



2020-2025 EAST KINTYRE LOCAL DEVELOPMENT PLAN

CARRADALE COMMUNITY TRUST
IN ASSOCIATION WITH EAST KINTYRE COMMUNITY COUNCIL

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AN INCLUSIVE VISION

A WARM welcome to the 2020-2025 East Kintyre Local Development Plan, prepared and compiled by the Carradale Community Trust (CCT) in association with the East Kintyre Community Council (EKCC). This plan is built entirely on inclusiveness and transparency: CCT have reached out as widely as possible, and listened to the needs, desires and aspirations of many different people. This “grassroots-up” methodology

deployed a very extensive survey, a community open day, and regular meetings of a Planning Group to ensure the key objectives of this plan were constructed by all and for all, and not imposed top down. Unfortunately, due to the demographic and economic changes currently faced, East Kintyre has not fared well since its last development plan. The population is aging, resources have been dwindling, and permanent residences are inexorably

becoming second homes. East Kintyre remains an oasis of tranquility in the modern era, yet its communities are in decline. The last grocery and convenience store closed in August 2018 and the only working Harbour is in a progressive state of dereliction. Communication facilities are patchy at best and the entire infrastructure is in need of repair and improvement. The East Kintyre Local Development ▶

East Kintyre in 2020

KINTYRE, the ‘Mainland Island’, is a peninsula in Argyll, stretching around 30 miles from Tarbert in the north to the Mull of Kintyre and a mere 12 miles from Northern Ireland. The area is served by one major road, the A83. This is a fragile link, owing to unresolved problems at the Rest & Be Thankful, sometimes leaving a series of seasonal ferries and a twice-daily Twin Otter air service as the only viable travel alternatives. Fostering sustainable, local lifestyles and nurturing resilience is crucial to East Kintyre, as it is even harder to access than the rest of the peninsula. The only road in or out is the narrow and sinuous B842 – the “long and winding” road referred to by Paul McCartney in the famous Beate’s song. However, this remote route offers some of the most beautiful landscapes and stunning coastal scenery anywhere in Britain. Its scattering of villages and hamlets face east, with spectacular views

across the Kilbrannan Sound towards the mountainous island of Arran. The Scottish Government classifies East Kintyre as ‘very remote rural’ but the area continues to draw large number of tourists for its rich history and beaches. The village of Grogport has a past steeped in the Bronze Age and was once the haunt of whisky smugglers. The largest village and geographical heart is Carradale, a historically vibrant hub of forestry, farming and fishing. Torrissdale Castle has the Beinn an Tuirc distillery, while nearby Saddell, with its ancient Castle and Abbey, is a tiny hamlet of huge historical importance. Peninver, on the sheltered Ardnacross Bay, looks across the Sound to the magnificent Ailsa Craig, an extinct volcano (see eastkintyre.org for more information). Like much of Argyll, the population is declining, while also rapidly aging. In 2018 only 825 residents lived in ▶

► Plan seeks to not only halt but reverse this decline. As a development charity, the CCT aim to advance regeneration of the area and to provide facilities for the benefit of the entire community of East Kintyre.

At the heart of the 2020-2025 vision are the concepts of resilience, sustainability and connectivity.

The plan is designed to be flexible so as to easily and transparently align with the funding CCT are working to help generate.

Rather than simply being a 'wish list,' the plan is focussed on achievable goals, many of which CCT have already begun

to pursue. Through the Visitor & Residents Survey and the Open Day, CCT identified and refined a number of categories for development, which form the KEY OBJECTIVES (outlined right).

CCT will pursue these objectives for the benefit of the people of East Kintyre, be they young, of working age, elderly, or hard-to-reach. Moreover, they will do so in a way that encourages long-term sustainability and resilience.

Thus, the mission will involve looking after existing assets, such as the Village Halls and Heritage Centre, while also

protecting the region's beautiful scenery and abundant wildlife.

CCT will support and encourage existing local businesses and incentivise and assist appropriate new ones. To improve the attractiveness of East Kintyre, CCT will work where they can to expand education, services and opportunities.

It is CCT's hope that you enjoy reading your copy of the East Kintyre Local Development Plan 2020-2025 and it helps to inspire you to join in the mission to create a better and brighter future for all who live and work in East Kintyre.

► East Kintyre. According to local GP surgery records, the percentage of residents aged over 65 is now somewhere near 44% of the population, with only around 13% of residents aged under 25.

Many residents own their own homes (70%) and, while lower than average house prices continue to encourage people into the area, this is increasingly to buy holiday homes rather than permanent residences.

Agriculture, forestry and fishing remain contributors to the local economy, making up jointly over 20% of employment. The other main sectors are tourism, health and social work, and manufacturing.

There is also a high level of self-employment (21%) – almost double the regional percentage of Argyll & Bute and over three times higher than Scotland as a whole.

East Kintyre is a beautiful place to live but must achieve many of the objectives set out in this plan, if it is to establish a firm pathway to returning to a vibrant community. It must become more resilient to changing demographics, while developing a sustainable infrastructure that supports people and improves connectivity, making it an attractive place to live, work and visit.



