

# **Lochgoil Local Place Plan**

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## **2024 - 2029**



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# Foreword

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This Local Place Plan (LPP) sets out the aspirations of the community of Lochgoil for our area, the strategic objectives required to deliver those aspirations and the associated actions we wish to take forward in the next five years. We would expect the plan to be reviewed and refreshed for 2029 onwards.

The scope of our plan includes the ways in which our community want to see land developed and used and a spatial vision for our area. However, it goes beyond this to include broader social and economic objectives. It replaces the Community Action Plan 2018-2023 ("the CAP"), which has had a positive impact on our area through the delivery of many initiatives, including:

- Upgrades and maintenance of the village hall.
- A new jetty and repaired slipways.
- New paths, including an extension to the River Walk, a new nature trail and Upper Cormonachan heritage paths.
- Social and cultural activities organised by the Argyll Arts Collective and Parent Council.
- Informal meeting and eating places, such as the Community Garden.
- New notice-boards and signage in Carrick Castle, Hells Glen and around Cormonachan.

However, not all CAP objectives have been met, and the LPP captures those which remain important to the community.

The very nature of creating a Local Place Plan means that emphasis is often placed on what can be improved and changed within the area. But it is important to note up front, that the level of pride and love the community of Lochgoil feel for this place has been clear throughout the consultation. People have debated, with passion, what ideas should and should not be included, all of which demonstrates care and attention. As we move forward towards implementing the ideas put forward by the community, we must not forget to continue to celebrate and protect everything that makes our place so special. It is also my hope that this passion can now be channelled towards tangible delivery of initiatives, so that as many ideas as possible will be given life beyond the pages of this document. This will require the various bodies and organisations in the area to consider how they can work together most effectively, and for others in the wider community to step forward and be involved.

The LPP was commissioned by Lochgoil Community Council, sponsored by Lochgoil Community Trust with engagement from Carrick Castle Community Trust. A Steering Group, with representatives from each of these bodies was formed, and appointed Community Enterprise to support the community engagement and report production. We are grateful to the Loch Lomond and Trossachs National Park Authority (LLTNPA) and the Scottish Government, who provided funding to enable the development of our plan. I would also like to thank the Steering Group, without whom our area would not have a clear vision and plan for the future. I know they all volunteered countless hours of their own time to strive for a plan that reflected the analysis of our area and the community feedback received.

**Emma Crowe**

Chair, Lochgoil Community Council



# What is a Local Place Plan?

01



The “Place Principle” was adopted by the Scottish Government and COSLA (Convention of Scottish Local Authorities) in 2018. It was initially embedded in legislation in the Planning (Scotland) Act 2019 and finally set out when the National Planning Framework 4 was enacted in February 2023. This gives communities the right to feed into the planning system with ideas, and the right to influence policy.

Our plan, set out here, was submitted to the NPA to influence the development of its next Development Plan. That plan sets out what should happen in each community and where it should happen. This plan feeds into that thinking.

However, the focus of a Place Plan is not restricted to the National Park’s planning concerns. Some of the themes and project aspirations included here are the responsibility of Argyll and Bute Council or of the community itself.

The National Park will validate the plan and a copy will be submitted to Argyll and Bute Council and associated Community Councils.



# What We Did

02

The plan was developed using insight and analysis of data on our area, and through community consultation. In consulting the community, we went through the following steps:

### 1. Asking the community what they think of our place now

We asked the community to evaluate the area as it is today across a range of different dimensions, including transport, amenities, safety and services. This was done using a survey based on The Place Standard Tool (which is explained in more detail in the Appendix). The survey captured comments about why people had given the ratings they did, what they'd like to see improve and what they'd like to protect. It was available online (advertised on social media, through community email distribution lists, posters and via the local newsletter "The Wee Goil"). We also created an interactive "wheel" at our annual Gala Day and a Place Plan launch event in the Village Hall, where people could use stickers to give their ratings and have conversations about them. We received 72 responses in total.

### 2. Identifying the common themes

We analysed the results of the survey. This included reviewing the ratings against each dimension, comparing them to the results of surveys done in 2018 when the Community Action Plan was created (see Figure 1 below), and using generative AI to help us understand trends in the verbatim comments people had left. This allowed us to identify six themes which were important for the community to explore (see section 4 of the report).

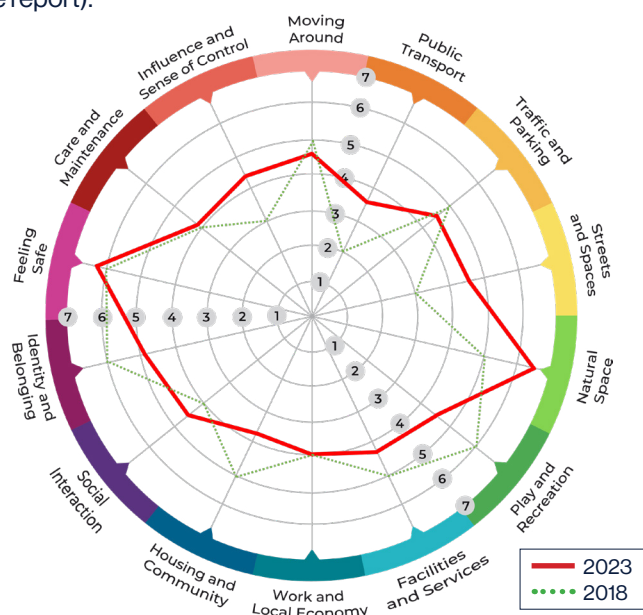


Fig 1: Use of the Place Standard Tool to Show Changes from 2018 to 2023.



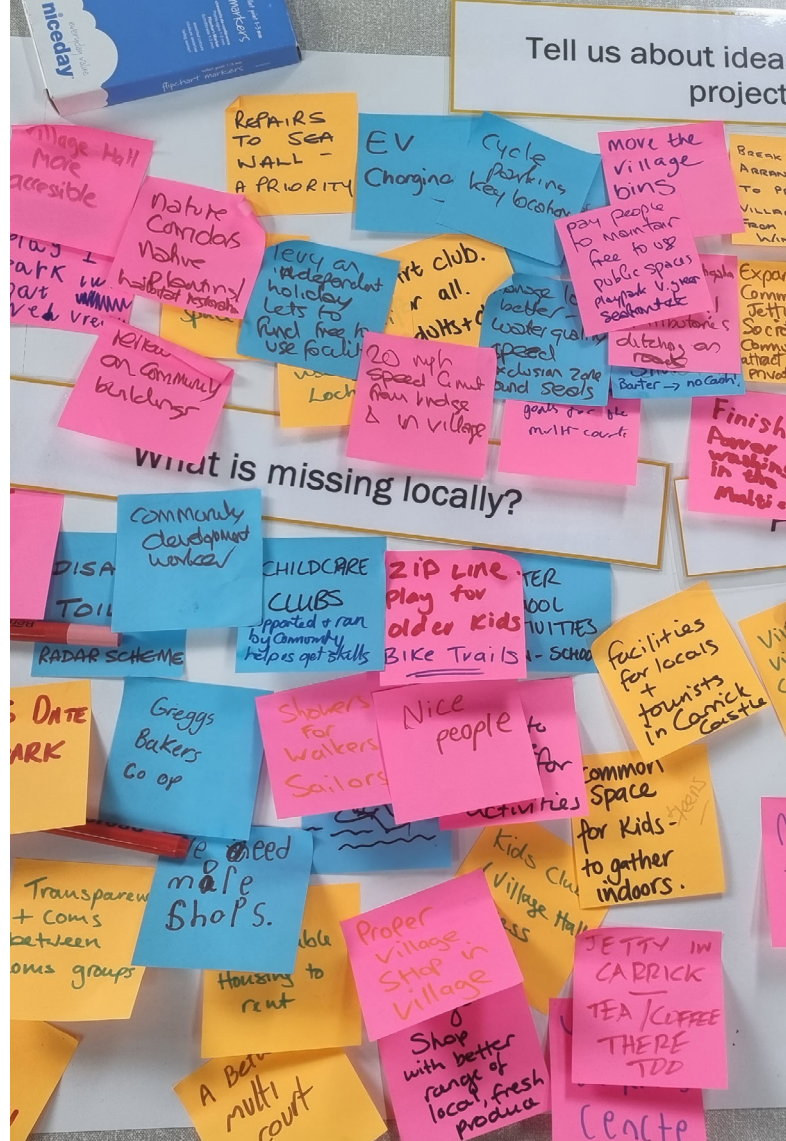
### 3. Focus groups

Six face to face focus groups were held over two days. Each one was dedicated to one of the six themes and advertised to the community on social media, via posters and through email distribution lists. The average attendance per group was approximately 10-15 people. The focus groups were facilitated by Community Enterprise and asked people to discuss the issues and problems associated with the relevant theme, as well as what ideas could be used to address them. Maps of the area were used to enable people to show where they would like their ideas to be situated.

#### 4. Interviews and bespoke groups

Interviews were completed with stakeholders representing specific groups who either may not have engaged in the process, who requested a 121 interview or for whom we wished to gain a detailed perspective. Interviews included the GP, the Scout Centre, the Housing Team at Argyll and Bute Council (ABC), Economic Development, the National Park, the Ardroy centre, Sustrans, Forestry and Land Scotland (FLS), Inspiralba and Business Gateway, Community Transport providers and local landowners.

Community Enterprise also ran group sessions designed to engage children and younger people at the local Primary School including creative drawing sessions and a Dragon's Den where ideas could be presented and discussed. A platform called "All our Ideas" was used for a 'youth ideas survey' primarily aimed at teenagers and young adults, that resulted in 356 votes for 26 ideas.



## 5. Other informal engagement

In order to ensure that everyone had the opportunity to input to the plan in different ways, Community Enterprise also carried out visits to the local pub, cafe and holiday park and held informal discussions with the community. They also placed “graffiti boards” in the medical centre, the school and the village hall, which allowed people to write down their ideas.

## 6. Analysis

We analysed over 800 individual comments suggesting what could be improved from all of the community consultation sources. From this rich qualitative data, we identified 28 specific challenges which were transformed into a total of 86 objectives which will inform our action plan for the next 5 years. These detailed objectives, can be found in section 4 – Our Vision and our Plan.

## 7. Reviewing the plan

The draft plan then proceeded through a 28-day formal consultation period, during which the community had opportunity to engage with both the full draft report and a short summary of it. The opportunity to feed back was provided through a focus group, drop-in sessions, email, or individual discussion. Feedback was analysed and incorporated into the final document.



# About our Place

03



The following analysis was carried out as part of the research for the LPP, and utilises The Lochgoil Community Insight Report 2023, which includes a range of Census and other government statistical data.

### Our location

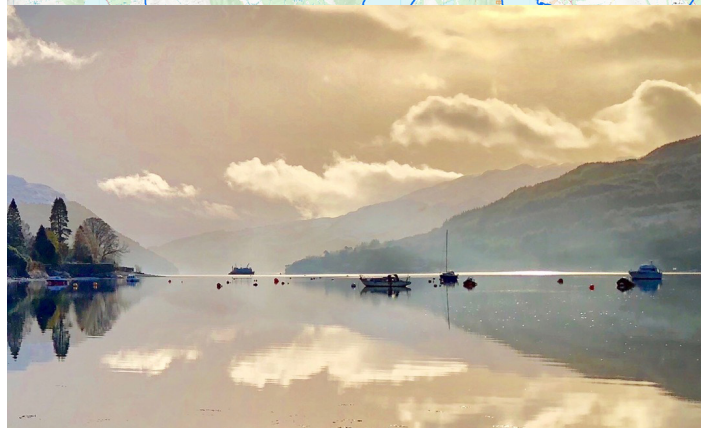
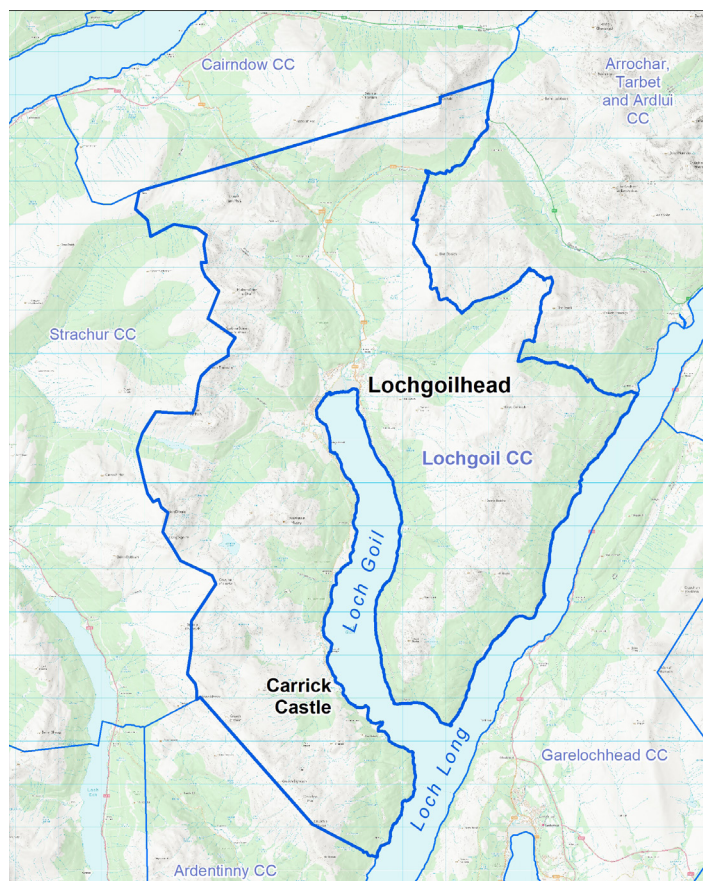
Located in the Cowal peninsula in the Argyll and Bute local authority area, the Lochgoil Community Council area lies on both sides of Loch Goil and comprises the settlements of Lochgoilhead and Carrick Castle. It is located in the Loch Lomond and the Trossachs National Park and Loch Goil itself joins Loch Long to flow into the River Clyde. The communities are accessed by two 6-mile single-track roads, one from the top of the Rest and Be Thankful A83 and the other from the Dunoon to Inveraray A815 (via Hell's Glen).

Lochgoilhead is 50 miles from Glasgow via the A83 and A82 and 32 miles from Dunoon. Carrick Castle is 5 miles further down the road. Lochgoilhead is home to Argyll Holidays' Drimsynie Estate Holiday Village and the population of the Lochgoil area is increased five-fold throughout the summer months with the influx of visitors to this facility.

### Our landscape and seascape

The boundaries assigned to Lochgoil Community Council are extensive. The area is 10 miles long from north to south, and six miles from east to west at the widest points. Most of the Ardgool Peninsula between Loch Goil and upper Loch Long lies within the boundary, as well as the broad strath of the River Goil and much of the west side of Loch Goil south to Knap, not far from Ardentinnay.

Loch Goil itself is surrounded by mountains – six Corbetts and fifteen Grahams. According to a walkers' guidebook by Tom Prentice, "Surrounded by high hills Lochgoilhead offers classic western seaboard scenery. It feels more remote than all the other areas" (of the western half of the National Park). "The surrounding hills ... combine a distinct character with a level of solitude that is almost impossible among the 'Arrochar Alps'." The Cowal Way, a long-distance route, crosses the top of Loch Goil, linking up with the core path (Duke's Path) which loops round the Ardgool Peninsula for fourteen miles. The path from Carrick Castle to Ardentinnay links with Glen Finart and Loch Eck to join the Cowal Way at Glenbranter Forest, forming a grand circular route around north Cowal.





Loch Goil is a deep glacial seawater fjord surrounded by high wooded hills. The sea loch's Marine Protected status is one of the reasons for its special ecological richness, supporting an array of nationally significant species from the unique Loch Goil Sea Squirt to the sea weeds, kelps and shore creatures, porpoises, dolphins, otters, and fish including the Wild Atlantic Salmon spawning in the River Goil. There is a colony of grey seals on the shore of Loch Goil, along with some common seals. Around the loch there is a great variety of birds from the smallest bird in the UK, the Gold Crest to the largest, the Golden Eagle. In the woodlands there are deer, red squirrels, badgers, pine martens and various small mammals and amphibians.

