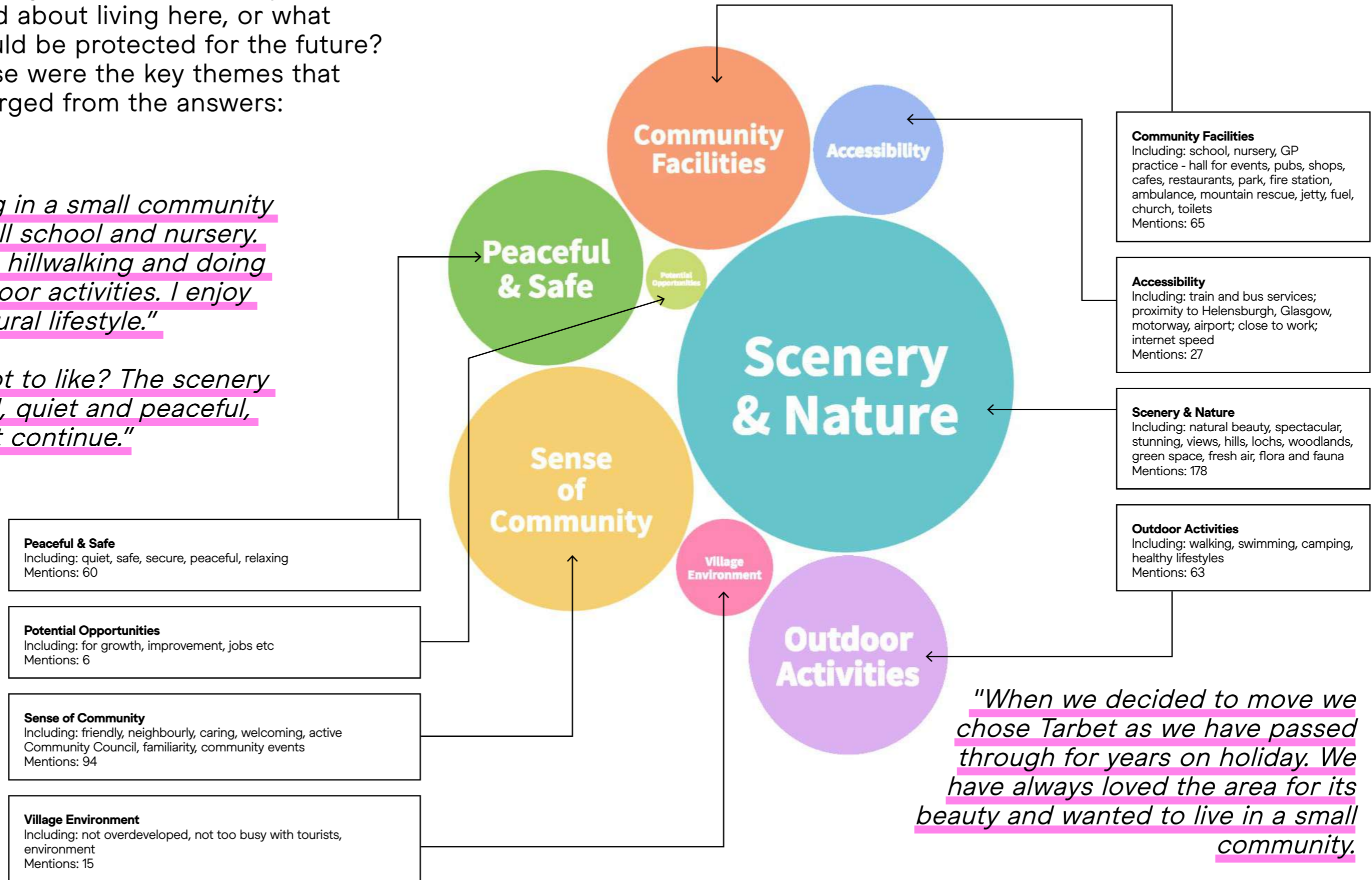


We asked **'what do you like about where you live?'**, for example, what's good about living here, or what should be protected for the future? These were the key themes that emerged from the answers:

*"It's a beautiful part of the world, with potential to be so much more."*

*"I like living in a small community with a small school and nursery. I like going hillwalking and doing other outdoor activities. I enjoy the quiet rural lifestyle."*

*"What's not to like? The scenery is beautiful, quiet and peaceful, long may it continue."*

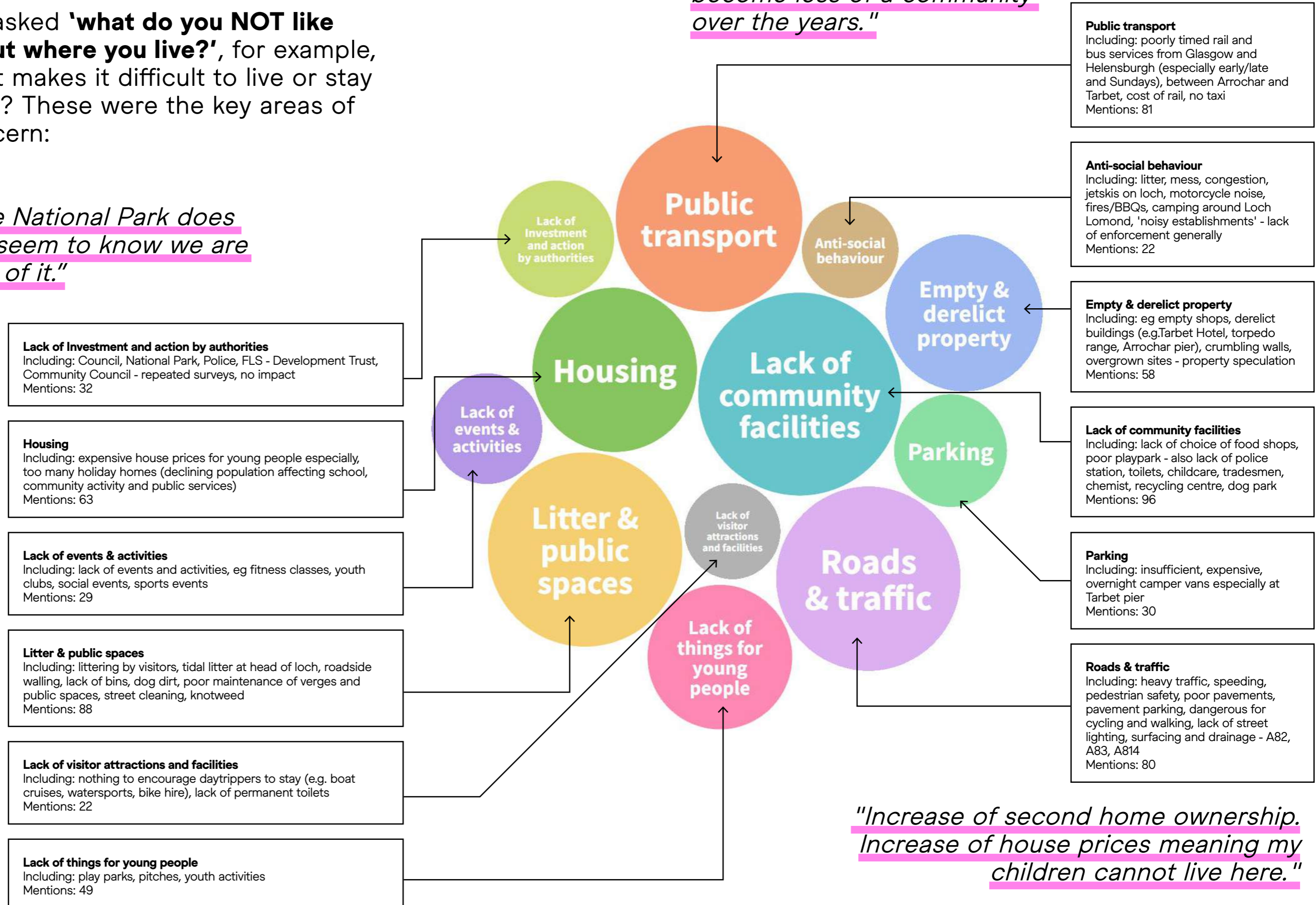


*"When we decided to move we chose Tarbet as we have passed through for years on holiday. We have always loved the area for its beauty and wanted to live in a small community."*

We asked 'what do you NOT like about where you live?', for example, what makes it difficult to live or stay here? These were the key areas of concern:

"The National Park does not seem to know we are part of it."

We have no prettyness about the place at all. Arrochar has become less of a community over the years."



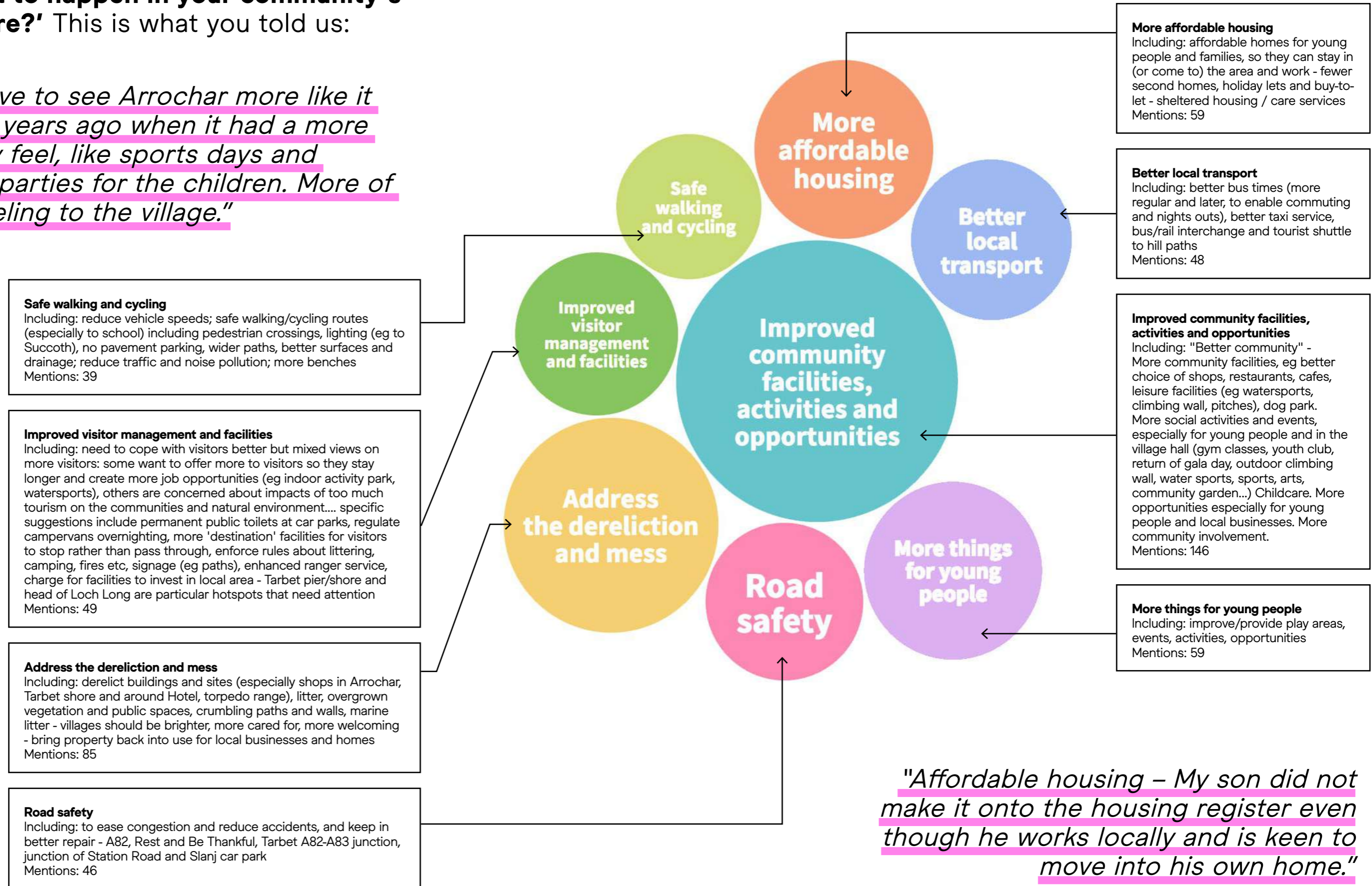
"Increase of second home ownership. Increase of house prices meaning my children cannot live here."