Views were collected from 852 people, with the aim of informing a subsequent Open Day. All of the feedback ultimately helped to shape this Plan



the key objectives

SUSTAINABILITY

Return A Permanent Shop by . . .

- Developing the modular Hub Concept with a community shop at its core
- Securing a location, fund-raising and planning for the management of the permanent shop
- Creating a Community Benefit Society to help fund, manage and further develop the modular Hub

Maintain and Upgrade Peninver and Carradale Village Halls

Develop local renewable energy infrastructure as it becomes both geographically and commercially viable

Develop Carradale Harbour as a Community Asset by

- Securing Community Benefit Funds from commercial stakeholders
- Establishing or upgrading essential harbour facilities: toilets, shower and changing rooms, waste disposal and storage facilities
- Creating improved moorings and installing pontoons
- Improving the attractiveness of the harbour through viewpoints, landscaping, art and sculpture works, heritage panels and interpretation boards

Care For The Environment by . . .

- Managing and minimising waste, by:
 - ◆ Launching and utilising the Seneval composting site
 - ◆ Encouraging beach cleaning and litter collecting
 - ◆ Facilitating recycling of cardboard, plastics, cans and bottles
 - ◆ Limiting the use of plastics in local shops and businesses
- Improving the transport network to discourage unsustainable methods of travel
- Enhancing the local environment wherever possible, by:
 - ◆ Supporting Roots & Routes via tree planting, landscaping and integrated footpaths
 - ◆ Maintaining public gardens, flower displays, art works and sculptures
 - ◆ Ensuring appropriate and well-maintained signage

Record And Promote East Kintyre Heritage, Ancestry & Culture by . . .

- Creating local Heritage Trails
- Maintaining and upgrading the Network Centre facilities
- Creating interpretation boards, wall spaces, promotional schemes and bespoke facilities for Ancestry Tourism
- Creating venues as part of the Hub for the enjoyment of music, arts and crafts

CONNECTIVITY

Improve Digital, Mobile & Transport Links by . . .

- Holding the government to account in delivering their promise that every household has access to super-fast broadband
- Creating digital platforms and providing meeting spaces within the Hub and encouraging widespread use of the new website eastkintyre.org
- Investigating the feasibility of a multi-purpose community bus with wheelchair access

- Advocating improved physical connectivity by promoting integrated transport links, with better timed bus, ferry and plane services
- Locating and installing electric charge points for vehicles
- Maintaining and expanding the network of accessible roads, footpaths and cycleways, including through Roots & Routes

RESILIENCE

Improve Health & Wellbeing Of Everyone by . . .

- Working to retain local health care facilities, including local GP services; reinstating midwives and health visitors and liaising with the Patient's Group to maintain or enhance existing services
- Engaging with the school and adult learners to provide facilities for life-long learning and mentoring within the Hub
- Maintaining and upgrading existing outdoor sporting and recreation facilities and developing new indoor ones
- Supporting the elderly and developing facilities to enhance their quality of life, by:
 - ◆ Exploring dementia-friendly facilities in the Hub network
 - ◆ Creating age-appropriate recreation facilities

Support Existing And New Enterprises by . . .

- Engaging with the Business Forum and other representative bodies to learn about and address the needs of local enterprises
- Exploring options within the Hub for small business start-up units
- Supporting the development of sustainable tourism
- Supporting the business community in promoting tourism initiatives, such as Route66 and The Kintyre Way.
- Engaging with enterprises to tailor Hub spaces to particular requirements
- Maintaining and upgrading the village halls

SUSTAINABILITY, CONNECTIVITY, AND RESILIENCE

Ensure There Are Sufficient Financial Resources To Deliver This Plan by . . .

- Maximising community benefits from existing and new renewable developments and other significant enterprises, by: Engaging with owners/developers and agreeing funds and criteria for disbursement
- Exploring and securing community shared ownership (CSO) in new renewable developments by:
 - ◆ Engaging with all Kintyre communities and representing their common interests
 - ◆ Establishing a single framework for managing CSO in any new renewable development and the funds that flow from it
 - ◆ Negotiating with developers to secure where appropriate the most beneficial CSO available
- Pursuing appropriate sources of grant funding, social enterprise support and private donations
- Utilising the Hub Community Benefit Society to raise funds from community share offers

QUESTIONS & ANSWERS

AS PART of the mission to be fully inclusive and transparent in creating the Plan, Carradale Community Trust (CCT) commissioned the Carradale Visitor & Residents Survey Summer 2019. This was prepared for free for CCT by May Johnstone of Project Perspectives (www.projectperspectives.co.uk).

Views were collected from 852 people, with the aim of informing a subsequent Open Day later the same year. All of the feedback ultimately helped to shape this 2020-2025 East Kintyre Local Development Plan.

Following a pilot in early June, 2019, the survey ran through the tourist season until

mid-September, 2019, using a short, printed questionnaire. This was actively and widely distributed in Carradale and other East Kintyre locations. It also appeared as an online link to Survey Monkey and was shared on social media. Its success also very much depended on the active involvement of the Carradale community in guiding the development of the questionnaire and distributing it widely.