The Loch Goil area is part of the Argyll Forest Park established in 1935. It is public land managed by Forestry and Land Scotland (FLS). Much of the steep forested hillsides are commercial plantations on ancient woodland sites (PAWS) but there are surviving patches of temperate rainforest with wonderful mosses, lichens, liverworts and fungi. There is also botanical biodiversity in our whole area with more than 300 native species recorded, despite the widespread monoculture of Sitka spruce. On the west side of the loch we have a community woodland at Cormonachan, leased from Forestry and Land Scotland, where there are Atlantic oak trees. There has been replanting with native species and ongoing eradication of the invasive species, *Rhododendron Ponticum*.

This section of the Cowal Peninsula is undeveloped and at night, much of the coastline is in complete darkness. This allows a thriving community of bats, owls and other nocturnal animals, as well as a clear view of the stars and the Northern Lights.

The Ardgool Peninsula has great potential for rewilding and rainforest restoration. There are no public roads, only forest tracks and core paths. It would require the management of the deer, including a deer fence where the Cowal Way crosses the peninsula from Lochgoilhead to Coileasan, so that the planting of native broadleaf species can be protected.

### Implications

- Our area deserves to be recognised and appreciated for its quality of landscape and seascape.
- The natural environment, including the many native species of flora and fauna should be protected and conserved.
- There is potential for eco-tourism and adventure activities in this natural environment.

## Our heritage

Lochgoilhead and Carrick Castle have many important archaeological sites, some suggesting occupation in the Bronze Age, including cup and ring marks, an ancient corn kiln and ruined villages. The medieval history of the area is well-documented with Lochgoilhead Church - the Church of the Three Brethren - dating from the early 13th Century. The Church forms part of the Cowal Pilgrimage and houses early artefacts including ogham carvings and Latin crosses.

of the area is described in *Loch Goil: A Slice of Paradise* published in 2001 by the Lochgoil Community Council and revised in 2004.

Our community cherishes enduring traditions such as the Hogmanay Celebrations, Raft Race, Gala Day and Carrick Fayre, highlighting that our heritage extends to the cultural, as well as the physical.

Lochgoilhead was part of the estates of the Campbells of Ardkinglas for six hundred years. Carrick Castle too came under Campbell jurisdiction around 1334. The earliest records of a church on the site date to the 14th century but the present B listed building dates mainly from the 18th and 19th century. In the 20th century, the area was a very popular with tourists from the industrial areas of Glasgow and was serviced by the steamers which provided access by water along the Clyde coast. The area has always attracted artists and crafts people, a tradition which lasts to this day. A very thorough history

### Implications

- We should ensure that our plan protects our significant and interesting heritage and historical sites, while promoting traditions which are inclusive and still serve the community of today.

## Our population

According to ONS mid-year estimates from 2020, there are 504 people living in Lochgoil. The population is 51.2% male and 48.4% female.

34.1% are aged over 65, which is 8% higher than the Argyll and Bute region and 14.8% higher than nationally. 23.4% of the female population and 20.9% of the male population are

aged between 55 and 65. This shows that, not only does the area have a comparatively high percentage of people aged over 65, a large proportion of the population are also nearing retirement age. A higher proportion of pensioner households are pensioners living alone - 17.3%, compared to 13.1% nationally.

Correspondingly, we have a lower than average proportion of working age adults (55.6% vs 63.9% national average) and young people - 10.3% are aged 0-15, compared to 14.7% in Argyll and Bute and 16.8% across Scotland.

Our ageing population is likely the reason why we see a greater prevalence of cancer and coronary heart disease, both of which are ~2-3 times the national average and a higher than average incidence of emergency hospital admissions. It also could explain the fact that 11% of people provide unpaid care, compared to 9.3% nationally.

Between 2001 and 2008, the population of Lochgoil remained relatively steady but has since been declining. By 2020, the

population had dropped about 20% below 2001 – 2008 levels (compared to a drop of 5% in Argyll and Bute overall).

### Implications

- Our plan needs to consider ways to prevent population decline.
- Our plan needs to ensure the area's services can cater to the needs of an ageing population.

## Our housing

According to the Argyll and Bute Council Tax register (November 2023) there are 354 properties of which 198 are owner-occupied, 35 homes are rented from Social Landlords and 52 properties are privately rented.

69 properties are not used as the main residence and are classed as "ineffective stock" with 56 listed as second/holiday homes and 13 as long-term empty. This is 19% of the housing stock, compared with the Argyll and Bute average of 11% and the Cowal average of 14%.

Like many rural areas, there is a shortage of affordable housing to buy or rent. Two-thirds of the properties are detached with a smaller number of semi-detached, terraced and apartment-type properties. It is calculated that 86% of residents would be unable to afford the average house price (without very substantial savings or property to sell).

Not only is there a lack of affordable housing to buy, but there is also a shortage of social rented accommodation (8.5% compared with the Scottish average of 24.3%) and limited long-term private rental accommodation is available. In terms of housing need and demand, there are currently 23 applicants on the Argyll Common Housing Register who have stipulated Lochgoilhead as a first choice, with 14 of these households in housing need.

There was an allocated housing site for 6 units in the Local Development Plan (2017-2021) of Loch Lomond and the Trossachs National Park (the planning authority). It is expected that this allocation will be carried forward into the next plan. Interest and support from Argyll and Bute Council and the local housing associations (ACHA and Dunbritton) would be needed for this intention to be implemented.

Like many rural tourist areas there has been a loss of residential housing to short-term lets (STLs) for visitors. A recent survey revealed that fewer than 50% of properties

in Carrick Castle are main residences. We are aware that some neighbouring communities are interested in becoming planning control areas with regard to the change of use of properties from residential to STLs.

There is the opportunity to conduct an in-depth community housing survey with the support of the Argyll and Bute Housing Strategy Team. This objective could be fulfilled in the near future.

One important aspect will be home energy use, principally for heating. Already there are some homes with renewable sources including air source heat pumps and solar panels. Many households depend on deliveries of heating oil or liquid petroleum gas, and some burn coal and wood or use electric heaters. Although the information is incomplete, the energy efficiency of homes in Lochgoil is generally far behind the national average. This points to the need for better insulation, particularly in older properties.

### Implications

- Our plan should explore ways to increase the amount of affordable housing.
- Our plan should explore ways to increase energy efficiency in homes, and diversify sources of energy, to bring both cost and climate benefits.
- Our plan should affirm the importance of maintaining a healthy balance between residential housing and holiday accommodation.

## Our economy and socio-economic profile

The two largest industry sectors (based on jobs in Lochgoil) speak to the economic reliance on tourism - business administration & support services (28%) and hotels and catering (12%).

The working age population in Lochgoil represents 55.6% of the population, which is less than the average across Scotland (63.9%), because our population has a disproportionately high % of older, retired people. The unemployment rate is 2.9%, below the national average of 3.2% and jobs density (a measure of the number of jobs as a % of those in working age population) is more than double that of Argyll and Bute and Scotland as a whole.

Although accurate data on income levels is difficult to obtain, employment of Lochgoil residents is weighted towards professionals and those in managerial positions (42.9% of the employed population vs. 37.8% nationally). This is perhaps not too surprising, when looking at the statistics on educational attainment in the area - 33.3% of working age people have a degree or equivalent (vs. 26.1% across Scotland). It is likely a high proportion of people employed in professions are employed by organisations outside the immediate area with many people now able to work from home some or all of the time. Despite the prevalence of the hospitality industry through tourism, the % of the employed population in elementary jobs is in line with the national average. Self-employment is also common here with 17.7% of the total population of Lochgoil being self-employed vs 7.5% nationally.

This data indicates that a fairly significant part of our community is thriving economically. However, there is a sizeable minority in the area for whom the picture looks very different.

Although job density is high in our area, job accessibility (which measures how easy it is to reach jobs) scores significantly below the national average. People often have to travel outside the community for work, with extra cost involved. The prevalence of tourism means that much of the local work is seasonal which is less appealing to people seeking to provide a consistent income stream for their families.

Despite relatively low unemployment levels, 20.7% of working age people here claim universal credit. This compares to 11.7% in Argyll and Bute and 13.4% across Scotland. The comparative trend is true in both employed and unemployed groups. Housing benefit, a sub-type of universal credit often considered to be an indicator of household poverty is claimed by 7.1% of working age people. Approximately 37% of children live in absolute or relative poverty, compared to approx. 30% in Argyll and Bute and 35% in Scotland as a whole. Personal (unsecured) indebtedness levels are 1.6 x the average in Scotland.

### Implications

- Our plan should seek to support a thriving economy to encourage more job opportunities beyond seasonal work.
- Our plan should support initiatives which address financial hardship and inequality.

## Our education

Lochgoilhead Primary School has a roll of 34 pupils, 24 in the main school and 10 in the early years centre. Pupils then typically attend Dunoon Grammar, some 32 miles from Lochgoilhead. From the age of 12, pupils board at a hostel in Dunoon from Monday to Friday. Argyll College is part of University of Highlands and Islands and has a facility in Dunoon offering distance learning opportunities. Young people wishing to enter higher education have to travel further afield. There are limited opportunities for vocational learning or skills development in the area.

### Implications

- Our plan should consider ways to increase learning and skills development opportunities in the area.

## Our roads and transport

The communities are accessed by two 6-mile long single track roads which wind down steep hillsides into the village of Lochgoilhead and then onward to Carrick Castle. These constantly require maintenance to ensure they are in suitable order. Concerns have been raised to the Community Council, when considering planning applications in the area, about the ability of roads to cope with increased volumes of traffic.

Public bus services are available from Carrick Castle and Lochgoilhead to Dunoon and Helensburgh, with connections to further afield via City Link buses and the train network (from Helensburgh and Arrochar). However, bus services to Carrick Castle are being progressively scaled back, and access to public transport at the top of the Rest and Be Thankful road is seasonal and at the end of a 6 mile uphill road.



Buses do not always stop. There are two taxi services which serve the area, albeit one is based in Dunoon.

As a result of our rural location and limited public transport, there are far fewer households without a car than the national average (8.1% vs 30.5% nationally). However, there are limited facilities to cater for the future trend towards electric vehicles, unlike neighbouring areas such as Arrochar, which have introduced charging points in the public car park.

### Implications

- Our plan should ensure we understand the capacity of road infrastructure and that future development takes this into account.
- Our plan should future proof our infrastructure, to support the transition to electric vehicles.

## Our services, facilities and activities

The community is served by the Post Office in Lochgoilhead and a Costcutters shop located in the Drimsynie complex. Asda and Morrisons both deliver to the villages and offer a very valued service.

Villagers and tourists can access the amenities at Drimsynie Estate during seasonal operating hours which include a swimming pool, golf course, restaurant, and other leisure facilities. The village pubs, the Gail Inn and the Shore House Guest House are also available, though opening hours are dependent on the time of year. There are commercial/retail units in the centre of the village which have been vacant for some years and could potentially be leased or acquired for community use.

There is a boat hire facility between Lochgoilhead and Carrick Castle alongside the Boat Shed Cafe which has grown in popularity in recent years.

Many informal groups and clubs stopped running during COVID and did not restart again - for example, the mother and baby group and the "knit and natter" group. However, we still have a very active Bowling Club which organises a range of social events regularly. The Community Council and other community bodies, businesses and volunteers organise a range of events which are marked on the Asset Map in Appendix 2.

There is a play park, a bowling green, a multicourt and an arboretum which offers beautiful walks within the village itself.

The network of community paths has been extended in recent years with a new path at the community garden and a heritage path reinstated along the riverwalk. There are an abundance of hill walking opportunities locally (mostly off path) offering spectacular views of the surrounding area. The Glen Donich Trail is a short strenuous circular walking route beginning at the Arboretum. The Loch Lomond & Cowal Way is a long distance walking route that passes through Lochgoilhead linking the communities of Tighnabruaich, Glendaruel, Strachur and Arrochar. The Ardgartan or Ardgail Peninsula Circuit is a waymarked circular cycle route that incorporates The Dukes Path as it passes through Lochgoilhead. There are good off-road cycling and walking opportunities on forestry

tracks between Carrick Castle, Lettermay and Drumsynie Beg.

Water sports and angling are available on Loch Gail, subject to King's Harbour regulations and there is a boat club which allows people access to moorings and storage. The River Gail Angling Club manages fishing for Salmon and Sea Trout on the River Gail.

There are two outdoor education centres - Scout Adventures and Ardroy OEC both of which run a range of activities connecting people to the natural environment, albeit they tend to be mostly used by visiting groups from outside the community. Carrick Farm also offers kayaking and paddle boarding, generally in the spring / summer months. There are yoga classes which run throughout the year in the village hall.

The community has a health centre, and an on-call fire service. Social care services are limited and not fully meeting the needs of the community.

The communities around Loch Gail are classified as Very Remote Rural, because of the distance from many services. The "Access to health assets and hazards score" (which measures how healthy an area is) is low, due to the distance to the nearest hospitals and dentists with the closest being in Dunoon, which is approximately one hour's drive.

### Implications

- Our plan should protect and enhance the facilities and services in the area wherever possible.
- Our plan should maximise the ability of locals to access facilities aimed at visitors.
- Our plan should consider making use of vacant buildings that have previously been used to provide services.

# Our Vision and Our Plan

04

## 4.1 Our Vision For The Future

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Six themes emerged from our community engagement, each with a clear vision for the future of our place:



### 01 A Connected Place

Getting about safely and easily, within and beyond our community, minimising our environmental impact as we go.

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### 02 An Enterprising Place

A diverse local economy, attractive to businesses, and providing stable and varied employment opportunities, throughout the year.

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### 03 A Vibrant Place

Affordable housing and the right facilities and services to support a flourishing local community.

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### 04 An Active Place

Spaces for everyone to play and to socialise safely. For our community to be happy and healthy.

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### 05 A Cared for Place

A home to be proud of. Sensitively developing and maintaining our townscapes and local environment.

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### 06 A Natural Place

Where nature and people grow together, building resilience to climate change and making our contribution to Net Zero.

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## 4.2 Aims and objectives

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The responses and engagement of residents have helped us identify the challenges we face and the actions we need to take. We will need the support from a range of partners including Loch Lomond and Trossachs National Park, Argyll and Bute Council, Forestry and Land Scotland, and of course, from the community itself, to help us all to realise our shared vision.