To conclude, we asked **'what do you want to happen in your community's future?'** This is what you told us:

*"I would love to see Arrochar more like it was 30-40 years ago when it had a more community feel, like sports days and Christmas parties for the children. More of a family feeling to the village."*

*"Investment by council and businesses to make the area a draw for tourists and a vibrant community for residents."*



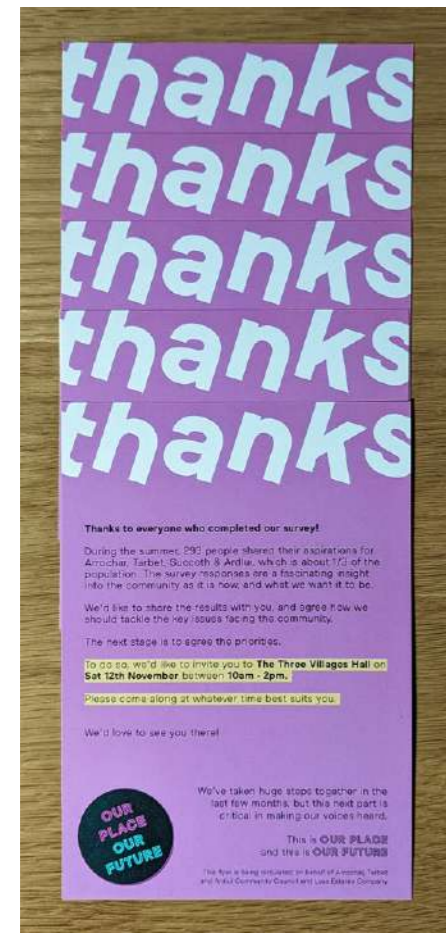
*"Affordable housing – My son did not make it onto the housing register even though he works locally and is keen to move into his own home."*

12th November 2022

### First community drop-in session

Following completion of the survey, the Community Council and consultant team invited the community to the Three Villages Hall in Arrochar to share the survey results, and agree what the priorities should be.

Flyers and posters were placed locally advertising the event.



14th January 2023

### Second community drop-in session

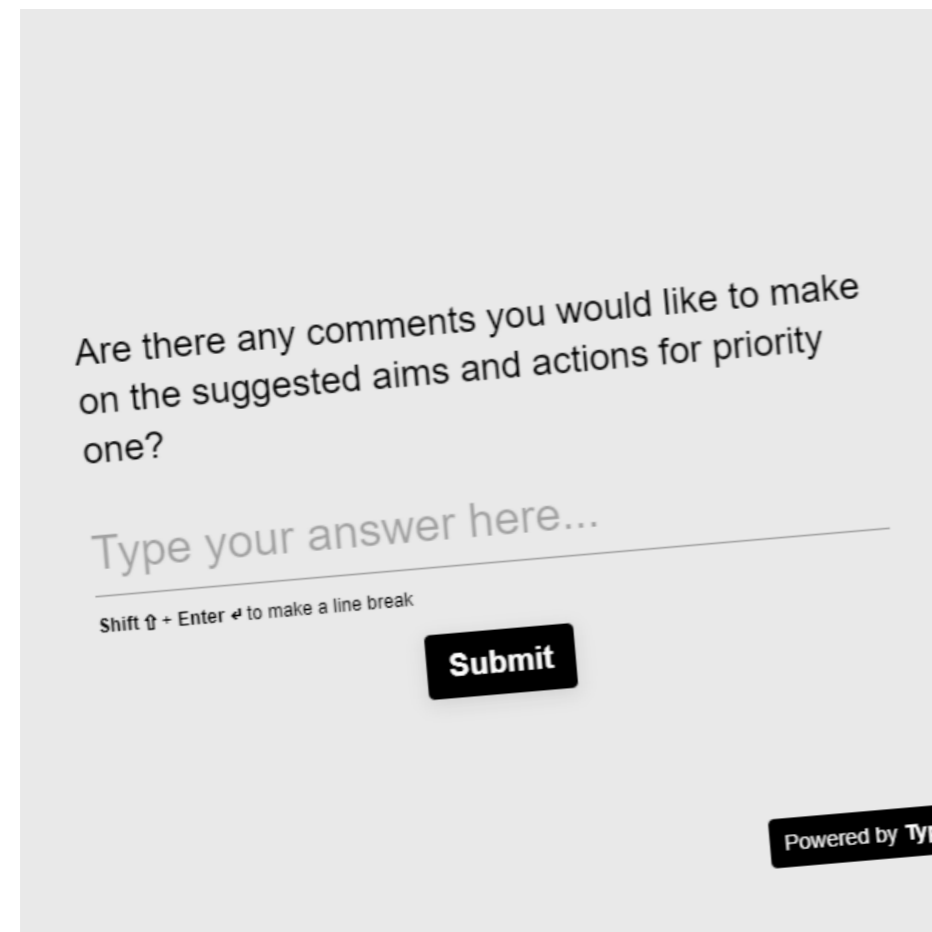
A second drop-in session for the community was held in December 2022. Using the priorities identified in the first session (and the results of the survey), the second event suggested aims and actions for the Local Place Plan, and invited the public to comment on anything missed, or anything that might be achieved by a better means.

Feb - March 2023

### Consultation on the draft Plan

Community consultation on the draft Local Place Plan ran from the 23rd of February until the 24th March with the public being invited to comment using a dedicated website.

Printed copies were available in the Three Villages Hall, and publicised at the Warm Safe Spaces twice-weekly event programme in the Hall. Printed copies of a summary version of the draft Plan were also available locally.



People were asked if they would like to make any comments on the suggested aims and actions for each of the six priority areas. There were 165 visits to the webpage containing the draft Plan during the consultation period, and the priorities themselves received 11 comments.

This Local Place Plan has been updated from the draft iteration to reflect comments received on its content.

In parallel with the community consultation, statutory Information Notices were emailed by the Community Council to local Ward Councillors, adjacent Community Councils and others on 23rd of February. Recipients were given until the 24th March to comment.

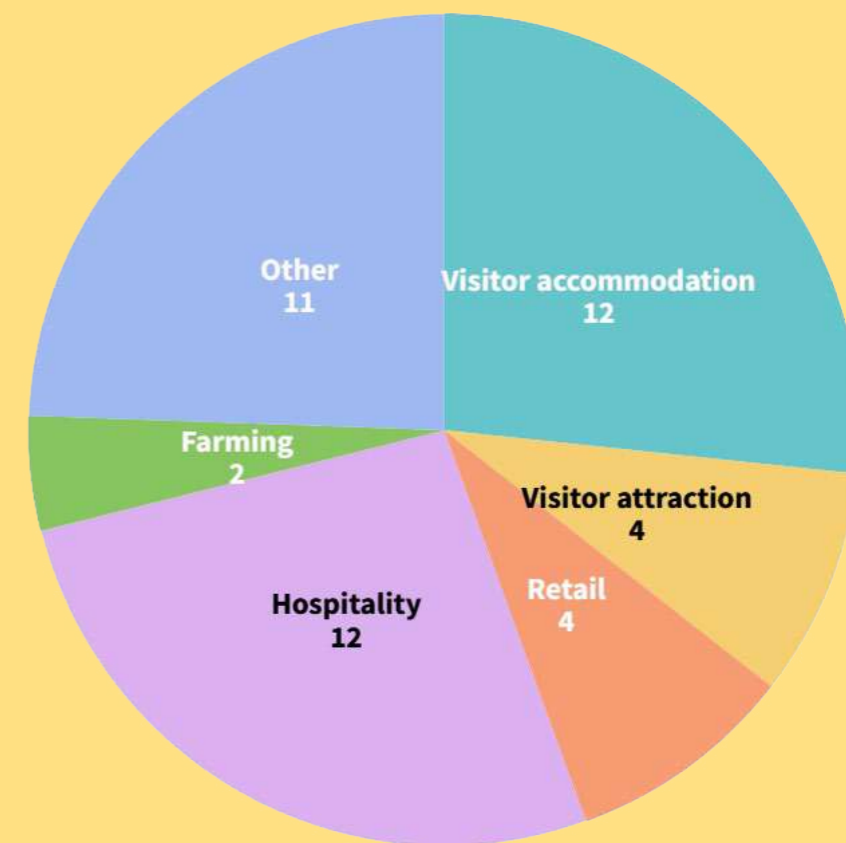
# business survey

In parallel with the community survey, a separate survey was distributed to businesses in West Loch Lomond. The survey asked business owners and operators a range of questions, on subjects including: staffing, recruitment, COVID, and how their business might be better supported in the future.

We have received **38 responses** in total. The responses are a vital insight into the challenges faced by business operators in the area, and their prospects and aspirations for the future.

Responses have been received from a variety of business types, most of whom (75.4%) are in the tourism sector (i.e. visitor attraction, accommodation, retail, and hospitality):

**Other includes:**  
Forestry/  
landscape; Trade/  
construction/  
building services;  
Consultancy; Care/  
social services;  
Renewable energy;  
Village Hall; Fuel  
Station; Artist;  
Diversified rural  
estate; Private  
Club; and Carpark

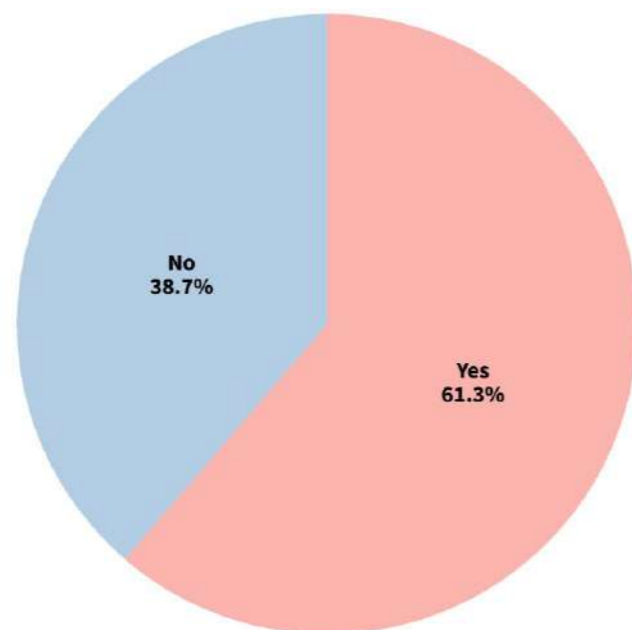


# Staffing & Recruitment

'Out-of-season', the businesses who responded employ a total of **564** people. This number increases to **988** 'in-season'.

Only 26% of staff working in these businesses live within the villages of Luss, Arden, Arrochar, Tarbet and Ardlui. Around half of staff live within 10 miles of their place of work.

We asked businesses 'Have you experienced issues in staff recruitment and availability recently?'



**61.3% of businesses answered yes, and 38.7% answered no.**

40% of businesses said that they can't find staff locally which is linked to the lack of available local workforce.

30% of business respondents said that the remoteness of the location and poor public transport were factors in recruiting staff.

22% of business respondents said that the lack of local, affordable housing was a factor in recruiting staff.

Comments from owners and operators included:

"People unwilling to travel up the lochside."

"Lack of local staff and other people to take up positions."

"They think the location is remote, no train service or regular bus service."

# Turnover, COVID Impact & Growth

Of the businesses who responded, 25% generate a turnover in excess of £1m and 75% are a range of smaller/medium sized businesses generating turnover of less than £1m.

Interestingly some businesses have traded better since COVID whilst others have suffered. This may be down to some businesses being able to be flexible and trade outdoors and take advantage of increased outdoor visitors since COVID.

**34%** of businesses surveyed have experienced an **increase** in trade since COVID.

**42%** of businesses surveyed have experienced a **decrease** in trade since COVID.

There is a positive and healthy outlook in terms of future business' growth.

Of the survey results, 65% of the businesses said they were planning to invest and develop in their business in the next 3-5 years

40% of businesses plan to increase staff in the next 3-5 years.

