

# A FRAMEWORK FOR LUING'S FUTURE

STRATEGIC REPORT

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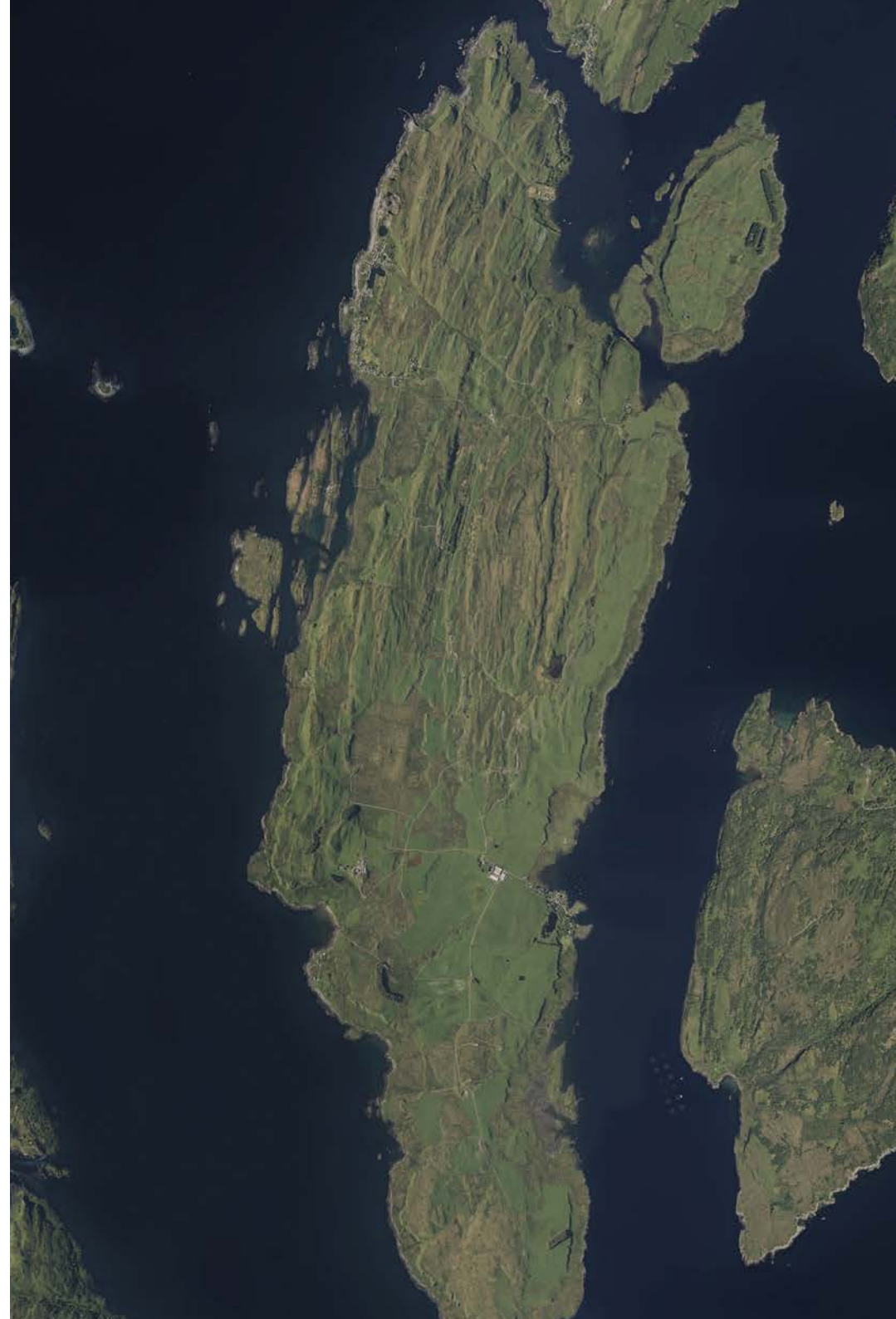
## 01 | INTRODUCTION

### 1.1 Preface

The Isle of Luing is a place rich in natural beauty, wildlife and history. It is a place valued for its peacefulness and serenity by both islanders and visitors whilst simultaneously being celebrated for its role as an active, working landscape with a unique heritage.

Like many of Scotland's islands the benefits and opportunities that Luing's environment, resources, history and culture offer, exist alongside distinct challenges posed by its island context. Much can be learnt on potential responses to these challenges from other island environments but equally no two islands are the same. Rising to the challenge of ensuring a thriving, sustainable future for Luing and its community means developing responses that are rooted in an understanding of this island, its people, environment, place, past and present.

This Development Framework is a product of the knowledge, ideas and expertise of those that know and care deeply for the island, both residents and visitors. Through the collective engagement involved in this process Luing's community have set out a compelling vision of the future for this special place and have taken the first steps towards making this vision a reality.



## 01 | INTRODUCTION

### 1.2 What is the Isle of Luing Development Framework?

The Isle of Luing Development Framework sets out a community vision for a thriving, sustainable future for the island and its people. It describes the hopes, dreams, concerns and priorities of the community at this time and presents a framework of potential projects and potential sites within which development might seek to address these over the coming years.

The Development Framework also defines areas and aspects of Luing where development should be contained or avoided, highlighting what should be protected, maintained and conserved on the island. Where opportunities for development have been identified, it sets out the parameters within which development should be carried out sensitively and in keeping with the special character of Luing's natural, working and built environments.

The Development Framework is a tool for considering the contexts in which development might be taken forward, and not a Master Plan. It is hoped that the spirit of community engagement that has formed the Framework will continue as decisions are made on which projects are progressed and how these should evolve as they are delivered.

This information is presented in a series of Development Framework Plans and in this Strategic Report.



## 01 | INTRODUCTION

### 1.3 What is included in The Isle Of Luing Development Framework?

The Development Framework covers Luing as a whole but highlights in particular the settlement areas which present the greatest opportunity for sensitive, well-connected, sustainable and affordable community development. Information on how individual projects relate to wider planning policy and development opportunity can be found in Chapter 3 of this report. More information on the selection of sites can be found in Chapter 4.

One of the most important points highlighted by the many people who contributed to the creation of this Framework was the interrelated nature of the issues that the community hopes to address. Housing and reversing rural depopulation cannot be considered separately from the island economy and jobs, or connectivity and public transport. Addressing climate change and championing sustainability goes hand in hand with questions of how Luing's unique geology and ecology are protected and celebrated and how the island's existing built environment is treated.

The Development Framework examines the interconnections and relationships between the projects identified, potential sites, island infrastructure, climate, land ownership and wider policy. Successful delivery of any of the projects will be dependant on taking a holistic approach to context considerations.

The Development Framework is envisaged as the first step towards delivery of the projects it covers. This Strategic Report therefore includes recommendations on actions to be taken to progress each project, broad timelines for delivery, and outline cost commentary to inform decisions on funding routes and potential delivery partners.

Indications of suggested approaches to building forms have been shown where it is helpful for illustrative purposes. It is important to note that building forms illustrated are indicative only, and that detailed design processes will be required for any projects taken forward.

#### THE DEVELOPMENT FRAMEWORK IDENTIFIES:



1. A community vision



2. A series of potential projects for delivering this vision



3. Selected sites in which projects might be located

## 01 | INTRODUCTION

### 1.4 How was the Isle of Luing Development Framework formed?

The Development Framework has been formed through a series of consultation exercises, feeding into design development by a team of architects, engineers, cost consultants and landscape designers.

Prior to the appointment of the Development Framework design team, initial consultations were carried out by the Isle of Luing Community Trust on the development of a slate project at Cullipool and by the Scottish Government (as part of the formation of a National Plan for Scotland's Islands). The findings of these consultations and the plans and strategies they produced helped to inform the brief for the Development Framework. You can find the Luing Slate report [here](#) and the National Island Plan Luing Report [here](#).

This brief was then examined and expanded upon through the first round of community consultation carried out in October 2022 as part of the Development Framework process. Community members provided input both online and in-person at a drop-in session and evening workshop. The results of this consultation can be found in Appendix A of this report: Feedback Report 1 which set out the Community Vision and Projects identified.

From the Community Vision and Projects identified, a series of DRAFT Development Framework plans were developed by the design team and presented to the community for review and feedback, both online and at in-person events in February/March 2023. This second consultation provided the opportunity to suggest amendments, omissions and additions to the plans. The feedback gathered can be found in Appendix B of this report: Feedback Report 2 which set out the changes to be considered in the final plans and additional projects identified.

Following a period of further design development and outline costing exercises the Development Framework Plan and this Strategic Report were finalised. The Plans and Report are available to download from the Isle of Luing Community Trust website.



Workshop 1



Workshop 2



## 01 | INTRODUCTION

### 1.5 What is the wider policy context?

This Development Framework sets out proposals specific to Luing and the very particular conditions that apply to development in this setting. It is nonetheless intrinsically linked to the wider policy context set out by local, national and international authorities and government.

#### Local Authority

At the time of writing Argyll and Bute Council are in the process of updating the Local Development Plan covering planning policy for the area. [The Local Development Plan 2 \(LDP2\)](#) has been submitted for Examination by the Scottish Government and is expected to be adopted shortly. As this Development Framework focuses on work to be undertaken over the coming 5-10 years, reference to local planning policy relates to the proposed LDP2 primarily.

The forthcoming LDP2 sets out the following vision for Argyll and Bute:

*“Argyll and Bute is an economically diverse and successful area based on sustainable and low carbon development. It has a growing population with high quality, well-connected places where people are able to meet their full potential without prejudicing the quality of life of future generations. It benefits both economically and socially from its outstanding natural, historic and built environment whilst protecting those very same special qualities that make Argyll and Bute a place that people choose to be.”*

LDP2 supports the empowerment of local communities in defining aspirations and proposals for their local area through the use of Community Plans. Community Plans have the potential to be approved by the Council and be regarded as a material consideration providing context for decisions on future planning applications in that area. LDP2 sets out the criteria for formation of a Community Plan, to which the production of this Development Framework is aligned.

#### National Policy

The Islands (Scotland) Act 2018 came into force in October 2018 and underpins the Scottish Government’s objective of ensuring sustained focus on meeting the needs of island communities now and in the future. The Act sets out a duty to prepare a National Islands Plan, providing a framework for action for Scotland’s island communities.

[The National Plan for Scotland’s Islands](#) focuses specifically on the importance of Scotland’s islands and the unique challenges and opportunities faced by them. It sets out thirteen strategic objectives developed through consultation with island communities:

Objective 1	Population Levels
Objective 2	Sustainable Economic Development
Objective 3	Transport
Objective 4	Housing
Objective 5	Fuel Poverty
Objective 6	Digital Connectivity
Objective 7	Health, Social Care and Wellbeing
Objective 8	Environmental Wellbeing and Security
Objective 9	Climate Change and Energy
Objective 10	Empowered Island Communities and Strong Local Partnership
Objective 11	Arts, Culture and Language
Objective 12	Education
Objective 13	Implementation

Many of the aspirations of this Development Framework align with the objectives set out by the National Plan for Scotland’s Islands. Identifying these areas of alignment will be important in exploring options for funding and support for the projects going forward.

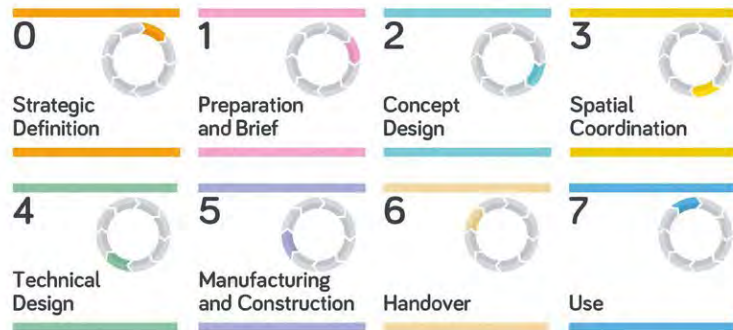
## 01 | INTRODUCTION

### 1.6 Moving Forward

The Development Framework sets out possibilities for a range of actions that could be taken by the community and the Isle of Luing Community Trust, either independently or in partnership with other organisations. Each project will have its own, specific road map for delivery and these vary in terms of scale, complexity, timeline and funding required. Individual road maps for each project can be found in Chapter 4 of this report, however it is worth bearing in mind the following in relation to all projects.

#### *Built environment projects - Work Stages*

The majority of the potential projects outlined in this Development Framework relate to built environment work. The route from initial idea to completed building or landscaping can be long and complex but the process can be broken down into clear, manageable work stages. The RIBA 'Plan of Work', splits architectural projects into defined 'Stages' with clear expectations and milestones. You can find more information on the Plan of Work [here](#).



*RIBA Plan of Work Stages*

#### *Sustainability Strategy*

Embodying a sustainable way of living has consistently been identified as a priority for the community of Luing. The Development Framework includes specific projects which identify ways to address climate change sustainably.

It is also crucial to ensure that all projects taken forward are developed in alignment with a robust sustainability strategy. The RIBA Sustainable Outcomes provide a framework for development of robust, meaningful and accountable sustainability strategies for built environment projects and have been developed to coordinate with the UN Sustainable Development Goals. These goals recognise the overlapping concerns of climate, ecology and human health and well-being and form 8 key objectives to target in order to maximise sustainable strategies.

- 01 Net-zero embodied carbon
- 02 Net-zero operational carbon
- 03 Sustainable water cycle
- 04 Sustainable connectivity and transport
- 05 Sustainable land use and ecology
- 06 Good health and wellbeing
- 07 Sustainable communities and social value
- 08 Sustainable life cycle cost

More information on the RIBA Sustainable Outcomes, their targets and guidance documents covering integration of sustainability strategies with the RIBA Plan of Work can be found [here](#).

## 01 | INTRODUCTION

### 1.6 Moving Forward cont.d

#### *Establishing project budgets*

Cost planning will form a key factor in decisions on which projects to take forward. Initial outline costs are given where possible for individual projects in this report, based on the outline plans and briefing documents prepared as part of this Development Framework. The costs shown in Chapter 4 of this report are budgets for construction works only and specific reference should be made to the List of Assumptions & Exclusions included within Section 3 of the Budget Estimate (see Appendix D). However some of the ideas highlighted in the report cannot be costed at this time as they require further discussion and design development. In these instances, establishing sufficient information on proposals to enable an outline costing exercise will be a priority for the project moving forward. For all projects taken forward, it will be important to carry out cost plan updates at each work stage. This will allow informed decisions to be made on design development, appropriate funding opportunities to be pursued and tender evaluations.

#### *Forming working groups*

Delivering successful projects can involve a significant amount of time and energy. Establishing strong, supportive working groups is therefore a crucial factor in maintaining momentum, enthusiasm and continuity of knowledge throughout the project. By forming specific working groups for each project, skills, expertise, and areas of interest within the community can be harnessed to best effect and engagement in delivery of the Community Vision as a whole can be opened up to as wide a range of community members as possible.

#### *Establishing a process for continued community engagement*

The successful delivery of the Community Vision outlined in this Development Framework will depend upon the continued input, feedback and local knowledge of Luing's community. By ensuring that community members have the opportunity to shape projects through more detailed design stages, the delivery of development that is tailored to the specific context, aspirations and needs of Luing's community can be secured. Community engagement, particularly in the early design stages of a project, is vital.

#### *Professional Appointments*

The projects identified within the Development Framework will require a wide range of professional input. Finding the right professional teams to work in partnership with the community and with respect for the ambitions of the Framework will be crucial. As with all built environment projects, selection of a suitable design team should be based on a clear understanding of the brief and objectives for each individual project; ensuring that the selected team are equipped with appropriate experience, resources and design approach. It is important to allow sufficient time for considered selection of what will likely be long-term working relationships when planning project timelines.

#### *Site Investigation*

The Development Framework has been created on the basis of initial site visit appraisals and desktop review of key site information such as flood risk, proximity of utilities and services, access, orientation and general topography. As projects move forward, more detailed surveys will be required for each site. Investigations may include topographical surveys, ground investigations, percolation tests and biodiversity surveys. These will help to establish not only any areas of risk to be designed for but also areas of opportunity which designs can respond to such as localised landscape features and flora and fauna to be encouraged.

#### *Land Ownership*

The Development Framework highlights a number of potential sites to be explored further, including land both within and outwith Isle of Luing Community Trust ownership. The Development Framework sets out an objective to work constructively with land owners to identify areas of common interest and aligned aspirations. Reference to the key strands of Community Vision will be important as options for partnership and collaboration are explored.



## 02 | COMMUNITY VISION

### 2.0 Defining a Community Vision

The Community Vision set out in this report draws together the findings from the consultations carried out and defines 5 key objectives for Luing and its people, defined overleaf. These objectives reflect the hopes, concerns and aspirations of the islanders and visitors at this time.

One of the key ambitions set out by the community is to encourage young, working age families to make Luing their home, with housing, job opportunities and improved connectivity projects pursued to facilitate this. As the population of the island potentially changes, it will be important to ensure that the Community Vision continues to reflect the ambitions of its evolving demographic. For this reason a review of the Community Vision objectives is recommended after a five year period.

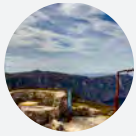
The objectives outlined in the following pages are drawn from a wide range of comments offered by community members. They reflect the fact that whilst there are a variety of opinions on specific forms of development, broad consensus was shown on the aspects of Luing that its residents and visitors value and wish to enhance and protect.



## 02 | COMMUNITY VISION

1.

Protecting & celebrating  
a unique place



1A Access to  
Luing's landscape  
and history



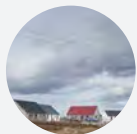
1B Sustaining  
Luing's existing built  
environment

2.

An island for all ages



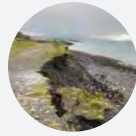
2A Affordable  
housing



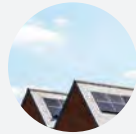
2B Self-build plots

3.

Sustainable living -  
addressing climate change  
& coastal defence



3A Coastal defence



3B Renewable energy



3C Sustainable  
transport

4.

An active, creative  
community



4A Community garden



4B Workshops and  
studio spaces



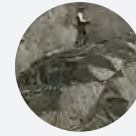
4C Supporting  
existing community  
facilities



4D Accessing Luing's  
marine environment

5.

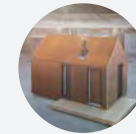
Thriving economy -  
local jobs to reverse  
depopulation



5A Slate project



5B Other slate  
initiatives



5C Short-term bothy  
accommodation

## 02 | COMMUNITY VISION

### 2.1 Protecting and Celebrating a Unique Place

The landscape, built heritage and wider history of Luing is highly valued by its community as a source of pride, wellbeing and identity. Any development on the island must be carried out with particular regard to respecting and enhancing existing historic, natural and heritage environments.

Wide open spaces, panoramic views, access to the coastline and the landscape's use as a working, agricultural environment are all important aspects of Luing's identity to celebrate and protect. The health and wellbeing benefits that Luing's natural environment offers, forms a key reason for people choosing to live and spend time on the island. Ensuring that these benefits continue to be enjoyed in the future is a core principle to be enshrined in all projects emerging from the Development Framework.

The historic nature of the built environment on Luing, particularly the conservation villages of Cullipool and Toberonochy forms a valued aspect of life on the island but is sensitive to development. Measures to protect, maintain and enhance the quality of existing historic fabric are considered an important part of the community vision.



## 02 | COMMUNITY VISION

### 2.2 An Island For All Ages

A clear ambition of the Community Vision for Luing is to become an island for all ages; providing a safe, healthy, supportive and sustainable place to call home for residents young and old. At present the predominantly ageing population is a matter of concern for many islanders, with the unevenly distributed age demographic impacting the ability of the island to support key services such as the school and emergency first responders.

The impact of shrinking and ageing populations on island communities is set out in The National Plan for Scotland's Islands:

*“Depopulation has an adverse effect on community confidence and service sustainability, increasing the vulnerability of communities already experiencing higher costs of service provision and market access. The key demographic issue for sparsely populated areas is not an excess of older people, but the relatively small number of children and young people, which in the years to come will translate into a shrinking working-age population. This will have serious implications for the workforce, the economy, and the capacity for demographic regeneration. The relatively small cohorts in the childbearing age group seem likely to lead to a spiral of decline, unless counter-balanced by substantial net in-migration.”*

Protecting the aspects of island life that make Luing a beautiful, safe and healthy place to raise children and removing the obstacles of lack of on-island employment, the high cost of commuting to off-island work and lack of affordable housing suitable for families is a central objective of this Development Framework.

In seeking to attract more young, working-age families to Luing the close interconnection between the issues of depopulation, island economy, transport and housing are recognised. Close coordination between the projects seeking to address these issues is crucial in the interests of maintaining a vibrant, active and sustainable community.





## 02 | COMMUNITY VISION

### 2.3 Sustainable Living - Addressing Climate Change & Coastal Defence

Promoting sustainable living is a thread that runs throughout the different objectives set out in this Community Vision. For the community on Luing this means a focus on both improving resilience and reducing impact on the environment.

As a coastal community the people of Luing are highly aware of the effects of climate change and rising sea levels on their settlements. A vital part of this Development Framework is the formation of strategies for improving resilience to coastal erosion and coastal flooding. It is recognised that the strategy for coastal defence is intrinsically linked to other projects in terms of material supply.

All built environment projects contained within the Development Framework are envisioned as low-carbon and energy-efficient constructions. Sustainable construction will help to deliver the community vision of both reduced environmental impact and improved financial resilience through the provision of buildings that are comfortable and inexpensive to run. All building briefs are to directly address climate change, rising energy costs and environmental sustainability and all new construction is to be developed with an ambition to contribute to the overall sustainability of Luing.

Whilst the issue of sustainable connectivity is a primary issue for all islands, Luing faces particular challenges in the provision of sustainable transport. Its context as an island in close proximity to neighbouring Seil and connection to the mainland means that it faces the expense and restrictions of ferry transportation without the support available to more remote islands. Without public transport on the island or regular connecting services on Seil, the environmental, logistical and financial cost of transport for Luing's population is high. The need to address this issue underpins the Community Vision for re-population, improved economy and community connection. The ambition is to provide well-connected, environmentally-friendly and affordable transport infrastructure for Luing to enable delivery of the Community Vision set out here.



*Coastal erosion, Cullipool*

## 02 | COMMUNITY VISION

### 2.4 An Active, Creative Community

Supporting and encouraging an active community life on Luing through opportunities to gather, share and create is recognised as an important part of addressing depopulation, lack of connectivity and the issues facing an ageing population. The Development Framework identifies opportunities to facilitate a close sense of community through support for existing community assets and creation of new spaces and places for the artists, makers, growers and fabricators that make up a key part of Luing's community.

*"The creative industries make an important contribution socially, culturally and economically to the islands. Drawing on a range of assets such as a strong identity, authenticity, tradition, the natural environment, and distinct languages the creative sector helps build a rich and varied culture, strong communities and economic growth."*

- The National Plan for Scotland's Islands

Luing is already an island rich in community assets such as the Village Halls, Atlantic Islands Centre and community-owned land. An important part of supporting an active, creative community lies in ensuring that these existing assets are used to best effect and that resources for their maintenance and operation are applied with consideration.

Where new facilities to support community life and creativity are proposed, these must not detract from or compete with existing community assets. New facilities should address currently unmet creative, community and business needs and promote the sharing of cultural and historic knowledge. As with all the potential built environment projects included in the Development Framework, any new spaces serving the community must be sustainable in both their fabrication and long-term use.



Island Games Day

## 02 | COMMUNITY VISION

### 2.5 Thriving Economy - Local Jobs To Reverse Depopulation

The ambition to reverse depopulation and increase the number of young, working-age families and children on Luing is closely linked with the island's economic opportunities. The community vision focuses in particular on the importance of encouraging a thriving economy on Luing, with local employment opportunities and tourism providing the means to reverse depopulation and develop a strong identity for the island. Generation of income for community endeavours through community-owned employment and tourism initiatives is also noted as critical to the long-term financial sustainability of these endeavours.

The ambition to create economic and tourism opportunities on Luing should celebrate the history, natural beauty, culture and diverse skills of Luing and its people. New economic and tourism endeavours must not detract from what makes Luing so valued by its community; its sense of peacefulness, its heritage and open, uncluttered landscape.





## 03 | POTENTIAL PROJECTS

### 3.0 Emerging Possibilities

This Development Framework examines a number of project possibilities which may provide tangible solutions to deliver the Community Vision set out in the previous chapter. Many of these projects overlap and are interrelated. These relationships help to suggest initial timelines and priorities to explore.

The purpose of the Development Framework is to provide a context within which opportunities for development can emerge and be realised. The projects outlined here are not exhaustive and it is envisaged that other project ideas will emerge over time or that some of the projects identified may evolve as more detailed requirements are defined. Equally decisions may be made not to progress with certain projects at all.

Each project noted would be subject to a detailed feasibility study going forward, which will help to further tailor the project briefs. Due to the interrelated nature of the projects there may also be instances of projects being combined under one development.

Some projects can be taken forward by the Isle of Luing Community Trust independently whilst others will require partnerships and collaborations for their delivery. However, all projects identified so far have been selected because they represent tangible and realistic options for delivery of Luing's Community Vision.

In examining the options available it is important to note the wider policy context within which these projects might be realised. The projects sit within the context of related ambitions set out in the Local Development Plan 2 and the National Plan for Scotland's Islands. Relevant policies from each of these strategic documents is highlighted for each project. These serve to indicate the supportive context within which the Development Framework can be taken forward.



## 03 | POTENTIAL PROJECTS

### 3.1 Protecting and Celebrating a Unique Place

#### Access to Luing's landscape and history

Providing access to Luing's landscape and history supports the community's objectives for improved health and wellbeing, celebrating Luing's history and sustainable tourism. The network of existing walking routes on the island is already extensive and well-used by islanders, however more readily-available and comprehensive information on safe access, routes to explore, historical information and coordination with agricultural activities would be beneficial to both residents and visitors.

This project is envisaged as primarily focusing on the supply of information and interpretation through maps, route guides, safety information updates (e.g. notifications of pheasant and partridge shoot locations) and access to historical archives. Coordination of information should be carried out in partnership with existing information sources such as the Atlantic Island Centre and the archaeological surveys carried out by Luing History Group together with Historic Environment Scotland and the Association of Certified Field Archaeologists. The opportunity to draw on the diverse archive of knowledge and memories held by Luing's people should also form a central component of this project.



## 03 | POTENTIAL PROJECTS

### 3.1 Protecting and Celebrating a Unique Place cont.d

#### *Access to Luing's landscape and history*

The natural and uncluttered nature of Luing's countryside is highly valued by the community and for this reason physical interventions in the landscape should be minimised. However certain localised interventions may be beneficial in establishing Luing as a walking destination for visitors and in coordinating walking activities with other land use and management. Interventions that may be considered as part of a walking route project include:

- Walking route gates (kissing gate style) to reduce disruption to agricultural activities.
- Discrete information and interpretation at trailhead/viewpoint sites (as noted on accompanying plans).
- Areas for shelter and/or seating at trailhead/viewpoint sites (as noted on accompanying plans).
- Discrete signage using natural, local materials at a small number of selected sites.

The walking route and historical archive project should champion accessibility through the provision of guidance on routes catering for different levels of mobility and provision of online information for those wishing to learn about the historic sites along routes but for whom physical access is not possible.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 6 Green Infrastructure

Policy 23 Tourist Development, Accommodation, Infrastructure and Facilities

Policy 32 Active Travel

##### **The National Plan for Scotland's Islands:**

Objective 2 Sustainable Economic Development

Objective 7 Health, Social Care and Wellbeing

Objective 8 Environmental Wellbeing and Security

Objective 11 Arts, Culture and Language



## 03 | POTENTIAL PROJECTS

### 3.1 Protecting and Celebrating a Unique Place

#### *Sustaining Luing's existing built environment*

The historic built environment on Luing forms an important part of the island's identity and understanding of its industrial heritage. Protection of the conservation settings at Cullipool and Toberonochy are expressly included in the Development Framework with the intention of:

- Ensuring that any potential development proposed elsewhere in the Development Framework is reviewed against its impact on the character of the conservation settings.
- Identifying ways in which the historic fabric and character of the settlements can be maintained and enhanced.
- Opening up opportunities for coordination between owners of vacant properties and those seeking full-time, long-term housing on Luing.

In order to facilitate the protection of the historic settlements, preliminary Conservation Area Character Appraisals have been carried out as part of this Development Framework and can be found in Appendix C of this report.

Maintaining the historic character of the villages can present challenges to property owners due to their scale, form and materiality. The traditional slate-workers cottages are often too small for the demands of contemporary family life and require specialist skills and expensive materials to refurbish and maintain.

These challenges should be borne in mind when developing proposals related to small-scale slate production and skills training in the use of slate in construction. With effective coordination and management, buildings within the conservation areas could form part of a slate apprenticeship scheme; ensuring more affordable upkeep of the historic slate roofs and walls that form part of the village character and providing valuable experience for trainees. Use of local slate for this purpose could offer an environmentally sustainable solution preserve the character of the villages and the history they embody. Opportunities for funding support through the Conservation Area Regeneration Scheme (CARS) managed by Historic Environment Scotland could also be explored.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 15 Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment

Policy 17 Conservation Areas

##### **The National Plan for Scotland's Islands:**

Objective 4 Housing

Objective 12 Education



## 03 | POTENTIAL PROJECTS

### 3.2 An Island for All Ages

#### *Affordable family homes*

A critical part of developing a project for new affordable housing on Luing will be to carry out a thorough Housing and Business Needs Assessment for the island, taking into account the needs of both existing residents and prospective or returning residents. This Assessment will form a necessary partner to any detailed business plan relating to the slate enterprise and creative industries projects outlined elsewhere in this report.

The Housing & Business Needs Assessment will help to establish the number and potential phasing requirements for new affordable housing on Luing. Ahead of this information being available, the Development Framework identifies a number of site options for affordable housing, testing the capacity of each site in accordance with sustainable siting principles and exploring phasing options where appropriate. House numbers and footprints are based on the scale and extent of similar island affordable housing projects completed in recent years.

Integration of affordable housing provision with the capacity for sustainable transport initiatives, provision of local employment and access to existing facilities and nearby utilities is best supported by use of sites within the existing settlement areas as defined within the **LDP and LDP2** and in keeping with the **LDP2 Settlement Strategy** which seeks to *“deliver sustainable levels of growth by steering the majority of development to our existing settlements.”*

However the areas considered for new development do not include conservation areas situated within the settlement areas. These conservation areas are excluded from the list of prospective housing sites, in order to protect these sensitive settings from over-development.

All new housing is to be designed with sustainable siting and design in mind, following the principles set out in the local development plan. The proposed buildings should:

- Feel part of existing settlement patterns and provide a sense of belonging to the existing context.
- Deliver housing that is low-carbon in their construction, operation and maintenance.
- Be designed with Luing’s climate and weather patterns in mind.
- Maximise solar gain and natural ventilation.
- Integrate with opportunities for future sustainable transport initiatives and promote active travel.
- Use sustainable materials that are durable and low-maintenance.
- Be sited within high-quality green spaces that provide opportunities for social interaction, community food production and support increased biodiversity in keeping with the ecosystem approach set out in [A&BC’s Local Biodiversity Action Plan \(LBAP\)](#).

Specific brief requirements for each site identified for affordable housing are set out in the following chapter but all housing design development should be carried out in keeping with local planning policy on design and placemaking.

*“The design should develop the area’s sense of identity by understanding and embracing the existing distinctive characteristics, with the design respecting and complementing its surroundings in terms of density, appearance, height, scale, massing, materials and finishes.”*

- Argyll & Bute Council Local Development Plan 2

## 03 | POTENTIAL PROJECTS

### 3.2 An Island for All Ages cont.d

#### *Affordable family homes cont.d*

Exploration of delivery options for affordable housing through partnership with land-owners or housing associations will be required. However any options explored are to ensure that the housing created is retained for use by full-time, long-term residents. Where developments are explored as a partnership with private housing development, the ratio of affordable housing relative to the overall scheme should be in keeping with the minimum 25% benchmark set out in **LDP2 Policy 67** – Provision of Housing to meet local needs including Affordable Housing.

The National Plan for Scotland’s Islands outlines the Scottish Government policy commitment to provision of affordable housing in island communities, recognising the need for “*tailored locally affordable housing solutions that respond to the needs of island communities.*” National programmes for the delivery of affordable housing include the Affordable Housing Supply Programme; Housing Infrastructure Fund; and [Self-Build Loan Fund](#) as well as island-specific support through the Rural and Islands Housing Funds.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 1 Settlement Areas  
 Policy 4 Sustainable Development  
 Policy 5 Design and Placemaking  
 Policy 6 Green Infrastructure  
 Policy 8 Sustainable Siting  
 Policy 9 Sustainable Design  
 Policy 32 Active Travel  
 Policy 33 Public Transport  
 Policy 34 Electric Vehicle Charging  
 Policy 35 Design of New and Existing, Public Roads and Private Access Regimes  
 Policy 40 Vehicle Parking Provision  
 Policy 66 New Residential development on non-allocated housing sites within Settlement Areas  
 Policy 67 Provision of Housing to meet local needs including Affordable Housing  
 Policy 68 Housing Greenspace

##### **The National Plan for Scotland’s Islands:**

Objective 1 Population Levels  
 Objective 4 Housing  
 Objective 9 Climate Change and Energy

## 03 | POTENTIAL PROJECTS

### 3.2 An Island for All Ages

#### *Self-build plots*

Identification of self-build plots is proposed to encourage young families to make their home on Luing. Self-build opportunities should be considered as part of the wider strategy to create affordable homes for full-time residents and as such early discussions with local land-owners on integration of potential plots with delivery of affordable homes is recommended.

A key requirement of this project lies in determining a robust legal mechanism for protection of self-build sites as homes for full-time, permanent residents of the island. By including covenants on the plots identified, support can be given to the community vision for a reversal of depopulation and the retention of housing on the island for residents.

Although development of self-build plots outwith the settlement areas is permissible under certain conditions by the LDP2, the sites identified within this Development Framework focus on locations within the settlement areas as defined by the LDP and LDP2. The plots identified offer the opportunity for more affordable construction given their proximity to existing services and potential for coordination with the affordable housing projects in terms of access, transport connections, utilities and drainage.

As with the affordable housing project outlined above, any self-build plots identified should be located and developed in line with sustainable design siting and design principles.

Securing financing for self-build projects can be challenging for the demographic of young families that Luing wishes to attract to the island, with mortgage providers often being unwilling to approve self-build mortgages in remote locations. [The Scottish Government's Self-build Loan Fund](#) provides funding to those unable to obtain mainstream self-build mortgage finance.



#### *Key associated policies:*

##### **Local Development Plan (2):**

- Policy 1 - Settlement Areas
- Policy 4 - Sustainable Development
- Policy 5 - Design and Placemaking
- Policy 8 - Sustainable Siting
- Policy 9 - Sustainable Design

##### **The National Plan for Scotland's Islands:**

- Objective 1 Population Levels
- Objective 4 Housing
- Objective 9 Climate Change and Energy

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence

#### *Coastal Defence*

Coastal defences against flood risk will become more necessary and urgent as the climate emergency gathers pace and sea levels rise. Increased frequency of flood events and storms will also impact on the ability of coastal communities to remain steadfast against these natural flood events.

As an island with a population predominantly located in coastal locations, addressing the risk of coastal erosion and flooding is fundamental to the securing of a sustainable future for Luing. The formation of a coastal defence strategy for the island includes two main components: halting coastal erosion at Cullipool and mitigating coastal flooding as a result of sea level rise at Toberonochy.

The planning authority will have a crucial role to play in the assessment of flood risk, as will SEPA as part of that process. Marine Scotland will also be consulted if the defences impact on the near-coastline and new structures are proposed below the MHWS. Any changes to the natural tidal flow and channels will also come under scrutiny as it may impact on adjacent coastline and ecology. [The Scottish Government's Scottish Climate Change Adaptation Programme](#) outlines a number of proposals to improve the resilience of Scotland's islands to the effects of climate change including the development of an action plan to improve resilience to properties at flood risk.

Initial meetings should be set up with the local planning officer to discuss any proposed defences and to get their input on the route to follow with regards planning permission. The council Flood Officer may also be part of initial discussions, along with SEPA's Flood Risk team.



*Storm Aiden - Cullipool*

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence cont.d

#### *Coastal Defence cont.d*

#### **Cullipool**

Combatting coastal erosion at Cullipool is an urgent issue. Erosion has progressed at an alarming rate due to washing out of the spoil material traditionally used to protect the coastal wall and a prolonged period of time without replenishment of this spoil material. As a result, damage has been incurred to the coastal wall which protects a significant part of the village from flooding.

An assessment of the coastal erosion at Cullipool has already been carried out and is the subject of a [report](#) by the University of Glasgow. This report sets out a strategy of both repair of the rip-rap wall and the implementation of a regular programme of feeding the beach with slate spoil material. The Development Framework integrates this coastal defence strategy with wider access, landscaping and building projects for this area, including coordination between the activities required for feeding of the beach and the development of the small slate project nearby. Due to the large volumes of spoil material required, this project is intrinsically linked to the proposals for slate extraction at the adjacent slate project site.

Long-term success of the coastal defence strategy will rely upon continuing coordination with the other endeavours to be carried out by the Community Trust. A robust coastal defence strategy must be financially and environmentally sustainable and be integrated into business planning for other revenue-generating community projects.



Cullipool Village

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence cont.d

#### *Coastal Defence cont.d*

#### **Toberonochy**

At Toberonochy the risk of coastal flooding is posed by rising sea levels rather than erosion. There are a number of existing properties adjacent to the coastline in very low-lying elevations and that are currently within the zone at risk of coastal flooding. This will only get worse over time as climate change increases the effects on sea levels and storm surges.

There are a number of options available to consider to try to protect the existing buildings, however any option explored should be weighed against the impact it would have on the character of the village and whether the compromises entailed would be considered appropriate. The principal options as set out by civil engineers Narro Associates for this report are as follows:

- Allow for flooding to occur and retrofit more flood accepting finishes/materials in the buildings, so that when flooding does occur, it can be cleaned up quicker. Storage of sensitive objects/material to be kept at higher levels.
- Install physical barriers as flood defences along the coast. This would however be a very engineering-intensive solution and would likely not offer a long-term solution. Impact on the conservation setting and character of the current coastal cottages would also need to be considered.
- Install a tidal barrier across the sound to offer protection to Toberonochy and potentially South Cuan. This is a blue-sky option which would be incredibly expensive but may offer benefits to include for energy generation through tidal generators. Environmental impact would be significant and it should be borne in mind that this approach has not proven cost-effective in other more populous areas to date.



In the extreme scenario of certain buildings being abandoned due to flooding issues, consideration should be given to the impact this would have on housing needs on the island, with any requirements for replacement housing being considered as part of an updated Housing Needs Assessment.

#### *Key associated policies:*

##### **Local Development Plan (2):**

- Policy 55 – Flooding
- Policy 56 – Land Erosion
- Policy 57 – Risk Appraisals
- Policy 59 – Water Quality and the Environment

##### **The National Plan for Scotland's Islands:**

- Objective 9 Climate Change and Energy

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence

#### Renewable Energy

Community-owned renewable energy schemes such as wind turbines and tidal power generators can play a significant role in delivery of low-carbon, sustainable living. Community-owned renewable energy projects can also contribute to the financial viability of community endeavours. However the feasibility of delivering such projects is contingent on a number of factors including appropriate siting, land ownership, landscape type, construction access arrangements, noise impact and biodiversity impact.

Argyll and Bute council sets out its vision for renewables as follows:

*“Argyll and Bute will be at the heart of renewable energy development in Scotland by taking full advantage of its unique and significant mix of indigenous renewable resources and maximising the opportunities for sustainable economic growth for the benefit of its communities and Scotland.”*

The council aims to realise its vision for renewables through the development of the [Renewable Energy Action Plan](#). In order to support delivery of the Action Plan, [The Argyll and Bute Renewable Alliance \(ABRA\)](#) was formed, bringing together Argyll and Bute Council, the Scottish Government, Highlands and Islands Enterprise, Marine Scotland, Scottish Power Renewables, Scottish and Southern Energy, The Crown Estate Scotland, Scottish Natural Heritage and Skills Development Scotland. Networking support between island communities developing approaches to community climate action is also provided through Community Climate Action Hubs.



Tidal turbine

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence cont.d

#### Renewable Energy cont.d

##### Wind power

Luing sits within an **Area of Panoramic Quality** as set out in the Local Development Plan and is designated as an Area of Significant Protection in the Spatial Framework for Wind Turbines contained within LDP2. With regard to consideration of applications for new wind turbines, planning policy as set out in LDP2 refers to the guidance provided by the [Argyll and Bute Landscape Wind Energy Capacity Study 2017](#). This study designates Luing as belonging to the Landscape Character Type of 'Craggy Coast and Islands' for which the following guidance is applicable:

*"There is no scope to site the larger and the small-medium typologies (turbines >35m high) within this landscape due to the significant adverse impacts that would be likely to occur on a wide range of landscape and visual sensitivities.*

*There is some very limited scope for single and small groups of the small typology (turbines <35m) to be associated with less complex landform and vegetation cover. Turbines should be sited away from the more inaccessible western coasts and unsettled islands which have a distinct sense of wildness. They should avoid intrusion on skylines, particularly where these form the backdrop to settlement and on key views from the A816 to the coast and sea.....*

*It will be important to limit the number of turbines and the range of turbine designs in this highly sensitive landscape to avoid it becoming cluttered with built development. There is likely to be more scope to accommodate a greater number of well-sited turbines below 20m height than the small typology considered in this assessment. "*

In line with this guidance the Development Framework focuses on the capacity for small-scale, localised wind energy generation, serving individual building developments rather than proposals for larger grid-connected turbines. Assessment of site suitability for turbines is a complex process outwith the scope of this Strategic Report and requiring extensive surveys and modelling. As a result the Development Framework does not include proposed sites for turbines but highlight the recommendation to explore wind power opportunities for development sites as projects are taken forward.