Roads: Make our roads safer and more convenient to use		Priority: High	
Why	What	Where	Partners
There are limited passing places on our single-track roads, which are poorly signposted. Roadside verges and drains are poorly maintained. Speed limits within, and on the approaches to the villages pose a risk to pedestrians and cyclists. Tourist traffic and parking can be a significant issue, especially in summer and at key points such as the Boat Shed Café, River Shack and village car parks.	Ensure prompt attention to surface and edges of two local B roads and C6, and replace missing passing-place poles throughout. Conduct more frequent surveys of local roads to identify maintenance issues and co-ordinate requests for repairs. Ensure that the log of issues identified is published on the community website to avoid duplication and omission. Ask Cove to reissue their 'How to drive on single-track roads' leaflet.	Lochgoilhead Village Carrick Castle Village B839 (see map) C6 (see map) Boat Shed Café (see map) River Shack (see map)	Lochgoil Community Council Argyll & Bute Council Cove Communities
	Reduce speed limits within the villages and on approach roads. Install signage to warn motorists of pedestrians and cyclists.	Lochgoilhead Village Carrick Castle Village	Lochgoil Community Council Argyll & Bute Council
Community Transport: Help those in need to get around safely		Priority: Medium	
Why	What	Where	Partners
The current minibus is mainly used by businesses and for large group transport and there are a number of un-met community transport needs, especially for the young and the elderly. People are relying on friends to drive them to medical appointments and social and shopping trips.	Promote access to existing services such as Interloch Community Transport. Set up a system for car-sharing, volunteer mileage expenses and subsidised taxi services for certain needs. Work to ensure that no-one in the community is unduly isolated through the lack of transport.		Lochgoil Community Trust Carrick Community Trust Lochgoil Community Council
	Consider community pool car or minivan needs, affordability, parking, insurance and service arrangements. Re-apply for funding for smaller, more flexible electric or hybrid community vehicle if there is still a requirement.		Lochgoil Community Trust Carrick Community Trust Lochgoil Community Council
Public Transport: Improve public transport provision, frequency, and connections		Priority: High	
Why	What	Where	Partners
Whilst public transport reliability has improved over recent years, the frequency and connectivity with scheduled services to other villages such as Inveraray and Dunoon remain inadequate. The Dunoon bus is linked to the school timetable and changes are not always convenient for other bus users, nor are they satisfactorily communicated. The weekend timetable is more limited, with connections to other bus and train services poor or non-existent.	Work with local transport providers to optimise bus times and connections, with efficient, connected routes in and outside of school term-time. Improve communication of timetabling changes, ensuring accurate up-to-date information is always available in bus stops and online. Lobby for digital scheduling updates at bus stops."	Bus stops (see map)	Lochgoil Community Council West Coast Motors Garelochhead Coaches
	Continue participation and community involvement in the proposed LLTNPA (Loch Lomond and the Trossachs National Park Authority) shuttlebus trial service between Tarbet and Carrick Castle	n/a	Lochgoil Community Council LLTNPA Arrochar Community Council Cove Communities
	Lobby transport providers for increased services, especially to Dunoon and Inveraray/Oban, and better timetable alignment with bus and train services in the region.	n/a	Lochgoil Community Council West Coast Motors Garelochhead Coaches

Active Travel: Reduce the number of journeys we make by car		Priority: Medium	
Why	What	Where	Partners
The network of community paths has been extended over the last 5 years but additional walking and cycling routes are needed to provide safe routes between Carrick Castle, Drimsynie and Lochgoilhead. Some routes have steep inclines and are only accessible by those with e-bikes and/or good fitness levels. There are limited connections to active travel routes outwith the community such as Arrochar train station. The path to Ardentinn is poorly maintained and often blocked. Road safety is an issue for pedestrians and cyclists on some routes, particularly the road to Carrick Castle, and the approaches to both villages.	Encourage the development of a safe off-road walking and cycling route from Corrow to Carrick Castle, making use of existing partial access paths.	Path above Corrow (see map)	Carrick Castle Community Trust Lochgoil Community Trust Cormonachan Community Woodlands Local Businesses FLS LLTNPA Sustrans
	Extend active travel options, and improve pedestrian and cycle safety, by linking the River Walk with the forestry track to the Rest and Be Thankful and the D-road on the B839, via a new bridge and path over the River Goil.	River Goil (see map)	Lochgoil Community Trust FLS LLTNPA Sustrans
	Redevelop and improve the path from Carrick Castle to Ardentinn, to open up an active travel route to Dunoon and beyond, making the path more suitable for hiking and mountain biking.	Ardentinn path from Carrick Castle (see map)	Carrick Castle Trust Lochgoil Community Trust FLS Sustrans
Electric Vehicles: Provide the necessary infrastructure for electric vehicles		Priority: High	
Why	What	Where	Partners
The lack of EV charging within the villages has been discouraging visitors. To date a small number of local businesses have installed these (Rowan House in Carrick Castle, Drimsynie and Loch Goil Cruisers planned). Other locations have previously been discussed but there have been concerns raised over flooding and parking. Further work needed.	Identify further potential locations for EV charging points in Lochgoilhead and Carrick Castle, considering potential flooding, parking and power supply requirements. This could include hosting by local businesses. Secure necessary funding, which could include a contribution from local tourism businesses who would benefit from the installation.	Lochgoilhead car park (see map) Arboretum Community Garden (see map) Carrick Castle car park (see map) Other locations to be decided	Lochgoil Community Trust Lochgoil Community Council Carrick Castle Community Trust Argyll & Bute Council FLS Local Businesses
Water Transport: Exploit the loch to improve transport resilience and decrease road traffic		Priority: Medium	
Why	What	Where	Partners
Whilst the limited, single-track routes into the villages contribute to the attractiveness and tranquillity of Lochgoil, transport resilience is a risk to the community and local businesses. Access can be severely impacted by traffic incidents, flooding or landslips. The roads become very busy in the tourist season, with very limited active transport alternatives (a key National Park objective). There are already jetties at Lochgoilhead, the Water Sports Club and Loch Goil Cruisers, which could provide stop-off and refuelling points for water taxis. A jetty would be needed in Carrick Castle. There are speed restrictions on Loch Goil and Loch Long due to MOD facilities. Though somewhat distant, services could run to Arrochar, connecting with train services.	Investigate options for water transport for locations within Loch Goil and beyond. This could include services between Lochgoilhead, Corrow and the Loch Goil Cruisers/Boat Shed Café and onto Carrick Castle, Portincaple and Arrochar. Work with the King's Harbourmaster and other stakeholders to negotiate speed restriction waivers for scheduled services (when the MOD facilities in Loch Goil are not active). Business case and funding considerations should include the cost of suitable vessels and the employment of appropriately registered skippers.	Lochgoilhead Jetty (see map) Loch Goil Cruisers (see map) Arrochar Jetty Carrick Estate (see map) King's Harbourmaster Crown Estate	Local Businesses Lochgoilhead Jetty Trust Lochgoil Watersports Club LLTNPA
	Research options and the business case for constructing a public jetty at Carrick Castle.	Carrick Castle (see map)	Carrick Castle Community Trust Local Businesses Crown Estate



# 01 A Connected Place

## Lochgoilhead

- 1 Improve maintenance of roads by more frequent surveys and coordination
- 2 Reduce speed limits within the villages and improve signage
- 3 Improve timetabling information in bus stops
- 4 Develop off-road walking and cycling route from Corrow to Carrick Castle
- 5 Connect the River Walk to the B839 via a bridge and new path over the river
- 7 Identify potential locations for EV charging points
- 8 Investigate options for water transport within Loch Goil and beyond

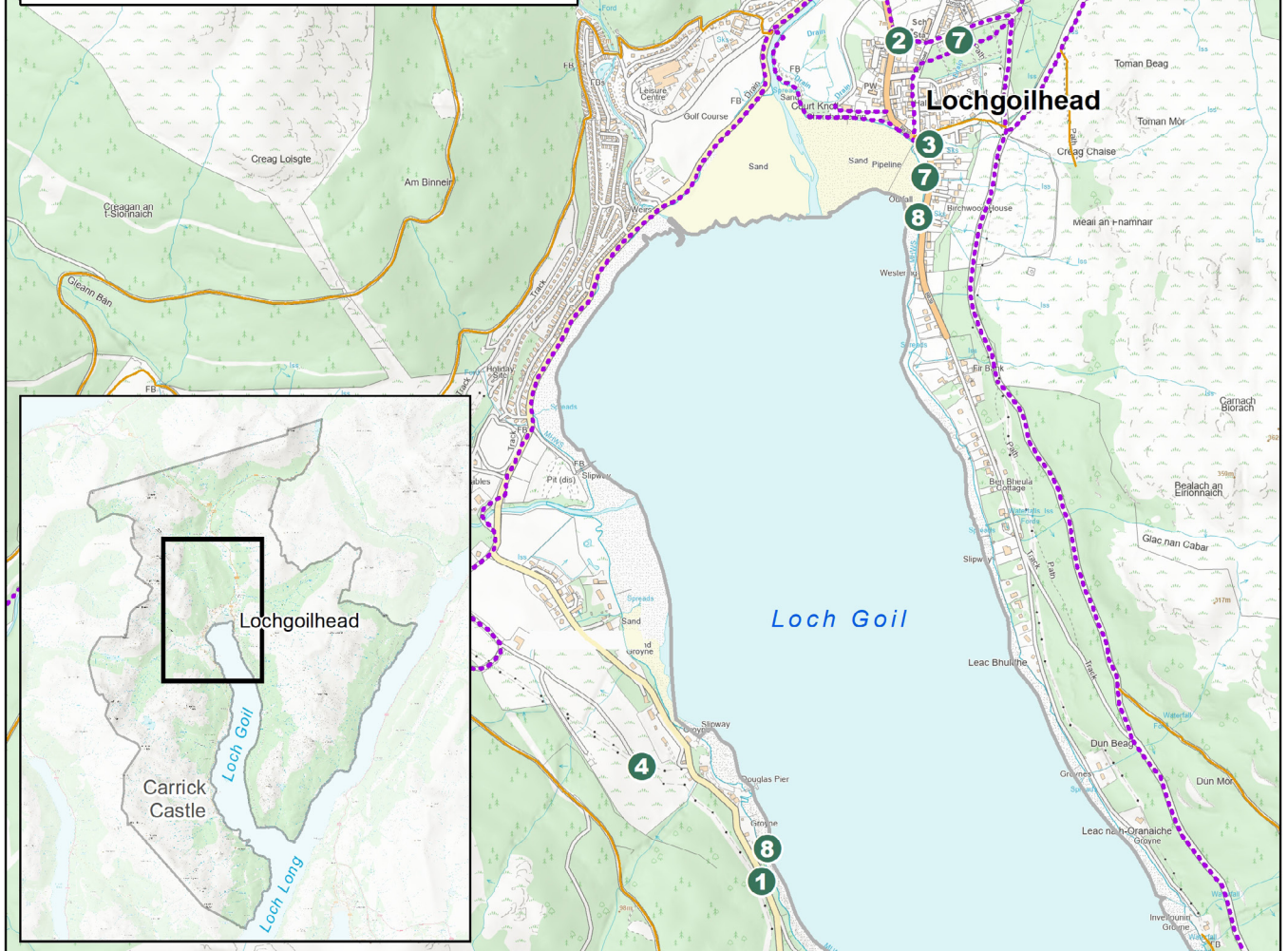
--- Existing core paths

— Other paths and routes

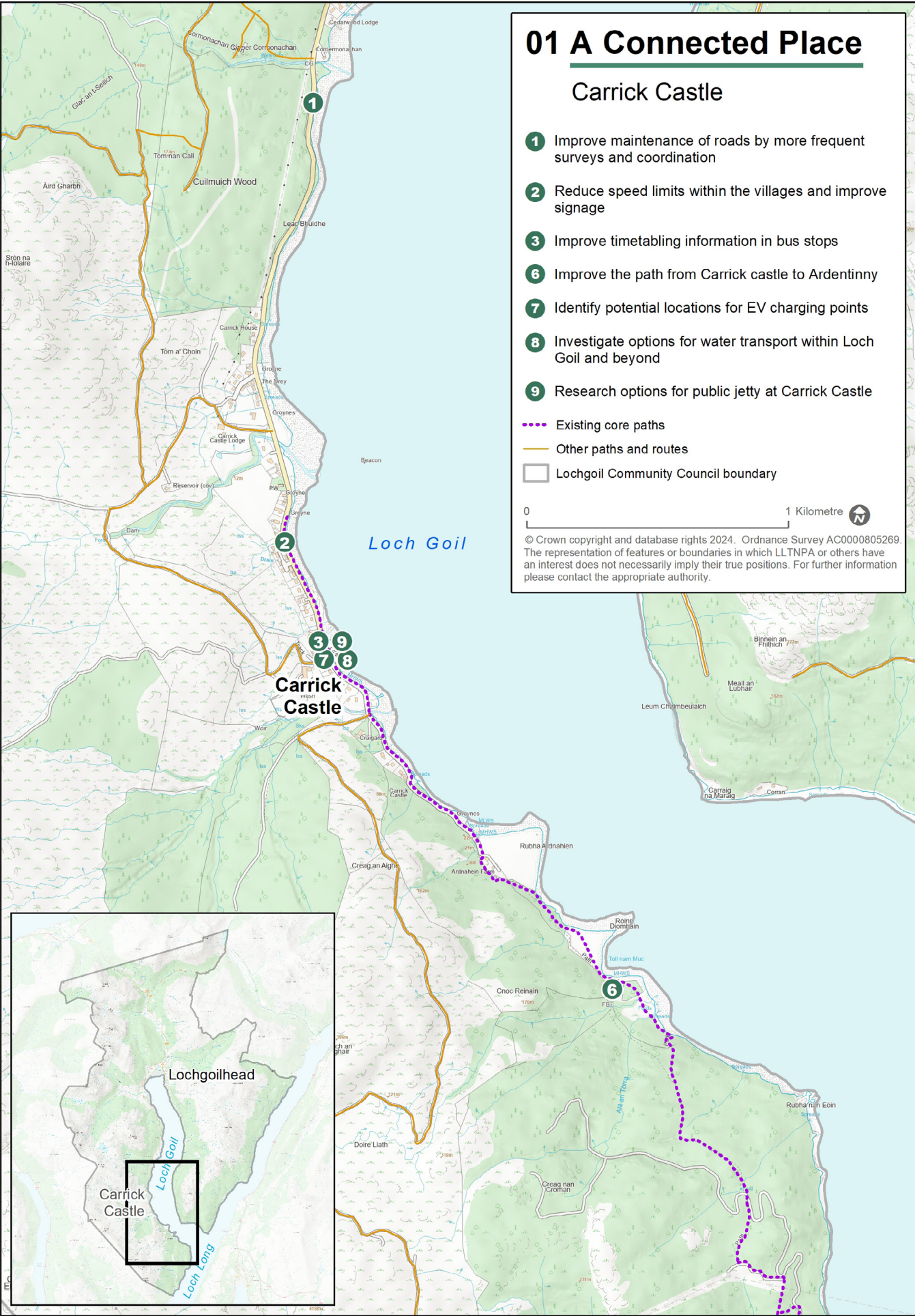
□ Lochgoil Community Council boundary

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## Theme 02 - An Enterprising Place

A diverse local economy, attractive to businesses, and providing stable and varied employment opportunities, throughout the year.


