

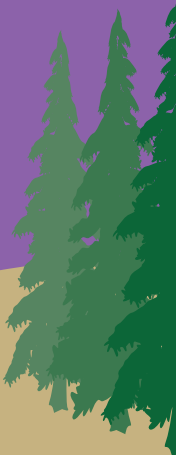
# Ardenntinny



## LOCAL PLACE PLAN 2025-2035



*The Ardentinny Local Place Plan outlines the challenges, opportunities and aspirations within our community and presents actions and priorities that aim to make our beautiful Ardentinny an even better place to live.*



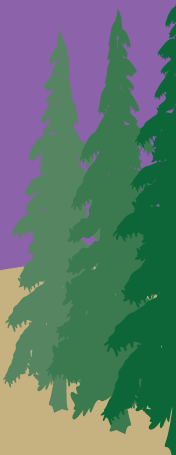
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*This Local Place Plan was developed through extensive consultation with the people of Ardentinny that includes feedback from the 2015 Community Action Plan, the results of the 2023 Residents Survey, and additional community engagements undertaken specifically for the Local Place Plan in November 2024.*

*We would like to thank everyone for their contributions upon which this local place plan has been developed.*



# Introduction and Purpose of Local Place Plan

The Ardentiny Local Place Plan outlines the challenges, opportunities and aspirations within our community and presents actions and priorities that aim to make our beautiful Ardentiny an even better place to live. The Local Place Plan is intended to cover a 5–10 year period until approximately 2035. It also includes proposals for development and use of land in the area.

The plan was developed through multiple community engagements, and includes input from the 2015 Community Action Plan [1] and the 2023 Resident's Survey. Most recently community feedback was captured at the Local Place Plan drop-in sessions in November 2024 and at later Stakeholder engagements. The Local Place Plan also includes the aims identified by the local organisations, clubs and businesses who took part in the development of this Local Place Plan.

As part of the construction of the Local Place Plan, we revisited the 2015 Community Action Plan to assess the points that were delivered through efforts lead by Ardentiny Community Council, these included;

- **Improved communication between local groups (i.e. Community Council, Community Trust and the Village Hall)**
- **Improved communication within the village (new notice board, Weekly Village Hall and Community Council newsletter (email))**
- **Development of a Community Council website**
- **Raising awareness of Anti-social behaviour at the beach picnic area to Forestry and Land Scotland**
- **Regular Community beach cleans**

Some of these points are still recognised from the most recent community feedback. Hence these points are captured in this Local Place Plan to ensure that focus is retained on such initiatives/issues for the future.

[1] [https://web-cdn.org/s/1340/file/emergency-plan/Ardentiny-community-action-plan/ardentiny\\_action-plan-15\\_20.pdf](https://web-cdn.org/s/1340/file/emergency-plan/Ardentiny-community-action-plan/ardentiny_action-plan-15_20.pdf)

# Introduction and Purpose of Local Place Plan

As well as being rooted in community aspirations, this Local Place Plan also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in National Planning Framework 4 (NPF4 2023) [2] (including Policy 15 on Local Living and 20 Minute Neighbourhoods), as well as taking account of the Regional Spatial Priorities for North and West Coast and Islands. The policy agendas contained in these documents, particularly NPF4 as the most recent component of the development plan, were taken into account in preparing the plan, as suggested in government guidance [3], and most importantly in framing the overall vision of the plan.

The Ardentinnny Local Place Plan will;

- **help the Community Council, Loch Lomond and the Trossachs National Park Authority and Argyll & Bute Council consider the impact of planning applications on our local communities.**
- **influence the National Park's new Local Development Plan**
- **influence investment by Argyll & Bute Council, other public bodies, funders, landowners and businesses in ways that support our local community.**

Preparation of this Local Place Plan was facilitated by Ardentinnny Community Council on behalf of the local community.

[2] <https://www.gov.scot/publications/national-planning-framework-4/>

[3] See Scottish Government Planning Circular 1-2022: Local Place Plans, paragraph 29:  
<https://www.gov.scot/publications/circular-1-2022-local-place-plans>

# Setting the Scene



Ardentinny is a small coastal hamlet located on the western side of Loch Long on the picturesque Cowal Peninsula. The deep dark lochs here, with their steep, often mountainous sides, provide dramatic scenery which makes this part of the Loch Lomond and Trossachs National Park really special. The scenery and the setting are the main reasons why many locals chose to move here and these are characteristics that they are passionate to protect.

The beach north of the village is the longest on the Cowal Peninsula and has been a popular place for visitors, throughout the years, from Viking fleets, Gaelic raiders and wartime Commando assault boats right up to today's tourists. With beginnings all the way to the Iron Age (the Dun Daraich Iron Age fort remains are nearby), Ardentinny was established as a ferry crossing across Loch Long to Coulport on the eastern shore and became a hub for travellers from across Argyll. The alternative was a long hike round the top of the loch. By crossing the Argyll Sea lochs, the Cowal Peninsula and Argyll became much closer to lowland Scotland.

The ferry was based on the Coulport side and could be summoned by lighting a signal fire at Ardentinny. This included the Dukes of Argyll travelling from Inveraray Castle to their second home at Rosneath Castle, and Highland drovers taking herds of cattle to market. People would take the ferry while the cattle would swim the mile across the loch. The ferry is no longer in operation, but evidence still remains. One is Ferry Cottages, built in the early 1800s. A second is the nearby Ardentinny Hotel, parts of which are said to be over 400 years old. At Glen Finart there's a stone tower, the remains of Glenfinart House. Built in about 1840, it was destroyed by fire in 1968 and demolished, all except the tower.

# Our Community now

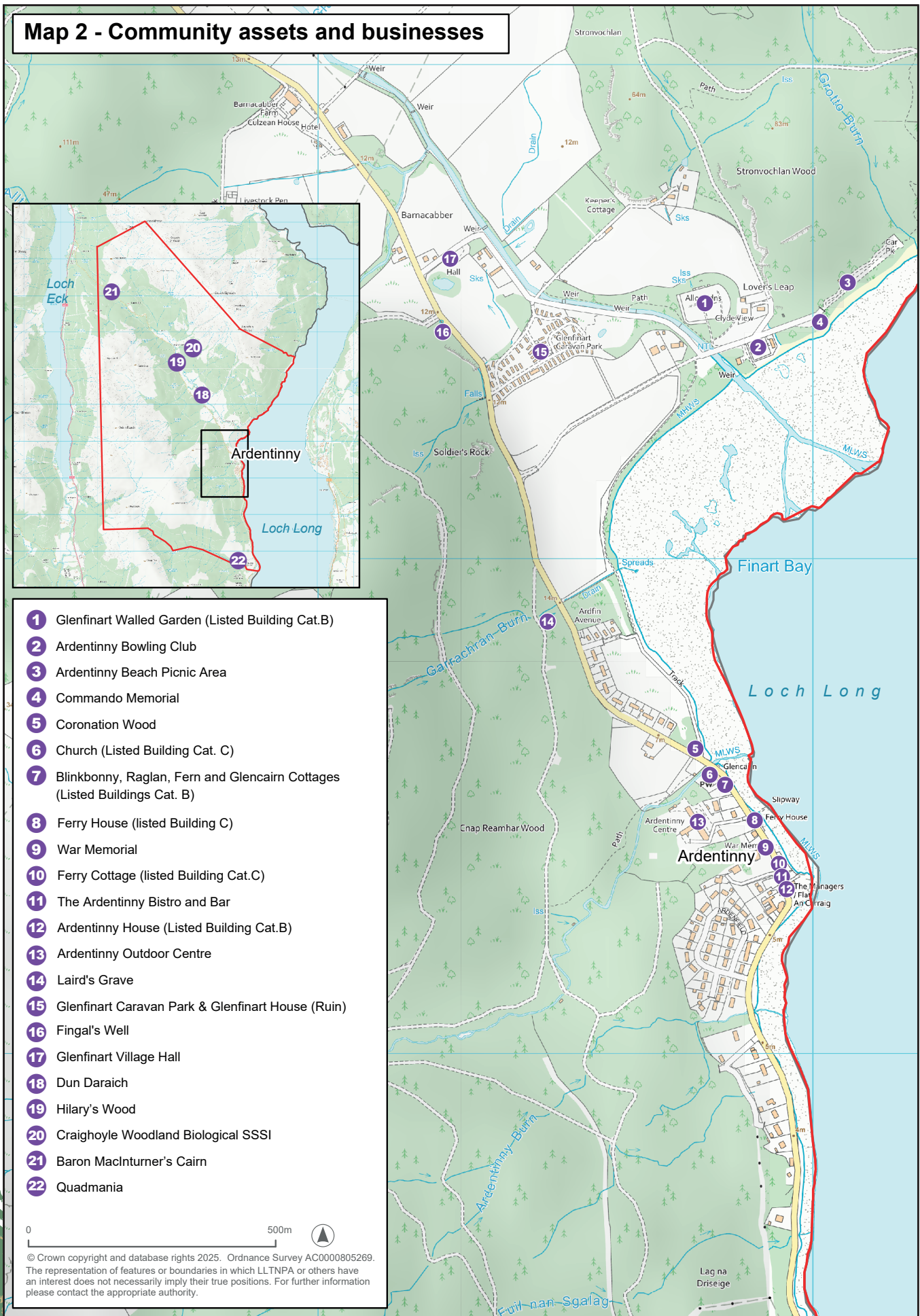
## Location

The community is made up of the parish of Ardentinnay which is situated 12.4 miles from Dunoon and 45 miles from Glasgow via a passenger ferry service from Dunoon or a vehicle service from Hunters Quay. The area is within the boundary of the Loch Lomond and the Trossachs National Park.

MAP 1 - Ardentinnay Community Council geographic area



## Map 2 - Community assets and businesses



- 1 Glenfinart Walled Garden (Listed Building Cat.B)
- 2 Ardentiny Bowling Club
- 3 Ardentiny Beach Picnic Area
- 4 Commando Memorial
- 5 Coronation Wood
- 6 Church (Listed Building Cat. C)
- 7 Blinkbonny, Raglan, Fern and Glencairn Cottages (Listed Buildings Cat. B)
- 8 Ferry House (listed Building C)
- 9 War Memorial
- 10 Ferry Cottage (listed Building Cat.C)
- 11 The Ardentiny Bistro and Bar
- 12 Ardentiny House (Listed Building Cat.B)
- 13 Ardentiny Outdoor Centre
- 14 Laird's Grave
- 15 Glenfinart Caravan Park & Glenfinart House (Ruin)
- 16 Fingal's Well
- 17 Glenfinart Village Hall
- 18 Dun Daraich
- 19 Hilary's Wood
- 20 Craighoyle Woodland Biological SSSI
- 21 Baron MacInturner's Cairn
- 22 Quadmania

0 500m

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# Our Community now

## Population

The National Records Office and Census data for 2022 does not provide information at a postcode level but at an area level for population. So, an accurate assessment of the population of Ardentinny is challenging, as the 2022 census data for the area includes the eastern side of Loch Eck which is outside the Ardentinny Community Council area. Argyll and Bute provided data which indicates a population of 170. This in line with an estimate made by Ardentinny Community Council.

Based on the available information provided by Argyll and Bute Council, the Ardentinny area has an older community with 76.1% of residents being over the age of 50 and 48.2% over the age of 65. There are fewer families with 17% of the population aged between 16-50 in the village which reflects the lack of job opportunities, education facilities and suitable housing. There are only 15 children in the area under the age of 15, and less in the village itself. Consideration needs to be given to encouraging more young families into the village to avoid Ardentinny and its surrounds becoming exclusively a 'rural retirement area'.

## Housing

Based on the available data, over 83% of local housing is owner occupied and an estimated 9% are holiday homes. There are approximately

70 caravans on Glenfinart Caravan Park. There has historically been a local unease about new developments and building in the village, feeling that it would adversely impact on the peace and tranquillity of the community. This view will maintain the status quo for a period but if maintained indefinitely will turn the village into a museum rather than a 'liveable place'.

## Employment and the local economy

High seasonal population variations due to holiday and second homes have implications for the viability of local businesses which means that Ardentinny has not had a shop or post office for some years. The Ardentinny Bistro and Bar and the Glenfinart Caravan Park are the only active businesses in the village. There is Quadmania at the southern end of the geographic area which is associated to Stronchullin Farm, whilst in Glenfinart there is Craighoyle Farm. Four hydro schemes are run by private companies around the village. The nearest shops are at the Cot House Service Station (almost 9 miles away). The district appears to provide an environment conducive to self-employment which could possibly be further developed.

# Our Community now



## Healthcare and Emergency Services

The Riverbank Surgery in Kilmun (6.1 miles away) is well appointed with a GP, practice nurse and good facilities. The village has three defibrillators one situated by the slipway at the Outdoor Centre, one at the Village Hall and one at the Beach Toilets. There is currently no sheltered housing or dedicated respite or residential care for the elderly in the community though there is an increasing need for it. The nearest elderly residential care homes are located in Dunoon some 13 miles away. The fire service is also based in Dunoon, a 25 minute drive away, which causes concern especially with many visitors to the beach camping area regularly lighting fires – especially in the summer months when the surrounding woodland can become very dry. There are Police, the NHS community hospital and dentists also based in Dunoon.

## Education

The Village no longer has a school, so the small number of primary school age children have to take a School transport car to Strone (5 miles away), or to Sandbank Primary (11 miles away). Older children need to travel to Dunoon Grammar, a 12 mile/40 minute bus journey away.

## Environment

Ardentinny is in a beautiful scenic area with many fine views of Loch Long and the surrounding hills, The loch has both common and grey seals, porpoises, dolphins and the occasional whale plus otters and many different seabirds and wildfowl. The local wildlife also includes red squirrels, pine martens, red and roe deer and raptors including golden eagles. There is a good network of forest trails around the village and along the coast which can take you towards Castle Carrick.





# Our Community now

## Community Organisations, Events and Facilities

The Ardentinny Bistro and Bar is a key social centre in the village. The Village Hall holds regular community events and activities and there is an active Lawn Bowling Club. There is also a Walled Community Garden led by the Ardentinny Community Trust that works with Young Adults. There is an Educational Outward bounds Centre (Ardentinny Outdoor Centre) where children can stay on residential courses to learn skills such as kayaking, canoeing, hiking etc.

The picnic area at the beach (managed by Forestry Land Scotland) is very popular with visitors throughout the year. More recently Forestry and Land Scotland has designated the picnic site a "Stay the Night" location for Motorhomes and as a camping area. In the summer months there can be more people staying at the beach area than are normally resident in the village. This brings with it its own issues in respect of noise, litter, damage to the natural environment and traffic – especially as there are no drinking water or chemical waste disposal facilities.

## Heritage

There are a number of local monuments of historical interest including an Iron Age Dun in Glenfinart (Dun Daraich), Baron Macinturners (turners) cairn on the Larach, Coronation Wood, the Laird's Grave and Fingal's Well.

During WW2 the Royal Naval Commando base HMS Armadillo was based in Glenfinart House and the Ardentinny Beach was used to practice the D-Day Landings.

The Victorian Glenfinart Walled Garden was purchased for the community in 2012 by the Ardentinny Community Trust (ACT) and hosts two yearly events, the Easter Extravaganza and a Harvest Fair. It is open at weekends from April – October and on request. The trust received grants from Investing in Ideas and the Heritage lottery, to commission the production of a Conservation Plan, Feasibility Study and Business Plan to support the restoration and future operation of this listed Structure.