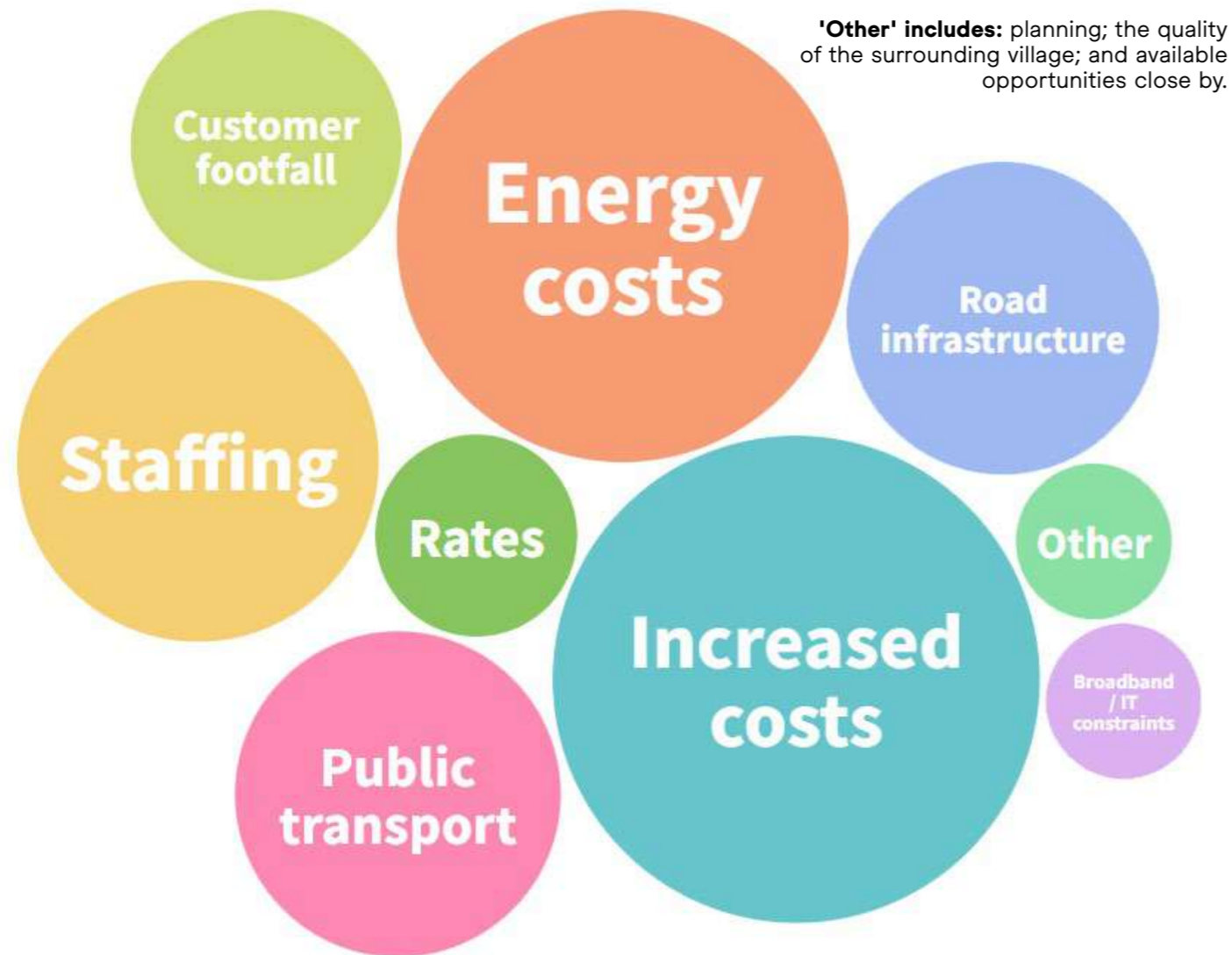
# Confidence in the future

**Generally, most businesses felt confident about their future in this location.** When asked to rate their confidence on a scale from 1 (not confident) to 5 (very confident), 67.7% ranked it 4 or 5.

Nobody ranked it as a 1.

# Challenges & Help

**We asked businesses what the main challenges or constraints facing the business were?**



**'Other' includes:** planning; the quality of the surrounding village; and available opportunities close by.

The size of the circles is proportional to the number of responses

Increased running costs and the rising costs of energy are key challenges to businesses.

90% of businesses highlighted increased running costs as a key challenge.

79% of business highlighted increased energy costs as a key challenge.

**And finally, we asked businesses what would help them?**



**Other includes:** more taxis for guests; more volunteers; an increase in the number and range of surrounding businesses; and grant funding.

53% of businesses said changes in visitor management. 47% of businesses said that Business Support would help their business.

# what's the story in Arrochar, Tarbet & Ardlui?

We've combined what you told us in the survey with our economic research, and what local businesses told us, to draw the bigger picture of the issues within the community, and how they interact ...

## FAILURE TO CAPITALISE ON THE VISITORS PASSING THROUGH

**47k** walkers each year climb the Cobbler from Succoth car park - more than walk the West Highland Way.

*"There is a huge potential market in the walkers and others who come to the area for their leisure pursuits, [but] there is no reason for them to stay, no shops to browse or events."*

## LACK OF DIVERSITY IN BUSINESS AND EMPLOYMENT

75% of business survey respondents are in the tourism sector (i.e. visitor attraction, accommodation, retail, and hospitality). As of the 2011 census, the accommodation and food service activities sector accounted for 30% of the workforce in Tarbet and 40% in Arrochar.

From the community survey:

*"For our community to survive there has to be investment for work. Hotel work options exist but there needs to be more to tempt people here."*

## IMPACT ON BUSINESSES AND RECRUITMENT

**61%** of businesses surveyed told us they've had staff recruitment and availability issues recently.

**30%** said that the remoteness of the location and poor public transport were factors.

*"They think the location is remote, with no train service or regular bus service."*

contributing to ...

contributing to ...

## HOUSE PRICE INCREASES

The average value of property transactions between 2019 and 2021 **increased by 71%** (to £235k). Tarbet experienced an equivalent **73%** increase (to £266k).

The increase in wider Argyll & Bute was 6% (£194k).

## EFFECT ON LOCAL WAGE LEVELS

Lower paid and tourism related workers' salaries have not increased at the same rate as inflation. In fact, between 2008 and 2019 salaries in the accommodation and food sector (in Argyll & Bute) decreased by 13.6%, in real terms.

## LOCALS ARE BEING OUTBID FOR PROPERTY

Demand for housing from purchasers living outside the National Park, who can outbid locals, is a prevailing trend.

*"I have been working here for over a year now and find the travel is very difficult. I found it impossible to get housing here."*

*"Increase of house prices means my children cannot live here."*

*"Too many houses being bought for AirBnB, pushing prices out of reach for local people"*

**In the community survey, 63 people expressed negative opinions around 'housing'**. Observations included expensive prices, too many holiday homes, and the effect of a declining population on schools, community activities and public services.

## HOME OWNERSHIP TRENDS

In the last five years, we believe

**77%**

of owner-occupied properties which passed through the housing market **became** either holiday lets or second homes. Only **21%** of these homes continued to be owner-occupied.

This is the result of a research exercise carried out against the last 78 open-market transactions. The occupancy profile was established for 47 of these, or 61%.

The last five years demonstrate a swing of:

**- 15 owner-occupied first homes and + 19 holiday lets/AirBnBs**

## INCREASE IN DERELICTION & MESS

Over recent years, increasing numbers of sites and buildings are lying vacant or derelict for long periods of time. **85** people said 'addressing the dereliction and mess' was something they wanted in the future, making the villages brighter, more cared for, more welcoming - and bringing property back into use for local businesses and homes.

*"Village looks unkempt and unloved, with walls that are falling down, boarding covering land to stop parking and overgrown vegetation"*

*"Tourism in Tarbet has grown significantly but has poor parking and visitors bring issues with litter"*

*"Stop landowners buying land and leaving it to rot."*

*"Insist owners of empty property are made to keep them aesthetically acceptable"*

## HARDER TO MAINTAIN COMMUNITY FACILITIES

For example, the challenge of finding enough volunteers, even though **146** people told us that 'improved community facilities, activities and opportunities' was something they hoped for.

## LESS AND LESS FOR YOUNG PEOPLE AND FAMILIES

**49** times 'lack of things for young people' was mentioned by the community, including play parks, pitches, and activities.

## THE CHALLENGE OF GETTING AROUND WITHOUT A CAR

**81** people told us that 'public transport' was something they disliked, mentioning poor and costly rail and bus services, getting between Arrochar and Tarbet, and lack of taxis.

## DEMOGRAPHIC CHANGE AND DEPOPULATION

In direct contrast to the 1.8% positive population growth in Scotland as a whole, the population of Argyll & Bute Council is expected to decline in the 2018-2028 period by 5.9%. Though 2021 census data is not yet published, it is expected this trend will be similar, if not worse, in Arrochar and Tarbet, exacerbated by the increase in holiday lets.

## FALLING SCHOOL ROLL

Arrochar Primary currently has 47 pupils, less than 50% of capacity. Its school roll reduced by 10% between 2015-2020.





**A vision for 2030**

The challenge facing the local community is how to tackle deep-seated issues around housing, jobs, vacant and derelict property, and the impacts of trunk road traffic with limited capacity and resource - and the need for public authorities and private landowners to play their part.

Tackling that challenge, and creating a sustainable and thriving community into the future, requires positive interventions designed to:

**1. PUT THE COMMUNITY FIRST**

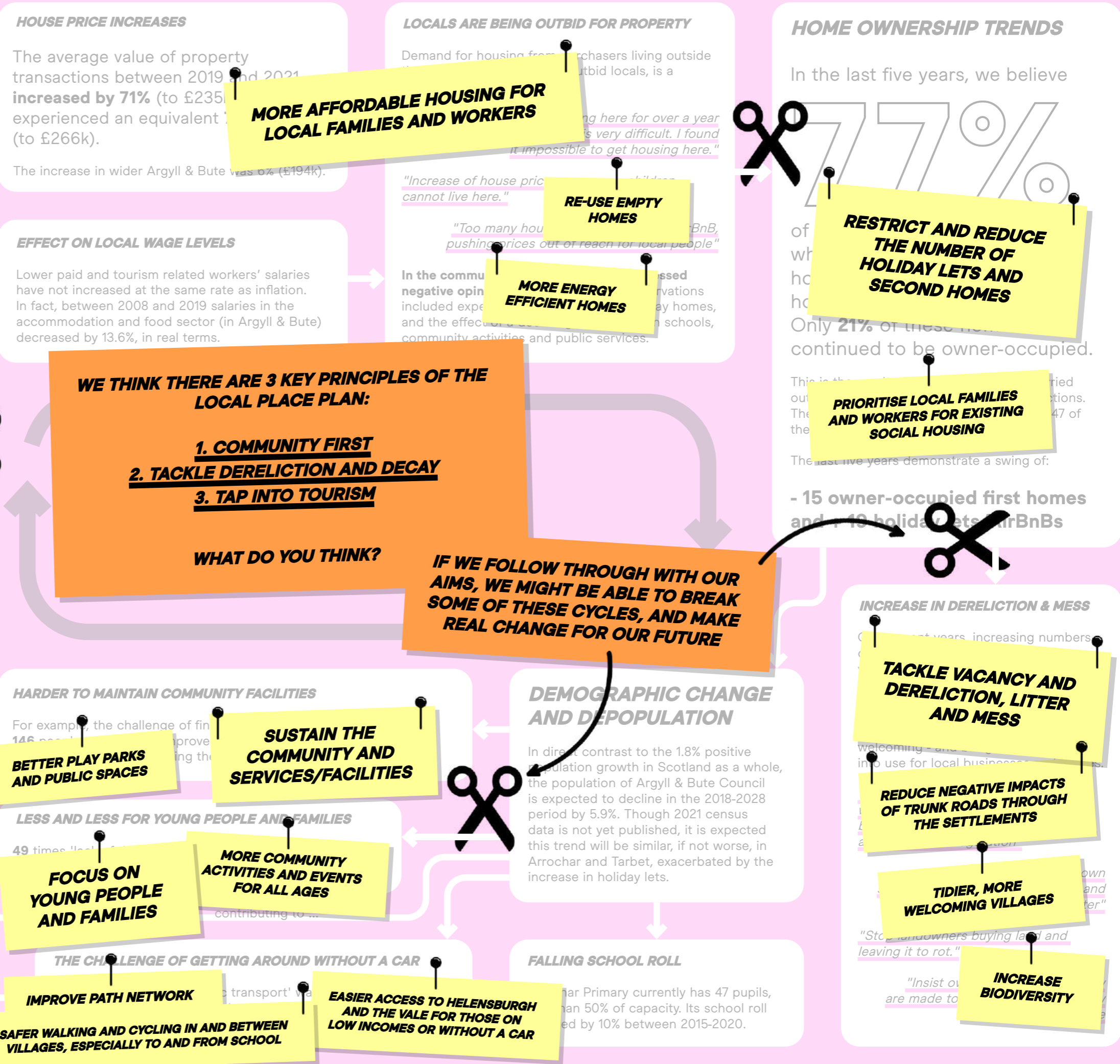
**2. TACKLE DERELICTION AND DECAY**

**3. TAP INTO TOURISM**

The following spread illustrates how the aims and actions of the Local Place Plan might tackle some of the issues identified by the community, and start to break the cycle currently happening.