Diversify Economy: Diversify our local economy to become less reliant on seasonal tourism		Priority: Medium	
Why	What	Where	Partners
The economy is dominated by tourism and forestry and over-reliant on large employers such as Cove Communities. While tourism will always play a large part in the local economy, there are few opportunities for the community to benefit directly from tourism - while it employs people, there are few products and services for visitors to purchase. We are not taking full advantage of the opportunities afforded us by our natural spaces, we could benefit more from adventure-tourism.	Explore options for the involvement of the community and businesses in Community Tourism and alternative local business models, such as social enterprise initiatives including retail outlets for makers and food producers, to attract income for community benefit.	n/a	Lochgoil Community Trust Local Businesses Inspirealba SCOTO (Scottish Community Tourism) Local Makers and Producers
	Create, support and promote business opportunities in arts, live music, culture and local heritage.	n/a	Argyll Arts Collective Local Businesses Local Performers and Artists
	Promote Loch Goil as an outdoor activity and eco-tourism destination, for mountain biking, cycling, walking, water sports, eco-tourism, and outdoor education. Link to adventure tourism media and organisations for promotion and support. Monitor the impact of activities on local infrastructure and ecosystems and take necessary corrective action.	n/a	Ardroy Lochgoilhead Centre LLTNPA Visit Scotland Wild About Argyll Lochgoil Community Trust Carrick Castle Community Trust Cormonachan Community Woodlands Wild Goilers Local Businesses FLS
Business Support: Provide practical help and support for our local businesses		Priority: Medium	
Why	What	Where	Partners
The small businesses in the community may lack the facilities to expand such as storage, co-working space, access to broadband. Lack of support for planning permission inhibits some developments. There is no mechanism to encourage sharing of skills and resources. There is no scheme to encourage locals and tourists to 'shop local' and lack of advertising opportunities.	Produce an annual tourist map and specific web site content, potentially supported by business advertising. Continue to encourage businesses to advertise in the Wee Goil, and co-ordinate advertising with Community Website.	n/a	Lochgoil Community Trust Local Businesses Wee Goil
	Provide a co-working space for local businesses, with office facilities and broadband. The space can be a place for lone workers to meet and support each other and to reduce administrative costs. Fast broadband would encourage small tech businesses, as has occurred in other rural locations with this service.	To be decided	Lochgoil Community Trust Local Businesses Argyll and Bute Business Gateway
	Seek to acquire and develop local business storage and workshop facilities, where affordable under-cover storage and vehicle and plant parking can be provided.	To be decided	Local Businesses Argyll and Bute Business Gateway
	Set up a local Business Forum with regular meetings and communication to encourage business collaboration with the community, and the sharing of experience and skills between local businesses and people, linkage to planning, funding and marketing support (including the effective use of social media).	n/a	Local Businesses Argyll & Bute Business Gateway

Training and Skills: Provide learning opportunities for local people to develop their knowledge and skills		Priority: Low	
Why	What	Where	Partners
Whilst there are good employment and apprenticeship opportunities with local businesses, there are gaps in employment, training, and skills development outside construction and hospitality.	Map the training, employment and work placement opportunities that are available in the community and promote them on the community web site. Identify gaps in provision. Monitor changes as the economy is diversified.	n/a	Lochgoil Community Council Local Businesses Argyll and Bute Business Gateway
	Work with partners and colleges to run local courses and skills development sessions. Encourage people in the community to share their own skills and knowledge with others. Sessions could be in person, or online.	Village Hall (see map) Ardroy OEC (see map) Scout Centre (see map)	University of Highlands and Islands Argyll and Bute Business Gateway Argyll and Bute Third Sector Interface
Food Production: Grow our own food to become a more healthy and resilient community		Priority: Medium	
Why	What	Where	Partners
Outdoor local community food growing initiatives, have been largely unsuccessful (e.g. Acha scheme, community garden raised beds), primarily due to our climate, the midges, and our poor soil. Local food growing can provide community resilience to food supply issues, it can make healthy food affordable to all, it reduces the carbon footprint of transporting food, encourages composting of green waste, it can provide good quality local ingredients for businesses and it can bring the community together with a common purpose.	Develop a local scheme to provide a community food growing space, under cover in polytunnels or greenhouses, as this has more chance of succeeding than open air schemes, whilst being a more people-friendly environment for all ages to meet, learn and to grow food together. Explore environmental and yield benefits of 'no-dig' allotments, as are being successful elsewhere.	A small-scale trial could be considered with a polytunnel in the community garden (see map). A larger-scale food growing initiative could be considered elsewhere, such as on the FLS-owned field to the rear of Donich Park (see map), which has adequate space and a good water supply. This plot was once leased by FLS to the Community Trust and remains unoccupied. The plot could be acquired as part of the project. Carrick Castle Trust community plot (see map)	LLTNPA Forestry, Land Scotland Lochgoil Community Trust SEPA (Scottish environment protection agency ) Food production advisory groups Crofters Association Carrick Castle Community Trust



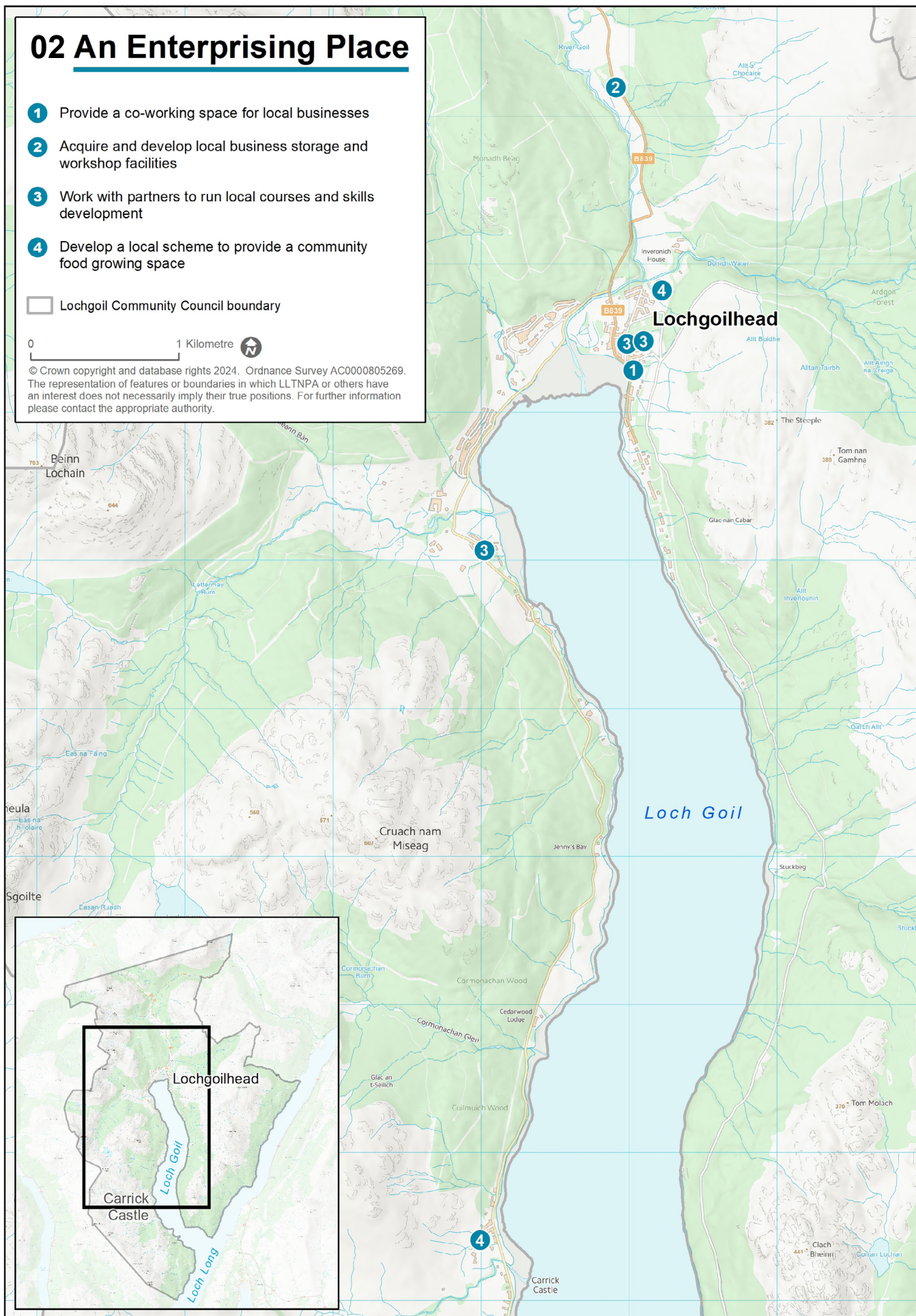
## 02 An Enterprising Place

- 1 Provide a co-working space for local businesses
- 2 Acquire and develop local business storage and workshop facilities
- 3 Work with partners to run local courses and skills development
- 4 Develop a local scheme to provide a community food growing space

 Lochgoil Community Council boundary

0 1 Kilometre 

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Housing: Redress the housing imbalance in favour of permanent residents		Priority: High	
Why	What	Where	Partners
<p>Many people recognise the contribution that tourists and second homeowners make to the viability of our economy and communities, however the increase in second homes and independent holiday rentals compared to fulltime residents, has the potential to render our services, facilities and businesses unsustainable, especially in winter. There is a lack of affordable housing, including private rentals, which makes staff recruitment and retention difficult, forcing some younger people to leave the area. While some independent holiday accommodation providers contribute financially, supporting local events, paying council tax or business rates, and living, working and/or volunteering in the community, others do not, yet still benefit from community efforts and funding to provide amenities for their visitors.</p>	<p>Build on the data gathered by Carrick Castle Community Trust by conducting a survey of the whole area using the Community Housing Assessment Tool developed by Argyll and Bute Council to identify housing needs and establish which local properties are holiday homes and buy to let homes. Offer a structured way for those who are not resident to better support the development and maintenance of facilities. This could involve volunteering or financial contributions. We recognise the positives of being a community in the National Park as well as the challenges it brings. While appreciating the valuable role of holiday accommodation, it is a priority to increase social housing and affordable accommodation which is key to growing our rural economies and supporting our services. To this goal we will form a consultation group including representatives from residents, holiday businesses and housing associations to explore the needs and how to address them and achieve the right balance.</p>	Lochgoilhead and Carrick Castle	<p>Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust LLTNPA Argyll &amp; Bute Council</p>
	<p>Build relationships with Dunbritton and ACHA to achieve the planned additional units of social housing.</p>	To be decided	Lochgoil Community Council
	<p>Consider opportunities for acquiring land and property for community housing, to provide options for those ineligible for social housing. This could include facilities for older people to stay in the community such as co-housing and sheltered accommodation, and temporary accommodation for seasonal workers and young people, such as caravans or chalets.</p>	To be decided	<p>Lochgoil Community Trust Lochgoil Community Council Carrick Castle Community Trust</p>
Health and Wellbeing: Provide for the physical and mental wellbeing of all in our community		Priority: Medium	
Why	What	Where	Partners
<p>While the GP service is valued by many, access from Carrick Castle is difficult for people without a car. Following regional and national trends, visiting health clinics have been withdrawn and there is a lengthy waiting list for community dental appointments, while NHS treatment options have also been reduced nationally. Some people in the village are likely to be struggling with the costs associated in living in a remote rural area. Rural isolation can affect mental wellbeing, as can online bullying which can also result in people disengaging with the community.</p>	<p>Work with Lochgoilhead Medical Centre to identify and attempt to secure additional health services for the villages, including transport options to enable people to access services beyond Lochgoil. Explore how to optimise services for patients registered at Strachur practice or elsewhere, including potential for transport support.</p>	Lochgoilhead Medical Centre (see map)	<p>Medical Centre Lochgoil Community Council Lochgoil Community Trust Argyll &amp; Bute Council</p>
	<p>Continue to implement programme of wellbeing activities using community facilities to address financial inequalities, rural isolation and mental and physical wellbeing.</p>	Village Hall, other facilities to be identified	<p>Lochgoil Community Trust Lochgoil Community Council</p>

Communication: Improve the way we communicate/engage with each other		Priority: High	
Why	What	Where	Partners
<p>There is still progress to be made in developing working relationships between all the other important bodies and community groups in the area. There are pockets of good practice in relationships with businesses, government organisations and landowners but this tends to be due to personal contacts. There is a lack of engagement from many people, and for a range of reasons which might include personal circumstances, resistance from some organisations to accept new volunteers, and a history of poor behaviour by a minority in meetings and online. The community website cannot be updated by local groups, making it difficult to maintain and it is difficult to organise information for different users. Facebook is the main channel for advertising events, but negative behaviour means that some people avoid using it. While there is a strong Parent Council with good relationships with community organisations, there is little engagement with teenagers and their parents in helping them shape the services they want. A range of channels are used to communicate but there may be gaps for some sections of the community.</p>	<p>Continue to improve community engagement and involvement. Develop a better understanding of communication preferences for all sections of the community to minimise exclusion and agree a communication plan and associated implementation objectives (including the development of a new community website). Develop working relationships across the multiple community bodies / groups. Produce a code of conduct for meetings and social media, which can be a significant barrier to engagement. Improve moderation of social media sites.</p>	n/a	<p>Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust</p>
	<p>Establish a Land Use Forum, building on our RLUP Pilot project, to develop better working relationships with land managers, reduce the potential conflict, and increase opportunities for community involvement in land use decisions.</p>	n/a	<p>Lochgoil Community Trust Land Owners Land Managers</p>
	<p>Improve co-operation between community groups by collaborating more on joint projects and the LPP implementation and improving communication between community groups.</p>	n/a	<p>Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust</p>
	<p>Seek better and more engaging ways to involve young people and their parents, involving them in the design and delivery of facilities and activities.</p>	n/a	<p>Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust Parent Council High School students and their parents</p>
	<p>Commission a professional redesign of the community website, providing facilities for community groups to maintain their own site content. Should include active features such as calendars and booking options for the village hall, community transport etc.</p>	n/a	<p>Lochgoil Community Council Lochgoil Community Trust Carrick Castle Trust</p>

Village Hall: Increase Village Hall usage, making it easier and more affordable for all		Priority: High	
Why	What	Where	Partners
<p>The Village Hall is underused. It has undergone extensive repairs over the last few years, receiving over £40,000 in community funding, but many locals feel that it is inaccessible and that charges for use are unaffordable and, in some cases, unclear. There is no online booking system or calendar of events. It has un-tapped potential, such as providing an informal drop-in facility. External funding opportunities are not being fully exploited by the Hall Trustees. The Hall Trust is also responsible for the maintenance of the multicourt, Village Green and the sea wall, which pose an additional maintenance burden on its income and fundraising activities. While the heating system has been upgraded, as energy costs rise, the installation of community renewables could be considered. Many still don't know the free, public Wi-Fi password.</p>	Work with the Hall Trustees to agree a plan for change, including the development of recommendations to secure a sustainable future for the Hall and improved, affordable access for the community. Make necessary changes to the governing organisation to ensure that plans can be implemented in a reasonable time frame.	Village Hall (see map)	Village Hall Trust Lochgoil Community Trust Lochgoil Community Council Village Hall Volunteers
	Create an informal drop-in in space, open all day, potentially in the library room as it is smaller and easier to heat, with comfortable, welcoming furniture, a TV, Wi-Fi, kettle, books and toys.	Village Hall (see map)	Village Hall Trust Village Hall Volunteers
	Ensure that the community Wi-Fi is promoted as being on a free to use basis, with notices in the Hall showing the current Wi-Fi password.	Village Hall (see map)	Village Hall Trust
	Identify additional Hall Trustee assets such as the Village Green and agree a programme of maintenance and repair.	Village Hall (see map)	Village Hall Trust Lochgoil Community Trust Lochgoil Community Council Village Hall Volunteers
	Implement an online Hall booking system and calendar on the community website.	n/a	Lochgoil Community Trust Lochgoil Community Council Carrick Castle Community Trust
	Review charges for Lochgoil residents and secure funding to subsidise activity and increase use of the Hall by locals.	Village Hall (see map)	Village Hall Trust Lochgoil Community Trust Key Hall users
	Review the Hall constitution and selection processes for appointing trustees to the board. Publish meeting minutes and agreements on the community website and generally improve transparency around the management and administration of the Hall.	Village Hall (see map)	Village Hall Trust Lochgoil Community Council
Facilities: Develop more independent, local facilities for a thriving year-round community		Priority: High	
Why	What	Where	Partners
<p>Whilst there are some notable local alternatives, our community is still largely dependent on facilities owned by Cove Communities, including the Gail Inn. Reduced opening hours during the winter are a particular problem for residents. There is no indoor community space in Carrick Castle. There are limited facilities for young people, especially teenagers. Securing land and property is challenging for a community that cannot easily compete on an open and competitive property market.</p>	Further strengthen the relationships with Cove Communities management team, to consider and close gaps in community provision and to improve communications with the community.	Drimsynie estate (see map)	Cove Communities Lochgoil Community Council Lochgoil Community Trust
	Identify and support existing businesses and community organisations who could help to increase community independence for retail, hospitality, and leisure, including shops, a gym, cafés, a village hub, and youth facilities.	Village Hall (see map) Bowling Club (see map) Community Garden (see map) Shorehouse (see map) Boat Shed café (see map) Carrick Estates (see map) Carrick Farm (see map) Lochgoilhead Church (see map)	Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust Village Hall Trust Bowling Club Church trustees Local businesses
	Explore opportunities to acquire or utilise properties that could provide longer-term, independent community facilities, including the Gail Inn, the Village Shop and the Church.	Gail Hotel (see map) Village Shop (see map)	Lochgoil Community Trust