# Community Involvement

This Local Place Plan was developed through extensive consultation with the people of Ardentinny that includes feedback from the 2015 Community Action Plan, the results of the 2023 Residents Survey, and additional community engagements undertaken specifically for the Local Place Plan in November 2024.

Two staffed drop-in events were held in November 2024, publicised via flyers, posters, social media, an e-bulletin to over 100 recipients and word of mouth. Around 40 people participated in the drop in events (the total population of the Community Council area is estimated at around 170).

Other activities included discussions with the individual community organisations (Bowling Club, Ardentinny Community Trust/Walled Garden, Community Council, Village Hall) and businesses both at the drop-in sessions and in individual meetings by March 2025, primarily facilitated through the Steering Group which was formed after the drop-in sessions.

All this feedback from residents, clubs and businesses delivered a list of likes and dislikes that fed into a Place Standard Tool Analysis and was used to identify the aims and actions for our Local Place Plan.

Our Steering Group provided feedback on the plan, and it was shared with our three Ward Councillors and neighbouring Community Councils for their comments. The Ardentinny Local Place Plan will be published on the Community Council website at <https://www.ardentinnycc.co.uk/ardentinny-local-place-plan-2025>. More information on the consultation, a summary of all comments received, and how they informed the final plan can be seen online at the same webpage.

All community engagement activity was undertaken in line with the National Standards for Community Engagement [4] and the Scottish Government's How To Guide [5] for communities on Local Place Plans.

Combined with the foundations from the Community Action Plan and the Residents Survey, these community engagement activities were designed to ensure that the Local Place Plan is a true reflection of community aspirations.

## 2023 Residents Survey



# 52

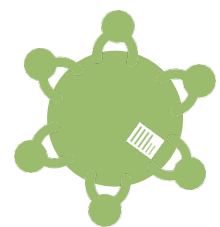
**Surveys returned  
From 131  
distributed**

## Local Place Plan Events



# 40

**People visited  
our stand at the  
Local Place Plan  
Open Day**



# 3

**Stakeholder  
Meetings**

*We would like to thank everyone  
for their contributions upon which  
this Local Place Plan has been developed.*

[4] <https://www.scdc.org.uk/what/national-standards>

[5] <https://www.gov.scot/publications/circular-1-2022-local-place-plans/>

# 2023 Resident's Survey Likes

**Beautiful and Scenery**

**Location**



**56%**

**Friendliness**



**54%**

**Community Spirit**



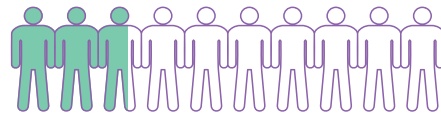
**52%**

**Social Events**



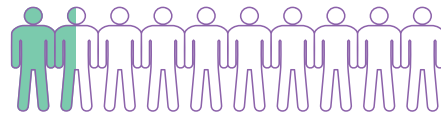
**40%**

**Access to Local Walks**



**27%**

**Good Neighbours - Helpfulness**



**15%**

## What was said about our top likes:

*"The scenery, living by the water, its just beautiful."*

*"Neighbours look out for each other."*

*"I like the peace and quiet and as a small community people are willing to help one another."*

*"Lack of crime."*

*"Access to woodland walks."*

*"Couldn't think of anywhere better."*

*"A good range of activities and groups for those who wish to be involved."*

*"Variety of activities for village members."*

*"This is a very friendly place to live."*

*"Community works together in time of need."*

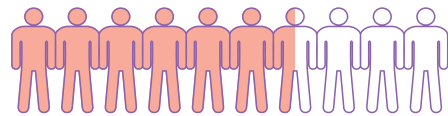
*"Public transport Service."*

*"Its beauty, tidiness and size with no street lights."*



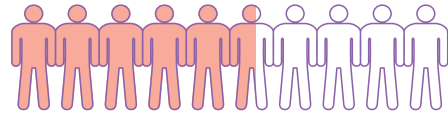
# 2023 Residents Survey Dislikes

**Improve Roads and Maintenance**



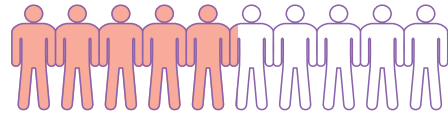
**65%**

**Camping and Antisocial Activity**



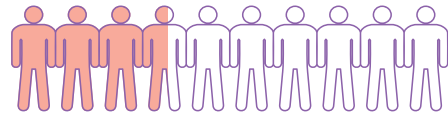
**56%**

**Pedestrian Safety Hotel Corner**



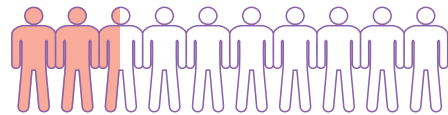
**52%**

**Pedestrian Safety Generally**



**36%**

**Village Appearance**



**25%**

**Litter Bins and Dog Waste Bins**



**21%**

**What we said about our dislikes:**

*“Fix roads and pot holes – clear drains out”*

*“Improve roads with greater speed restrictions through the village”*

*“Need complete road resurface”*

*“Clear roadside culverts”*

*“Safe walking surface along the road”*

*“Road surface from main road to the beach area badly in need of repair and proper maintenance”*

*“More control of beach area by FLS”*

*“Stop fires on grass at the beach”*

*“Signage is awful”*

*“Need more waste bins/dog poo bins in the village”*





# The 2015 Ardentinnny Community Action Plan Vision

The 2015 Ardentinnny Community Action Plan Vision captured a community vision for the future which remains relevant to the content of this Local Place Plan

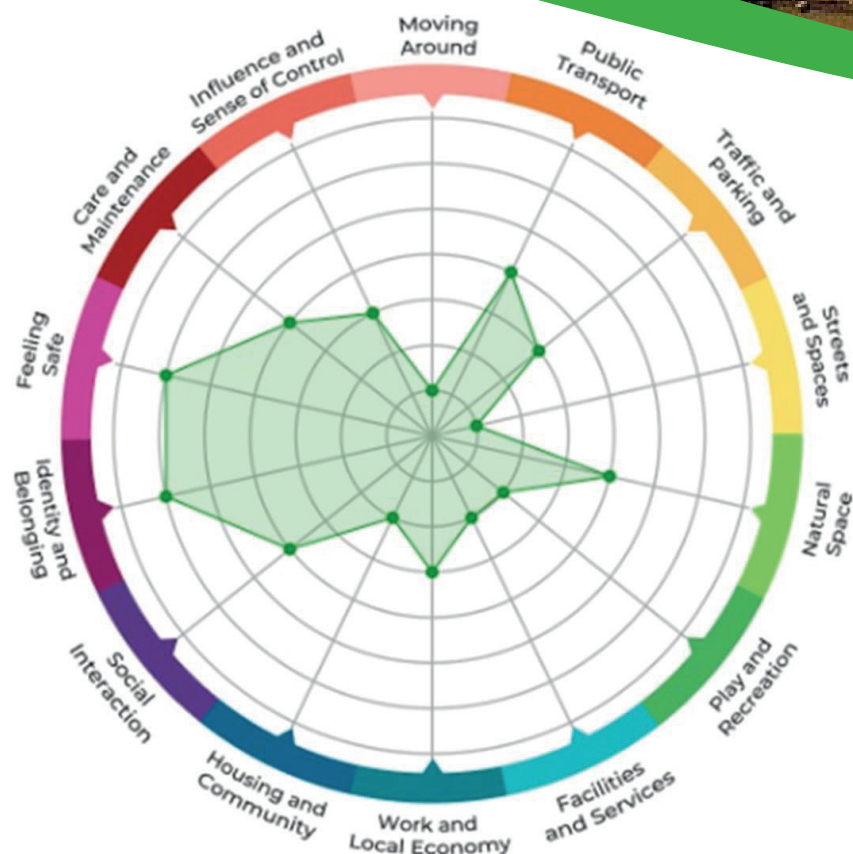
The type of place we want Ardentinnny to be:

We want our community to continue to be a welcoming one to people of all ages: balancing the needs of an increasingly ageing population with the need to attract younger people who wish to live and work here and raise families of their own. We want our community and environment to be sustainable with public services and local businesses to be maintained, supported and enhanced over the next years.

Our vision is of a community which:

- **involves members of the community working together to improve facilities for the benefit of the community**
- **encourages community spirit and participation in local activities**
- **has a thriving and well-maintained village hub where people can meet**
- **supports an ageing population**
- **supports local businesses and services**
- **values and conserves its local cultural and natural heritage**
- **makes its natural environment accessible to all through the provision of walks and nature trails**
- **has a wide range of local employment opportunities**
- **continues to be a safe and welcoming place to live in**

# Place Standard Tool Analysis



We used a Place Standard compass diagram analysis of the feedback from the 2023 Residents Survey, to help us understand and share what are the current key strengths and improvement areas identified by Ardentiny residents. The feedback received at the recent community drop-in days reconfirmed the key strengths and improvement areas analysis. Furthermore, the feedback also reflected a continuity with the themes identified in the 2015 Community Action Plan.

The most positive areas are "Feeling Safe" and "Identity and Belonging"

The biggest improvement areas that people want are "Streets and Spaces", "Moving Around", "Facilities and Services", "Play and Recreation" and "Housing and Community"

This analysis assisted us in placing the issues identified by the residents, clubs and organisations in Ardentiny, into the 6 Spatial Principles identified in Part 1 of NPF4 – A National Spatial Strategy for Scotland 2045.

# A Vision for our Local Place Plan

## Our Vision

Our vision is to directly respond to the 6 Overarching Spatial Principles identified in Part 1 of NPF4 – A National Spatial Strategy for Scotland 2045.

We consider that this is vital if our proposals are to carry weight in influencing future National Park, Forestry and Land Scotland and Argyll and Bute Council decisions. Then they must be in line with national guidance and best practice. Our central focus is to create a healthy, happy and prosperous community in line with planning policy objectives.

We have therefore divided our action points per spatial principle (SP) as follows:

## Sustainable Places

SP 1 – Just Transition: Creating a fair and inclusive transition towards net zero.

SP2 – Conserving and recycling assets: reusing existing buildings, places, infrastructure and services, locking carbon, minimising waste and building a circular economy.

## Liveable Places

SP 3 – Liveable Places: Improving community health, wellbeing, ensuring people can easily access greenspaces, learning and leisure.

SP 4 – Compact Urban Growth: Limit urban growth, optimise use of land including carbon storage, flood risk management, plus blue and green biodiversity.

## Productive Places

SP 5 – Rebalancing Development: Targeted development to reverse decline and achieve sustainable growth.

SP 6 – Rural revitalisation: Getting a fairer business, economic, rural environment balance



# Aims of our local Place Plan

## Applying these spatial principles in practice

We want our Local Place Plan to work for everyone in Ardentinny. Rather than being a compromise or trade-off between environmental or social and economic objectives, this is intended to be an integrated strategy to bring together cross-cutting priorities and achieve sustainable development.

By applying these spatial principles to our Local Place Plan, we will directly contribute towards Scotland's national spatial strategy, and in turn will support the planning and delivery of:

- **sustainable places, where we reduce emissions, restore and better connect biodiversity;**
- **liveable places, where we can all live better, healthier lives; and**
- **productive places, where we have a greener, fairer and more inclusive wellbeing economy**

The following items and associated actions represent the responses of residents which have helped us identify the challenges we face and the actions we need to take. These were placed within the six Spatial Principles in the following tables.

We will need 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.

# **Ardentinny Local Place Plan**

**Issues Identified by Residents,  
Required Action and Priority  
per Spatial Principle**



## Sustainable places: SP1 - Just Transition

Legend – Priority: High ■ Medium: ■ Low: ■

Creating a fair and inclusive transition towards net zero.

Moving towards becoming carbon neutral thus contributing to being a net-zero community.

Hydro Schemes		Priority: High/Medium	
Why	What	Where	Who
<p>The Hydro schemes in Ardentinny are a source of funding for village projects via the Ardentinny Renewables Trust. These four revenue streams are at Finart (2 turbines), Cuil, Schoolhouse and Drynain. There is a desire to develop more hydro schemes in preference to wind farms in Ardentinny. Currently there is no scheme that sells electricity to the whole village, which could potentially be cheaper than current major suppliers. Hydro scheme generated electricity would set the village on a path to a greener energy mix. There were hopes that residents may get access to a scheme from Hydrover (Finart turbines) whereby locally produced electricity could be available. However, we have been advised that the company is no longer pursuing joining such a scheme at present.</p>	<p>Not all residents in Ardentinny are able to get a signal to allow them to have a SMART meter installed. Request existing suppliers to detail reasons for inability to install SMART meters in Ardentinny and request a plan from them and how this can be rectified. This needs addressed to initially allow residents to obtain improved rates from existing suppliers but also to participate in any future locally sourced electricity from the Hydro Schemes.</p>	Ardentinny	Ardentinny Renewables Trust, Existing Energy Suppliers (OVO, Scottish Gas etc), Hydro companies operating in Ardentinny. Ardentinny Community Council
	<p>Ardentinny Renewables Trust receives a community payback from the operation of the hydro schemes in our area; Can they investigate that they are receiving an appropriate level of payback from the Hydro companies to allow our community to undertake village improvement projects.</p>	Ardentinny	Ardentinny Renewables Trust, Hydro companies operating in Ardentinny
	<p>Can Ardentinny Renewables Trust investigate if the existing companies or new companies are interested in further hydro developments in the Ardentinny Area</p>	Ardentinny	Ardentinny Renewables Trust, Hydro companies operating in Ardentinny
	<p>Can Ardentinny Renewables Trust open discussions with the Hydro Scheme owners on supplying lower costs electricity to the village. Does this need to have a SMART meter or can a scheme be set up that can accommodate those residents that are unable at present to get a functioning SMART meter.</p>	Ardentinny	Ardentinny Renewables Trust, Hydro companies operating in Ardentinny
<p>High electricity standing charges for residents (as for all Scotland) is an unfair financial burden compared to other areas of the UK where it is cheaper. It is assumed that residents would still have pay the standing charge even if they could use the Hydro Scheme electricity.</p>	<p>Approach our MP and MSP with a request to raise this matter at the appropriate level of government and with the electricity companies and OFGEM. The aim being to get this high standing charge reduced and brought in line with other areas of the UK.</p>	Ardentinny	Ardentinny Community Council, MP Brendan O'Hara, MSP Jenni Minto
Zero Carbon Homes for All		Priority: Medium	
Why	What	Where	Who
<p>Residents are interested in recommended home improvements that will reduce heating costs</p>	<p>Identify an Energy Saving organisation/individual expert to provide information on recommended practices and general advice on energy efficient heating and insulation schemes, with possible home visits. Aim to have a list of recommendations given to the occupant. Look into a bulk purchase of solar panels and or heat pumps to reduce costs for interested individuals.</p>	Ardentinny	Homeowners, Ardentinny Renewables Trust, Energy Saving Company / expert e.g. Energenuity Ltd),
<p>Solar Panel Installation</p>	<p>Identify an individual expert or company to assess which houses would be suitable for Solar Panel installation. This could be an issue for those who are surrounded by the Forestry and Land Scotland (FLS) Sitka Spruce plantations which block light. Request FLS to review earlier felling of some coups to permit more light on roofs. Identify what criteria is required by householders to obtain financial support for solar panel installation</p>	Ardentinny	Homeowners, Ardentinny Renewables Trust, Solar Panel expert/company e.g. Energenuity Ltd, Forestry and Land Scotland

## Sustainable places: SP1 - Just Transition

Creating a fair and inclusive transition towards net zero.

