

## Submission Statement

Dear Planning Authority

Please be advised that we have transferred the information required via WeTransfer email to the account of [Alexandra.elmslie@lochlomond-trossachs.org](mailto:Alexandra.elmslie@lochlomond-trossachs.org) of the Proposed Ardentinny Local Place Plan (LPP).

## Community Body

The community body submitting this LPP is Ardentinny Community Council. Our community body's contact details are: Ardentinny Community Council, Glenfinart Village Hall, Ardentinny PA23 8TT, Email: [ardentinnycc@gmail.com](mailto:ardentinnycc@gmail.com)

## Supporting Information

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

- ~~Our community body's written constitution (if not a CC)~~
- A copy of the Information Notice sent to all councillors and adjoining CCs
- Ardentinny Local Action Plan 2015
- Ardentinny Residents Survey 2023

## Consultation Evidence – Information Notice

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

No changes to the Local Place Plan were required or made following the 28 day consultation.

## Statement Showing Regard to Other Plans/Strategies

In preparing the LPP, our community body has had regard to the [National Planning Framework 4](#), which aims to create sustainable, liveable and productive places. These national policies are reflected in the priorities and actions summarised in the following sections of the Local Place Plan:

A Vision for Our Local Place Plan (see page 14)

Aims of Our Local Place Plan – (see Page 15)

Ardentinny Local Place Plan Issues Identified by Residents, Required Action and Priority per Spatial Principle (see Page 16 and per specific spatial principle in Pages 17-33)

Sustainable Places

SP 1 – Just Transition: Creating a fair and inclusive transition towards net zero. (see Pages 17-18)

*Specific LPP Topics are Hydro Schemes, Zero Carbon Homes for All, Affordable Ultra-fast Broadband for All and Improved Mobile Phone Reception, EV Chargers.*

SP 2 – Conserving and recycling assets: reusing existing buildings, places, infrastructure and services, locking carbon, minimising waste and building a circular economy. (see Pages 19-21)

*Specific LPP Topics are Local community hubs, Recycling Waste, Community Woodland Liveable Places*

SP 3 – Liveable Places: Improving community health, wellbeing, ensuring people can easily access greenspaces, learning and leisure. (see Pages 22-23)

*Specific LPP Topics are Specialist Support Accommodation, Play Parks and Green Space, Future of Local Schools*

SP 4 – Compact Urban Growth: Limit urban growth, optimise use of land including carbon storage, flood risk management, plus blue and green biodiversity. (see Pages 24-26)

*Specific LPP Topics are Paths and Places, Natural and Built Environment*

Productive Places

SP 5 – Rebalancing Development: Targeted development to reverse decline and achieve sustainable growth. (see Pages 27-28)

*Specific LPP Topics are Community Transport, Community Buy Outs, Refurbish and develop the Village Hall, Re-instate a local shop/post office*

SP 6 – Rural revitalisation: Getting a fairer business, economic, rural environment balance (see Pages 29-33)

*Specific LPP Topics are Working Together, Affordable Homes/Sheltered Housing, What do the local Charities, the Community Trust, Businesses and Clubs need to develop and grow?, Improve roads and pedestrian safety, Safe Walking and Cycling.*

This plan has also taken account of:

- Loch Lomond and the Trossachs [Local Development Plan](#) adopted in 2016 – which vision is to create thriving town and villages centres, more active travel options and off-road connections, a thriving economically active rural economy, support the needs of everyone, safeguarding historic buildings and precious natural and cultural assets as well as high quality development that enhances towns and villages
- Loch Lomond and the Trossachs National Park Plan 2024 -2029. The 2024-2029 Plan is a key document for us, as the topics of restoring nature, peatland and lowering carbon emissions are key to our desires in the village for replacement of commercial forestry with native deciduous trees, preservation of the peatland (no wind farms on these sites) and the improvement in our bus service to encourage people to visit without private transport.