Volunteering: Value our volunteers and encourage others to contribute		Priority: High	
Why	What	Where	Partners
The villages have some skilled and dedicated volunteers who have made a massive contribution over the years, including people who are not full-time residents who share the desire to give something back to the community. Some sections of the community are not engaged in volunteering which results in over-reliance on existing volunteers, often resulting in burnout. The population has a higher number of retired and elderly people. More permanent residents will increase the pool of potential volunteers.	Employ a Community Development Worker to improve and reduce the amount of external fundraising effort currently undertaken by volunteers.	n/a	Lochgoil Community Trust
	Identify the barriers to volunteering and seek ways to overcome them. This could include training, better promotion of volunteering opportunities. Promote the benefits of volunteering. Explore whether central coordination for all the organisations requiring volunteers would help. Explore options for a community shed. Consider public recognition and celebratory social events for volunteers.	n/a	Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust Argyll & Bute TSI
Green Energy: Help our community to switch to greener and more affordable energy sources		Priority: Medium	
Why	What	Where	Partners
Many people in our community will be financially impacted by climate change including rising food and energy costs, and the expense of transition to low carbon energy and transport. While air source heat pumps and solar panels have been installed in some properties, it will be expensive and challenging for many individuals to reduce energy usage. We have invested in the Donich Hydro scheme which provides us with an income but people are concerned about individual energy bills and are seeking solutions. Scottish Government's 2045 Net Zero target has near-term implications - for example the minimum energy standard that private landlords are obliged to meet by 2028.	Research and communicate advice on energy efficient heating and insulation schemes, seeking to reduce the cost burden on individuals through bulk/ community purchase arrangements and collective green energy investments (e.g. solar arrays).	Households	Argyll & Bute Council Lochgoil Community Council Lochgoil Community Trust Energy Saving Trust Lochgoil Emergency Planning Team
	Discuss opportunities for more direct community benefit from the Donich Hydro and the Creag Dubh wind farm in terms of power supply or the local storage of excess power generation (e.g. battery storage).	Donich Hydro (see map) Creag Dubh wind farm (see map)	Lochgoil Community Trust Lochgoil Energy Limited
Policing: Keeping our community safe and secure		Priority: Medium	
Why	What	Where	Partners
Our villages are generally peaceful and there is little crime which tends to be restricted mainly to traffic offences and anti-social behaviour or public disorder, especially when the population increases during the tourist season. There is no longer a Police presence in the village. The Police no longer attend Council meetings to connect with our community.	Explore opportunities to increase police presence in the area, including police attendance at Community Council meetings, either in person or by Zoom, ideally by a named representative.	n/a	Lochgoil Community Council
	Explore alternatives to policing which would support a greater sense of security e.g. Neighbourhood Watch, volunteer Special Constables.	Drimsynie estate (see map)	Lochgoil Community Council

## 03 A Vibrant Place

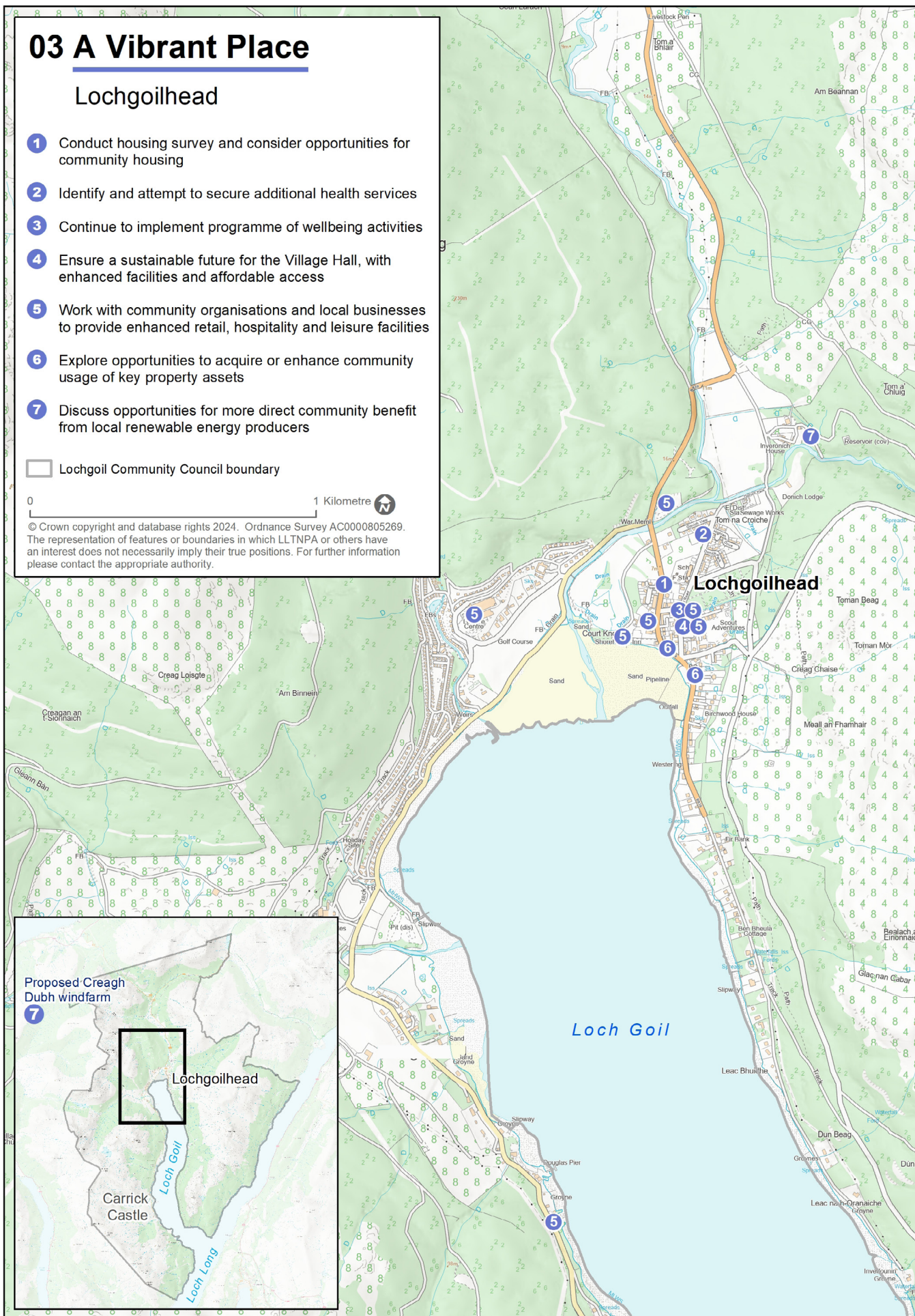
### Lochgoilhead

- 1 Conduct housing survey and consider opportunities for community housing
- 2 Identify and attempt to secure additional health services
- 3 Continue to implement programme of wellbeing activities
- 4 Ensure a sustainable future for the Village Hall, with enhanced facilities and affordable access
- 5 Work with community organisations and local businesses to provide enhanced retail, hospitality and leisure facilities
- 6 Explore opportunities to acquire or enhance community usage of key property assets
- 7 Discuss opportunities for more direct community benefit from local renewable energy producers

 Lochgoil Community Council boundary

0 1 Kilometre 

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### 03 A Vibrant Place

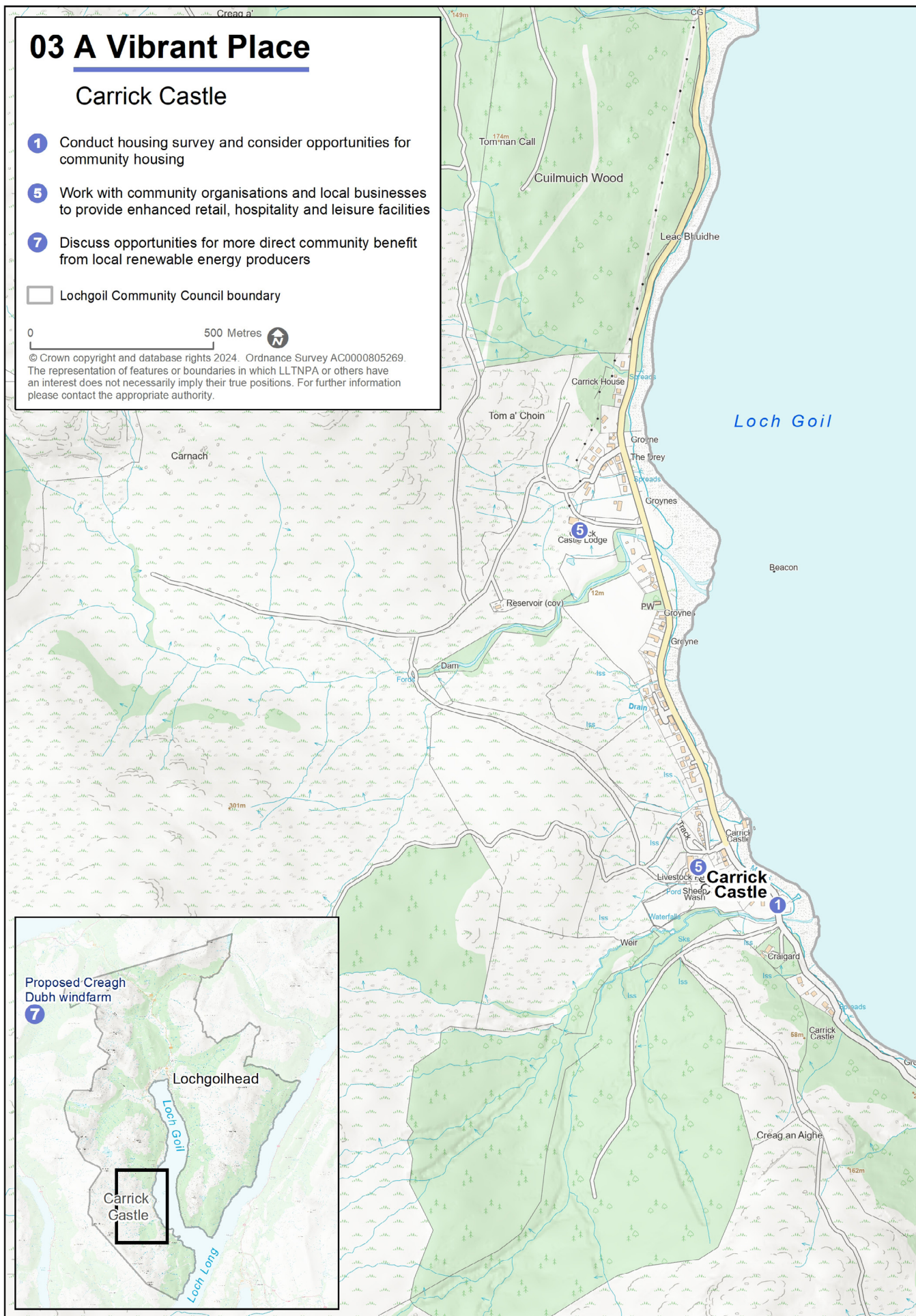
## Carrick Castle

- 1 Conduct housing survey and consider opportunities for community housing
- 5 Work with community organisations and local businesses to provide enhanced retail, hospitality and leisure facilities
- 7 Discuss opportunities for more direct community benefit from local renewable energy producers

 Lochgoil Community Council boundary

0 500 Metres 

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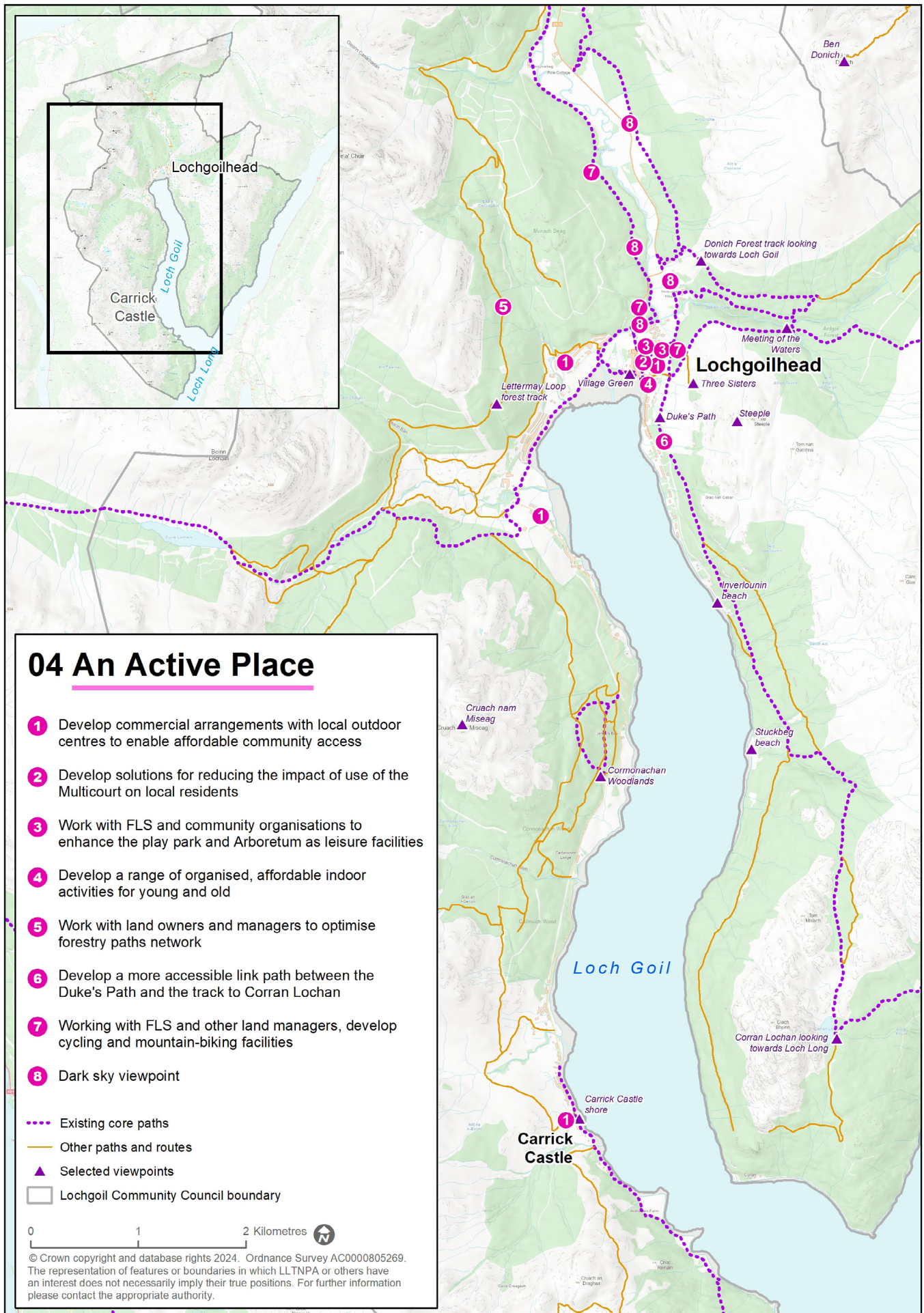


## Theme 04 - An Active Place

Spaces for everyone to play and to socialise safely.  
For our community to be happy and healthy.

