

# ColGlen

## [DRAFT] LOCAL PLACE PLAN

Colintraive and Glendaruel

2026 – 2036

*A community-led plan for the future of Colintraive and Glendaruel,  
For submission to Argyll and Bute Council for inclusion in the Local Development  
Plan (LDP3) in January 2027*

Prepared by: Colintraive and Glendaruel Community Council (CGCC)  
and Colintraive and Glendaruel Development Trust (CGDT)  
in partnership with Argyll and Bute Climate Action Network (ABCAN)

**May/June 2026**

**PLEASE NOTE: All text in yellow highlight relates to this draft and will be altered or deleted accordingly when the final version of this document is published and/or submitted**

## Acronyms

Acronym	Description
<b>ABCAN</b>	Argyll and Bute Climate Action Network
<b>CAP</b>	Community Action Plan
<b>Col-Glen</b>	Colintraive and Glendaruel
<b>CGCC</b>	Col-Glen Community Council
<b>CGDT</b>	Col-Glen Development Trust
<b>INNS</b>	Invasive Non-Native Species
<b>LDP</b>	Local Development Plan
<b>LPP</b>	Local Place Plan
<b>NPF4</b>	National Planning Framework 4
<b>SSSI</b>	Site of Special Scientific Interest

## Chapter 1: Introduction and Context

### Our Community

The community of Colintraive and Glendaruel, known jointly as ColGlen, is situated on the Cowal Peninsula of Argyll, Scotland. ColGlen has a total adult population of a little over 300 spread along a north-south axis running the length of the Glendaruel glen from Dunans to either side of Loch Riddon, and then south-west along the loch's western edge along the coastline to Strone Point. The community also includes small settlements at the head of Loch Striven, including Ardtaraig.

ColGlen is therefore a particularly dispersed rural community, spread over a considerable distance with some hub areas and outliers that can become isolated due to a lack of infrastructure and a joined-up travel network. Diminishing resident populations – particularly young families – have resulted in the deterioration of local facilities and services over recent decades. The communities face increasing impacts from climate change, including flooding, extreme weather events and risks to roads, paths and buildings.

Despite these challenges, the people of ColGlen have a strong sense of community spirit, a deep love of their place, and a determination to secure a vibrant and resilient future for their area. This Local Place Plan reflects their aspirations, priorities and proposals for the next ten years.

### Purpose of the LPP and Community Action Plan

Argyll and Bute Council is currently developing the Local Development Plan (LDP3), due to be adopted in 2027 and to remain in place for 10 years. The proposals set out in this Local Place Plan are submitted to the planning authority for assessment and inclusion as statutory policies in LDP3.

The place planning process was initiated by both the Community Council and Development Trust to establish a long-term plan for the community over the next ten years and to create a shared vision of how to get there. The purpose of this plan is to:

- Gather up-to-date evidence of the issues and aspirations of the local community
- Help everyone consider how they can best support positive change in the future
- Guide investment and action by local organisations
- Inform the ongoing review of the Local Development Plan

### Our Approach

CGCC and CGDT worked with Argyll and Bute Climate Action Network (ABCAN) and a local steering group to engage with the community to understand local solutions to community issues and aspirations for the future. From the outset, we designed a process that was both community-led and involved residents at every stage.

We used the Our Scot Place Standard questionnaire and developed a rural-centred short survey with a climate lens, adapted from the Place Standard with a Climate Lens toolkit. Surveys were available online and in paper copies, some of which were delivered door-to-door to community members who could not access the online version. To engage young people we used and adapted the A Place in Childhood toolkit.

To enable further community feedback a draft of this plan was circulated to organisations, land owners and others to enhance proposals and ensure that no germane issue had emerged subsequent to the main ABCAN-led consultation.

The engagement included:

- Door-to-door delivery of place planning information and survey links, combining information sharing with direct conversations
- 6 in-person drop-in sessions across the two communities
- 3 workshops with Kilmodan Primary School and a drop-in at Dunoon Grammar School
- Attendance at and communication with 6 local group events, including the Warm Hub, Nordic Walking Group, Community Growers Harvest Lunch, Riverwoods Film and Discussion Event, and a Food Conversations Event
- A Proposal Creation event with the local steering group and community members
- A Placecheck mapping exercise in which community members rated, commented on and proposed actions for specific local features and places
- Ongoing one-to-one chats, emails and phone calls throughout the process
- The publication of the draft LPP for feedback from residents who might not have had a chance to feedback previously.