The **AIMS & ACTIONS** on the yellow notes are expanded upon in the next section (4), 'priority actions'.

how can the aims and actions put forward by the Local Place Plan break the cycle that's currently happening?



**HOUSE PRICE INCREASES**  
 The average value of property transactions between 2019 and 2021 increased by 71% (to £235k) compared to 2015-2017, which experienced an equivalent increase of 10% (to £266k).  
 The increase in wider Argyll & Bute was 6% (£194k).

**LOCALS ARE BEING OUTBID FOR PROPERTY**  
 Demand for housing from purchasers living outside the area, is pushing up prices in outbid locals, is a significant issue for many communities.  
 "Increase of house prices has made it very difficult for local people to buy here for over a year. It's very difficult. I found it impossible to get housing here."  
 "Too many holiday homes, pushing prices out of reach for local people"

**HOME OWNERSHIP TRENDS**  
 In the last five years, we believe only 21% of these homes continued to be owner-occupied. This is a significant change from the 47% of the previous five years. The last five years demonstrate a swing of:  
 - 15 owner-occupied first homes and  
 - 19 holiday lets/BnBs

**EFFECT ON LOCAL WAGE LEVELS**  
 Lower paid and tourism related workers' salaries have not increased at the same rate as inflation. In fact, between 2008 and 2019 salaries in the accommodation and food sector (in Argyll & Bute) decreased by 13.6%, in real terms.

**RE-USE EMPTY HOMES**  
**MORE ENERGY EFFICIENT HOMES**  
 In the community consultations, negative opinions included expense of holiday homes, and the effect on schools, community activities and public services.

**WE THINK THERE ARE 3 KEY PRINCIPLES OF THE LOCAL PLACE PLAN:**  
 1. COMMUNITY FIRST  
 2. TACKLE DERELICTION AND DECAY  
 3. TAP INTO TOURISM  
 WHAT DO YOU THINK?  
 IF WE FOLLOW THROUGH WITH OUR AIMS, WE MIGHT BE ABLE TO BREAK SOME OF THESE CYCLES, AND MAKE REAL CHANGE FOR OUR FUTURE

**FAILURE TO CAPITALISE ON THE VISITORS PASSING THROUGH**  
 4...  
**PROVIDE MORE REASONS FOR VISITORS TO STOP AND SPEND MONEY**  
**CAPITALISE ON NATURAL ASSETS (E.G. MOUNTAINS AND LOCHS) FOR ENVIRONMENTALLY-RESPONSIBLE TOURISM**

**LACK OF DIVERSITY IN BUSINESS AND EMPLOYMENT**  
 75% of the...  
**GREATER RANGE OF WORK & BUSINESS OPPORTUNITIES & CAREERS FOR LOCAL PEOPLE**  
 "For our community to survive there has to be investment for work. Hotel work options exist but there needs to be more to tempt people here."

**HARDER TO MAINTAIN COMMUNITY FACILITIES**  
 For example, the challenge of finding 146 people...  
**BETTER PLAY PARKS AND PUBLIC SPACES**  
**SUSTAIN THE COMMUNITY AND SERVICES/FACILITIES**

**DEMOGRAPHIC CHANGE AND DEPOPULATION**  
 In direct contrast to the 1.8% positive population growth in Scotland as a whole, the population of Argyll & Bute Council is expected to decline in the 2018-2028 period by 5.9%. Though 2021 census data is not yet published, it is expected this trend will be similar, if not worse, in Arrochar and Tarbet, exacerbated by the increase in holiday lets.

**IMPACT ON BUSINESSES AND RECRUITMENT**  
 61% of businesses surveyed told us they've had staff recruitment...  
**TRANSPORT IMPROVEMENTS FOR WORKERS FROM OUTWITH THE COMMUNITY**  
 30% said...  
 "They think the location is remote, with no train service or regular bus service."

**LESS AND LESS FOR YOUNG PEOPLE AND FAMILIES**  
 49 times...  
**FOCUS ON YOUNG PEOPLE AND FAMILIES**  
**MORE COMMUNITY ACTIVITIES AND EVENTS FOR ALL AGES**

**INCREASE IN DERELICTION & MESS**  
 Over the last few years, increasing numbers...  
**TACKLE VACANCY AND DERELICTION, LITTER AND MESS**  
**REDUCE NEGATIVE IMPACTS OF TRUNK ROADS THROUGH THE SETTLEMENTS**  
**TIDIER, MORE WELCOMING VILLAGES**  
 "Stagnant owners buying land and leaving it to rot."  
**INCREASE BIODIVERSITY**  
 "Insist on... are made to..."

**THE CHALLENGE OF GETTING AROUND WITHOUT A CAR**  
**IMPROVE PATH NETWORK**  
**SAFER WALKING AND CYCLING IN AND BETWEEN VILLAGES, ESPECIALLY TO AND FROM SCHOOL**  
**EASIER ACCESS TO HELENSBURGH AND THE VALE FOR THOSE ON LOW INCOMES OR WITHOUT A CAR**

# what effect can we have?

We believe our aims can meaningfully and positively affect our community. To illustrate how, we've created three typical residents, reflecting the range of survey responses:



**Katy**  
new parent  
age 27

*I don't have a car, so I find getting around with my wee boy to be a bit of a challenge. It's good having a train station, but the walk along that road is far too dangerous. I worry what we're going to do once he starts school. It's a safe place to raise children, although the play park could be better, and there aren't many options for childcare either. Better facilities for kids and safer walking would relax me when it comes to taking him out, and also allow me to explore job opportunities by train, maybe in Dumbarton - especially if they improved the schedule.*

*I've lived my whole life in Tarbet, and now I'm ready to leave school, I'd like to stay here - at least for a few more years! I've worked in the hotel before, but I'd like to do something different, maybe outdoors? More work opportunities would be great for me to find something I'm interested in, and might become my career. If I can safely cycle to work, even better! I'd also love to eventually buy my own house here, but it's so hard to compete. If I can find a way to stay, I want to become more involved in making this a fun place for young people to live.*



**Adam**  
school leaver  
age 17



**Beth**  
retiree  
age 68

*We moved to Succoth almost twenty years ago. We used to climb the Cobbler a couple of times a year, but I'm not physically able to these days. We like socialising though, so we're going to help out with more events in the hall - it's a great way of meeting folk. My husband is slow on his feet, so with the narrow pavements and heavy traffic through the village, you take your life in your hands crossing the road. And we really notice the state that parts of the villages have gotten into. The landscape is beautiful - there's no reason we can't tidy up the villages to be just as attractive!*



## Priority actions

This section of the plan contains six priority areas, each with aims and actions. The six priority areas directly reflect the concerns and aspirations expressed in the community survey:

1. *Life in the community*
2. *The environment*
3. *Population and homes*
4. *Getting about*
5. *Visitors*
6. *Jobs and business*

There are many overlaps between the priority areas, all of which are closely inter-related. For example:

- Improving the environment will encourage more visitors to stop, and that will create more job and business opportunities for local people.
- The lack of affordable homes for families, young people and workers impacts on life in the community by threatening the sustainability of the school, other public services and volunteer-run groups, and makes it difficult for businesses to find workers and for local people to find jobs.

The actions proposed under each priority should be seen as flexible. If opportunities present themselves for additional actions, they should be supported if they contribute to the plan's strategic vision in section 3.

To help guide implementation of the actions proposed below, each one is accompanied by notes that should be used as a 'brief'. For example, the action to improve play areas contains notes relating to regular repairs, selective replacement of equipment, catering for all ages and abilities, recognising wet weather and dark winter conditions, and involving local children in the process.

# priority one life in the community

40

Sense of community is really important to us: we are a friendly, neighbourly, caring community with an active Community Council. But our community facilities have been whittled away over the years: sports and recreation facilities, playparks, local presence of police, local authority, National Park, Transport Scotland, Forestry and Land Scotland etc, shops, tradesmen and so on. For children and teenagers, the lack of things to do and places to go is particularly marked. We need better facilities and more activities for people of all ages if we are to thrive as a community.

*"I would love to see Arrochar more like it was 30-40 years ago when it had a more community feel."*

[comment from the public consultation]



41



## **WHAT WE WANT TO ACHIEVE:**

- 1. MORE COMMUNITY ACTIVITIES AND EVENTS FOR ALL AGES.**
- 2. BETTER PLAY PARKS AND PUBLIC SPACES.**
- 3. FOCUS ON YOUNG PEOPLE AND FAMILIES.**

## WHAT ACTIONS WE NEED TO TAKE ...

### Retain vital community facilities - use them or lose them!

- Primary School and Nursery (ideally with after-school childcare too).
- Surgery.
- Railway stations.
- Shops, cafes and hotels.
- Green spaces and play areas.
- Three Villages Hall.
- Churches.
- Fire & ambulance stations, Mountain Rescue Post.

### Support and organise more activities in the Three Villages Hall

- Encourage more people to organise and participate in activities and clubs for all ages – e.g. playgroups, after-school childcare, youth club like [Garelochhead Route 81](#), fitness classes, walking football, bowling, coffee mornings etc.
- Keep open for longer hours as a welcoming indoor public space (likely to need paid support or more volunteer capacity)

### Invest in play parks and public spaces

- Tarbet pier area - improve greenspace for local community use as well as visitor facilities.
- Improve play parks in Arrochar and Tarbet, create new play park in Succoth:
  - Play facilities and equipment for all ages: children, teenagers and adults.
  - More natural and adventure play equipment.
  - Varied recreational activities such as multi use games area, all-weather facilities, pump track and dog exercise area.
  - Shelters for inclement weather.
  - Access paths and bridges.
  - Rolling programme of repairs and selective replacement to keep the play parks 'fresh'.
  - Involve local children in the process.
- Maintain and upgrade public green spaces – e.g. add kickabout areas, basketball hoops, benches and community growing, repair stone walls like head of Loch Long car park.

### Establish community fund

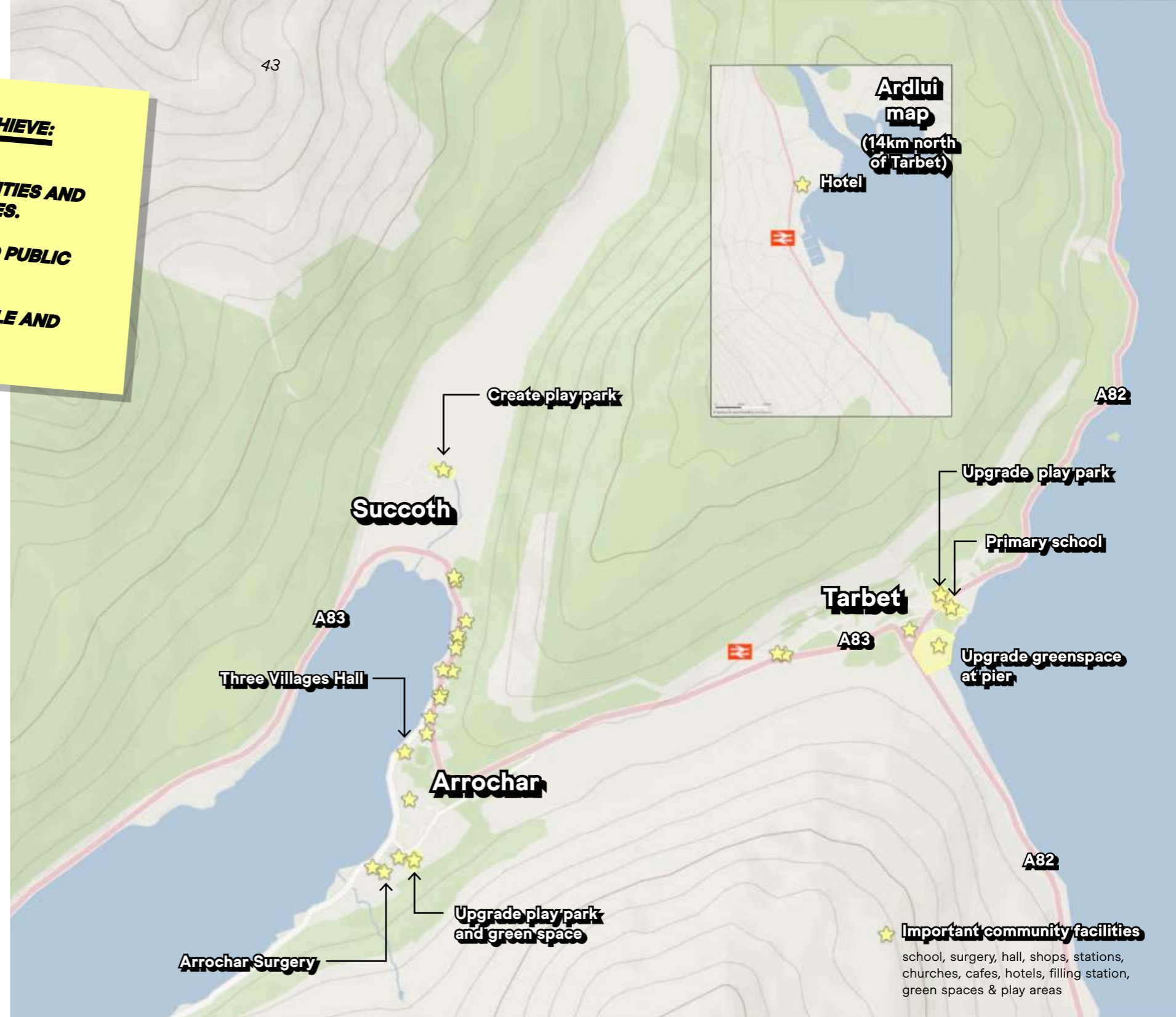
- To contribute to implementation of this plan.
- Explore different sources of income such as visitor tax, parking levy, renewable energy generation, contributions from businesses and developers.
- Could be managed through the local Development Trust and Community Council.

