

Lochgoil Local Place Plan Submission Statement

Dear Planning Authority

Please find attached and linked, a digital copy of the Proposed Lochgoil Local Place Plan (LPP).

Community Body

The community body submitting this LPP is the Lochgoil Community Council. Our community body's contact details are: Emma Crowe, lochgoilcommunity@gmail.com

Supporting Information

Attached or linked is information supporting the LPP or documents referred to in the LPP:

- Our community body's written constitution
- A copy of the information notice sent to councillors and adjoining community councils

Consultation Evidence

Information Notice

A copy of the information notice sent to councillors and community councils has been included as an attachment to this submission.

As part of this process we received a comment from Strachur community council indicating that they considered that the document did not meet the requirements of an LPP but this was due to the map elements still being in development. This has been checked with LLTNP who confirmed that inclusion of maps would remedy this.

28 day community consultation:

The community were invited to review the plan at a launch event which was attended by 31 people and paper copies of the draft plan were provided in key locations and on the community website. The community was invited to comment on the plan using online and paper surveys. In addition, meetings were held with key stakeholders and landowners were contacted individually for their comments.

Of the 22 surveys completed:

76% felt that their suggestions have been listened to (6% (3 people) gave a negative response.

75% felt that the plan includes things that are important to them (nobody disagreed)

79% felt that the plan includes things that are important to the wider community (1 person disagreed)

Sixty two changes were made to the Local Place Plan following the 28 day consultation. The comments received were considered by the steering group. Those comments which were not included were either considered to have been adequately covered by the plan or they conflicted with the majority view from the original consultation. There were a number of suggestions which were more suited for inclusion in the detail of the implementation plan. A summary of the comments and action taken was published on the [community website](#).

Statement Showing Regard to Other Plans/Strategies

In preparing the LPP, our community body has had regard to the National Planning Framework 4, which aims to create sustainable, liveable and productive places. These national policies are reflected in our Community's Vision, summarised below:

Our vision can be expressed in six themes:

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

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

A Vibrant Place - Affordable housing and the right facilities and services to support a flourishing local community.

An Active Place - Spaces for everyone to play and to socialise safely. For our community to be happy and healthy.

A Cared for Place - A home to be proud of. Sensitively developing and maintaining our townscapes and local environment.

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

This plan has also taken account of:

- Loch Lomond and the Trossachs [Local Development Plan](#) adopted in 2016 – which vision is to create thriving town and villages centres, more active travel options and off-road connections, a thriving economically active rural economy, support the needs of everyone, safeguarding historic buildings and precious natural and cultural assets as well as high quality development that enhances towns and villages
- Loch Lomond and the Trossachs [National Park Plan 2018-2023](#)
- A suite of national strategies including the National Performance Framework, the Wellbeing economy and policies relating to Community Wealth Building and a Just Transition to Net Zero.

Engagement evidence

Our community body has demonstrated that there is support for the priorities and proposals in our LPP. We engaged the community in a range of activities including an online Place Plan survey, in person events, school activities, 1-2-1 interviews and online activities. We analysed over 800 comments resulting from the consultation to produce the objectives for the plan.

More detail of the engagement can be found in section 2 of the Local Place Plan.

Statement Setting Out LDP Amendments

The six overarching spatial principles:	How our LPP relates to the principles	Suggested Amendments to the LDP
<p>1. Just transition. We will empower people to shape their places and ensure the transition to net zero is fair and inclusive.</p>	<p>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.</p>	<p>Theme 1 - A Connected Place (see map)</p> <p>Active Travel: Reduce the number of journeys we make by car</p> <ul style="list-style-type: none"> • Encourage the development of a safe off-road walking and cycling route from Corrow to Carrick Castle, making use of existing partial access paths. • 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 Gail. • 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. <p>Electric Vehicles: Provide the necessary infrastructure for electric vehicles</p> <ul style="list-style-type: none"> • Identify potential locations for EV charging points in Lochgoilhead and Carrick Castle, considering potential flooding, parking and power supply requirements. <p>Water Transport: Exploit the loch to improve transport resilience and decrease road traffic</p> <ul style="list-style-type: none"> • Research options and the business case for constructing a public jetty at Carrick Castle. <p>Potential amendment to LDP: more of a policy focus on active travel and develop mapping which illustrates potential active travel routes – include the ones detailed above.</p>
		<p>Theme 2 – An Enterprising Place (see map)</p> <p>Food Production: Grow our own food to become a more healthy and resilient community</p> <ul style="list-style-type: none"> • 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. <p>Potential amendment to LDP: Support communities to access or acquire land identified for food growing and develop policy which supports communities to grow food.</p>