A total of 46 adult surveys, 7 young people surveys and 18 children's surveys were completed during the engagement period from July 2024 to May 2025 [these numbers and dates will be revised once feedback on this LPP has been received]

## Engagement Timeline

July 2024: LPP initiated by CC and DT in partnership with ABCAN.

August 2024: Door-to-door leaflet drop and one-to-one conversations; formation of local steering group.

September 2024: Our Scot survey launched; 2 drop-in sessions held; 3 workshops with Kilmodan Primary; drop-in at Dunoon Grammar.

October 2024: Steering group meeting; Col-Glen Growers Harvest Lunch engagement.

November 2024: 2 further drop-in sessions; engagement via Warm Hub and Nordic Walking Group.

December 2024: Short community survey and young persons survey distributed.

January 2025: Riverwoods film and discussion event; meeting with community resilience group.

February 2025: Food Conversations event.

March 2025: Proposal Creation event.

April 2025: Placecheck mapping exercise.

May 2025: Our Temperate Rainforest awareness event in collaboration with West Cowal Rainforest project.

May 2026: Publication of draft LPP for feedback.

## Chapter 2: What People Said – Emerging Issues and Solutions

What has been clear throughout this process is that the people of ColGlen love their place and the life it offers them. People are involved in community life in one way or another and are overwhelmingly willing to contribute to its future well-being and resilience.

We asked the local school children and staff, young people and adults what they liked about their place. They said: the beauty of the area and access to natural spaces for exercise and well-being, clean air and water and living on the coast, the wildlife and biodiversity, the good quality of life, community spirit and sense of safety. They also valued the spaces to meet locally – the school, churches, village halls, heritage centre and community-owned spaces.

Over the course of the engagement, a pattern of challenges emerged alongside positivity about meeting them together with the support of local stakeholders.

Below is a summary of the emerging issues and community-proposed solutions.

### Emerging Issues

Emerging Community Issues
Making sure homes and community buildings are warm, dry and climate-ready
Lack of maintenance of roads, paths and verges; no plan shared with the community on when the Council schedules these works; need for speed restrictions on key roads; and the need for joined-up path and road networks so that people – especially children, young people and the elderly – can get about safely
Lack of opportunities for young people to socialise outside of school, compounded by the lack of public transport and safe, joined-up paths for walking and cycling
Concerns around the number of second and holiday homes, and the lack of affordable and social housing to attract families and allow young people to stay in the area
Lack of an affordable, joined-up public transport system for people to access vital services, travel to work, and reduce car dependency
Lack of local job opportunities and workshop/office spaces for those working from home, wanting to work from home, or wishing to start their own business
Ongoing concerns about the Argyll Rally and its impact on community cohesion, local road infrastructure and community benefit
No disabled-access toilets in the communities and a desire to remove the charge for public toilet use in Colintraive
Need for a joined-up community resilience plan and upgrading of village halls so they can serve as warm hubs during emergency situations
Protection and enhancement of native woodlands from overbrowsing, pollution and biodiversity loss
Too much Sitka spruce monoculture and lack of transparency with planting plans between landowners and the community
Continual flooding of roads and paths – not just during storms – and lack of protection and maintenance of these areas

Lack of volunteers in community organisations, with no clear succession and continuity plans
Lack of trust in community governance and transparency in decision-making
Lack of community infrastructure to support the transition to electric vehicles
Protection and ongoing care for heritage sites and buildings, including their vulnerability to climate change
Protection and restoration of local burns, rivers, the coast and sea from pollution and biodiversity loss
Increased need for recycling, composting and waste services for homes, businesses, farming and forestry
Lack of infrastructure for tourists and visitors
Concerns about an ageing population with no care home facilities locally, and lack of opportunities for young people
A need to hold on to vital services, including the one shop and post office, and to explore how services could be extended to the Glendaruel community
Protecting and supporting the local school, and making the school and its grounds more climate-ready