Outdoor Activities: Provide more outdoor leisure, sport, and fitness facilities		Priority: High	
Why	What	Where	Partners
There is a lack of free-to-use, well-maintained outdoor sport and leisure amenities, particularly for teenagers and young people. Access for locals to sports pitches, equipment, and guided outdoor activities remains limited, despite recent and welcome efforts by Ardroy OEC to increase the number of sessions for our school children. Community owned space for sports facilities is an issue, and previous attempts to secure the significant funding required for suitable pitches and surfaces have proved unsuccessful, partly due to our population and the comparative deprivation of nearby towns. Our playpark, whilst well-maintained will soon need to be redeveloped.	Develop commercial arrangements with local outdoor centres and Cove Communities to provide affordable access to organised outdoor activities and equipment. Research options for developing or re-siting the Village Hall multicourt.	Scout Centre (see map) Ardroy OEC (see map) Cove Communities (see map)	Scout Centre Ardroy OEC Cove Communities Sport Scotland Lochgoil Community Trust
	Research and develop short term solutions for reducing the impact of use of the Multicourt on local residents, including better nets to reduce impact noise from footballs, new goals and a new tennis net.	Multicourt (see map)	Village Hall Trust Village Hall Volunteers Lochgoil Community Trust Sport Scotland
	Work with Forestry and Land Scotland, the School, the Parent Council and of course, local children, to research needs for updates to the play park. Develop a plan and schedule for equipment replacement and modernisation.	Play Park (see map)	FLS Lochgoil Community Trust Lochgoil Community Council Sport Scotland
	Work with Forestry, Land Scotland to research needs for community use of land at the Arboretum (see map) for the development of sports and outdoor gym facilities, making a safe place for sport and exercise for all ages.	Arboretum (see map)	FLS Lochgoil Community Trust Sport Scotland
Indoor Activities: Provide more indoor leisure, sport, and fitness facilities		Priority: High	
Why	What	Where	Partners
Indoor sport, fitness, and recreation activities in our villages are limited, and would be especially valued during winter months. Age ranges particularly impacted are young children and teenagers where supervision and organisation are needed. Cost and travel can both act as barriers for all, but especially for the young.	Develop a range of organised, affordable indoor activities for young and old, including the purchase and maintenance of equipment (pool table, table tennis table, gym and exercise equipment). Identify suitable volunteers to supervise and organise activities, potentially seek to fund professional coaches or trainers. Location and associated costs to be considered but will likely include the Village Hall.	Village Hall, other facilities to be identified	Village Hall Trust Village Hall Volunteers Lochgoil Community Trust Sport Scotland

Paths and Tracks: Work with land managers to improve public access to our countryside		Priority: Medium	
Why	What	Where	Partners
FLS and National Park managed paths locally are poorly maintained, especially the Duke's Path, the Cowal Way and the path from Carrick Castle to Ardentinn, often becoming impassable for many months of the year. Community developed and maintained paths are generally of good quality and are well used by locals and visitors year-round, but funding and voluntary staffing are challenging.	Continue to lobby landowners and land managers via a local Land Use Forum, to facilitate community access to the forestry paths network, aiming to ensure that wherever possible, planting and harvesting tracks form circular routes, rather than dead-ends.	All forestry paths and tracks	FLS Lochgoil Community Trust
	Develop plans and funding for path maintenance crews and equipment and work with land managers to develop and implement flood mitigation measures.	n/a	Lochgoil Community Trust Lochgoil Community Council LLTNPA FLS Argyll & Bute Council
The informal paths network that remains after forestry activities could, at marginal cost, provide significant local and tourism benefits, but these are generally built solely for short term purposes only, often finishing as dead-end tracks that remain disconnected from the wider paths network. Creation of new tracks and paths is complicated by land ownership and commercial forestry plans, limiting the community to opportunistic developments only.	Join up existing trails, for example, research and develop a more accessible link path between the (lower) Duke's Path and the forestry track to the Corran Lochan.	Duke's Path (see map)	Lochgoil Community Trust LLTNPA FLS
	Seek to influence the National Park's Prior Notification process to ensure that local knowledge and opportunities are captured at the planning stage of forestry activity.	n/a	Lochgoil Community Trust Lochgoil Community Council LLTNPA FLS
Cycling: Develop local cycling facilities for sport and leisure		Priority: Medium	
Why	What	Where	Partners
Cycling is not just an active way of getting around within and beyond our community, but is also an important recreation, sport and fitness activity, that is extremely under-developed locally, especially when compared to other areas in the National Park and the wider FLS estate. Children seeking to ride their bikes locally have limited options apart from the paths network and local roads. Mountain biking and the use of e-bikes are becoming ever more popular, but our community isn't able to take advantage of the opportunities afforded by our natural landscape due to the constraints of commercial forestry.	Working with FLS and other local land managers, develop formal mountain biking facilities that can meet both local and visitor needs, taking account of transport, parking and connectivity with other communities. Create a local bike skills area for young and old. 3 options have been suggested to FLS, including the hillside behind the Arboretum, which has the advantage of space for skills area in the Arboretum itself, land to the west of the phase 2 River Walk, which has the advantage of natural features for cycle tracks, and land overlooking the Community Garden, which has the advantage of being part of an existing community space.	Hillside behind the Arboretum (see map) Land to the west of the phase 2 River Walk (see map) Land overlooking the Community Garden (see map).	FLS Lochgoil Community Trust Cycling Scotland Countryside Trust
	Build on our Cycle Friendly Community silver award to improve local cycling facilities and infrastructure, enabling local business and land managers to welcome cyclists and to generate income. Examples include cycle-friendly parking, bike racks, tool stations and some basic cycling provisions in local shops.	Local businesses and community spaces	





Appearance: Improve the appearance of our villages, keeping them well maintained and litter free		Priority: High	
Why	What	Where	Partners
While some areas of the villages are well-maintained, a number of visible areas in the village, are uncared for. Litter can be an issue, especially during the summer months and the lack of camping facilities can result in debris left by wild campers, although this may be improved with the new development of a campsite at Carrick Farm. There are joint Ironworks patrols to monitor camping hotspots throughout the National Park but we do not always know when these are done and what the outcome is. Signage is missing in some locations and varies in quality. Marine litter washes up on the beach and is periodically collected by volunteers, but disposal is an issue. The beach has been mechanically cleaned in previous years, but this can be expensive especially when you factor in disposal. While volunteers respond to calls for one-off tasks like beach-cleaning and bulb planting, it is difficult to maintain the levels needed for ongoing maintenance.	Identify additional areas for managed camping sites and wild camping facilities. Work with partners to monitor the outcomes from Ironworks patrols. Carry out impact assessments for each option, including waste disposal, toilet facilities, parking, noise nuisance and litter.	To be decided	Lochgoil Community Trust Lochgoil Community Council LLTNPA FLS Argyll & Bute Council
	Consider a "public spaces" funded maintenance contract for local contractors to regularly maintain community-owned, free-to-use public spaces, including the Village Hall grounds, the Village Green, the Arboretum, the Play Park, Carrick Castle green and Lochgoilhead Community Gardens.	Seafront (see map) Village Green (see map) Arboretum (see map) Children's Playpark (see map) Community Gardens (see map) Carrick Castle Green (see map)	Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust
	Continue to organise volunteer activity for one-off tasks such as beach cleans and community planting days to reduce maintenance overheads, develop a greater sense of civic pride, and to bring people together.	Lochgoilhead seafront and beach, Carrick Castle seafront Drimsynie beach	Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust Cove Communities
	Review, install and repair missing or damaged signage. Develop a unified system of signage for the many and various path systems around the area. Seek consistency and high quality signage.	Lochgoilhead car park (see map) Other areas to be defined	Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust
Seafront: Invest in Lochgoilhead sea front as a destination		Priority: High	
Why	What	Where	Partners
Although attempts have been made to improve the area with planters, the public spaces in the car park and seafront from the Jetty to the Village Green (other than the private property of Lochview) are uncared for and could be made more welcoming to locals and visitors. There is no sheltered seating, the bins are overflowing and unsightly and facilities have not been provided for camper van parking spots. The Village Green is under threat from a collapsing sea wall. The Community Council and National Park recently installed some new signage, but this is limited and inconspicuous. Noticeboards in Lochgoilhead are unattractive and often out of date, partly because they are not weather-sealed.	Commission a professional redesign of the car park area. Car parking spots should be moved back from the sea wall to prioritise space for people, covered seating, and planting. The recycling station should be moved or redesigned to reduce visual impact and mess.	Lochgoilhead car park (see map)	Lochgoil Community Trust Lochgoil Community Council Argyll & Bute Council
	Consult on better use of the overgrown space between the Village Green and the Shorehouse Hotel. Options could include a better managed natural space or more formal planting and seating. The area should be included in any public spaces maintenance contract.	Overgrown space between the Village Green and the Shorehouse Hotel (see map)	Lochgoil Community Council Lochgoil Community Trust Carrick Castle Community Trust
	Re-assess public recycling bin and general waste bin provision, negotiating additional provision during visitor peak periods if necessary.	Lochgoilhead car park (see map)	Lochgoil Community Council Argyll & Bute Council
	Repair the sea wall in front of the Village Green.	Village Green (see map)	Village Hall Trust Lochgoil Community Trust

Waste Facilities: Provide facilities for better recycling and disposal of our waste		Priority: Medium	
Why	What	Where	Partners
<p>The nearest green waste disposal centres are 30 miles away, so locals either burn waste or dump it in the loch or on land. This waste exacerbates the spread of invasive species and can also be unsightly, as well as adding to carbon emissions. There are some local positives; food waste is recycled by Ardroy OEC and the compost is donated to the Community Garden for food growing and general soil improvement, but Argyll &amp; Bute Council do not yet support food waste and green waste recycling in Lochgoil. Many loch side houses discharge sewage and waste water direct into the loch. There are no chemical disposal facilities for campervans. There are no green waste facilities, so some households use the loch for disposing of garden waste. Marine litter washes up on the beach during storms and the plastic is periodically removed by volunteers. Forestry waste and runoff causes damage to village infrastructure and watercourses. The public toilets were renovated in 2022 but disabled access should be improved.</p>	<p>Encourage local businesses to invest in food waste recycling schemes, and research options for household food waste recycling.</p>	To be decided	Ardroy OEC as advisors, Scout Centre, School, Drimsynie, Local accommodation and food businesses, Argyll & Bute Council
	<p>Continue to organise litter picks and beach cleans, including the collection and disposal of woody debris. Install equipment so visitors can participate in "5 minute beach cleans". Dispose of litter fully rather than mound it on the shorefront to wash back in during high water.</p>	Seafront	Lochgoil Community Trust Carrick Castle Community Trust Argyll & Bute Council Marine Scotland Volunteers Carrick Castle Boat Club
	<p>Install glass recycling bins in Carrick Castle.</p>	To be decided	Carrick Castle Trust Lochgoil Community council Argyll & Bute Council
	<p>Install waste and chemical disposal facilities for campervans and campers with a charge for the service to cover costs, including at the top of Glen Mhor at the parking area for Ben Donich access. Ensure maintenance of fresh water supplies, such as Lochgoilhead fountain, to cut down on plastic bottle use.</p>	To be decided	Lochgoil Community Council Argyll & Bute Council FLS
	<p>Provide facilities for the storage, distribution, and potentially the sale of compost generated by food and green waste recycling.</p>	Potentially in the Community Garden (see map)	Lochgoil Community Trust Local residents
	<p>Research and develop proposals to reduce the level of discharge of raw sewage from local households and businesses. Encourage planners to consider the requirement for owners to install septic tanks at the point of planning applications. Explore means of providing incentives for homes and business premises which currently discharge directly, to enable them to install or connect to SEPA-approved sewage treatment facilities.</p>	All properties	LLTNPA Inverlounin Road residents Lochgoil Community Trust Argyll & Bute Council SEPA
	<p>Work with Argyll &amp; Bute Council to investigate options for local green waste and beach debris recycling. Options may include a designated waste disposal and collection point.</p>	Possibly at the Cowp (see map), or the Forestry turning area (see map)	Argyll & Bute Council FLS Lochgoil Community Council
	<p>Work with FLS on the siting and operation of a Biochar Kiln as a solution to green waste disposal and composting.</p>	Possibly at the Cowp (see map), or the Forestry turning area (see map)	FLS Lochgoil Community Trust
	<p>Consult Argyll &amp; Bute Council about adapting the public toilets for disabled access as well as general internal upgrading. Consider adding toilets to list of amenities regularly maintained by local contractors.</p>	Public Toilets (see map)	Argyll & Bute Council


Information: Improve notice boards throughout our community		Priority: Low	
Why	What	Where	Partners
New notice boards have been installed in Carrick Castle, Hells Glen and Cormonachan but there are limited opportunities for promoting local services, activities and businesses as well as visitor guidance such as on waste disposal and single-track driving.	Assess gaps in notice / information boards and secure funding to install new ones where needed. Ensure procedure and funding for ongoing upkeep and maintenance.	To be decided	Lochgoil Community Trust Lochgoil Community Council Carrick Castle Trust Forestry, Land Scotland Loch Lomond & Trossachs National Park
	Install a community noticeboard in Lochgoilhead to replace the one in the bus stop. Depending on funding available, this could be traditional or a touch screen option with links to the community website and businesses. Consider installation of additional noticeboard outside Village Hall.	Lochgoilhead Bus Stop (see map) Village Hall (see map)	Lochgoil Community Council Lochgoil community Trust Village Hall Trust



## 05 A Cared For Place

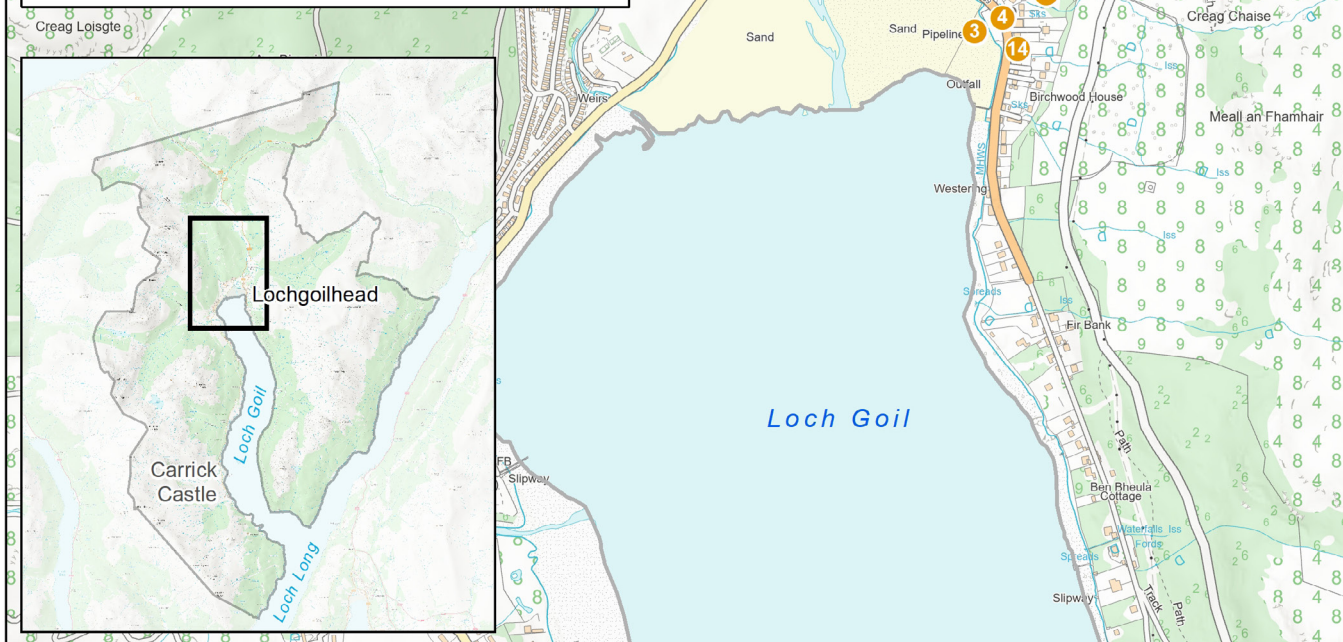
### Lochgoilhead

- 1 Improve camping facilities
- 2 Consider funding local contractors to regularly maintain public spaces
- 3 Review, install and repair missing or damaged signage
- 4 Commission a redesign of car park and sea front area, including seating, planting, waste disposal and recycling
- 5 Consult on better use of the overgrown space between the Village Green and the Shorehouse Hotel
- 6 Re-assess public recycling bin and general waste bin provision
- 7 Continue to organise litter picks and beach cleans
- 8 Repair the sea wall
- 9 Install chemical disposal facilities for campervans and campers
- 10 Provide facilities for food and green waste composting
- 11 Work with Argyll & Bute Council to investigate options for green waste and beach debris recycling
- 12 Work with FLS on the siting and operation of a Biochar Kiln
- 13 Improve public toilets
- 14 Install a community noticeboard in Lochgoilhead to replace the one in the bus stop