Moving towards becoming carbon neutral thus contributing to being a net-zero community.

Affordable Ultra-fast Broadband for All and Improved Mobile Phone Reception		Priority: High	
Why	What	Where	Who
<p>Fast Broadband is vital for Ardentinny to be in a position to encourage sustainable development. It is also essential to making Ardentinny a 'Liveable Place' both in terms of community resilience and ensuring sustainable growth that avoids Ardentinny being simply a 'retirement village'.</p> <p>Home workers in the village require reliable and ultra fast broadband for business, and also reliable ultra fast broadband would encourage more entrepreneurial initiatives that in turn create not only wealth in the village but impacts the provision of health and safety in the community.</p> <p>Parts of the village, particularly towards Glenfinart have poor broadband speeds and very poor to no mobile reception.</p> <p>The Village Hall is the Community Hub for the Ardentinny Emergency Team, which currently has poor broadband. This is not suitable in the long term for an emergency hub to be at risk of loss of or poor broadband during an emergency. Again, the Emergency Team whose Hub is at the Village Hall has extremely poor mobile coverage which is unacceptable for an emergency hub.</p>	<p>Lobby Open Reach to commit to installation of ultra fast broadband with an agreed timeframe (&lt; 2 years) throughout the entire village to all residents and all requisite buildings (e.g. village hall).</p> <p>Request Loch Lomond and Trossachs Park Authority to lobby telecoms service providers to make improvements in the Digital Infrastructure in the park in order to benefit residents, homeworkers, businesses and visitors.</p>	Ardentinny	<p>Openreach / BT Ardentinny Community Council Ardentinny Village Hall Loch Lomond and Trossachs National Park Authority</p>
	<p>Lobby the appropriate mobile phone companies to assess and define a plan (including an implementation plan and timeframe) and so improve the mobile phone reception throughout the village, particularly in Glenfinart. <a href="#">See Appendix 1 Map 3</a></p> <p>Request Loch Lomond and Trossachs Park Authority to lobby telecoms service providers to make improvements in the Digital Infrastructure in the park in order to benefit residents, homeworkers, businesses and visitors.</p>	Ardentinny	<p>Mobile Phone Companies (potentially Vodafone) Ardentinny Community Council Loch Lomond and Trossachs National Park Authority</p>
EV Chargers		Priority: Medium	
Why	What	Where	Who
<p>There are no EV charging points in Ardentinny. The lack of EV charging within the villages discourages visitors, but also having a charger would be helpful for residents who do not have one or is temporarily out of order. Potential locations have been identified, with a relatively central location preferable.</p>	<p>Identify potential locations for EV charging points in Ardentinny, considering 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. <a href="#">See Appendix 1 Map 4a</a></p>	<p>Ardentinny Church Car Park, The Ardentinny Pub/Bistro Car Park</p>	<p>Ardentinny Community Council Ardentinny Community Trust Argyll &amp; Bute Council Local Businesses Loch Lomond and Trossachs National Park Authority</p>

## Sustainable places: SP2 - Conserving and Recycling Assets

Conserving and recycling assets by reusing existing buildings, places, infrastructure and services, locking carbon, minimising waste and building a circular economy.

Providing facilities and encouraging opportunities for our community to become recycling and conservation 'champions'.

Local community hubs		Priority: High/Medium	
Why	What	Where	Who
<p>There is clear support to keep upgrading the village hall. Repairs and improvements to the fabric of the building by the new team of Trustees has started. Funds being provided by the Highgate Hall Trustees and the Ardentinny Renewables Trust. New heating has been installed and a broadband system is operational with further improvements in the pipeline. The Hall does benefit from cheaper electricity via the Hydro Schemes in the village.</p> <p>The Village Hall asked for feedback from residents as to what activities would they like to see take place in the Hall. Currently the Hall is underused, though it is hoped that with the planned improvements it will generate more interest from residents to start up more interest groups that will use the Hall.</p>	<p>Continue with improvements as planned by the Hall Trustees to the kitchen area and storage rooms plus the electrical network. There is also a longer-term plan being developed to make the building more suitable for disabled access, toilet renovation and further kitchen improvements. Investigate and prepare grant applications to fund to deliver the long-term plan.</p>	Ardentinny Village Hall	Ardentinny Village Hall Management Team
	<p>Engage and inform existing hall users, clubs to ensure that planned upgrades fit their needs. Promote improvements to the wider community, such improvements may provide potential for new groups/clubs to form and use/financially support the Hall.</p>	Ardentinny Village Hall	Ardentinny Village Hall Management Team
<p>Is there a possibility to purchase the existing telephone exchange building and use it for community benefit? Ideas include as a storage facility for the Emergency Team, a changing room for water-sport users in the bay, or possibly a small village shop.</p>	<p>Approach Openreach to confirm that the building is likely to come on the market as they progress with their digital switchover. When confirmed look into Community Empowerment Act to assist in potential purchase of the building for community use. <a href="#">See Appendix 1 Map 5</a></p>	Ardentinny Telephone Exchange	Ardentinny Community Council, Ardentinn Community Trust
<p>The continued maintenance and advancement of the restoration of the structure and environment at Glenfinart Walled Garden (Grade 2B Listed) is an ongoing aim of the Ardentinn Community Trust. The Trust are reliant on generating funds from activities and grant applications.</p>	<p>Research and apply for grants that could be used to secure the structural integrity of the Walled Garden, and also improve the infrastructure of the Garden. Investigate the possibility of getting mains water and electricity brought to the garden.</p>	Glenfinart Walled Garden	Ardentinny Community Trust, Glenfinart Walled Garden Project Team, Grants bodies, Scottish Water, SSEN, Scottish Water, Forestry and Land Scotland

## Sustainable Places: SP2 - Conserving and Recycling Assets

Conserving and recycling assets by reusing existing buildings, places, infrastructure and services, locking carbon, minimising waste and building a circular economy.

Providing facilities and encouraging opportunities for our community to become recycling and conservation 'champions'.

Recycling Waste		Priority: High/Medium	
Why	What	Where	Who
Argyll & Bute Council do not yet support food waste and green waste recycling in Ardentinny; hence this is an opportunity to improve recycling in the future, and minimise rubbish going to land fill. Glass recycling bins are available at the Church Car Park, but are unsightly and in need of repair.	Approach Argyll & Bute Council to understand their plans for garden and food waste collection recycling. Options could be provision of dedicated food and garden waste bins for each house, or a designated collection point for garden waste.  Request Argyll & Bute Council to provide new glass recycling bins for the Church Car Park.	Ardentinny	Argyll & Bute Council Ardentinny Community Council
Recycling of garden waste by residents currently requires a trip to the Recycling Centre in Dunoon if you do not compost at home. Is there an opportunity to provide garden waste to the Walled Garden for their composting needs instead of going to Dunoon recycling centre?	Discuss with Glenfinart Walled Garden Team the viability of residents and the Bowling Club providing material for composting.	Glenfinart Walled Garden	Ardentinny Community Council, Ardentinny Community Trust, Glenfinart Walled Garden Project Team, Ardentinn Bowling Club
Dog fouling throughout the village and towards the beach is a concern for residents.	Continue to lobby Argyll & Bute Council for more multi purpose waste bins essentially to encourage dog owners to deposit the poop rather than leave it behind or tied in trees. <a href="#">Appendix 1 Map 4b</a>	Ardentinny	Argyll & Bute Council Ardentinny Community Council
Many loch side houses discharge sewage and waste water direct into the loch. The public toilets discharge directly into the loch and disabled access should be improved.	Approach relevant public bodies to understand regulations and ways to reduce the level of discharge of raw sewage from local households and businesses in loch and river Finart. Research regulations and options with planners/public bodies to assess requirements for owners to install septic tanks. Approach Argyll & Bute Council to assess the impact and a solution to the discharge of toilet waste directly into the loch from the public Church Car Park toilets	Ardentinny	Loch Lomond and Trossachs National Park Authority (LLTNPA), Ardentinn Community Council, SEPA, Argyll & Bute Council
Marine litter washes up on the beach during storms and the plastic is periodically removed by volunteers	Continue to organise litter picks and beach cleans, including the collection	Ardentinny	Ardentinny Community Council
There are concerns about the adequacy of the FLS facilities at the beach due to the high influx of visitors particularly during summer, with no mains water (reliance on water of the hill) for the Beach Toilet Block. When this facility has been out of order the result is defecation in the vegetation nearby. There are no recycling facilities just large bins. There is also an overwhelming desire from residents to return the beach to a picnic site rather than a Stay the Night/ Campsite facility which FLS promotes. There are no chemical disposal facilities for campervans.	Lobby Forestry and Land Scotland (FLS) to install adequate recycling bins at the beach. Additional bin capacity is needed in summer due to campsite waste. Approach FLS to review current bin collection arrangements. <a href="#">Appendix 1 Map 4b</a> Lobby FLS and encourage them to put in mains water at the beach picnic area and the beach toilets. Clarify if they are treating waste water before it goes into the loch. Septic tank? Chemical waste disposal facilities are required if they plan to retain their Stay The Night promotion.  Inform FLS that residents are strongly opposed to the Stay The Night system used at the beach, and want it returned to a picnic site. Ardentinn Community Council will approach LLTNPA to discuss implementation of the camping bye laws used on Loch Lomond in order to reduce anti social behaviour.	Ardentinny	Forestry and Land Scotland (FLS), Ardentinny Community Council, LLTNPA, Scottish Water, SEPA, Police Scotland

## Sustainable Places: SP2 - Conserving and Recycling Assets

Conserving and recycling assets by reusing existing buildings, places, infrastructure and services, locking carbon, minimising waste and building a circular economy.  
Providing facilities and encouraging opportunities for our community to become recycling and conservation ‘champions’.

Community Woodland		Priority: Medium/Low	
Why	What	Where	Who
<p>There is interest within the community in acquiring and protecting our native woodland within the Ardentinnny geographic area, to ensure it is not only preserved but to lock in carbon by restricting development. This aim is complemented by SP4 where the desire by residents is to see removal of Sitka Spruce and the return of the land to native tree species (reference FLS Glenfinart Management Plan).</p> <p>Improvements are also required to existing areas in the village, e.g. Coronation Wood.</p> <p>Around the village are old “policy woodlands” (at beach campsite, Walled Garden, Ardentinnny Outdoor Centre that contain old trees from around the world) that need a conservation plan to ensure their preservation.</p>	<p>Research into acquisition of specific areas of land via Community Buy Out is merited. Investigate the status of our SSSI’s and current woods (i.e. Hilary’s Wood (i.e. Craighoyle Woodland Biological SSSI), Coronation Wood) and ensure that these are protected for the future.) <a href="#">See Appendix 1 Map 5</a></p>	Ardentinnny	Ardentinnny Community Council, Forestry and Land Scotland, LLNTPA, Ardentinnny Heritage and Conservation Group, NatureScot
	<p>Develop a plan to improve Coronation Wood, look into wild flower planting around the village. There is an opportunity for rural revitalisation by improving our green spaces for wildlife. Investigate opportunities to introduce more hides including signs pointing out where they are for locals and visitors. <a href="#">see Appendix 1 Map 4b</a></p>	Ardentinnny	Ardentinnny Community Council, Forestry and Land Scotland, LLNTPA, Ardentinnny Heritage and Conservation Group
	<p>Research the requirements to develop a Conservation Plan for the old Policy Woodlands around the village, approach FLS and LLNTPA for advice, look into support from other organisations such the Woodland Trust, Argyll and Bute Council wrt Tree Preservation Orders etc</p>	Ardentinnny	Ardentinnny Heritage and Conservation Group, FLS, LLNTPA, Argyll and Bute Council

## Liveable Places: SP3 - Liveable Places

Improving community health, wellbeing, ensuring people can easily access greenspaces, learning and leisure  
To enable our community to become more resilient by lobbying for closer proximity health, justice, employment, education, sport and cultural facilities in line with the concept of 20 Minute Neighbourhoods.

Specialist Support Accommodation		Priority: High	
Why	What	Where	Who
To enable elderly residents to continue to live in the local community there is an urgent need for local specialist respite accommodation to be created. Increased medical support and care in the Community with facilities closer at hand would enable local residents to continue living here (age in place). Better care facilities would be ideal, but we are in a remote village and this may make it cost prohibitive.	Investigate and identify ways to secure care packages in our rural location so that people can stay in their own houses longer with A&BC HSCP. Engage with A&BC HSCP to assess cost risks of our rural location and its potential impact on such service provision. Research opportunities to develop Sheltered housing/Assisted Living in the village with associated Medical/Care support. <a href="#">See Appendix 1 Map 6</a> Look into the availability of, or a register of available individuals, companies who provide medical or more general support to elderly people.	Ardentinny	Ardentinny Community Council, Argyll and Bute Health and Social Care Partnership, LLTNPA
Play Parks and Green Space		Priority: Low	
Why	What	Where	Who
There are opportunities in the village and surrounding area to improve/develop Green Space to benefit all ages.	Approach FLS regarding the potential for a Children's Play Area, gym for adults at the beach/green area (assuming the beach area is retained as a picnic site rather than a Stay the Night location)	Ardentinny Beach picnic site	FLS, Ardentinny Community Council
	Lobby FLS to reinstate the benches along the Shore path and other locations. Investigate feasibility of a location for a "Community rocking chair".	Ardentinny	FLS, Ardentinny Community Council
There is an opportunity to enhance the appearance of the village through visual improvements of areas which results in access to green space.	Plan and execute a Community Planting event e.g. Spring bulbs throughout the village, trees	Ardentinny	Ardentinny Community Council, Ardentinny Conservation and Heritage Trust
Ensure that there is a sufficient level of access to local sports and health opportunities. Sport, fitness, and recreation activities are a recognised way to maintain health benefits both physically and mentally. Investment across the community in projects to provide play provision, with a focus on natural adventure play for all ages such as woodland play, bike tracks and outdoor gym. We also want to enable other ideas like community growing, outdoor sculpture and art, and places for dark-sky watching	Continue to promote the Village Hall clubs to all residents (i.e. Badminton, Tai Chi, carpet bowls, Music Groups). Assist the Bowling Club in promoting the benefits of lawn bowls with respect to health and well being. Investigate opportunities for further activities with the Village Hall and the Outdoor Centre (e.g. Pilates classes, Yoga, water sport activities, mental health-oriented activities e.g. indoor classes). Encourage interested residents to investigate setting up other activity groups e.g. rowing, dark sky watching, outdoor activities, biking etc	Ardentinny	Ardentinny Village Hall Management Team, Ardentinny Outdoor Centre, Ardentinny Bowling Club

## Liveable Places: SP3 - Liveable Places

Improving community health, wellbeing, ensuring people can easily access greenspaces, learning and leisure  
To enable our community to become more resilient by lobbying for closer proximity health, justice, employment, education, sport and cultural facilities in line with the concept of 20 Minute Neighbourhoods.