Included were the Carradale Community Trust Planning Group; the owners of local accommodation and eating facilities and other businesses; the organisers of events at the Harbour, Church and Village Hall; social media promoters; East Kintyre Community

Council (EKCC); and many other members of our East Kintyre-wide community. EKCC funded the printing of the posters and the questionnaires. The primary problems identified in the survey included:

- Lack of local shopping
- Dilapidation of the Harbour
- Neglect of our Heritage
- Threats to Local Services
- Lack of Connectivity between East Kintyre and the wider world

You can read the survey in full at:

https://www.eastkintyre.org/resources/Development_Plan/Visitor%20%26%20Residents%20Survey%20Report%202019.pdf.



Likes	%	No	Likes	%	No
Friendly / welcoming / community spirit	28	218	Wildlife	1	8
Peace / quiet / tranquility	28	214	Accommodation	1	7
Scenery / views	24	187	Activities	1	7
Beaches / Bay	23	178	Dog friendly	1	7
Walks / paths / trails	16	126	Fresh / clean air	1	7
Eating / drinking places	10	77	Fishing	1	6
Golf	7	57	Quaint / charming	1	6
Beauty	7	53	Remote	1	6
Relaxing	3	24	Environment	1	5
Harbour	3	21	Facilities / activities	1	5
Nature	3	21	Heritage	1	5
Unspoiled	3	20	Not over-developed	1	5
Family / friends - visiting / meeting here	2	18	Park / playground	1	5
Landscape / countryside	2	18	Safe	1	5
Events	2	15	Jobs	1	4
Location	2	15	Hairdresser	0	3
Cycling	2	14	Information / signposting	0	3
Village - lovely, well-kept	2	14	Little crime	0	3
Campsite	2	13	Space	0	3
Sea	2	12	Moorings	0	2
Community facilities eg surgery, church	1	11	Stop off point	0	2
Clean	1	10	Swimming	0	2
Forest / trees	1	8	Miscellaneous	5	37
Water sports	1	8	TOTAL		1,495

%s relate to the 772 respondents to Q5 who actually cited one or more Likes.

Dislikes	%	No	Dislikes	%	No
No permanent shop	39	252	Decline of businesses etc	2	10
Harbour mess / eyesore	23	150	Dog issues - fouling, not welcome	2	10
Hotel run down / unwelcoming	11	70	Activities - not enough to do	1	8
Facilities lacking	8	52	Holiday homes	1	8
Eat / drink places - not enough	5	35	Information / signs lacking	1	8
The road / road conditions	5	33	Fish farm - equipment	1	6
Transport lacking esp. late buses	4	27	No village hub (was the shop)	1	6
Bakery gone	4	24	Park	1	6
People - some negativity	4	24	Toilets - outdated	1	6
Wifi / mobile signal poor	3	22	Journey / distance to come	1	5
Fuel / petrol station gone	3	17	Too quiet	1	5
Unkempt / untidy / run down	3	17	Cashpoint lacking	1	4
Places not open when they say	3	16	Parking	0	3
Wet weather	3	16	Jobs lacking	0	3
Midges	2	11	Miscellaneous	5	30
			Total		884

%s relate to the 640 respondents to Q6 who actually cited one or more Dislikes.

BRINGING ENTERPRISE AND COMMUNITY TOGETHER

FISHING, forestry and farming once sustained East Kintyre. However those halcyon days when fish were plentiful and farming and forestry was much less mechanised are long gone. Tourism remains vital to the region but visitor numbers are well below what they once were - and should be, given the area's rich history and heritage.

In the summer of 2018, the last remaining grocery and convenience store in East Kintyre - and the heart of Carradale - closed. This huge blow could have signalled a terminal decline in fortunes for residents.

Carradale was not defeated by the loss of its shop: the community rallied, and volunteers created and continue to run a highly successful temporary shop in a

Portakabin next to the Village Hall (you can learn more about this overleaf).

It was not the end of a viable community, only a low point. In recent years new, highly successful enterprises have started up and are contributing to an increase in tourism: h'Airds, Carradales luxury guesthouse, the Carradale Music Festival and the Beinn an Tuirc Distillery at Torrissdale Castle.

In addition, the Network Café, the bikes-and-buggies project, the new cyclepath from the school to the village hall and the Carradale Canter and Harbour Day annual events are all signs of community achievements.

The Local Development Plan proposes a flexible and innovative solution to address the needs of existing and future enterprises,

while at the same time providing facilities for residents and visitors. The Hub concept, being developed with Highlands & Islands Enterprise and others, is of a scalable series of sustainably built, fully accessible modular spaces. These public and private spaces will be created incrementally, where possible using the same construction platforms, and will serve to address at least one community objective.

In terms of locations, the spaces would be sited together, or within walking distance via footpaths and cycleways, and would be easily recognisable as part of the East Kintyre Community Hub Network.