#### WHAT WE WANT TO ACHIEVE:

**1. MORE COMMUNITY ACTIVITIES AND EVENTS FOR ALL AGES.**

**2. BETTER PLAY PARKS AND PUBLIC SPACES.**

**3. FOCUS ON YOUNG PEOPLE AND FAMILIES.**



*"Clubs haven't opened again after COVID. Our kids did climbing wall, Cubs, karate, but now there is nothing."*

*"It can feel like local people take second place – visitors and the money they spend are prioritised."*

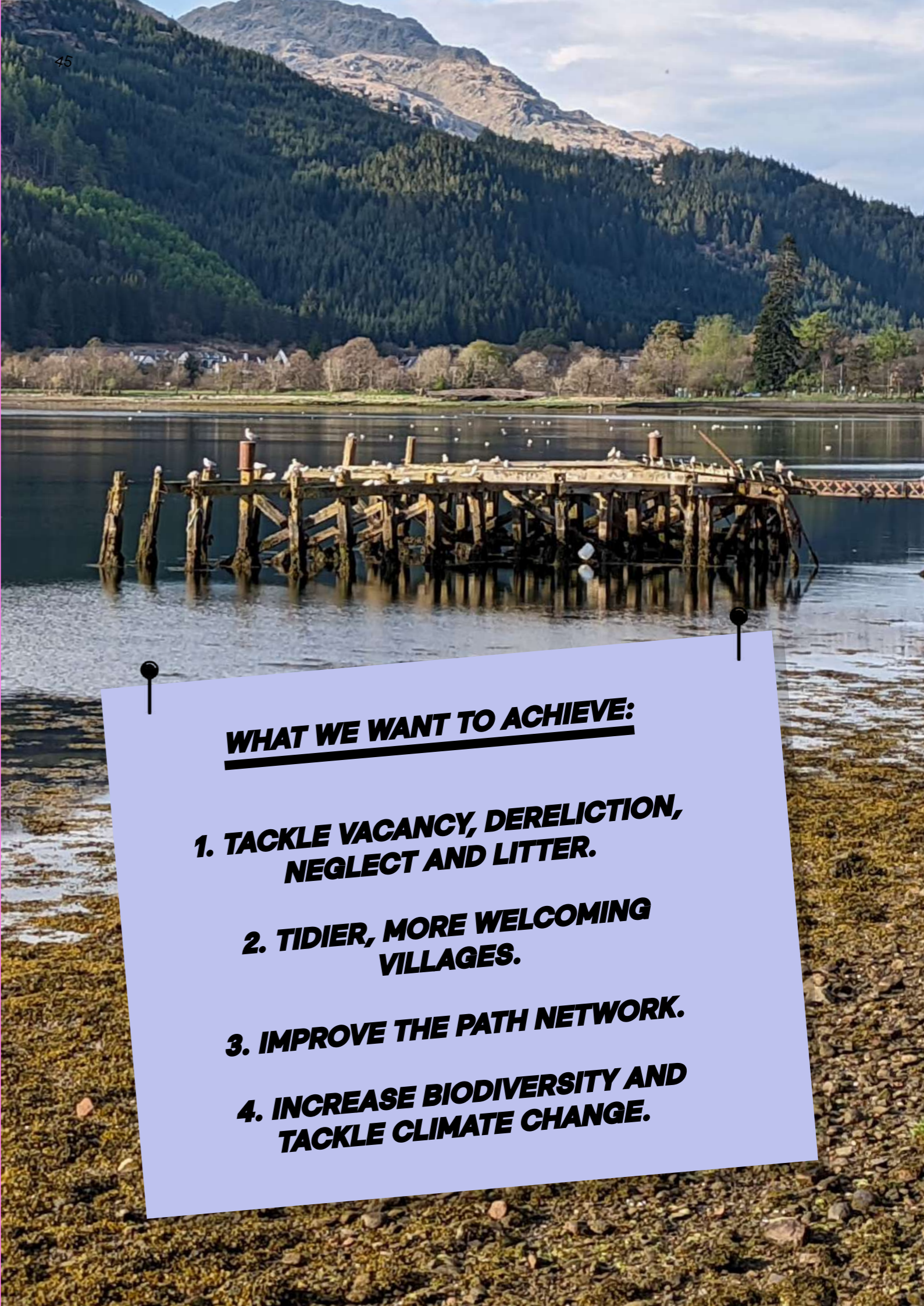
# priority two

# the environment

As a community, we love our local environment. The hills, lochs and nature are among the things we value most about living here, attracting visitors from near and far as you would expect in a National Park.. But our villages and lochsides are blighted by neglect, derelict sites and vacant property, much of which has remained unchanged for many years. This needs to change. Landowners need to step up to the mark, and public authorities need to use the powers and resources at their disposal.

"Derelict buildings everywhere."

[comments from the public consultation]



## **WHAT WE WANT TO ACHIEVE:**

- 1. TACKLE VACANCY, DERELICTION, NEGLECT AND LITTER.**
- 2. TIDIER, MORE WELCOMING VILLAGES.**
- 3. IMPROVE THE PATH NETWORK.**
- 4. INCREASE BIODIVERSITY AND TACKLE CLIMATE CHANGE.**

## WHAT ACTIONS WE NEED TO TAKE ...

### Tackle derelict sites and buildings

- Bring empty buildings back into use (commercial and residential properties)
- Tidy up vacant and derelict sites and buildings, including stone walls, neglected or unfinished buildings, fences, ground conditions, vegetation, drainage and so on).
- See priorities on map.
- Redevelop derelict sites in line with this Local Place Plan's aspirations and the Local Development Plan (see Priority 6: Jobs and business).
- Initiate Compulsory Purchase Orders or statutory notices to tidy sites and buildings.
- Support changes in legislation and resourcing to make it easier to resolve these issues, as proposed by the [Scottish Land Commission](#).
- See also Priority 5: Visitors (derelict Loch Long Torpedo Testing Station).

### Use empty properties more productively

- Encourage and support owners to bring empty commercial and residential buildings back into use.
- Support changes in legislation and resourcing to make it easier to resolve longstanding issues, such as community acquisition, Compulsory Purchase Orders, statutory notices to tidy sites and buildings, and proposals put forward by the [Scottish Land Commission](#).

### Tackle pollution, litter, marine debris and recycling

- More frequent emptying of bins and litter picking.
- Programmed approach at hotspots, such as marine debris at the head of Loch Long.
- Proactive campaign to reduce littering and increase recycling, e.g. more bins, education, signage and recycling facilities (the latter is a particular concern in Ardlui).
- Reduce noise pollution particularly from HGV trunk road traffic.

### Brighten up our villages

- Maintain and upgrade green spaces and public areas (see also Priority 1: Life in the Community).
- Christmas lights, flowers, public art etc.

### Maintain and improve path and trail network

- Focus on key walking and cycling trails used by residents and visitors – maintenance, signposting, benches etc.
- See priorities on map.
- See also Priority 5: Visitors.

### Promote sustainable land management

- Conserve and plant native woodland.
- Eradicate invasive non-native species (particularly Japanese knotweed and rhododendron).
- See also Priority 6: Jobs and Business.

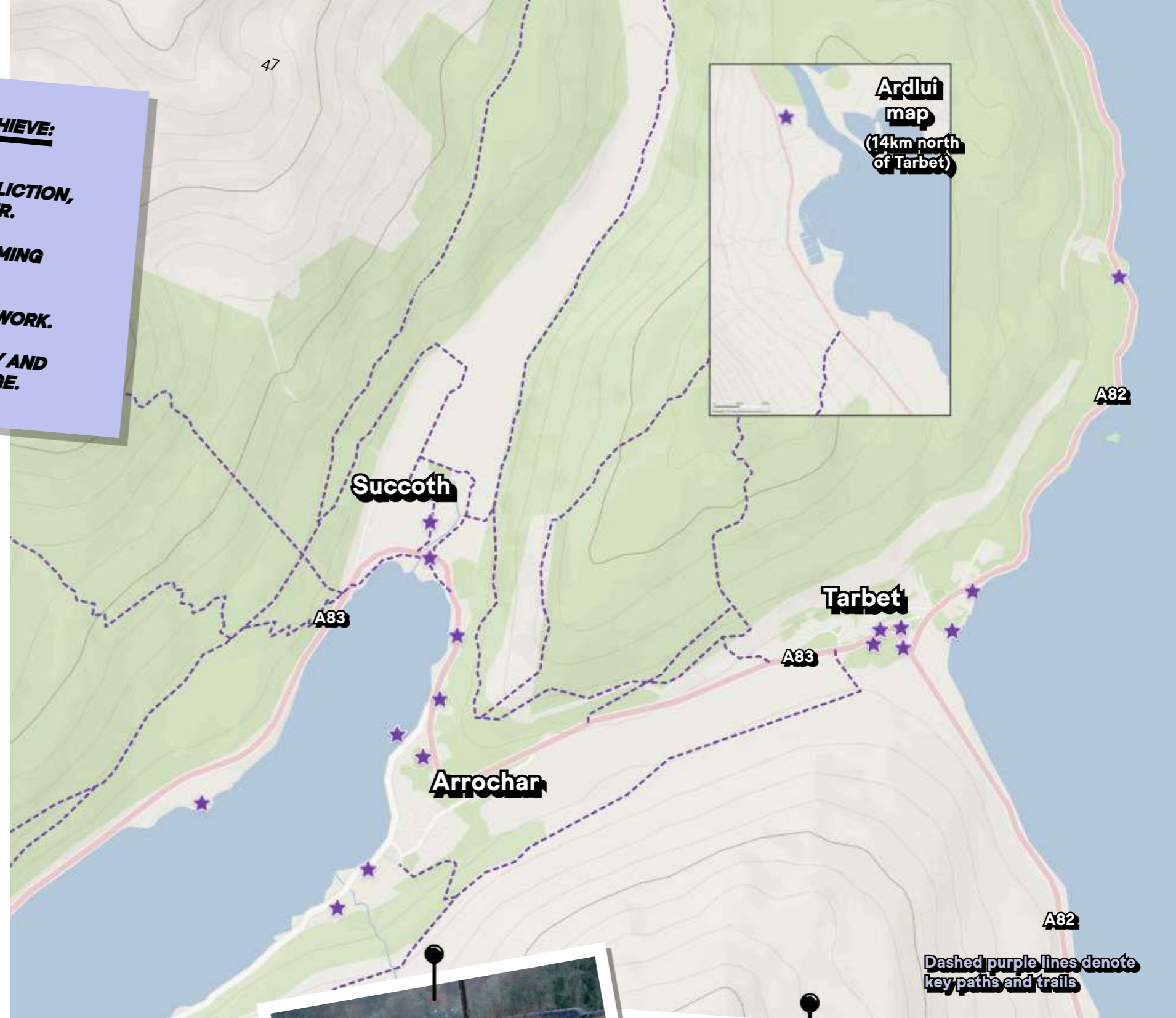
#### **WHAT WE WANT TO ACHIEVE:**

**1. TACKLE VACANCY, DERELICTION, NEGLECT AND LITTER.**

**2. TIDIER, MORE WELCOMING VILLAGES.**

**3. IMPROVE THE PATH NETWORK.**

**4. INCREASE BIODIVERSITY AND TACKLE CLIMATE CHANGE.**



**HEAD OF LOCH LONG, NEXT TO THE A83 AND COBBLER PATH**



**DERELICT GARAGE BY LOCH LOMOND, A82 TARBET**

**Dashed purple lines denote key paths and trails**



# priority three

## homes & population

Expensive house prices and an ever-increasing number of second homes and holiday lets create huge challenges for our community. The average house price has increased by over 70% in Arrochar and Tarbet since 2019, and three-quarters of homes sold since 2017 have become holiday lets or second homes. The twin impacts are that local people and workers are priced out of the market, and the declining full-time population reduces the viability of local schools, local services, businesses and community activities.