## Emerging Community Solutions

Community-Proposed Solutions
Protect our seas and water quality by maintaining a fish-farm-free zone; continue to support habitat restoration with local groups such as the River Ruel Association, Argyll Rainforest Strategy and Kyles Coastal Community Group
Protect and enhance burn and river habitats by working with landowners, farmers and foresters to reduce pollution and restore riparian corridors
Lobby for increased and joined-up public transport, including more frequent and affordable local bus services connecting both communities to vital services
Explore a community electric bus or shared transport scheme linking residents to the shop, medical centre and other services
Establish a community hub in Glendaruel with a small shop or food facility, workshop and meeting spaces
Develop a linked-up path and active travel network across the two communities, enhancing safety for pedestrians and cyclists and planting native species alongside new routes
Improve road and path maintenance on the A886, B886, shore road and west road, including clearing ditches and managing verges sustainably
Address recurring flooding by mapping vulnerable areas and developing community flood resilience plans
Support the development of affordable and intergenerational social housing – up to 10 homes – across the two communities
Explore the feasibility of woodland crofts at Stronafian Community Forest, offering young people the opportunity to live in the area, access land and run small businesses
Develop workshop and small business units to support home-working, enterprise and local employment

Support the transition to renewable energy by encouraging solar panels and battery storage for village halls and community buildings, ensuring warm hubs are available during emergencies

Install multiple EV charging infrastructure in the communities to support residents and visitors, and support residents to access subsidised EV schemes for vehicles and domestic charging points

Protect and restore native woodlands, remove invasive non-native species (especially *rhododendron ponticum*), and push for greater transparency in forestry planting plans, including more meaningful community consultation

Secure increased community input into the Long Term Forest Plan at Stronafian, with a preference for native species over Sitka spruce

Create managed parking and facilities for camper vans and visitors, and install accessible floating pontoons in Colintraive

Support the local shop and post office to remain open and look at extending similar services to Glendaruel

Develop a joined-up community resilience plan, and continue to upgrade village halls to serve as warm and accessible emergency hubs

Increase opportunities for young people: informal hang-out spaces, intergenerational activities, after-school clubs, and safe active travel routes

Improve transparency and accessibility of community governance; include all ages in consultations and in decision-making

Increase broadband coverage and speed to ensure reliable digital connectivity for all residents

## Chapter 3: Themes and Local Place Plan Proposals

The following LPP proposals have been developed directly from the community engagement process. They reflect the priorities identified by residents and are structured around six key themes. Each proposal includes a vision statement and links to relevant policies within National Planning Framework 4 (NPF4) and Argyll and Bute's Local Development Plan (LDP).

### Theme 1: Moving Around

People in ColGlen have highlighted that while there are some good walking routes and paths, getting around the area safely and conveniently without a car is very difficult. The path network is fragmented and not joined up, road verges are unsafe for walking or cycling, and public transport is infrequent, expensive and poorly connected. Children said they have to be driven everywhere. Young people described feeling constrained by lack of independent mobility. There is strong community desire for change.

LPP Proposal 1	
<b>Proposal</b>	Create a joined-up active travel network linking Colintraive and Glendaruel
<b>Vision</b>	A safe, accessible, linked-up path and road network connecting both communities. Map existing paths and identify missing links; create new paths to join them up. Paths to be enhanced with native tree and plant species to increase biodiversity and contribute to carbon capture. Network must be accessible for parents with pushchairs and those with mobility needs.
<b>Policy Links</b>	NPF4: Policy 2 (Climate Mitigation & Adaptation), Policy 3 (Biodiversity), Policy 13 (Sustainable Transport), Policy 15 (Local Living), Policy 20 (Blue and Green Infrastructure)   LDP: Policy 32 (Active Travel), Policy 33 (Public Transport Infrastructure)

LPP Proposal 2	
<b>Proposal</b>	Improve and extend public transport provision across the communities
<b>Vision</b>	A more frequent, affordable and accessible local bus service enabling residents to access services, facilities, employment and recreational activities without depending on private cars. Explore a community electric bus scheme to serve Glendaruel, linking residents to the shop, medical centre and other services.
<b>Policy Links</b>	NPF4: Policy 13 (Sustainable Transport), Policy 15 (Local Living)   LDP: Policy 33 (Public Transport Infrastructure)