Guidance on the criteria for siting of smaller turbines (below 20m in height) can be found in Volume 2 of the Argyll and Bute Landscape Wind Energy Capacity Study 2017.

##### Tidal power

Tidal power forms a much smaller part of the renewables industry compared to hydro or wind power to date but is an area of significant potential. Emergent case studies in Scotland include a [community-owned tidal array in Shetland](#), a [tidal-powered hydrogen generation project](#) in Orkney and the [10MW Tidal Array](#) demonstration project being developed in the Sound of Islay.

The National Plan for Scotland's Islands illustrates ways in which local communities can become more empowered in decision-making relating to land and seabed forming part of the Scottish Crown Estate. Opportunities for community-led management, including consideration of matters relating to seabed lease for tidal generation projects are supported through the creation of [The Local Pilots Management Scheme](#).

*The Local Pilots Management Scheme will assist with testing and putting in place the practical arrangements for enhanced local management of Scottish Crown Estate assets through the powers in the Scottish Crown Estate Act 2019.*



## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence cont.d

#### *Renewable Energy cont.d*

As other projects identified within this Development Framework are progressed, an important aspect of design development will be the calculation of energy demands of each project and assessment of the capacity for energy demands being met wholly or partially by tidal power.

#### **A broad outline of the process required is as follows:**

- Understand the tidal stream resource at the chosen site (enables an approximate prediction of energy generation).
- Carry out a high-level assessment of the various development constraints (environmental, historic, navigation, access, engineering, grid connection, water users).
- Establish who the offtaker is (is it a grid connected, off grid project or a power purchase agreement).
- If off grid understand what the energy demand required and sign an Memorandum of Understanding.
- Carry out initial site design.
- Secure a land agreement for the shore works, secure agreement from the seabed owner, usually [Crown Estate Scotland](#), for in water works.
- If off grid or power purchase agreement project, agree commercial terms.
- Dependent on the site and scale of the project an Environmental Impact Assessment may be required.
- Carry out pre-application consultation with relevant consultees and the local community.

- Understand community's capabilities, capacity and willingness to work with the tidal technology.
- Apply to [Marine Scotland for a Marine Licence](#) .
- For on-land works apply for planning with the local planning authority.
- Secure project finance (could be grants, investors and debt finance).
- Satisfy planning conditions.
- Carry out pre-construction site assessment in preparation for construction and assemble construction team.
- Construct project.

#### **Other renewables**

For all built environment projects within the Development Framework options for use of solar power, solar thermal, biomass heat generation, and sea source, water source (quarries), air and ground source heating should be explored as an intrinsic part of their design development.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 30 – The Sustainable Growth of Renewables

##### **The National Plan for Scotland's Islands:**

Objective 8 Environmental Wellbeing and Security

Objective 9 Climate Change and Energy

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence cont.d

#### *Sustainable Transport*

Provision of affordable, reliable, regular and sustainable transport underpins the successful delivery of many of the other projects included in the Development Framework. Options to explore either independently or in partnership with current service providers are included within the Development Framework. Beyond public transport services, the Development Framework also seeks to promote active travel opportunities wherever possible.

In exploring options for improved transport for Luing in discussion with Argyll and Bute Council (A&BC) it is worth noting the following policy approach as set out in the Local Development Plan:

*“An uplift in economic activity is vital to reverse the trend of declining populations in some of our rural and island communities and improved transport and connectivity is essential for these communities to thrive. Argyll has sufficient natural resources that could be an economic driver for growth in both the local and wider UK and Scottish economies and creating reliable, resilient and secure routes to market is therefore a top priority of the Council. The Council will work with partners, such as HiTrans, Strathclyde Partnership for Transport, Transport Scotland and the Scottish Government, to assist in the delivery of the Regional Transport Strategies, and to seek funding via the STPR2, Rural Growth Deal and external grant funding for local transportation projects.”*

Recognition of the importance of fair, affordable and sustainable transport for island communities is also recognised within the National Plan for Scotland’s Islands:

*“Without adequate transport links to and from an island and between islands, the island community will be in a disadvantaged position compared to similar mainland communities. Transport links within an island are also essential to allow the island community to be mobile within the island. Transport links between the mainland ports that serve the islands and Scotland’s urban centres are also important in enabling access for the islands to services and markets. A fair, low carbon transport system is needed so that island communities are put on an equal footing with people on the Scottish mainland, and in order for transport to fully allow the fulfilment of basic human rights. It also enables the growth of sustainable tourism, allowing those who want to visit our islands to do so.”*

#### **Ferry**

The Isle of Luing ferry is operated by Argyll and Bute Council. Unlike many other islands the challenges presented by the existing ferry service are related primarily to affordability and timetable restriction rather than issues with disruption of service. Exploration of the following, either in negotiation with Argyll and Bute Council or as part of a review of alternative service providers, is critical to the support of the community’s ambitions for repopulation and a strengthened island economy:

- Provision of an integrated bus and ferry public transport service and timetable that caters for commuters.
- Review of ticket pricing options for island residents.
- Review of expansion of parking at North Cuan to facilitate islanders leaving vehicles on Seil (departures from the typical parking provision required for housing may be applicable at South Cuan in recognition of the likelihood of residents keeping a vehicle at Seil).

## 03 | POTENTIAL PROJECTS

### 3.3 Sustainable Living - Addressing Climate Change and Coastal Defence cont.d

#### *Sustainable Transport cont.d*

##### **Bus (off-island)**

The A&BC bus service running from North Cuan to Oban does not currently coordinate with ferry services used by those commuting from Luing to the mainland for work. This presents a major challenge to those wishing to settle on Luing for whom the option of working from home or on the island is not available. Coordination between ferry times, bus journeys and standard working hours would open up Luing as a viable home to a much wider range of people and would offer more sustainable transport options for those visiting the island also.

##### **Bus (Luing)**

At present the lack of an island bus service presents problems for school transport and makes Luing a challenging place to live for anyone without their own vehicle. An island bus service would help to address lack of connection and social isolation and would assist in increasing use of existing community assets. The challenges involved in sustaining a local bus service lie not only in financing the service but in staffing it too. Coordinating development of an island bus service with initiatives for renewable energy and increasing the working-age population through affordable housing can help to support the viability of this project.

##### **Active travel**

Luing's size lends itself to cycling and walking. Encouraging use of cycle transport in particular, including electric cycles can play a part in reducing the environmental impact of transport on the island and promote health and wellbeing. All proposed developments included in the Development Framework Plans include provision for the safe storage and charging of bicycles and where spaces are provided that will form places of work, these are to include provision for changing and showering to help facilitate cycling to work.

##### **Electric charging points**

Reducing reliance on fossil fuels is a central part of environmental strategy. In addition to the electric charging points already being planned for Cullipool, any new buildings included in this Development Framework will provide space for electric charging points for vehicles and cycles in line with local development policy.

##### *Key associated policies:*

###### **Local Development Plan (2):**

- Policy 32 - Active Travel
- Policy 33 - Public Transport
- Policy 34 - Electric Vehicle Charging
- Policy 40 - Vehicle Parking Provision

###### **The National Plan for Scotland's Islands:**

- Objective 3 Transport
- Objective 9 Climate Change and Energy
- Objective 10 Empowered Island Communities and Strong Local Partnership

## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community

#### *Community Garden*

Community garden spaces provide the opportunity for people to gather, keep active, produce food and increase biodiversity. Many private gardens on Luing are too small in scale to support food production. A community garden could help address these issues, providing opportunities for the low-carbon cultivation of fruits and vegetables and a socially inclusive activity that caters for those uncomfortable with attending other types of community activities.

The Development Framework includes a number of potential sites identified for community garden space. Design and landscaping development for communal garden spaces should bear in mind the following design criteria:

Community gardens should:

- Be as accessible as possible for people with different degrees of mobility.
- Provide space for social gathering and quiet spaces to suit a range of activities.
- Be located in areas of shelter with south-facing aspects.
- Be designed for use all year round with use of polytunnels and cold-frames where appropriate.
- Integrate schemes for composting of garden and recycling waste.
- Provide space for community production of food.
- Integrate requirements for garden power and lighting with renewable energy generation where possible.
- Demonstrate and advocate best practices of sustainability and environmentalism.
- Cultivate local skill sets and gardening expertise.



## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community cont.d

#### *Community Garden cont.d*

A principal site has been identified in the Development Framework Plans, on land owned by the Community Trust and within which community gardeners have already cleared space. However it is important that community gardening activities are open to people situated across Luing. For this reason several other potential garden sites have been identified in the Development Framework, offering opportunities for development either individually or as part of an island network of gardens.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 6 Green Infrastructure  
Policy 17 Conservation Areas  
Policy 68 Housing Greenspace  
Policy 73 Development Impact on Habitats, Species and Biodiversity

##### **The National Plan for Scotland's Islands:**

Objective 7 Health, Social Care and Wellbeing  
Objective 8 Environmental Wellbeing and Security



*Polycrubb designed to withstand high winds*

## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community cont.d

#### *Workshops and Studios*

The inspiration offered by Luing's natural environment and cultural heritage provides a strong setting for the arts, culture and all aspects of making and fabrication. Providing space away from home environments for artists, writers, musicians, sculptors, fabricators and makers of all kinds can offer opportunities for creative development, reaching new audiences and sharing of skills.

Within the existing island population there is a desire for flexible workshop and studio space both for the purposes of individual creative and fabrication practice and for flexible, multi-purpose space for hire for communal creative activities.

The proposed Housing & Business Needs Assessment will include assessment of the business and creative needs of island residents and those considering making Luing their home and this more detailed assessment will help to further define the requirements for workshop and studio spaces and provide concrete data on the scale of demand. However based on the consultation carried out to date the functional requirements identified for workshop and studio space can be divided broadly into two categories:

1. Spaces for art, writing, music and other creative practices
2. Spaces for light industrial production, fabrication and repair

For both these categories it will be important to ensure that any such spaces created can be used flexibly for a variety of activities, strengthening the financial sustainability of workshop buildings over time and allowing their form of use to adapt and evolve for different occupants.



*Ben Wilde, Boatbuilding and Sustainability with the Archipelago Folkschool*

## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community cont.d

#### *Workshops and Studios cont.d*

As with the affordable housing projects, all workshop/studio space is to be designed with sustainable siting and design in mind.

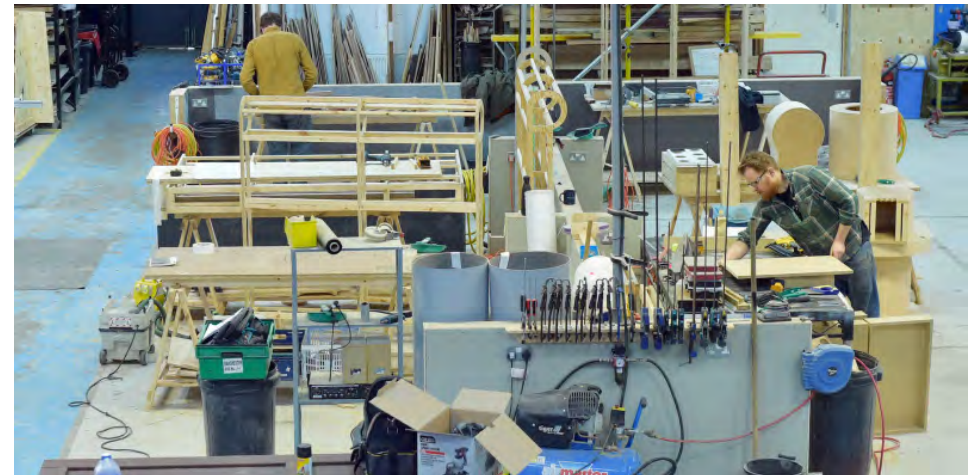
#### The proposed buildings should:

- Be designed with Luing's climate and weather patterns in mind.
- Provide a sense of belonging to the existing context.
- Maximise solar gain and natural ventilation.
- Integrate with opportunities for future sustainable transport initiatives and promote active travel.
- Deliver buildings that are low-carbon in their construction, operation and maintenance.
- Use sustainable materials that are durable and low-maintenance.
- Be integrated with high-quality green spaces that provide opportunities for social interaction increased biodiversity.

#### And additionally should:

- Provide even light conducive to creative practices and fabrication.
- Be located with proximity to affordable housing for ease of work/life balance and reduced reliance on vehicle transport.
- Promote interaction between building occupants.
- Offer opportunities for interaction with the public where appropriate.
- Contribute to Luing's identity as a creative community.

Due to the close relationship between this project and affordable housing, the principal sites included within the Development Framework for workshops/studios sit within the settlement areas as defined in LDP and LDP2. However other locations away from settlements may be appropriate for some workshop activities, provided they offer suitable access and contribute positively to their landscape or built environment settings.



#### *Key associated policies:*

##### **Local Development Plan (2):**

- Policy 1 - Settlement Areas
- Policy 4 - Sustainable Development
- Policy 5 - Design and Placemaking
- Policy 6 - Green Infrastructure
- Policy 8 - Sustainable Siting
- Policy 9 - Sustainable Design
- Policy 22 - Economic Development
- Policy 32 - Active Travel
- Policy 33 - Public Transport
- Policy 34 - Electric Vehicle Charging
- Policy 40 - Vehicle Parking Provision

##### **The National Plan for Scotland's Islands:**

- Objective 2 Sustainable Economic Development
- Objective 11 Arts, Culture and Language

## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community cont.d

#### *Supporting Existing Community Facilities*

Luing has a number of existing community and civic buildings accommodating a variety of community activities. Unlike other islands where the issue centres on lack of accommodation, Luing's challenge lies in the sustainable upkeep and operation of two village halls, alongside the Atlantic Island Centre owned and operated by the Community Trust. The school building (owned and operated by Argyll and Bute Council) is currently unused, having been mothballed as a school but remains an important civic building on Luing and should be valued for its potential as a centrally-located community asset regardless of the success or otherwise of the campaign to retain a primary school on Luing. These existing buildings also are well-placed in terms of access and transport, particularly if a public transport infrastructure on the island were to be provided. Their position within two of the main settlements and at the centre-point of the island mean that they are valuable node points in community life on Luing.

In addition to the built structures currently serving the community, the Isle of Luing Community Trust also possesses currently undeveloped land at the play-park site.

#### **Village Halls**

From a social and heritage viewpoint there is great value in securing sustainable futures for these buildings and from an environmental perspective, continued or revitalised use of our existing built environment is a major component in reducing carbon footprints in construction. However as energy costs rise it will be important to ensure that such valued buildings remain viable in terms of heating and power. An audit of the current construction can help to identify areas of upgrade to building fabric and systems that could assist in improving thermal performance and reducing energy consumption. Assessing the potential positive impact that an island bus service could have on increased attendance at village hall events and activities would also form an important component of an action plan for sustainable island transport.



*Toberonochy Village Hall*



*Cullipool Village Hall*



## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community cont.d

#### *Supporting Existing Community Facilities*

##### **Atlantic Island Centre**

As a community-owned and operated asset the Atlantic Island Centre plays an important role on Luing for both islanders and visitors. In developing projects within this Development Framework, care should be taken to ensure that new initiatives do not seek to replicate or supplant the accommodation and activities already offered by the Centre, which offer vital revenue for Centre operation.

##### **Luing Primary School**

The existence of a primary school on Luing will form a key issue for families considering a return or relocation to Luing. It is therefore recommended that the strategies outlined within this Development Framework by the community for repopulation should form a material consideration in A&BC's decision on the school's future. Permanent closure of the school would actively undermine the community's ambitions for a sustainable future for the island.

As the projects for affordable housing and island-job creation are likely to take some time to come to fruition, consideration should be given to alternative uses of the school building by the community in the interim. By exploring active use of the property during this time, the building can be retained for civic use and loss of an important community asset to conversion as private housing can be avoided. Suggestions for potential short or longer term uses for the school building include space for children's activities, indoor sporting activities and workshops.

##### **Playpark site**

The community consultations carried out as part of this Development Framework identified suggestions for development of a new-build community facility on the play park site in Cullipool, primarily focused on provision of sport, health and wellbeing facilities. However the brief for such a facility remains relatively undefined at this time. It is recommended that further research is carried out as part of the wider review of community facilities to determine the breadth of support for a new community building and whether this would replace other existing community facilities.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 49 – Sport, Recreation and Community Facilities

Policy 50 – Retention of Community Facilities

Policy 51 – Retention of Key Services

##### **The National Plan for Scotland's Islands:**

Objective 7 Health, Social Care and Wellbeing

Objective 11 Arts, Culture and Language

## 03 | POTENTIAL PROJECTS

### 3.4 An Active, Creative Community cont.d

#### *Accessing Luing's Marine Environment*

As an island community, the relationship between Luing's population and its marine environment is a key part of island identity. Supporting access to the island's shoreline and waters is important for both the existing commercial fishing community and those involved in recreational water-sports and boating. There are a number of locations used under individual commercial agreements with land-owners but no main location for commercial marine activities. For recreational users, coastal erosion has meant that pulling small craft up onto beaches has become increasingly difficult.

Both commercial and recreational groups would benefit from formalised access to the water in the form of a pontoon, jetty or pier. By incorporating a formal strategy for access to Luing's marine environment, the island's sea-faring community can be better supported, providing benefits to the fishing economy, leisure opportunities and tourism opportunities.

Appropriate siting of a consolidated access point will be guided by a number of considerations, including: land ownership, environmental considerations, tidal flow, currents, landward access arrangements, health and safety criteria, and the range of vessel types, numbers and functional requirements to be catered for. In order to secure local planning support, any new facility would be required to demonstrate that:

- Local and operational need exists.
- Existing facilities do not meet the proposal requirements.
- A sequential approach to site selection has been undertaken, locating proposals in developed rather than undeveloped coast.

Consideration should also be given to how this project can relate and provide benefits to other projects within the Development Framework (e.g. proximity of marine-related employment to proposed affordable housing or workshop space).



#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 23 Tourist Development, Accommodation, Infrastructure and Facilities  
 Policy 28 Supporting Sustainable Aquatic and Coastal Development  
 Policy 32 Active Travel  
 Policy 42 Safeguarding Piers, Ports and Harbours  
 Policy 59 Water Quality and the Environment  
 Policy 73 Development Impact on Habitats, Species and Biodiversity

##### **The National Plan for Scotland's Islands:**

Objective 2 Sustainable Economic Development  
 Objective 7 Health, Social Care and Wellbeing  
 Objective 8 Environmental Wellbeing and Security

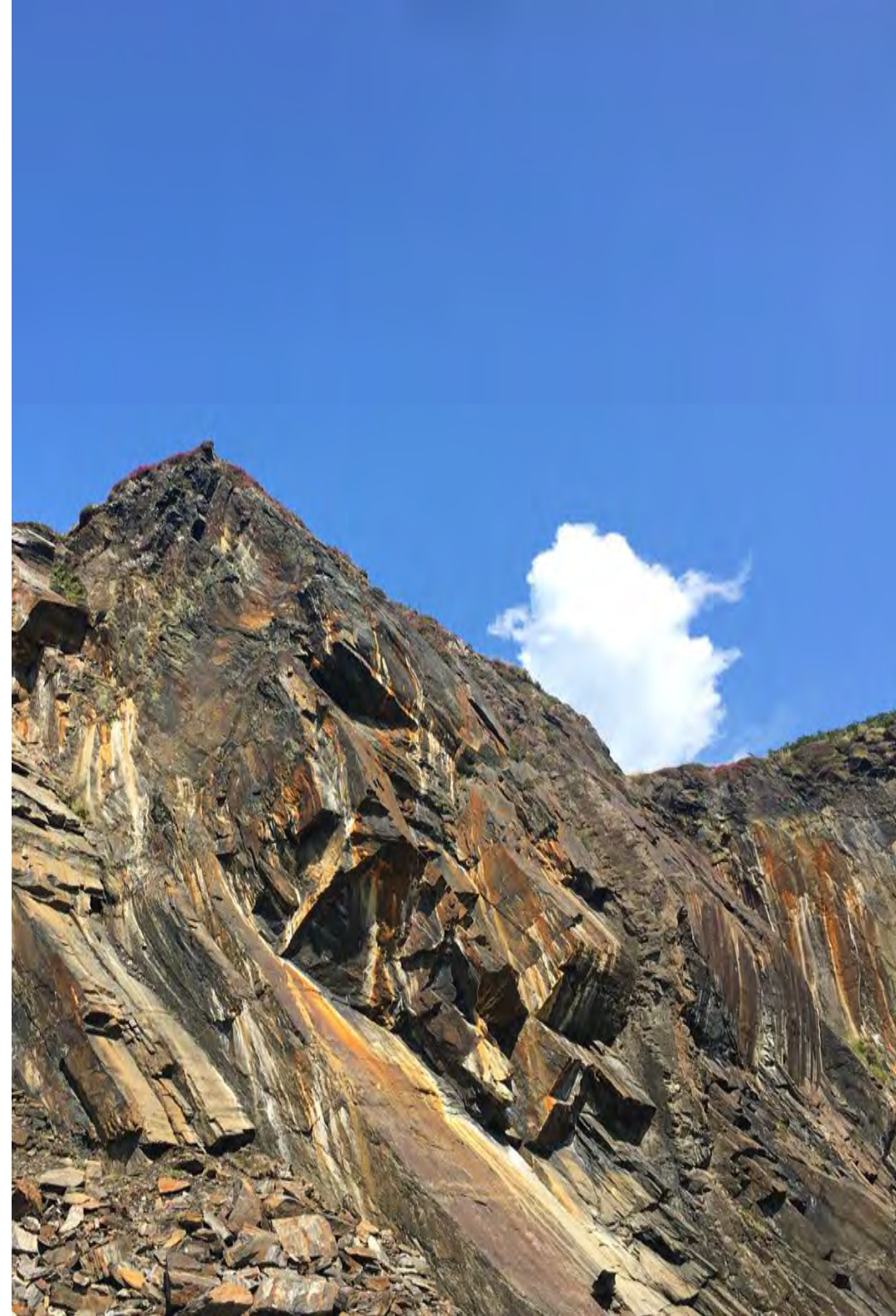
## 03 | POTENTIAL PROJECTS

### 3.5 Thriving Economy - Local Jobs to Reverse Depopulation

#### *Slate Project*

Luing is famed for its historic production of slate; at one time a vibrant industry supporting a booming island population. Whilst a return to the scale of slate extraction carried out at the height of Luing's slate production is not proposed, carefully managed, small-scale slate production could support the community's ambition to repopulate, provide local employment and address coastal erosion. In addition to these benefits, a new slate initiative on the island could offer ways in which to highlight and celebrate Luing's identity as a slate island, as part of cultural, heritage and tourism strategies. This project should seek to share the slate heritage, history and culture of the island relating not only to the industrial period but also right through to pre-historic periods, alongside creative avenues to be explored for artists, sculptures and other creative practitioners' use of slate.

The potential construction market for Scottish slate is significant, with high demand for use on both new and historic buildings being currently unmet due to closure of Scotland's other principle sites of slate production. Use of indigenous slate is strongly supported by Historic Environment Scotland who have been actively exploring opportunities for Luing slate production in partnership with the Isle of Luing Community Trust. A summary of the findings of previous community consultation and a report on a potential slate initiative can be accessed [here](#).



## 03 | POTENTIAL PROJECTS

### 3.5 Thriving Economy - Local Jobs to Reverse Depopulation cont.d

#### *Slate Project cont.d*

In developing this project care should however be taken to ensure that any extraction and processing activities do not negatively impact on the peace, tranquillity and historic and natural settings so highly prized by islanders and visitors. It will be important to consider noise impact, transport arrangements, environmental concerns and health and safety issues in terms of not only the proposed slate project site but also the wider village and surrounding landscape contexts. However Luing's designation as an Economically Fragile area in the Local Development Plan highlights the importance of developing new economic opportunities for the island.

In order to provide a framework within which such considerations can be researched and assessed and in the interests of clearly defining what is and isn't proposed for the slate initiative, this Development Framework includes a briefing document for the slate project. This sets out the functional requirements and design parameters to be followed in developing proposals for a slate building and associated landscaping, in order to ensure that the construction associated with this project is sensitive to and appropriate for its unique setting. Further information on the slate building brief can be found in Chapter 4 of this report.

#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 4 Sustainable Development  
 Policy 05 Design and Placemaking  
 Policy 6 Green Infrastructure  
 Policy 8 Sustainable Siting  
 Policy 9 Sustainable Design  
 Policy 15 Supporting the Protection, Conservation and Enhancement of Our Historic Built Environment  
 Policy 17 Conservation Areas  
 Policy 22 Economic Development  
 Policy 23 Tourist Development, Accommodation, Infrastructure and Facilities  
 Policy 31 Minerals

##### **The National Plan for Scotland's Islands:**

Objective 2 Sustainable Economic Development  
 Objective 9 Climate Change and Energy  
 Objective 12 Education

## 03 | POTENTIAL PROJECTS

### 3.5 Thriving Economy - Local Jobs to Reverse Depopulation cont.d

#### *Other Slate Initiatives*

The potential re-commencement of small-scale slate production on Luing, brings with it opportunities for educational, craft, artistic, heritage and history-focused initiatives which could complement slate extraction activities and provide a draw to visitors. These complementary activities could provide a further source of employment for islanders and bolster the local economy. By opening up the option of sourcing local slate material, a number of building and landscaping projects included within the Development Framework can explore use of slate to better integrate into their settings and showcase use of the island's stone.

It will be crucial for any complementary initiatives to coordinate with existing slate-related interpretation offered through the Atlantic Island Centre and the Slate Islands Heritage Centre located on Seil. The Development Framework includes potential proposals for:

- Localised interpretation as part of Luing's walking route network.
- Information on a 'slate trail' as part of a walking route guide.
- The opportunity for visitors to observe activities within the proposed slate initiative building.
- Opportunities to learn skills in slate working, crafts and construction.
- A programme of repair and maintenance of buildings within the conservation areas using input from slate-skills trainees and apprentices and local slate material.
- Support of island creative industries drawing on Luing's slate heritage through provision of studio space.
- Potential artist-in-residence space within flexible workshop-studio buildings.



*Inigo Jones Slate Works and Luing Tide Marker*

## 03 | POTENTIAL PROJECTS

### 3.5 Thriving Economy - Local Jobs to Reverse Depopulation cont.d

#### *Other Slate Initiatives cont.d*

However in taking forward any of these proposals slate tourism initiatives should avoid:

- Replication of information and interpretation already available elsewhere
- Undermining of existing island retail and hospitality offers through competing offers
- Risk to the primary business plan for production and sale of slate materials.

Instead, opportunities should be sought for coordination between new and existing initiatives to strengthen their sustainability in terms of income and visitor engagement, for example through sale of creative works and products through the existing retail outlets or way-finding at walking routes trailheads identifying existing information sites.

As with other projects contained within the Development Framework any slate-related initiatives should be developed with financial, social, cultural and environmental sustainability in mind. In particular, any tourism initiatives must be developed in accordance with a sustainable level of visitor numbers, ensuring that any increase in tourism does not exceed the capacity of island car parking, hospitality or road infrastructure. Most importantly, island tourism initiatives should be developed with sensitivity regarding the peaceful atmosphere of the island with reference to the key themes set out in The National Tourism Development Framework. Opportunities should also be sought to integrate Luing's potential tourism offers with wider tourism initiatives such as the Argyll Sea Kayak Trail.



#### *Key associated policies:*

##### **Local Development Plan (2):**

Policy 22 - Economic Development

Policy 23 – Tourist Development, Accommodation, Infrastructure and Facilities

##### **The National Plan for Scotland's Islands:**

Objective 2 Sustainable Economic Development

Objective 11 Arts, Culture and Language

Objective 12 Education

## 03 | POTENTIAL PROJECTS

### 3.5 Thriving Economy - Local Jobs to Reverse Depopulation cont.d

#### 3.5C Bothy Accommodation

Related to the above projects is a potential demand for short-term accommodation for visiting slate-work tutors, educators, artists and trainees has been identified. Discrete identification of this short-term accommodation within the Development Framework is driven principally by the need to provide separate strategies for long-term, affordable housing for full-time residents and short-term visitor accommodation needs not already served by existing B&B, guesthouse and self-catering offers.

In developing the slate project it will be important to ensure that provision of accommodation for these visitors does not detract from housing available for full-time, permanent residents. The Development Framework includes potential bothy-style accommodation for this purpose, supporting plans for a programme of slate-related skills and craft workshops amongst other educational activities. The requirements of accommodation for these purposes may differ significantly from the visitor accommodation provided through Luing's existing B&B, guesthouse and self-catering businesses in terms of duration of stay, facilities available and affordability.

In addition to this accommodation, provision of laundry facilities and increased parking provision is included to better cater for increased slate tourism. These facilities could also provide benefits for residents.



#### Key associated policies:

##### Local Development Plan (2):

- Policy 1 - Settlement Areas
- Policy 4 - Sustainable Development
- Policy 05 - Design and Placemaking
- Policy 8 - Sustainable Siting
- Policy 9 - Sustainable Design
- Policy 22 - Economic Development
- Policy 23 - Tourist Development, Accommodation, Infrastructure and Facilities

##### The National Plan for Scotland's Islands:

- Objective 2 Sustainable Economic Development
- Objective 4 Housing
- Objective 12 Education





## 04 | POTENTIAL SITES

### 4.0 Areas of Opportunity

The Development Framework explores the potential of various different sites on Luing. Each site included in the Framework has been investigated in terms of its potential to deliver the projects outlined in Chapter 3.

From these site explorations, decisions can be had on which sites to take forward for development and in which order. The range of site studies included in this report does not therefore constitute a proposal to carry out all the development opportunities outlined. The following chapter outlines site appraisals, principles for development and the steps to be taken to help decide which sites might be explored further and then taken forward for delivery.



## 04 | POTENTIAL SITES

### 4.0 Areas of Opportunity cont.d

#### Project Timelines

Projects below have broad timelines aims for delivery set out as follows:

**URGENT** a project for immediate action, ideally delivered within 3 to 5 years.

**IMPORTANT:** a project for delivery within 4 to 7 years.

**MEDIUM TERM:** a project for delivery within 10 years, which may be dependant upon initial delivery of other 'important' or 'urgent' projects ahead of instigation.

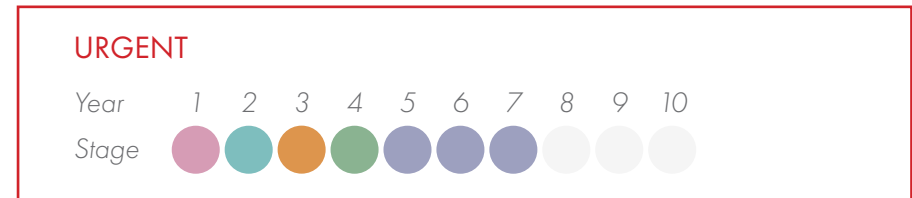
This report has been commissioned to explore the areas of opportunity on Luing, with a suggestion given to potential sites, projects and their possible timelines in association with the RIBA Plan of Work.

Each coloured dot refers to individual stages in the Plan of Work which, set against a timeline of 1-10 years, describing which stage may be carried out in which year, with some stages potentially spanning over several years. This is illustrated in an example on the right.

#### Key: RIBA Plan of Work Stages

- 1 ● Preparation and Brief development
- 2 ● Concept Design
- 3 ● Detailed design and Planning applications
- 4 ● Technical design, building permissions & procurement of contractor
- 5 ● Construction

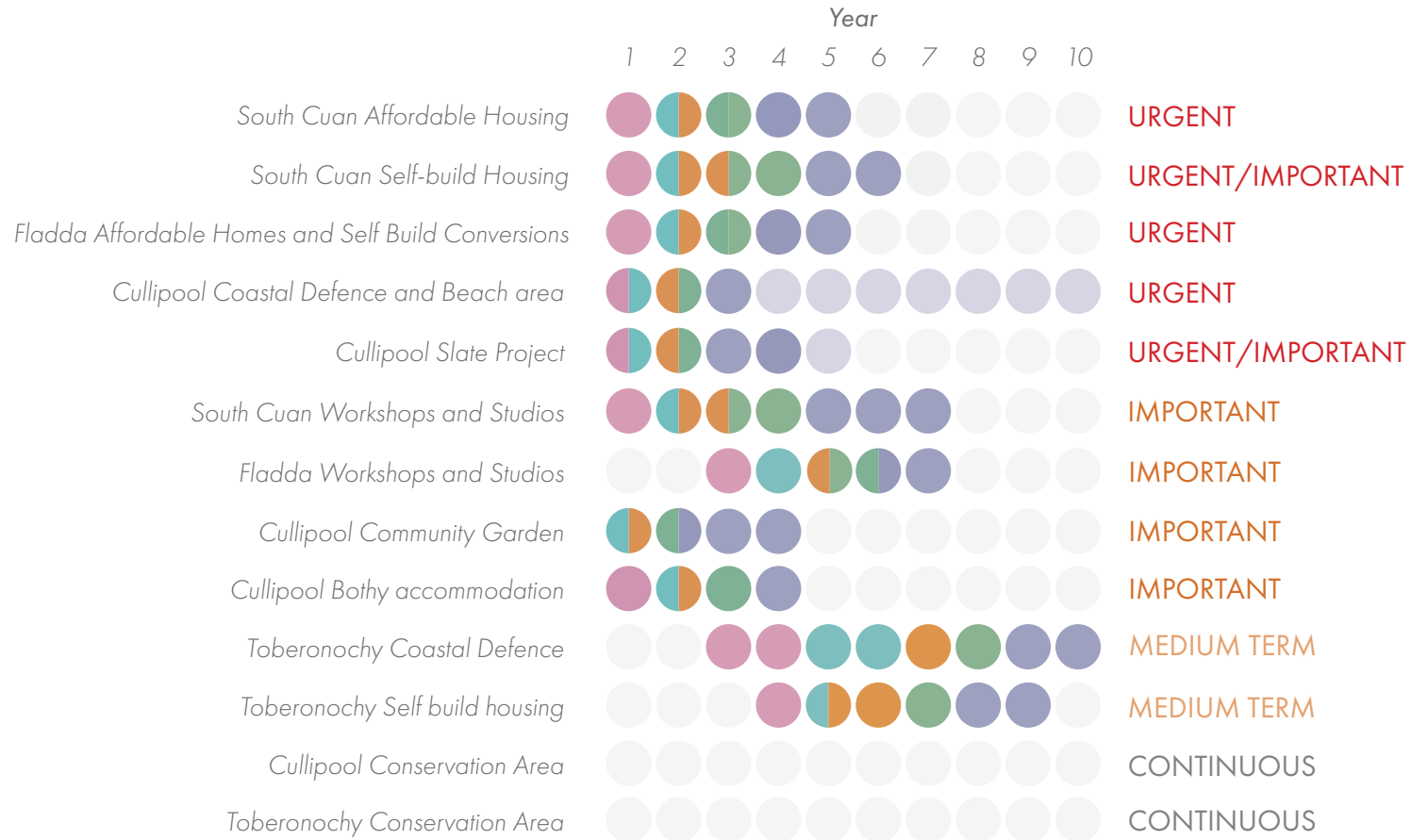
#### Example Project timeline:



## 04 | POTENTIAL SITES

### 4.0 Areas of Opportunity cont.d

#### Overview of Project Timelines



## 04 | POTENTIAL SITES

### 4.1 South Cuan

As the arrival point on Luing, South Cuan plays an important part in island life and identity. The projects explored for this area show how focused development in the village could build on its existing role as a key hub of activity on Luing.

#### Site Appraisal

The site at South Cuan sits to the north-west of the existing settlement and slipway in an area of relatively level ground. The site is bounded to the south and west by hills and escarpments, which provide shelter from prevailing winds and to the north by a curving bay, the north-west point of which is used for jetty access to the water. To the east a natural boundary is formed by the rocky outcrop that runs south-west to north-east, in alignment with the slipway.

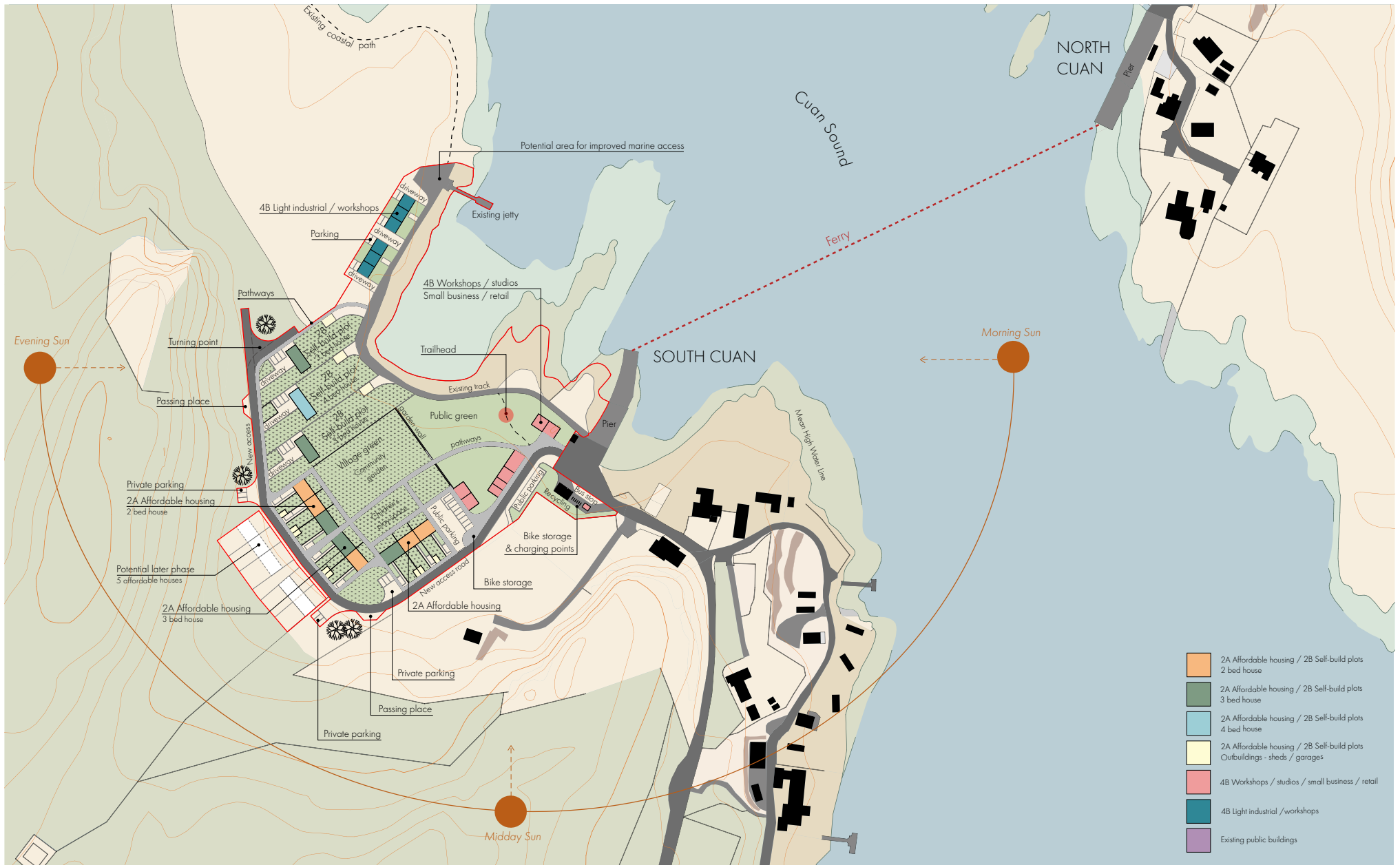
The public road terminates just to the east of the rocky outcrop, at the ferry slipway. A rough track to the north-east of the site runs around the head of the bay to the jetty. Beyond this point an existing walking route provides a route to Port Mary.

There are currently no utilities on site, although utilities are located nearby. A large pylon sits to the north of the site. Ground conditions are boggy at present and drainage would be a key consideration with the run-off from the hills behind requiring to be controlled and directed. Peat deposits would also need to be checked in this location.

The site enjoys wide open views to the north across Cuan Sound to Seil and to the north-west towards the Firth of Lorn. The eastern part of the site also has good engagement with the ferry arrival point. Nearby buildings forming the existing settlement at South Cuan are varied in size, materiality and style but share a traditional pitched-roof approach to form. The nearest neighbouring building is a single storey timber house to the immediate east of the site.

Although the site itself is largely out of sight for the majority of existing buildings in South Cuan, it is prominently visible from North Cuan and on approach from the ferry.





Map of potential proposals at South Cuan

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Affordable Housing*

##### **Project description**

Affordable housing at South Cuan could offer easy connection to the ferry for commuters and school pupils and the opportunity to site homes close to potential workshop or studio spaces. The site provides ample space for 8 houses which could be constructed in 2-3 phases if required, with space for a further phase of 5 additional houses if required.