Play Parks and Green Space (Continued)		Priority: High	
Why	What	Where	Who
The Glenfinart Walled Garden provides a place of well-being and connection with other members of the local and wider community and advancing local health and community resilience through provision of food growing areas for volunteers and supporting them to grow sustainable organic produce reflects Place Plan SP3 and 4	The Ardentinny Community Trust aims to continue and expand their work with neurodiverse clients, UHI College and local schools as well as public events at the garden (Ref SP6)	Glenfinart Walled Garden	Ardentinny Community Trust
Future of Local Schools		Priority: High	
Why	What	Where	Who
Ardentinny has not had school for over 20 years, children have to travel to Strone for primary education (though this may be mothballed and hence children may go to Sandbank Primary in the future), and Dunoon for secondary education. It is not considered likely to have our own school reinstated due to the low number of children, but encouraging young families to live in Ardentinnny would provide benefits to the entire community. There is a need for the village to have a broad age range in the village to support village activities, develop work opportunities and help local business.	Residents support the need for a local school, in our case Strone Primary so that younger families can consider living in Ardentinnny as a viable option. The potential that the school could be mothballed is a concern and detrimental to young families moving into Ardentinnny.	Strone Primary School	Ardentinny Community Council, Argyll and Bute Council, Strone Primary School

## Liveable Places: SP4 - Compact Urban Growth

Limit urban growth, optimise use of land including carbon storage, flood risk management, plus blue and green biodiversity.

To sensitively manage the area as a transition between the 'Built' and the 'Natural' environment

Paths and Places		Priority: High/Medium	
Why	What	Where	Who
<p>Enjoying the surrounding landscape of Ardentinny depends on being able to access it, have facilities and things to do.</p> <p>We have some FLS designated walking routes, but there is an opportunity to develop additional trails and introduce bike trails not only for locals but to bring in tourists to benefit businesses, holiday lets etc. We have the opportunity to put in more benches (ref. SP3) on the routes and the opportunity to promote village history with information boards (like Innellan).</p> <p>However, we need to balance that with potentially excessive visitor numbers and regular antisocial behaviour at the beach. In summer the village population can double due to visitors at the beach.</p> <p>With the current management of the beach as a stay the night location by FLS rather than its original designation as a picnic site, residents suffer from its issues with antisocial behaviour particularly in summer. Residents are reticent to use the beach area due to overcrowding by large numbers of campers and campervans, fires, drunkenness, fouling, loose dogs. Trees are regularly cut down for firewood by visitors. There is no firefighting equipment at the beach. Add to that locals have to pay parking charges to visit their own beach.</p> <p>FLS do not provide patrols to manage these issues and Police are not visiting the site unless there is an issue reported. The toilets are not on mains water supply which adds to issues when they are out of order. It is felt that FLS are not held to account.</p>	<p>Discuss with FLS opportunities to develop/improve walking paths and look into development of bike trails within the village (based on forestry track improvements made for harvesting activities e.g. above Laird's Grave). Improve existing signage and add new ones. Discuss how these will be maintained.</p> <p>Discuss with FLS how to improve the path to Carrick Castle consider making it possible to have a mountain bike route <a href="#">See Appendix 1 Map 7</a></p> <p>Investigate with FLS the possibility of linking up paths from Ardentinny to Stronchullin that can then link with Gairletter Burn paths, and potentially onwards at low level to Kilmun. <a href="#">See Appendix 1 Map 7</a></p> <p>Look into opportunities for themed trails e.g. like the Grufallo Trail at Ardkinglas.</p> <p>Seek input/support from LLTNPA for improved path networks (National Park Partnership Plan p.94)</p>	Ardentinny	Ardentinny Community Council, FLS, Ardentinny Heritage and Conservation Group, Lochgoilhead Community Council EchoTrails LLTNPA
	<p>Develop a series of information boards, related to local heritage locations in the village e.g. Dun Daraich, Baron MacInturner's Cairn, Laird's Grave, Church, Ferry Slipway and Cottages (listed buildings). Develop information boards related to flora and fauna around the village. <a href="#">See Appendix 1 Map 4b</a></p> <p>Secure LLTNPA support in developing an overarching information trail in Ardentinny.</p>	Ardentinny	Ardentinny Community Council, FLS, Ardentinny Heritage and Conservation Group, Inspiring Innellan, Archaeology Groups. EchoTrails, LLTNPA
	<p>Approach FLS management to revisit their current management of the beach as a stay the night location rather than its original designation as a picnic site. The majority of locals want the beach returned to a picnic area only with no overnight stays.</p> <p>Discuss with FLS the need to have more regular patrols in place (particularly in the evening) to manage the site if they continue to use it as a Stay the Night location. Numbers must be limited as well to avoid overcrowding. Highlight issues that occur at the beach by collecting photos, videos to demonstrate current mismanagement. Discuss with LLNTPA on how they manage sites like Ardentinny for learning points. Approach LLTNPA on practicalities of enforcing a camping bye law as at Loch Lomond during the summer months.</p> <p>Discuss with FLS on how to stop trees being cut down by visitors and burned at the beach, and discourage lighting of fires in general. Discuss possible solutions, fines?</p> <p>Request that FLS ban the use of disposable barbecues at the beach area.</p>	Ardentinny Beach Picnic Site	Ardentinny Community Council, Ardentinny Community Trust, Ardentinny Renewables Trust, FLS, Argyll and Bute Council, Police Scotland, LLTNPA
	<p>Research the possibility of a community buy out of the beach area and return it to a picnic site, no overnight stays (Ref. SP5).</p>	Ardentinny	Ardentinny Community Council, Ardentinny Community Trust
<p>The road to the beach is FLS responsibility and has flooded in the past into a resident's home. FLS has undertaken remedial action to the river bank.</p>	<p>Engage with FLS to ensure that there is a plan to monitor the upgrades to the road to ensure that the resident is not flooded during the next adverse weather.</p>	Ardentinny road to beach	FLS, Ardentinny Community Council

## Liveable Places: SP4 - Compact Urban Growth

Limit urban growth, optimise use of land including carbon storage, flood risk management, plus blue and green biodiversity.

To sensitively manage the area as a transition between the 'Built' and the 'Natural' environment

Natural and Built Environment		Priority: High	
Why	What	Where	Who
<p>The Ardentiny Community Council geographic area is dominated by forestry, with a Glenfinart Management Plan issued by the primary landowner Forestry and Land Scotland which targets productive management of Sitka Spruce. There are limited areas of native woodland, peatland and moorland. In the FLS land management plan for our area it states a return of more of the land to native species, but as yet we have seen no definitive progress on this point of green biodiversity. <a href="#">See Appendix 1 Map 8b</a></p> <p>What is FLS level of responsibility for protection of existing water supplies coming off the hill in Glenfinart?</p>	<p>Engage and work with Forestry and Land Scotland (FLS) to move forward their long-term plans for removal of Sitka Spruce and the reintroduction of native species areas as identified by them in the Glenfinart Management Plan. Engage with them to express concerns on replanting of commercial forestry in Glenfinart North West and Stronchullin North.</p> <p>Request urgent felling by FLS of sitka spruce that is close enough to fall on houses, some residents are in a danger to life situation due to their proximity.</p> <p>Request felling of sitka spruce by FLS as several houses in the village are affected by low light levels due to the proximity of Sitka Spruce, which restricts the use of solar panel installation and their desire to move to a carbon neutral source of electricity.</p> <p>Request felling of sitka spruce by FLS that are in close proximity to the power lines coming into the south end of the village, several outages have been caused by falling spruce.</p> <p><a href="#">See Appendix 1 Map 8a</a></p> <p>Include LLTNPA in future discussions to ensure all parties are aligned with the future plans in our area.</p> <p>Engage with FLS to understand their position on protection of water supplies to those residents off the mains.</p>	Ardentiny	Ardentiny Community Council, FLS, LLTNPA, Argyll and Bute Council, Ardentiny Heritage and Conservation Group
<p>Invasive non-native species, especially Rhododendron Ponticum, have fully colonised some areas, initial removal of this plant was stopped years ago by FLS. In addition, the occurrence of Knotweed and Himalayan Balsam needs to be addressed by FLS. Residents do not want the risk of Knotweed growing in their own gardens. FLS need to participate more through community collaboration - currently the impression given to the community is one of that they "just do what they want".</p>	<p>Engage with FLS to get them to restart the removal of Rhododendron Ponticum, Knotweed and Himalayan Balsam throughout the Community Council Area</p>	Ardentiny	Ardentiny Community Council, FLS, LLTNPA, Ardentiny Heritage and Conservation Group
<p>As residents of a National Park, we want a return of more areas to native fauna and flora as this is more aligned with our location within the LLTNP that could then promote and develop eco-tourism through the restoration of blue and green biodiversity. Removal of the Sitka Spruce and replacing it with native species is key. <a href="#">See Appendix 1 Map 8b</a></p>	<p>Promote local wildlife by teaming up with organisations such as RSPB, marine wildlife organisations. Develop information boards based on observations regarding bird watching, cetacean spotting to promote eco-tourism for local business and holiday lets.</p> <p>Investigate opportunities for locating bird hides in e.g. Coronation Wood, near Forest tracks, potential for dedicated nature trails. Investigate opportunities to improve the shoreline, e.g. machair development or other best practice to encourage wildlife <a href="#">See Appendix 1 Map 4A</a></p> <p>Investigate and develop a plan on how best to identify and preserve plant communities on the moorland west of Glenfinart (Sligrachan Hill, Castle Craig) and in gullies and ravines following the River Finart.</p> <p>Research and develop a plan to re-wild the area and so enhance it for native wildlife on areas FLS do not plant to replant for commercial Purposes. Look for areas that we "join up" with native species. Look into assistance on this with Woodland Trust, RSPB etc</p>	Ardentiny	Ardentiny Heritage and Conservation Group, Ardentiny Community Council, FLS, LLTNPA, RSPB, Cetacean Watching Groups, Woodland Trust

## Liveable Places: SP4 - Compact Urban Growth

Limit urban growth, optimise use of land including carbon storage, flood risk management, plus blue and green biodiversity.

To sensitively manage the area as a transition between the 'Built' and the 'Natural' environment

Natural and Built Environment (continued)		Priority: Medium/High	
Why	What	Where	Who
<p>The habitat diversity of the River Finart, other smaller rivers and Loch Long need protection, the residents were very clear in their opposition to a proposed fish farm by Dawnfresh (now MOWI). Concerns still remain as to how we can improve the diversity of wildlife, protect habitats or see redevelopment of such habitats that have been damaged.</p> <p>Concerns about outflow from septic tanks in the village and its impact on marine life and water quality for recreational use needs to be addressed.</p>	<p>Research the redevelopment of oyster and mussel beds in the loch and shore areas, seek advice from appropriate sources, look into cleanliness of water (i.e. risk from residential sewage into loch, potential impact from Coulport base operations (radioactivity levels)). Maintain opposition to Fish Farm around Ardentinny as per residents' steer. <a href="#">See Appendix 1 Map 4a</a></p> <p>Check similar in River Finart which is a trout river as sewage is regularly seen by residents as it enters the river from the area of Glenfinart Caravan Park.</p> <p>Clarify law around sewage disposal into loch, should all housing coming up for sale should be required to install a sewerage system that does not involve raw sewage being pumped into the loch. Provide advice to all homes with septic tanks on best practice with respect to tank emptying/cleaning and so reduce risk of pollution to Loch Long (Ref. SP2 Recycling Waste)</p>	Ardentinny	Ardentinny Community Council, FLS, LLTNPA, Ardentinn Heritage and Conservation Group, SEPA
Peatland is present in our upland areas and serves as a carbon sink are there plans to protect it?	Investigate who is responsible for maintaining the Peatland (LLTNPA?) on the upper areas of the Ardentinn Community Council geographic area. Once known ask for information on their plans for its maintenance. Windfarms on top of these hills are not desired. <a href="#">See Appendix 1 Map 9</a>	Ardentinny	Ardentinny Community Council, LLTNPA, Ardentinn Heritage and Conservation Group
The continued maintenance and advancement of the restoration of the structure and environment at Glenfinart Walled Garden (Grade 2B Listed) supports the Local Place Plan (SP2,4 and 5). By providing a place of well-being and connection with other members of the local and wider community and advancing local health and community resilience through provision of food growing areas for volunteers and supporting them to grow sustainable organic produce reflects the Local Place Plan SP3 and 4	Glenfinart Walled Garden Project Team will continue to optimise the use of the land at the Walled Garden through provision of food growing areas.	Glenfinart Walled Garden	Glenfinart Walled Garden Project Team, Ardentinn Community Trust

## Productive Places: SP5 - Rebalancing Development

Targeted development to reverse decline and achieve sustainable growth.  
Revitalising the area by targeted appropriate development for fairer community economic outcomes

Community Transport		Priority: High	
Why	What	Where	Who
<p>Prior to the pandemic there was a regular and extensive bus service (489) to and from the village from early morning to late at night. A reduced service was implemented during the pandemic and has not been returned to its original timetable since then, resulting in poor connections for people in the village for early mornings and late evenings. This results in people living in the village but working across the water having to use private transport, and puts Ardentinny at a social and growth disadvantage for working people and families as the busses do not connect well with ferry and thereafter train times to e.g. Glasgow. Hence reducing the economic opportunities for the village to thrive. Kilmun CC has tried to get an improved service reinstated, which Ardentinny Community Council supported but currently with no success.</p>	<p>Lobby West Coast Motors to implement improvements to the bus timetable and restore the late-night service (Thursday to Sunday) to permit residents to go to Dunoon for events, (currently the last bus leaves Dunoon around 9pm which is too early and precludes going to the Cinema, Queens Hall, etc. Similarly, a later bus would provide “The Ardentinny Bar and Bistro Restaurant” with more potential custom and reverse the economic decline in the village. It would allow people to use the bus and reduce CO2 emissions from private transport.)</p> <p>Lobby West Coast Motors to instate an early bus for commuters which could allow people who wish to live in Ardentinny viable yet work further afield.</p> <p>Lobby West Coast Motors to ensure that all buses should go to the Glenfinart terminus.</p>	Ardentinny	West Coast Motors, Kilmun Community Council, Dunoon Community Council, Ardentinny Community Council, Ward Councillors
Community Buy Outs		Priority: Medium	
Why	What	Where	Who
<p>Further community buy outs of land that will benefit the village should be considered, e.g. the Nursery Fields, which the village could then rent out to farmers with proceeds benefitting the village</p>	<p>Identify land and buildings to purchase that could be used by the community to improve business and economic opportunities and strike a balance with our environmental goals, all for the benefit of the village. <a href="#">See Appendix 1 Map 5</a></p>	Ardentinny	Ardentinny Community Council, Ardentinny Community Trust, Ardentinny Renewables Trust, Ardentinny Village Hall Management Team, Ardentinny Heritage and Conservation Group, Residents FLS, LLTNPA, Argyll and Bute Council

## Productive Places: SP5 - Rebalancing Development

Targeted development to reverse decline and achieve sustainable growth.  
Revitalising the area by targeted appropriate development for fairer community economic outcomes

Refurbish and develop the Village Hall		Priority: Low	
Why	What	Where	Who
<p>The Village Hall is a key facility for the village hosting several sport, music and hobby clubs, plus general meetings and larger events, but it is in need of refurbishment, and this has started with a new heating system. Further plans are in place lead by the Village Hall Team to improve the toilets and kitchen (Ref. SP2). However, there are questions on whether the current location is optimal, and is there scope to move to a new location closer to the centre of the village.</p>	<p>Research possibilities and develop a long-term plan for a new community hub in a more central location (a net zero building). Investigate funding options to purchase land in a more central location and build a new Community Hub that is powered by green energy, a net zero building.</p> <p>See Appendix 1 Map 6</p>	Ardentinny	Ardentinny Village Hall Management team, Ardentinny Community Council
Re-instate a local shop/post office		Priority: Low	
Why	What	Where	Who
<p>There has been no shop in Ardentinny for a considerable time, with the closest store at Cot House Filling Station, or further afield in Sandbank, with two supermarkets in Dunoon. This requires residents to travel by private car or use the limited bus service for shopping and post office services, at a cost of petrol or bus fares and CO2 emissions. Access to a Post Office requires a trip to Dunoon.</p> <p>The feedback from residents is positive to reinstating a shop and Post Office, though its location and viability are for discussion.</p>	<p>Research the viability of reinstating a shop and a post office in the village. Look into possible location, viability (who would operate it). Could it part of an existing building/business, or part of a community hub (Village hall or new Community Hub). Give consideration to a mobile shop as an option.</p> <p>See Appendix 1 Map 6</p>	Ardentinny	Ardentinny Community Council, Ardentinny Village Hall Management Team