### **Engagement evidence**

Our community body has demonstrated that there is support for the priorities and proposals in our LPP (See pages 17-33) and as demonstrated in the information set out on pages 9-13. Below are pages from the LPP indicating the number of engagement and consultation

activities held, with the number of attendees and village organisations. Also, we had a Steering Group which assisted in finalising the feedback from residents for the LPP.

## Community Involvement

This Local Place Plan was developed through extensive consultation with the people of Ardentiny 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, Ardentiny 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 Ardentiny Local Place Plan will be published on the Community Council website at <https://www.ardentinycc.co.uk/ardentiny-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

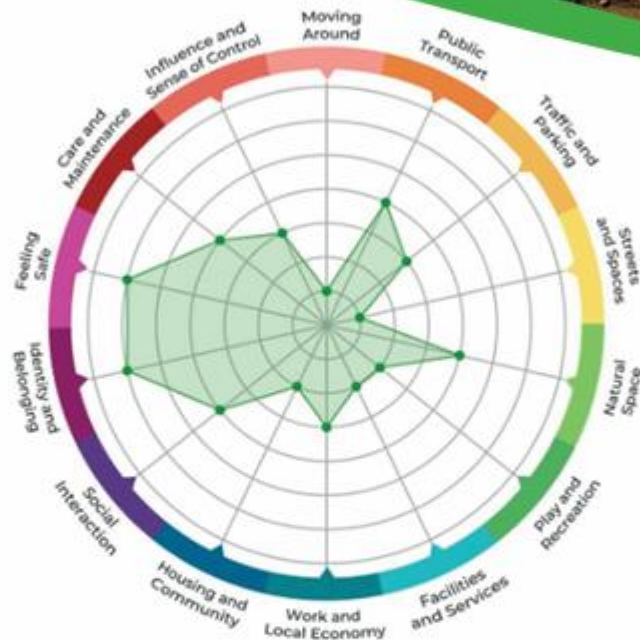
Stakeholder  
Meetings

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

[4] <https://www.ardentinycc.co.uk/ardentiny-local-place-plan-2025>

[5] <https://www.ourplace.scot/home/local-place-plans>

# 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.

Furthermore, Pages 10-12 summarise the resident's input from the 2023 Residents Survey and the 2015 Community Action Plan. It was noted that there is a recurring theme of actions in both these documents and the most recent LPP engagement sessions. Additionally, the

feedback from residents who came to the drop-in sessions was entirely positive, demonstrating their desire to see improvements to the village and surrounding environment.

### Statement Setting Out LDP Amendments

This LPP considers the following amendments should be made to the current Local Development Plan 2016. The following tables were developed and reviewed with the Planning department of the LLTNPA (L. Mowat) and are incorporated in the LPP (see Pages 34-39). For completeness they are presented below;

## 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
Sustainable places: SP1 - Just Transition		
Affordable Ultra-fast Broadband for All and Improved Mobile Phone Reception	<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 Ardentinnay area.
Sustainable Places: SP2 - Conserving and Recycling Assets		
Local Community Hubs	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.
Community Woodlands	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
Liveable Places: SP3 - Liveable Places		
Specialist Support Accommodation	<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
Liveable Places: SP4 - Compact Urban Growth		
Paths and Places	<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 Ardentinnay 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> <p>Develop a series of information boards, related to local heritage locations in the village</p> <p>Develop information boards related to flora and fauna around the village. Secure LLTNPA support in developing an overarching information trail in Ardentinnay.</p>	<p>Amendment to LDP to demonstrate plans around Ardentinnay for increased recreational and visitor experience are acknowledged and so support local businesses.</p> <p>Amendment to LDP to demonstrate plans around Ardentinnay for increased recreational and visitor experience.</p>
Natural and Built Environment	We have Peatland on the upper areas of the Ardentinnay 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>		
Re-instate a local shop/post office	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>	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.)  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.  Lobby West Coast Motors to ensure that all buses should go to the Glenfinart terminus.	Consideration in LDP that LLTNPA support the community to deliver reliable and regular public transport.
<b>Productive Places: SP6 – Rural Revitalisation</b>		
Affordable Community-Owned Homes	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.

### Community's Submission Statement Appendix Checklist:

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