"Increase in house prices means my children cannot live here."

[comment from the public consultation]



### **WHAT WE WANT TO ACHIEVE:**

- 1. MORE AFFORDABLE HOUSING FOR YOUNG PEOPLE, FAMILIES AND WORKERS.**
- 2. TO SUSTAIN THE COMMUNITY AND LOCAL SERVICES/FACILITIES**
- 3. MORE ENERGY EFFICIENT HOMES.**

## WHAT ACTIONS WE NEED TO TAKE ...

### Restrict and reduce number of holiday lets and second homes

- Create a Short-Term Let Control Area, where planning permission will normally be required before an existing dwelling can be used as a short-term let (as approved across [Edinburgh](#) and proposed in [Badenoch and Strathspey](#) in 2022).
- Create presumption against planning permission for changes of use from residential to short-term lets in line with [Policy 30\(e\)](#) of National Planning Framework 4.
- Create presumption in favour of planning consent for changes of use from short-term lets to residential.
- Designate the area as a housing 'area of pressure' as described in the preamble to [Policy 30](#) of National Planning Framework 4.
- Prevent new homes being used for holiday lets and second homes, e.g. through use of primary residence restrictions on planning consents and [Rural Housing Burdens](#).
- Request local authority to purchase homes for sale to prevent them becoming second homes or short term lets, as [piloted by Highland Council](#).
- Support legislative and taxation changes to reduce attractiveness of second homes and conversion of existing residential properties to holiday lets.
- Adopt a maximum percentage target of second homes and holiday lets of the total local housing stock to work towards, for example 10%.

### Develop affordable homes for young people, families, workers and people with care needs

- Focus on low-cost ownership or rental and staff accommodation for young people, families, workers and people in need of care (e.g. sheltered housing).
- Prioritise both new housing and re-use of existing vacant and derelict property for these types of affordable accommodation.
- New homes should retain 'affordable housing' status in perpetuity, as required by current planning policy.
- Build on locations in or on the edge of Arrochar, Succoth, Tarbet and Ardlui in line with 20 Minute Neighbourhood principle ([Policy 15](#) in National Planning Framework 4), focussing initially on completion of sites already designated for housing development in the [adopted Local Development Plan](#) (Arrochar H1 and H3, Succoth H2, Tarbet H1).

### Prioritise local people and workers for local social housing

- Prioritise local people and workers on [Home Argyll waiting list](#) for social housing which becomes available in the Community Council area.
- Encourage local residents to join the Home Argyll waiting list if they are looking for housing and are already eligible, or will soon become so.

### Improve energy efficiency of existing homes

- Encourage solar panels and other emissions-saving improvements (e.g. insulation, ground and air source heat pumps) which improve the [EPC ratings](#) of existing homes by promoting and making available information and grants.

#### **WHAT WE WANT TO ACHIEVE:**

- 1. MORE AFFORDABLE HOUSING FOR YOUNG PEOPLE, FAMILIES AND WORKERS.**
- 2. TO SUSTAIN THE COMMUNITY AND LOCAL SERVICES/FACILITIES.**
- 3. MORE ENERGY EFFICIENT HOMES.**



*"Too many houses being bought for AirBnB, pushing prices out of reach for local people"*

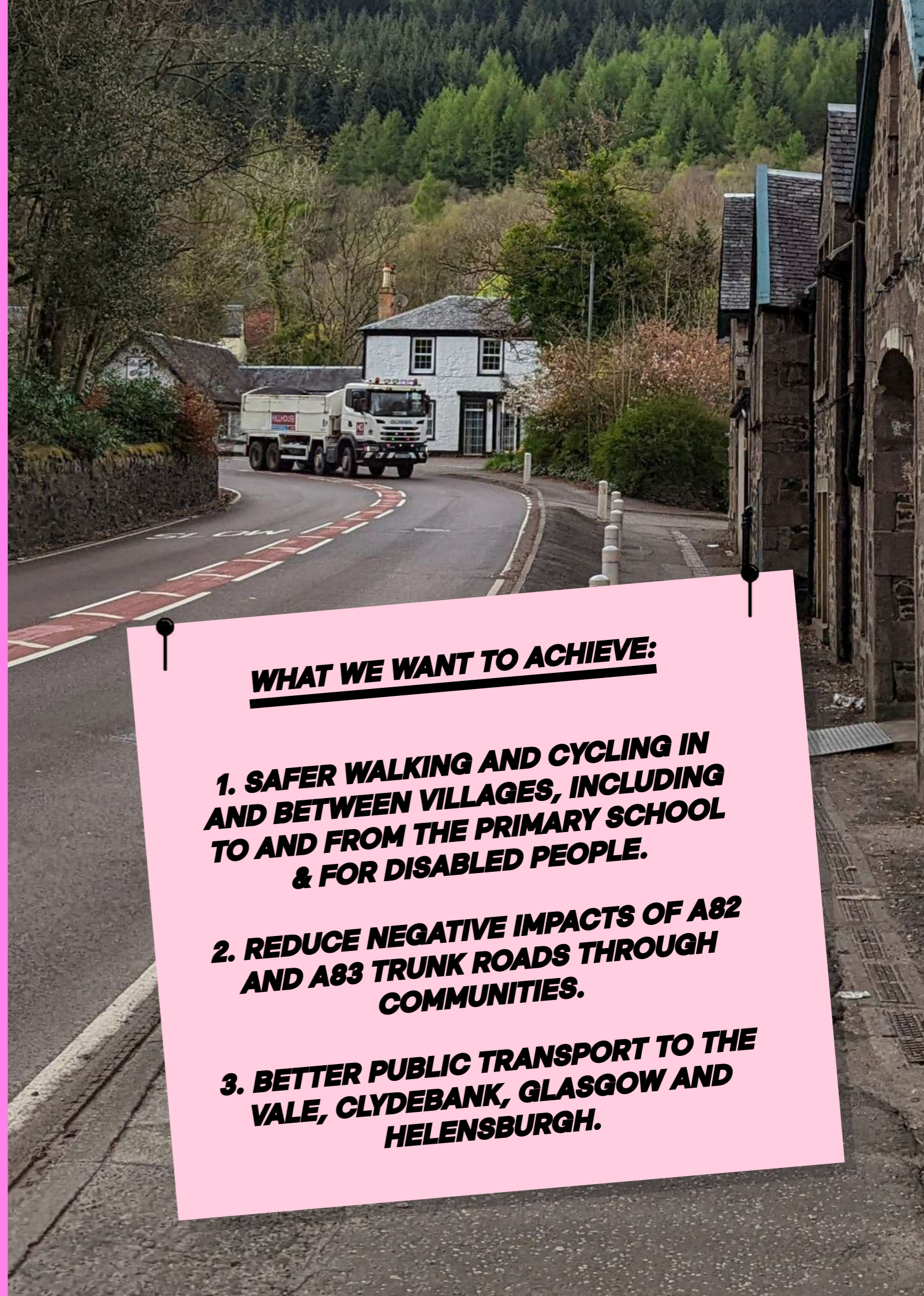
[comment from the public consultation]

# priority four getting about

Moving around the area is problematic for those without a car. Despite [Scottish Government transport policy](#) being to promote walking, cycling and public transport, our villages are dominated by trunk road vehicle traffic. Simple actions, like crossing the road to the shop or walking and cycling to school, are dangerous. Transport infrastructure needs to be redesigned to be safe for the communities it passes through and visitors, and we need public transport that enables us to access jobs, facilities and opportunities in the Vale and Helensburgh.

*"The road prevents us and tourists enjoying our village."*

[comments from the public consultation]



## **WHAT WE WANT TO ACHIEVE:**

- 1. SAFER WALKING AND CYCLING IN AND BETWEEN VILLAGES, INCLUDING TO AND FROM THE PRIMARY SCHOOL & FOR DISABLED PEOPLE.**
- 2. REDUCE NEGATIVE IMPACTS OF A82 AND A83 TRUNK ROADS THROUGH COMMUNITIES.**
- 3. BETTER PUBLIC TRANSPORT TO THE VALE, CLYDEBANK, GLASGOW AND HELENSBURGH.**

# WHAT ACTIONS WE NEED TO TAKE ...

## Tackle speeding traffic in villages

- Work with Transport Scotland and other authorities to ensure urgent action is taken, citing STPR2 (2022) recommendation 37 relating to the impact of trunk roads on communities
- Extend speed limits on A83:
  - 30mph between Arrochar and Tarbet alongside the pedestrian route between Arrochar/Succoth and the primary school in Tarbet (currently 60mph limit).
  - 30mph from Loch Long car park in Arrochar to Succoth/Cobbler car park (currently 40mph limit).
  - 40mph from Succoth/Cobbler car park to Ardgartan (currently 60mph limit).
- Install 30mph speed limit on A82 in Ardlui.
- Consider 20mph speed limits in Arrochar and Tarbet village centres.
- Install more effective signage (e.g. dynamic electronic signage) and enforcement, such as average speed cameras through Succoth, Arrochar, Tarbet and Ardlui.
- Work with Transport Scotland and other authorities to ensure urgent action is taken, citing STPR2 (2022) recommendation 37 relating to the impact of trunk roads on communities

## Improve pedestrian and cycle safety through Tarbet, Arrochar and Succoth

- Create safe walking and cycling routes to the school in Tarbet including:
  - Continuous safe footway/cycle route connecting main residential areas in Succoth, Arrochar and Tarbet to the school (along the A83, A82 and Church Road in Arrochar).
  - Safety improvements to the A82 in the vicinity of the school itself to reduce traffic speeds.
- Reduce traffic speeds and noise, widen footways, disabled access and safe cycling conditions throughout the villages.
- Install safe pedestrian crossings on the A82/A83 including:
  - Along the A83 at key points through Succoth and Arrochar (e.g. all bus stops, footpath junctions, and key locations like shops, car parks and hotels).
  - At A83 junction with Church Road between Arrochar and Tarbet (where the walking and cycling route to school from Arrochar's Church Road crosses the A83).
  - A82 in Tarbet (particularly near the pier, hotel, school and recreation ground).
  - A82 at Inveruglas car park.
  - A82 in Ardlui

## Improve walking / cycling safety between Succoth and Ardgartan

- Create a safe cycling route along or parallel to the A83.

## Improve walking / cycling safety in Ardlui

- Introduce 30mph speed limit and safe walking route along the A82 between Burnside Cottage and MacGregor's Landing.
- Create safe pedestrian crossing(s) particularly for access to the station.

## Improve public / community transport

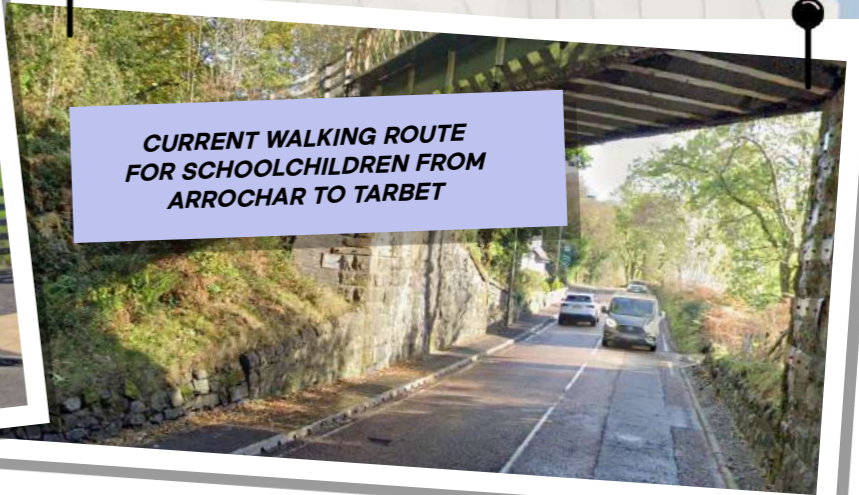
- Especially to/from shops, work, education, recreation, health facilities etc in the Vale, Helensburgh, Clydebank and Glasgow.
- Improve reliability and timing of rail and bus services (frequent rail cancellations prevent getting to work or college, long term roadworks on Rest and Be Thankful affect Alexandria/Glasgow-bound buses).
- Disabled access to both railway stations and bus stops.