LPP Proposal 3	
<b>Proposal</b>	Improve road and path maintenance and address recurring flooding
<b>Vision</b>	Well-maintained roads, paths, ditches and verges across the area – particularly the A886, B886, the shore road and the west road. Speed restrictions on identified roads. A permanent solution to the temporary bridge at Loch Striven. Mapping and management of areas prone to flooding, including the playpark and low-lying coastal roads.
<b>Policy Links</b>	NPF4: Policy 2 (Climate Mitigation & Adaptation), Policy 22 (Flooding Risk and Management)   LDP: Policy 55 (Flooding)

LPP Proposal 4	
<b>Proposal</b>	Install electric vehicle charging infrastructure
<b>Vision</b>	Multiple EV charging points at all community assets and support for residents to access subsidised EV purchase and home-charging schemes. Information shared through community channels about available support from Scottish and UK Government schemes.
<b>Policy Links</b>	NPF4: Policy 13 (Sustainable Transport), Policy 2 (Climate Mitigation & Adaptation)

## Theme 2: Community Life

Residents place enormous value on their community spaces – the school, village halls, heritage centre and community-owned spaces. These spaces are the heart of community life and must be protected, improved and made more resilient. People also value the broad range of groups and activities on offer and want to ensure these are accessible to all ages, particularly young people and those with mobility needs.

LPP Proposal 5	
<b>Proposal</b>	Protect and enhance community spaces and buildings
<b>Vision</b>	Protect the school, village halls, heritage centre and all community-owned facilities. Improve these buildings for energy efficiency, climate resilience and accessibility. Support village halls to install renewable energy and battery storage so they can function as warm, accessible emergency hubs. Heritage Centre to receive necessary structural repairs including roof replacement.
<b>Policy Links</b>	NPF4: Policy 11 (Energy), Policy 15 (Local Living)   LDP: Local community infrastructure policies

LPP Proposal 6	
<b>Proposal</b>	Support community ownership of the local church
<b>Vision</b>	Explore the opportunity for the community to preserve the church as a community asset and support the existing local group running activities and making physical improvements.
<b>Policy Links</b>	NPF4: Policy 25 (Community Wealth Building)

LPP Proposal 7	
<b>Proposal</b>	Develop a community hub in Glendaruel
<b>Vision</b>	A community hub in Glendaruel providing a small shop or food facility, workshop spaces, meeting rooms and a café or informal gathering space. This would serve the Glendaruel community who currently face a 20-mile round trip to access the nearest shop with no public transport option.
<b>Policy Links</b>	NPF4: Policy 15 (Local Living), Policy 25 (Community Wealth Building), Policy 26 (Business and Industry)   LDP: Policy 22 (Economic Development)

LPP Proposal 8	
<b>Proposal</b>	Revisit, revise, redraft and improve the community resilience plan
<b>Vision</b>	A comprehensive, joined-up local resilience plan covering extreme weather events, power outages, flooding and other emergencies. The plan to include implementation and maintenance responsibilities, clear communication channels, and ensure village halls can serve as accessible warm hubs. A community sandbag store and battery backup provision to be explored.
<b>Policy Links</b>	NPF4: Policy 2 (Climate Mitigation & Adaptation)   LDP: Local resilience policies

### Theme 3: Land Management

The community has a profound connection to the natural landscape of ColGlen – the sea, rivers, native woodlands, coast and wildlife. People are deeply concerned about the loss of biodiversity, the spread of invasive species, the impacts of intensive forestry and farming on water quality, and the lack of transparency in land management decisions. Residents want a greater say in how the land around them is managed.