## Productive Places: SP6 – Rural Revitalisation

### Rural Revitalisation

Getting a fairer business, economic, rural environment balance

Working Together		Priority: Medium	
Why	What	Where	Who
<p>A key part of “rebalancing the environment place”, is to ensure that all of the local groups cooperate and work together. We have seen improvements over the last few years with groups working more closely together for the benefit of the village. The question is whether there is need for a more focused Shared Steering Group with representatives from each of the groups to develop future plans and implement the Local Place Plan?</p>	<p>Set up a meeting with all groups to see if there is a need for a formal Shared Steering Group with representatives from all bodies in the village to ensure mutual cooperation and hence provide benefits to the village. If so work up a plan to identify future developments and implementation of the Local Place Plan.</p>	<p>Ardentinny</p>	<p>Ardentinny Community Council, Ardentinny Community Trust, Ardentinny Renewables Trust, Ardentinny Outdoor Centre, Ardentinny Village Hall Management Team, Ardentinny Bowling club, Ardentinny Heritage and Conservation Group, local Clubs and Residents</p>
Affordable Homes/Sheltered Housing		Priority: Low	
Why	What	Where	Who
<p>A simple review of local housing needs shows that there is very little affordable housing in Ardentinny. Is there support for building affordable housing in Ardentinny to attract young people and working families to keep our community alive? Is there a need for sheltered housing/assisted living for retired people? (ref SP3). It is important to get the right kind of housing in the right place.</p>	<p>Research and develop a position paper on the viability, location and benefits of promoting affordable housing in Ardentinny. Key items to address would be location in the village, age range targeted (young families?, retirees?), necessary transport structure changes to facilitate access to work locations, could there be future jobs closer to Ardentinny to attract younger people (FLS, National Park, healthcare?), access to shops, healthcare. Address overall impact on village if we want a balance of ages in the village. Assess impact of available existing homes for local people (do we want more properties that go on the market turned into holiday lets? Or rather have them purchased by locals who work in the area). Consider a small joint affordable housing development alongside a similar size sheltered housing development, potentially with shop/post office. <a href="#">See Appendix 1 Map 6</a></p>	<p>Ardentinny</p>	<p>Ardentinny Community Council, Argyll and Bute Council, Forestry and Land Scotland, LLTNPA, Ardentinny Community Trust</p>

## Productive Places: SP6 – Rural Revitalisation

### Rural Revitalisation

Getting a fairer business, economic, rural environment balance

What do the local Charities, the Community Trust, Businesses and Clubs need to develop and grow?		Priority: Medium	
Why	What	Where	Who
<p>Ardentinnny does not have many businesses but has active charities, clubs and Community Trust. The bodies that attended the drop-in sessions recorded their needs below;</p> <p><b>Holiday Lets:</b> Small let holiday owners have been hit hard recently with the need for a licence and the targeted tax hike at the last budget. Any more hurt to this industry will result in closures and tourist money not spent here to help local businesses. The recent Visitor Levy will also impact this sector.</p> <p>The <b>Ardentinnny Renewables Trust (ART)</b> aims are: To advance the protection of the environment through the promotion and sustainable production of energy from renewable sources, in particular, but not exclusively, investing in the development, operation or management of a hydroelectric scheme.</p> <p>To support rural regeneration in the Ardentinnny Community Council geographical area through the management and distribution of funds accruing from the production of renewable energy for community benefit. Many residents and clubs, charities in the village have made use of the availability of such funds to develop and implement projects in the village. Residents can be members or actual Trustees of the ART. Residents and other bodies operating with the Ardentinnny Community Council geographic area can approach the ART with project ideas for funding.</p> <p><b>Ardentinnny Outdoor Centre</b> is an outdoor education charity, inspiring growth and confidence, particularly for school children, through safe, fun activities, reinvesting all profits to enhance their services. There is a desire to expand beyond those services to other activities that are attractive for local residents and further afield.</p>	<p><b>Holiday Lets;</b> Raise awareness via the Ardentinnny Community Council of these concerns with local Councillors, MSP, MP and A&amp;BC.</p>	Ardentinnny	Argyll and Bute Council, local MSP, MP, Ward Councillors, Ardentinnny Community Council
	<p><b>Ardentinnny Renewables Trust</b> has a maximum number of 7 charity trustees, however to formally function the minimum number of charity trustees required is 5. Hence this is the key factor for the Trust to manage.</p>	Ardentinnny	Ardentinnny Renewables Trust
	<p><b>Ardentinnny Outdoor Centre</b> received substantial grant funding in the past six months (Community Local Led Development Fund through Argyll &amp; Bute Council) and has upgraded its community areas, bedrooms, and outdoor equipment. The funding also enabled them to run community events and residential courses. The results are that there is far more engagement from the local and Dunoon community and that they have fostered new and lasting relationships with partners. The upgrade of the building and equipment and new staff has meant that the centre is in an excellent position to host the local Ardentinnny community for events and activities.</p> <p>The organisation is under a new management team comprised of experts in project management and delivery, accountancy, fundraising, and social media/marketing. We are currently investing in creating an upgraded website which will be launched in the coming months. There are currently plans to enable local partner groups to better use the centre facilities and equipment, including the development of our Naturebound Forest Festival supported by the Woodland Trust. The centre is currently looking to further improve its facilities by applying for grant-funding to upgrade bedrooms and windows in the coming year and would welcome help to develop local community projects and partnerships.</p>	Ardentinnny Outdoor Centre	Ardentinnny Outdoor Centre

## Productive Places: SP6 – Rural Revitalisation

### Rural Revitalisation

Getting a fairer business, economic, rural environment balance

What do the local Charities, the Community Trust, Businesses and Clubs need to develop and grow? (Continued)		Priority: Medium	
Why	What	Where	Who
<p><b>Ardentinny Community Trust (Glenfinart Walled Garden Project)</b> - The continued maintenance and advancement of the restoration of the structure and environment at Glenfinart Walled Garden (Grade 2B Listed) supports Place Plan SP2,4 and 5. By providing a place of well-being and connection with other members of the local and wider community and advancing local health and community resilience through provision of food growing areas for volunteers and supporting them to grow sustainable organic produce reflects Place Plan SP3 and 4. Items 1 to 4 are plans from the Trust itself.</p> <p>Several other items were noted in the drop-in sessions with regard to development of the Walled Garden; these included mains water supply and electricity to replace generator. The Walled Garden is a valuable resource that could benefit from further investment for structures (repair of wall requires significant funding) and activities (education of neurodiverse).</p> <p>There is a desire from the residents to get more regular updates from the Walled Garden Committee on what is happening at the Walled Garden (i.e. minutes of meetings, future events etc), so becoming more integrated with the village.</p>	1. New set of Trustees have come forward to secure future of Ardentinny Community Trust in September 2025. Allows Glenfinart Walled Garden to become a Project lead by its own team under the Trust.	Ardentinny	Ardentinny Community Trust, Glenfinart Walled Garden Project Team
	2. Expand work with neurodiverse clients in collaboration with Third Sector Interface (TSI); ASSIST; and the Job Centre improving their conditions of life through the provision of specialist opportunities to learn about growing and cooking produce (Place Plan SP3)	Glenfinart Walled Garden	Glenfinart Walled Garden Project Team, TSI, ASSIST, Job Centre
	3. Continue progressing work with UHI Argyll College and local schools (Place Plan SP3)	Glenfinart Walled Garden	Glenfinart Walled Garden Project Team, UHI Argyll College, Local Schools
	4. Expand events to include e.g. a Children's Halloween celebration; extended wedding programme etc (Place Plan SP3)	Glenfinart Walled Garden	Glenfinart Walled Garden Project Team
	Approach Scottish Water and SSEN respectively and discuss implementing a mains water supply and mains electricity to the Garden. Discuss possible tie in to mains supply which Forestry and Land Scotland are considering for the Toilet Block at the beach.	Glenfinart Walled Garden	Ardentinny Community Trust, Scottish Water, SSEN
	Discuss ways to enhance dissemination of information on activities and plans to the public	Glenfinart Walled Garden	Ardentinny Community Trust

## Productive Places: SP6 – Rural Revitalisation

### Rural Revitalisation

Getting a fairer business, economic, rural environment balance

What do the local Charities, the Community Trust, Businesses and Clubs need to develop and grow? (Continued)		Priority: Medium/High	
Why	What	Where	Who
<p><b>Ardentinny Bowling Club</b> is a popular club within the village providing for members and non-members not only for bowling but for social activities. It is a small club and has to generate funds on a regular basis to maintain the facility. Ardentinny Bowling Club requires financial assistance to upgrade the building and maintain the green. It provides an opportunity for residents to meet at regular intervals and avoid the potential risk of loneliness for some people</p>	<p>Develop a plan in the Club to identify and approach grant awarding bodies and Ardentinny Renewables Trust for continued improvements to the buildings and green. A major improvement would be access to mains water, this needs to be explored with Scottish Water.</p> <p>Approach FLS to have the club location added to their sign on the main road, to attract visitors to come and play – place information on the FLS entry boards at the turn off to the beach and possibly at other strategic locations.</p> <p>Club will hold “Try Bowls Days”, to encourage more local membership and there is a need to advertise more on local social media platforms to the residents and to the other Shore villages.</p> <p>The club is quite removed from the central part of the village, a future development would be to consider relocating the green near to the current Church Car Park, possibly in combination with a new Community Hub. Develop a notional feasibility study for this idea with other local organisations. (Ref. SP5 Refurbish and Develop Village Hall)</p>	Ardentinny Bowling Club	Ardentinny Bowling Club, Ardentinny Renewables Trust, FLS, Scottish Water, Ardentinny Village Hall Management Team, Ardentinny Community Trust
<p><b>The Ardentinny Bar and Bistro Restaurant</b> is the only place in the village that provides such services. It is important to the village to have a local location for food and drink but also attracts business from visitors by road and sea.</p>	<p>The Ardentinny Bar and Bistro Restaurant - Needs later bus services in the evening (Thursday – Sunday) bus timetable to facilitate more visitors and later opening.</p>	Ardentinny Bar and Bistro Restaurant	Ardentinny Bar and Bistro Restaurant, Ardentinny Community Council, West Coast Motors, Ward Councillors

## Productive Places: SP6 – Rural Revitalisation

### Rural Revitalisation

Getting a fairer business, economic, rural environment balance

Improve roads and pedestrian safety		Priority: High	
Why	What	Where	Who
<p>Argyll and Bute Council Roads and Infrastructure department have recently agreed to add new road safety measures within the village in early 2025 after Community Council requests.</p> <p>However, the general view of locals is that the single-track road is not in good shape. Major resurfacing has not occurred over the entire length from Blairmore into Ardentinnny and over the Larach for years. There are a few newer parts that are good condition, but the Council typically relies on pothole fixing rather than full resurfacing which due to the weather conditions is only a short-lived solution.</p> <p>There has been no ditch or culvert clearing in the last year resulting in flooding of the road and hence damage to its integrity.</p> <p>No white lining has been done for years leading to road users driving over verges, and a perception of an even narrower road.</p>	<p>Request that Argyll &amp; Bute Council Roads and Infrastructure department;</p> <ol style="list-style-type: none"> <li>1. Clean out ditches and culverts more frequently to reduce flooding.</li> <li>2. Resurface the single-track road rather than refilling potholes</li> <li>3. Have white lining done throughout the entire single-track road, most critically in the populated area</li> <li>4. Finalise the red SLOW panels at Rock Cottage corner</li> </ol>	Ardentinnny	Argyll and Bute Council Roads and Infrastructure Department, Ardentinnny Community Council
Safe Walking and Cycling			
Why	What	Where	Who
<p>There is concern for the safety of cyclists and (dog)walkers throughout the village due to motorists driving in excess of the speed limit, The Community Council has managed to get improvements agreed with Argyll &amp; Bute Council Roads and Infrastructure Department for traffic calming measures within the 30mph zone. There is need to extend the 30mph zone further up the glen to Drynain it is not a 60mph road. This would include the Glenfinart Caravan Park where children are seen regularly playing on the road at the waterfall.</p>	<p>Conduct speed monitoring after the traffic calming measures are put in place in early 2025, particularly at Rock Cottage corner and at the entries to the village.</p> <p>Lobby the Roads and Infrastructure department for a reduction in the speed limit from Ardfin Avenue to Drynain. <a href="#">See Appendix 1 Map 10</a></p> <p>Discuss the viability of a pavement with the Roads Department at certain stretches of the road in the 30mph zone with the Roads Department</p> <p>Lobby the Roads Department for a crash barrier just after the entry to Ardenfield to reduce the risk of pedestrians, cyclists or cars going into the loch. <a href="#">See Appendix 1 Map 10</a></p>	Ardentinnny	Ardentinnny Community Council, Ardentinnny and Bute Council Roads and Infrastructure Department, Ward Councillors

# The National Park Local Development Plan and the Ardentinny Local Place Plan: Planning Implications

The National Park Authority is preparing a new Local Development Plan (LDP) that will be shaped by the views and aspirations of communities across the National Park. Their Plan will set out planning policies and proposals for the use and development of land across the National Park and will consider any registered Local Place Plans. This is to allow communities to have a more direct role in the decisions that influence their place.

In the existing Local Development Plan, there is a recognition for a potential small scale infill housing development and encouragement to develop the recreation and visitor experience such that it supports and sustains the community.

The Ardentinny Local Place Plan proposes a number of suggestions, summarised in the tables below, from the feedback received from residents, businesses, clubs and organisations for the Loch Lomond and Trossachs National Park Authority to consider as it prepares the new Local Development Plan.