 Lochgoil Community Council boundary

0 500 Metres 

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## 05 A Cared For Place

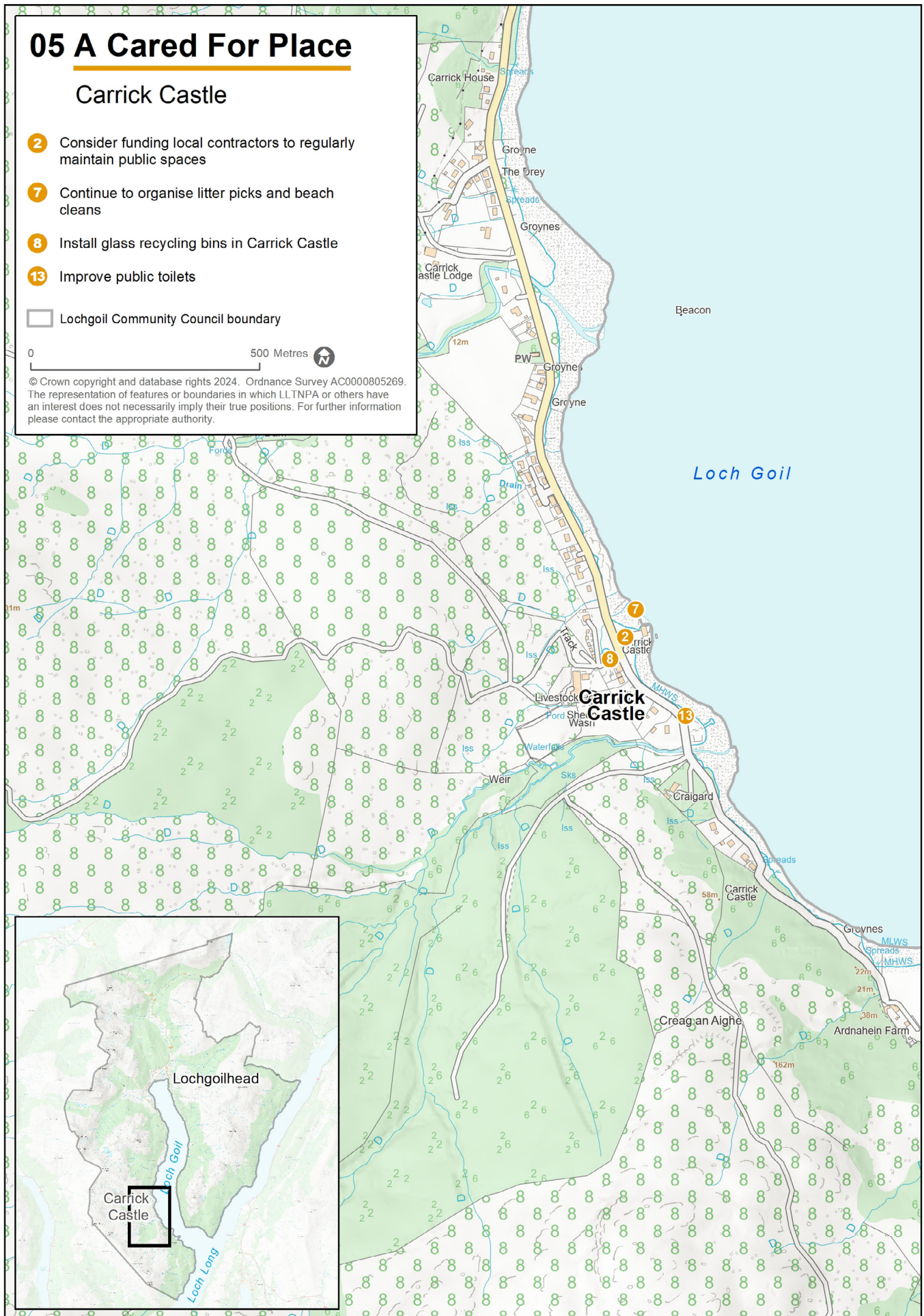
## Carrick Castle

- 2 Consider funding local contractors to regularly maintain public spaces
- 7 Continue to organise litter picks and beach cleans
- 8 Install glass recycling bins in Carrick Castle
- 13 Improve public toilets

 Lochgoil Community Council boundary



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Climate Change Resilience: Improve our community resilience to the impacts of climate change		Priority: High	
Why	What	Where	Partners
Our community is easily isolated by climate events, testing the resilience of services and suppliers. Energy, water, and communications are at particular risk, with single points of failure and little in-place by way of backup systems. The fragility of our local roads and infrastructure is well known, but damage from floods and landslips is becoming more frequent and more damaging. The coastal road to Carrick Castle is subject to severe overtopping during storms. Sea defences in Lochgoilhead are ageing and weak in places and are prone to damage by the increasing severity and frequency of storms.	Mitigate against flood damage on roads and infrastructure by working with and supporting FLS and Argyll & Bute Council in properly maintaining ditches, burns and drainage. Lobby, via the Land Use Forum, FLS and other land managers to keep drainage channels and culverts clear and to reduce brash and forestry waste on felled hillsides, so reducing the scour and damage such waste causes. Lobby Argyll & Bute Council to sweep leaves and debris more effectively and more often from areas prone to flooding.	All man-made and natural drainage systems locally. Drainage point near bridge (see map)	FLS Lochgoil Community Trust Argyll & Bute Council Lochgoil Community Council Scottish Woodlands Carrick Castle Estate Pole Farm
	Explore measures to mitigate and protect against coastal erosion.	Road into Carrick Castle	Lochgoil community Council Lochgoil Community Trust Carrick Castle Trust
Water management is a key requirement.	Work in partnership with the National Park and FLS to continue the programme of strengthening the banks of the River Goil and to explore the facility of additional flood prevention measures, such as slowing down the river flow by re-meandering and creating wetland habitat and designated flood plains.	Oxbow lake and flood plain (see map)	LLTNPA FLS Lochgoil Community Trust Pole Farm
	Work with service providers to develop resilient backup systems for each including generators and water pumps at Lochgoilhead and Carrick Castle, 4G backup and public Wi-Fi services, portable heaters and emergency warm spaces with appropriate provisions (including food and blankets).	Village Hall (see map) Lochgoilhead Surgery (see map) Drimsynie (see map) Carrick Farm (see map)	Local emergency response groups SFRS (Scottish Fire and Rescue service) Lochgoilhead Surgery Cove Communities BT/EE Scottish Water Scottish Power/SSEN



Restoring Biodiversity: Work with land managers in restoring biodiversity and natural habitats		Priority: Medium	
Why	What	Where	Partners
<p>Our local landscape and our community are dominated by productive forestry, with only isolated areas of native woodland, peatland and moorland remaining. Invasive non-native species, especially <i>Rhododendron Ponticum</i>, have fully colonised some areas, where management is patchy and dependent on the landowner. Questionable land management practices have damaged ecosystems on land and in our local rivers. As residents of a National Park, we are undervaluing the Natural Capital of our beautiful location and foregoing opportunities to promote and develop eco-tourism and the restoration of biodiverse habitats.</p>	<p>Continue to work on habitat restoration tasks along the River Goil, intended to reduce bank erosion and to improve spawning grounds for wild fish. Continue to monitor fish numbers and the impact of improvements. Repair riparian fencing to prevent livestock from trampling riverbanks, providing stiles for access for people. Consider opportunities for slowing the river and improving habitat through re-meandering and securing large woody debris into riverbanks. Seek to reduce the flow of sediment and material into the river by reducing the rate of flow of hillside tributaries and burns. Consider woodland improvements along the right bank of the river, removing poor quality non-native planting and man-made structures to create a natural, native woodland corridor from Lochgoilhead to the SSSI at Hell's Glen.</p>	River Goil (see map)	<p>Lochgoil Community Trust LLTNPA Argyll Fisheries Trust FLS Pole Farm</p>
	<p>Research the potential and feasibility of developing a sea grass plantation at the head of the loch to improve biodiversity and habitat for sea life and wild fish and to act as a local carbon sink. Liaise with successful community projects such as that at Craignish to understand the work involved, lessons learned and community benefits.</p>	Goil estuary (see map)	<p>Lochgoil Community Trust Wild Goilers King's Harbourmaster</p>
	<p>Via the proposed Land Use Forum, identify locations and opportunities for community-led habitat restoration projects, working with community volunteers and educational groups to develop knowledge and skills. Promote local projects to encourage residents and visitors to contribute. Develop a range of information and educational resources focused on nature and looking after our environment. Investigate opportunities for commercial community benefit in land ownership, in-line with changes to agricultural grants and policies (e.g. carbon credits). Note that this approach could apply to small-scale projects such as locations for a bird-hide, as well as to larger initiatives.</p>	<p>Community website Signage Publications</p>	<p>Land Use Forum Lochgoil Community Trust Lochgoil Community Council Wild Goilers Cormonochan Woodlands FLS LLTNPA</p>
	<p>Work with FLS and LLTNPA to develop plans for restoring biodiversity on the Ardgail Peninsula. Consider deer management needs and deer fencing along the route of the Cowal Way. Work with FLS and contractors to ensure that timber harvesting along the western flanks of the peninsula takes appropriate care of water courses and their associated impact on residents. Improve paths, visitor access and viewpoints along the route of the Dukes Path through to the Corran Lochan and down to Ardgartan. Participate in collaborative restoration, native tree planting, and invasive species removal projects. Develop a long-term plan for the care, development and promotion of the Ardgail Peninsula as a valuable nature reserve and community asset.</p>	Ardgail Peninsula (see map)	<p>Land Use Forum Lochgoil Community Trust Wild Goilers FLS LLTNPA</p>

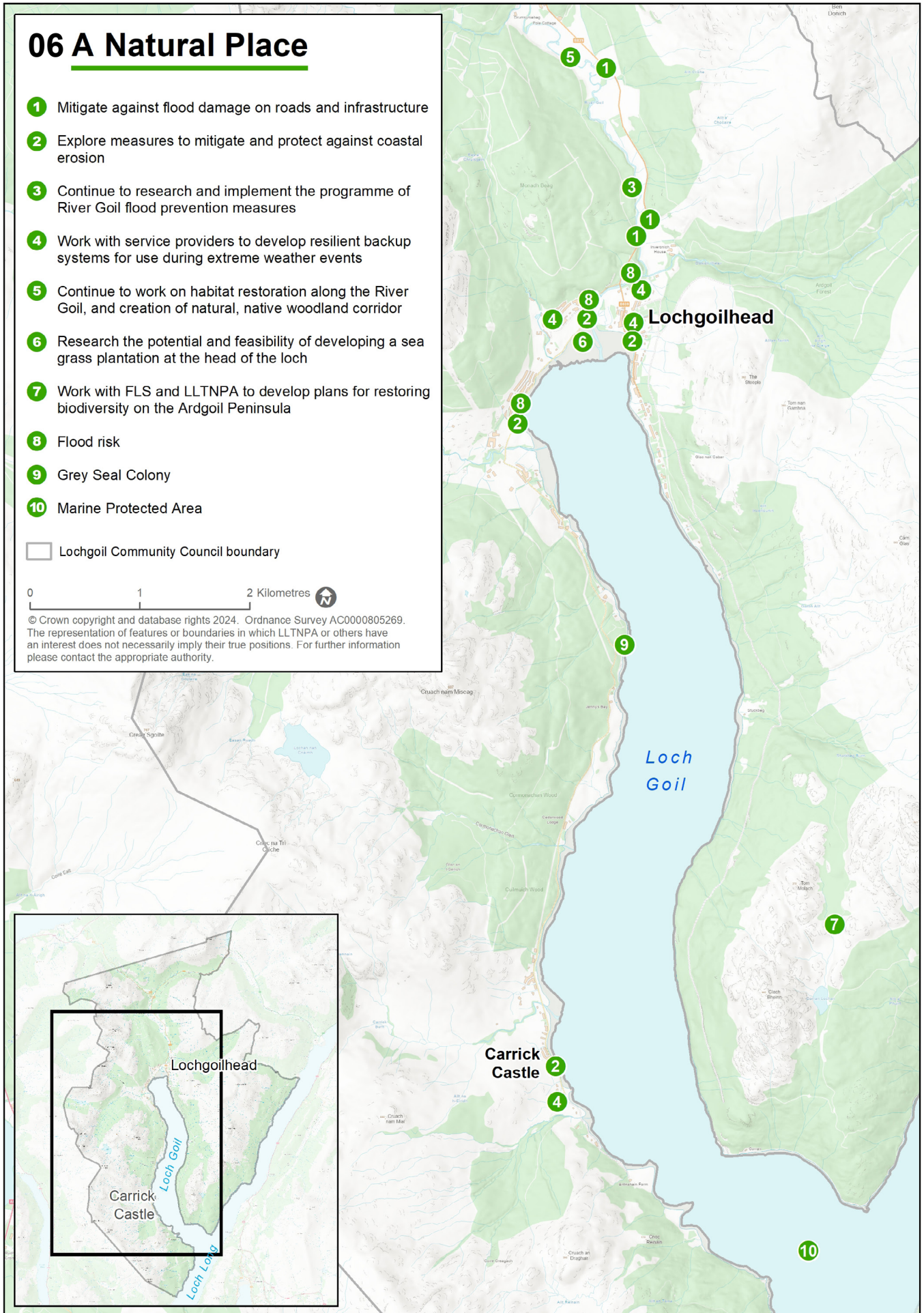
## 06 A Natural Place

- 1 Mitigate against flood damage on roads and infrastructure
- 2 Explore measures to mitigate and protect against coastal erosion
- 3 Continue to research and implement the programme of River Goil flood prevention measures
- 4 Work with service providers to develop resilient backup systems for use during extreme weather events
- 5 Continue to work on habitat restoration along the River Goil, and creation of natural, native woodland corridor
- 6 Research the potential and feasibility of developing a sea grass plantation at the head of the loch
- 7 Work with FLS and LLTNPA to develop plans for restoring biodiversity on the Ardgool Peninsula
- 8 Flood risk
- 9 Grey Seal Colony
- 10 Marine Protected Area

 Lochgoil Community Council boundary

0 1 2 Kilometres 

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# How the Plan will be delivered and monitored

05



The plan is ambitious and we need the whole community to get involved in delivering the priorities they have helped us to identify. The people of Lochgoil will take ownership of the plan and it will be delivered by a range of community organisations, businesses and individuals.



Lochgoil Community Trust will track the progress of the plan and use the document to secure and distribute funding to support the delivery of projects. Together with Lochgoil Community Council and Carrick Castle Community Trust, Lochgoil Community Trust will hold regular reviews of the implementation plan. There will be an annual update which will be shared with the whole community, and which will identify priority projects for the coming year.

The recruitment of a Community Development Worker/Officer is key to help bring this plan to life, as many of the projects require significant external funding.



# Afterword with contact details



The people of Lochgoil are proud that we are at the forefront of Local Place Plans in Scotland, influencing the next Development Plan of the National Park and influencing decisions about the land and assets that are important to us.

From the start we have emphasised that we want to invest in the assets we have to make this a better place, as well as dealing with the local, national and global challenges that face our small rural communities. We are presenting a plan that is realistic and robust but also ambitious. As with previous plans, the Community Council and the Trusts will need the help of other community organisations and individuals to achieve our vision. We have a vision for the land, people and spaces of Lochgoil and the collective action needed to protect and improve them.

We know that this will not happen without hard work and external support and resources. We are committed to implementing this plan over the next few years with the support of our community and partner organisations. While the National Park Authority has planning responsibility, locally this plan will be led by Lochgoil Community Council, Lochgoil Community Trust with support from Carrick Castle Community Trust.