The Hub would be branded and recognisable, with each component growing organically.

hub spaces

THE following were proposed by residents and visitors:

- Retail: with a shop, spaces for selling local produce, arts & crafts, and perhaps a laundrette
- Enterprise: with spaces that are available for long let

- Heritage: designed for local Ancestry Tourism and for the housing of archives, including digital, photographic and published works
- Artists: with public spaces, exhibition venues and 'Artist Pods' where artists can come

- and work in East Kintyre
- Community: with gathering Spaces available for private meetings, mentoring, indoor sports and arts and music events, information boards, digital access, swap shop and lending library

AT THE HEART OF EVERYTHING

FROM the Survey outlined on Page 8, it's known that visitors and residents consider securing a permanent shop as the single most important objective. So the very first priority of the East Kintyre Local Development Plan will be to put the heart back into the community and return a grocery and convenience store to Carradale.

In 2018 Paterson's Bakery closed, leaving residents and visitors with a 30-mile round trip to the nearest store. In early 2019, as an emergency measure, the CCT [through EKWFT] provided a loan for a Portakabin,

which was adapted for use as a temporary shop.

The Carradale Temporary Village Shop is now located next to the Village Hall and has been managed and staffed by volunteers from across East Kintyre.

Open less than a year, it has already repaid its loan – and emphatically made the business case for the return of a permanent shop.

In running the temporary shop, it's been shown residents and visitors can be provided with all the essentials they need. Moreover, by providing a range of locally produced goods, it

has been possible to actually make a profit.

For the first phase of the plan, CCT are already working with the Scottish Land Fund and Highlands and Islands Enterprise to secure a permanent shop, where the operations of the temporary shop can be relocated.

Over time, it is planned to develop the shop into the centre for the Community Hub.

This phased development of the shop and public spaces will be dementia-friendly and built or renovated to meet current environmental standards.

the next move

The return of a permanent shop to Carradale will be achieved by . . .

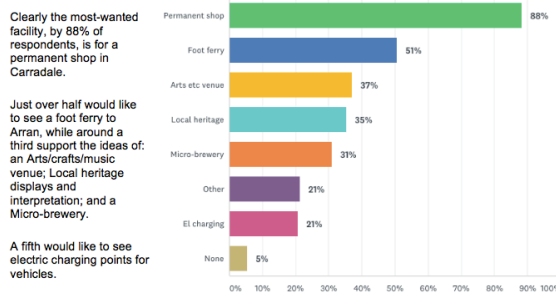
- Developing a modular Hub and the shop
- Securing a location, fund raising and planning for the management of the permanent shop
- Exploring the creation of a Community Benefit Society to help fund, manage and further develop the modular Hub



feedback: a demand for new facilities

ASKED what new facilities they would like to see introduced into the village of Carradale in the Visitor & Residents Survey, 841 respondents replied as shown in the chart, right.

The following chart shows responses from 841 visitors and residents to a list of possible facilities.



MEETING PLACES

EAST Kintyre's two village halls are not only the perfect social hubs for the communities of Carradale and Peninver, they also provide ideal venues for a variety of events throughout the year. This is why maintaining and upgrading Peninver and Carradale Village Halls is such an important component in the East Kintyre Local Development Plan 2020-2025.

Carradale Village Hall was gifted to the village by writer and local estate owner Naomi Mitchison.

The original building was once a mill, powered by a water wheel fed from a pond located across the road in Crow Wood. A second section was added in 1939 and through the years many improvements have been made.

The hall's management committee recently registered the hall as a Scottish charity (number SC046722) and, as well as ensuring repairs to the structure are carried out, they have masterminded a process of continual improvement.

With this in mind, the hall aims to be self-supporting and holds regular fundraising activities.

At one time regular ceilidhs were held here, as well as weekly movie screenings.

Today the hall is still a popular venue and, although the focus may have moved to events such as music festivals, plays and photography exhibitions, it is still very much the focal point for people living in Carradale. Located in the heart of the village, in a quiet setting with its own car park, the hall is also a popular venue for weddings, civil partnership ceremonies, parties and receptions.

As well as a 150-guest capacity and facilities for disabled users, the hall has a stage for live music performances, with an in-house PA system and speakers, a



contact

- Carradale Village Hall, Carradale, PA28 6QG
- Telephone: 01583 431 115
- www.facebook.com/carradalevillagehall
- email: carradalevh@gmail.com

- Peninver Village Hall, Peninver, PA28 6QP
- Telephone: 01586 553 139
- www.facebook.com/peninvillagehall
- email: mrforestry@aol.com

bar area and a well-equipped kitchen. There is also a marquee available to hire, which may be erected outside the hall.

Regarded by many as one of the best village halls in all of Kintyre, it always offers a warm welcome for locals and visitors.

Its preservation and possible upgrading is vital to the social cohesion and attractiveness of the village in 2020 and beyond.

Similarly, Peninver Village Hall is a facility that is viewed as a vital asset to the village.

With fantastic views looking out over to the Isle of Arran and Kilbrannan Sound and located in the heart of the community – which itself is only five miles from Campbeltown – it includes facilities for hosting meetings and events: a kitchen, full central heating and inhouse sound system.

The hall itself has the capacity to hold up to 150 guests.