LPP Proposal 9	
<b>Proposal</b>	Protect and enhance all natural spaces, native woodlands and biodiversity
<b>Vision</b>	Protect Atlantic oak woodland, SSSI sites and marine areas. Remove invasive non-native species – especially <i>rhododendron ponticum</i> – from roadside areas and near native woodland. Implement a more sustainable verge-cutting programme that supports pollinators. Maintain a fish-farm-free zone to protect marine water quality. Support the West Cowal Rainforest project and protect remnant Argyll Rainforest from plantation expansion.
<b>Policy Links</b>	NPF4: Policy 3 (Biodiversity), Policy 6 (Forestry, Woodland and Trees), Policy 20 (Blue and Green Infrastructure)

LPP Proposal 10	
<b>Proposal</b>	Protect and restore the River Ruel, local burns and the coastline
<b>Vision</b>	Continue and encourage the restoration and protection of the River Ruel and its riparian corridor. Improve water quality across burns, the river and sea through reduction of pollutants from farming and forestry practices. Work with the River Ruel Association and other local groups. Visual mapping of areas affected by water quality issues.
<b>Policy Links</b>	NPF4: Policy 3 (Biodiversity), Policy 20 (Blue and Green Infrastructure), Policy 2 (Climate Mitigation & Adaptation)

LPP Proposal 11	
<b>Proposal</b>	Secure greater community input into forestry planning at Stronafian
<b>Vision</b>	Greater community involvement and transparency in the Long Term Forest Plan at Stronafian Community Forest, with a community preference for native species planting over Sitka spruce monoculture. Develop clearer communication from landowners and Forestry and Land Scotland on planting plans, with the Development Trust creating a liaison group for the community to input into these processes. Removal of Sitka spruce in areas critical to the West Cowal Rainforest project.
<b>Policy Links</b>	NPF4: Policy 6 (Forestry, Woodland and Trees), Policy 3 (Biodiversity)

## Theme 4: Services and Facilities

Access to basic services is a significant challenge in ColGlen. There is one shop and post office – located in Colintraive – but Glendaruel residents must drive 20 miles to reach it with no public transport option. The Medical Centre at Kyles is similarly inaccessible without a car. Digital connectivity, while improved, remains inconsistent. Water supply resilience during power cuts is a concern for a number of households.

LPP Proposal 12	
<b>Proposal</b>	Protect and support the local shop and post office
<b>Vision</b>	Ensure the shop and post office in Colintraive remain open and viable. Explore options to extend food and postal services to rest of community, potentially through community hub. Support the delivery service from supermarkets which was secured by the community during Covid.
<b>Policy Links</b>	NPF4: Policy 15 (Local Living)

LPP Proposal 13	
<b>Proposal</b>	Ensure community access to water during power outages
<b>Vision</b>	Make the mains water pump house more resilient during power cuts, ensuring the 18-20 affected households are not immediately cut off from supply. Ensure Scottish Water completes delivery of services to all properties in the area and maintains a sustainable service.
<b>Policy Links</b>	NPF4: Policy 2 (Climate Mitigation & Adaptation)

LPP Proposal 14	
<b>Proposal</b>	Increase connectivity with high-speed broadband
<b>Vision</b>	Improve broadband coverage and speed across both communities to enable reliable home working, digital access to services, and improved community communication. Support residents to access broadband voucher schemes and rural connectivity funding. Offer public superfast broadband in community spaces where possible.
<b>Policy Links</b>	NPF4: Policy 24 (Digital Infrastructure)

LPP Proposal 15	
<b>Proposal</b>	Install renewable energy and battery storage in community buildings
<b>Vision</b>	Encourage and enable village halls and other community buildings to install solar panels and battery storage capacity. This will ensure communities have a dry, warm and powered hub during extreme weather events and provide a local, resilient energy source.
<b>Policy Links</b>	NPF4: Policy 11 (Energy)

LPP Proposal 16	
<b>Proposal</b>	Improve tourist and visitor infrastructure
<b>Vision</b>	Install managed parking for camper vans and motorhomes. Add accessible floating pontoons in Colintraive, with links to the shop, pub and hotel. Provide better signage covering places of interest, local history and heritage. Improve disabled access to toilets and remove the public toilet charge in Colintraive. Offer public EV charging at all community assets to increase dwell time.
<b>Policy Links</b>	NPF4: Policy 30 (Tourism), Policy 20 (Blue and Green Infrastructure)

## Theme 5: Housing

There is broad community concern about the growing number of second and holiday homes in the area, which are pricing out local people and preventing young families from staying or moving in. There is little social or affordable housing. Young people leaving school feel they have no option but to leave the area, which is accelerating population decline. There is also a desire for housing that is warm, energy efficient and resilient to climate change.