##### **Design, Placemaking & Sustainability Principles**

The proposed layouts are set out relative to the backdrop and shelter provided by the hills wrapping around the site. Two terraces of housing are proposed in alignment with the low, sloping valley between the hills to the south, with outlook across Cuan Sound. A further terrace is proposed along the south-east of the site, with outlook north-west towards the Firth of Lorn. The buildings are set back from the water, above the flood risk zone and are located around a central open, green space following the traditional layout of a village green. This arrangement sets the buildings against the backdrop of the hills, reducing their prominence as seen from North Cuan and echoing local settlement patterns seen in the arrangement of slate worker's cottages at Cullipool, Toberonochy and Easdale.

Grouping of the buildings into 1.5 storey terraces allows for ample green space around the buildings and provides them with opportunities for good solar gain. A pattern of traditional pitched-roof forms is proposed providing a sense of belonging within the existing built environment. A compact thermal envelope is proposed to deliver high levels of thermal efficiency and affordable construction.



*Sketch of potential proposals at South Cuan*

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Affordable Housing cont.d*

A proposed access road wraps around the rear of the site, concentrating parking areas behind the buildings and ensuring that outlook from the buildings is unobstructed. Routing vehicular access to the site along this route also ensures that shared green space remains safe and car-free and that glare from parked vehicles is screened from view from North Cuan.

A variety of external materials and finishes might be employed for the houses, provided that they complement the tones of the surrounding landscape and existing settlement buildings. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

All new housing should incorporate renewable energy and heating. Measures to be explored for individual houses at South Cuan include solar photovoltaic panels, solar thermal panels and rainwater harvesting for garden use. Roof-mounted panels should focus on south facing pitches; maximising solar gain whilst keeping the front-facing pitches free of equipment and in keeping with a more tradition, vernacular aesthetic. District energy and heating measures to explore for the scheme as a whole include small wind turbine power, biomass heating, sea source heating and ground-source heating utilising the open space created for the village green.



*Affordable Housing on Skye*

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Affordable Housing cont.d*

##### **Green infrastructure**

Green space forms a central part of the proposed approach to site layout. A combination of larger private, rear gardens capturing south light and smaller private front gardens addressing the village green (or road for potential later phase dwellings) is provided for all houses. Use of space within the shared village green area will be determined by the programme of maintenance to be adopted under the chosen housing management regime, however consideration should be given to provision of allotment/community garden space, children's play space and supporting increased biodiversity. Planting should be chosen carefully to ensure that open views across water are not obscured.

Proximity to the shore constitutes a significant part of the attraction of this site for housing. Design of green spaces should integrate access to the shore within pedestrian circulation routes. Similarly shared green spaces should integrate with nearby walking routes and green infrastructure associated with proposed nearby workshop and studio buildings.



*Modern vernacular housing*



## 04 | POTENTIAL PROJECTS

### 4.1 South Cuan cont.d

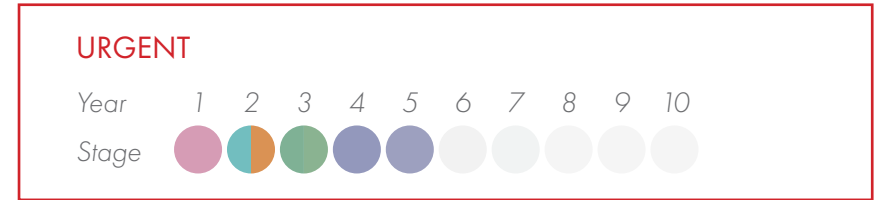
#### *Affordable Housing cont.d*

This is a high priority project, and the potential length of time it takes to secure funding, designs, permissions and procure construction for these houses means work should start right away on moving prospective affordable housing forward. Section 2 sets out that the immediate necessity to complete a Housing and Business Needs Assessment. Ideally these homes would be delivered within three to five years.

#### Next Steps:

- **Stage 1:**  
Site investigations should be undertaken on this and other potential sites to establish ground and drainage considerations.

The outputs from the HBNA should feed in to discussions with the land owners at South Cuan and Fladda to establish if there is a preferred site amongst those identified in this report. These discussions might also identify shared development goals and opportunities for partnering. Depending upon the findings of the Housing and Business Needs Assessment it is expected that an initial phase of around 4 affordable homes would be appropriate. The delivery of these might be tied in to some of the other projects identified for South Cuan, such as the suggested workshops/studio spaces and self build plots, in order to secure economies of scale with new roads and services infrastructure, and together these should form a phase 1 brief. Consideration should be given as to whether outline designs might be developed for later phases of work, or other associated projects concurrent with the first phase of affordable housing.



- **Stage 2:**  
A design team including Architect, Structural Engineer, Roads Engineer, Quantity Surveyor and Mechanical & Electrical engineer should then be appointed to develop this brief and the designs in more detail, with careful consideration to enabling the potential further phases of development set out in this framework. Ongoing consultation with the community on the detailed designs should follow, as well as discussions with the Local Planning Authority to gauge feedback on proposals.  
  
There may be a role for a planning consultant in helping secure support from the Council for the proposals. Consideration should be given to the potential merits of submitting an application for Planning Permission in Principle to including later phases if these seem likely to follow. Designs, infrastructural requirements and costing should also be developed in more detail.
- **Stage 3:**  
An application for detailed Planning Permission for phase 1 should be prepared and submitted.
- **Stage 4:**  
Technical drawings and tender information are prepared, building warrants secured, potential contractors identified.
- **Stage 5:**  
The buildings are constructed.

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Self-Build Housing Plots*

##### **Project description**

Providing the opportunity for plots at South Cuan opens up the opportunity for housing in proximity to ferry and bus transport to those interested in self-build. Proposed locations for 3 no. self-build plots are shown within generous rig-style gardens, however additional plots could be accommodated depending on the results of the Housing Needs Assessment on size of property required.

Provision of self-build plots adjacent to the proposed affordable housing could offer cost efficiencies relating to shared assets such as access roads, connection to utilities and drainage and integration with district heating and power. The plots could also offer opportunities for accommodation of larger family sizes.

##### **Design, Placemaking & Sustainability Principles**

The proposed plots are shown at the northern end of the site, set against the hillside in a staggered arrangement to provide privacy whilst enjoying views across the Cuan Sound and preserving outlook from the affordable housing sites.

Houses are shown at the top end of a series of long rig-style gardens stretching down towards the water. As with the affordable housing the buildings are set back from the water, above the flood risk zone and against the shelter and backdrop of the hillside.

Building forms for these locations could reflect the 2 storey form and massing typical of the larger, detached houses within the existing settlement. The proposed orientation of the self-build houses follows the typical pattern of houses nearby, with broad elevations facing the water. Smaller ancillary buildings such as garden sheds or greenhouses could be accommodated within the gardens, provided these are restricted to low, subservient massing and respect the outlook from neighbouring buildings.



*Affordable Housing, Lochalsh*

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Self-Build Housing Plots cont.d*

Access to the self-build plots could utilise the same access road as the affordable housing, with a similar pattern of parking to the rear of the houses to screen cars from view across the water from North Cuan.

As with the affordable housing, a variety of external materials and finishes might be employed, provided that they complement the tones of the surrounding landscape and existing settlement buildings. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

Self-build houses should incorporate options for renewable energy and heating generation through use of solar pv, solar thermal and air, sea and ground-source heating technology. Consideration could also be given to integration of self-build plots within a district power or heating scheme serving the site as a whole.

#### **Green infrastructure**

Provision of generous garden space for plots offers the opportunity for growing food and supporting an increase in the biodiversity of the site. As part of the site development as a whole, consideration should be given for connection into shared green space from individual self-build properties, integrating occupants into a community approach to shared garden and play spaces.



*Vernacular Housing*

## 04 | SOUTH CUAN

### 4.1 South Cuan cont.d

#### *Self-Build Housing Plots cont.d*

This project is interconnected with the potential affordable home provision on this site, however while appropriate new build plot provision on the island is important, the provision of affordable homes is even more urgent.

#### Next Steps:

- **Stage 1:**  
The development of the access and services infrastructure required for self build plots at South Cuan should ideally be developed at the same time as that for any affordable homes in this location. This should be tied in to the process set out above for the affordable homes. Agreement should be reached between the landowner and the community on the nature and mix of house plots proposed, which reflects the outputs of the Housing and Business Needs Assessment. Agreement should be reached on the nature of covenants requiring new build plots to be used as primary residences.
- **Stage 2:**  
The design parameters, scale and plot layout should be developed with a view to being presented to the planners for feedback ahead of a formal application for Planning Permission in Principle. This work should ideally be undertaken by the same team developing the affordable housing, to provide a cohesive overarching proposal.



- **Stage 3:**  
Planning Permission in Principle would be applied for at this stage. This establishes the scale, and position of the prospective houses, and potentially a material palette. These are the parameters within which plots may be sold for individual self builds.
- **Stage 4:**  
Consideration should be given to whether plots are sold fully serviced (power, sewerage, access road) or to tie in with services at site edges. Detailed designs developed by individual owners, building warrants and any other relevant permissions secured and builders secured.
- **Stage 5:**  
Site service and access infrastructure procured and delivered as part of wider site development. Individual home construction responsibility of private owners.

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Studio Spaces*

##### **Project description**

Alongside the new housing, a series of studio spaces or small business units could be created, providing work space within walking distance of new homes. These more public-facing buildings could be situated next to the slipway, contributing to the sense of activity around the ferry arrival and departure and providing a sense of welcome on arrival to Luing for visitors. Development of studio spaces could be delivered as a single building, a series of buildings or as part of a phased development depending on demonstration of business and community need evidenced through the Housing and Business Needs Assessment.



*Sketch of potential workshops and studio spaces*

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Studio Spaces cont.d*

##### **Design, Placemaking & Sustainability Principles**

Unlike the residential buildings proposed for the site, the studio units are sited with prominence in mind. The rise in topography around the rocky outcrop to the east of the site provides an opportunity for a series of buildings that directly relate to the undulating land, sitting atop the rise. Whilst buildings closer to the housing site might follow a similar pattern of low, long terraced units, the topography at the far north-eastern corner of the site could accommodate a more prominent 2 storey building addressing the existing ferry arrival and departure space.

A pattern of traditional pitched-roof forms is proposed providing a sense of belonging within the existing built environment. An efficient thermal envelope is proposed to deliver high levels of thermal performance and affordable construction.

Direct access to the studio units is proposed for pedestrians from the existing public road and ferry arrival point. Vehicular access and public parking spaces serving the studios are clustered at the north-eastern side of the site, creating separation between public spaces and private housing zones.

As with the affordable housing and self-build homes, a variety of external materials and finishes might be employed, provided that they complement the tones of the surrounding landscape and existing settlement buildings. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

The studios should incorporate options for renewable energy and heating generation through use of solar pv, solar thermal and air, sea and ground-source heating technology. Consideration could also be given to integration of self-build plots within a district power or heating scheme serving the site as a whole. Studios should also explore use of rain-water harvesting.

##### **Green infrastructure**

Public green space relating to these buildings should form part of the civic infrastructure of South Cuan and the ferry arrival area, integrating with and incorporating existing facilities such as ferry waiting areas, information boards, waste management and parking.

The sustainable transport ambitions of the Development Framework are supported through provision of cycle storage, electric vehicle and cycle charging points and provision of space for a bus stop and shelter for a future island bus service. Provision is also made for a potential walking route 'trailhead' associated with the green space surrounding the workshop and studio buildings. The trailhead could provide a focal point for visitors arriving on the island and embarking on exploration of the island's walking routes (see section 5 of this chapter) as well as sheltered social, external space for use by occupants and visitors of the studio units.

## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Light Industrial Workshops*

##### Project description

To the north of the site, a series of light industrial units could be accommodated around the site of the existing jetty. Workshop space in this location could provide working space within easy reach of affordable housing as well as serving existing business needs on the island. These units would be developed with more light industrial activities e.g. creel-mending or furniture fabrication in mind.



## 04 | POTENTIAL SITES

### 4.1 South Cuan cont.d

#### *Light Industrial Workshops cont.d*

##### **Design, Placemaking & Sustainability Principles**

The promontory on which the existing jetty is located is open, low-lying topographically and more exposed than the other areas included in the South Cuan site. Workshop buildings in this area should be low in height and long and relatively narrow in terms of massing, in keeping with their setting.

An assessment of demand for different workshop uses will help to inform the brief requirements for addressing noise impact, extract requirements etc.

A cluster of workshop units in one or possibly two modular buildings is proposed, with buildings addressing the existing access track running around the bay. Parking spaces are proposed to the rear of the workshops, using the building structures to screen vehicles from view from the adjacent housing site and North Cuan.

Material requirements for these building will differ from those proposed for elsewhere in the site and should be drawn from material palettes typical of local industrial or agricultural buildings. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

Energy demands for the workshops may differ from the other buildings in the scheme and consideration should be given to whether use of renewable energy and heating is best utilised as part of a district scheme or an independent scheme. Workshops should also explore use of rain-water harvesting.

##### **Green infrastructure**

Although dedicated green space is not proposed for these buildings, particular care should be taken to ensure that building activities and associated waste management are planned for with impact on local biodiversity in mind.



## 04 | POTENTIAL PROJECTS

### 4.1 South Cuan cont.d

#### *Light Industrial Workshops and Studios*

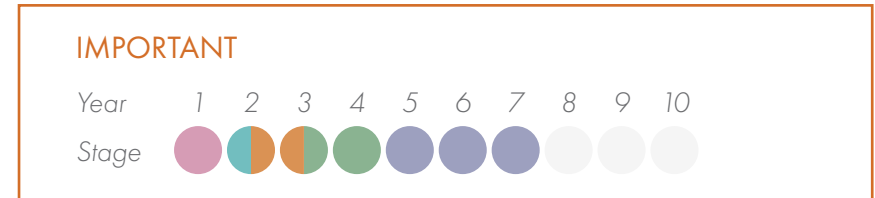
It is important that the scheme design for these potential buildings ties in with that for the other projects on the site. However, the extent and nature of the studio spaces should be informed by the Housing and Business Needs Assessment. The layout of the site should enable new affordable housing on this site to work well should studio space and/or workshop and/or self-build houses not come to fruition for some time.

However, it is understood that there is a current desire for places and spaces to work away from people's homes, and that this requirement will only grow with time. As such this is important to enable these new buildings to come on line as and when they might be required.

#### Next steps:

- **Stage 1:**  
Like the other projects on this site this should be part of a holistic vision, and form part of the development of a scheme securing Planning Permission in Principle.

Proposals might be developed by the landowner for rental, or plots prepared for sale to individuals. It is expected that plots will be serviced as part of wider proposals on the site.



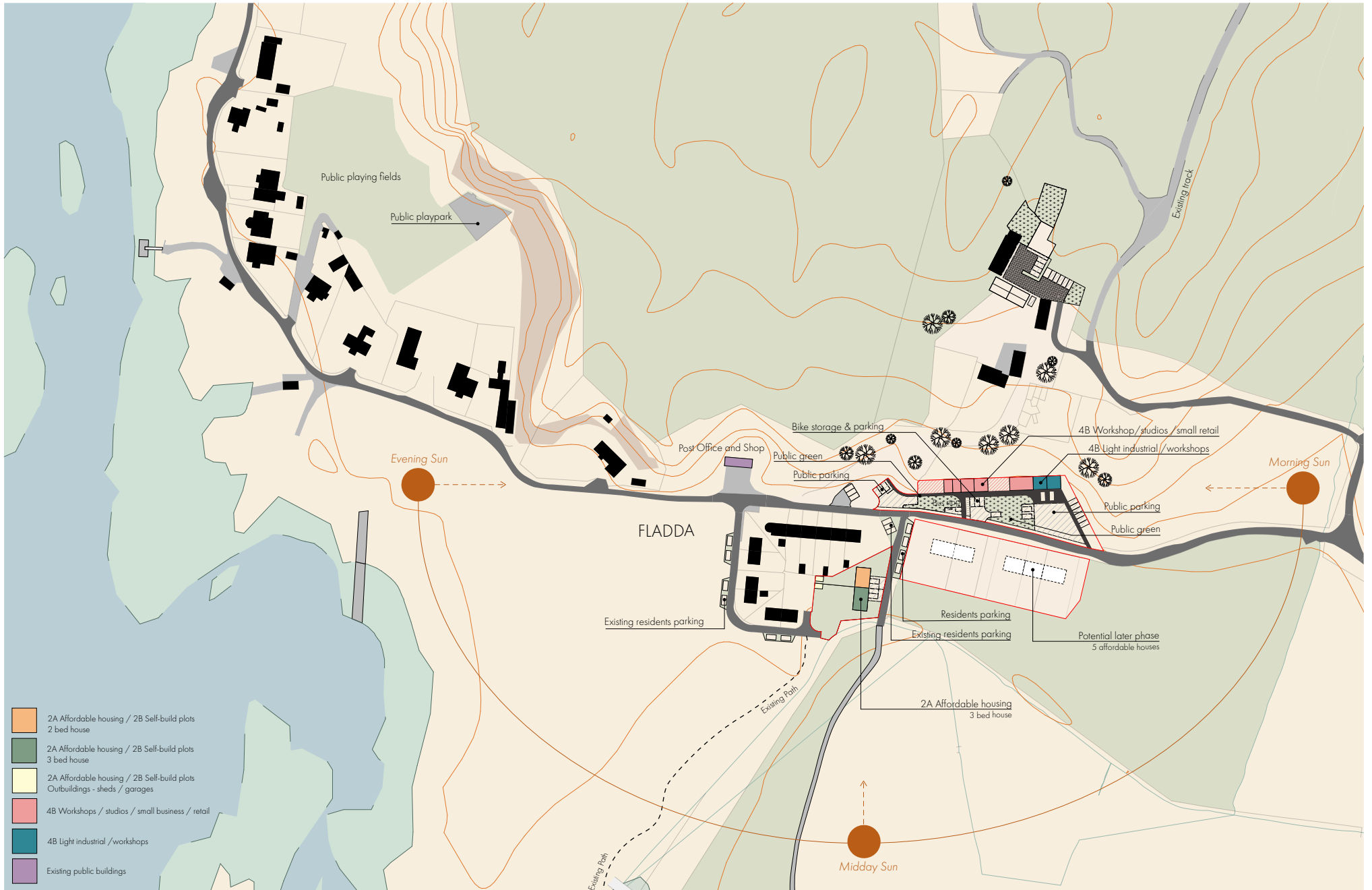
- **Stage 2:**  
Like the other projects on this site this should be part of a holistic vision, and form part of the development of a scheme securing Planning Permission in Principle. Proposals might be developed by the landowner for rental, or plots prepared for sale to individuals. It is expected that plots will be serviced as part of wider proposals on the site.
- **Stage 3:**  
Planning Permission in Principle would be applied for at this stage. This establishes the scale, and position of the prospective buildings, and potentially a material palette. These are the parameters within which plots may be sold for individuals to develop. Assuming this application is successful plots might either be sold or developed, and detailed designs for submission for full planning permission would be developed for any new buildings.
- **Stage 4:**  
Detailed designs would be developed by private developer or individual owners, building warrants and any other relevant permissions secured and builders secured.
- **Stage 5:**  
Site service and access infrastructure procured and delivered as part of wider site development. Individual building construction responsibility of whole site developer or private owners.

## 04 | POTENTIAL SITES

### 4.2 Fladda

Situated along the principal east-west road, at the entrance to Cullipool and the location of the existing shop and post office, the area around Fladda is an important node point in the island's infrastructure. The projects explored for this area focus on ways in which existing retail and service functions could be strengthened and expanded upon through the addition of new housing and work spaces.





Map of Potential Proposals at Fladda

## 04 | POTENTIAL SITES

### 4.2 Fladda cont.d

#### *Site Appraisal*

The site at Fladda sits to the east of the existing council housing at the entrance to Cullipool. The site sits within an area of open but currently boggy ground to the south of the public road and rocky escarpments to the north. The existing island shop and post office building lies just west of the proposed site area.

Access to the existing housing is via the public road running east-west and from a small access road giving access to the west and south blocks of existing housing. A rough track runs from the public road along the eastern side of the existing housing. A number of informal parking spaces are grouped around the housing access road and bordering the public road.

There are no current utilities on the site areas considered in the proposed plans, although utility connections serving existing housing are in close proximity. Ground conditions are boggy at present and existing surface water flooding in areas of depression would need to be considered in relation to any proposed foul water treatment. A natural burn valley to the south could be investigated for treatment of run-off water. Peat deposits would also need to be checked in this location.

The site enjoys wide open views to the east and south. Nearby buildings are predominantly traditional pitched-roof forms with rendered masonry walls and slate roofing. The existing shop and post office is a single-storey timber-clad, pitched roof construction with profiled metal roofing.

Development on the site would be visually prominent and would become the first built structures seen on approach and arrival in the village.



## 04 | POTENTIAL SITES

### 4.2 Fladda cont.d

#### *Affordable Housing & Self-Build Conversions*

##### **Project description**

The principle option proposed for affordable housing at Fladda is for completion of the quadrangle of existing council housing. A second option for a potential later phase of housing running parallel with the public road to the east of the existing housing is also included in the Development Framework plans. However it is envisaged that expansion at the South Cuan site would be preferable in the first instance if demand for additional housing occurred.

##### **Design, Placemaking & Sustainability Principles**

The layouts shown for Fladda follow the existing pattern of development, with arrangement around the central housing quadrangle. Housing in this area would be sheltered from the prevailing south-westerly winds by the existing buildings to the south and west.

A pair of single or 1.5 storey buildings is proposed, keeping the ridge-line of the proposed buildings low in order to avoid overshadowing and protect the privacy of the existing buildings and their garden spaces. Consideration should be given to accessibility for new buildings within this scheme, opening up the opportunity for elderly residents of neighbouring council houses to relocate to suitable accommodation within their local area in later years. New buildings should respond to the existing pattern of pitched-roof structures, with semi-detached structures for thermal efficiency and cost-effective building envelopes.



*Modern Vernacular Cottage, Fungarth*



*Housing on Ulva*

## 04 | POTENTIAL SITES

### 4.2 Fladda cont.d

#### *Affordable Housing & Self-Build Conversions cont.d*

Access to the new housing would be via the existing track, upgraded to suitable construction standards and with private parking on the eastern side of the proposed buildings. Consideration should be given to provision of additional parking spaces formalising the parking arrangements for the existing housing, along with shared cycle storage.

A variety of external materials and finishes might be employed for the houses, provided that they complement the tones of the surrounding landscape and existing settlement buildings. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

All new housing should incorporate renewable energy and heating. Measures to be explored for housing at Fladda include solar pv panels, solar thermal panels and rain-water harvesting for garden use. District energy and heating measures could be explored should a wider scheme including workshop and studio space be taken forward, including small wind turbine power, biomass heating and ground-source heating.

#### **Green infrastructure**

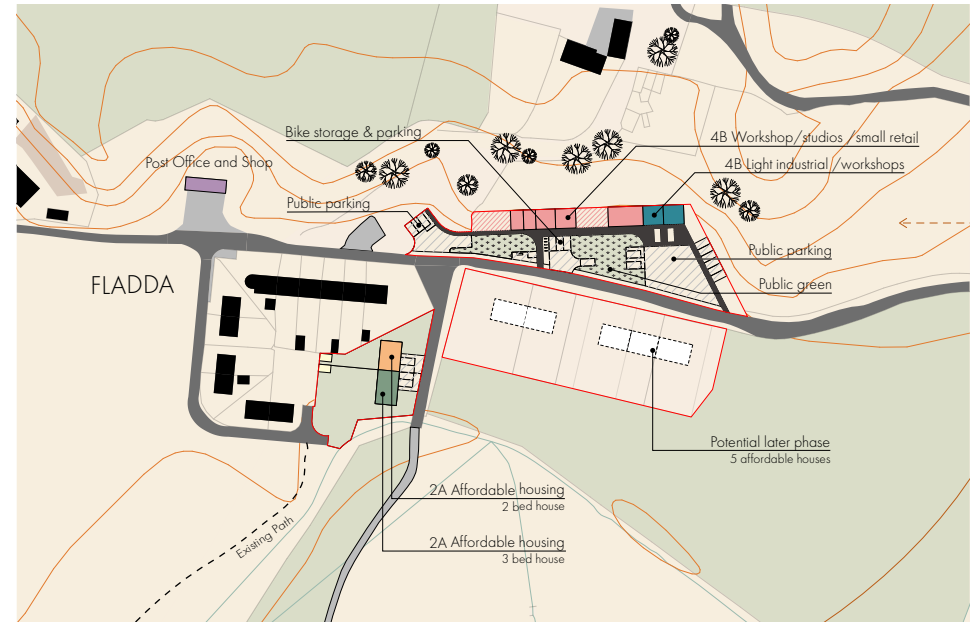
Housing at Fladda should follow the pattern of garden layouts of the existing housing, with larger private gardens extending into the sheltered quad space between the buildings. Provision of generous garden space for affordable housing offers the opportunity for growing food and supporting an increase in the biodiversity of the site.

## 04 | POTENTIAL PROJECTS

### 4.2 Fladda cont.d

#### *Affordable Housing & Self-Build Conversions cont.d*

The provision of affordable housing is a high priority project, and for the Fladda site or the South Cuan site the potential length of time it takes to secure funding, designs, permissions and procure construction for these houses means work should start right away on moving prospective affordable housing forward. Section 2 sets out that the immediate necessity to complete a Housing and Business Needs Assessment (HBNA). Ideally these homes would be delivered within three to five years.



## 04 | POTENTIAL PROJECTS

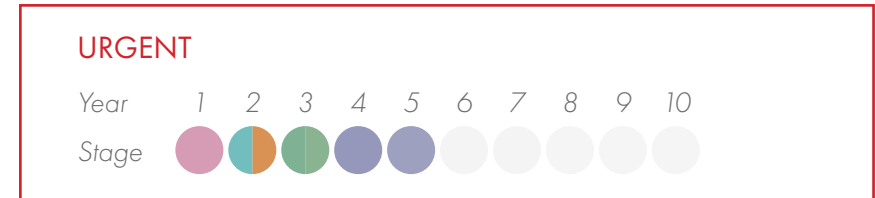
### 4.2 Fladda cont.d

#### *Affordable Homes & Self-Build Conversions cont.d*

##### Next steps:

- **Stage 1:**  
Site investigations should be undertaken on these and other potential sites to establish ground and drainage considerations.

The outputs from the HBNA should feed in to discussions with the land owners at South Cuan and Fladda to establish if there is a preferred site amongst those identified in this report. Argyll and Bute Council, as owners of the smaller plot should be contacted early on to establish whether this land might be made available for affordable housing. These discussions might also identify shared development goals and opportunities for partnering. Depending upon the findings of the Housing and Business Needs Assessment it is expected that an initial phase of around 4 affordable homes would be appropriate. The delivery of these might be tied in to some of the other projects identified for the Fladda site, such as the suggested workshops/studio spaces, in order to secure economies of scale with new access and services infrastructure, and together these should form a phase 1 brief.



- **Stage 2:**  
A design team including Architect, Structural Engineer, Roads Engineer, Quantity Surveyor and Mechanical & Electrical engineer should then be appointed to develop this brief and then designs in more detail, giving careful consideration to enabling the potential further phases of development set out in this framework to be able to follow. There should be ongoing consultation with the community on the detailed designs, and discussion with the local planners.  
  
Consideration should be given to the potential merits of submitting an application for Planning Permission in Principle. Designs, infrastructural requirements and costing should be developed in more detail.
- **Stage 3:**  
An application for detailed Planning Permission should be prepared and submitted.
- **Stage 4:**  
Technical drawings and tender information are prepared, building warrants secured, potential contractors identified.
- **Stage 5:**  
The buildings are constructed.



## 04 | POTENTIAL SITES

### 4.2 Fladda cont.d

#### *Studio & Workshop Spaces*

##### **Project description**

Sites to the northern side of the road space could be created for workshop or studio spaces. These buildings would follow the existing layout set by the shop and post office, creating a cluster of public-facing business activities or flexible creative space for community activities set back from the roadside and tucked in against the hillside. These spaces would be suitable for quieter functions due to their proximity to housing.

##### **Design, Placemaking & Sustainability Principles**

The proposed layouts are set out relative to the backdrop and shelter provided by the rocky escarpments to the north of the site. The proposed buildings are set back from the edge of the public road, creating a more open area of civic space as a welcoming arrival threshold to the village. Situated at the upper side of gently rising ground, the workshop/studios spaces would enjoy open outlook over the fields to the south.

Oriented with their long elevation facing south would provide the buildings with positive passive solar gain. Buildings could follow the traditional pitched-roof forms providing a sense of belonging within the existing built environment or could explore other more contemporary forms relating to the topography of the site. It will be important for the south-facing, public elevations addressing the road to explore options for active frontages and engagement with the road. The buildings could be divided into regular bays, with units rented either individually or in pairs for those requiring larger work space.

Turning space and parking for vehicles is proposed in a clustered arrangement, retaining space for planting. Cycle storage space should also be provided.



*Visualisation of studio and workshop spaces with new housing in distance*

## 04 | POTENTIAL SITES

### 4.2 Fladda cont.d

#### *Studio & Workshop Spaces cont.d*

A variety of external materials and finishes might be explored, potentially following the timber-cladding and profiled metal material palette of the existing shop. Materials which mark the workshop and studio spaces as distinct from the housing would help to identify these spaces as non-residential. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

All workshop and studio buildings should incorporate renewable energy and heating. Measures to be explored include solar pv panels, solar thermal panels and rain-water harvesting for green infrastructure use. Roof-mounted panels should focus on south-facing pitches to maximise solar gain. District energy and heating measures to explore for the wider scheme of new and existing housing include small wind turbine power, biomass heating and ground-source heating.

#### **Green infrastructure**

The green space forming the frontage to the proposed buildings could form an attractive threshold space for Cullipool. Consideration might also be given to use of this space as small community garden. Planting should be chosen carefully to ensure that the open aspects enjoyed from and towards the site are not obscured.



*Textiles Workshop*

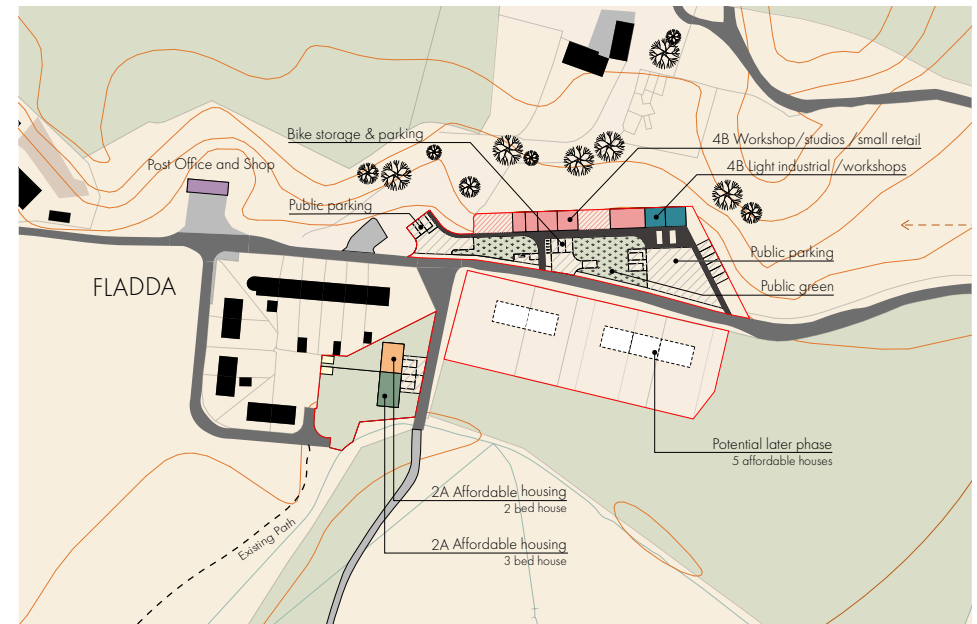
## 04 | POTENTIAL PROJECTS

### 4.2 Fladda cont.d

#### *Studio & Workshop Spaces cont.d*

The extent and nature of the studio and workshop spaces here should be informed by the Housing and Business Needs Assessment. It may be that there is both need and capacity for this provision both at Fladda and South Cuan, but the merits and challenges of each site should be weighed up against each other, and a preference might be given to developing studios and workshops alongside the first phase of any affordable housing. This should not preclude more than one site being developed for studios and workshops in time.

However, it is understood that there is a current desire for places and spaces to work away from people's homes, and that this requirement will only grow with time. As such this is important to enable these new buildings to come on line as and when they might be required.



*Plan of potential workshop and studio spaces*

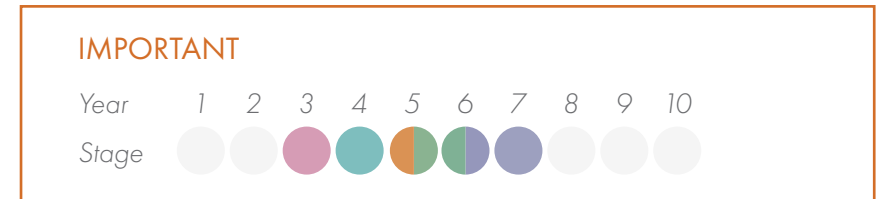
## 04 | POTENTIAL PROJECTS

### 4.2 Fladda cont.d

#### *Studio & Workshop Spaces cont.d*

##### Next steps:

- **Stage 1:**  
Proposals might be developed by the landowner for rental, or plots prepared for sale to individuals. It is expected that site wide services will be installed ahead of construction or multiple sale of plots. A design team should be identified and appointed.
- **Stage 2:**  
The design parameters, scale and plot layout should be developed with a view to the scheme being presented to the planners for feedback ahead of a formal application for Planning Permission in Principle.
- **Stage 3:**  
Planning Permission in Principle would be applied for at this stage. This establishes the scale, and position of the prospective buildings, and potentially a material palette. These are the parameters within which plots may be sold for individuals to develop. Assuming this application is successful plots might either be sold or developed, and detailed designs for submission for full planning permission would be developed for any new buildings.



- **Stage 4:**  
Detailed designs would be developed by private developer or individual owners, building warrants and any other relevant permissions secured and builders secured.
- **Stage 5:**  
Site service and access infrastructure procured and delivered as part of wider site development. Individual building construction is the responsibility of whole site developer or private owners.

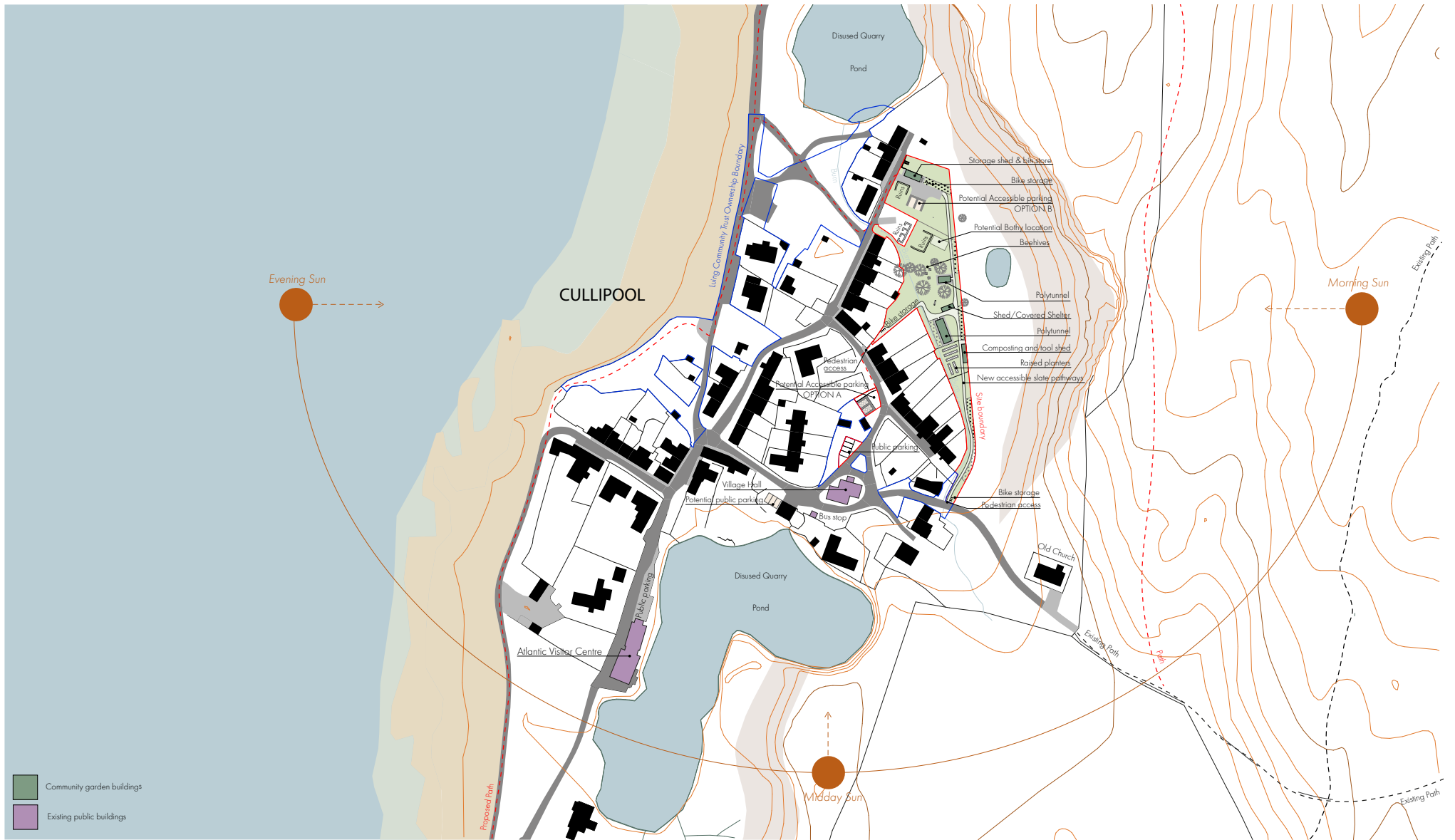
## 04 | POTENTIAL SITES

### 4.3 Cullipool

The historic character of Cullipool within the conservation village area forms an important part of Luing's heritage and identity. The projects for this area focus on how best to preserve the valued built environment, promote access to and enjoyment of the village setting, address coastal defence and support economic sustainability.

There are a number of distinct areas within and adjacent to Cullipool included in the Development Framework. These are: Cullipool Conservation Area, a site for Cullipool Community Garden, Cullipool coastal defence and beach area and Cullipool Quarry.





Map showing potential projects at Cullipool

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Conservation Area*

##### Site Appraisal

In the absence of a formal Conservation Area character appraisal, a brief character appraisal has been developed as part of the Development Framework. The following is an extract from the appraisal covering the key characteristics of Cullipool's Conservation Area. The full character appraisal can be found in Appendix C.

##### Key characteristics

The historic village consists of around a dozen short terraces of single storey white rendered workers cottages, which are between two and 5 cottages long, with other standalone cottages in between, some of which were converted from industrial buildings more directly associated with the workings of the quarries. The terraces are arranged informally and there is an organic growth pattern which may have related to the development and evolution of the quarry works. In some instances terraces align on either side of the road to form short streets. Elsewhere they open out onto more informal spaces between the houses.

The public realm typically runs all the way up to the front doors of the houses, with a narrow pavement running in front of the houses, often paved in slate slabs. Some houses have a small fenced area in front of them separating the street from private garden. Most houses have enclosed gardens to the rear and many have substantial extensions into their gardens.



## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Conservation Area cont.d*

The built forms of the houses are defined by a consistency of scale, with white painted masonry walls, 45 degree pitched dormer-free slated roofs, and consistent sizes of chimney with single flue/pots. Typically roof spaces are occupied and lit with roof lights; windows are set deeply within thick walls and are 50/50 timber sliding sash windows either two or four pane; doors and windows are often painted in bright colours; roofs are slated in Luing slate in diminishing courses with closed eaves and bedded verges.

The Village Hall is a standalone building with similar detailing to the houses, and sits informally in a public realm of road and grass verge. Further ancillary buildings are scattered between the houses, typically in un-rendered slate with mono-pitched roofs and profiled metal roofs. These often tie in to slate stone garden walls. To the seaward side of the village gardens are often enclosed with slate stone walls and in some cases are separate from the immediate curtilage of the dwelling. Typically the grassy verge to the road/street runs uninterrupted to the shore.

#### **Project description**

Within the conservation area development is limited to small or low-key interventions such as the proposed community garden and potential bothy (see full project description and design principles below) or repair, maintenance and consolidation works that support the character of the conservation setting. These repair, maintenance and consolidation works might include the programme of slate repair to historic buildings outlined in Chapter 3, installation of a bus stop if an island bus service was instated or formalising of the ad-hoc car parking arrangements currently utilised within the village.





## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Conservation Area cont.d*

##### **Design, Placemaking & Sustainability Principles**

Where interventions, repairs or consolidation of parking spaces does occur, these must respect the scale, form, massing, settlement pattern and materiality of the conservation setting as described in the conservation area character appraisal.

Work to form parking areas is primarily focused on delineation of existing informal areas on Community Trust-owned land. Parking areas should follow the existing pattern of compacted hardcore and grass verges with small boulder borders to denote parking spaces as is currently used for parking adjacent to the village hall. Where public parking spaces are available these should be discretely denoted as distinct from private parking arrangements relating to cottages.

Any seating or shelter formed in the future for a bus stop should make use of local slate or other materials in keeping with the walls, sheds and shelters that characterise the village.