RENOVATION AND REJUVENATION

THE Second Phase in the Plan will be to ensure the renovation and rejuvenation of Carradale Harbour. Carradale Harbour Enterprise Ltd (an offshoot of the Community Trust) work in partnership with the owners of the harbour, Argyll & Bute Council, who are responsible for the maintenance and upkeep of this vital asset. The last major renovation was completed in 2007, with sheet piling of the harbour wall. More anodes and wave wall protection are due by 2021 but further work is also required

now. Carradale Community Trust (CCT) intend to work closely with residents, harbour users and businesses to improve this facility for all and ensure it's a fully sustainable and resilient asset.

This area of development ranks as the next most important objective for residents and visitors. The Survey found that respondents were especially keen to see it cleared up and to be more attractive, from both land and sea.

Carradale has fewer fishing vessels based here than in the past. However, the village

continues to have a close relationship with a local fish farm operated by MOWI, a very important employer in the area.

At the Open Day a series of development options were presented and the community were asked to indicate their priorities. There was a variety of ideas for the revitalisation of the harbour area.

CCT constructed and own the harbour slip. It is necessary to realign the access to the slipway. The harbour and its importance to the historical development of Carradale forms an important

element of the Heritage plans that may be incorporated within the harbour area.

As part of the planning process, CCT are currently looking into whether a 'foot-ferry' from Carradale to Arran could be created to increase the tourist footfall (Clyde Marine Plan) and into the positioning of 'pontoons' for visiting boats and yachts. The poll conducted on the Open Day indicated most people want pontoons, closely followed by the establishment of a cafe or kiosk.

In the longer run, many indicated support for the construction of a multi-purpose "Long Shed" to house a new cafe, with toilets and

showers. The ferry idea, which ranked very highly in the Survey, was lower down on the Open Day list, as many respondents indicated the renovation needed to be well underway before the area would be attractive for foot-ferry visitors.

Moreover, as a precursor for any future commercial or community projects around the harbour, the space on the west side will need to be reorganised to create more useable space for future building.

Other ideas that were offered included water-based activities, such as canoeing and fishing trips.

feedback

- In the Visitor and Residents Survey 2019, respondents suggested a total of 490 further facilities and improvements they would like to see.
- Among suggestions for the harbour development in particular were the following: a tidy-up, boat trips, facilities to draw in yachts, better moorings, landing pontoons, new harbour wall, cafe, public art, parking and seating.

the next move

Draft a detailed and fully costed plan for the renovation of the harbour, potentially including:

- Securing Community Benefit Funds from commercial stakeholders
- Establishing or upgrading essential harbour facilities: toilets, shower and changing rooms, waste disposal facilities, storage
- Maintaining moorings and installing pontoons
- Improving the attractiveness of the harbour through viewpoints, landscaping, art and sculpture works, heritage panels and interpretation boards
- Repairing and refurbishing the pier





GREEN IS FOR GO!

CARING for the local environment incorporates many different elements of sustainability, all of which can be made to work well together to make sure that East Kintyre becomes an even more attractive place to live and visit.

A primary objective among the environmental initiatives proposed as part of the East Kintyre Local Development Plan 2020-2025 is properly managing and minimising waste in the region. This can be assisted through a variety of actions, including launching and utilising the Seneval composting site, which is currently under construction in Carradale.

It is also hoped that the plan can work to encourage beach cleaning and litter collecting, as well as facilitating the recycling of materials such as cardboard, plastics, cans and bottles.

Limiting the use of plastics in what will be the permanent shop in Carradale should also be rolled out to include shops and businesses in the wider East Kintyre region.

Environmental protection proposals

In the Visitor and Residents Summer Survey, respondents suggested these in relation to walks, paths and trails:

- Create joined-up paths between villages
- Expand the path network for walkers and runners
- Improve shore walk (north Shore Rd)
- Create a proper path from the harbour to Port Righ beach
- Install a disabled path from Network Centre
- Create a Heritage Trail
- Explore with stakeholders the options for circular walks and cycle routes

Among further comments, the Survey recorded the following suggestions that were directly related to the environment:

- Go plastic-free
- Organise beach litter picks
- Plant more native trees and flowers
- Organise more frequent verge cutting

can also include moves to improve the transport network in order to discourage locals and visitors from using unsustainable methods of travel.

Meanwhile, moves to enhance the physical environment wherever possible can be boosted by supporting the Roots & Routes project, which is outlined in the opposite page, via tree planting, landscaping and integrated footpaths.

This would be complemented by the creation of public gardens, flower displays, art works and sculptures.

Finally, the installation of appropriate and well-maintained signage would help new visitors to more easily navigate their way by foot or on bicycle.

With the business generated by tourism vital for the future prosperity of East Kintyre, as well as helping to protect the planet and ensure a more sustainable future, all of these green-themed initiatives will also address the need to continually improve the attractiveness of the area for visitors from around the world.

IN THE LOOP

IMPROVING transportation links is fundamental to the connectivity element of the East Kintyre Local Development Plan (see pages 18-19). Nevertheless, any improvements made must meet the requirements of reducing the impact upon a fragile and changing environment. Thus, buses should be preferred to cars, foot traffic to motorised vehicles... and sustainability to convenience.

The Routes & Roots Project, which is outlined in more detail in the accompanying boxes on this page, will combine participatory

tree planting with an improved path network. Green trails are a wonderful draw for walkers and have a positive visual impact upon the surrounding area.