Top Priorities in Local Place Plan relevant to National Park LDP	Detailed Actions in Local Place Plan	Suggested amendment/ consideration for LDP
<b>Sustainable places: SP1 - Just Transition</b>		
<b>Affordable Ultra-fast Broadband for All and Improved Mobile Phone Reception</b>	<p>Lobby Openreach to commit to installation of ultrafast broadband.</p> <p>Lobby mobile phone providers to assess and define a plan (including an implementation plan and timeframe) and so improve the mobile phone reception throughout the village.</p> <p>Request Loch Lomond and Trossachs Park Authority to lobby telecoms service providers to make improvements in the Digital Infrastructure in the park in order to benefit residents, homeworkers, businesses and visitors.</p>	LDP to capture need for LLTNPA to lobby telecoms service providers for improved digital infrastructure (broadband, mobile services) in the Ardentinn area.
<b>Sustainable Places: SP2 - Conserving and Recycling Assets</b>		
<b>Local Community Hubs</b>	Approach Openreach to confirm that the Telephone Exchange building is likely to come on the market. When confirmed look into Community Empowerment Act to assist in potential purchase of the building for community use.	Consideration in LDP that the Telephone Exchange building becomes Community Owned.
<b>Community Woodlands</b>	Investigate acquisition of specific areas of land via Community Buy Out including SSSI's and current woods (i.e. Craighoyle Woodland (Hilary's Wood), Coronation Wood, areas of native deciduous woodland at Ardfin Avenue) and ensure that these are protected for the future.	Note that no planning permission is wanted for these specific areas

Top Priorities in Local Place Plan relevant to National Park LDP	Detailed Actions in Local Place Plan	Suggested amendment/ consideration for LDP
<b>Liveable Places: SP3 - Liveable Places</b>		
<b>Specialist Support Accommodation</b>	<p>Research opportunities to develop Sheltered housing/Assisted Living in the village with associated Medical/Care support. Investigate and identify ways to secure care packages in our rural location so that people can stay in their own houses longer with A&amp;BC HSCP. Engage with A&amp;BC HSCP to assess cost risks of our rural location and its potential impact on such service provision.</p> <p>Research opportunities to develop a small scale Sheltered housing/Assisted Living development in the village with associated Medical/Care support.</p> <p>So allow residents to remain in the village (age in place).</p>	Amendment to the LDP to include potential small-scale development of Sheltered Housing on part of Nursery Fields, or near Church Car Park
<b>Liveable Places: SP4 - Compact Urban Growth</b>		
<b>Paths and Places</b>	<p>Discuss with FLS and LLTNPA opportunities to develop/improve walking paths and look into development of bike trails within the village. Discuss with FLS/LLTNPA how to improve the path to Carrick Castle consider making it possible to have a mountain bike route</p> <p>Investigate with FLS/LLTNPA the possibility of linking up paths from Ardentinny to Stronchullin that can then link with Gairletter Burn paths, and potentially onwards at low level to Kilmun.</p> <p>Secure LLTNPA support in engagement with FLS.</p>	Amendment to LDP to demonstrate plans around Ardentinny for increased recreational and visitor experience are acknowledged and so support local businesses.
<b>Natural and Built Environment</b>	We have Peatland on the upper areas of the Ardentinny Community Council geographic area. Windfarms on top of these hills are not desired.	Addition to the LDP to note that no planning permission for wind farms should be given for the Peatland areas.
	<p>Engage and work with Forestry and Land Scotland (FLS) to move forward their long-term plans for removal of Sitka Spruce and the reintroduction of native species areas as identified by them in the Glenfinart Management Plan. Engage with them to express concerns on replanting of commercial forestry in Glenfinart North West and Stronchullin North.</p> <p>Request urgent felling by FLS of sitka spruce near houses for safety issues and to permit householders to consider solar panel installation and their desire to move to a carbon neutral source of electricity.</p> <p>Request felling of sitka spruce by FLS that are in close proximity to the power lines coming into the south end of the village, several outages have been caused by falling spruce.</p>	Amendment to LDP that LLTNPA support community to lobby FLS in removal of sitka spruce close to village and promote native woodland biodiversity away from power lines.

Top Priorities in Local Place Plan relevant to National Park LDP	Detailed Actions in Local Place Plan	Suggested amendment/ consideration for LDP
<b>Productive Places: SP5 - Rebalancing Development</b>		
<b>Re-instate a local shop/post office</b>	Research the viability of reinstating a shop and a post office in the village. Look into possible location, viability (who would operate it). Could it part of an existing building/business, or part of a community hub or Sheltered Housing/Affordable housing development	LDP should reflect that any future housing developments need to go hand in hand with improvements to village infrastructure and services.
<b>Community Transport</b>	<p>Lobby West Coast Motors to implement improvements to the bus timetable and restore the late-night service (Thursday to Sunday) to permit residents to go to Dunoon for events, (currently the last bus leaves Dunoon around 9pm which is too early and precludes going to the Cinema, Queens Hall, etc. Similarly, a later bus would provide “The Ardentenny Bar and Bistro Restaurant” with more potential custom and reverse the economic decline in the village. It would allow people to use the bus and reduce CO2 emissions from private transport.)</p> <p>Lobby West Coast Motors to instate an early bus for commuters which could allow people who wish to live in Ardentenny viable yet work further afield.</p> <p>Lobby West Coast Motors to ensure that all buses should go to the Glenfinart terminus.</p>	Consideration in LDP that LLTNP support the community to deliver reliable and regular public transport.
<b>Productive Places: SP6 – Rural Revitalisation</b>		
<b>Affordable Community-Owned Homes</b>	Research and develop a position paper on the viability, location and benefits of promoting a limited number of affordable housing in Ardentenny. Key items to address would be location in the village, age range targeted (young families? retirees?), necessary transport structure changes to facilitate access to work locations, could there be future jobs closer to Ardentenny to attract younger people (FLS, National Park?), access to shops, healthcare. Address overall impact on village if we want a balance of ages in the village. Link up with a small scale development of Sheltered Housing? (SP3 Specialist Support Accommodation.	LDP amendment to reflect the opportunity for a small combined Specialist Support/Assisted Living housing development with a similar small scale Affordable Homes development, sympathetic to the village and environment. However, this would need a parallel effort to improve village infrastructure and services.

# Planning Implications continued

In summary, the community has identified several locations that could be developed for a specific community purpose, or is valued for its health and environmental qualities, (See Map 5 in Appendix 1). The opportunity to buy some of the land and buildings through the Community Empowerment Act is one that will be investigated in the future. The locations below are highlighted such that those developing the next Local Development plan have our perspective on future potential planning issues.

**The Nursery Fields:** The land use options for consideration are 1) a Community Buy Out of the fields by the Ardentinny Community Trust so that it could become a revenue stream through rental of the fields to livestock farming (as is currently done by Forestry and Land Scotland), (Reference Appendix 1 Map 5, and Productive Places Spatial Principle SP5 – Rebalancing Development: Community Buy Outs), 2) a section of the fields could be a consideration for a small housing development catering for younger families and/or assisted living/ sheltered accommodation, including post office/ shop (Reference Appendix 1 Map 6, and Productive Places Spatial Principle 6 – Rural Revitalisation: Affordable Homes/Sheltered Housing).

**Area in front the Swedish Houses:** There is a flood risk to this area and hence further development is not in the interests of the village. As it is an area noted and valued for its flora and fauna it is recommended that it remains as a green space in the village. We would not support any planning requests for a housing development. (reference Appendix 1 Map 5).

**Coronation Wood:** The Wood provides a tranquil space for residents and visitors to sit in and should be retained as such. It is privately owned but could be considered for a Community Buy Out to ensure its long-term future. We would not support any planning permissions on the wood. (Reference Appendix 1 Map 5).

**Land beside the Church Car Park and Loch View Cottage:** This field has been identified as a possible location for a Village Community Hub; it may be a possible location for a small housing development catering for younger families and elderly assisted living, post office, shop and a potential site for a new lawn bowling green (Reference Appendix 1 Map 6, and Reference Spatial Policy 3 Liveable Places: Specialist Support Accommodation and Productive Places Spatial Principle 6 – Rural Revitalisation: Affordable Homes/Sheltered Housing).



**Native Woodland sites:** Two sites were identified 1) immediately north of Ardfin avenue which has native deciduous woodland and 2) Craighoyle Woodland SSSI and Hilary's Wood in Glen Finart that contains not only deciduous woodland but also a diverse range of lichens. Both are in consideration for a Community Buy Out. (Reference Appendix 1 Map 5).

**Telephone Exchange building:** This small building is of interest to the community as a location for storage of equipment, an additional defibrillator site near to Ardenfield. If the opportunity arises, it is of interest as a Community Buy Out opportunity from Openreach. (Reference Appendix 1 Map 5).

Due to Ardentenny's location within the National Park the local community regard the natural scenic beauty of the area a feature that both they and visitors, not only highly value, but wish to see protected. No planning permission should therefore be allowed for anything that would down grade or blight the visual beauty of the location. Any planning permissions should consider both Visual Impact Assessments and Environmental Impact Assessments with only sensitive and appropriate developments taking place. With this in mind it is unlikely that any industrial developments such as Fish Farms or Wind Farms/Solar Farms etc would be considered appropriate.



# Making the Plan a reality

The plan is ambitious and we need the community, clubs, organisations and businesses of Ardentinny to get involved in delivering the items they have helped us to identify. We will invite individuals or groups to form a Delivery Team which will act as a vehicle to deliver individual items.

Ardentinny Community Council will track the progress of the plan and use the document to advise individuals and/or clubs and organisations within the village on ways to secure funding to support the delivery of projects.

Furthermore, Ardentinny Community Council will hold regular reviews of the plan in the form of an annual update which will be shared with the whole community, and which will identify priority projects for the coming year.

If you would like to get involved with any of these initiatives or for further information please contact the lead organisations below:

Ardentinny Community Council

Email: [ardentinnycc@gmail.com](mailto:ardentinnycc@gmail.com)

Ardentinny Community Trust

Email: [ardentinnyctrust@gmail.com](mailto:ardentinnyctrust@gmail.com)



# Acknowledgements

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We also want to acknowledge the input of the Ardentinnny Renewables Trust (ART), the Ardentinnny Hall Association Management Group, the Ardentinnny Community Trust Ltd (Glenfinart Walled Garden), Ardentinnny Outdoor Centre and the Ardentinnny Bowling Club.

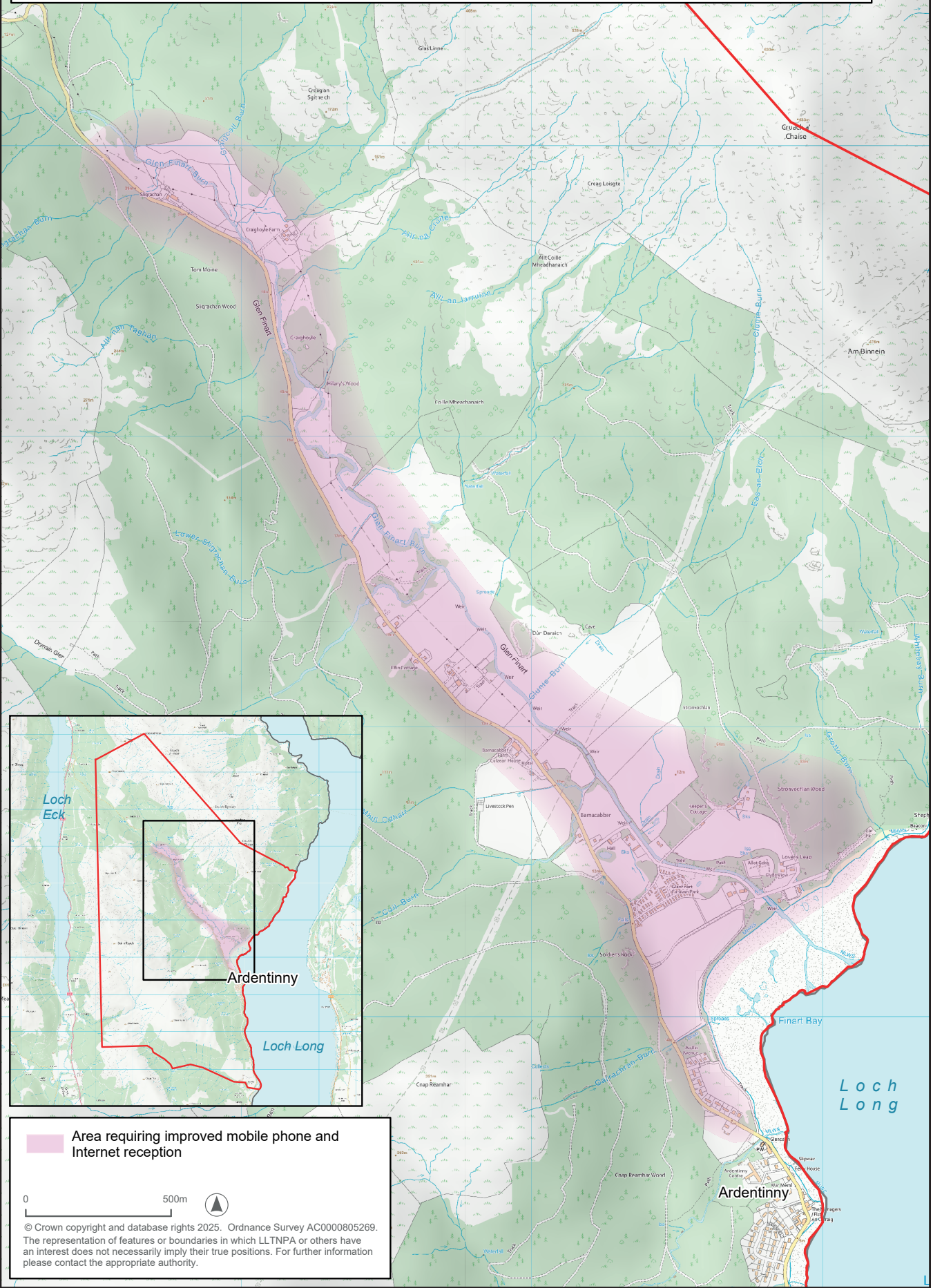
We would like to thank all the residents of the Ardentinnny Community area who supported this project. We would also like to express our thanks to Mark Rowthorn for his work on the early versions of this Local Place Plan.




# Appendices

Map 1	Ardentinny Community Council Geographic Area
Map 2	Community Assets and Businesses
Map 3	Areas in Glenfinart requiring improved mobile phone and Internet reception
Map 4a	Potential locations of Village Improvements
Map 4b	Identified locations of Village Improvements
Map 5	Possible locations of Community buy out of land, buildings and native woodlands and SSSI protection
Map 6	Possible Locations for a Future Community Hub (includes a post office/shop, Sheltered Housing/Assisted Living and Affordable Homes development).
Map 7	Potential Trail Improvements for walkers and cyclists from Ardentinnny to Castle Carrick and from Ardentinnny to Gairletter
Map 8a	Forestry and Land Scotland Felling Plans around Ardentinnny
Map 8b	Forestry and Land Scotland Restocking Plans around Ardentinnny
Map 9	Peatland Classes and Restoration Sites around Ardentinnny that need protection from future development (e.g. no Wind Farms)
Map 10	Road Safety Issues: Glenfinart Road section that needs lowered to 40 mph and Crash Barrier at Ardenfield