LPP Proposal 17	
<b>Proposal</b>	Development of mixed affordable and intergenerational social housing – up to 10 homes across the area
<b>Vision</b>	A mix of affordable and social housing to attract young families and allow young people who have grown up in the area to remain. Housing to be warm, energy efficient and climate-ready. Brownfield/derelict sites to be prioritised. To include space for home-based working and enterprise.
<b>Policy Links</b>	NPF4: Policy 9 (Brownfield, Vacant and Derelict Land), Policy 15 (Local Living), Policy 16 (Quality Homes), Policy 17 (Rural Homes), Policy 26 (Business and Industry)   LDP: Policy 67 (Provision of Housing to Meet Local Needs)

LPP Proposal 18	
<b>Proposal</b>	Development of Argyll Rainforest woodland crofts at Stronafian Community Forest
<b>Vision</b>	Development of woodland crofts at Stronafian Community Forest, offering young people and families the opportunity to stay in the area, access land, create small land-based businesses and contribute to the restoration of native woodland.
<b>Policy Links</b>	NPF4: Policy 15 (Local Living), Policy 17 (Rural Homes), Policy 29 (Rural Development)

LPP Proposal 19	
<b>Proposal</b>	Support residents to retrofit and future-proof their homes
<b>Vision</b>	Provide accessible information and support for householders to upgrade homes to be warmer, drier and more energy efficient. Share information on available Scottish Government grant schemes, interest-free EV loans, and energy efficiency funding. Help residents prepare for and protect against climate change impacts on their properties.
<b>Policy Links</b>	NPF4: Policy 2 (Climate Mitigation & Adaptation), Policy 16 (Quality Homes)

## Theme 6: Local Economy and Sustainable Tourism

Some local employment exists through the hotel, ferry service, farming, forestry and property maintenance. However, young people feel there are very few job opportunities locally and many expect to leave the community after school. Remote working is possible for some, but poor or expensive broadband makes this unreliable. There is strong interest in developing the local economy sustainably, investing in tourism infrastructure and supporting local enterprise.

LPP Proposal 20	
<b>Proposal</b>	Develop workshop spaces and small business units
<b>Vision</b>	Workshop, studio and small business units available for rent in the community, potentially as part of a hub in Glendaruel or linked to a new housing development. These spaces should support home-workers, craftspeople, small businesses and start-ups.
<b>Policy Links</b>	NPF4: Policy 25 (Community Wealth Building), Policy 26 (Business and Industry)   LDP: Policy 22 (Economic Development)

LPP Proposal 21	
<b>Proposal</b>	Managed parking and facilities for camper vans and visitors
<b>Vision</b>	Designated, managed overnight parking areas for camper vans and motorhomes in appropriate locations across the area, in consultation with the centrally located Caravan Park. This will support visitor spending in the local economy while managing the impacts of informal parking on road safety and community amenity.
<b>Policy Links</b>	NPF4: Policy 30 (Tourism)

LPP Proposal 22	
<b>Proposal</b>	Install accessible floating pontoons
<b>Vision</b>	Add accessible floating pontoons – particularly in Colintraive – for use by local people and visitors arriving by boat. This would enhance the visitor offer on the Secret Coast, support the local hotel and shop, and improve access to the shore for all residents including those with mobility needs.
<b>Policy Links</b>	NPF4: Policy 30 (Tourism), Policy 20 (Blue and Green Infrastructure)

## Chapter 4: Community Action Plan

A number of the ideas and aspirations emerging from the community engagement process are already being progressed. The following table summarises the actions that have been agreed or initiated since the engagement period. Further actions will continue to be developed with the community as part of the ongoing Community Action Plan.