Where repair work to properties within the conservation setting is carried out as part of a skills-training programme, work should be in keeping with the best practice guidelines on historic building repair set out by Historic Environment Scotland.

Consideration should be given to integration of buildings within the conservation area with any sea or water source district heating schemes explored as part of other projects within the area.

##### **Green infrastructure**

Cullipool's character is partly shaped by its existing pattern of open, grassy ground between properties, grass verges, and slate garden walls. This type of landscaping should be respected by any small-scale interventions carried out in the future.



## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Conservation Area*

##### CONTINUOUS

Year	1	2	3	4	5	6	7	8	9	10
Stage	●	●	●	●	●	●	●	●	●	●

#### Next Steps

New developments should be considered within the context of a character appraisal for the Conservation Area. In the absence of a formal Character Appraisal issued by Argyll and Bute Council, the outline character appraisal included within the appendix of this Framework might be referred to. Repair and maintenance of the built environment should be ongoing.



## 04 | POTENTIAL SITES

### CULLIPOOL

#### 4.3 Cullipool cont.d

##### *Cullipool Community Garden*

##### Site appraisal

A site for the community garden has been identified by the current members of The Luing Growers group. Situated on land owned by the Isle of Luing Community Trust, the proposed garden would be located to the east of the houses forming the eastern edge of the conservation village. The site is broadly triangular on plan, running from a broad northern boundary in line with the northern-most cottages in the village, to a narrow wedge at its southern end.

To the east of the site lies open, marshy ground and a pond, beyond which the land rises steeply in a tall escarpment. To the west the site is bounded by the rear gardens of a series of four terraces of cottages, and a small, slate-lined drainage burn running partway along the western boundary. At the northern and southern ends of the site, the ground has already been cleared and cultivated, with areas of raised beds at the north and grassy drying greens at the south.

The site includes a series of small stone ruins and stone walls at its northern end. An electricity pole is situated in the mid part of the site, around which a number of fruit trees have been planted. Ground conditions are uneven and boggy in places but work has already begun on improved drainage and clearing of the less accessible parts of the site.

Access is currently via the southern end of the site or at the existing opening between stone walls and a small stone ruin at the northern end. Two other access routes running between gaps between houses sit within the land owned by the Community Trust but are currently closed up.



## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Community Garden cont.d*

##### **Project description**

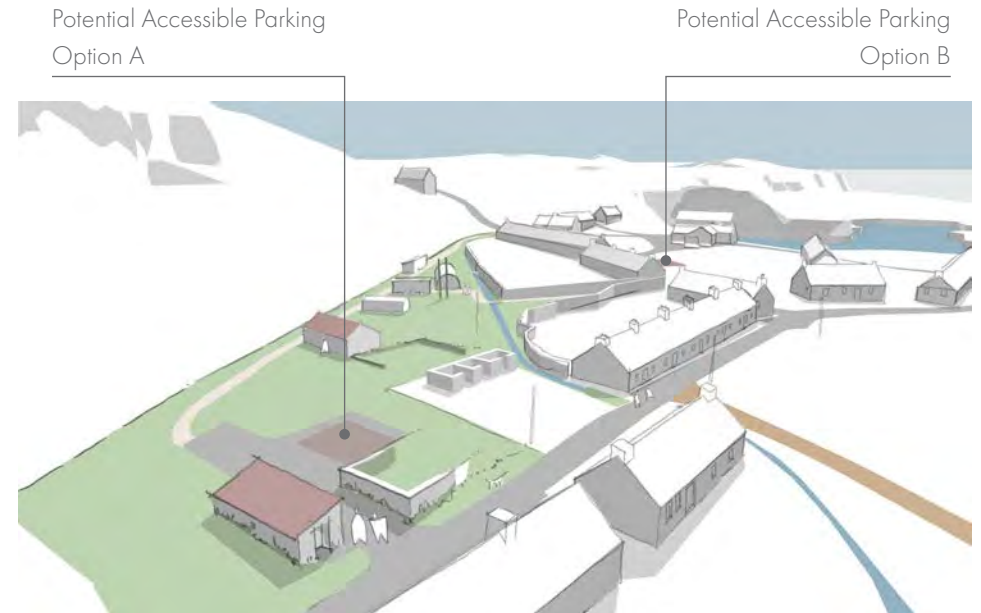
The Cullipool Community Garden seeks to provide space for growing of fruit, vegetables and other garden plants and flowers, a composting scheme, a poly-tunnel and space for storage of gardening tools and equipment. Spaces for potential bee-keeping are also included in the scheme. The garden is to offer space for both experienced and novice gardeners to gather and garden together and is to be accessible to a wide range of mobility levels.

##### **Design, Placemaking & Sustainability Principles**

The main gardening spaces including the poly-tunnel, raised beds, composting and tool sheds are located in the mid-part of the garden where the nearby houses and trees provide shelter from the prevailing winds. Existing tree planting at the end of the private gardens that back onto the community garden will also help to provide screening between these public and private areas.

More informal planting and fruit trees are located in the area to the north of the proposed poly tunnel location, where ground is less even and the existing electricity pole prevents the installation of any permanent construction. To the north of the fruit trees an area suitable for a smaller poly tunnel has been identified. It is imagined that this would form part of the later stages of development when the demand for more internal growing space occurs.

A range of tool storage and composting enclosures defines the eastern side of the garden along much of the boundary. Paved spaces for gathering and seating are sited next to the poly tunnel. A outside shelter provides a covered seating area to allow growers or garden users to enjoy the gardens in all kinds of weather. To the west boundary the existing slate-lined drainage burn is to be retained and cleared.



*Cullipool Community garden potential proposal*

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Community Garden cont.d*

An accessible access path runs the length of the garden, providing wheelchair access to all gardening spaces. This path predominantly runs alongside the east boundary, connecting into a re-opened public route from the street at the south-west and continuing to the north to the location of the proposed storage shed and bin store. To the south of the site, where the site becomes narrow, the path runs alongside the burn and continues to meet the existing road. A small area of cycle storage is proposed at each entrance point to the site.

Two areas have been identified as locations for 2 no. accessible parking spaces for garden users; the off-site to the South-West (Option B) and to the northern end of the site alongside the existing stone ruins (Option A). A location for the accessible parking spaces has been identified to the South-West. A short journey through the re-instated pathway to the South-West of the gardens would provide an accessible route into the gardens. The parking spaces identified at the northern end of the site, are screened from view from neighbouring cottages by existing ruin stone walling and are intended for accessibility purposes only with the majority of community gardeners using the general parking spaces located elsewhere in the village. Plans for a future island bus service could include a bus stop/drop-off at the village hall, within a short walking distance of the garden.

The small stone ruin at the Northern end of the site is proposed as a simple storage shed for produce. Existing stone walls are to be consolidated and a simple, profiled metal roof added, in keeping with the existing pattern of storage buildings throughout the village.

Generally materials for paths, low walls and storage or composting structures are to use materials in keeping with the existing material palette of ancillary buildings and landscaping within the conservation setting. Construction of accessible paths suitable for wheelchair access, footbridges over the burn and stone walls defining seating areas and raised planting could provide opportunities for use of slate from the quarry and skills-training for apprentice masons and stone carvers. Informal paths winding through garden spaces could use a variety of loose materials such as gravel, pebbles, bark or wood chips.

A second stone ruin forms the footprint for a potential bothy, located to the south of the accessible parking spaces. Whilst larger-scale housing was felt to be inappropriate for the conservation setting, small-scale, one bedroom accommodation in keeping with the size and form of existing village buildings could potentially be accommodated. The option shown on the layout here positions the bothy in line with a gap between two terraced rows of houses and set back from the edge of the garden to preserve privacy. This structure, if developed should respect the pattern of modest, pitched-roof building forms and should draw on either the material palette of smaller ancillary buildings in the village or the existing cottage structures.

Excluding the potential bothy development (which would form part of a separate development project from the garden), power requirements on the site are likely to be minimal. Consideration should be given to use of micro-hydro generation using the burn flow for garden power requirements. Garden lighting should be generally low-key to avoid light disturbance for neighbouring dwellings but small, solar-powered garden lights could be employed to provide task and circulation lighting where required. Garden development should also explore use of rain-water harvesting.

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Community Garden cont.d*

##### **Green infrastructure**

Developing a community garden at this site offers the opportunity to increase biodiversity in the area as well as support sustainable food production. The potential for beekeeping on site offers the chance to support vital pollinators, although care should be taken regarding public safety when fixing the exact location for bee hives on the site.

Connecting the garden via a number of pedestrian access points to the wider village will help to create an open, welcoming space for use by all islanders. Integration with information on walking routes across Luing can also help support visitor engagement with the garden.

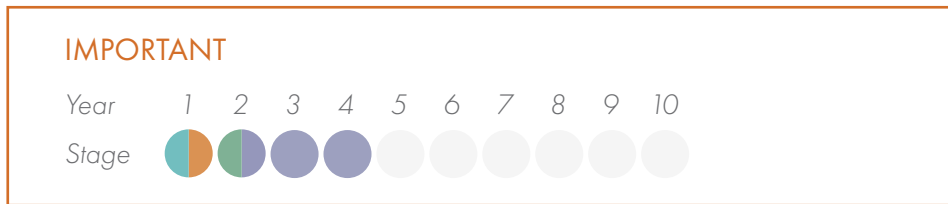


*Cullipool precedents for stone storage sheds*

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Community Garden cont.d*



The development of sites for community gardens across the island is important and no one site has greater importance than another. However, as the site at Cullipool is in the ownership of the Luing Community Trust proposals could be moved forward after in this location. There is also an existing residents group who are keen to move the project forward.

It is understood that this project is to some extent already under way on land owned by the Isle of Luing Community Trust.

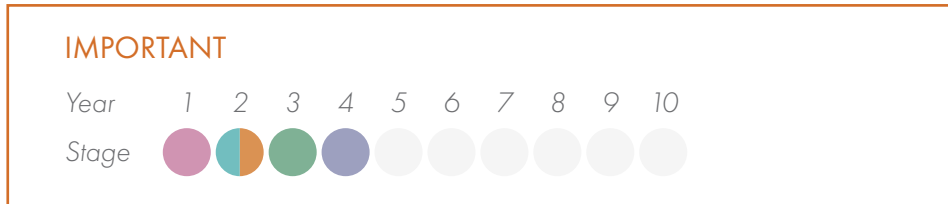
#### Next steps

- **Stages 1 & 2:**  
Outline designs developed as part of this Framework should be consolidated separately from any potential proposals to develop Bothy accommodation on this site. If designs significantly diverge from those illustrated in this framework a further round of consultation on the proposals might be held with the community, and feedback taken on board.
- **Stage 3:**  
Detailed planning permission will be required for some aspects of the garden, although some aspects of the garden are a continuation of existing use.
- **Stage 4:**  
Some aspects of the design may require a degree of technical design input from an Architect / Structural Engineer / Landscape Architect and a building warrant is likely to be required ahead of the construction of any significant new structures, re-roofing or other alterations to existing outbuildings.
- **Stage 5:**  
Construction, which is likely to be through a mix of local volunteers with some localised professional building input.

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### Short-Term Bothy Accommodation



Given the land for this project is already in Community Trust ownership, if funding allows this project may be brought on line sooner, especially if it becomes increasingly apparent that there is an acute need for short term or seasonal accommodation.

#### Next steps

- **Stage 1:**  
This project should ideally follow on from the start of works for the community garden, but capital funding demands may mean it takes longer to come to fruition. A brief should be developed to define the nature and size of the accommodation required. Development funding will need to be secured to cover costs up to the start of construction. A design team will then need to be secured to progress the design work.
- **Stage 2:**  
Designs should be developed within the parameters of this development framework, with due attention to the Conservation Area context. Comments and input on the developing designs should be gathered from the local community.
- **Stage 3:**  
An application for full planning permission should be prepared and submitted.
- **Stage 4:**  
Technical designs developed for construction information, submission for Building Warrant, and construction team secured. Capital funding will need to be secured at this stage.
- **Stage 5:**  
Construction period.



## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Coastal Defence and Beach Area*

##### Site appraisal

The wide bay at the Northern end of Cullipool backs onto a made-ground terrace formed as part of the historic quarrying activities at Cullipool. This terrace is reinforced at the head of the beach by a rip-rap coastal defence wall. Historically this would have been protected from coastal erosion by slate spoil from the adjacent quarry deposited on the beach to build up the beach level. However as a programme of regular feeding of spoil to the beach no longer exists, the bay has become severely eroded and damage has been incurred to the rip-rap wall with coastal erosion undermining the base of the rip rap boulders. A full site appraisal and outline strategy for coastal defence in this area can be found in the Beach Nourishment Assessment report commissioned by the Isle of Luing Community Trust.

The northern end of the made-ground terrace used to connect to a coastal pathway leading to Port Mary, however coastal erosion has swept away the path in places and undermined it in others. Loose rock overhead on the coastal route makes this path no longer safe to use.



*Coastal erosion to North of Cullipool*

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Coastal Defence and Beach Area cont.d*

##### **Project description**

The earlier studies on coastal erosion at Cullipool set out the sea wall repairs and spoil feeding required to provide lasting coastal protection. A method statement for ongoing distribution of the slate spoil will be used to inform the layout of vehicular and pedestrian routes along this section of the coastline following a general principle of creating a safe pathway between the village and the slate project, free of vehicular traffic.

Access to the beach for delivery and distribution of new spoil material will help to determine design development for the external landscaping relating to the proposed slate building, along with any proposals taken forward for camper van parking, picnic spots etc.

##### **Design, Placemaking & Sustainability Principles**

Coastal defence proposals follow the principles of historic treatment of the coast during the years of active slate extraction on Luing. Reference should be made to historical data regarding levels and extent of made ground. Where appropriate, opportunities should be sought for enabling pedestrian access to the beach, which is currently hazardous due to undermining of made ground.



*Images of Made-Ground, Historic Environment Scotland*

## 04 | CULLIPOOL

### 4.3 Cullipool cont.d

#### *Cullipool Coastal Defence and Beach Area cont.d*

The serious threat of coastal flooding at Cullipool makes this one of the most urgent projects for delivery on the island.

#### Next steps

It is understood that at the time of the writing of this report this work is already in the planning stages. While much of this work is likely to be dependant on material obtained from the adjacent slate project (see below) some initial work should be possible using existing slate spoil heaps, depending upon the nature of the spoil, which will be determined upon further investigation.

- **Stage 1:**  
The Luing Community Trust will have to secure suitable professional support in the careful delivery of this project, and ensure any appropriate permissions are secured ahead of works commencing. The nature and extent of permissions required should be established as soon as possible with Argyll and Bute Council and Marine Scotland.
- **Stage 2:**  
The extent and nature of the area of reclaimed ground should be clearly determined, with areas of priority defined. This should be effectively communicated to the local community.
- **Stage 3:**  
Relevant permissions secured.

#### URGENT



- **Stage 4:**  
Technical designs as appropriate should be developed and a suitable construction team secured. This work may tie in with early operations at the slate project.
- **Stage 5:**  
Construction period. It is understood that there may be a rolling programme of works which will be interdependent with those at the slate project. Initial works involving the existing spoil heaps are likely to be relatively brief, and a more intensive period of activity relating to the removal of the overburden at the slate project is anticipated. After this it may be that repair, replenishment, and reinforcement of the coastal defence will be undertaken on a rolling annual basis. The local residents should be consulted on the best time to undertake this work in order to minimise detrimental impact upon their living environment.

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project*

##### Site appraisal

The site proposed for the slate project is located within the historic slate working area to the north of Cullipool Village. The site is accessed by narrow private road through Cullipool, and then a short length of gravelly track beyond the end of the public road which crosses the foreshore over an area that was historically part of the slate workings.

The site sits just outside the Cullipool Conservation Area. While it is outside the conservation area it could be considered to be within its curtilage, and as such the protected character of the village must be considered with regard to any development in this area.

The area lying between the village and the quarry site is post-industrial open ground. There are clear views towards the high ridge of rock that forms the southern boundary of the quarry area from the houses located at the north end of the village. This ridge partially obscures views from the village into the historic quarry area itself. Within the quarry area itself, ground remains as it was left when slate extraction ceased, with large areas of exposed rock-face to the north and east high escarpments, slag heaps, islanded rock outcrops and sudden drops at the edges of historic excavations.



*Visualisation of potential slate project building*



Map showing potential Slate Enterprise proposal

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

##### **Project description**

Proposals are being developed by the Isle of Luing Trust with the support of Historic Environment Scotland for a small scale slate extraction project at the former slate quarry at Cullipool. The project looks to extract slate immediately to the north of the historic quarry, using the overburden (extracted material over the high quality slate seam) and future waste slate to reinstate an area of severely eroded coastal defence adjacent to the workings. As the only producer of new roofing slate in western Scotland, it is expected that all the dressed roofing slate produced (about 200 tonnes per year) will be used in historic building conservation and repair projects. A new building will provide a space for working slate, some covered storage, welfare facilities and some visitor spaces.



*Cullipool quarry*

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

##### **Design, Placemaking & Sustainability Principles**

It is expected that the Slate Project Building will sit at the southern entrance of the working site and provide both a buffer and an interface between public open space and the enclosure of the slate extraction site. It may in itself form part of the enclosure of the works, rather than sitting behind a fence. The building should also be configured so as to help define and improve the edge of the post-industrial open ground between the village houses and the slate project site. The building should communicate that it is a destination with a public interface with a clear public arrival point and entrance. It should also clearly delineate access to the site works from its public entrance, both from a logistical and a health and safety point of view.

The slate extraction and working site is to be provisionally enclosed with 1200mm high post and wire fence, with additional bunds and landscaping to screen the working site and improve adjacent spaces. Bunds and landscaping works should be instigated as early as possible during the initial operations on site. This early work is likely to include creating a new access route in to the extraction site from the south, and the removal of a spoil heap in this area. Bunds may be formed to both visually screen the new workings and mitigate noise from the site causing any potential disturbance to adjacent dwellings. Proposals for the exact height and location of bunds should be developed ahead of any formal planning applications and in parallel between building design development and more detailed proposals for the rest of the slate project.



*Cullipool quarry*

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

While some of the new building will demand significant internal height, care should be taken with the visual height of the building in the context of the conservation village. The scale of the open site, the slight separation from the village and the height of the escarpment behind should mitigate this and allow for a building of a larger scale than the dwellings within the town. It is expected that a dual pitched roof form building would be most appropriate for the site but this does not preclude exploration of architectural proposals of a different form that can nevertheless demonstrate appropriateness within the conservation area context. However, any eaves heights should be controlled and limited to within the eaves height of the typical one and a half story houses within the village which are nominally 4m to 4.5m high. It may be that a lower eaves height is preferable on the village facing aspects of the building. The ridge height of a roof may to a modest degree exceed that of the highest houses in the village, but the building should not compete in scale or prominence with the old church to the east.

The context of terraced house up to 50m long should allow for a building of comparable length to be accommodated on the site, but the depth of the building should be controlled to avoid the building appearing at odds and out of scale with the historic architectural context.

Externally the building should draw upon the traditional palette of vernacular materials evident within the conservation area - slate walls, white washed or lime-rendered stone walls, unpainted dry bedded slate walls, slate or profiled metal roofing. However, the use of timber cladding might also be considered, either stained or untreated. Localised use of strong colour might also be appropriate and reflect the bright colours of doors and windows on many of the local houses.



*Delfind Stone Processing Enterprise*



## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

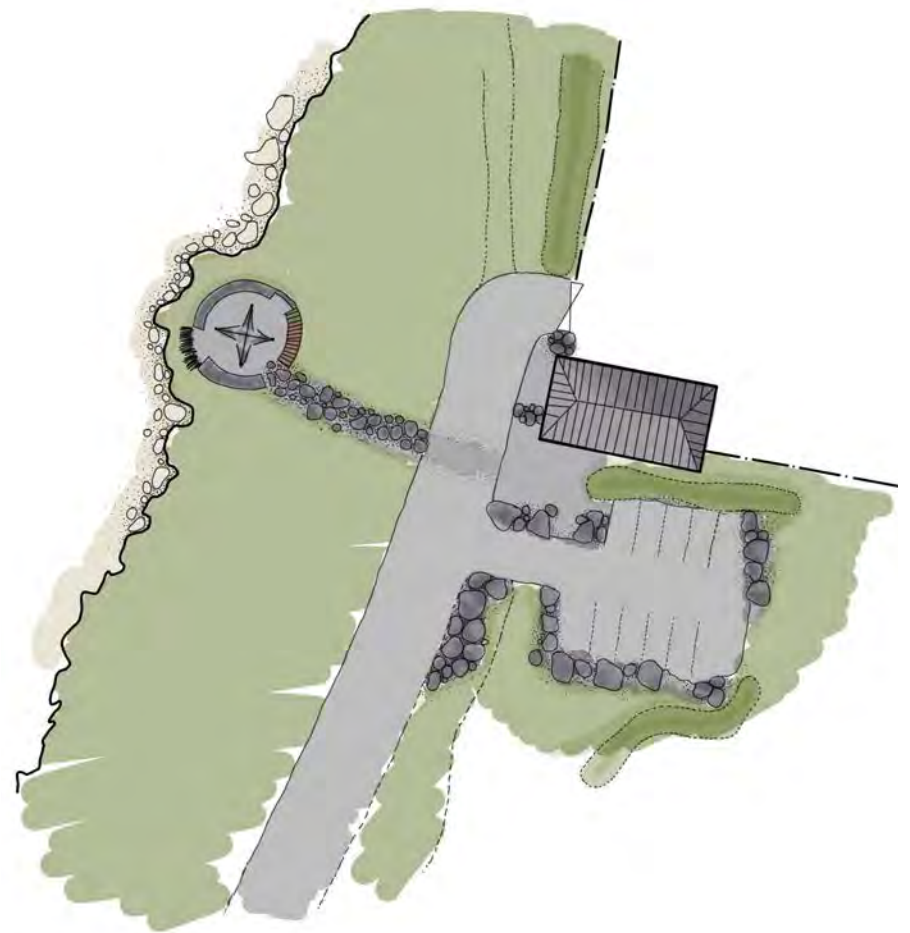
The proposals are to produce 200 tonnes of slate per year over around 25 years. This is approximately one tonne/pallet of slate per working day. Slate would then be moved off site at intervals. When deciding on these intervals, consideration will need to be given to the economics, practicalities and minimising the impact on the residents of Cullipool in moving the dressed slate. Nevertheless the site has capacity to accommodate many months of dressed slate within the hollows of the historic slate quarry.

It is envisaged that a long building divided into bays is required. The bays are to have vehicular access on one side and potentially between each other. Outside the building there will need to be a wide flat open area for vehicle movement and potential laying out and stacking of dressed and undressed material.

The slate building should incorporate renewable energy and heating. Measures to be explored within the building structure include solar pv panels, solar thermal panels and rainwater harvesting. Tidal energy generation serving the building should also be investigated. Options for a wider tidal power network or sea source or water source heating serving the village, the slate project and the Atlantic Islands Centre could also be explored.

#### **Outside Areas**

It is envisaged that training in the use of slate will be a regular activity on the site, and that training projects might deliver slate walling, small ancillary building projects with slate roofs, art installations in slate and the like. As such the site should have capacity for and a strategy for expansion of built structures and potentially wider landscaping structures.



*Viewpoint proposal sketch*

## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

##### **Green infrastructure**

Walls, places to sit, shelter structures and the like can all be used to enhance and improve a sense of place in the area to the south of the slate project. In summer this area is typically used by visitors for camping, particularly in camper vans, and there might be a review of whether modest facilities might be provided on the site to help control the impact of these visitors. These facilities might include bins, recycling places, sheltered view points and benches, safe barbecue spots, picnic spots, information points and charging points. This work could extend to defining parking and camping spots and potentially securing revenue should landowners be willing, and the community are happy with adding some formality to this arrangement. All such infrastructure would require the relevant statutory consents.



*Interpretation structures, artistic viewpoints, enclosed seating and fire/grill pits*

## 04 | POTENTIAL SITES

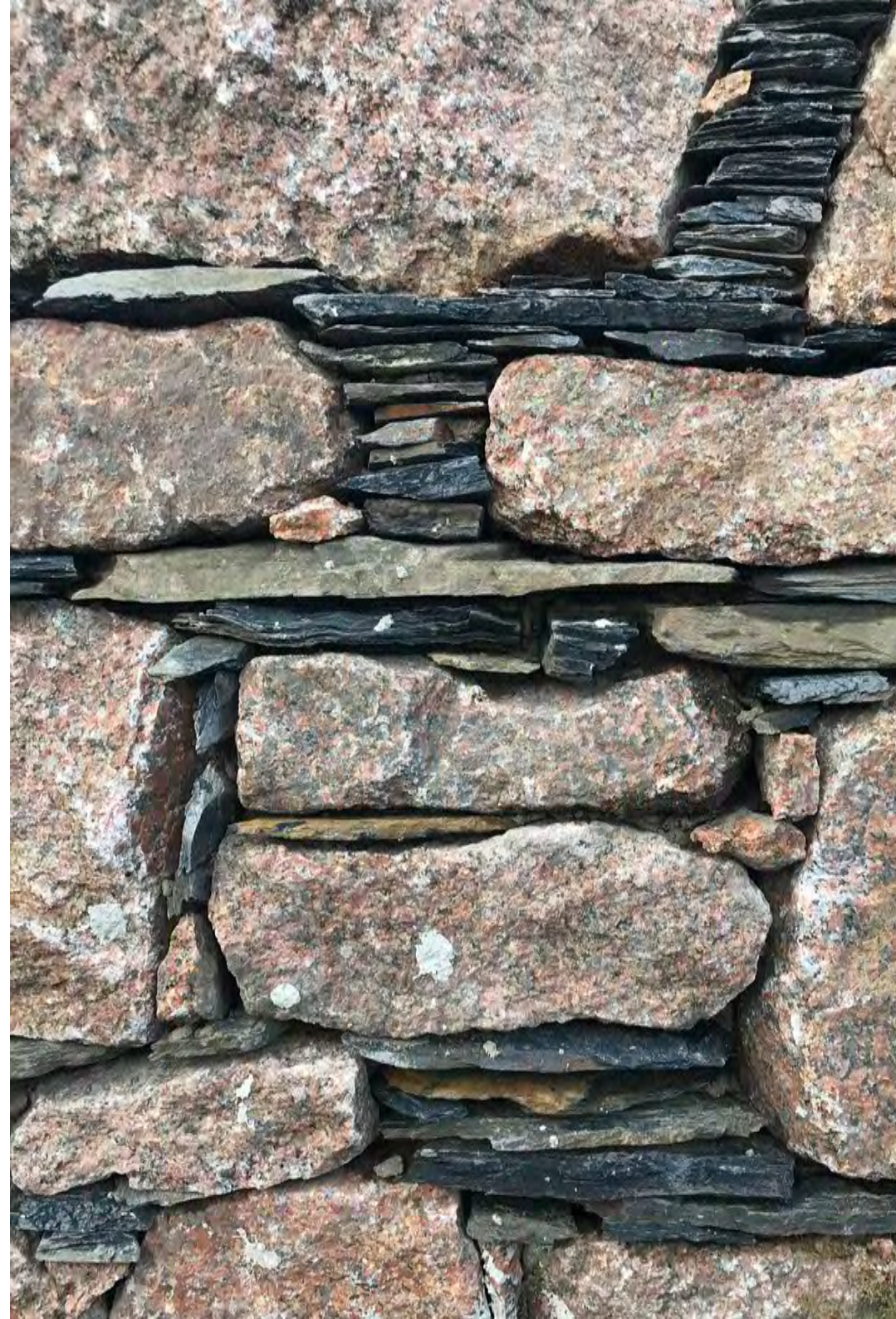
### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

The urgency of this project is driven primarily by its interconnectedness to the coastal defence project. However, the need to create full time jobs on the island is also of high importance. Given this project is already under development, momentum should be maintained in shaping and delivering it.

The project has two stages, the first using the existing slate spoil to help bolster the worst-eroded sections and the second using the slate arisings from the ongoing Slate Project. The ultimate viability of the coastal defence scheme is entirely dependent on having a viable and operational slate mine for the foreseeable future, as the UoG report on the coastal erosion makes it quite clear that the beach (and defence) needs replenished from the slate mine operations.

In Stage 2, the design intent is already known and has been planned in accordance with the recommendations of the UoG study on the coastal erosion, and the community has already taken the first steps to engage with experts to make this happen.



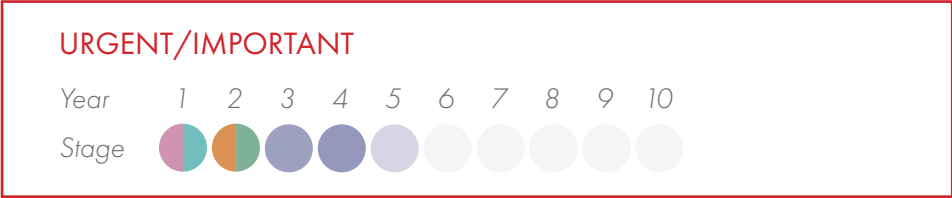
## 04 | POTENTIAL SITES

### 4.3 Cullipool cont.d

#### *Cullipool Slate Project cont.d*

**Next steps:**

- **Stage 1:**  
At the time of this report proposals for the Slate Project are well developed. The brief for a building to support the slate works should be finalised and detailed designs for this building procured for submission for full Planning Permission, in parallel with the applications for the slate works themselves. The brief for the slate building should extend to landscaping and parking areas on the shore. Development funding will need to be secured to take this breadth of work through to construction.
- **Stage 2:**  
Detailed designs for the slate building and finalised plans for the slate extraction project should be developed and the island community given the opportunity to provide input and comment on the developing proposals.
- **Stage 3:**  
Relevant permissions for the slate extraction proposals and the slate processing building applied for.



- **Stage 4:**  
Aggregate extraction may be able to precede the construction of any buildings on site, and this may happen while technical design for the building and any further capital funding required for the project is secured. Technical designs, applications for building warrant and procurement of a construction team will happen in this period.
- **Stage 5:**  
Aggregate extraction, and slate building construction. Development of some aspects of landscaping along the shore may follow on from these initial works dependent upon funding.

## 04 | POTENTIAL SITES

### 4.4 Toberonochy

The peaceful nature and historic built environment of Toberonochy make the village an important setting to protect and conserve. The projects included for this area focus primarily on sensitive care of the existing assets within and around the village rather than significant new development. Infrastructural projects such as sustainable transport, exploring improved marine access and addressing climate change will be central to a thriving future for the village.



## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### Site Appraisal

In the absence of a formal Conservation Area character appraisal, a brief character appraisal has been developed as part of the Development Framework. The following is an extract from the appraisal covering the key characteristics of Toberonochy's Conservation Area. The full character appraisal can be found in Appendix C.

#### General Description

Toberonochy is a small and well preserved village associated with the adjacent historic slate quarry and harbour. It is accessed via road from the west, and the small lanes and twisting road can restrict access through the village to the harbour and the southern end of the village itself. The large former quarry pit, which is now flooded, sits to the south and east of the village amongst trees and is largely hidden from the public road. The whole village is low lying and vulnerable to the sea. The harbour has been largely created by spoil from the slate workings, and while the village is less at the mercy of coastal erosion than western facing Cullipool, its low lying position make it vulnerable to predicted rises in sea level.

The western approach to the conservation area has a series of stand alone relatively modern houses before the road turns a corner at the bottom of a slope where the arrival in to the historic village is defined with a two storey house to the north of the road and a small terrace of cottages to the south. To the north and east the village is contained by the shoreline, and to the south east the old quarry workings. Standalone houses to the south are accessed by private track and sit outside the conservation area, as does the harbour itself.

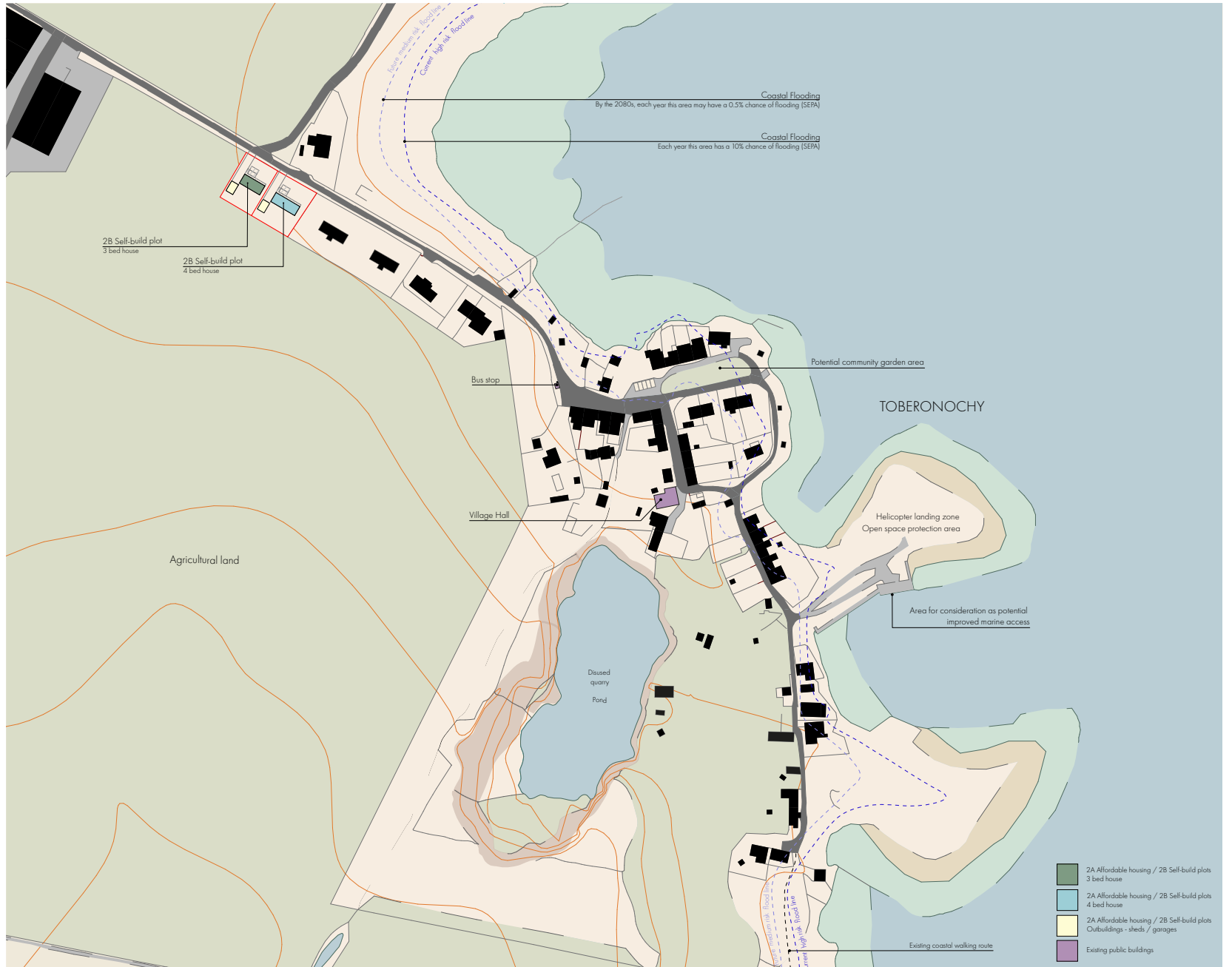
It might be considered that the harbour, especially the northern section, itself is an essential aspect of the historic village, and as such might be considered for future inclusion within the Conservation Area.

#### Key Characteristics

The historic village consists of around half a dozen short terraces of workers cottages arranged along side the road to the former quarry and the harbour. In addition there are some standalone houses some of which are one and a half storey with dormers. The back of the terraces beside the sea have gardens which spill down to the shore. Generally the terraces have open space in front of them, most notably a large green with a sycamore tree at the northern side of the village. Open spaces opposite and adjacent to the cottages allow for informal parking for the houses. The houses to the middle of the village are more tightly packed on a short street where there is a small village hall.

The built forms of the houses are defined by a consistency of scale, with white painted masonry walls, 45 degree pitched dormer-free slated roofs, and consistent sizes of chimney with double flue/pots. Typically roof spaces are occupied and lit with roof lights; windows are set deeply within thick walls and are 50/50 timber sliding sash windows either two or four pane; some cottages have double bay sash and case windows; doors and windows are often painted in bright colours; roofs are slated in Luing slate in diminishing courses with closed eaves and bedded verges. There is a mix of extensions to the back of the terraced houses, of different form and age: gabled, lean-to and flat roofed.

There are two pairs of municipally built houses within the eastern part of the conservation area and a further standalone one and half storey modern house of traditional proportion, but with modern materials and detailing, and a number of these are visible from the shore, which gives it a sense of informality. Gardens are edged in stone walls and timber fences, and openness of parts of the shore and presence of mature trees in gardens and on the shore contributes significantly to the village's character. Houses are generally well kept but a few are in danger of falling in to significant dereliction.



Map showing potential proposals at Toberonochy

## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Toberonochy Conservation Area*

##### **Project description**

Within the conservation area development is limited to repair, maintenance and sustainable transport works that support the character of the conservation setting and improve connectivity. These might include upgrades to the existing village hall, the programme of slate repair to historic buildings outlined in Chapter 3 and installation of a bus stop if an island bus service was instated. Implementation of an island bus service would greatly increase the viability of Toberonochy as an affordable place to live for young families.

##### **Design, Placemaking & Sustainability Principles**

Where repair work to properties within the conservation setting is carried out as part of a skills-training programme, work should be in keeping with the best practice guidelines on historic building repair set out by Historic Environment Scotland.

The area of widened road at the heart of the village could form a pick-up and drop-off spot for a bus. Any seating or shelter formed in the future for a bus stop should make use of local slate or other materials in keeping with the walls, sheds and shelters that characterise the village. Bus shelter proposals must also respect the scale, form, massing, settlement pattern and materiality of the conservation setting as described in the conservation area character appraisal.

##### **Green infrastructure**

Toberonochy's character is partly shaped by its existing pattern of open, grassy ground between properties, grass verges, and slate garden walls. This type of landscaping should be respected by any small-scale interventions carried out in the future.

The larger area of green space forming a small village green at the north end of the village offers the opportunity for community food production and general gardening as well as an increase in biodiversity. Development of this area as a communal garden space could offer a more accessible community garden facility for those unable to easily access the larger sites proposed at Cullipool and South Cuan, ahead of implementation of an island bus service.

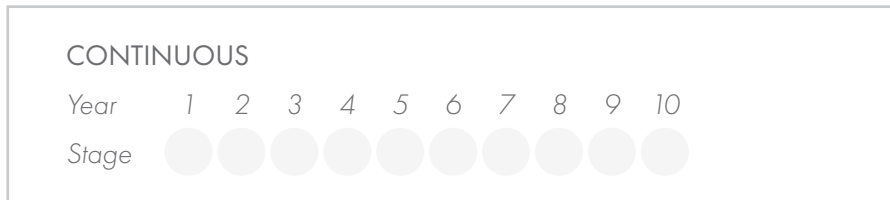


## 04 | POTENTIAL PROJECTS

### 4.4 Toberonochy cont.d

*Toberonochy Conservation Area cont.d*

**Project timeline:**



New developments should be considered within the context of a character appraisal for the Conservation Area.

In the absence of a formal Character Appraisal issued by Argyll and Bute Council, the outline character appraisal included within the appendix of this Framework might be referred to.

Repair and maintenance of the built environment should be ongoing.



## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Toberonochy Coastal Defence*

##### **Site appraisal**

As outlined in Chapter 3 of this report, the shorefront areas of Toberonochy are at risk of flooding due to rising sea levels. The SEPA future flood risk plans show a number of properties closest to the water currently at high risk of flooding (areas with a 10% chance of flooding each year). By the 2080s much of what is currently designated as low risk of coastal flooding (areas with a 0.1% chance of flooding each year) are predicted to increase in risk to a 0.5% of flooding each year.

##### **Project description**

As mentioned previously two main options to be explored include:

1. Retrofitting buildings with more flood accepting finishes/materials, so that in the event of flooding damage can be limited. Interim measures such as consolidation of any existing low, stone coastal garden walls could also be explored.
2. Installing physical barriers as flood defences along the coast. This would be an intensive engineering solution with long-term effectiveness dependent on the extent of future sea level rise. Consideration should be given to the impact flood defences would have on the conservation characteristics of the current coastal cottages. At present there are some properties that define garden edges with low masonry walls but equally there are several with no boundary treatment between property and the water.

The more ambitious solution to install a tidal barrier across the sound to offer protection to Toberonochy and South Cuan (potentially) is unlikely to be financially viable but this may change as coastal defence engineering solutions evolve.



## 04 | POTENTIAL PROJECTS

### 4.4 Toberonochy cont.d

#### *Toberonochy Coastal Defence*

##### Project timeline

Coastal defence at Toberonochy is likely to have complex and possibly varied aspects and approaches for consideration. While the risk of coastal flooding is already present, long term solutions need to be found to what will become an increasing risk and increasing challenge for the village. Solutions may need to be discussed, developed and instigated over a number of years, but the process of moving towards finding a solution should be started within the next two to three years.

##### Next steps:

- **Stage 1:**  
A local working group might be formed to coordinate and progress activities and projects relating to Toberonochy's coastal defence. This might consist of key local landowners, some local residents, community council and Argyll and Bute Council representatives. This group would consider areas where more detailed option appraisals might be undertaken, using the broad approaches set out in this framework as a starting point. A team consisting of engineers and possibly landscape architects is likely to be appropriate for exploring more detailed proposals, and funding to support this work secured.