# MAP 3 - Area in Glenfinart requiring improved mobile phone and Internet reception

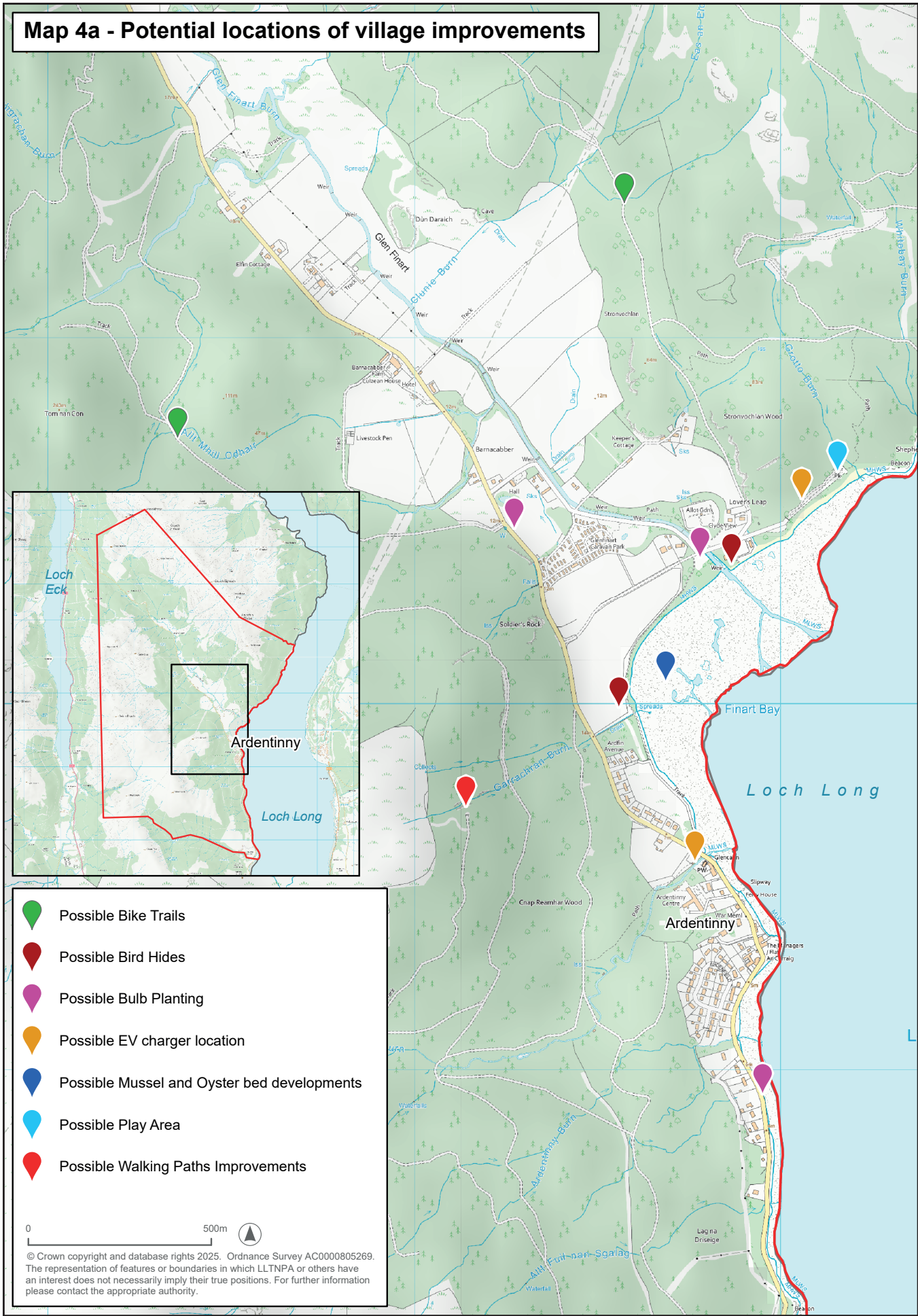


 Area requiring improved mobile phone and Internet reception



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# Map 4a - Potential locations of village improvements

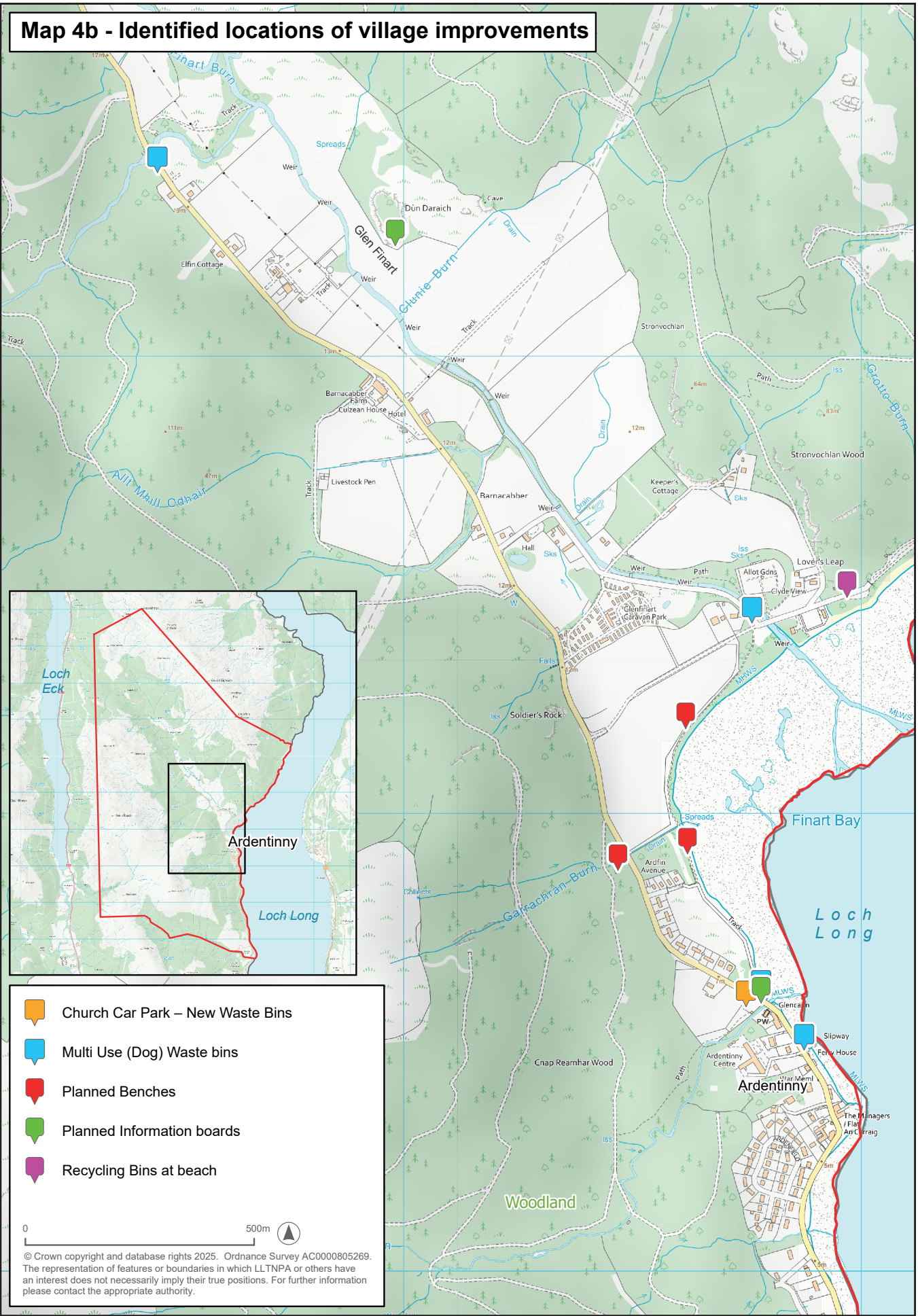







- Possible Bike Trails
- Possible Bird Hides
- Possible Bulb Planting
- Possible EV charger location
- Possible Mussel and Oyster bed developments
- Possible Play Area
- Possible Walking Paths Improvements

0 500m

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# Map 4b - Identified locations of village improvements



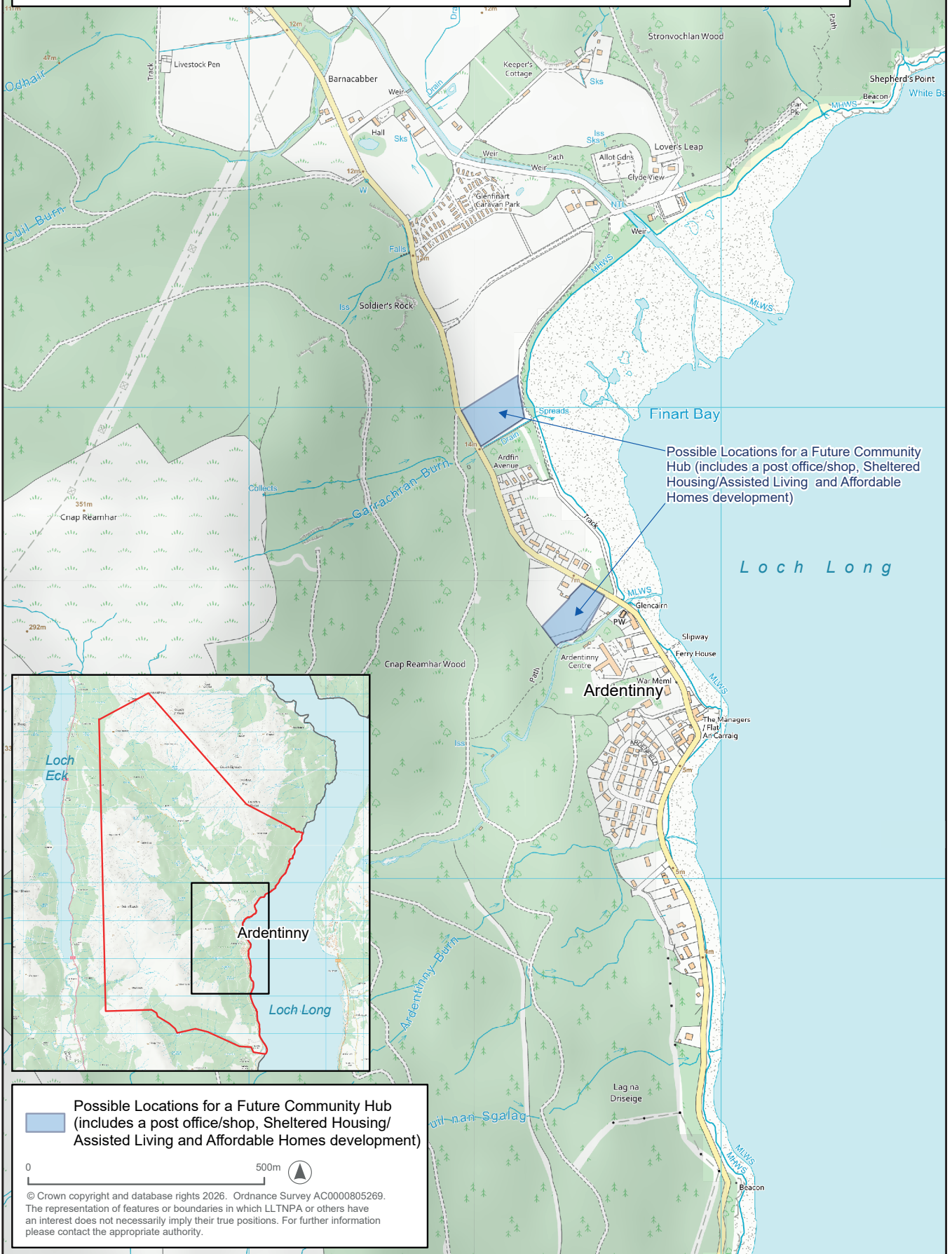
-  Church Car Park – New Waste Bins
-  Multi Use (Dog) Waste bins
-  Planned Benches
-  Planned Information boards
-  Recycling Bins at beach

0 500m 

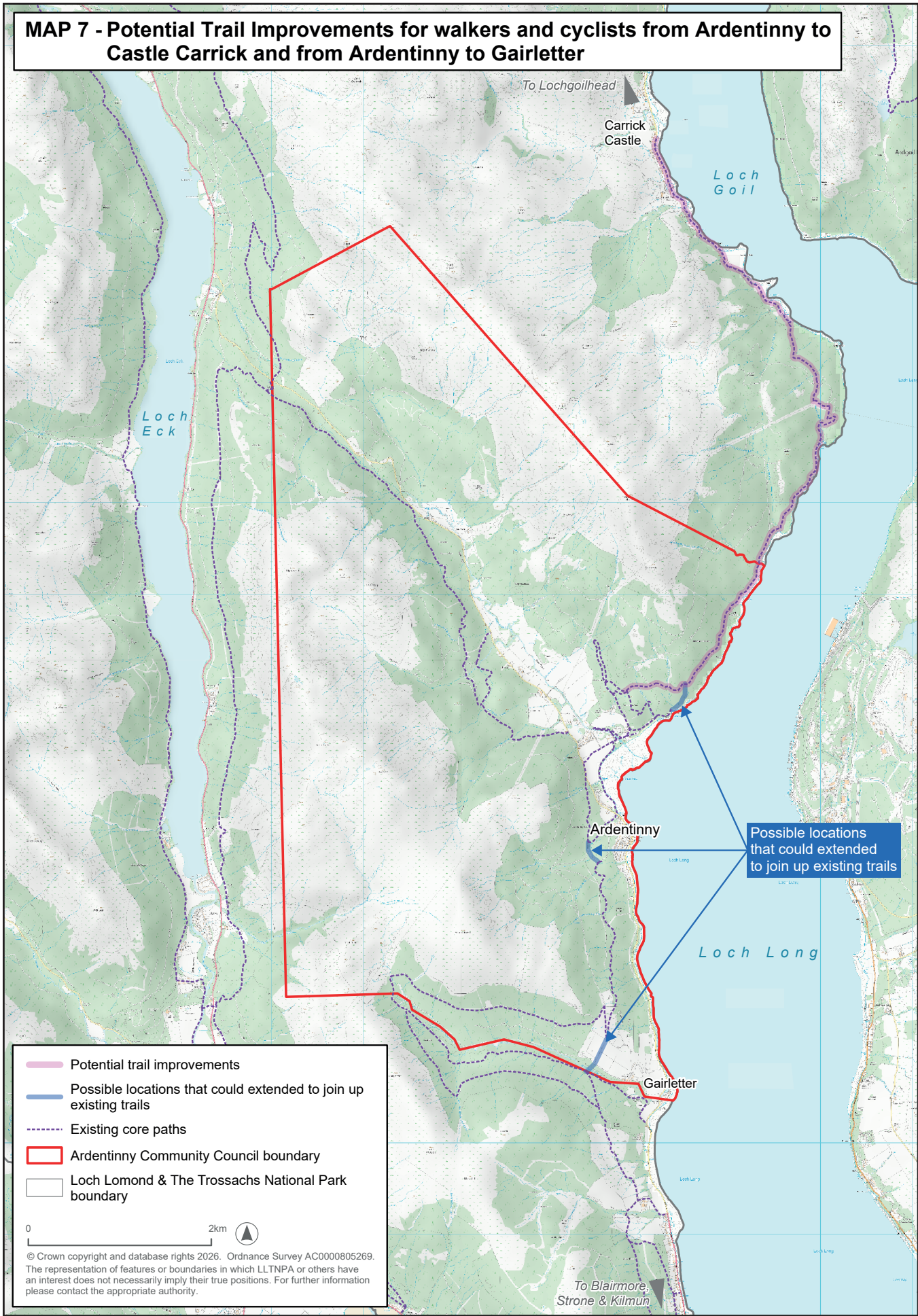
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**Map 6 - Possible Locations for a Future Community Hub (includes a post office/shop, Sheltered Housing/Assisted Living and Affordable Homes development)**



**MAP 7 - Potential Trail Improvements for walkers and cyclists from Ardentinny to Castle Carrick and from Ardentinny to Gairletter**