Theme	Vision	Goals / Actions	Stage
<b>Community Life</b>	Shared emergency plan. Increased health and well-being for all ages.	Create a joined-up local resilience plan. Glendaruel Village Hall has employed a co-ordinator to increase activities for all ages and intergenerational spaces.	<b>Actioned – in progress</b>
<b>Land Management</b>	Protect and enhance native woodland and biodiversity.	Engage with Our Temperate Rainforest event and West Cowal Rainforest project. Work with River Ruel Association on river and riparian corridor restoration.	<b>Ongoing</b>
<b>Services &amp; Facilities</b>	Warm hubs and emergency-ready community buildings.	Review of village hall energy efficiency. Explore renewable energy and battery storage grants. Ensure halls meet accessibility standards.	<b>Ongoing</b>
<b>Housing</b>	Affordable housing and woodland crofts at Stronafian Community Forest.	Feasibility study for affordable housing at community forestry site. Engage with Argyll and Bute Council housing team and Highlands and Islands Enterprise.	<b>Early stage</b>
<b>Local Economy &amp; Tourism</b>	Sustainable tourism infrastructure and local enterprise support.	Community pontoon: location to be confirmed, vital for access to shore. Explore camper van parking. Develop workshop space options.	<b>Planning stage</b>

## Appendix 1: Community Engagement Approach and Findings

### Primary Engagement Methods

- 6 in-person community drop-in events
- Attendance and communication at 6 local group events
- One-to-one conversations, phone calls and emails throughout the process
- 4 community surveys (adult, young people, children and short survey)
- Steering group meetings and ongoing interaction
- Proposal Creation event with steering group and community members
- Placecheck mapping exercise

### Secondary Research Methods

- Previous consultation and survey material from 2022 and 2023
- Published records – Who Owns Scotland map, census data
- Publicly available information – community websites, newsletters, social media

### Survey Responses

- 46 adult surveys completed
- 7 young people surveys completed
- 18 children surveyed during Kilmodan Primary workshops

### What People Like About Their Place

The following themes emerged most strongly when residents were asked what they value about living in ColGlen:

- The beauty of the area and access to natural spaces
- Wildlife, biodiversity and clean air and water
- Good quality of life and a strong sense of community
- A feeling of safety and low levels of crime
- The school, churches, village halls and heritage centre
- Community-owned spaces, including the forest, gardens, allotments and polytunnel
- Local walking and cycling opportunities and access to the coast and sea
- Community spirit and a wide range of local groups and activities
- The shop and post office, the Colintraive Hotel and the ferry service
- Kyles Medical Centre and access to wider services in Dunoon

### Placecheck Findings Summary

The Placecheck mapping exercise in March and April 2025 asked community members to vote, comment and propose actions for specific features and places across the area. The following locations received the strongest engagement:

- A886 road: Multiple reports of potholes, surface damage and danger – 11 agrees on worst damage
- Bridge at Loch Striven: 7 agrees that temporary fix requires urgent attention – permanent solution needed
- Shop and post office: 11 agrees – described as a vital community service
- Hotel: 10 agrees – described as an essential social hub
- Village Hall: 9 agrees – essential community hub
- Community pontoon: 11 agrees – location to be confirmed, vital for access to shore
- SSSI Marine Oak Woodland: 8 agrees – protect and include in Rainforest network
- Cattle grid: 4 agrees – failing after rally damage and worsening
- Community polytunnel: 11 agrees – valued community facility
- Road conditions (shore road): 9 agrees – at risk of erosion without maintenance
- Rhododendron ponticum: 5 agrees for removal – invasive, threatening native species and sight lines
- Atlantic oak woodland: 4 agrees – needs protecting and restoring
- Native woodland with seeded Sitka: Community supporting removal of Sitka for West Cowal Rainforest project
- Mains water pump house: 5 agrees – needs greater resilience during power cuts
- Windfarm: Community seeking proper Community Benefit and potential investment opportunity via Development Trust

## Key Quotes from the Community

*"The speed limit reduced – our children can't walk along the verge, it's too dangerous."*

*"We need a community hub in the Clachan to make the community more socially resilient – so when challenges appear, everyone can work together."*

*"Ensure the community receives a proper level of Community Benefit from the windfarm developer."*

*"We need ways for kids to get around independently – they rely entirely on parents and cars."*

*"Transparent community decision-making – before, during and after projects."*

This Local Place Plan will be reviewed and updated in collaboration with the community as proposals progress and new priorities emerge.