### WHAT WE WANT TO ACHIEVE:

- 1. SAFER WALKING AND CYCLING IN AND BETWEEN VILLAGES, INCLUDING TO AND FROM THE PRIMARY SCHOOL & FOR DISABLED PEOPLE.**
- 2. REDUCE NEGATIVE IMPACTS OF A82 AND A83 TRUNK ROADS THROUGH COMMUNITIES.**
- 3. BETTER PUBLIC TRANSPORT TO THE VALE, CLYDEBANK, GLASGOW AND HELENSBURGH.**



PRECEDENT? NEW SAFE WALKING AND CYCLING ROUTE TO SCHOOL BETWEEN BEITH AND GLENGARNOCK, AYRSHIRE



CURRENT WALKING ROUTE FOR SCHOOLCHILDREN FROM ARROCHAR TO TARBET

# priority five visitors

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Loch Lomond is world-famous. The Cobbler and the Arrochar Alps are amongst Scotland's most popular hills. Hundreds of thousands of people pass through our villages every year on their way to and from Argyll and the West Highlands. But the visitor experience is poor and we fail to tap into tourism's economic potential. We need to better accommodate and cater for visitors.

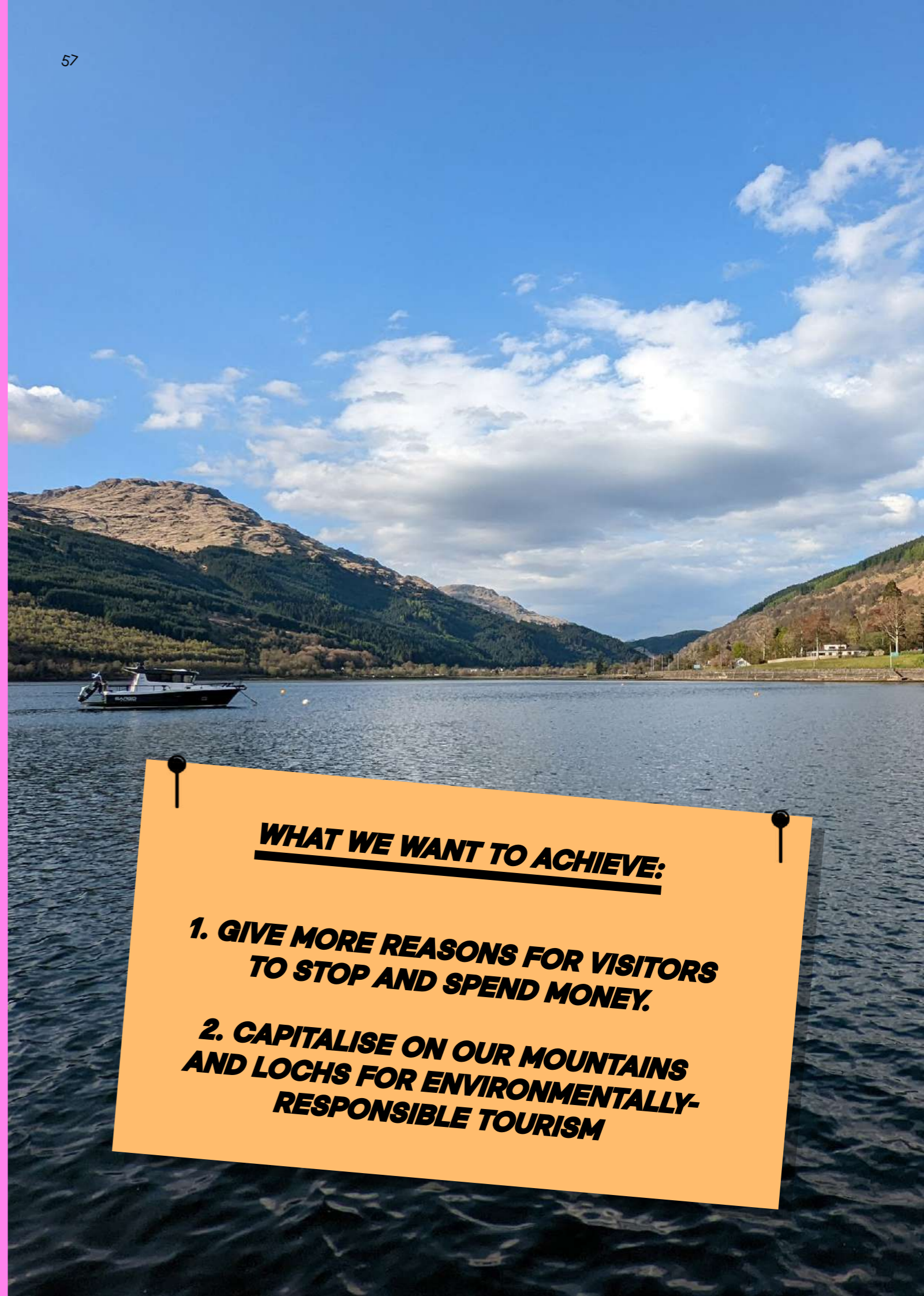
*"Make it a village that is able to gain from the many visitors it welcomes"*

*"Make the most of what we have, water and hills. Environmentally responsible tourism capitalises on our USP"*

[comments from the public consultation]



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## **WHAT WE WANT TO ACHIEVE:**

- 1. GIVE MORE REASONS FOR VISITORS TO STOP AND SPEND MONEY.**
- 2. CAPITALISE ON OUR MOUNTAINS AND LOCHS FOR ENVIRONMENTALLY-RESPONSIBLE TOURISM**

## WHAT ACTIONS WE NEED TO TAKE ...

### Improve visitor facilities and greenspace at Tarbet pier and car park

- Fix derelict buildings.
- Upgrade visitor facilities, including 24 hour toilets.
- Improve greenspace for locals and visitors alike: e.g. children's play, places to sit and admire the view, swimming in the loch.
- Create safe pedestrian access, including new pedestrian crossing over A82 and making vehicle accesses safer.
- Improve safety at and on approaches to A82/A83 junction.
- See Priority 4: Getting About for more information about pedestrian and cycling improvements in Tarbet and along the A82.

### Reinstate Arrochar pier

- Refurbish and encourage environmentally-responsible watersports.

### Redevelop derelict torpedo testing station on Loch Long for visitor use

- Develop for environmentally-responsible visitor-related uses, including presenting history and heritage.
- Employ local people.
- Create safe pedestrian/cycle access from Succoth, Arrochar and Tarbet (see also Priority 4: Getting About).
- See also Priority 2: The environment (tackling vacancy, dereliction and litter).

### Maintain and improve path and trail network

- See Priority 2: Environment for more details and priority routes..

### Upgrade Loch Lomond cycle route

- Improve surface, increase width and improve maintenance throughout for use by cyclists and walkers.
- Extend cycle route northwards along A82 from Tarbet,
- Improve views of loch from lochside cycle track (e.g. 'Windows on the Loch' initiative).

### Invest in tourism

- Make more of our tremendous natural assets and visitor numbers for hill walking, cycling, climbing, watersports, nature and biodiversity.
- Create opportunities for locals.
- Ensure all tourism and investments are environmentally responsible.

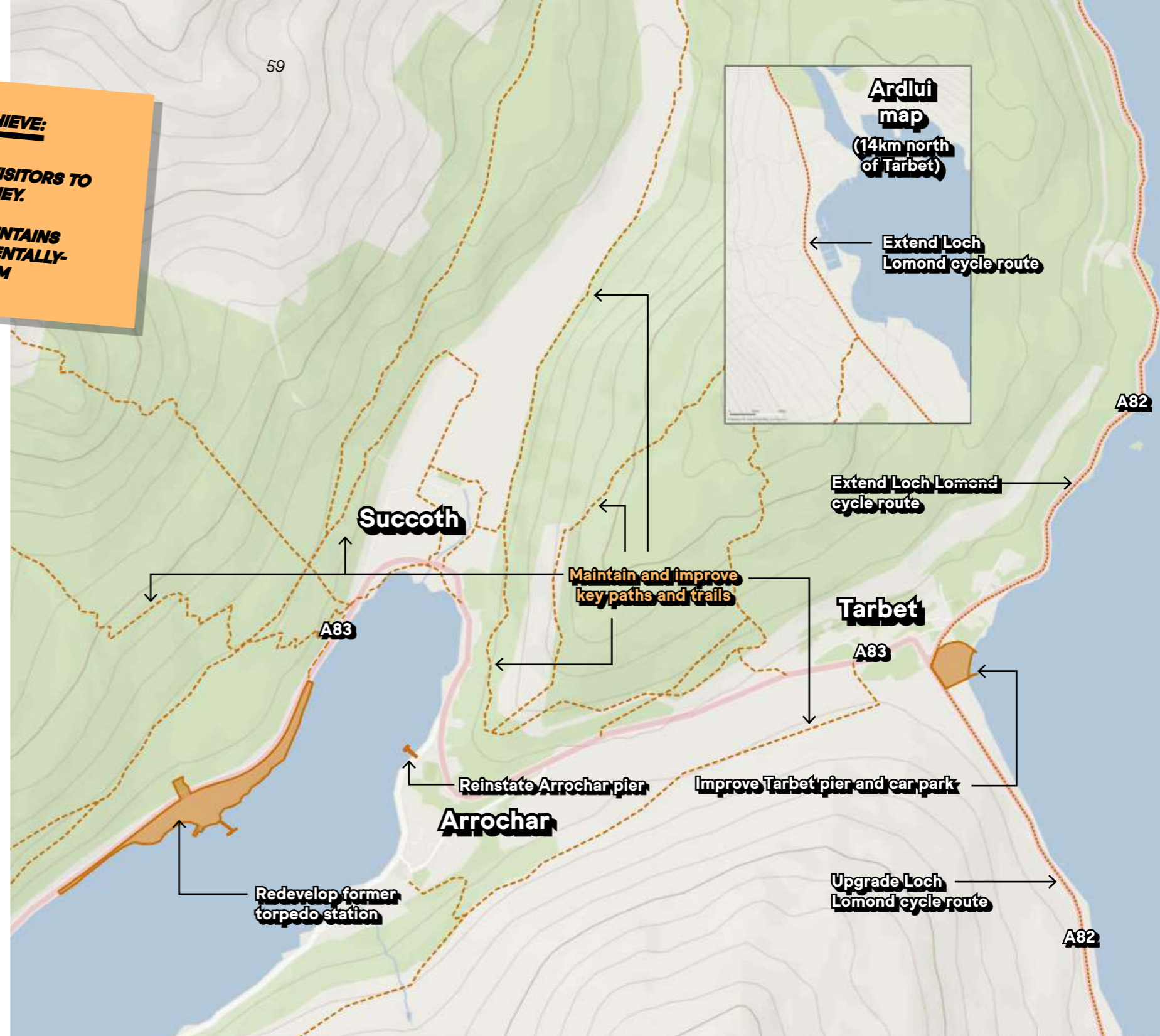
### Designate 'Area of Pressure'

- Designate the Community Council area or a wider area as an 'area of [visitor] pressure' as described in the [preamble to Policy 30](#) of National Planning Framework 4.

#### WHAT WE WANT TO ACHIEVE:

1. GIVE MORE REASONS FOR VISITORS TO STOP AND SPEND MONEY.

2. CAPITALISE ON OUR MOUNTAINS AND LOCHS FOR ENVIRONMENTALLY-RESPONSIBLE TOURISM



*"Clean up Arrochar and Loch Long to a standard acceptable to a beautiful tourist destination."*

[comment from the public consultation]

# priority six

## jobs & business

Our future depends on jobs and business opportunities. Without offering young people reasons to stay, and parents opportunities to make a living, our shops, schools and community life will wither away. We have plenty of opportunities in terms of outdoor assets, visitor numbers, development sites and planned major infrastructure projects like the A82/A83 upgrades. Indeed, 40% of respondents to the business survey said that they plan to increase their staff in the next 3-5 years.

*"There has to be investment for work. Hotel work options exist but there needs to be more than that to tempt people here."*

*"People have left the village because they can't get premises to set up a business"*

[comment from the public consultation]



### **WHAT WE WANT TO ACHIEVE:**

- 1. CREATE MORE DIVERSE RANGE OF BUSINESS AND WORK OPPORTUNITIES FOR LOCAL RESIDENTS, ESPECIALLY YOUNG PEOPLE.**
- 2. ENABLE BUSINESSES TO SECURE WORKERS FROM OUTWITH THE AREA IF NEEDED.**

## WHAT ACTIONS WE NEED TO TAKE ...

### WHAT WE WANT TO ACHIEVE:

**1. CREATE MORE DIVERSE RANGE OF BUSINESS AND WORK OPPORTUNITIES FOR LOCAL RESIDENTS, ESPECIALLY YOUNG PEOPLE.**

**2. ENABLE BUSINESSES TO SECURE WORKERS FROM OUTWITH THE AREA IF NEEDED.**

### Diversify the local economy in environmentally sustainable ways

- Tap into our natural environment: lochs, mountains and outdoor activities. See also Priority 5: Visitors.
- Promote sustainable land management such as native afforestation and rewilding. See also Priority 2: The Environment.