In a changing environment, this is a real opportunity to invest in Lochgoil as a vibrant, living, sustainable and resilient local place.

We want to thank the residents, businesses, and organisations of Lochgoil who gave their time and ideas. We want to particularly thank the steering group who spent vast amounts of time throughout the process, and we want to recognise the National Park who gave guidance and support.

Keep an eye on the community website for more developments.

If you want to contact us directly, you can contact us via email as follows:

Lochgoil Community Council:  
**[lochgoilcommunity@gmail.com](mailto:lochgoilcommunity@gmail.com)**

Lochgoil Community Trust:  
**[board@lochgoil-trust.org](mailto:board@lochgoil-trust.org)**





# Appendices

# Appendix 1: Fit with National and Regional Strategy

## 1.1 Fit with existing regional plans

This includes a statement about our suggested amendments to the most recent Local Development Plan.

<b>Loch Lomond and the Trossachs Local Development Plan adopted in 2016</b>	<p><b>Regional Vision</b></p> <p>The vision for the next 20 years as set out in this Development Plan emphasises Conservation, Visitor Experience and Rural Development.</p> <p>Conservation: An internationally renowned landscape where the natural beauty, ecology and the cultural heritage are positively managed and enhanced for future generations.</p> <p>Visitor Experience: A high quality, authentic experience for visitors, with many opportunities to appreciate and enjoy the natural and cultural heritage within an internationally renowned landscape that compares to the best on offer around the world.</p> <p>Rural Development: In the National Park businesses and communities thrive and people live and work sustainably in a high quality environment.</p>	<p><b>This 2024 Local Place Plan</b></p> <p>The Lochgoil Local Plan fits well with this broad vision for the National Park.</p> <p>Conservation : A significant focus on the Lochgoil Local Place Plan is not just to develop new ideas but to protect the fantastic natural environment that exists now. Theme 5, A Cared for Place and theme 6, A Natural Place both focus on protecting and enhancing the local built and natural environment.</p> <p>Visitor Experience : Visitors are well catered for by the Drimsynie complex but our plan encourages visitors into the village to create community wealth. A proposed water taxi aims to be a key visitor attraction.</p> <p>Rural Development : Housing and enterprise development are important elements of the Lochgoil Local Place Plan and we have themes related to vibrancy, enterprise and connectivity.</p>
	<p><b>Lochgoilhead Planning Objectives</b></p> <p>This village is enclosed by steep mountains and forest which create a remote and almost isolated character. An established holiday park dominates the west side of the village. Future developments focus on the enhancement of the existing visitor experience offering, and encouraging community projects including the hydro scheme, community shop, village improvements, a new jetty and some additional housing at Donich Park.</p>	<p><b>This 2024 Local Place Plan</b></p> <p>In the interim period, no further housing was established at Donich Park but housing that is affordable and innovative is a priority in this local place plan and work will be done to facilitate the development of new homes in the area. The Hydro Scheme is operational and is a key asset in the community. The community shop has not been achieved but the need for an all year round catering and retail offering is a priority in this current plan so that need continues. Village improvements including flood mitigation, infrastructure improvements to the car park and active travel are key priorities for the future.</p>
	<p><b>Carrick Castle Planning Objectives</b></p> <p>Carrick Castle is a small village along a stretch of Loch Goil centred around the dramatic 15th century Carrick Castle. Besides the castle, there are a few Victorian villas and a large tenement building at the centre that provide sense of place. Future development is focused on the new housing at the former hotel site and small-scale infill and tourism development.</p>	<p><b>This 2024 Local Place Plan</b></p> <p>There are two properties on the former hotel site with three new properties anticipated. The proposed water taxi would require a safe jetty at Carrick Castle which would not only support local transport links but would attract visitors to the area.</p>
<b>Loch Lomond and the Trossachs National Park Partnership Plan 2018-2023.</b>	<p>The National Park Partnership Plan refers to the same three strategic themes noted above.</p>	<p><b>This 2024 Local Place Plan</b></p> <p>The Lochgoil Local Place plan accord with much of the activity set out in the partnership plan's 13 objectives and 30 priorities.</p> <p>These range from Natural Capital and Climate Change to the Visitor Economy and Place Making.</p>

## 1.2 Fit with National Planning Framework 4 (NPF4)

The six overarching spatial principles:		
1	Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.	Our “Natural Place” thematic area will address the just transition to net zero but that strategic perspective percolates through all the themes from ensuring transport solutions keep net zero in mind to creating a local rather than only a visitor economy. The proposed Land Use Forum will be founded on Just Transition principles and there is an additional Theme called “A Cared for Place” that focusses on protecting the built and natural environment.
2	Conserving and recycling assets. We will make productive use of existing buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.	We understand the importance of embedded carbon and have no immediate aspiration to build new. We value our assets from Carrick Castle to Lochgoilhead Village Hall. This is emphasised under our “A Cared for Place” theme. We are also keen to develop our recycling infrastructure with glass recycling at Carrick Castle and a re-imagined recycling capability at the Lochgoilhead car park.
3	Local living. We will support local liveability and improve community health and wellbeing by ensuring people can easily access services, greenspace, learning, work and leisure locally.	Our plan has a vision for creating a suite of appropriate social and affordable housing to create a sustainable local community under our “A Vibrant Place” theme. Our theme “An Active Place for Everyone” has the aim of opening up access to existing and developing new services.
4	Compact urban growth. We will limit urban expansion so we can optimise the use of land to provide services and resources, including carbon storage, flood risk management, blue and green infrastructure and biodiversity.	Our “Natural Place” theme will commit to protecting and enhancing the natural environment. Local living will be balanced with protecting the environment and we have priorities for flood mitigation and upgrading the sea front.
5	Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline, and manage development sustainably in areas of high demand.	Our “Enterprising Place” thematic area sets out a range of interventions to maximise investment in the area. We will work along with the business and social enterprise community to create a local wellbeing economy.
6	Rural revitalisation. We will encourage sustainable development in rural areas, recognising the need to grow and support urban and rural communities together.	Lochgoil is in a highly remote and rural area. As the local development plan states it has “a remote and almost isolated character”.



### 1.3 Fit with the Detailed Policy Elements

NPF4 Policy No.	Title	Our Response	Our Actions	Our Comment
1	Sustainable Places.	Major relevance to Loch Goil.	Focus on climate emergency & nature crisis. Participate in the Future Nature Operational Group.	We are very aware of the vulnerability of our local environment and the opportunities to respond positively.
2	Climate Adaptation.	Water as gift and threat	Engage with land use partners through a Lochgoil Land Use Forum.	Some properties have air source heat pumps or solar panels. There are opportunities for more household renewable installations.
3	Biodiversity.	Major local issue	Build on existing local initiatives to restore natural habitats.	Lochgoil Trust's River Goil projects and Cormonachan Community Woodland's restoration of Atlantic rainforest Deer management on the Ardgail Peninsula must be addressed including fencing along the Cowal Way.
4	Natural Place	Our area is 60 sq. miles of stunning landscape of mountains, rivers, and Loch Goil	Develop a landscape scale strategy for Strath Goil, Ardgail Peninsula and West Loch Goil.	The Loch Goil Community Council boundaries encompass a spectacular landscape including most of the NP's coastline. There is opportunity for greater consideration of our area's Natural Capital by the National Park.
5	Peatland Restoration	High areas of peatland	Carrick Castle Estate project between Loch Goil and Loch Eck.	Restoring local peatland is a contribution to carbon capture and retention.
6	Forestry, Woodland, Trees	Priority to restore native woodland.	Engage with FLS whose forestry is dominant.	Most of land in our area is public land managed by FLS. A major rebalancing is needed. The programme of Invasive Non-native Species removal must be extended.
10	Coastal Resilience	Flooding of shore roads. Weak sea wall.	Need to raise funding for sea wall repair and explore mitigation for coastal erosion	Shore roads around the loch are becoming more vulnerable to flooding and erosion.
11	Renewable Energy	Local potential.	Partners in Donich Hydro.	A number of properties have air source heat pumps or solar panels and opportunity for more.
12	Zero Waste	Recycling can be improved.	Call for redesign of recycling bins in car park.	Facebook used to sell or give away unwanted items. Need to improve waste recycling including food waste.
13	Sustainable Transport	Community transport options under review, including voluntary drivers & vehicle sharing.	Promotion of active travel with new paths and e-bikes. Request for EV charging points (nearest is 12 miles).	As a very remote rural community we are dependent on access by two steep glens with vulnerable single-track roads. Two regular bus routes to the towns of Dunoon and Helensburgh, also link with ferry and train. Residents are very dependent on delivery services.

16	Quality Homes	Site allocated for 6 units in current LDP.	Look to a housing association for uptake.	Lack of local affordable housing for workers and residents.
17	Rural Housing	There is insufficient social and affordable housing.	Form a consultation group to undertake a housing survey and identify actions.	It is important to achieve the right balance between holiday accommodation, residential accommodation and affordable housing - welcoming visitors, while supporting all who wish to live here.
21	Play, Recreation, Sport	Lack of facilities and activities, particularly for youths.	Call for better use of village hall, for upgraded play areas, and outdoor gym.	E-bikes have been successfully promoted. Demand for improved paths and signage for cyclists and walkers. We need volunteers to lead activities.
22	Flood Risk & Water Management	This is a major concern with recent damage to community assets and infrastructure (roads & bridges). Also threat to homes.	Local fundraising to repair river walk and replace lost equipment. Call to FLS to improve land management to prevent landslips and debris from felling.	We need to develop a strategy with FLS and other landowners to improve our resilience against episodes of high intense rainfall. We need emergency planning and equipment to protect properties. We need measures to slow the flow in waterways, create a flood plain and improve maintenance of ditches, culverts and drains.
23	Health	We appreciate the services within our village medical centre.	Promoting community support and more opportunities to meet.	We are exploring different approaches to improving personal wellbeing and mental health. There is interest in a community food-growing project.
25	Community Wealth Building	There is more remote working using broadband.	Asset transfer to the community of vacant shop spaces is being explored.	We have identified a need for facilities to support business initiatives. We intend to form a register of skills and expertise within our communities.
29	Rural Economy	Our economy is over reliant on seasonal tourism.	We are looking for ways to diversify our local economy with more community control of services.	There is great potential for Loch Goil as a centre for nature restoration with skills-training. We have two large residential outdoor education centres for young people with activities on the water and in the hills.
30	Tourism	Argyll Holidays has almost a monopoly of facilities for visitors.	We support small holiday businesses that offer hospitality and facilities.	Two recent projects will provide amenities for camping and mobile homes. Additional outdoor facilities for mountain bikers and better signage for walkers are planned.
31	Culture & Creativity	We have been part of the Cowal Arts and Crafts scene.	The Argyll Arts Collective and other local creators supported by Lochgoil Community Trust provide a range of events for adults and children.	The distance from urban centres and limited public transport mean that touring theatre groups and performers are very welcome whenever they come.

## 1.4 Crosscutting Strategic Fit

<b>Fit with Sustainable Development</b>	
Sustainable development can be defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. For example, the UN sustainable development goals are to promote prosperity while protecting the planet. They recognise that ending poverty must go hand-in-hand with strategies that build economic growth and address a range of social needs including education, health, social protection, and job opportunities, while tackling climate change and environmental protection.	The Lochgoil Local Place Plan develops the economy and the place in the context of net zero and sustainability. Enhancing the population and drawing visitor numbers from Drimsynie into the villages will need to be managed carefully to ensure it is sustainable in relation to financial viability, net zero and service development to meet the needs of the population as it changes. We will develop new services and increased access to facilities but in a way that will not overwhelm the community.
<b>Fit with Inclusive Growth</b>	
The Scottish Government defines inclusive growth as “growth that combines increased prosperity with greater equality, creates opportunities for all, and distributes the benefits of increased prosperity fairly”. The inclusive growth approach places less emphasis on the supply side of the economy—for example the reduction of trade barriers and making labour markets more flexible are the key to sustaining growth - in favour of a more interventionist approach which recognises and values the role of education, training and welfare as positive contributors to a healthy society.	We have focussed our Local Place Plan on the Wellbeing economy (e.g. in the development of a shop, retail outlet and water taxi) so that we achieve economic growth but in a sustainable way. People who live here on low incomes and struggle can be a little under the radar. We have noted that we will reach out to everyone.
<b>EDI</b>	
Equality, Diversity and Inclusion and how we will embed equality into the work.	Equality, diversity and inclusion is important to us. Though not a hugely diverse community compared to other places in Scotland, ensuring everyone is welcome, regardless of background is a founding value in our plan..
<b>Fit with Community Wealth Building</b>	
<p>There are five core principles to Community Wealth Building:</p> <ul style="list-style-type: none"> <li>• Progressive Procurement – developing local supply chains of businesses likely to support local employment and keep wealth within communities.</li> <li>• Fair Employment and Just Labour Markets – using anchor institutions to improve prospects of local people.</li> <li>• Shared Ownership of the Local Economy – supporting and growing business models that are more financially generative for the local economy.</li> <li>• Socially Just Use of Land and Property – developing the function and ownership of local assets held by anchor organisations, so local communities benefit from financial and social gain.</li> <li>• Making Financial Power work for Local Places – increase flows of investment within local economies by harnessing and recirculating the wealth that exists.</li> </ul>	We fit Community Wealth Building through a desire for continuing community ownership of existing and new assets in an area which is a challenge, as few properties come up for sale and most are in private ownership. We want to grow our community by developing the right infrastructure and services to encourage staying and shopping locally.
<b>Just Transition to Net Zero</b>	
Environmentally sustainable growth means fostering economic growth and development, while ensuring that natural assets continue to provide the resources and environmental services on which our well-being relies. It meets human development goals while simultaneously sustaining the ability of natural systems to provide the natural resources and ecosystem services on which the economy and society depend.	The drive to net zero underpins all thematic areas in our plan. We aim to develop and continue to benefit from renewable energy schemes, including solar and wind. We aim to extend our active transport initiatives and to encourage people to stay and play locally by walking, cycling, or boating. Working with landowners and managers, we aim to support habitat restoration and biodiversity improvements wherever possible.



## Appendix 2: Lochgoil Land Use Forum

The National Planning Framework 4 (NPF4) sets out the principles and policies for planning and development to improve people's lives, aiming to make sustainable, liveable, and productive places, whilst concurrently seeking to address the twin global climate and nature crises that we all face, i.e. a "Just Transition" to net zero.

Our Local Place Plan clearly demonstrates that the very real, near-term 'civic' issues of community housing, facilities, and transport, outweigh longer-term landscape-scale challenges. This hierarchy of community needs is understandable, but it should also be recognised that a single climate event can reverse these priorities in an instant.

The Land Use Forum aims to provide a regular 'heartbeat' of meetings, perhaps 3 per year, intended to develop and maintain community influence in broader land use decisions, alongside the day-to-day delivery of our Local Place Plan objectives. Each Land Use Forum event will be focused on a specific land related challenge, and the resulting recommendations fed back to the community, landowners, and external agencies to consider.

Suggested forums to run over the 5 year period of the Local Place Plan are (in no particular order):

1. Better working between the community and FLS.
2. Reduce the impact of flooding from the River Goil.
3. Business storage for community wealth building.
4. Land and property acquisition for community housing.
5. Active travel routes between Carrick Castle and Lochgoilhead.
6. Active travel routes between Lochgoilhead and Arrochar.
7. Transport resilience – a land and water objective.
8. Developing Lochgoil as a mountain biking destination.
9. Climate ready - ditches, culverts, drains and swales.
10. Climate ready - Improving sea defences in Lochgoil.
11. Habitat restoration in Lochgoil.
12. Community woodland development.
13. Ardgoil Peninsula Nature Reserve.
14. Successful community food growing.
15. Green energy generation for local power.

Full details, including a copy of the Implementation Proposal, are available here:

[www.lochgoil-trust.org/projects/land-use-forum](http://www.lochgoil-trust.org/projects/land-use-forum)