Scottish Forestry and Land has long promised to plant deciduous trees along the margins of its forestry tracks and this plan will further encourage this action.

However, the Routes & Roots project hopes to go much further and simultaneously help combat climate change, promote sustainable tourism and improve the quality of life for local residents.

the roots

WHILE Routes will give residents and tourists a network of paths along which to explore the existing beauty of East Kintyre, Roots will provide a way to ensure its long-term future.

This participatory programme of tree planting along the Routes will give residents an easy way to contribute to East Kintyre's future, and allow visitors an easy carbon-offset for their holiday.

Each person would have the option to simply pay for planting to be done or could take part directly by planting trees themselves.

Seedlings would be supplied, each with a tree protector and a numbered tag.

Visitors and residents can mark occasions such as births, marriages and deaths with trees.

The "roots" theme could also be linked to cultural and genealogical initiatives. The school would be encouraged to have a planting event every year. Planting trees will help everyone, including residents, to feel more closely linked to the community... to put down roots.



the routes

THE suggestion is to have a number of named routes, both foot paths and cycleways. Where possible these should be circular routes.

A booklet could be produced containing the walks, as well as maps on a website, and downloadable tracks that could be used with GPS enabled phones and other devices.

For visitors and residents, a well developed network of routes will be more appealing than a set of short paths. Moreover, the footpaths and cycleways could be seamlessly connected into longer routes, such as the Kintyre Way and National Cycle Network. Over time, the route programme could even incorporate a summer passenger and bike ferry service to Arran and beyond.



HISTORY IN THE MAKING

AS PART of the aim to provide a sustainable, resilient and connected future for East Kintyre, it's important that an appreciation and understanding of the past is not lost. For this reason Heritage plays a key role in the 2020-2025 East Kintyre Local Development Plan.

The Carradale Community Trust (CCT) own the Network Centre in the village. This consists of a cafe, a heritage building and a Bikes & Buggies business. Both the heritage building and the cafe are in need of substantial remedial work, if they are to remain viable at their current location.

CCT do not express a firm opinion as to whether to renovate these facilities or to create wholly new ones instead of or in addition to them. However, as a minimum, they would like to have a strong heritage element as an integral part of future planning.

At the Open Day in November 2019, information was provided at the Heritage Tables, which proved to be the biggest draw of the event. There was an album of school photos, sound recordings of voices from the past, a video of Carradale in the 1950s, lots of old maps and many shared stories about people and places long gone.

This display not only demonstrated the richness of East Kintyre's history, but just how much it means to residents, old and new – and, therefore, how central it must be to our ongoing

The 2020-2025 East Kintyre Local Development Plan recognises the importance of facilitating the recording and promotion of East Kintyre Heritage, Ancestry and Culture for today and for generations to come. Among the steps proposed are:

- Creating local Heritage Trails
- Maintaining and upgrading the Network Centre facilities
- Creating interpretation boards, wall spaces, promotional schemes and bespoke facilities for Ancestry Tourism
- Creating venues as part of the modular Hub for the enjoyment of music, arts and crafts for everyone



planning. Most visitors to the Open Day liked the idea of heritage displays being dispersed around the village: panels on any new buildings at the harbour, as well as outdoor information boards at sites of interest.

However, the draw of the displays at the Open Day reinforces how beneficial it would be to have designated gathering places in the Hub plans, expressly for sharing photos, sound recordings and ancestry tourism, as well as perhaps hosting "Heritage Days" in the future.

East Kintyre's heritage is rich and far spread. The hamlet of Saddell, for example, is a gateway to some of the region's most treasured architectural antiquities.

These include the ruins of a Cistercian Abbey founded around 1160 by Somerled and completed by his son, whose descendants became the Clan MacDonald and eventual Lords of the Isles.

There are fine examples of carved medieval grave slabs on display under cover in the grounds of the Abbey.

Saddell Castle, an imposing tower house on the shoreline, was built for the Bishop of Argyll in the early Sixteenth Century.

In 1976 the Landmark Trust restored the castle to its former glory.

It owns both Saddell Castle and nearby Saddell House and visitors can access the beach at Saddell Bay, where an Anthony Gormley statue is a visitor attraction.



KEEPING THE PAST ALIVE



ancestors

The Heritage Centre could have facilities to allow visitors and locals to trace their ancestors, including:

- Lists of baptisms and marriages from 1756 and local census returns from 1841
- Photographs and plans of Brackley, Waterfoot and Saddell gravestones and lists of the inscriptions
- Family trees of the main families of Carradale and East Kintyre
- Collections of school photographs and family photographs

historical places

The Heritage Centre could also have facilities to help both locals and visitors trace the history of places, including:

- Copies of historical maps and plans
- Historical tax and valuation rolls
- Old postcards, paintings and photographs
- Books about Carradale and East Kintyre
- Planning for a Carradale Heritage trail, to be extended throughout East Kintyre over time

STRENGTH IN JOINED-UP THINKING



HIGH levels of connectivity are vital for a sustainable future for East Kintyre. This is true not just in terms of digital links, such as superfast fibre optic broadband, mobile phone coverage and interactive community websites, but also in our infrastructure – including road networks, transportation links and distribution services, especially in terms of food and local produce.