Possible locations that could extended to join up existing trails

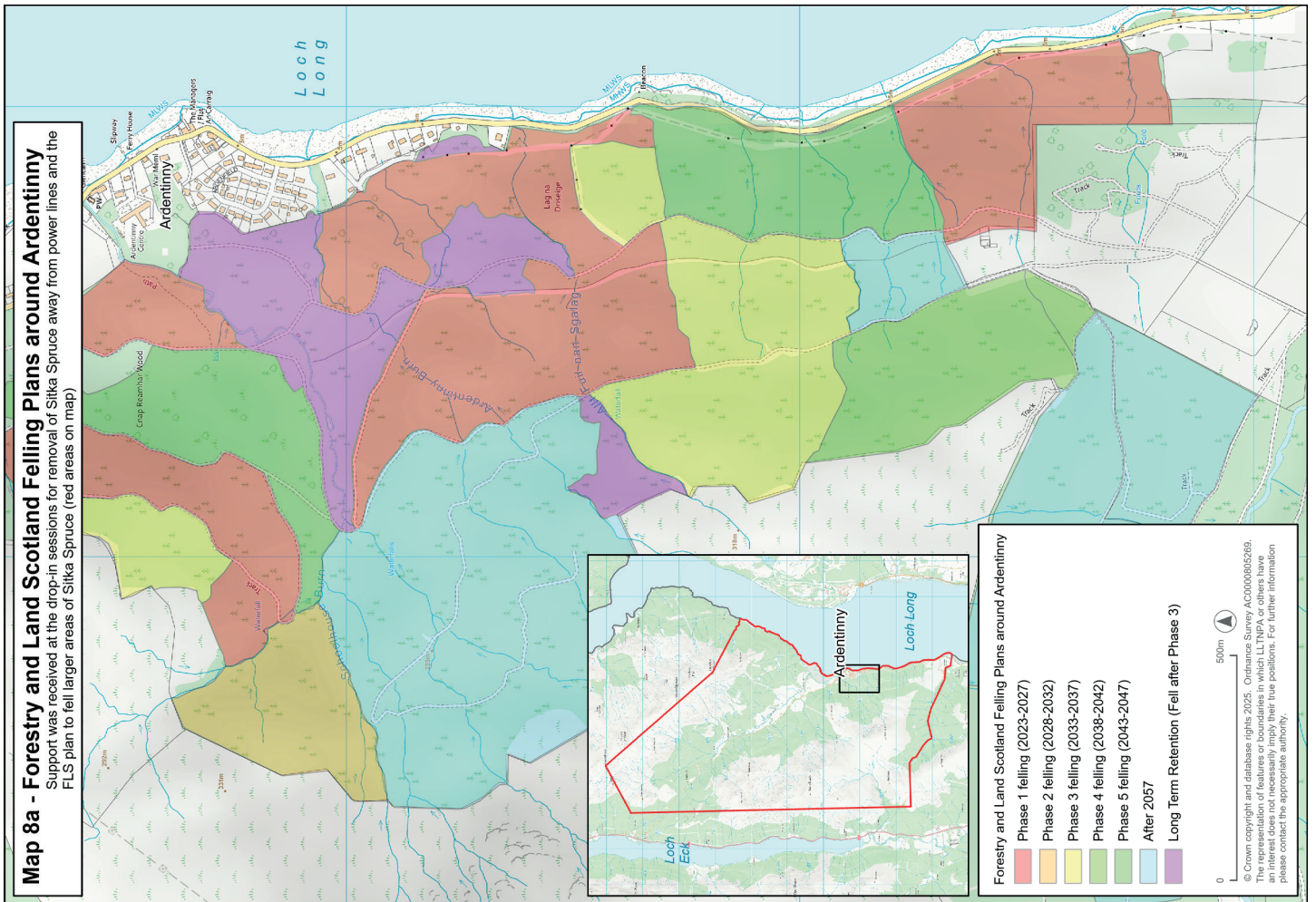
- Potential trail improvements
- - - Possible locations that could extended to join up existing trails
- - - Existing core paths
- Ardentinny Community Council boundary
- Loch Lomond & The Trossachs National Park boundary

0 2km

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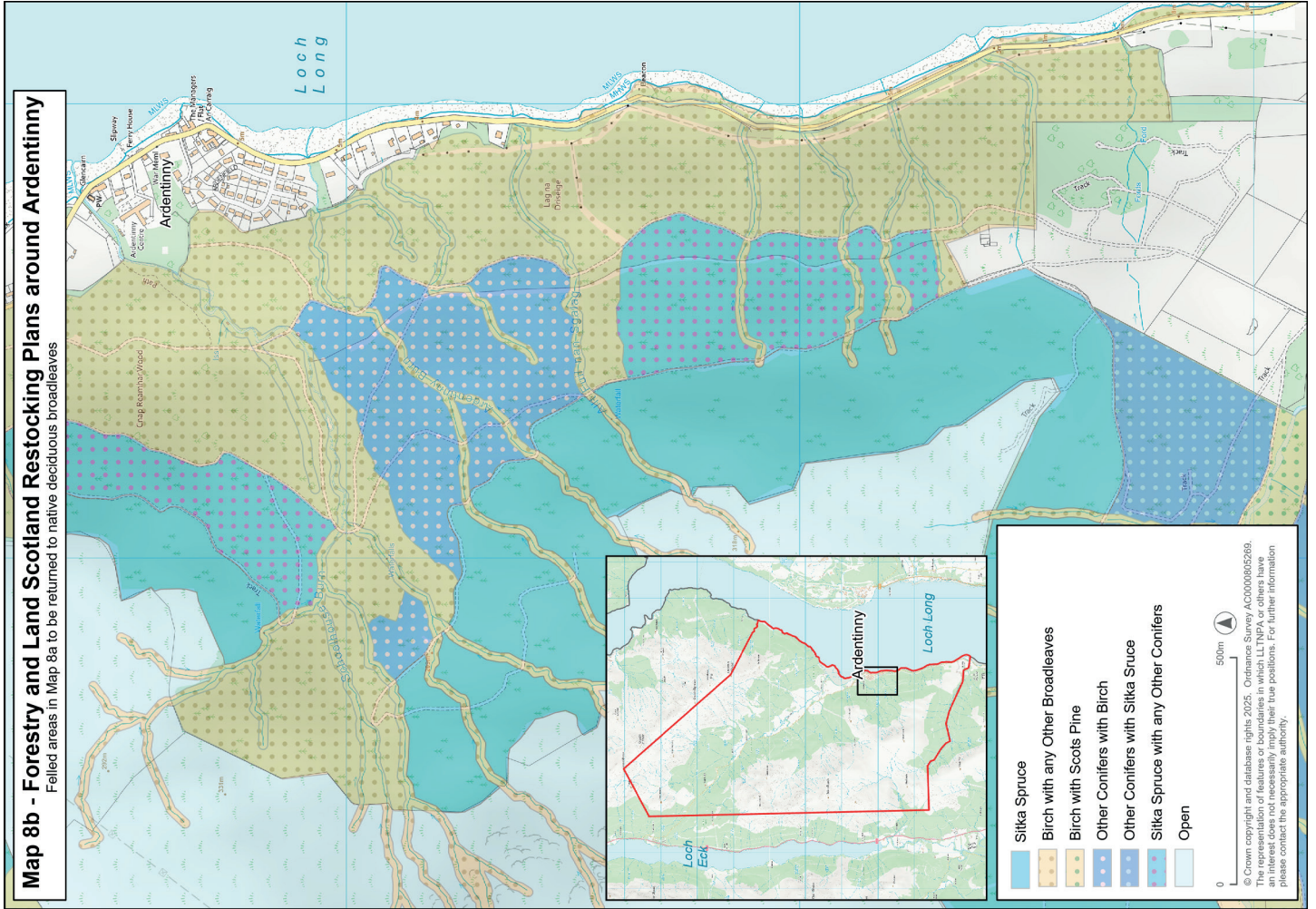
### Map 8a - Forestry and Land Scotland Felling Plans around Ardentinny

Support was received at the drop-in sessions for removal of Sitka Spruce away from power lines and the FLS plan to fell larger areas of Sitka Spruce (red areas on map)

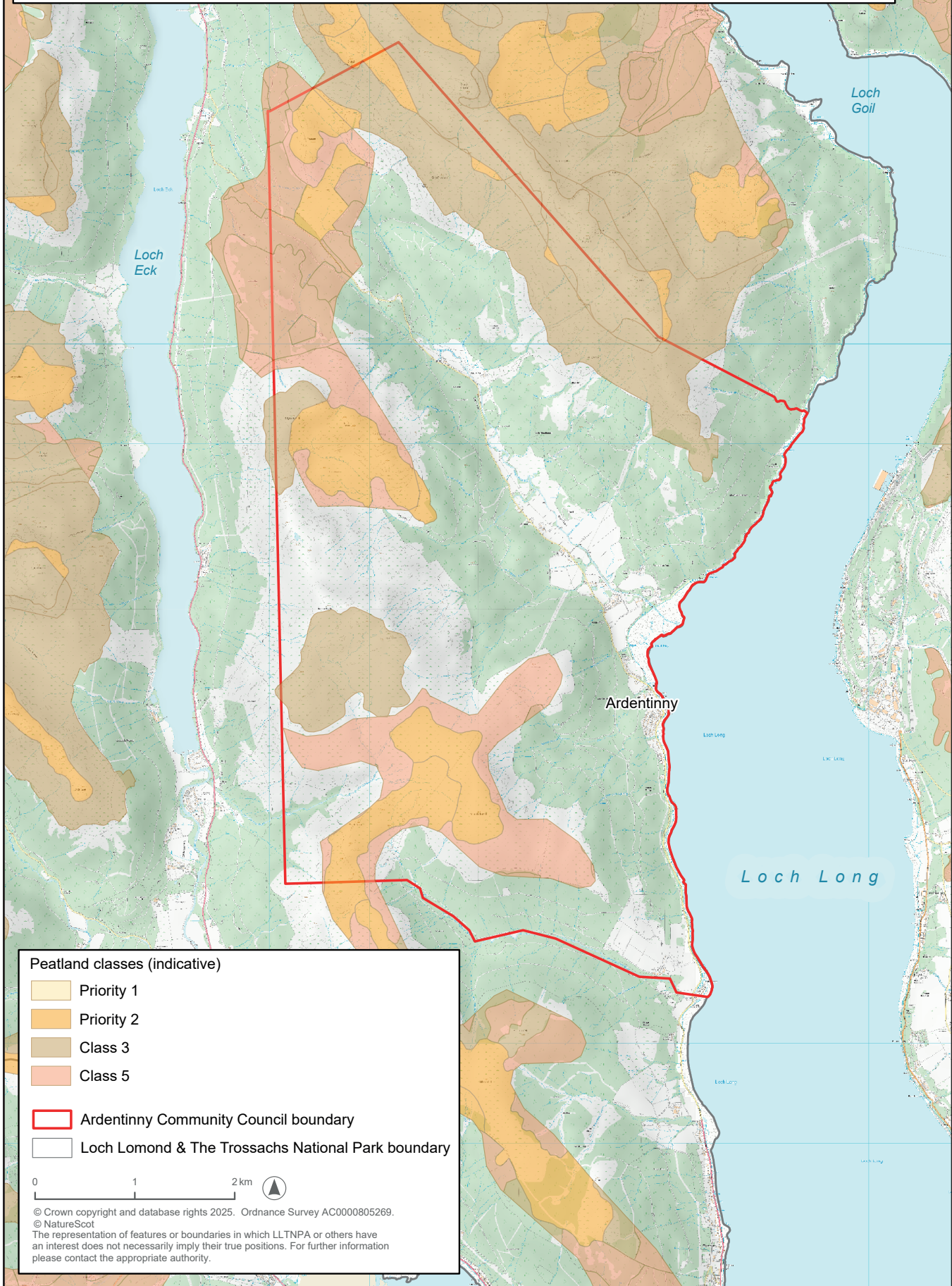


### Map 8b - Forestry and Land Scotland Restocking Plans around Ardentinny

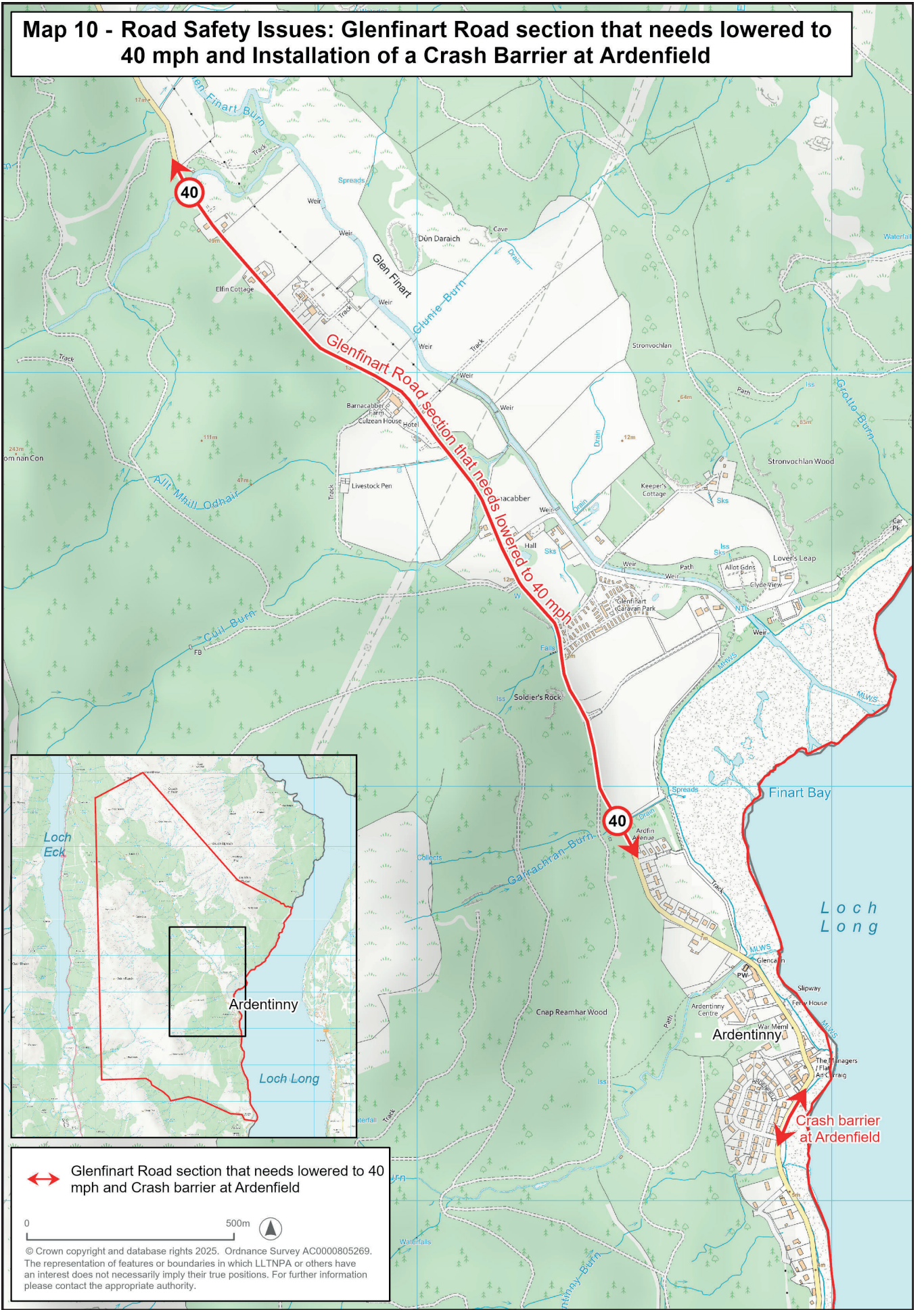
Felled areas in Map 8a to be returned to native deciduous broadleaves



**Map 9 - Peatland Classes and Restoration Sites around Ardentinny that need protection from future development (e.g. no Wind Farms)**



**Map 10 - Road Safety Issues: Glenfinart Road section that needs lowered to 40 mph and Installation of a Crash Barrier at Ardenfield**



↔ Glenfinart Road section that needs lowered to 40 mph and Crash barrier at Ardenfield



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**Ardentinny  
Local Place plan  
2025-2035**