Land ownership boundaries will need to be fully understood to help inform any future study better.

#### MEDIUM TERM



- **Stage 2:**  
An options appraisal specific to Toberonochy would be developed for consideration, discussion and development with the working group and local residents. As most solutions are likely to have significant impact on the built environment of the village the relative merits and disbenefits of different solutions will need to be weighted up, and a balance between impact and benefit found. Argyll and Bute Council must be part of these discussions as they are likely to be a significant funder of any new infrastructure.
- **Stage 3, 4 & 5:**  
Typically the local council will be the client for this type of infrastructure project from here, ensuring that sufficient funding is allocated to completion. It is essential that the local working group remains in place and continues to provide a strong local voice during the development of detailed designs and through the construction of any new infrastructure. In stages 3 and 4 proposals would be developed in detail to secure relevant permissions, and construction information would be developed to enable a contractor to be secured. At stage 5 any construction work would be undertaken.

## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Self-Build Housing Plots*

##### Site appraisal

Toberonochy and its environs were investigated as part of the Development Framework for both affordable housing and self-build plot opportunities. Due to the lack of available land, distance from ferry transport and other local amenities and the sensitivity of the conservation setting, opportunities for development of an affordable housing scheme are currently limited. This appraisal should be reviewed as other aspects of the Development Framework are progressed (e.g. creation of an island bus service could increase viability for affordable housing on the outskirts of Toberonochy).

At present the creation of new housing within Toberonochy focuses on self-build plots. The sites appraised sit on the outskirts of the village on approach from the north on even, open ground rising gently to the north. The plots identified continue a series of new-build house developments completed in recent years. This land is currently used for agricultural purposes.

Access to the plots would be directly off the public road. The sites enjoy open outlook to the east towards the water for the southern plot and north over open fields for the northern plot. Both houses would have clear views over the fields to the south-west.

##### Project description

Provision of opportunities for larger family homes will help support the community vision to attract young families to Luing. These plots show space for potential 3-4 bedroom houses, in keeping with the scale of new-builds along this stretch of road.



*Area identified for potential self-build plots*

## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Self-Build Housing Plots cont.d*

##### **Design, Placemaking & Sustainability Principles**

The proposed plots are shown at the northern end of the village, aligned with the public road into Toberonochy.

Houses are shown in alignment with the existing houses on this side of the road, preserving privacy between neighbouring properties.

Building forms for these locations could reflect the 1.5 storey form and massing typical of the detached houses at this end of the settlement. Smaller ancillary buildings such as garden sheds or greenhouses could be accommodated within the gardens, provided these are restricted to low, subservient massing and respect outlook from neighbouring buildings.

A variety of external materials and finishes might be employed, provided that they complement the tones of the surrounding landscape and existing settlement buildings. Material choices should take into account embodied carbon and support the ambition for net-zero carbon construction.

Self-build houses should incorporate options for renewable energy and heating generation through use of solar pv, solar thermal and air and ground-source heating technology.

##### **Green infrastructure**

Provision of generous garden space for plots offers the opportunity for growing food and supporting an increase in the biodiversity of the site.



## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Self-Build Housing Plots cont.d*

##### Project timeline

Toberonochy needs the flexibility to expand and grow appropriately, and it may be that a need for plots here grows sooner than this timeline suggests in which case this project might be progressed sooner. At the time of writing this report the self build plots at South Cuan would be preferable for development from a connectivity point of view, and as part of a larger multi-faceted development, but that should not preclude these plots from being made available and developed.

##### Next steps:

- **Stage 1:**  
Consideration would be given by the landowner, ideally in consultation with the Community Council and other relevant community organisations as to the scale and number of plots that might be made available. A design team should be secured to develop designs through to application for Planning Permission in Principle. It should be decided whether the overall proposals warrant the development of a site wide / shared service infrastructure, and whether plots will be sold as empty plots or serviced.
- **Stage 2:**  
The design parameters, scale and plot layout should be developed with a view to being presented to the planners for feedback ahead of a formal application for Planning Permission in Principle.

#### MEDIUM TERM



- **Stage 3:**  
Planning Permission in Principle would be applied for at this stage. This establishes the scale, and position of the prospective houses, and potentially a material palette. These are the parameters within which plots may be sold for individual self builds.
- **Stage 4:**  
Detailed designs developed by individual owners, building warrants and any other relevant permissions secured and builders secured.
- **Stage 5:**  
Site service and access infrastructure procured and delivered as part of wider site development and individual home construction responsibility of private owners. Alternatively all infrastructure and home construction responsibility of home owners.

## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Marine Access at Toberonochy*

##### **Site appraisal**

Toberonochy Harbour is located around an area of made-ground dating from Luing's industrial slate production period. The southern side of the spit formed by the made-ground is defined by a harbour wall providing space to tie up for small-medium craft. The remainder of the spit slopes down to the water, providing space for small boats to be drawn up onto the shore.

A further spit of land to the south forms the edge of a sheltered bay whilst to the north another natural promontory encloses a smaller bay. The area contains a number of moorings and is sheltered by the bulk of the island to the west.

##### **Project description**

Toberonochy harbour forms one of a number of locations for improved marine access which should be explored with both commercial and leisure boating stakeholder groups. Formalising and improving marine access in this area could build on an already established use by fishing vessels, yachts, small boats and kayaks.



*Toberonochy Harbour*

## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Marine Access at Toberonochy cont.d*

##### **Design, Placemaking & Sustainability Principles**

Any proposed development relating to the marine environment will be required to be developed in consultation with Marine Scotland and the Crown Estate. On land, any structures for the purposes of storage or recreational activities such as picnic benches, sheltered changing facilities etc. should respect the scale, form, massing and materiality of the conservation setting as described in the conservation area character appraisal. Interventions relating to marine access should be small-scale and lightweight in construction, enabling future dismantling, reuse and recycling of materials.

Care should be taken to avoid any encroachment on the area currently used for emergency helicopter landings. Any proposals developed must safeguard existing commercial and recreational use of the harbour.

##### **Green infrastructure**

Toberonochy's character is partly shaped by its existing pattern of open, grassy ground and open interface with the shoreline. Any development of the made-ground area at Toberonochy Harbour should ensure that this sense of openness and uncluttered appearance is retained.



*Toberonochy Harbour*



## 04 | POTENTIAL SITES

### 4.4 Toberonochy cont.d

#### *Toberonochy Projects Cost Commentary*

Further information is required on scope of works, site investigations and brief development in order to carry out budget estimates for potential projects at Toberonochy. Research on this information will form a key aspect of further consultation and design development for the projects highlighted going forward.

## 04 | POTENTIAL SITES

### 4.5 Island Wide

#### Luing Walking Routes

As mentioned in Chapter 3, proposals for a network of walking routes across the island focus primarily on providing information and route suggestions relating to existing walking routes, many of which are already well-used and highly valued. The project could provide an opportunity to raise awareness for both islanders and visitors on the routes available, how to traverse them safely and responsibly, what sites or features of interest lie along the way and where hospitality or retail offers from local businesses are located.



## 04 | POTENTIAL SITES

### 4.5 Island Wide cont.d

#### *Luing Walking Routes cont.d*

##### **Routes:**

As well as longer walks around Luing, opportunities for walkers to cut across the island to form shorter circuits and to connect to existing businesses such as the shop and cafe could be encouraged.

The network of walking routes illustrated in this Development Framework cover the existing routes walked by islanders and visitors at present, with the following exceptions:

#### 1. The coastal path

An assessment was carried out on the feasibility of reinstating the old coastal path from Cullipool to Port Mary.

The original coastal path to the north of the quarries was situated approximately 3-4m or so above sea level and followed the base of the cliffs around the coast, past the Natural Arch feature until it met the path network at the northern quarry. In order to reinstate this coastal path, the flood risk needs to be taken into account from coastal flooding.

The flood mapping from SEPA shows the coastal flooding would submerge the southern initial section of path. Whilst this could be re-routed inland to the base of the cliffs to get above the 5m contour level, this would require construction of a boardwalk at the southern end and would be dependant on permissions being granted by landowners. This could be a costly exercise and the danger posed by falling debris from the loose rock faces overhead would remain.

As a result it is not recommended that the coastal path form part of a guide to walking routes on Luing.

#### 2. New high level route

An alternative is to explore a high-level path above the cliff-tops that starts near the church and climbs to the cliff-tops above the quarries, linking in with a new track formed for transport of equipment for the slate project. Proposed boundary fencing would safely separate the route from activities in the quarry but would allow for elevated views down into the quarry as well as panoramic views out over the sea.

This potential route will depend on more detailed development of proposals for transport of slate equipment, which are as yet undetermined at the time of writing this report.

## 04 | POTENTIAL SITES

### 4.5 Island Wide cont.d

#### *Luing Walking Routes cont.d*

##### Interpretative themes

In developing potential interpretive themes for the walking routes, it will be important to gather as much local knowledge on history, ecology, geology and landscape as possible. Online information on sites of interest along the routes could also provide an important resource.

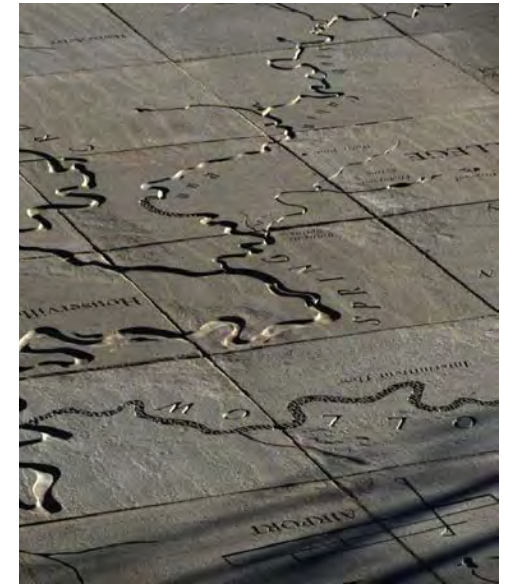
The following key themes might be used as a starting point to develop route map information and interpretation:

#### 1. Slate History - Past and Present

- Hints to the past with disused slate quarries
- Views out to surrounding Slate Islands, such as Belnahua and Easdale
- Slate production today - new slate project
- Slate beach at Cullipool
- Views of slate quarries

#### 2. Island History / Tales

- Island life - housing and fishing tales
- Luing Cattle - The Luing breed evolved by the Cadzow family
- Kilchattan Churchyard
- Remnants of hill forts
- Blackmill Bay - once the main entry and exit point for the island



*Interpretation precedents*

## 04 | POTENTIAL SITES

### 4.5 Island Wide cont.d

#### *Luing Walking Routes cont.d*

#### 3. Ecology & Wildlife

- Firth of Lorn SAC - designated to protect reefs
- Flora
- Wildlife - Short Eared Owl, Lapwing, Snipe, Hen Harriers, Peregrine Falcon, Feral goats, Otters

#### 4. Geology

Story of the island:

From Cullipool a pattern of islands stretches out into the Atlantic. As the ancient supercontinent of Rodinia split apart, a new ocean called the Iapetus formed around 600 million years ago, accompanied by volcanic eruptions resulting in the hard rock which forms the high ground on the east side of Luing.

As the Iapetus Ocean began to close about 500 million years ago, these sea-floor sedimentary rocks were squeezed between colliding continents. The thick layers of dark mudstone, filled with organic material and still plastic, were concertina-ed into extremely large, tight folds. As seawater was squeezed from the rock, the thin, flat clay mineral crystals became aligned at right angles to the pressure direction, producing the characteristic cleavage planes of slate. The result is the blue-grey slates of the Slate Islands.

Source: [www.scottishgeology.com](http://www.scottishgeology.com)

#### 5. Landscape - Views out

- Fladda Lighthouse and Belnahua
- Views to Mull
- Scarba and the Garvellachs
- Views to mainland
- Shuna and its castle
- Cuan sound - able to view the strong currents

#### Coordination with local businesses

By integrating information on walking routes with information on local businesses the walking routes network can support not only access to Luing's landscape and history for locals and visitors but also a stronger local economy. A call for local businesses to express interest in being featured in guides and maps could form part of the walking route project.

## 04 | POTENTIAL SITES

### 4.5 Island Wide cont.d

#### *Luing Walking Routes cont.d*

##### Areas to note:

##### South Cuan trailhead

As the point at which visitors arrive on Luing, South Cuan could form an important trailhead point for walking routes on the island. Information on the routes and sites of interest, businesses and hospitality available could be accessed here. A trailhead seating and interpretation area could also provide an area for passengers waiting for the ferry.

##### Green infrastructure

A number of green spaces including community gardens, landscaping, village greens and children’s play areas are included in the Development Framework. Where walking routes intersect with these proposal areas, design development should seek to properly integrate paths and green space.

##### Slate building viewpoint

The proposed slate project and associated building provides a focal point for those interested in exploring Luing’s slate heritage and history and could form an important destination in a ‘slate trail’ using the walking route network to provide information and interpretation related to Luing’s slate resources and a viewpoint structure.



## 04 | POTENTIAL SITES

### 4.5 Island Wide cont.d

#### *Luing Walking Routes cont.d*

##### **Toberonochy**

The option for longer walking routes taking in the full length of the island forms an attractive option for visitors seeking whole day or a series of shorter multi-day walks. As the principle settlement in the south of Luing, Toberonochy represents an important stop along the routes network.

Toberonochy forms an important part of Luing's slate heritage and should therefore be included in strategies for slate tourism. However care should be taken in implementing management of visitor numbers for walking and camping etc. due to the sensitive nature of the conservation setting. Walking route information should be coordinated with any proposals taken forward for improved marine access at Toberonochy.



## 04 | POTENTIAL SITES

### 4.5 Island Wide cont.d

#### *Renewable Energy*

##### **South Cuan:**

Options could be explored for sea-source heating or a ground-source district heating scheme for the housing, utilising the open space created for the village green. South-facing roofs could also be fitted with photovoltaics or solar thermal panels; maximising solar gain whilst keeping the outward-facing pitches free of equipment and in keeping with a more traditional, vernacular aesthetic.

##### **Fladda:**

Options could be explored for a ground-source district heating system for any new houses and potential retro-fitting of existing housing as part of the district system. New housing would incorporate solar PV and solar thermal panels, potentially fitted at ground-level rather than on roofs to best capture south light and provide easy access for maintenance.

##### **Cullipool:**

The slate-lined burn that runs along the west edge of the community garden land could offer the opportunity for microhydro energy, providing limited power to the garden.

##### **Cullipool North:**

The creation of a slate project building offers the opportunity to explore a small tidal energy scheme serving the slate project. This could form part of a tidal power network for the island serving the village, the slate project and the Atlantic Islands Centre. Consideration should also be given to exploration of sea or water source district heating schemes.

#### *Sustainable Transport*

##### **South Cuan**

Space has been allowed for a bus stop, electric vehicle charging points and bike storage to provide for a future island bus service and support for sustainable and active transport. This could be linked to initiatives such as electric bike hire for visitors (building on the existing hire service at South Cuan), reducing the amount of car traffic on the ferry and island. Any such scheme would need to be coordinated with a review of council parking at North Cuan. Most importantly, the provision of an expanded ferry timetable including early and late sailings to support those commuting off-island will be crucial.

##### **Fladda:**

Space has been allowed for a bus stop, electric vehicle charging points and bike storage to provide for a future island bus service and support for sustainable and active transport.

##### **Cullipool:**

Accessible pedestrian routes to the garden are proposed from the road, bridging over the small burn and connecting to the path running alongside the western side. Plans for a future island bus service could include a bus stop/drop-off at the village hall, within a short walking distance of the garden. At the northern end of the garden space for accessible parking and bike storage is provided.

##### **Toberonochy:**

Implementation of an island bus service would greatly increase the viability of Toberonochy as an affordable place to live for young families. The area of widened road at the heart of the village could form a pick-up and drop-off spot for a bus.



## 04 | POTENTIAL SITES

### 4.5 Island-Wide cont.d

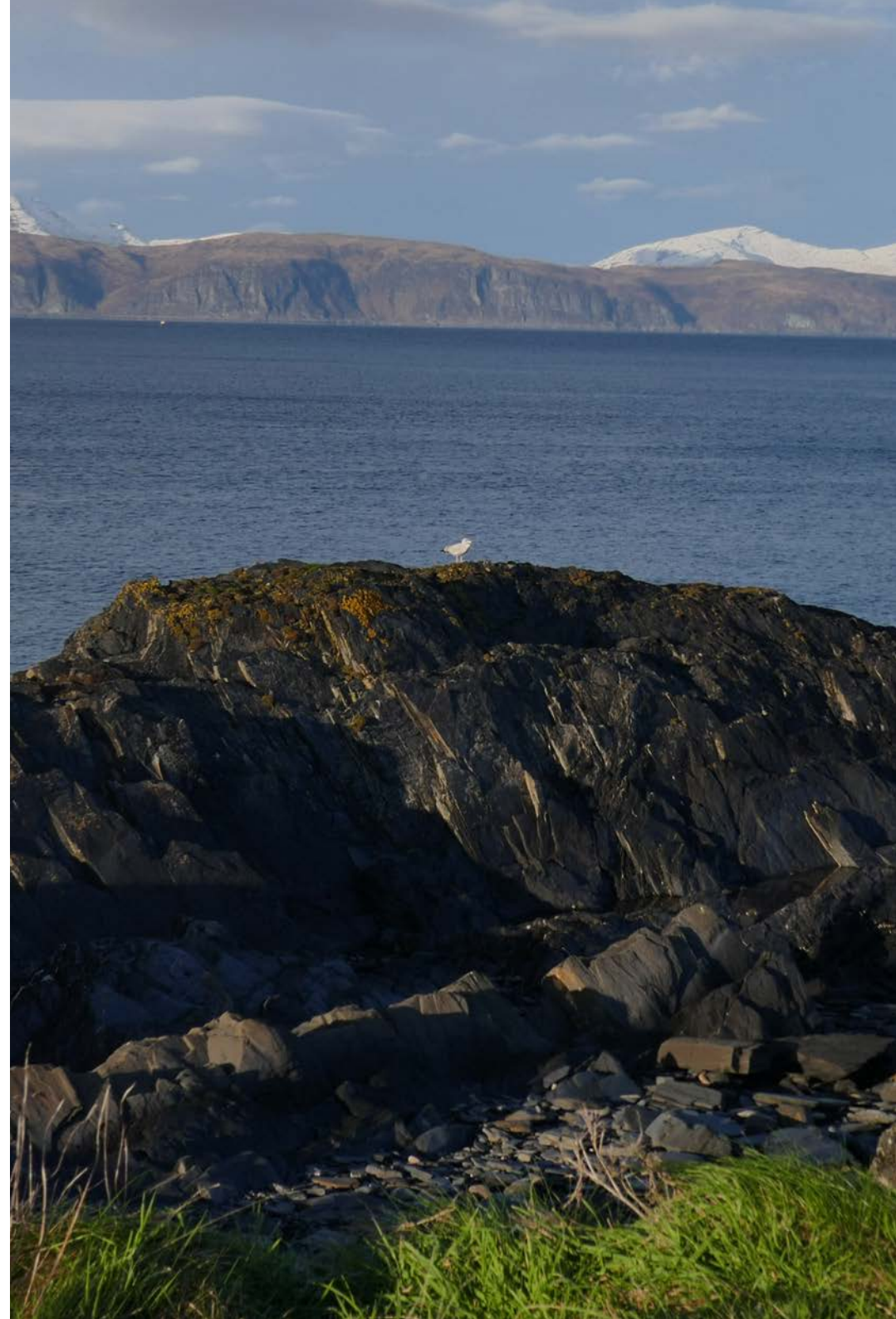
#### *Island-Wide Projects Cost Commentary*

Further information is required on the scope of development of interpretation and walking route/site information for Luing and any localised interventions such as gates and trailheads in order to establish budget estimates. Defining the scope of this project will form a key task to facilitate preparation of project costs going forward.



## APPENDICES

Appendix A	COMMUNITY FEEDBACK REPORT 1
Appendix B	COMMUNITY FEEDBACK REPORT 2
Appendix C	CONSERVATION AREA CHARACTER APPRAISAL
Appendix D	COST COMMENTARY
Appendix E	POTENTIAL PLANS





# A FRAMEWORK FOR LUING'S FUTURE

COMMUNITY CONSULTATION FEEDBACK REPORT 1



December 2022

WT Architecture . The Paul Hogarth Company . Narro Associates . Morham + Brotchie



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## INTRODUCTION

Thank you to all who have contributed so far to the formation of a new Development Framework for Luing.

This report sets out the key themes emerging from the fantastic breadth and depth of input received on the brief for the Development Framework. Your comments, ideas, concerns, local knowledge and insights have been invaluable in highlighting what the Framework might include, address and aspire to.

This initial report and the drop-in event, workshop and online feedback on which it is based are just the start of the process. As we move forward the information you have contributed so far will be used to put together a Draft Development Framework plan of the island. This draft plan will form the focus of a second period of community consultation to be held in early January 2023.

You can find more information on how to get involved in providing input on the draft Development Framework in Chapter 2 of this report.

The success of building a sustainable future for Luing will depend on creating a Development Framework that truly reflects the vision of all Luing's community and the special qualities of the island. Thank you for the knowledge and thoughts you have shared so far and we look forward to working with you on the design development ahead.



## 01 | WHAT IS A DEVELOPMENT FRAMEWORK?

The development framework for Luing is an island-wide plan for delivering a community vision for the island and its people.

The development framework will look at potential future projects that could be carried out on the island, how these relate to one another and the context of the island, and what strategic steps would be needed in order to deliver future development.

In developing the framework we will look at:

- The community vision you have outlined through the consultation events and online feedback
- The 13 strategic outcomes identified in the Scottish Government Islands Plan
- The specific priorities highlighted for Luing as part of the Islands Plan consultation
- The contributing projects identified within the Isle of Luing Community Trust strategy as priorities for the community
- Argyll & Bute Council's Local Development Plan and the forthcoming LDP2

Taking all the information gathered into consideration, an island-wide plan and strategic report will be developed illustrating:

- Island landscape, built environment and conservation assets to be protected or enhanced
- Capacity and opportunity for use and enhancement of the existing built environment
- Potential locations for new building projects and initiatives along with site-specific factors to be considered
- Potential locations for landscaping and micro-projects (small scale interventions)
- Design criteria for future building and landscaping projects
- Infrastructural developments required to support future initiatives

The outcome of this work will be a Development Framework that is specific enough to support a clear path to implementation of the community's vision yet which remains flexible enough to support the integration of new initiatives and changing conditions over time. Above all the Development Framework must be sustainable in multiple senses of the word: environmentally, economically, culturally and operationally.

Creating a Development Framework is the first part of a much longer process and we should be clear that this phase of work does not include the design, detailing or delivery of the specific projects it contains. What it will provide however, is a strategy for embarking on those individual projects, laying the foundation for a holistic approach to achieving a community vision for the island.



## 02 | WHAT IS THE PROCESS?

### Where we started

The formation of a new Development Framework for Luing follows on from the community consultation carried out by the Isle of Luing Community Trust and the Scottish Government Islands Plan consultation. The comprehensive reports which came out of those consultations highlighted key ambitions and concerns for the community and identified core projects which could be delivered by the Trust to address issues of depopulation, economic and environmental sustainability and coastal erosion.

The core projects identified:

1. The establishment of a small-scale roofing slate enterprise
2. Delivery of additional affordable housing to attract families and working age people
3. Mitigate coastal erosion and reduce our carbon footprint.

During our first phase of community consultation we have been able to start to build a clearer picture of people's visions for the island, their hopes, dreams and concerns. Your comments have confirmed some conclusions made in the previous reports, added further information and nuance to their findings and raised important concerns to be addressed going forward.

Several key themes have emerged from this initial knowledge-gathering exercise about the core projects and how they might relate to island life and landscape. Key themes also emerged through the consultations on projects and infrastructure that potentially sit outwith the Trust's remit but which are crucial to address in order to support a sustainable future for Luing.

A summary of the key themes emerging from those who have contributed is covered in Chapter 3 of this report and you can find a full list of the workshop comments and emailed contributions in the appendix at the end of this document.



## 02 | WHAT IS THE PROCESS? NEXT STEPS

### Design Development - December

Over the coming weeks the design team of WT Architecture, structural and civil engineers Narro Associates, landscape architects The Paul Hogarth Company and quantity surveyors Morham & Brotchie, Oban will be working on a draft of the Development Framework plan. This design development will start to turn the comments you have given us into draft proposals which place the projects identified in context, with options for different sites and approaches where appropriate.

As part of this process we will also be liaising with the local planning team and other key stakeholders as the design development progresses.

### Draft Plan for comment - January

In January we will hold a series of consultation activities to open up a community discussion on the Development Framework draft.

This will be a chance to review our understanding of the Community Vision that has emerged from the consultations to date and look at how that Vision has been applied within the draft Framework design. We will be looking for responses on how the potential projects sit within the special landscape and built environment settings of Luing and your thoughts on the questions of siting, scale, connectivity, design criteria, sustainability and environmental issues.

In order to make these activities as inclusive as possible the consultation will include options for in-person and online contributions and will as before, include the opportunity to get involved at different times of day.

### Finalising the Plan and Report - February

Following on from the community review of the draft Development Framework plan we will collate the feedback offered and incorporate any amendments needed to the Plan. During this time we will also be working on the Strategic Report which will accompany the Plan. Once completed the Plan and Report will be made available to all and will form a key component of forthcoming funding and planning applications and design team tender documents for the projects it contains.

### Beyond this Development Framework process

It is important to note that a Development Framework is the framework within which individual projects will develop rather than designs for the projects themselves. It can be thought of as the preparation and layout of a garden, with the first seeds sown. The work to nurture and grow each individual project identified will however take place over a much longer period of time.

For every project identified there will be a detailed design process to be carried out, which will in many instances involve much more specific research and expert input. The Strategic Report which will accompany the Development Framework Plan will set out the next steps and key criteria to be taken for each project, along with a potential timeline for delivery. We have begun to identify some of the key criteria to be borne in mind when taking forward the projects identified in Chapter 3 and we will continue to develop this list of criteria over the next couple of months.

## 02 | WHAT IS THE PROCESS?

Islands Plan & Isle of Luing Community Trust  
small slate consultation



Development Framework Drop-in,  
Community Workshop & Online feedback



This report



Development Framework Design period



Community Workshop 2



Development Framework Design period  
continued



Development Framework plans and report  
issued to community

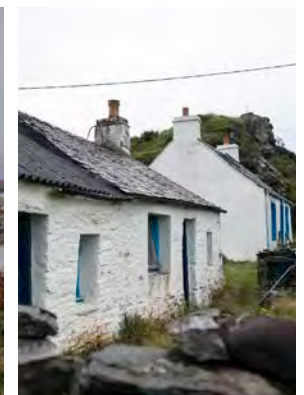
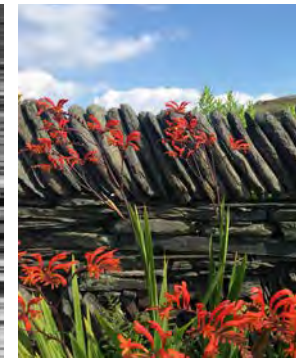
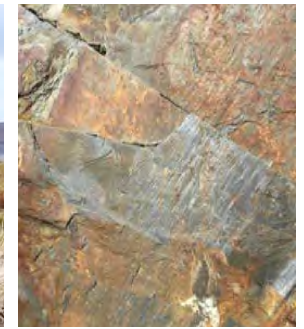


### 03 | WHAT WE HAVE LEARNT SO FAR

It is clear from the many conversations we have taken part in, comments received and local knowledge shared that the community of Luing (including those resident full-time, part-time and regular and long-standing visitors) care deeply about the island. On Luing there is great appreciation of the island's landscape, villages, culture, history, ecology and community and a strong desire to protect its unique qualities.

The input given so far in this process reflects both hopes and concerns regarding the prospect of change on Luing. These have been collated in the following pages setting out the 5 key strands of the Community Vision that have emerged through the consultation work carried out as part of this Development Framework process and before.

Within each strand, a number of potential projects have been identified and for each of these projects we will look at the key points raised, how they connect to other projects, and criteria to be borne in mind throughout the forthcoming design development. Please note that the order the projects are listed in is not indicative of priority.



## 03 | WHAT WE HAVE LEARNT SO FAR

### COMMUNITY VISION

#### 1. PROTECTING AND CELEBRATING A UNIQUE PLACE

A clear message that came through in the input you have shared is the degree to which the landscape, built heritage and history of Luing is valued by its population. Many comments highlighted the wide open spaces, panoramic views, access to the coastline and the landscape's use as a working, agricultural environment as being important aspects to celebrate and protect. The health and wellbeing benefits that access to Luing's natural environment offer were also raised.

The historic nature of the built environment on Luing, particularly the conservation villages of Cullipool and Toberonochy was noted as being both valued and sensitive to development. Luing's status as home to many historic and pre-historic sites of interest was highlighted and it is clear that any development on the island must be carried out with particular regard to respecting and enhancing existing historic, natural and heritage environments.



## PROJECTS IDENTIFIED

### 1 A) Paths network and improved access

Several comments raised the possibility of improved access to valued environments on the island. Suggestions included reinstatement of coastal paths which have suffered from coastal erosion, improved access to beaches and across the island, improved harbour/marina access to the water and cultural and historical walking tours.

These suggestions showed strong overlap between physical access through paths and other means of access, and educational access through the sharing of knowledge, history and creativity. Any proposals taken forward for physical access infrastructure can therefore also be considered an opportunity to explore an accompanying archive and interpretation project. It was noted that in the development of potential interpretation and education initiatives there already exists a rich pool of local knowledge held by Luing's people to draw upon.

Criteria to be borne in mind:

- Any access interventions must not detract from the valued qualities of the environment
- Improved access can be thought of in both physical and educational terms
- Educational content should draw on the wide range of local knowledge available
- Paths to address safe coordination between existing land uses such as farming and pheasant shooting and public access

### 1 B) Sustaining Luing's existing built environment

Although the focus of a development framework is often on proposed new developments it will be important not to overlook treatment of the existing built environment. Many comments stressed the importance of protecting the character and history of Cullipool and Toberonochy in particular. There is a clear desire to avoid any development in the conservation settings that would detract from the character of the villages and the historical stories they illustrate.

Alongside the appreciation of the village buildings that many people expressed there were also several issues raised. The scale and form of the cottages which make up the majority of the conservation setting were noted as being too small for contemporary family life and costly to refurbish and maintain. The high proportion of empty buildings and second homes was also noted.

Whilst not a development proposal in itself, a policy of protecting the character of the conservation settings should form an active part of the Development Framework. This may take the form of opening up discussions with owners of vacant properties on alternative uses (see section 4 of this chapter) and identifying ways in which to support the upgrade of existing buildings to more environmentally sustainable standards.

Criteria to be borne in mind:

- Any development within or in close proximity to the villages must be carried out in a spirit of respect for their historic character
- The projects identified within the DF should actively seek to protect and enhance the valued village settings.
- Policy and proposals affecting the existing built environment must be grounded in awareness of the cost and scale challenges involved.

## 03 | WHAT WE HAVE LEARNT SO FAR

### COMMUNITY VISION

#### 2. AN ISLAND FOR ALL AGES

As identified in the Islands Plan consultation, the uneven age demographic on Luing, with a predominantly ageing population, is a concern for many community members. Many comments and conversations centred around the desire for Luing to be home to people of all ages, with concerns expressed about the impact on the future of the school, first responder services and maintaining a vibrant, active community life and thriving economy.

It was clear from the input you gave that Luing already holds many attractions for young families as a beautiful, safe and healthy place to raise children. However lack of on-island employment, the high cost of commuting to off-island work and lack of affordable housing suitable for families were major obstacles standing in the way of those who might wish to make the island their home. Several conversations noted that there was a desire on the part of those who had grown up on the island to return with their families but that the aforementioned obstacles stood firmly in their way. In developing projects to sit within the DF the close interconnection between the issues of depopulation, island economy, transport and housing must be recognised.

The following projects identified relating to housing are therefore closely intertwined with the transport and economic driver projects set out in sections 4 & 5 of this chapter.



## PROJECTS IDENTIFIED

### 2A) Affordable family homes

A critical part of developing a project for new affordable housing on Luing will be to carry out a thorough Housing Needs Assessment for the island, taking into account the needs of both existing residents and prospective or returning residents. This Assessment will form a necessary partner to any detailed business plan relating to the slate enterprise and creative industries projects outlined elsewhere in this chapter.

Until the HNA has been carried out the development framework will look at potential locations for provisionally 4-5 no. affordable family homes in each potential location being assessed, in line with the scale of similar island affordable housing projects completed in recent years. Taking on board your input on the need for affordable transport links and access to facilities, the Development Framework will focus on assessing primarily potential sites located within or adjacent to the existing settlements.

As part of the Development Framework draft Plan we will look at potential massing and orientation of new housing and outline the architectural brief developed from your comments on designing for Luing's climate and in line with best practice sustainable practices. You have noted that any new housing should feel part of the existing settlements in terms of form and use a robust and hard-wearing material palette that is sympathetic to the existing materials used on the island.

Criteria to be borne in mind:

- Affordable homes sites must be assessed in conjunction with their relationship to sustainable transport and employment opportunities
- New affordable housing should be integrated into the existing settlement patterns and feel like they 'belong' to the existing context
- New housing should be designed with environmental sustainability and appropriateness to climate context and climate change in mind
- Affordable housing should be located in line with local planning policy and development zones

### 2B) Self-build plots

Another potential project identified was the opportunity to provide affordable self-build plots to encourage young families to make their home on Luing. Self-build opportunities should be considered as part of the wider strategy to create affordable homes for full-time residents. As with the affordable housing project outlined above, any self-build plots identified should be located with sensitivity regarding the existing historic settlements and natural and agricultural landscapes.

As noted in some of your comments, self-build plots could include covenants covering use as full-time dwellings, thus supporting the community vision for a reversal of depopulation and encouragement of a younger working-age demographic to move to the island. Specific locations for these plots should take into account the development zoning outlined in both the current Local Development Plan and the imminent LDP2 as well as proximity to services and transport infrastructure in order to ensure that development of the plots remains affordable.

Criteria to be borne in mind:

- Self-build plots should be located with regard to the affordability of development
- Use of covenants covering use of the plots as full-time dwellings to be explored
- Locations for plots to be based on sensitive integration of new development in the landscape and settlements.



## 03 | WHAT WE HAVE LEARNT SO FAR

### COMMUNITY VISION

#### 3. SUSTAINABLE LIVING - ADDRESSING CLIMATE CHANGE & COASTAL DEFENCE

Ensuring that Luing is well placed to deal with the effects of climate change and promote sustainable ways of living is clearly a high priority for many within Luing's community. Three principle projects were raised in relation to sustainability but it should also be noted that there was a desire for all aspects of new development and potential refurbishment of existing buildings to be designed, delivered and constructed with climate change, rising energy costs and environmental sustainability as core aspects of their briefs. Sustainable principles therefore will need to underpin all the individual projects noted within this report and all the projects noted will need to contribute to the overall sustainability of Luing.

#### PROJECTS IDENTIFIED

##### 3A) Coastal erosion

The ongoing issue with coastal erosion at Cullipool was particularly stressed by many as absolutely essential to address without delay. For many of those commenting, the opportunity to harness the material necessary for successful coastal defence was intrinsically linked to the proposals for the slate enterprise project outlined in section 4 of this chapter. Funding of the coastal defence project through income from community-owned renewables schemes was also noted.

A number of suggestions were given for ways in which the coastal defence project might also tie in to the creation of coastal paths or greater engagement with the coastline. However it was clear that halting the erosion of the beach at Cullipool and consequent threat to the village buildings was the top priority and that these associated projects ,must not detract from this work.

Alongside the comments on erosion at Cullipool the need to protect Toberonochy and other sites from the effects of sea level rise was highlighted. Consideration of all potential causes of flood risk will form an integral part of the Development Framework design.



### 3A) Coastal erosion continued

Criteria to be borne in mind:

- Reversing coastal erosion at Cullipool is time-sensitive and this should be factored into the strategic delivery plan for the Development Framework
- Access for continued feeding of the beach with spoil should be designed into any coastal paths network and other landscaping projects.
- The coastal defence strategy for Luing must address threats from sea level rise and flood risk alongside coastal erosion
- The strategy for addressing coastal erosion must be financially and environmentally sustainable and be integrated into business planning for other revenue-generating community projects

### 3B) Renewable energy

The capacity of the island to harness wind and tidal power for renewable energy generation was mentioned by several contributors. Interest in community-owned renewables schemes was attributed not only to the desire for more environmentally-friendly energy production but also for the potential funding benefits for other community projects from the revenue that could be secured. Some apprehension was expressed regarding whether any additional wind turbines on Luing would be supported by the local planning department. Early discussions on this and the capacity for introduction of a tidal power scheme will be required with A&BC.

Criteria to be borne in mind:

- Early consultation with local planners must be carried out regarding community-owned renewables projects
- The location of potential renewables schemes must be coordinated with respect to all other projects within the DF and protection of the valued aspects of landscape and settlement identified through the consultation



### 3C) Sustainable Transport

Current transport infrastructure was emphasised as possibly the most crucial issue to address for the success of most other projects noted in this report. Widespread frustration was expressed regarding the impact that a restricted ferry timetable and high ferry fares were having on the financial viability of living on the island for those commuting to work, the tourist economy and the attraction of living on Luing for young families.

The lack of integration between the ferry and other forms of public transport was also raised as a major challenge. Discussion on the affordable housing project noted in section 2 of this chapter centred around the need for such housing to be adequately connected with affordable transport connecting residents with key services both on and off the island. The challenges faced for elderly residents without their own vehicles was also noted.

A number of suggestions were given for improvement of the current transport system including:

- Amendments to the ferry timetable to include early and late ferry journeys supporting those in off-island employment
- Better coordination between bus service timetables and ferry timetables
- An island bus service for school transport, visitors and residents.
- A review of the proposal for a bridge across Cuan Sound

Whilst jurisdiction over the ferry service and bus service lies with A&BC rather than the Trust, representation of the challenges felt by the community regarding transport infrastructure and discussion on how to address these must form a key part of the strategy for taking forward the DF projects.

Criteria to be borne in mind:

- Provision of a ferry and bus service which supports islander commuting is a key component of delivering a successful campaign for an increased working-age population.
- Any public transport initiatives off-island should be coordinated with transport initiatives carried out on Luing by the Trust
- Transport networks (both existing and potential) are to form an integral part of strategic planning for the commercial and housing projects identified in this report.
- Transport initiatives must be underpinned by sustainability in environmental, social and financial terms.



## 03 | WHAT WE HAVE LEARNT SO FAR

### COMMUNITY VISION

#### 4. AN ACTIVE, CREATIVE COMMUNITY

One of the key desires that has emerged from the consultations to date is for support and encouragement of an active community life on Luing. Through your comments and discussions it is apparent that the island is rich in community assets such as the two village halls, which are well valued. Several potential projects have also been identified which could help in further bringing community members together and promote the sharing of creative, cultural and historic knowledge. Equally, some comments highlighted the threats to a close sense of community posed by depopulation, transport issues and an ageing population and these threats deserve an open, inclusive and thorough discussion within the community going forward.

#### PROJECTS IDENTIFIED

##### 4A) Community Garden

Several suggestions were received regarding a potential community garden project which could bring benefits to people's sense of health and wellbeing, environmental sustainability and address issues of social isolation. A community garden was noted as being a particularly useful initiative for inclusion of those who might feel shy or nervous about getting involved in other social activities and could engage members of the community all year round. It was also noted that many private gardens are very small and thus a community garden could provide valuable additional garden space for food production perhaps with use of a poly tunnel which would provide shelter and increase engagement throughout the seasons.



#### 4A) Community Garden continued

Criteria to be borne in mind:

- Community garden to be sized and developed to provide gardening opportunities that small private gardens cannot accommodate.
- Garden site to be selected with inclusivity in mind: easily accessed and ideally supported by community transport initiatives.
- Garden to be developed with best practice environmental sustainability principles.
- Garden design to be developed with local skillsets and gardening expertise in mind
- Site to be selected for its ability to provide good shelter to both plants and those using the garden.

#### 4B) Workshop space for creative and small business use

Provision of working space for small island businesses and particularly creative industries was raised, with encouragement of the local economy and tourism industry as well as of arts and crafts being given as primary drivers. The possibility of providing multi-purpose space for short-term hire for workshop activities and a hub for those working from home to gather in was also mentioned.

Luing's identity as an island with an active creative community came up frequently in discussion and in relation to the potential creative opportunities offered by the small scale slate initiative outlined in section 5 of this chapter below. Careful coordination between the slate enterprise, tourism and creative enterprise projects is therefore required.

Criteria to be borne in mind:

- Development of cultural and arts facilities in island contexts to integrate with the aims set out in Strategic Objective 11 of the National Islands Plan.
- Research and auditing required to establish the exact extent of requirement for workshop, business units and short-term hire spaces.
- Such spaces to be located with easy access and integration with visitor journeys and activities on the island.
- Workshop spaces to also explore development alongside residency/bothy accommodation for visiting artists/artisans (see project 5c below).