Broadband access for all

In 2019 the East Kintyre Community Council Broadband Survey measured how well the area is served for broadband and found many residents receive poor service – in some more remote locations no service at all – and concluded vast improvements are urgently needed.

Fast and reliable access to the internet is an important part of everyday life. This applies not only for keeping in touch with our friends and relatives and for enjoying entertainment, it is also essential for local businesses and those residents who work from home.

It is vital, therefore, that as a community East Kintyre is guaranteed service levels are as good as possible.

The Scottish Government has made a commitment to deliver superfast broadband to every house by the end of 2021, most of which will be delivered through 'fibre to the premises' instead of 'fibre to the cabinet'. It is imperative the government is held to account and delivers on this promise.

feedback

In the Visitor and Residents Summer Survey 2019 suggestions for further facilities and improvements relating to transport included:

- Extended bus service for evenings and weekends
- Village taxi
- Transport to airport
- Transport to ferry terminals

New Community Website

After losing Paterson's Bakery as a focal point for community communication, it became difficult to share information. However, this need spurred the creation of a new, comprehensive, one-stop-shop community website: eastkintyre.org

Not only does this website link to the East Kintyre Community Council, the

Carradale Community Trust, the Village Halls and the Heritage Centre, but it also features public-facing local businesses, restaurants and accommodation, as well as an events calendar for cultural, music and sporting events.

This portal allows locals and visitors to the region to check out the latest news and events, and even plan their diary with an interactive calendar of both business and social events.

The website incorporates links to other well-known local websites and Facebook pages, such as the Carradale Goat website (www.the-carradale-goat.co.uk) and the Antler (our occasional community newspaper, which also has a Facebook page: www.facebook.com/theantlernewspaper).

Transport Infrastructure

This plan advocates better timed bus services, particularly for younger users, and will explore a multi-purpose mini-bus to serve the school, the surgery, elderly residents, tourists and businesses.

Moving Forward

The East Kintyre Local Development Plan will continue to boost connectivity through improvements in community communications, noticeboards, coordinated internet links, digital platforms and Hub meeting spaces.

It will also pressure local and national representatives to adequately maintain our road networks, improve our transportation links and help us create more sustainable local supply chains.

the next move

In order to improve community connectivity in East Kintyre it is suggested the following measures be part of the Development Plan:

- Hold the government to account in delivering their promise that every household has access to super fast broadband
- Create digital platforms and provide meeting spaces within the Hub and encourage widespread use of the new website eastkintyre.org
- Investigate the feasibility of a multi-purpose community bus with wheelchair access
- Advocate for improved physical connectivity by promoting integrated transport links, with better timed bus, ferry and plane services
- Locate and install electric charge points for vehicles
- Maintain and expand the network of accessible roads, footpaths and cycleways, including through Roots & Routes (see also Page 15)

A HEALTHY PROGNOSIS

health services to maintain or expand

- Vaccinations
- Cervical Cytology
- Child Health Monitoring
- Hormone Replacement Advice
- Smoking Cessation
- Pharmacotherapy
- Community Nurses
- Physiotherapy/Podiatry/Diabetic Nurse
- Mental Health Services
- Link Workers
- Contraceptive & Sexual Health Advice
- Annual Review of Chronic Conditions
- Routine 3-Yearly & Annual Over-75 Medical Screening
- Minor surgery
- Anti-Coagulation/ Blood Monitoring
- Dietary Advice
- Telehealth and Teleconsultation
- Technology Enabled Care
- Private Medical Work
- Public Access Defibrillators
- First Responders / Meals on Wheels

to reinstate

- Midwives
- Health Visitors

to develop

- Video conference suite in surgery for technology-enabled care, consultations and telehealth
- Health and fitness facilities and activities
- Community bus with wheelchair access

Age Demographics (76% over 45 years old)

Age	Scotland%	Carradale Surgery %	
0-16	16	7	
16-25	13	5	
25-45	26	12	
45-65	28	32	
65-75	9	25	
75-85	6	14	44% over 65
85+	2	5	

ADEQUATE healthcare is vital to the future of our community and an important part of the Plan. Carradale Surgery is exploring with Argyll & Bute Health and Social Care Partnership (HSCP) ways of maintaining sustainable and improved facilities.

The aim is to maintain GP, Dispensing and Practice Nurse services in the Carradale Surgery, possibly federating with Kintyre Medical Group. The Surgery is committed to confidentiality, continuing to promote a good work environment, and delivering holistic/realistic medicine.

It is also looking to maintain or expand current services, as outlined in the table left, and reinstate or develop services, also in the table left.

CCT will continue to liaise with Carradale GP Dr Malcolm Elder.

the next move

As part of the 2020-2025 East Kintyre Development Plan there are aims to improve the health & wellbeing of everyone by ...