		<p>Theme 3 – A Vibrant Place</p> <p>Communication: Improve the way we communicate/engage with each other</p> <ul style="list-style-type: none"> • 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>Green Energy: Help our community to switch to greener and more affordable energy sources</p> <ul style="list-style-type: none"> • 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). • 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). <p>Potential amendment to LDP: ensure planning policy includes support for householders and business to incorporate green measures and that new homes should be ‘eco-homes’.</p> <p>Encourage land managers to work with communities.</p> <p>Theme 5 – A Cared for Place (see map)</p> <p>Waste Facilities: Provide facilities for better recycling and disposal of our waste</p> <ul style="list-style-type: none"> • Install glass recycling bins in Carrick Castle. • 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. • Provide facilities for the storage, distribution, and potentially the sale of compost generated by food and green waste recycling. • 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. • Work with Argyll & Bute Council to investigate options for local green waste and beach debris recycling. Options may include a designated waste disposal and collection point. • Work with FLS on the siting and operation of a Biochar Kiln as a solution to green waste disposal and composting. <p>Potential amendment to LDP: ensure planning policy includes support for communities to reduce waste, increase recycling and dispose of more waste locally.</p>
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2. Conserving and recycling assets. We will make productive use of existing	We understand the importance of embedded carbon and will continue to look at the utilisation of	<p>Theme 3 A Vibrant Place (See map)</p> <p>Facilities: Develop more independent, local facilities for a thriving year-round community</p> <ul style="list-style-type: none"> • 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.

buildings, places, infrastructure and services, locking in carbon, minimising waste, and building a circular economy.	existing buildings. 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.	<p>Theme 5 – A Cared for Place (see map)</p> <p>Seafront: Invest in Lochgoilhead sea front as a destination</p> <ul style="list-style-type: none"> • 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. <p>Waste Facilities: Provide facilities for better recycling and disposal of our waste</p> <ul style="list-style-type: none"> • Install glass recycling bins in Carrick Castle.
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.	<p>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.</p> <p>Our theme “An Active Place” has the aim of opening up access to existing and developing new services.</p>	<p>Theme 3 A Vibrant Place (See map)</p> <p>Housing: Redress the housing imbalance in favour of permanent residents</p> <ul style="list-style-type: none"> • 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>Potential amendment to LDP: Current LDP suggests locations in Carrick Castle and Lochgoilhead. As part of a housing survey, additional locations will be identified.</p>
		<p>Theme 4 - An Active Place (see map)</p> <p>Outdoor Activities: Provide more outdoor leisure, sport, and fitness facilities</p> <ul style="list-style-type: none"> • 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. • 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. <p>Paths and Tracks: Work with land managers to improve public access to our countryside</p> <ul style="list-style-type: none"> • 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. • 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.

		<p>Cycling: Develop local cycling facilities for sport and leisure</p> <ul style="list-style-type: none"> 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. <p>Potential amendment to LDP: more of a policy focus on developing walking and cycling infrastructure to provide amenities for residents and local businesses, and improve the visitor experience</p>
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.	<p>Theme 6 - A Natural Place (see map)</p> <p>Climate Change Resilience: Improve our community resilience to the impacts of climate change</p> <ul style="list-style-type: none"> 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. Explore measures to mitigate and protect against coastal erosion. Work in partnership with the National Park and FLS to continue the programme of strengthening the banks of the River Gail 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. <p>Restoring Biodiversity: Work with land managers in restoring biodiversity and natural habitats</p> <ul style="list-style-type: none"> 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. <p>Potential amendment to LDP: ensure planning policy protects our natural environment and encourages land managers and other agencies to work in partnership to mitigate against the impact of climate change</p>
5. Rebalanced development. We will target development to create opportunities for communities and investment in areas of past decline, and manage development	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.	<p>Theme 2 - An Enterprising Place (see map)</p> <p>Business Support: Provide practical help and support for our local businesses</p> <ul style="list-style-type: none"> 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. Seek to acquire and develop local business storage and workshop facilities, where affordable under-cover storage and vehicle and plant parking can be provided. <p>Potential amendment to LDP: support communities to provide services and facilities for local businesses</p>

sustainably in areas of high demand.		Theme 3 – A Vibrant Space Facilities: Develop more independent, local facilities for a thriving year-round community <ul style="list-style-type: none"> 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.
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 rural area. As the local development plan states it has “a remote and almost isolated character”.	

Community’s Submission Statement Appendix Checklist:

To Do	Done
1. A digital copy or link to the Local Place Plan so it can be downloaded.	
2. A copy of the written constitution of the community body if not a community council	
3. Copy of <i>Information Notice</i>	
4. Copies of any other documents referred to in LPP (not NPA docs)	