#### 4C) Supporting existing community facilities

As noted by many community members Luing is well equipped with existing community buildings including the two village halls, the Atlantic Islands Centre and the school (currently mothballed). In looking at the development of a Development Framework plan it is important to explore how key existing assets such as these can be best supported and maintained. From a social and heritage viewpoint there is great value in securing sustainable futures for these buildings and from an environmental perspective, continued or revitalised use of our existing built environment is a major component in reducing carbon footprints in construction. These existing buildings also are well-placed in terms of access and transport, particularly if a public transport infrastructure on the island were to be provided. Their position within two of the main settlements and at the centre-point of the island mean that they are valuable node points in community life on Luing.

The future of Luing's Primary School is currently uncertain, with potential closure of the school threatened. Provision of a school on the island is obviously an important factor for young, working families considering moving to the island and we understand that a campaign to save the school is underway. Some comments were also received noting that if the campaign to save the school were unsuccessful then it would still be important to retain the building for public use. Suggestions for potential short or longer term uses for the school building included for children's activities, use for indoor sporting activities, workshop space and accommodation units.

Criteria to be borne in mind:

- An initial survey of existing community facilities to be carried out to identify areas where maintenance, upgrade or improvement is needed.
- Any proposed use of the school building either temporarily or in the future should not jeopardise the campaign to keep the school open.
- When assessing location and housing of other projects and activities identified in this report assessment of capacity to utilise existing facilities should be carried out prior to development of any new-build construction.



## 03 | WHAT WE HAVE LEARNT SO FAR

### COMMUNITY VISION

#### 5. THRIVING ECONOMY - LOCAL JOBS TO REVERSE DEPOPULATION

A central theme throughout many of the comments received was the importance of encouraging a thriving economy on Luing, with local employment opportunities and tourism providing the means to reverse depopulation and develop a strong identity for the island. Generation of income for community endeavours through community-owned employment and tourism initiatives was also highlighted as critical to the long-term financial sustainability of these endeavours. Many of those commenting expressed their hopes for new enterprises that celebrated the history, natural beauty, culture and diverse skills of Luing and its people and welcomed the prospect of sharing what Luing has to offer with a wider group of visitors.

There were also a number of comments which highlighted concerns about the impact that increased tourism, industry and the proposal for a new slate enterprise at Cullipool would have on aspects of the island's landscape, settlements and quiet atmosphere.

The purpose of this feedback report is not to revisit the slate enterprise and island consultations already carried out but to shape a Draft Development Framework Plan covering tangible considerations of siting, scale and access arrangements for each project which reflect the hopes and concerns put forward. The Draft Development Framework Plan will allow the community to assess the ways in which their input has been interpreted and provide further input on the specifics to be taken forward for planning consideration.



## PROJECTS IDENTIFIED

### 5A) Slate project

The proposal for re-opening the slate quarry to the north of Cullipool was the subject of previous community consultation carried out by Isle of Luing Community Trust and facilitated by Delfinity. A report on the findings of this consultation can be found [here](#).

During the subsequent community consultation activities carried out as part of this DF work there was a clear appetite and enthusiasm expressed by many contributors for the funding generation, employment opportunities and contribution to addressing coastal erosion that this project could support. Alongside this there were clear views expressed on the potential for strengthening the local, national and international identity of Luing as a unique site of slate production. The opportunity to better share the slate heritage, history and culture of the island relating not only to the industrial period but also right through to pre-historic periods was also clearly valued, as were the creative avenues to be explored with this material for artists, sculptures and other creative practitioners.

For other community members the possibility of increased noise, traffic, environmental concerns and visual impact remain concerning. Health and safety concerns were also raised with a focus on the interface between vehicular traffic associated with the slate related activities and transport of material and the village highlighted.

Although a Development Framework will not include detailed design of the projects it will be important to give enough information on the likely specifics of siting, scale and mass of any proposed buildings and the wider landscaping context associated with slate extraction in order to enable the community to make better informed representations about the slate enterprise project during the planning process.





## 5A) Slate project continued.

Criteria to be borne in mind:

- The draft Development Framework plan is to include sufficient information on the brief for the slate processing building, access and landscaping to allow community members to better understand what is proposed and engage in discussions on specific concerns.
- The draft Development Framework should set out parameters within which new buildings and slate extraction infrastructure might be developed.
- The development of draft framework proposals for the area around the quarry should investigate and seek to address concerns regarding vehicular traffic movements.

## 5B) Slate tourism

Many of the comments indicating support for the slate enterprise mentioned the potential for educational, craft, artistic, heritage and history-focused offerings which could complement the slate extraction activities and provide a draw to visitors. The potential employment opportunities that such initiatives could create strengthened for many community members the economic case for re-commencing small scale slate extraction on Luing.

Suggestions for associated slate initiatives included:

- A slate trail promoting the history of slate quarrying on Luing
- Construction on Luing supplied by slate materials
- A slate open-air theatre
- A slate museum
- Slate workshops (building skills in working with slate and use in arts and crafts)
- A sculpture trail
- Artist-in-residence studio/workshop space

In exploring options for a draft Development Framework including the slate project, the potential for integration of a slate-working building with spaces for welcoming visitors, providing historical and geological information and space for visiting trainees or artists in residence should be examined. The various open-air landscaping projects highlighted above will also be included in the draft plan for further discussion.

As with previous projects discussed, the development of these initiatives must pay particular notice to protection of the valued landscape and settlement characteristics identified by the community and respect the conservation setting of Cullipool. The tourism-related projects should also seek to manage the concerns raised about appropriate levels of visitor numbers and how best to accommodate visitors whilst maintaining the peaceful atmosphere so enjoyed on the island.

Criteria to be borne in mind:

- Proposed visitor facilities should seek to complement and integrate with existing facilities rather than duplicate already existing visitor offers (including those on Seil and Easdale).
- Any tourism-related proposals should include a review of existing visitor numbers and arrangements and capacity for associated accommodation, transport, parking and facilities.

## 5C) Bothy accommodation

Related to the above projects the potential for bothy-style accommodation for visitors was noted as a helpful initiative to preserve local housing stock for residents and provide additional short-term accommodation. The option for facilities such as a laundry and additional parking spaces were also noted as being beneficial to both visitors and residents.

The proposal for group slate-training workshops or courses or group artist residencies or retreats highlights a need for affordable group accommodation not currently typically served by the existing self-catering or bed and breakfast properties on the island. It was noted that construction of new accommodation or refurbishment of existing buildings would provide an opportunity to show-case the use of slate as a material.

Criteria to be borne in mind:

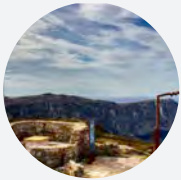
- In developing a framework for visitor accommodation, attention should be paid to the findings of the proposed Housing Needs Analysis with respect to interconnection with transport infrastructure and affordable siting close to utilities.

## 03 | WHAT WE HAVE LEARNT SO FAR

### PROJECTS IDENTIFIED

1.

Protecting & celebrating  
a unique place



1A Paths network



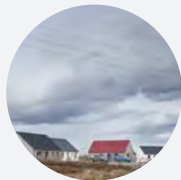
1B Luing's existing  
building

2.

An island for all ages



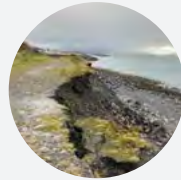
2A Affordable  
Housing



2B Self-build plots

3.

Sustainable living -  
Addressing climate change  
& coastal defence



3A Coastal erosion



3B Renewable energy



3C Sustainable  
Transport

4.

An active, creative  
community



4A Community  
Garden



4B Workshop  
space



4C Existing facilities

5.

Thriving economy -  
Local jobs to reverse  
depopulation



5A Slate project



5B Slate tourism



5C Bothy  
accommodation

## 04 | NEXT STEPS AND RECOMMENDATIONS

Over the coming weeks the design team will apply the projects identified in the previous chapter to site analysis of various locations on Luing in order to come up with draft proposals for community review.

The draft proposals will explore a number of locations for the affordable housing and self-build plots projects, the workshop and studio space project, the paths network and the slate tourism and bothy accommodation projects. The proposals will also explore in more detail the site considerations and logistics of the slate project, the coastal defence projects and the community garden. Underpinning this work will be a thorough review of the conservation appraisals of the existing settlements and the landscape characteristics highlighted as requiring protection or enhancement.

Alongside the design development work the team will seek further discussions with key stakeholders such as land owners (including the Community Trust) and the local planning department.

As noted in Chapter 03 there are also a number of research topics which will be required to take the projects of the Development Framework forward to a more detailed delivery process. Initial key areas to research include:

- Assessment of Housing Needs on Luing
- Assessment of the demand for studio, workshop and business unit space on the island
- Definition of the requirements of the slate project, particularly the building housing processing and potential visitor interface with slate activities
- Integration of Development Framework projects with public transport infrastructure in association with A&BC

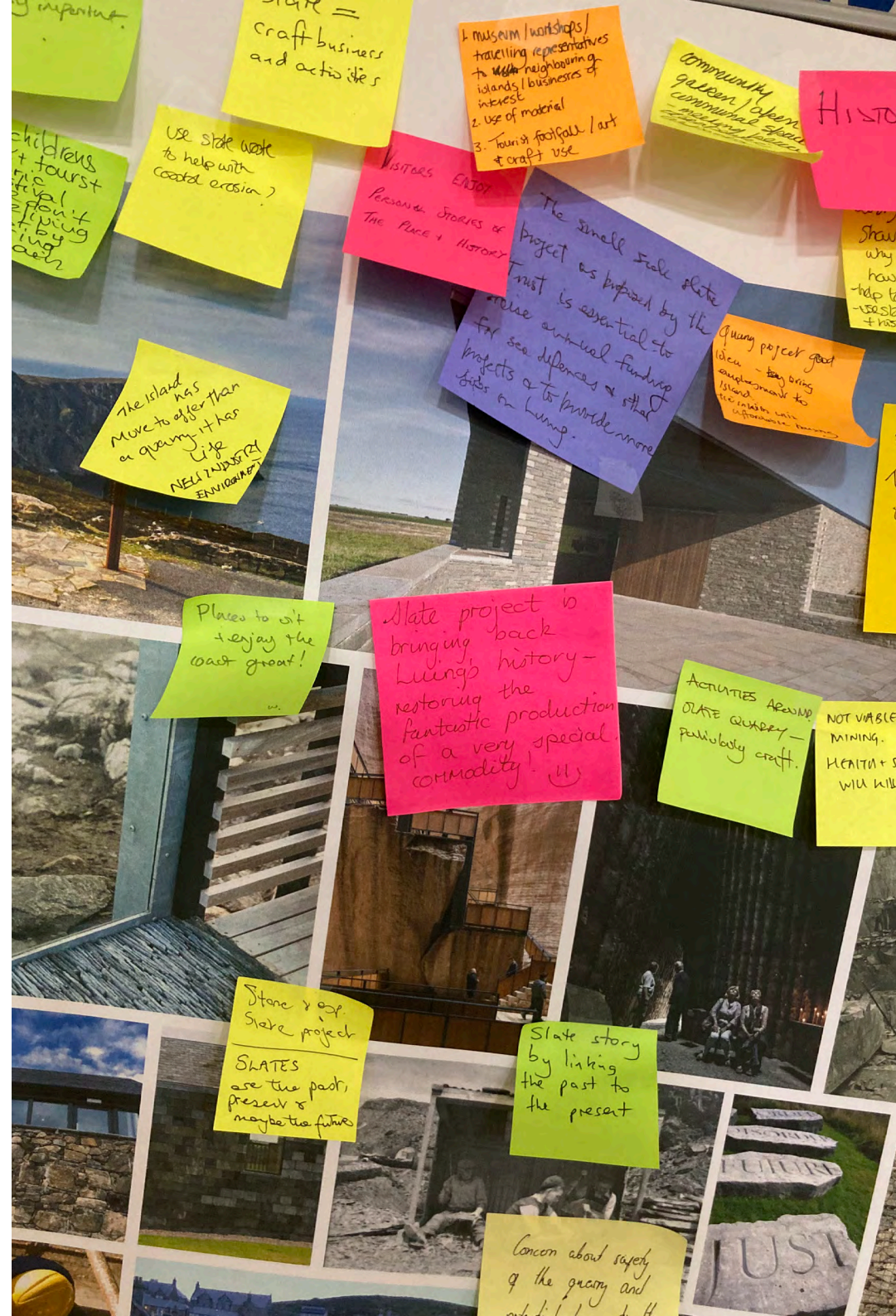
Further recommendations will be outlined as part of the Draft Development Framework and Strategic Report. Thanks to all who have contributed their thoughts so far. We look forward to further engagement on the Draft Development Framework Plan in January.



# APPENDICES

## COMMUNITY FEEDBACK

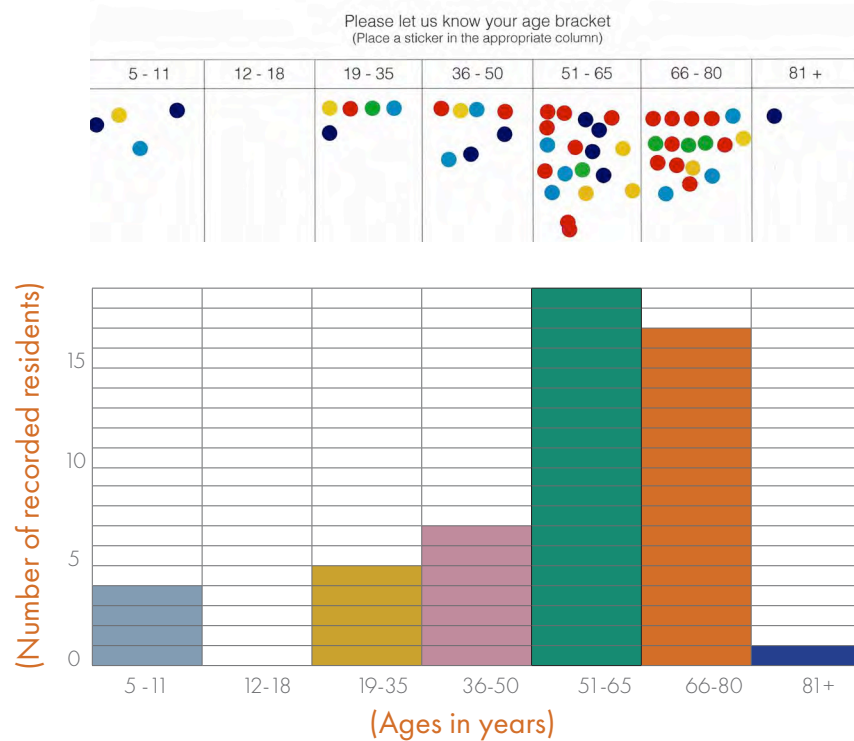
Appendix A   Maps	25
Appendix B   Banners	27
Appendix C   Dreams, Challenges and Opportunities	40



## APPENDIX A MAPPING

### Age and location demographic

All attendees were asked to put a dot on the island map showing where they lived, and another dot on a chart showing their age. 53 attendees recorded their age and 39 attendees recorded where they lived on the island map.



- South Cuan  
4 residents
- Cullipool  
22 residents
- Bardrishaig  
5 residents
- Achafolla  
2 residents
- Rubha Cuil  
1 residents
- Toberonochy  
5 residents



Island map | location demographic

## APPENDIX A MAPPING

### North East of island

- Port needed in this area
- Farms and crofting

### Cullipool

- Community garden
- Coastal walk repair
- (Below) Good views
- Camper vans
- Burns? - possible new quarry

### South Cuan

- Water and power
- Wet /low lying

### Centre of island

- Potential alternative use for school.  
Exercise and other activities
- 3 buildings for sale
- If no school then use as workshops
- Area used to be full of crofts

### Toberonochy

- Don't want to encourage engagement with fish farms as unsustainable
- Challenges for housing because of access
- Toberonochy potentially good for fish farm access
- Inappropriate conservation restriction



Island map

| annotations and comments by local residents

## APPENDIX B | Community feedback PRESENTATION BANNERS

Attendees were asked to note on post-its in response to six presentation banners. Each banner represented a specific theme and included questions and precedent images which attendees could respond to. Participants were not limited in the number of post-its they might use. The following pages represent a full transcript of the comments collected.

All material presented at the first community workshop was made available online via The Isle of Luing Community Trusts' website. For those unable to attend the workshop in person this provided the opportunity for feedback on the presentation banners following on from the workshop.

### The landscape of Luing

What makes Luing's landscapes special to you?  
What must be protected?  
What can be improved?



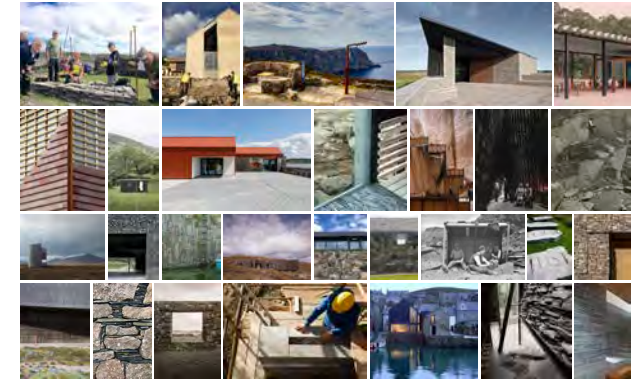
### The settlements of Luing

What do you love about Luing's existing buildings and settlements?  
What gives the villages their character?  
What would sustainable living on Luing look like?



### A new chapter in Luing's slate story

How would you like to tell the story of Luing's slate history and culture?  
How do you imagine the quarry and the village relating to one another?  
What benefits can the quarry bring beyond economic support?



### Places to gather, play, work and create

What other projects might be included in the development framework?  
How do you imagine the different projects relating to one another?



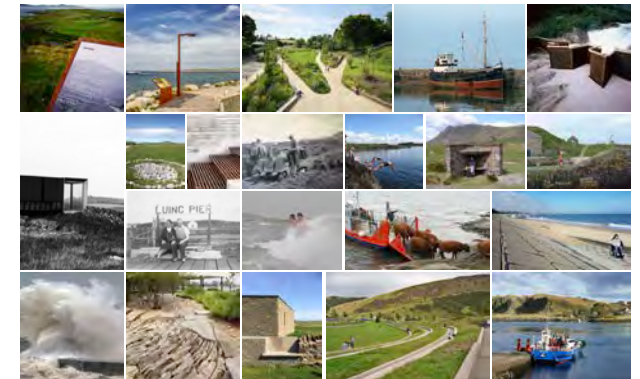
### Homes for Luing's families

What does affordable housing that feels 'at home' on Luing look like?  
What do new homes need to offer for a good quality of life here on Luing?  
How should the new homes relate to the island's existing buildings?



### Defending Luing's coastline

How might a coastal defence lead to the creation of Luing's shoreline?  
How might preventing coastal erosion also offer opportunities for engagement with the coast?



## APPENDIX B | Community feedback

### THE LANDSCAPE OF Luing

WHAT MAKES Luing'S LANDSCAPE SPECIAL TO YOU?  
WHAT MUST BE PROTECTED?  
WHAT CAN BE IMPROVED?



*Ever changing weather, views and light. It's a living and working landscape.*



*The ancient and old buildings, walls and tracks etc. The unique feel of island.*

*Protect ancient sites.*



*Reinstate coastal paths.*

*We'd like to see coastal path re-established*



*Improve walking paths. Create new routes.*

*Freedom to roam severely restricted by deer fencing.*

*No more fencing. This is already reducing green areas with no grazing.*



*Shooting free zone.*

*Freedom to roam. Pointless wasteful pheasant shoots.*

*Scared of shooting when not knowing it was on.*



*Luing is unique for its seascape views of slate geology and former quarries.*



## APPENDIX B | Community feedback

### THE LANDSCAPE OF LUING

#### Notes on banners

1. *Put in sign-posts for local walks.*
2. *Shooting-free zone.*
3. *Get rid of the pheasants.*
4. *Plant more trees.*
5. *Freedom to roam has been severely restricted by deer fencing.*
6. *Better access to Cullipool beach.*
7. *Unspoiled environment. Seascape.*
8. *Unique topography and geology.*
9. *Farm - cattle bred.*
10. *Improve walking paths. Create new routes.*
11. *The coast - I love swimming!*
12. *The ancient and old buildings, walls and tracks etc. Unique feel of island.*
13. *Open access is important.*
14. *Geology trail.*
15. *We need to know when the shooting is on. A notice in the ferry shed is no use at all to villagers.*
16. *Reinstate the coastal paths. Particularly Cullipool to Cuan Ferry.*
17. *Scared of shooting when not knowing it was on.*
18. *Freedom to roam. Pointless wasteful pheasant shoots.*
19. *Improve ferry times.*
20. *Known for cattle! Well known for this.*
21. *Protection of the shore is very important to save Cullipool from flooding. Luing is a working island and needs to remain that.*
22. *Scenery. Unique. Historical.*
23. *Protect the freedom of the shorelines and hills.*
24. *Ever changing weather and views/light. It's a living and working landscape (not wild!). 360 degrees from high ridge. Sea and landscapes. Full of history. Easy to walk anywhere.*
25. *Special landscape. Views unique. The environmental impact. More use of the natural habitats for sun and harbour sports.*
26. *All the greenery/views.*
27. *Don't mess with it or change it too much! It's beautiful as it is.*
28. *It's unkempt nature. It's beautiful as it is.*
29. *Protect the freedom to roam. No development on high point.*
30. *More places for kids to be able to have fun such as play parks, outdoor sports.*
31. *Protect ancient sites.*
32. *Luing is unique for its seascape views of slate geology and former quarries. More artists and writers could be attracted here to express its beauty.*
33. *Beautiful landscape don't spoil it with more.*
34. *Protect heritage sites on Canmore.*
35. *Freedom to roam.*
36. *All 380+ heritage sites search under Luing on Canmore. Protect.*
37. *Protect nature, peace and tranquillity. Community.*
38. *No more fencing. This is already reducing green areas with no grazing.*
39. *Able to walk around freely.*
40. *Let the land and trees flourish without sheep, pheasants and humans. Restrict developments away from the villages.*
41. *Cullipool is heart of the island.*
42. *We'd like to see coastal path re-established.*
43. *All our point of historical buildings to be protected. Our panoramic view and dramatic weather changes. The connection between community, business, Trust.*
44. *Re-establishing coastal path not so important.*
45. *Build on Luing's status in the list of 51 best places to see Scottish geology.*
46. *ONLINE FEEDBACK. Key elements of land/seascape to be protected. Strategic views on/from/across the island; Archaeology; Coastline/tidal channels/local mooring areas; Existing areas of tree planting.*

## APPENDIX B | Community feedback

### THE SETTLEMENTS OF LUING

WHAT DO YOU VALUE ABOUT LUING'S EXISTING BUILDINGS AND SETTLEMENTS?  
WHAT GIVES THE VILLAGES THEIR CHARACTER?  
WHAT WOULD SUSTAINABLE LIVING ON LUING LOOK LIKE?



*Unique villages and architecture because of slate quarrying.*



*I value the heritage and current residents who give the villages character.*



*Use the potential of the locals to expand, own electricity, own food and own water uses.*



*Community food growing, greenhouses and using our weather and tidal energy.*



*More people growing vegetables in a polytunnel at the back of Cullipool on Trust land.*



*Historical cottages in the village are important to maintain and protect. Essential that people have the right resources to support and maintain the character of the cottages.*

## APPENDIX B | Community feedback

### THE SETTLEMENTS OF LUING

#### Notes on banners

1. Sustainable = shop, school, services, which depend on enough working age people.
2. Shops and places to visit important.
3. Conservation areas need to be affordable and not prohibitive.
4. Future building should embrace 21st century architecture, not merely copy the past.
5. Sustainable - make use of the natural landscape, wind, water, hydro, tourism, sport, people.
6. Need for community gardens as most homes have tiny ones.
7. Do not change village.
8. Sustainability.
9. Upgrade existing conservation homes to make them more ECO.
10. Sign up - quarry is unsafe.
11. White cottages.
12. Use sustainable energy, tides, wind.
13. Value: a) the historical reasoning/history. b) the people, the cottages, the views. c) use the natural habitat to leverage life.
14. Built using local resources especially stone and slate.
15. Sustainable living: Use potential of locals and expand: own electricity, own food, own water uses.
16. Community garden renewables. Good Wifi.
17. Unique villages/architecture because of slate quarrying.
18. I value all the white cottages.
19. I value the heritage and the current residents who give the villages character.
20. Any new build in the land should relate to the existing format, pitched and slate roofs.
21. Sustainable = not being flooded.
22. Old mine buildings are Luing's houses character.
23. Tide/wind energy. Free electricity for island, people would want to live here!
24. Better support to existing village houses to heat and insulate.
25. I love all the scenery. Quarry, mountains and the cottages.
26. People living in houses all year round.
27. Sustainability of a working harbour.
28. The historical aspect and it's residents, Community food growing, greenhouse, using our weather and tidal energy.
29. Sustainable could be more people growing vegetables in a polytunnel at the back of Cullipool on Trust land. The new zero aim of the community and Trust is very important.
30. Historical cottages in the village are important to maintain and protect. Essential that people have the right resources to support and maintain the character of the cottages.
31. Conservation village but council houses in the middle.
32. A more affordable ferry service. I think this is off-putting for people moving to the island.
33. Community important. Those spaces - halls important.
34. Are there restrictions for solar PVs in conservation village?
35. Shop. School church. White walls. Slate. Gravestones.
36. Power of Cuan sound. Tidal power opportunities. Feasibility study, NOVA. Shetland Project.
37. ONLINE FEEDBACK. These are special as their conservation status recognises and I believe that attention should be given to protecting the village envelopes whilst allowing some flexibility in design and use of materials to enable new builds to be more affordable and appropriate for modern eco-living.
38. ONLINE FEEDBACK. There appears to now be an acceptance that streetscape is protected whilst allowing more modern rear elevation designs.
39. ONLINE FEEDBACK. Ancillary buildings, for which there are many opportunities on sites of ruins, should be affordable with use of appropriate materials used on other Hebridean islands such as corrugated iron roofs.
40. ONLINE FEEDBACK. Pods, whilst fashionable, look ghastly and out of character. Would be preferable if an expansion of these could be discouraged.

## APPENDIX B | Community feedback

### A NEW CHAPTER IN Luing'S SLATE STORY

HOW WOULD YOU LIKE TO TELL THE STORY OF Luing'S SLATE HISTORY AND CULTURE?  
HOW DO YOU IMAGINE THE QUARRY AND THE VILLAGE RELATING TO ONE ANOTHER?  
WHAT BENEFITS CAN THE QUARRY BRING BEYOND ECONOMIC SUPPORT?



*How to ensure a slate quarry jobs are given to islanders to encourage new families? And protected as local jobs in the future?*



*The quarry spoil can be used to protect the shore - very important!*



*Opportunity to use the quarry spoil to 'feed' the beach therefore protecting the historic village. This is Luing's chance to put the island on the map - we should embrace it!*



*Quarry redevelopment very important to the island's future. It is our only asset we need to use this asset to create a sustainable future for living.*



*Slate = craft business and activities.*



*Concern about safety of the quarry and potential harm to the existing houses.*

## APPENDIX B | Community feedback

### A NEW CHAPTER IN LUING'S SLATE STORY

#### Notes on banners

1. *Places to sit and enjoy the coast great!*
2. *Small units and a hub for people working from home would be good.*
3. *Slate project is bringing back Luing's history - restoring the fantastic production of a very special commodity.*
4. *Concern about safety of the quarry and potential harm to the existing houses.*
5. *Stone and especially slate project. Slates are the past, present and maybe the future.*
6. *Tell slate story by linking the past to present.*
7. *The biggest hurdle to starting a new enterprise is finding property to operate from. I know from experience!*
8. *Quarry project very important.*
9. *Quarry project good idea - bring employment to the island. Tie in with affordable housing.*
10. *The island has more to offer than a quarry - it has life. New industry environment.*
11. *Museum/workshops/travelling representatives to neighbouring island/businesses of interest. Use of material. Tourist footfall/art and craft use.*
12. *Explain the true disruption of a new quarry.*
13. *Quarry? Show history of why island is how it is? Help tourism? Use slate on local houses and historic buildings elsewhere.*
14. *Quarry - also helps environment by not importing slate from China, Spain overseas.*
15. *History*
16. *Quarry and slate working and activities as tourist and visitor attractions.*
17. *Make the most of a local resource. Employment much needed.*
18. *Quarry redevelopment very important to the islands future. It is our only asset we need to use this asset to create a sustainable future for living.*
19. *Island needs jobs and working age people (with families).*
20. *The economic benefits will allow all residents to have better facilities and public transport perhaps.*
21. *The quarry rocks are the roof of a lot of cottages.*
22. *Activities around slate quarry - particularly craft.*
23. *Not viable slate mining. Health and safety will kill it!*
24. *Another tourism opportunity in the quarrying: Make your own slate.*
25. *The potential slate production is very exciting!*
26. *Sculpture trail using slate.*
27. *Shelters and outlook important.*
28. *The history of Luing should be protected but not resurrected. History is history. New life begins.*
29. *The quarry spoil can be used to protect the shore - very important!*
30. *The quarry should be seen for historical reasoning. The village portrays this.*
31. *The island has an abundance of wealth. Nature wealth tourism, sport, people - leverage it to create a new story.*
32. *Bring in opportunity for people who work.*
33. *Huge amount of opportunities surrounding the quarry. Tourism. Show-casing the industry. Creating job/local economy. Using traditional methods will make it less intrusive.*
34. *Opportunity to use the quarry spoil to 'feed' the beach therefore protecting the historic village. This is Luing's chance to put the island on the map. We should embrace it.*
35. *How to ensure new slate quarry jobs are given to islanders to encourage new families? Add protected as local jobs in the future.*
36. *Community garden/green communal space - meeting place with therapeutic aspects.*
37. *Luing is turning into a retirement island. This is unsustainable. Communities all over the Highlands are thriving with local enterprises. Luing needs this vision.*
38. *Via children's book and tourist historic festival. Please don't start re-living the past by quarrying again.*

## APPENDIX B | Community feedback

### PLACES TO GATHER, PLAY, WORK AND CREATE

WHAT OTHER PROJECTS MIGHT BE INCLUDED IN THE DEVELOPMENT FRAMEWORK?  
HOW DO YOU IMAGINE THE DIFFERENT PROJECTS RELATING TO ONE ANOTHER?



*Studios and workshops for craftwork, artists and artisans*

*Hire spaces for artists and artisans.*

*Appropriate spaces for artists to stay - residencies?*

*Bigger and better shop and post office would be welcome.*



*Community gardens and polytunnel spaces to meet in all year.*



*Creative spaces for local interest e.g. dance and music.*



*Sports and recreation area or building for all to use.*

*Need inside exercise space.*

*Multi-purpose space sustainable, important.*



*Bothy style accommodation is a great idea - using local slate.*



*Playpark near the Atlantic Islands Centre.*

## APPENDIX B | Community feedback

### PLACES TO GATHER, PLAY, WORK AND CREATE

#### Notes on banners

1. Repair shop.
2. Polytunnel - grow our own.
3. Community gardens/polytunnel space to meet in all year.
4. Don't forget about the plans for the polytunnel.
5. More affordable housing.
6. This looks great. A bigger better shop and post office would be welcome.
7. Finish the coast trail.
8. Appropriate spaces for artists to stay - residencies?
9. Playpark near the Atlantic Islands Centre.
10. Need inside exercise space.
11. Places for making outside of homes/flexible spaces.
12. Village halls could be developed and improved as physical spaces for exercise.
13. A public laundry facility of some kind would be great. Some cottages are too small to have a washer and dryer.
14. Bothy style accommodation, great idea! Built using some local slate.
15. A place for remote working. Create office space that islanders could use who are working from home.
16. Creative spaces for local interest, e.g. dance, music. Community garden/polytunnel. Community involvement and development.
17. Like the village hall. Think they are sustainable by the community.
18. Important to balance visitor considerations with sense of local community needs. Don't let Luing just become a tourist attraction and nothing more!
19. Tidal energy.
20. Places for employment and to bring in tourism.
21. Sports/recreation area of building for all to use.
22. What are the skills of the people on the island? How can these be used to enhance tourism e.g. retreat?
23. Can't see the quarry being a thriving business. Industrial units, studios, workshops could bring young people to the island but affordable housing needed.
24. Create an environment that encourages adventure. Brings talent and new thinking to Luing, Don't look back.
25. Look forward without forgetting the past?
26. Purpose built holiday accommodation? Encourages people into the community without using houses that can be full time homes.
27. Village halls for social aspects.
28. Involve residents in planning events in the Atlantic Islands Centre and 2 village halls. Support campaign to save our school.
29. Studios + workshops for craftwork, artists and artisans (there's a demand).
30. Use potential of the islanders, children experiences, seaports, art route, healing etc.
31. Short hire spaces for artists and artisans.
32. Library of things! Useful items in loan.
33. Get village halls updated, provide public toilet or facilities for visitors i.e. crews from sailors boats. But also make nice for people who live here.
34. Community garden! Ongoing input and enthusiasm is needed.
35. Slate version of 'Minnick' coastal theatre - open air.
36. Polytunnel, community growing, bee-keeping.
37. Feel that planner openness to community-owned wind turbines has passed?
38. Want studio spaces for art.
39. Renewables are an important potential income stream for the community.
40. We have two good village halls. We need to make sure they can be maintained
41. Multi-purpose space - sustainable and important.
42. Other projects: Polytunnel to grow veg at back of Cullipool. More creative workshop events to learn crafts and writing. Community benefit eventually from 4 existing wind turbines.
43. ONLINE FEEDBACK. 3/4 community centres – focus should be on maximising usage of these assets and in a way which makes them all viable cost centres and community hubs not dependent on regular grant applications which have a tendency to distort priorities. Not necessarily easy but a more sustainable approach for the future.
44. ONLINE FEEDBACK. The natural elements of the island provide lots of opportunity for play, learning and inspiration. Priority should be on activities and not so much on capital equipment that is underused and needs heavy maintenance.

## APPENDIX B | Community feedback HOMES FOR Luing'S FAMILIES?

WHAT DOES AFFORDABLE HOUSING THAT FEELS OF ITS' PLACE ON Luing LOOK LIKE?  
WHAT DO NEW HOMES NEED TO OFFER FOR A GOOD QUALITY OF LIFE HERE ON Luing?  
HOW SHOULD THE NEW HOMES RELATE TO THE ISLAND'S EXISTING BUILDINGS?



*Really like the style of these houses on Iona. They are very effective.*



*Sustainable, environmentally sensitive houses, low cost to run.*



*Housing in existing settlements.*



*Appropriate houses for families. The old historical cottages aren't big enough. Need low maintenance, low running costs, modern heating and well insulated.*



*Love this - natural materials.*



*True self build plots at affordable prices with 'occupancy conditions'.*

*Both options - self build on affordable plot and self build houses.*



*Self build plots at affordable prices for those wishing to build.*

*Weather should be considered - high winds.*



## APPENDIX B | Community feedback

### HOMES FOR Luing'S FAMILIES?

#### Notes on banners

1. Support for empty home owners to renovate property to a habitable state.
2. Reference the houses building in Ardfern in the 1980's behind The Crafty Kitchen. Old yet new.
3. Plan for higher sea level with new housing.
4. Affordable housing to be like the cottages for the environment.
5. Ferry prices prohibitive.
6. Affordable homes to bring back Luing's 'children' who had to move away to be able to afford their own home.
7. Really like this style of housing on Iona - very effective.
8. Self-build plots for first-time residents.
9. Homes for young people on Luing are so important.
10. How achievable is it to build affordable homes on an island where there is a cost premium?
11. Affordable houses without sustainable environment? Create the industry, the new Luing first.
12. Use empty houses and make them truly sustainable/warm/use water, electricity etc, truly sustainable.
13. How to turn around the growing number of 2nd homes on Luing?
14. Affordable housing should be varied to suit different needs, but be in keeping with the existing style; pitched, slated roofs etc.
15. Love this. Natural materials.
16. Starter homes and small family housing aimed at locals would encourage younger generation.
17. Small affordable family housing. Bothy style accommodation for seasonal staff.
18. A huge number of second homes rarely occupied within the village.
19. Adopt a granny/grandkids.
20. Keep young people on Luing by providing jobs and houses. Help keep school open too.
21. I have just renovated a listed cottage within the conservation area. This proves a lot dearer than a standard build/renovation.
22. Both options - self build on affordable plot and new build houses.
23. Housing in existing settlements.
24. Development best close to ferry - close to bus.
25. Affordable housing in village really important.
26. Settlements have come and gone. The location of the housing doesn't matter.
27. It either looks modern and different or tiny and unusable if has to be same as 'historic'. New homes need to be low energy and have wifi.
28. Covenanted houses that cannot be sold as holiday homes.
29. Low maintenance, low running costs. Make most of sunshine - simple.
30. Location - large enough for small families.
31. Not for over development on such a small island - can ruin.
32. True 'self build' plots at affordable prices with 'occupancy conditions'.
33. Some family houses on the fringes of the villages would be good.
34. Appropriate houses for families. The old historical cottages aren't big enough - over priced. Low maintenance. Low running cost homes - modern heating and well insulated.
35. Self build plots at affordable prices for those wishing to build.
36. Obtaining a mortgage on such a small island such as Luing proves very difficult. This should be considered.
37. Warm, eco friendly for families not for holiday homes.
38. Sustainable, environmentally sensitive houses, low cost to run.
39. Enough space but affordable and the framework for homing adults and raising children.
40. Will the main landowner donate land on which to build affordable houses for families from the profits from 4 wind turbines?
41. Bothy for slate visitors as well as affordable homes.
42. Designs - weather should be considered in design - high winds.

## APPENDIX B | Community feedback

### DEFENDING LUING'S COASTLINE

HOW MIGHT A COASTAL DEFENCE ADD TO THE CHARACTER OF LUING'S SHORELINE?  
HOW MIGHT PREVENTING COASTAL EROSION ALSO OFFER OPPORTUNITIES FOR ENGAGEMENT WITH THE COAST?



*Improve paths along the coastline.*



*Important to keep access by foot to North of the island around the coast.*



*A slate trail that can be part of the defences.*

*The quarry re-opening is a great opportunity to protect the shore.*



*Bring in renewable energy - that can fund coastal erosion solutions or tourism.*



*Create a pier and harbour that encourages new industry sport and tourism.*



*Develop the moorings into a small marina.*

## APPENDIX B | Community feedback

### DEFENDING LUING'S COASTLINE

#### Notes on banners

1. *It's concerning. It is essential we protect and feed the shore.*
2. *Erosion a deep concern. Long term solution needed.*
3. *Coastal erosion is a concern. It is making some residents consider relocating.*
4. *The quarry re-opening is a great opportunity to protect the shore.*
5. *Coastal erosion and rising seawater a real threat. We need to protect for our future.*
6. *Coastal erosion. Encourage community to build their own. Use the landscape - or the rich landowners to support.*
7. *Coastal erosion is an inevitable part of living by the coast. The answer in past has been use waste from quarry. But likely to cost a lot of money to make a long lasting difference.*
8. *Improve paths along coastline.*
9. *How are other islands tackling this?*
10. *There's a specific problem at Cullipool. Otherwise the threat is sea level rising.*
11. *I don't think this is the biggest (or even a major) problem on Luing. We're not Orkney or Western Isles!*
12. *Renewable schemes to slow rising tides.*
13. *Whatever the decision, as long as it works.*
14. *Look at how villages use slate at Toberonochy to stop erosion? Re-use?*
15. *Develop the moorings into a small marina.*
16. *Create a pier, harbour that encourages new industry sport, tourism - the natural habitat environment*
17. *The coastal line - let nature decide but Cullipool needs protection with a gentle slope of heavy rock.*
18. *Quarry and coast line defence go hand in hand.*
19. *Bring in renewable energy - that can fund coastal erosion solutions or tourism.*
20. *A slate trail that can be part of the defences.*
21. *I like this*
22. *Support the local people to defend their homes in Cullipool.*
23. *Renewed efforts to obtain funding to protect Cullipool Village from flooding are urgently needed. This small community won't be able to fund the defences on its own.*
24. *Important to keep access by foot to north of island around coast.*
25. *Wildlife information centre.*

## APPENDIX C | Community feedback DREAMS, CHALLENGES & OPPORTUNITIES

Attendees were asked to note on post-its their dreams for the future of Luing, the challenges facing the delivery of positive change, and to identify opportunities for positive change. Participants were not limited in the number of post-its they might use. Post-its were arranged in to themes for analysis. The full transcription of comments is included in the following pages.