### Create local accommodation for workers

- Either new build or making existing accommodation available
- For more information, see Priority 3: Population and Homes.
- In addition, provide Park-wide solution for seasonal workers, such as affordable hostel- or student-type accommodation and/or travel.

### Create more apprenticeships and work experience

- Maximise opportunities and education experience for young people in particular; for example, partnerships between large landowners, local employers and schools.

### Improve transport for workers from outwith the community

- For more information, see Priority 4: Getting About.

### Improve mobile phone signal

- Essential communications infrastructure for businesses and customers.

## WHO NEEDS TO BE INVOLVED, AND HOW QUICKLY CAN IT HAPPEN?

### FOR PRIORITY 6: JOBS & BUSINESS, THE KEY PLAYERS INVOLVED, AND TIMELINE FOR DELIVERY OF THE ACTIONS, MIGHT LOOK SOMETHING LIKE THIS ...

Action	Key players	Timeline (years)
Diversify the local economy in environmentally sustainable ways	Landowners, businesses and community Argyll and Bute Council Scottish Enterprise Argyll College UHI National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
Create local accommodation for workers	National Park Argyll and Bute Council Scottish Enterprise Investors, businesses and landowners	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
Create more apprenticeships and work experience	Landowners, businesses and community Argyll and Bute Council Scottish Enterprise Skills Development Scotland Argyll College UHI National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
Improve transport for workers from outwith the community	Businesses and investors Strathclyde Partnership for Transport Argyll and Bute Council	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
Improve mobile phone signal	Landowners Telecoms operators National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10

**YOU CAN SEE SIMILAR TABLES FOR THE FIRST 5 PRIORITIES ON THE NEXT SPREAD ...**



# WHO NEEDS TO BE INVOLVED, AND HOW QUICKLY CAN IT HAPPEN?

**THE FOLLOWING TABLES SHOW THE KEY PLAYERS INVOLVED IN EACH OF THE ACTIONS, AND SUGGESTED TIMELINES FOR DELIVERY ...**

## **FOR PRIORITY 1: LIFE IN THE COMMUNITY**

Action	Key players	Timeline (years)
<b>Retain vital community facilities</b>	Argyll and Bute Council Hall Committee Churches National Park Business owners Local community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Make more use of Three Villages Hall</b>	Hall Committee Local community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Invest in play parks and public spaces</b>	National Park Sustrans Paths for All Argyll and Bute Council	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Establish community fund</b>	Local community National Park Friends of Loch Lomond Businesses and landowners Argyll and Bute Council	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10

## **FOR PRIORITY 2: THE ENVIRONMENT**

Action	Key players	Timeline (years)
<b>Tackle derelict sites and buildings</b>	Argyll and Bute Council National Park Landowners Scottish Government	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Re-use empty properties more productively</b>	Argyll and Bute Council National Park Property owners Scottish Government	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Tackle pollution, litter, marine debris &amp; recycling</b>	Argyll and Bute Council National Park Landowners Transport Scotland Crown Estate Marine Scotland GRAB Trust SEPA Community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Brighten up our villages</b>	Community Argyll and Bute Council National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Maintain and improve path and trail network</b>	Argyll and Bute Council National Park Forestry and Land Scotland Sustrans Paths for All Landowners	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Promote sustainable land management</b>	National Park Forestry and Land Scotland	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10

## **FOR PRIORITY 3: HOMES & POPULATION**

Action	Key players	Timeline (years)
<b>Restrict and reduce number of holiday lets and second homes</b>	National Park Argyll and Bute Council Scottish Government Local community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Develop affordable homes for young people, families, workers and people with care needs</b>	National Park Landowners Argyll and Bute Council	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Prioritise local people and workers for local social housing</b>	Argyll and Bute Council Registered Social Landlords	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Improve energy efficiency of existing homes</b>	Scottish Government Energy advice agencies, e.g. ALI Energy and Local Energy Scotland Argyll and Bute Council Property owners and landlords	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10

## **FOR PRIORITY 4: GETTING ABOUT**

Action	Key players	Timeline (years)
<b>Tackle speeding traffic in villages</b>	Argyll and Bute Council National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Improve pedestrian and cycle safety in and between Succoth, Arrochar and Tarbet</b>	Argyll and Bute Council National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Improve walking / cycling safety between Succoth and Ardgartan</b>	Transport Scotland Argyll and Bute Council National Park Forestry and Land Scotland	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Improve walking / cycling safety in Ardlui</b>	Transport Scotland Argyll and Bute Council National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Improve public / community transport</b>	Strathclyde Partnership for Transport Argyll and Bute Council Local Bus operators National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10

## **FOR PRIORITY 5: VISITORS**

Action	Key players	Timeline (years)
<b>Improve visitor facilities and greenspace at Tarbet pier and car park</b>	National Park Transport Scotland Argyll and Bute Council	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Reinstate Arrochar pier</b>	Argyll and Bute Council Cruise Loch Lomond SPT National Park	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Redevelop derelict torpedo testing station on Loch Long</b>	Landowner National Park Argyll and Bute Council	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Tackle vacancy, dereliction and litter</b>	National Park Argyll and Bute Council Scottish Government Local community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Maintain and improve path and trail network</b>	National Park Argyll and Bute Council Forestry and Land Scotland Local community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Invest in tourism</b>	Landowners National Park Argyll and Bute Council Business owners Forestry and Land Scotland Local community	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10
<b>Designate 'area of pressure'</b>	National Park Argyll and Bute Council Scottish Government	1 > 2 > 3 > 4 > 5 > 6 > 7 > 8 > 9 > 10



**Next steps**

### ***THIS IS THE CRITICAL MESSAGE.***

After many years of neglect, yet blessed with so much opportunity, we need public authorities to show us a little love: Transport Scotland, Argyll and Bute Council, the National Park, and Forestry and Land Scotland in particular.

Turning the whole of this plan into reality is likely to take at least 5 years. Some actions can be done very quickly, such as making more use of the Three Villages Hall or brightening up villages with Christmas lights. Other things will take longer, like building new homes or redeveloping major derelict sites. But work needs to start now on everything if we are to succeed.

Making change happen needs everybody to pull their weight: the local community, the National Park, the Council and others, as explained in the 'Roles and responsibilities' section below.

When we say the **local community**, we mean everyone that lives and works here. If individuals don't step up to help, this plan won't happen. So, if you want to see change happen, get involved. Whether you want to help to organise something in the hall or tidy up the village, the Community Council and the Development Trust are more than willing to assist.

More details about how the Council, National Park, Transport Scotland and other public bodies can help can be seen on the next page.

### ***WE NEED EVERYONE'S SUPPORT.***

# Roles & responsibilities

**The local community:** each of us individually, as local residents and businesses, needs to play our part as explained above. In terms of organisations, there are a few key organisations have important roles:

- Local landowners' and businesses' investment and operations.
- Community bodies including the Community Council, Development Trust and Three Villages Hall Committee - noting that they have limited capacity because they are run by volunteers and have limited funds.

**The National Park** has a fundamental role in supporting and delivering many elements of the plan, particularly those that link to planning policy, development management, placemaking and visitor management; and in helping the local community to develop capacity and source funding.

**Argyll and Bute Council** has powers and responsibilities to support and implement many elements of the plan, including housing, transport, roads, public spaces, economic development and licencing; and in helping the local community to develop capacity and source funding.

**Transport Scotland** manages the A82 and A83 trunk roads that pass through the heart of our villages. We want them to pay greater attention to the government's goals of encouraging sustainable transport, particularly walking and cycling - both for the current network and for future upgrades at the Rest and Be Thankful and the A82 north of Taret.

**Other local and national government bodies** have important roles in enabling and supporting specific elements of the plan, as noted throughout section 4, including:

- Helensburgh and Lomond Area Community Planning Group in relation to communications and overall co-ordination
- Police Scotland in relation to anti-social behaviour and traffic management
- Strathclyde Partnership for Transport in relation to public and community transport
- Scottish Enterprise, Skills Development Scotland and Argyll College UHI in relation to jobs and business

# Resources

Resources will be critical in delivering the plan. The challenge of securing public sector resources is well known; but, the public sector does still have staff and resources, even if their capacity and budgets are increasingly restricted.

The local community has no staff and extremely limited financial resources. Increasing our capacity and resources is an essential investment to enable implementation of the plan, ideally through funding a **development officer** or equivalent for the Development Trust / Community Council.

# Policy & management changes

Not every action described in section 4 requires capital investment. Some relate to changes in policy and management, such as in relation to housing waiting lists, visitor management and planning policy.

The content of this plan should be considered by all organisations mentioned in the plan in planning their future service delivery, projects and operations

- Argyll and Bute Council
- Argyll and Bute Third Sector Interface
- Argyll College UHI
- Friends of Loch Lomond
- Helensburgh and Lomond Area Community Planning Group
- Loch Lomond and the Trossachs National Park (including related organisations)
- Police Scotland and other emergency services
- Registered Social Landlords
- Scottish Enterprise
- Skills Development Scotland
- Strathclyde Partnership for Transport
- Sustrans
- Transport Scotland
- local landowners, businesses and community organisations

## Changes to existing plans & policies

The Local Place Plan proposes some changes to the current local planning and policy framework. Scottish Government guidance suggests that reasons should be given why. The proposed changes and reasons are summarised in the table below:

Location in section 4	Suggestion	Rationale
Priority 1: Life in the community	<b>Retain vital community facilities</b>	To retain and make better use of local facilities To improve public spaces, play parks and paths To better balance the needs of locals and visitors to create a stronger community
	<b>Invest in play parks and public spaces</b>	<a href="#">To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para. 43)</a>
	<b>Establish community fund</b>	To generate resources to implement the Local Place Plan
Priority 2: The environment	<b>Tackle derelict sites and buildings</b>	To improve quality of place and health & wellbeing, to contribute to economic development, and to make more efficient use of land and buildings
	<b>Re-use empty properties more productively</b>	
	<b>Brighten up our villages</b>	
	<b>Tackle litter and marine debris</b>	To contribute to health & wellbeing, and to improve the visitor offer
	<b>Maintain and improve path and trail network</b>	
	<b>Promote sustainable land management</b>	To contribute to tackling climate change
Priority 3: Population and homes	<b>Restrict and reduce number of holiday lets and second homes</b>	To sustain the community and local services / facilities
	<b>Develop affordable homes for young people, families, workers and people with care needs</b>	To enable people to stay locally, and ultimately to sustain the community and local services / facilities
	<b>Prioritise local people and workers for local social housing</b>	
Priority 4: Getting about	<b>Improve pedestrian and cycle safety in and between in and between Succoth, Arrochar and Tarbet, between Succoth and Ardgartan, and in Ardlui</b>	To improve pedestrian safety, including access to school
Priority 5: Visitors	<b>Improve visitor facilities and greenspace at Tarbet pier and car park</b>	To better manage visitor pressure and improve the visitor offer To provide community greenspace To improve public safety <a href="#">To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para. 43)</a>
	<b>Reinstate Arrochar pier</b>	To improve quality of place To improve the visitor offer To enable sustainable water transport <a href="#">To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para. 43)</a>
	<b>Redevelop derelict torpedo testing station on Loch Long</b>	To improve quality of place To improve the visitor offer <a href="#">To identify land or buildings which are significant for the local community (see Planning Circular 1/2022, para. 43)</a>
	<b>Upgrade and extend Loch Lomond cycle route</b>	To improve cycling infrastructure along the lochside
	<b>Designate 'area of pressure'</b>	To better manage visitor pressure To generate resources to implement the Local Place Plan
	Priority 6: Jobs and business	<b>Create local accommodation for workers</b>

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## This is OUR PLACE and this is OUR FUTURE

Preparation of this Local Place Plan has been facilitated by Arrochar, Tarbet & Ardlui Community Council on behalf of the local community. We are grateful to Luss Estates Company and Loch Lomond and the Trossachs National Park for their financial support in preparing this Plan, to the many local people and organisations who have contributed to the plan's preparation, and to Page\Park Architects and Nick Wright Planning for their professional support.