## Appendix 2: Policy Mapping Schedule – Chapter 3 Proposals

The table below maps all 18 Local Place Plan proposals from Chapter 3 to relevant policies within National Planning Framework 4 (NPF4) and Argyll and Bute's Local Development Plan (LDP). Proposals are numbered sequentially by theme (e.g. 1.1 = Theme 1, Proposal 1). Where no specific LDP policy is identified, this may indicate a gap in current LDP coverage – which itself supports the case for including the proposal in LDP3.

Ref	Proposal	NPF4 Policies	LDP Policies
<b>Theme 1 – Moving around</b>			
1	Joined-up active travel network	Policy 2 – Climate mitigation & adaptation Policy 3 – Biodiversity Policy 13 – Sustainable transport Policy 15 – Local living Policy 20 – Blue & green infrastructure	Policy 32 – Active travel Policy 33 – Public transport infrastructure
2	Improve & extend public transport	Policy 13 – Sustainable transport Policy 15 – Local living	Policy 33 – Public transport infrastructure
3	Road & path maintenance; flood management	Policy 2 – Climate mitigation & adaptation Policy 22 – Flooding risk & management	Policy 55 – Flooding
4	EV charging infrastructure	Policy 13 – Sustainable transport Policy 2 – Climate mitigation & adaptation	No specific LDP policy identified
<b>Theme 2 – Community life</b>			
5	Protect & enhance community buildings	Policy 11 – Energy Policy 15 – Local living	Local community infrastructure policies
6	Support community ownership of church	Policy 25 – Community wealth building	No specific LDP policy identified
7	Community hub in Glendaruel	Policy 15 – Local living Policy 25 – Community wealth building Policy 26 – Business & industry	Policy 22 – Economic development
8	Joined-up community resilience plan	Policy 2 – Climate mitigation & adaptation	Local resilience policies
<b>Theme 3 – Land management</b>			
9	Protect native woodlands & biodiversity	Policy 3 – Biodiversity Policy 6 – Forestry, woodland & trees Policy 20 – Blue & green infrastructure	No specific LDP policy identified
10	Restore River Ruel, burns & coastline	Policy 3 – Biodiversity Policy 20 – Blue & green infrastructure Policy 2 – Climate mitigation & adaptation	No specific LDP policy identified
11	Community input into Stronafian forestry plan	Policy 6 – Forestry, woodland & trees Policy 3 – Biodiversity	No specific LDP policy identified
<b>Theme 4 – Services &amp; facilities</b>			
12	Protect the local shop & post office	Policy 15 – Local living	No specific LDP policy identified

13	Water supply resilience during power outages	Policy 2 – Climate mitigation & adaptation	No specific LDP policy identified
14	High-speed broadband connectivity	Policy 24 – Digital infrastructure	No specific LDP policy identified
15	Renewable energy & battery storage	Policy 11 – Energy	No specific LDP policy identified
16	Tourist & visitor infrastructure	Policy 30 – Tourism Policy 20 – Blue & green infrastructure	No specific LDP policy identified
<b>Theme 5 – Housing</b>			
17	Affordable & intergenerational social housing (up to 10 homes)	Policy 9 – Brownfield & vacant land Policy 15 – Local living Policy 16 – Quality homes Policy 17 – Rural homes Policy 26 – Business & industry	Policy 67 – Housing to meet local needs
18	Woodland crofts at Stronafian Community Forest	Policy 15 – Local living Policy 17 – Rural homes Policy 29 – Rural development	No specific LDP policy identified
19	Home retrofit & climate-proofing support	Policy 2 – Climate mitigation & adaptation Policy 16 – Quality homes	No specific LDP policy identified
<b>Theme 6 – Local economy &amp; sustainable tourism</b>			
20	Workshop spaces & small business units	Policy 25 – Community wealth building Policy 26 – Business & industry	Policy 22 – Economic development
21	Managed camper van parking	Policy 30 – Tourism	No specific LDP policy identified
22	Accessible floating pontoons	Policy 30 – Tourism Policy 20 – Blue & green infrastructure	No specific LDP policy identified

*NPF4 = National Planning Framework 4 (Scotland, 2023) | LDP = Argyll and Bute Local Development Plan (current)*