## APPENDIX C | Community feedback

### DREAMS, CHALLENGES & OPPORTUNITIES

#### Jobs

- *An island where adventure, tourism and full time employment is local (but transitory visits)*
- *Job creation to attract young people.*
- *To make it a more appealing place for young people and families to live.*
- *Creating more jobs locally. More local businesses opening up.*
- *More facilities for small businesses (craft/professional).*

#### Sustainability

- *Happy sustainable community.*
- *A sustainable future for our island so we can not only survive but thrive.*
- *Sustainable well paid jobs.*
- *Happy sustainable community.*
- *Make decisions in harmony with nature.*
- *Use tidal power of Cuan Sound to generate energy for the community.*
- *Using more of own produce.*

#### Funding

- *That funds can be generated to fund housing.*
- *To have a pot of money for the community to benefit from.*

#### Facilities

- *Indoor sports facilities*
- *A shop that sells cheap and very tasty food and drinks.*
- *A swimming pool (community).*

- *Climbing walls for children by shore and quarry.*
- *Craft workshops studios using slate and stone.*
- *Play park required.*
- *Keep old school open for future Luing use.*

#### Families and young population

- *Families of young children on island.*
- *School to open, more people to move to Luing.*
- *A larger group of working age and young children. A good school roll.*
- *A place to be and learn to be for children and adults.*
- *A place that children and adults enjoy and stay fit and happy.*
- *More families/young people living on the island again.*
- *A vibrant working age community.*
- *Thriving. Multi-layer economy. Young people. School. Happy community.*
- *Many more happy families living in Luing.*
- *Opportunities for young people to work and live, locals very important.*
- *Opportunities for young families/couples so we can stay.*
- *Return to their being lots of young families. Homes for those families.*
- *More young families and children, safer transport to allow cost effective living on Luing.*

#### Future community

- *Thriving island community - a growing and younger profile population.*
- *Local control*
- *Think for the next generations - so think 100 years ahead.*
- *A vibrant family island.*
- *Luing famous for quality slate products.*

## APPENDIX C | Community feedback

### DREAMS continued

#### Future community continued.

- *An inclusive, varied community with a common ground of developing for now of the future.*
- *Look forward' dream big, free on mobilisation, it's more efficient.*
- *A balanced population. Forming a sustainable community with jobs, housing in a sustainable environment.*
- *More facilities, sustainable school and housing and connecting for all.*

#### Transport

- *A better transport connection. A sustainable transport link helps keep a sustainable community.*
- *Taxis and bus transport - port for everybody and an elderly bus for the elderly.*
- *Fixed link ferry/bridge tunnel. Making all development cheaper and feasible.*
- *Travel abilities for the elderly within the island.*
- *Electric public bus service on island.*
- *Walking path around shore.*
- *Better ferry times for evening.*
- *More lights and in houses in the villages in winter.*
- *Solution to coastal erosion across from Cullipool village to north of island. Unobstructed to access beauty of landscape beyond village - large open beautiful area.*

- *Later ferry hours to enable commuters to more easily live here with young families.*
- *A better safer road network, no potholes, easier passing places*
- *ONLINE FEEDBACK. It would be great if there was a 'bus' service from the ferry available so parents from Seil and Easdale can leave their car on the Seil side, come across as a passenger and then get a bus to the centre.*
- *ONLINE FEEDBACK. This is was is needed at this very moment in time, a small buss or a car which fits 5/6 kids.*
- *ONLINE FEEDBACK. It's very clear the island needs a different solution towards children and their families regarding school/transport... A bus, simply provided by the island...Because we as islanders want our children to be able to go to school, safely.*

#### Arts

- *An artists community of writers and painters*
- *Arts and recreational space to encourage local talent.*
- *To become a vibrant and varied Hebridean island that encourages work, creativity, business and development.*

#### Housing

- *Affordable houses for those who don't work/have jobs/elderly.*

## APPENDIX C | Community feedback

### DREAMS, CHALLENGES & OPPORTUNITIES

#### Infrastructure/Transport

- Costed roads
- Transport is the only issue - should there be a bridge?
- Ferry access - inconvenience and cost.
- Transport links.
- Telecom infrastructure - encourage investment, change the paradigm.
- Ferry issues, cost - expensive to live and work here.
- Ferry timetable.
- Price of ferry, timings - restricting and economic implications.
- Cost of living - expensive ferry for working islanders.
- Ferry times, buying affordable foods. Getting around as an elderly with no transport.
- Expense of living on an island - ferry, travel etc.
- Expensive - not a lot of shops and not a lot of opportunities.
- The limited winter ferry.
- Limited ferry timetable.
- Ferry times and transport to ferry for all public who don't have cars.
- Issues to bridge. Support from EU as it's an island. Less economic support. Appeal of 'island' is lost then.
- Public transport and ferry.
- Cost of ferry service - off-putting for those that have to travel off Luing for work.

#### Population

- Top-heavy population structure. Absent homeowners. Broadband too slow.
- Lack of community to progress dreams.
- Provide options for young people to return, housing, jobs/work places and school.
- Limited local employment.
- Retaining young people.

- Families needed.
- Money - getting young folk to stay.
- Bringing younger families to Luing to secure its future.
- Not many job opportunities. Not much housing. Aging community. Not enough to attract young people. Expensive.
- If you want families here - school is an excellent way to attract them, and it would provide jobs.
- No jobs = not enough people = no housing = decline in population
- All communities are chasing the same demographics, young people and families. Can Luing attract enough?

#### Climate and Landscape/Seascape

- Erosion and rising sea levels.
- Getting rid of the 2021 causeway that blocks the Luing/Torsa passage now.

#### Working together/resistance to change

- Getting the landowner to care about the community and actively support it.
- Working together, hearing and listening to everyone.
- People - do they want change? A new modern living. Attract new people.
- Stop hanging onto the past when the world is changing. Sustainable and renewable energy. Broadband.
- Community apathy and fatigue. Cost premium because it is an island.
- Accepting change.
- Lack of desire to get involved.
- Negative attitudes to change.
- Negativity of some - not wanting things to change.
- N.I.M.B.Y

## APPENDIX C | Community feedback

### CHALLENGES continued

#### Housing

- *Affordable housing*
- *Homes for families.*
- *Limit more houses becoming second homes/holiday homes.*
- *Housing - cost (land and building homes) young families (jobs and homes).*
- *ONLINE FEEDBACK. The issue is crucial. No long term lets on island or on neighbouring Seil island and very few in Oban of any sort of reasonable quality for reasonable rent.*
- *ONLINE FEEDBACK. Half the homes are often unused second homes. Many long term unsued homes lie empty, are decaying and require lots of work - very sad. Other second homes are tiny with difficult access and not suitable for families. The island suffers such an impact from a house that is rarely used in terms of supporting services and contributing to island life. How are we going to turn this around and provide decent long term accommodation at reasonable rent for people wanting to come and work here?*

#### Funding

- *Funding to find*
- *Lack of funding*
- *Funding*
- *Higher spend to life on an island with ferry. Especially running a business.*
- *Funding. Number of people who can help with time and energy.*
- *Financial support. Planning. Timescales (long).*

#### Facilities

- *Workspaces. Workshops.*
- *Landownership. Climate change, erosion and sea level. Bridges or tunnel.*
- *Land/space to build. Cost of transport.*



## APPENDIX C | Community feedback

### DREAMS, CHALLENGES & OPPORTUNITIES

#### Slate

- *Natural resources. Slate. Wind. Tidal energy.*
- *Quarry. Community money pot.*
- *Lots of opportunities from slate revenue.*
- *Slate resources. Tourism. Natural history. Human history.*
- *Slate revenue.*
- *Quarry redevelopment would create great opp. or the island. A must for the future of the island.*
- *Pride of building on our slate heritage.*

#### Facilities

- *Community facilities (sports/leisure).*
- *Improved recreation and play areas.*
- *Use potential of islanders and create a place for children.*
- *Better parking for visitors.*
- *Better visitor experience.*
- *Public transport.*
- *Modern and sustainable housing.*
- *Old school for accommodation units.*
- *ONLINE FEEDBACK. Island bus. It's more sustainable in many ways. It could even create a parttime job for someone on the island. The bus could be a bus for tourists in the season whom you can charge a good fee which could pay for wages. It could reduce traffic on the island. It could attract more people to come over. It would also help if you want to attract families if there's a transport for the kids available, in case the Luing school stays mothballed or worse gets closed. Plus we as parents are all left with much more time to work and to contribute our skills in different ways. We could even think of more creative ways to use the bus and try to get things funded.*

#### Enterprise

- *Jobs = well being.*
- *ONLINE FEEDBACK. Looking at the islanders. Builders, farmers, fishers, bakers, gardeners, well-being, history group, teachers, carers, childminders, technicians, artists, writers, zoologists, mechanics, blacksmiths.*
- *Tapping into talent on Luing. Writers, artists, artisans, crafters.*
- *More jobs from projects. New creative approaches - art, sculpture.*
- *Tidal power (small scale).*
- *Encourage small, local businesses. Entrepreneurship.*
- *Skills workshops and training (slate).*
- *Encourage small business and opportunities for work in slate quarry.*
- *Sustainable island - tidal energy.*

#### Tourism

- *Light tourism (i.e. lack of pollution)*
- *Increased tourism revenue*
- *Tourism. Energy industry. Pier harbour. Use the uniqueness: it is special.*
- *Wildlife tourism.*
- *Children's experiences and courses.*
- *Investing in the tourism industry. Opportunities there.*
- *Focus on sea-life, sea-water and sea-wilding.*
- *Use the school temporarily to create children's island experiences.*

## APPENDIX C | Community feedback

### OPPORTUNITIES continued

#### More young people

- *There are families who want to move here.*
- *More people being able to afford low price and modern housing.*
- *So more people my age (31) come to live here to develop a life and local business.*
- *Bring back families who want to stay.*
- *More families could mean school opening. Slate quarry - jobs, families, busier community.*

#### Place

- *Quality of life.*
- *Beautiful place. Nature. Peace.*
- *Improvements to existing housing.*
- *To preserve what's left of Luing's past while promoting a new living.*
- *Better mental health as a whole island.*
- *Bringing the islanders together.*
- *Sustainability of Luing as a place to live.*
- *Coast exploration*
- *ONLINE FEEDBACK. Looking at the island, it gives amazing opportunities. The isle can run all by itself if needed without external resources. Simply looking at the geography, the infrastructure, the wind, the sea, the land itself, the already existing fruit, berrie and nut trees/bushes, the houses, a school, two village halls and the centre, the boatyard, the surrounding isles.*



# A FRAMEWORK FOR LUING'S FUTURE

COMMUNITY CONSULTATION FEEDBACK REPORT 2



April 2023

WT Architecture . The Paul Hogarth Company . Narro Associates . Morham + Brotchie



## 01 | INTRODUCTION

Thank you to all who have contributed to the formation of a new Development Framework for Luing.

This report summarises the feedback given on the DRAFT plans for the Development Framework. Your comments, ideas, concerns, local knowledge and insights have been invaluable in shaping the finalised Development Framework Plans and Strategic Report.

The proposal plans included in the Development Framework show a variety of options for how sustainable development on Luing might take place. From these possibilities, decisions can be made on which projects to take forward on which sites.

You can find detailed information on the final version of the Development Framework in the Development Framework Plans and Strategic Report, available to download from the Isle of Luing Community Trust website.



## 01 | INTRODUCTION

### 1.1 Where are we in the process?

This is the second of two Feedback Reports documenting community consultation carried out as part of the Development Framework process.

#### *Where we started*

The formation of a new Development Framework for Luing follows on from the community consultation carried out by the Isle of Luing Community Trust and the Scottish Government Islands Plan consultation. The comprehensive reports which came out of those consultations highlighted key ambitions and concerns for the community and identified core projects which could be delivered by the Trust to address issues of depopulation, economic and environmental sustainability and coastal erosion.

#### **The core projects identified were:**

- The establishment of a small-scale roofing slate enterprise
- Delivery of additional affordable housing to attract families and working age people
- Mitigate coastal erosion and reduce our carbon footprint.

During our first phase of community consultation we were able to start to build a clearer picture of people's visions for the island, their hopes, dreams and concerns. The comments gathered confirmed some conclusions made in the previous reports, added further information and nuance to their findings and raised important concerns to be addressed going forward.

The key themes which emerged from this initial knowledge-gathering exercise helped to set out a Community Vision and identified a series of potential projects to be explored within the Development Framework. A summary of the Community Vision and the Potential Projects can be found in Feedback Report 1, along with an appendix setting out a full list of the workshop comments and emailed contributions gathered.

#### **Design Development**

Following the issue of Feedback Report 1 the design team of WT Architecture, structural and civil engineers Narro Associates, landscape architects The Paul Hogarth Company and quantity surveyors Morham & Brochie, Oban started work on a draft of the Development Framework plan. This design development turned the comments given to us in the initial community consultation into draft proposals, placing the projects identified in context, with options for different sites and approaches where appropriate.

#### **Draft Plan Review**

In February we then held a second round of community consultation to gather feedback on the Development Framework Draft Plans.

The community were asked to review our understanding of the Community Vision for Luing and look at how that Vision had been applied within the draft Framework proposals.

Many helpful comments were gathered on preferences for different sites, project priorities, how the proposals related to their contexts and surroundings and what other projects might be included.

The feedback gathered is summarised in this second Feedback Report and a full list of the workshop comments and emailed contributions gathered can be found in an appendix to this Report.

## 01 | INTRODUCTION

### 1.1 Where are we in the process? cont.d

#### *Final Development Framework Plans and Strategic Report*

Having collated and analysed all the feedback given on the Draft Plans, the design team amended proposals where necessary and updated the final Development Framework Plans. Alongside this work, a Strategic Report was created, setting out in detail all the knowledge gathered as part of this process, the principles that have shaped the proposals and a route map for taking individual projects contained within the Development Framework forward.

The following chapter summarises the key comments relating to each of the sites explored within this Development Framework and the projects associated with these sites.

A summary is also given for general comments relating to the Development Framework as a whole.

### 1.2 What is the process?

Islands Plan & Isle of Luing Community Trust  
small slate consultation



Development Framework Drop-in, Community  
Workshop & Online feedback



Community Feedback Report 1 distributed to  
the community



Development Framework Design period



Community Workshop 2



Development Framework Design period  
continued



This Report

## 02 | FEEDBACK

### 2.1 General Feedback

#### *Repopulation*

Several comments received noted support for the ambition to attract young, working-age families to Luing but highlighted the need to approach the issues of affordable housing, local employment opportunities and transport infrastructure as part of one integrated strategy. Although there appears to be strong support for the creation of new, affordable family housing on Luing, it is clear that this should be based on evidence of demand for such housing. A thorough Housing and Business Needs Assessment process will be vital in establishing the requirements of both the existing island population and those seeking to return or relocate to Luing and any housing projects taken forward must integrate with discussions on public transport and local economy. Notes on the need to assess impact on existing roads and ferry services of an increased population on Luing must also be taken into account as part of feasibility studies on housing and economic initiatives.

#### *Scale and scope of development*

Some feedback noted a concern regarding scale and scope of development on a small island and certain comments appeared to be based on a perception that all potential proposals shown were to be developed. It is important to reiterate that the Development Framework examines a number of options for potential projects and potential sites. From the information set out in the Framework, decisions can then be made on which of these projects are to be explored further and which sites would be preferred and most feasible.

Feasibility studies involving much more detailed investigation and design development would be required for any project taken forward. Any projects progressed are to be taken forward at a pace and scale appropriate to Luing.

#### *Distribution of projects*

Some feedback noted that development proposals were focused more on Cullipool and South Cuan than Toberonochy with opinions varying on whether this was positive or negative. The more limited scope of development shown for Toberonochy is in part due to logistical issues with access and flood risk in Toberonochy but is also a reflection of the relatively small number of project suggestions received for this area of the island.

Requests for community garden space in areas more accessible to residents in the south of the island will be explored in the finalised Development Framework plans along with the potential for improved facilities for working and leisure boats at Toberonochy (see below). It should be noted that the Development Framework is a framework to facilitate the delivery of development on Luing and will hopefully encourage generation of more ideas to be explored over time. As decisions are made on which projects to progress it will be important to ensure that stated priorities reflect the wishes of the community as a whole.



## 02 | FEEDBACK

### 2.1 General Feedback cont.d

#### *Improved marine access*

The community review of the draft Development Framework plans invited feedback on whether any projects should be added to the list of projects identified in the first feedback report. One suggestion was for a primary jetty or pontoon location to serve both commercial and leisure boating communities. There are a number of locations currently used under individual commercial agreements with landowners but no main location for commercial marine activities. For recreational users, coastal erosion has meant that pulling small craft up onto beaches has become increasingly difficult.

Appropriate siting of a consolidated access point will be guided by a number of considerations, including land ownership, environmental considerations, tidal flow, currents, landward access arrangements, health and safety criteria and the range of vessel types, numbers and functional requirements to be catered for. However initial suggestions for locations to be explored further will be incorporated into the finalised Development Framework Plans based on community feedback and existing use.

#### *Affordable housing*

Specific feedback regarding the different sites explored for affordable housing is detailed below. However a common thread running between the different potential sites for affordable housing was a concern that these must be designated specifically for full-time residents in the interests of supporting an increase in the resident island population and that new housing should be prevented from becoming second homes. Some second home owner contributors were concerned about being disenfranchised from decision making as a result of the focus on full-time residents, however it should be noted that comments relating to second home-ownership were primarily made in relation to the proposed affordable housing and not existing second homes.



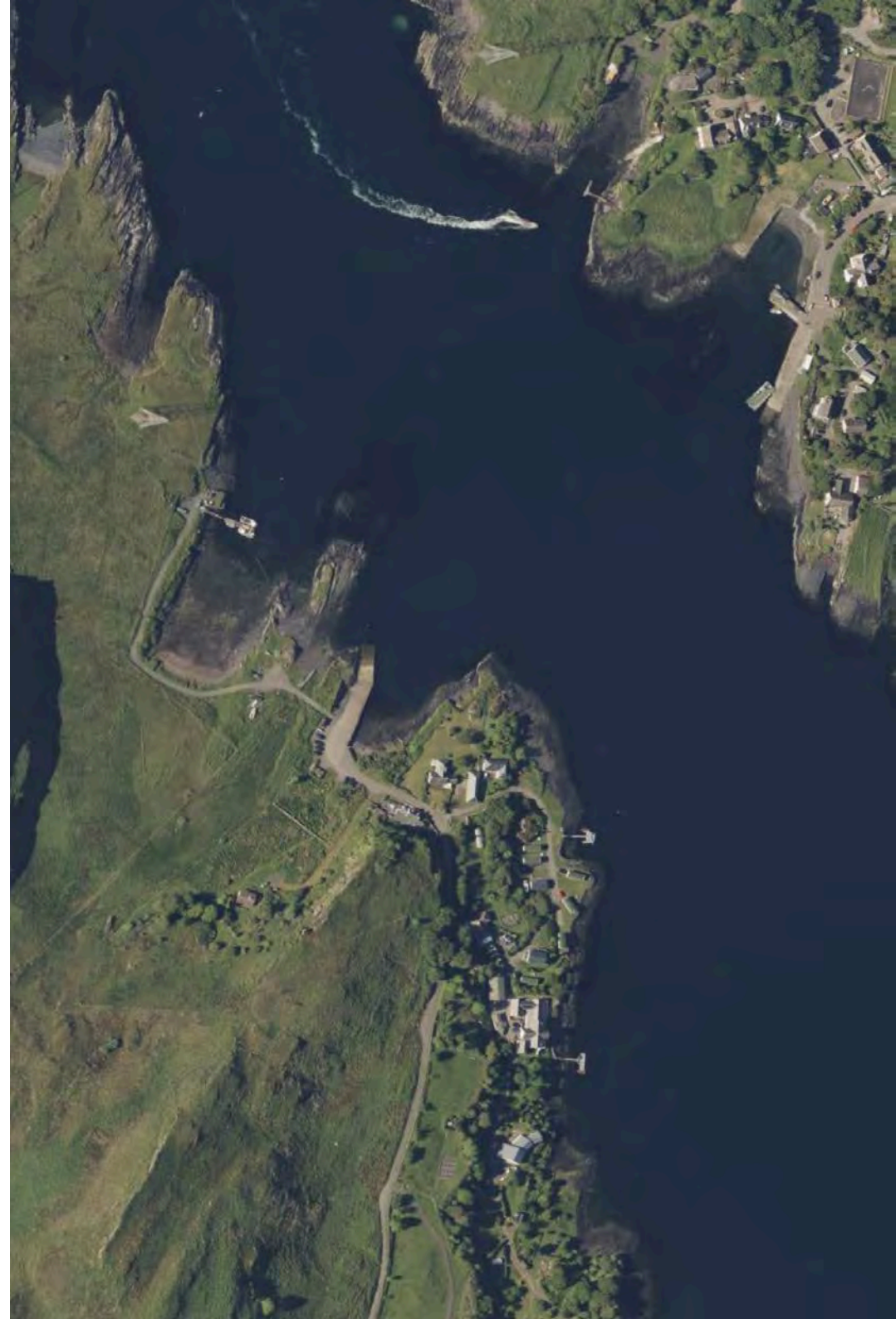
## 02 | FEEDBACK

### 2.2 South Cuan Feedback

There was broad support for proposals for affordable housing, self-build plots and workshop and studio space at South Cuan, provided that housing was retained for full-time residents. The opportunity for reduction in the cost of commuting through keeping a vehicle on the North Cuan side was highlighted as a significant advantage of affordable housing on this site, although the impacts on existing ferry services and parking requirements on Seil were noted as issues that would need to be addressed. Increased population numbers were however highlighted as potentially supporting viability for an expanded public transport service to Oban. The distance from other settlements on Luing was also queried as a potential issue.

Concerns regarding ground conditions and the boggy nature of the site would need to be addressed through site investigation and development of drainage designs. The need for clarity on responsibility for upkeep and maintenance of the shared green spaces was also noted.

Another area highlighted for more detailed brief development highlighted was the proposal for workshops by the existing jetty. The opportunity to explore access by boat to workshop spaces here was noted.



## 02 | FEEDBACK

### 2.3 Fladda & Bardrishaig

#### *Fladda*

The use of ground at Fladda close to existing housing and the shop was received positively, with the proximity of services noted as advantageous. The potential for new housing to provide suitable accommodation for elderly residents requiring care was raised, noting that this could provide an opportunity for residents to live out their days on Luing and open up vacated properties for use by younger residents seeking housing.

As with the site at South Cuan, the boggy ground conditions at the proposed housing site were noted and these would need to be addressed through site investigation and development of drainage designs.

The opportunity to extend an existing community was cited as a positive aspect of the scheme. It was however noted that any new development should take care not to take away useful amenities from current residents, with the need for additional parking spaces to replace space impacted by the proposed site layouts highlighted.

#### *Bardrishaig*

At Bardrishaig the use of existing, historic buildings was broadly welcomed, and proximity to existing services was noted as an advantage to the scheme. No clear preference was indicated between the two options for either housing or workshop space, although it was noted that the existing steading structures would lend themselves well to workshop use. However, it was established subsequent to the community review of draft proposals that currently land ownership precludes any formal proposals for Bardrishaig being included in the framework at this time.



## 02 | FEEDBACK

### 2.4 Cullipool Feedback

#### *Community Garden at Cullipool*

There was clear enthusiasm for the use of Trust-owned land as a community garden, however some contributors did raise concerns about the travel distance to the site for residents in the south of the island. The finalised Development Framework Plans will incorporate suggestions for alternative garden locations to be considered either instead of or in addition to the proposed garden at Cullipool.

The opportunity to engage in sustainable, local food production was welcomed and a number of practical suggestions on incorporation of composting facilities and storage areas and retention of existing raised bed areas were offered. Ground conditions were of concern to some people but at the time of writing these are being addressed through clearing of drainage channels. Some contributors highlighted the presence of wildlife in the area and any garden proposals taken forward should be carried out with support for local biodiversity in mind.

The potential for a small bothy-style structure to be built on the site was generally deemed acceptable, although some feedback indicated that construction of a single permanent dwelling would be resisted.

The principal concern raised regarded the location of proposed car parking serving the garden. A number of alternative parking areas were suggested and will be incorporated into the finalised Development Framework Plan.

#### *Cullipool Conservation Area*

The potential for a programme of support for repair of historic buildings within the conservation area was supported, with feedback highlighting that derelict or poorly maintained properties were an issue. As with the initial community consultation, the desire to investigate options for bringing unused properties back into use was raised.

#### *Cullipool Slate Project*

The opportunity to create new jobs, make use of a local, sustainable construction material and celebrate Luing's slate heritage was supported by many. The potential for related tourism and craft initiatives was also highlighted with enthusiasm within the feedback. However some concerns relating to impact on nearby residents remain and should be addressed in any more detailed design development taken forward.

Regarding the interface between tourists and the potential slate project building, the need to ensure that any visitor offer at the slate building would not detract from or repeat information already available at the Atlantic Island Centre was stressed. Going forward, clarity on the brief for the slate building as primarily a working structure and not a visitor centre is required.

## 02 | FEEDBACK

### 2.5 Toberonochy

The potential for camping facilities on the island was of interest to some contributors but many felt that the area indicated at Toberonochy was not the appropriate setting for such a facility. Suggestions were given for use of the harbour area as part of an improved access point to the water for both commercial and leisure boating activities.

The desire to see support for the protection and conservation of the historic settlement at Toberonochy was reiterated, although it was stressed that such support should be applied equitably between both Toberonochy and Cullipool.

The identification of self-build plots was shown support, with contributors noting the desire for more housing for young families in Toberonochy. Alongside this the need of housing to address the accessibility requirements of older people was also raised.



## 02 | FEEDBACK

### 2.6 Island-Wide

#### *Luing Walking Routes*

There was broad consensus that any walking route project should focus on the provision of information and interpretation and that formalised pathways and too many physical interventions in the landscape should be avoided. Suggestions included provision of information online and in printed guides or maps and that these sources of information should draw on the archaeological survey and archiving work already being carried out by Luing History Group in collaboration with Historic Environment Scotland. The opportunity to open up accessibility of information to those physically unable to visit some of the sites of interest was also highlighted.

Some feedback did show support for some discrete signage but generally the informal nature of existing routes was felt to be an asset which did not require significant intervention.



## 02 | FEEDBACK

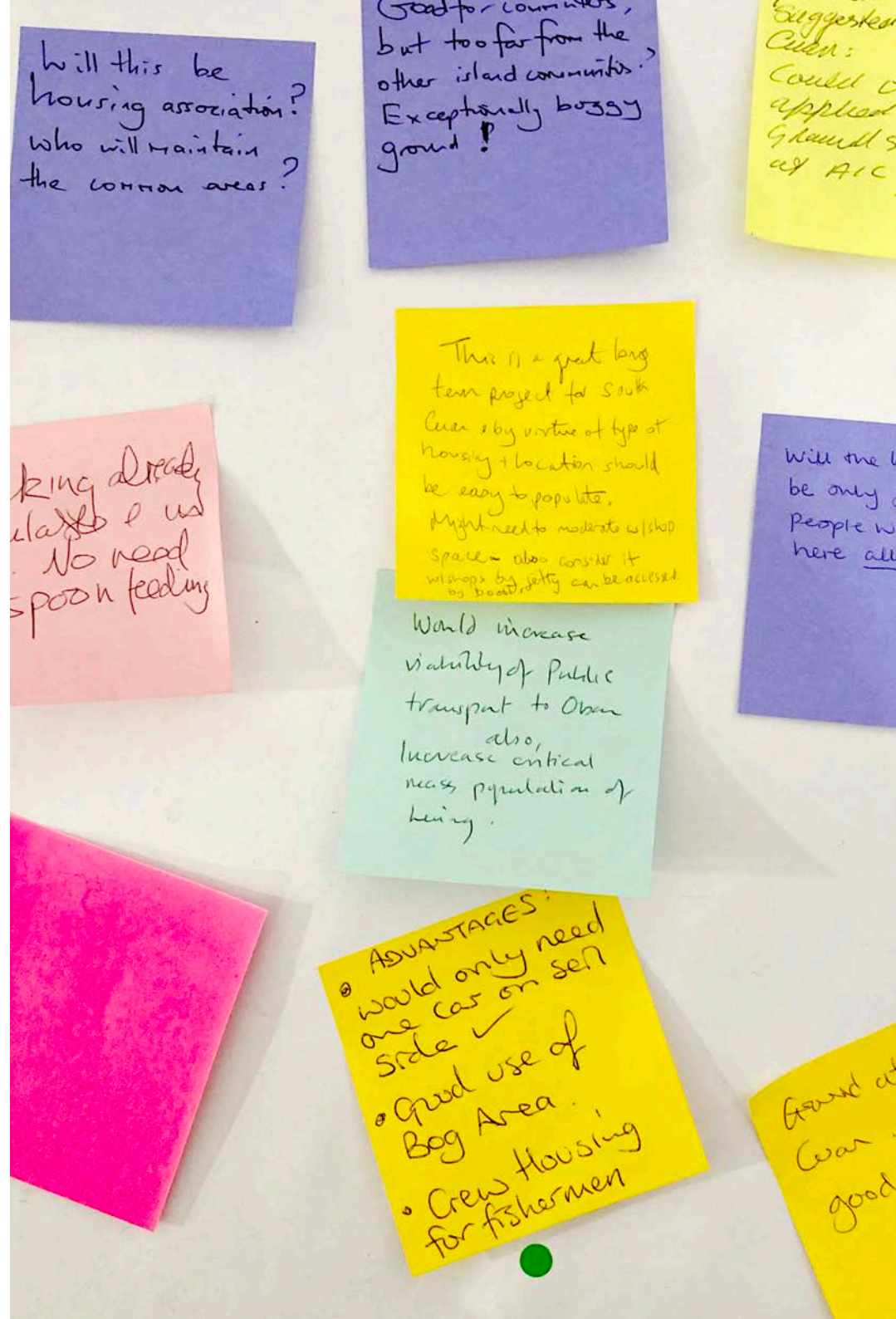
### 2.7 Next Steps

The comments summarised in the previous chapter have been used to further hone and shape the Development Framework Plans. The amended and finalised Plans sit alongside a Strategic Report which gathers together all of the information, research, site appraisals, design development and costing information covered over the course of the Development Framework process.



### 03 | APPENDICES

Appendix A   Maps	13
Appendix B   Banners	14

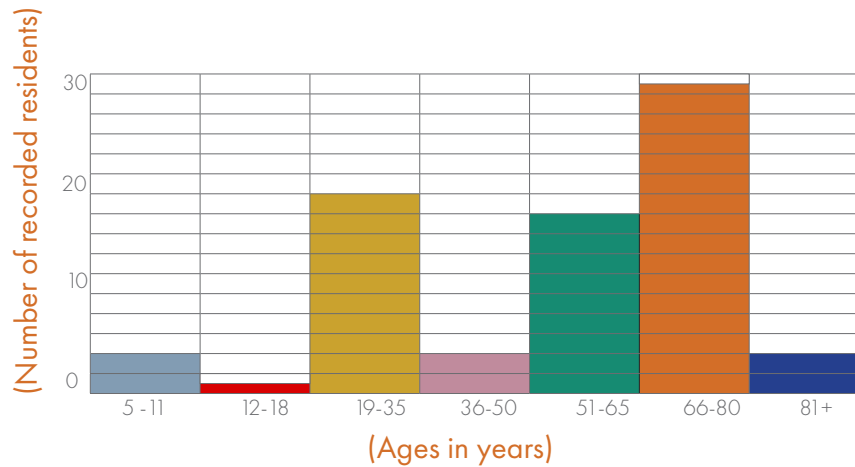
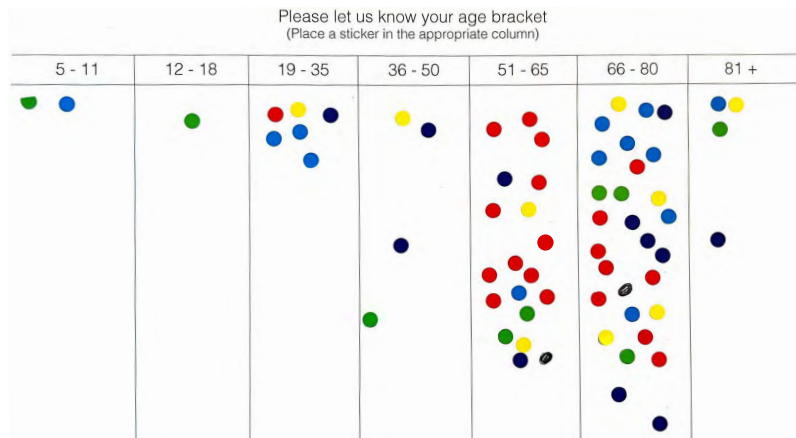




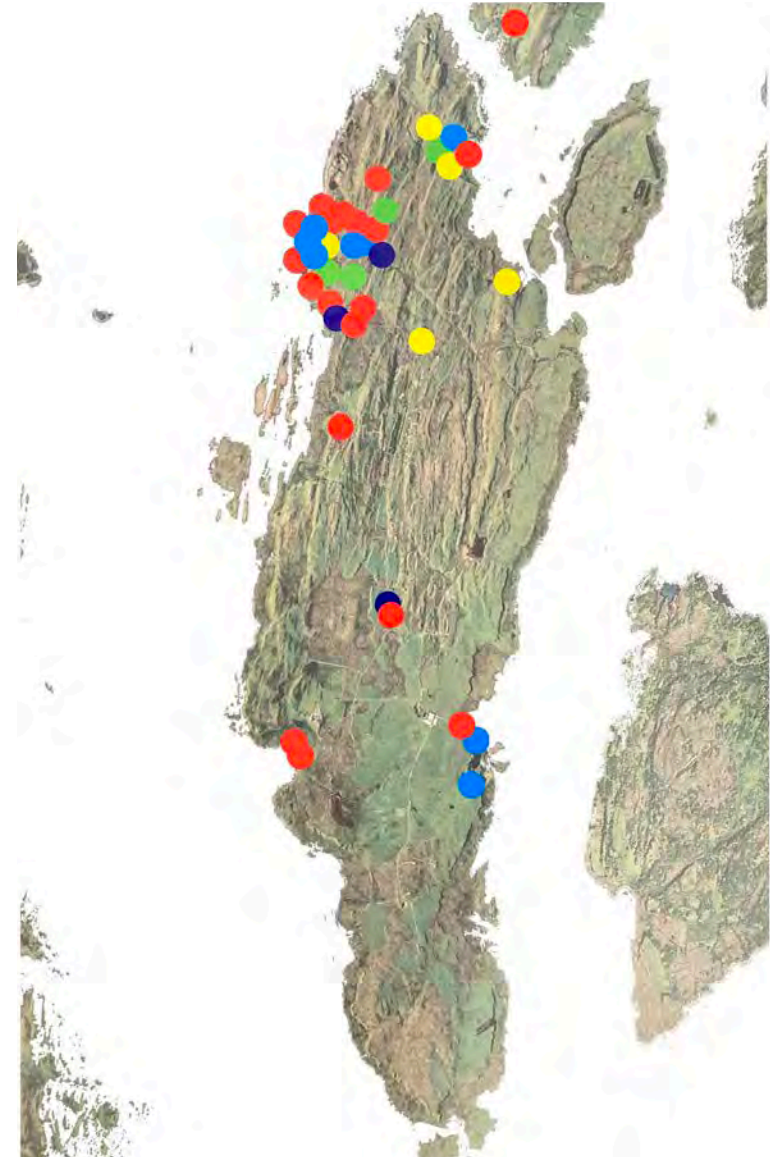
## APPENDIX A MAPS

### Age and location demographic

All attendees were asked to put a dot on the island map showing where they lived, and another dot on a chart showing their age. 72 attendees recorded their age and 39 attendees recorded where they lived on the island map.



- South Cuan**  
5 residents
- Cullipool**  
19 residents
- Bardrishaig**  
5 residents
- Ardinamir**  
1 resident
- Dubh Leathad**  
1 resident
- Achafolla**  
2 residents
- Toberonochy**  
3 residents
- Blackmill Bay**  
3 residents



Island map | location demographic

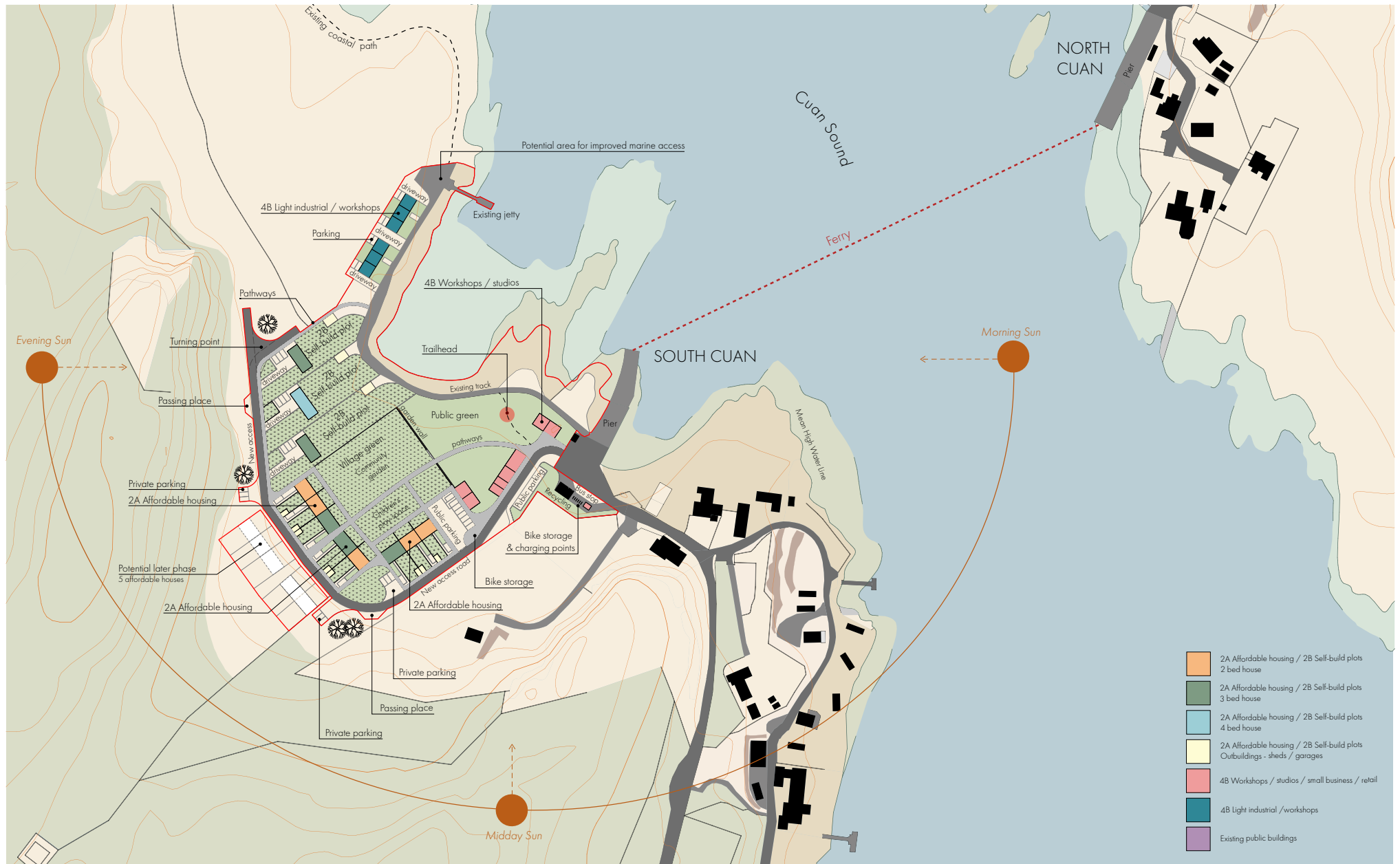
## APPENDIX B | Community feedback

### PRESENTATION BANNERS

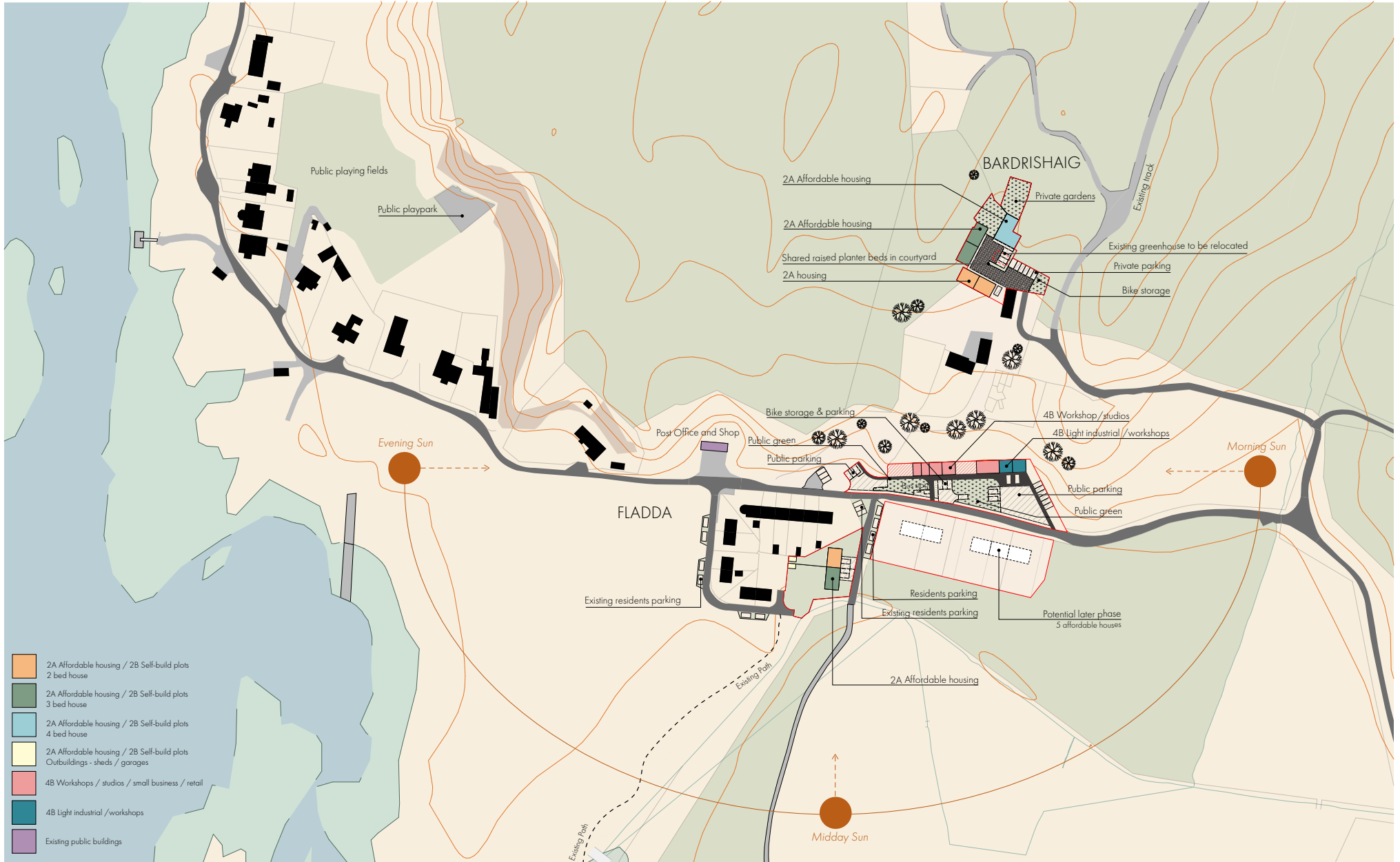
*Attendees were asked to note on post-its in response to seven presentation banners. Each banner represented a potential site and included suggestions under headings defined by the Community Vision shown in Chapter 1 and precedent images which attendees could respond to. Participants were not limited in the number of post-its they might use. The following pages represent a full transcript of the comments collected.*