- Working to retain local health care facilities, including local GP services; reinstating midwives and health visitors and liaising with the Patient's Group to maintain or enhance existing services
 - Engaging with the school and adult learners to provide facilities for life-long learning and mentoring within the Hub
 - Maintaining and upgrading existing outdoor sporting and recreation facilities and developing new indoor ones
- Supporting the elderly and developing facilities to enhance their quality of life, by exploring:
- ◆ Dementia-friendly facilities throughout the Hub network
 - ◆ Creating age-appropriate recreational facilities
 - ◆ Securing a community bus with wheelchair access

WORKING TOGETHER

TO BUILD a sustainable, resilient and connected future for East Kintyre it will be necessary to set up mechanisms that support existing businesses and facilitate the introduction of new enterprises.

It's long been established that small and local businesses can have a direct and positive community impact.

Not only do they offer opportunities for local employment but their operations will typically reflect a community's particular character – interacting on a personal level with residents in ways that many large, city-based corporations cannot do.

Importantly, the East Kintyre community itself can be key to business success, especially for start-ups.

Made up of residents and visitors, the community is not only a customer base; it also represents constructive critics and investors – whose investment goes beyond finance and is made up of hospitality, encouragement and enthusiasm, all of which can boost enterprises, help them grow and ensure they thrive.

The community is important, not just because of what it can do for business but what it can do for the people who make up these businesses – offering them a welcoming, engaging and attractive place to work and perhaps live.

Conversely, businesses – no matter how big or small they may be – should endeavour to give back to these groups.

Being part of the community allows residents, employees and owners to support one another, share information and guidance and, ultimately, grow together.

The East Kintyre community cannot thrive without business: without the community, a business cannot thrive.

the next move

As part of the 2020-2025 East Kintyre Development Plan the CCT aims to support existing and new enterprises by ...

- Engaging with the Business Forum and other representative bodies to learn about and address the needs of local enterprises
- Exploring options within the Hub for small business start-up units
- Supporting the development of sustainable tourism
- Supporting the business community in promoting tourism initiatives, such as Route66 and The Kintyre Way.
- Engaging with enterprises to tailor Hub spaces to particular requirements

FOR LOCAL BUSINESSES VISIT:
www.eastkintyre.org/Business-Directory.php

SUSTAINABLE GROWTH

OVER the life of the Local Development Plan, the East Kintyre community will need to secure the finance necessary to deliver its many objectives.

The plan recognises that many of the traditional avenues of community grant funding have all but dried up in recent years and that new, creative thinking is required to identify and secure the long term funding streams necessary for many of the projects.

With a climate crisis upon us, and an increasing demand for new sources of renewable energy, Kintyre communities are well placed to exploit both the existing and new wind farm developments that will come into operation in the next few years.

The community must fully embrace the Scottish Government's guidance that empowers them to engage directly with wind farm developers to secure both community benefits and opportunities for community shared ownership (CSO).

The community must also work closely with those commercial operators that utilise Kintyre's many other natural resources and secure appropriate community benefits, both financially and in kind. It seems entirely fitting the objectives set to help create a sustainable community should, to a large extent, be funded from renewable resources.

If the plan is to achieve its objectives, the accompanying Action Plan must be adopted and monitored by an agreed lead organisation.

In addition, each project will require people to drive it forward, often as a sub-group of either CCT or EKCC. This requires the time and commitment of these groups, as well as a wider pool of volunteers, if the objectives are to be delivered within the life of the plan.

the next move

As part of the 2020-2025 East Kintyre Development Plan the CCT aims to ensure there are sufficient financial resources to deliver this plan by . . .

- Maximising community benefits from existing and new renewable developments and other significant enterprises
- Engaging with owners/developers and agreeing funds and criteria for disbursement
- Exploring and securing community shared ownership (CSO) in new renewable developments by:
 - ◆ Engaging with all Kintyre communities and representing their common interests
 - ◆ Establishing a single framework for managing CSO in any new renewable development and the funds that flow from it
 - ◆ Negotiating with developers to secure where appropriate the most beneficial CSO available
 - ◆ Pursuing appropriate sources of grant funding, social enterprise support and private donations
 - ◆ Utilising the Hub Community Benefit Society to raise funds from community share offers



AN EVOLUTIONARY PLAN THAT NEEDS... YOU!

CARRADALE Community Trust and East Kintyre Community Council are now ready to launch this Local Development Plan 2020-2025 and begin the process of regeneration.

The plan will foster sustainable development, improve connectivity and ensure local businesses, organisations and communities are as resilient as it is possible to be, given the demographic, economic and environmental changes looming on the horizon.

The East Kintyre Local Development Plan is not a wish list. It is the result of a fully transparent, thorough and very high quality community consultation.

It points East Kintyre in the direction it needs to go for it not only to survive but also to thrive in the years ahead.

This plan and its objectives now need to steadily evolve into detailed project proposals, each of which will proceed as it is properly costed and funded.

The evolution from planning to action begins with an interactive Community Action Plan to kick-start the process of prioritising projects, deciding who should drive each one and indicating how long each might take to complete.

This living document will evolve as each project does – and will require the input and effort of a wide range of organisations and individuals. And that means YOU!

No one 'owns' these projects. They belong to everyone with an interest in the future of East Kintyre. So please make your voice heard and contribute in every way YOU possibly can!