*All material presented at the second community workshop was made available for several days afterward and online via The Isle of Luing Community Trusts' website. For those unable to attend the workshop in person this provided the opportunity for feedback on the presentation banners following on from the workshop.*

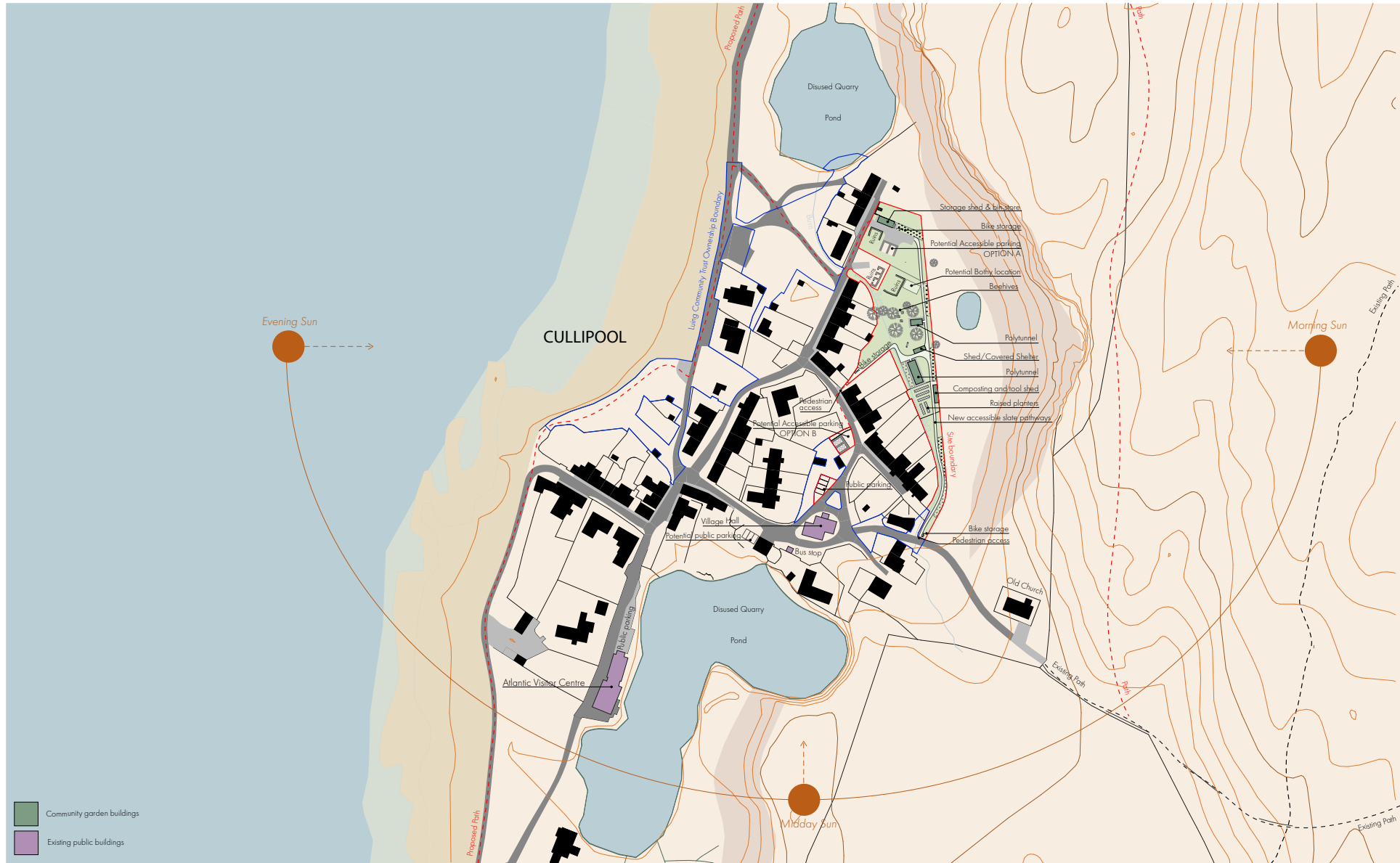
## DRAFT PROPOSALS



## DRAFT PROPOSALS



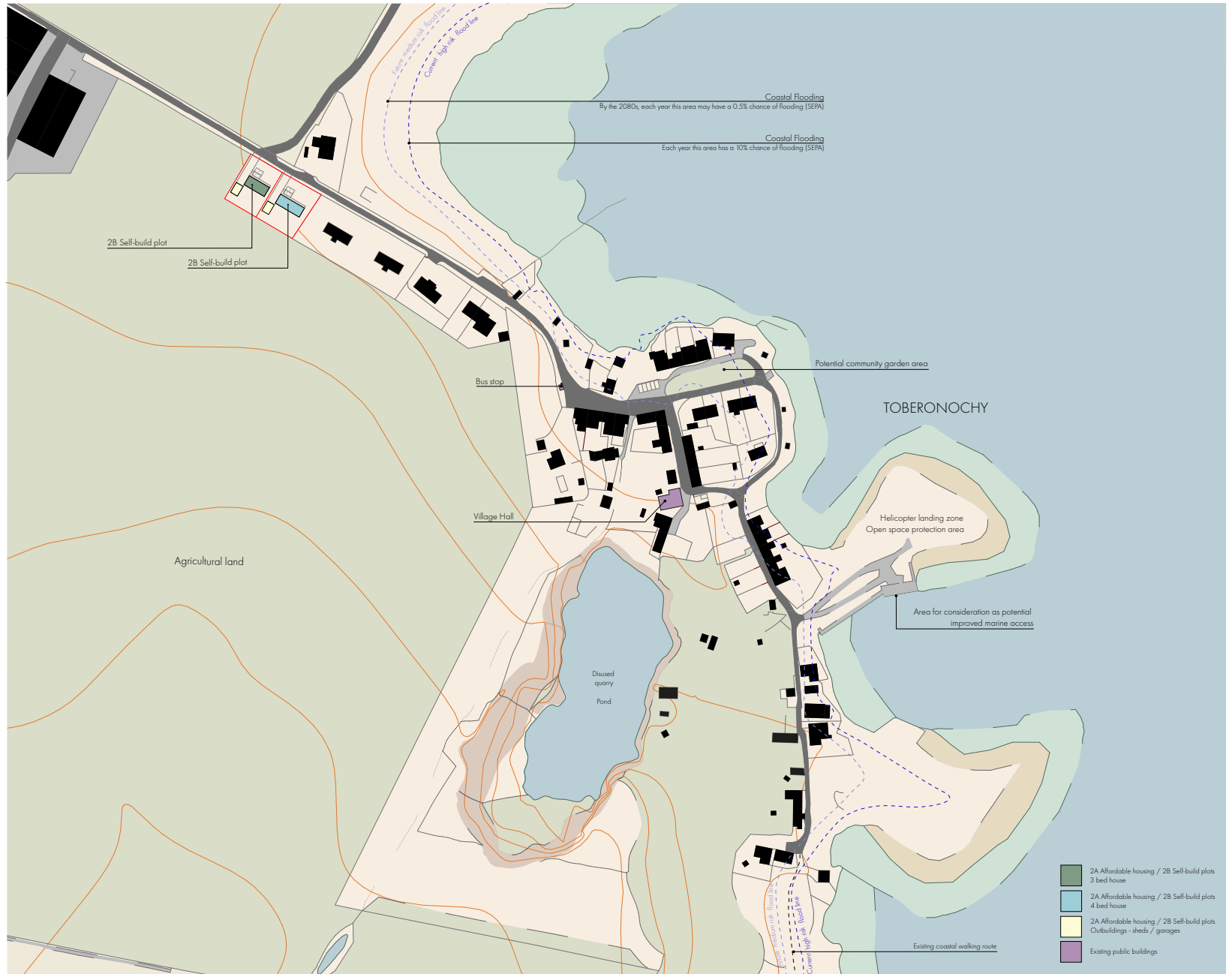
# APPENDIX B | Community feedback PRESENTATION BANNERS DRAFT PROPOSALS



# DRAFT PROPOSALS



**DRAFT PROPOSALS**



## APPENDIX B | Community feedback

### GENERAL



*Addressing the unused property is important e.g.: - derelict cabin in Cullipool, - derelict houses in both conservation villages, - poor maintenance of some second-homes creating problems for neighbours, - empty houses at Cullipool, Cuan and Achafolla that should be used/occupied.*



*While the lack of affordable housing is a barrier to young families living on Luing, building such housing does not necessarily create a demand for it unless other factors are also addressed.*

*Might there be funds available from the government to provide social housing?*

*The older generation benefit hugely from the social life generated by younger folk.*



## APPENDIX B | Community feedback

### GENERAL

#### Notes on banners

1. *Addressing the unused property is important e.g.: - derelict cabin in Cullipool, - derelict houses in both conservation villages, - poor maintenance of some second-homes creating problems for neighbours, - empty houses at Cullipool, Cuan and Achafolla that should be used/occupied.*
2. *ONLINE FEEDBACK: While the lack of affordable housing is a barrier to young families living on Luing, building such housing does not necessarily create a demand for it unless other factors are also addressed.*
3. *ONLINE FEEDBACK: ...even if workshops and industrial units were to be provided at low cost the demand may simply not materialize. Many people thinking about starting a small business would prefer to be located in or nearer to Oban with good access to transport links.*
4. *ONLINE FEEDBACK: For people with children often like to be nearer swimming pools or "attractions" of various sorts, and many people don't want their child to be in a very small school.*
5. *ONLINE FEEDBACK: ...it seems clear that the development of shooting on the island reduces the attractiveness to a good number of visitors, and some of the current residents.*
6. *ONLINE FEEDBACK: Might there be funds available from the government to provide social housing? "Low-cost housing" often turns out to be very expensive and does not provide an option for young or less well off people?*
7. *ONLINE FEEDBACK: ...the road from Oban and the ferry would be substantially impacted by so many new houses and visitors. The ferry staff are already more and more stretched (eg less time between runs, with more repeat runs required).*
8. *ONLINE FEEDBACK: Re the housing: I have no objections. The older generation benefit hugely from the social life generated by younger folk.*
9. *ONLINE FEEDBACK: Please be specific in your definitions of Affordable Housing: the phrase has become a cliché and its meaning vague. There should be safeguards to ensure that full-time residents will live in the proposed new developments, not those who seek a second or holiday home. Such safeguards need to be specified.*

## APPENDIX B | Community feedback

### SOUTH CUAN



*Good for commuting - to work - of Island with cost of Ferry.*

*Would only need one car on Seil side...*

*Would increase viability of public transport to Oban also, increase critical mass population of Luing.*



*A good location for housing. Residents wouldn't need to take car across ferry reducing living costs.*

*Great idea to put affordable housing here as the cost of the car ferry can be a deterrent.*

*Good for commuters, but too far from the other island communities?*



*Might need to moderate workshop space - also consider if workshops by jetty can be accessed by boats.*



*Good use of bog area, - crew housing for fishermen.*

## APPENDIX B | Community feedback

### SOUTH CUAN

#### Notes on banners

1. Good for commuting - to work - of Island with cost of Ferry.
2. Affordable housing - critical to ensure this housing is not sold for 2 home use | Look at Isle of Muck model.
3. Will this be housing association? Who will maintain the common areas?
4. Good for commuters, but too far from the other island communities? Exceptionally boggy ground.
5. Ground source suggested for S. Cuan: Could it be applied to ground source of AIC?
6. Will the housing be only for people who live here all the time?
7. This is a great big town/team project for South Cuan, by virtue of the type of housing and location should be easy to populate. Might need to moderate workshop space - also consider if workshops by jetty can be accessed by boats.
8. Would increase viability of public transport to Oban also, increase critical mass population of Luing.
9. Ground at South Cuan sound and good idea.
10. Advantages: - would only need one car on Seil side, - good use of bog area, - crew housing for fisherman.
11. Good idea.
12. Walking already available and in use. No need for spoon feeding.
13. Permanent houses for full time residents only
14. Great idea to put affordable housing here as the cost of the car ferry can be a deterrent. As with all other developments we must ensure properties can't be sold for 2nd home/AirBnB.
15. A good location for housing. Residents wouldn't need to take car across ferry reducing living costs.
16. ONLINE FEEDBACK. I support the proposals, including the small development near South Cuan. They do not impinge on the historic charm of this magical island. We hope Luing will thrive in the future.

## APPENDIX B | Community feedback FLADDA & BARDRISHAIG



*Makes good use of existing site (Fladda) and existing buildings at Bardrishaig. Really good to have Bardrishaig steading getting better use.*

*Good utilisation of waste land. Good - community project.*

*Good idea to use the steadings at Bardrishaig. Services already here. Making a feature of the old steadings.*



*It is so sad to see the farm outbuilding at Bardrishaig - workshop/studio space is wanted in this area.*



*The plot at Fladda was identified as too wet by the council but no doubt building methods have not improved.*

*Very boggy at Fladda housing site.*



*“Complete the square” at Fladda with sheltered housing bungalows so that the elderly can live out their days on Luing with carers flats or accommodation attached to ensure care for those who need it.*

## APPENDIX B | Community feedback

### FLADDA & BARDRISHAIG

#### Notes on banners

1. *Good idea to use Bardrishaig out-buildings*
2. *Makes good use of existing site (Fladda) and existing buildings at Bardrishaig. Really good to have Bardrishaig steading getting better use.*
3. *Great idea to develop Fladda area and nearby land.*
4. *It is so sad to see the farm outbuilding at Bardrishaig - workshop/studio space is wanted in this area.*
5. *Good idea to use the steadings at Bardrishaig. Services already here. Making a feature of the old steadings.*
6. *Full time residents only. No more holiday homes. We have too many.*
7. *Good utilisation of waste land. Good - community project.*
8. *The plot at Fladda was identified as too wet by the council but no doubt building methods have not improved. Otherwise, nothing but praise for this.*
9. *The development at Fladda would take away the parking for several cars. Provision for parking would be appreciated!*
10. *Good location to shop. And other housing again only sold for permanent residents.*
11. *Super use of space below Bardrishaig (Bull field) for housing.*
12. *Very boggy at Fladda housing site.*
13. *"Complete the square" at Fladda with sheltered housing bungalows so that the elderly can live out their days on Luing with carers flats or accommodation attached to ensure care for those who need it.*
14. *No more empty houses.*
15. *Great potential development at Fladda and Bardrishaig - extending the existing community there.*

## APPENDIX B | Community feedback

### CULLIPOOL



*Superb idea. Sustainable growing for AIC and residents. Both suitable for working away - gps to help maintain.*

*Love the idea of growing veg etc in poly tunnel to supply the AIC. Lovely to have a sheltered outside area to walk to and maybe have a picnic etc.*

*Community garden is a great idea and relatively easily achievable.*



*Cullipool green area for horticulture a good idea - as is renewable energy for it.*

*Achievable opportunity for the village to have the communal garden + become more self-sufficient...*



*Bringing this growing area into use for the whole community using trust owned land is fantastic!*

*Love the idea of growing veg etc in poly tunnel to supply the AIC. Lovely to have a sheltered outside area to walk to and maybe have a picnic etc.*

*Such a super use of this "bramble ridden" eyesore! Community Garden would be magic.*

## APPENDIX B | Community feedback

### CULLIPOOL

#### Notes on banners

1. *Such a super use of this "bramble ridden" eyesore! Community Garden would be magic.*
2. *Achievable opportunity for the village to have the communal garden + become more self-sufficient need to ensure good + effective drainage.*
3. *Bee-keeping - safety considerations - shouldn't cross with public main pathways.*
4. *Compositing structure - wooden enclosure with roof over. Dark material for solar gain but must keep compost dry. Community composting - cardboard, garden waste etc.*
5. *Community garden is a great idea and relatively easily achievable.*
6. *Our existing. Environment promotes well being. Why want a specific garden?*
7. *Cullipool green area for horticulture a good idea - as is renewable energy for it.*
8. *Love the idea of growing veg etc in poly tunnel to supply the AIC. Lovely to have a sheltered outside area to walk to and maybe have a picnic etc.*
9. *Great idea for the island. Very sustainable for the future.*
10. *No preference for permanent or part time residence at bothy.*
11. *Superb idea. Sustainable growing for AIC and residents. Both suitable for working away - gps to help maintain.*
12. *The garden opposite No.32 has been transformed from wilderness to something special over the past few years (4 or 5?) Please limit the size of the community garden plot to exclude this!*
13. *Bringing this growing area into use for the whole community using trust owned land is fantastic!*
14. *£?? SPEND SOME ON PLAYPARK & FERRY*
15. *ONLINE FEEDBACK. The location of wellbeing gardens. I think whoever proposed Cullipool as a suitable location was thinking about themselves and not thinking of the greater Luing community. There seems to be a bit of a North South divide raising its head.*
16. *ONLINE FEEDBACK: We would like the proposed garden to be nearer and more accessible and not just by car but by bicycle or on foot. Either way in its current iteration its at the extreme end of any pleasant commute. Can you please seriously look to locate it closer to the crossroads. Even Fladda or the Park at the edge of Cullipool would be far better.*
17. *ONLINE FEEDBACK: For the whole of the Luing communities sake could you look at the recreation Park area as this could be developed and "expanded" in the future as a centre for a lot of initiatives in the one location for the locals and for visitors.*
18. *ONLINE FEEDBACK: I would say that we think a garden in its proposed dangerous location next to the pond and marsh would be a white elephant but what would and should be explored is actually a recreation hub/centre like a wellness centre or a sauna and hot tub and modest community pool building in the greater park area.*
19. *ONLINE FEEDBACK: I would like to comment on your plans for the area in front of number 31 Cullipool , we are not happy with the car park as it is a family home and don't think it is a good place for it.*
20. *ONLINE FEEDBACK: I note that with the "wellbeing" garden draft proposal that the Trust "happily" looks to increase extra vehicular traffic to the far north end cottage terraces thus introducing extra vehicle exhaust emissions, noise and car traffic to those cottage front doors.*
21. *ONLINE FEEDBACK: I agree work is required to regenerate the island and the gardens in Cullipool, on the face of it, seem like a lovely idea. The car park; however, contradicts the purpose of the garden and indeed the appeal of the tranquil village and focus on conservation of wildlife.*
22. *ONLINE FEEDBACK: Regarding affordable housing, I only query the infrastructure available to both existing and proposed new residents. To my knowledge there are few jobs in the immediate area to support and attract new residents and lack of infrastructure allowing those to journey from further afield.*

## APPENDIX B | Community feedback CULLIPOOL NORTH



*Fantastic project. Luing was built on slate and should be again.*

*This project will bring jobs to the island and good use of the slate.*



*Great joined up thinking to build workshop and tourist builds alongside the quarry development. More jobs for island, more families.*



*Existing coastal path is now too dangerous between Port Mary and Cullipool and should be closed as a route.*

*The importance of using local. Waste products from Quarry Project to feed the beach. Sustainable - use of local resources - jobs for locals.*



*It would be good to allow public access to the quarries (where safe and possible) Like the idea of paths near-by.*



## APPENDIX B | Community feedback

### CULLIPOOL NORTH

#### Notes on banners

1. Existing coastal path is now too dangerous between Port Mary and Cullipool and should be closed as a route.
2. Is there space to include workshops for slate spin-off business?
3. Is this not topsy-turvy? Are you proposing to create a slate quarry first or a tourist attraction first?
4. How will the public access the site, walk around it, and see the slate extraction/production?
5. Slates for roofs essential as Spanish slate has been used on conservation buildings not in line with listed buildings and changing the distinctiveness of the village.
6. Slate project important as slate is hard get to repair the existing conservation areas' slate roofed cottages.
7. This project will bring jobs to the island and good use of the slate.
8. Exciting project.
9. Slate project very exciting to create opportunities for the island. Bring working aged people.
10. Fantastic project. Luing was built on slate and should be again.
11. It would be good to allow public access to the quarries (where safe and possible) Like the idea of paths near-by.
12. The importance of using local. Waste products from Quarry Project to feed the beach. Sustainable - use of local resources - jobs for locals.
13. Great joined up thinking to build workshop and tourist builds alongside the quarry development. More jobs for island, more families.
14. ONLINE FEEDBACK: The Atlantic Centre was a great addition to Cullipool. It celebrates the heritage of the island and the village. In regard to a proposed Slate Building, I fail to understand what that adds which is not showcased already at the Atlantic Centre. Moreover, the location interrupts beautiful vistas and those celebrated by existing residents.

## APPENDIX B | Community feedback TOBERONOCHY



*Community owned Pier/Pontoon. Both for working boats and pleasure crafts. Visiting and residential.*



*Self builds are a great idea for the island, and may encourage some to move to the island.*

*Affordable housing for young families.*

*Deffo need housing that young families can use/rent/buy - bigger than what is here.*



*Camping area - great idea. There is nowhere for visitors to camp safely and responsibly.*

*Camping area needed somewhere with warden. Is this the best place?*

*Camping area somewhere on Luing would be good. Not sure this is the best place - but not sure where!*

*Camping area not in keeping with the village of Toberonochy - conservation status.*

*Camping area - facilities? In a conservative area? Road not suitable for increased traffic. Helicopter landing area. Potential to flood.*



*Housing for older population - with approval. Disabled access.*

## APPENDIX B | Community feedback

### TOBERONOCHY

#### Notes on banners

1. *Housing for older population - with approval. Disabled access.*
2. *Camping area not in keeping with the village of Toberonochy - conservation status.*
3. *Camping area somewhere on Luing would be good. Not sure this is the best place - but not sure where!*
4. *Deffo need housing that young families can use/rent/buy - bigger than what is here.*
5. *Camping area - great idea. There is nowhere for visitors to camp safely and responsibly.*
6. *Camping area needed somewhere with warden. Is this the best place?*
7. *Self builds are a great idea for the island, and may encourage some to move to the island.*
8. *Affordable housing for young families, Full time residents only.*
9. *Community owned Pier/Pontoon. Both for working boats and pleasure crafts. Visiting and residential*
10. *Camping area - facilities? In a conservative area? Road not suitable for increased traffic. Helicopter landing area. Potential to flood.*
11. *Helicopter designated landing area!*

## APPENDIX B | Community feedback ISLAND-WIDE



*...think about maritime and coastal 'route' and access/use. Pontoon and improved landing/launching places would be really good.*



*We need to use the public buildings on Luing that are not used much at the moment could they be more used?*



*More interpretive signs for walks would be good.*

*Great idea - walking routes that are known to be safe for dogs/children + visitors know where to go. Right to roam = responsibility.*

*The issue is information about where is possible/easy and interesting to walk.*



*Luing history group is intending to produce an interactive map - on Luing's heritage [like mini PastMap]. This project could be linked to others and given support.*

## APPENDIX B | Community feedback

### ISLAND-WIDE

#### Notes on banners

1. *Walking ok - but cycling? Access if you can't walk?*
2. *What is the issue being addressed? You can walk pretty well anywhere on Luing, tho' wellies needed in some areas..*
3. *The issue is information about where is possible/easy and interesting to walk.*
4. *Too many public buildings that are underused - i.e. Village Hall into Backpackers.*
5. *Maintenance of any formalised paths needs addressing. Who is responsible for existing core paths.*
6. *We need to use the public buildings on Luing that are not used much at the moment could they be more used?*
7. *Developing path network is welcomed.*
8. *More interpretive signs for walks would be good.*
9. *Not a priority for me as many tracks and paths at present. Main route to Port Mary would need more input to coastal erosion as priority.*
10. *No need for walking routes - we have them already*
11. *Great idea - walking routes that are known to be safe for dogs/children + visitors know where to go. Right to roam = responsibility.*
12. *Routes for walkers are fine but really need to do things for less mobile people, to give them 'access' to the islands heritage and environment.*
13. *Luing history group is intending to produce an interactive map - on Luing's heritage [like mini PastMap]. This project could be linked to others and given support.*
14. *Land routes OK, but please think about maritime and coastal 'route' and access/use. Pontoon and improved landing/launching places would be really good.*
15. *Pontoon and landing place at South end of Caraval, with access down track from ferry road? There is important archeology (Sgeir Carnaich Cairn), but this could make it an interesting place for sympathetic development.*
16. *ONLINE FEEDBACK: We are fortunate on Luing to have extensive farm tracks. I do not see the need for other routes, unless the [landowners] favour designated routes to keep walkers away from livestock.*
17. *ONLINE FEEDBACK: We already have an excellent book showing the walking routes. I believe it is out of print. I always leant my B&B guests a copy if they were walkers. It is a small inexpensive book. It could be resurrected or a new book or digital map and guide could be written.*
18. *ONLINE FEEDBACK: I have strong objections to any signage, artwork, shelters and interpretative panels littering our island. I have experience of walking in wild areas of Scotland, and it is a disappointment after a day's exploration to come across one of these panels. They make you feel you are on a tourist route. I refused permission for one of these panels to be attached to one of my buildings. I hate the idea of taming Luing. There are books on various aspects of Luing written by local experts, and more are planned. Visitors can research Luing before or after they visit.*

APPENDIX C | CONSERVATION AREA CHARACTER  
APPRAISAL

## CONSERVATION AREA CHARACTER APPRAISAL CULLIPOOL & TOBERONOCHE

Much of Toberonochy and the northern part of the village of Cullipool are designated as Conservation Areas. These areas encompass the historic core of both villages. There are no formal character appraisals for these areas, and it would be beneficial for Argyll and Bute Council to develop one to facilitate clearer criteria for the assessment of applications for development and change.

In the absence of formal Character Appraisals, potential development might be considered in the context of the following brief character appraisals. These define the key characteristics which are essential to the area and which should be conserved.



## CONSERVATION AREA CHARACTER APPRAISAL

### CULLIPOOL

#### General description

Cullipool sits on low lying ground between the western shore of Luing and a steep escarpment to the east. It is accessed from the south by public road and until recently could be accessed on foot from the north along a coastal path which has now collapsed in to the sea. There is also a foot path from the east which passes the village's former church. The escarpment has been extensively and historically quarried for slate, creating a dramatic post-industrial topography of quarried pits and bowls. The conservation village sits between two flooded pits, the larger to the south. The northern edge of the village peters out in to former quarry pits and spoil heaps from slate workings which closed permanently in around 1965.

The shore line here has seen substantial change over recent centuries, both through human excavation at the quarries, through traditional coastal defence using spoil from the quarry at the beach head, and through erosion from the sea since the closure of the quarry.

The northern edge of the village is not clearly defined, and while the northern flooded quarry pit sits within the conservation area there is a sense that the physical end to the village is the ruined building to the furthest north west of the village, and the rough turning area in front of it. The backdrop of the later quarry working here has a strong influence on the character of this open area, although these escarpments and spoil heaps sit outside the conservation area itself.

#### Key characteristics

The historic village consists of around a dozen short terraces of single storey white rendered workers cottages, which are between two and 5 cottages long, with other stand alone cottages in between, some of which were converted from industrial buildings more directly associated with the workings of the quarries. The terraces are arranged informally and there is an organic growth pattern which may have related to the development and evolution of the quarry works. In some instances terraces align on either side of the road to form short streets. Elsewhere they open out on to open informal more open spaces between the houses.

The public realm typically runs all the way up to the front doors of the houses, with a narrow pavement running in front of the houses, often paved in spate slabs. Some houses have a small fenced area in front of them separating the street from private garden. Most houses have enclosed gardens to the rear and many have substantial extensions in to their gardens.

The built forms of the houses are defined by a consistency of scale, with white painted masonry walls, 45 degree pitched dormer-free slated roofs, and consistent sizes of chimney with single flue/pots. Typically roof spaces are occupied and lit with roof lights; windows are set deeply within thick walls and are 50/50 timber sliding sash windows either two or four pane; doors and windows are often painted in bright colours; roofs are slated in Luing slate in diminishing courses with closed eaves and bedded verges.

The Village Hall is a stand alone building with similar detailing to the houses, and sits informally in a public realm of road and grass verge. Further ancillary buildings are scattered between the houses, typically in un-rendered slate with mono-pitched roofs and profiled metal roofs. These often tie in to slate stone garden walls. To the seaward side of the village gardens are often enclosed with slate stone walls and in some cases are separate from the immediate curtilage of the dwelling. Typically the grassy verge to the road/street runs uninterrupted to the shore.



## CONSERVATION AREA CHARACTER APPRAISAL

### TOBERONOCHY

#### General description

Toberonochy is a small and well preserved village associated with the adjacent historic slate quarry and harbour. It is accessed via road from the west, and the small lanes and twisting road can restrict access through the village to the harbour and the southern end of the village itself. The large former quarry pit, which is now flooded, sits to the south and east of the village amongst trees and is largely hidden from the public road. The whole village is low lying and vulnerable to the sea. The harbour has been largely created by spoil from the slate workings, and while the village is less at the mercy of coastal erosion than western facing Cullipool, its low lying position make it vulnerable to predicted rises in sea level.

The western approach to the conservation area has a series of stand alone relatively modern houses before the road turns a corner at the bottom of a slope where the arrival in to the historic village is defined with a two storey house to the north of the road and a small terrace of cottages to the south. To the north and east the village is contained by the shoreline, and to the south east by the old quarry workings. Stand alone houses to the south are accessed by private track and sit outside the conservation area, as does the harbour itself.

It might be considered that the harbour, especially the northern section, itself is an essential aspect of the historic village, and as such might be considered for future inclusion within the Conservation Area.

#### Key characteristics

The historic village consists of around half a dozen short terraces of workers cottages arranged along side the road to the former quarry and the harbour. In addition there are some stand alone houses some of which are one and a half storey with dormers. The back of the terraces beside the sea have gardens which spill down to the shore. Generally the terraces have open space in front of them, most notably a large green with a sycamore tree at the northern side of the village. Open spaces opposite and adjacent to the cottages allow for informal parking for the houses. The houses to the middle of the village are more tightly packed on a short street where there is a small village hall.

The built forms of the houses are defined by a consistency of scale, with white painted masonry walls, 45 degree pitched dormer-free slated roofs, and consistent sizes of chimney with double flue/pots. Typically roof spaces are occupied and lit with roof lights; windows are set deeply within thick walls and are 50/50 timber sliding sash windows either two or four pane; some cottages have double bay sash and case windows; doors and windows are often painted in bright colours; roofs are slated in Luing slate in diminishing courses with closed eaves and bedded verges. There is a mix of extensions to the back of the terraced houses, of different form and age: gabled, lean-to and flat roofed.

There are two pairs of municipally built houses within the eastern part of the conservation area and a further stand alone one and half storey modern house of traditional proportion, but modern materials and detailing, and a number of these are visible from the shore, which gives it a sense of informality. Gardens are edged in stone walls and timber fences, and openness of parts of the shore and presence of mature trees in gardens and on the shore contributes significantly to the village's character. Houses are generally well kept but a few are in danger of falling in to significant dereliction.

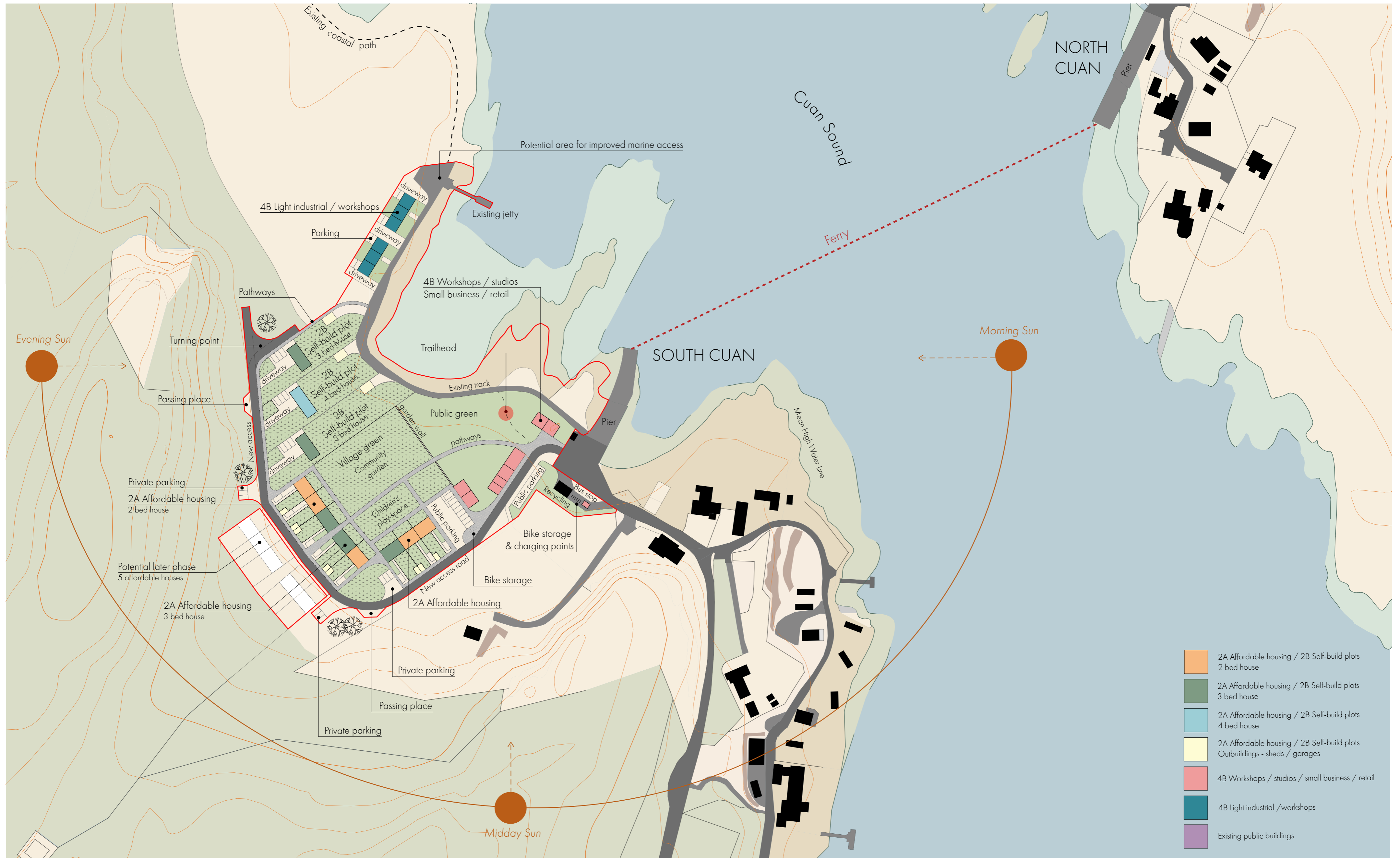


# SOUTH CUAN

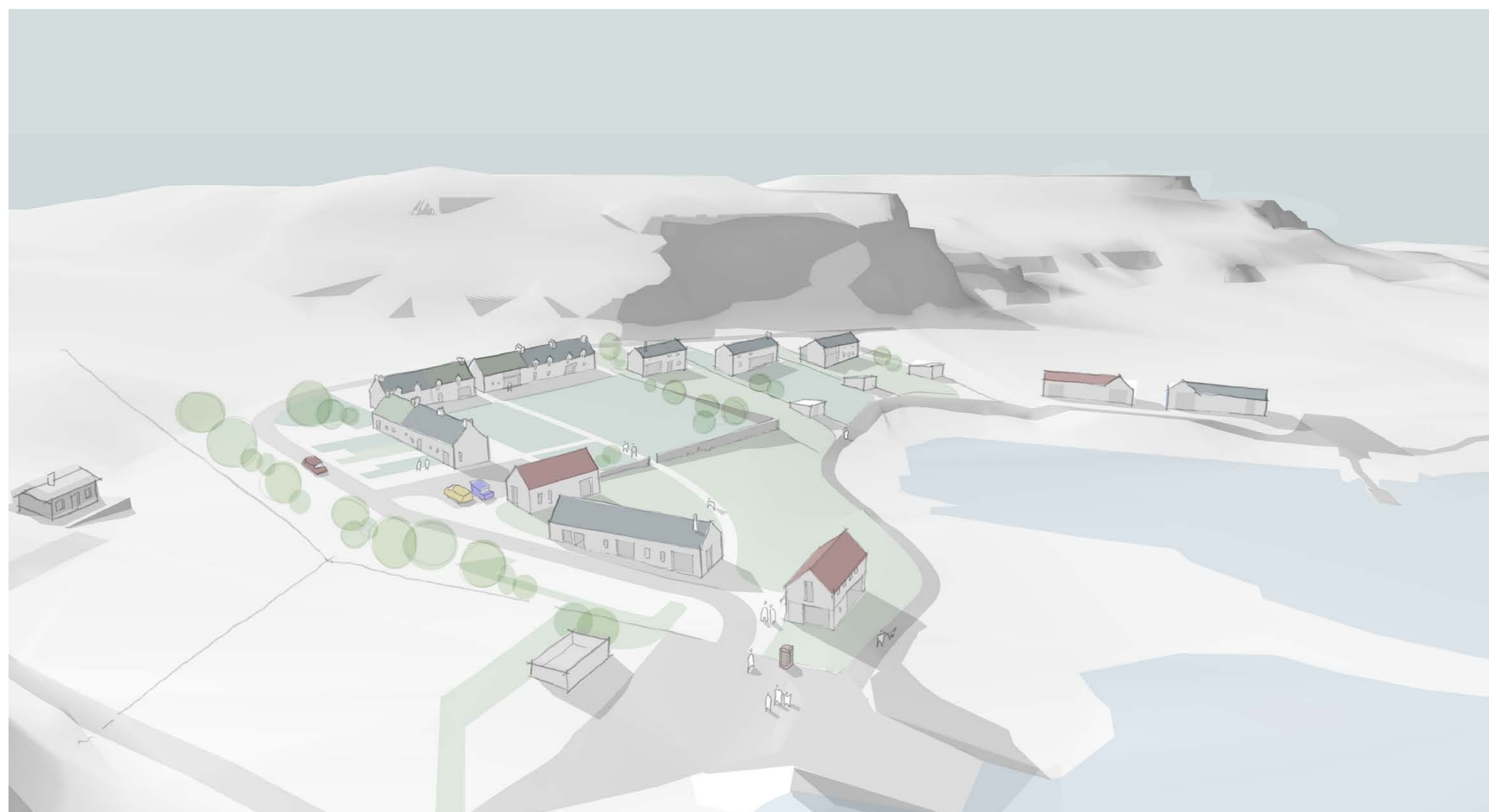
A number of potential projects have been explored at South Cuan due to its transport connections, land available and the opportunities afforded for tourism, economic development and sustainable transport. As the arrival point on Luing, South Cuan plays an important part in island life and identity. The projects explored for this area show how focused development in the village could build on its existing role as a key hub of activity on Luing.



View from slipway to workshop/studio/retail buildings and housing beyond



Plan: Scale 1:1250



Overview of affordable housing, self-build houses, workshops and studios at South Cuan

## THE PROJECTS

### 1A Access to Luing's Landscape and History

As the point at which visitors arrive on Luing, South Cuan could form an important trailhead point for walking routes on the island. Information on the routes and sites of interest, businesses and hospitality available could be accessed here. A trailhead seating and interpretation area could also provide an area for passengers waiting for the ferry.

### 2A Affordable housing & 2B Self-build plots

The site identified for potential housing at South Cuan would offer easy connection to the ferry for commuters and school pupils and the opportunity to site homes close to workshop, studio or potential retail spaces. The site itself is open, relatively level and enjoys good views across Cuan Sound whilst being sheltered by the hills wrapping around the site to the south. The proposed layout shown here follows the pattern of 1.5 storey terraced 2-3 bedroom houses found elsewhere on the island, arranged around a shared village green. This green space could also be used as a second site for a community garden (Project 4A). Access and parking are wrapped around the rear of the site, keeping cars out of view, with south-facing gardens on the more private side of the buildings. To the northern edge of the site there is space for 3 (possibly more) stand-alone house plots suitable for self-build. The development could be phased to suit demand and funding.

### 3B Renewable energy

Options could be explored for a ground-source district heating scheme for the housing, utilising the open space created for the village green. South-facing roofs could also be fitted with photovoltaics or solar thermal panels; maximising solar gain whilst keeping the outward-facing pitches free of equipment and in keeping with a more traditional, vernacular aesthetic.

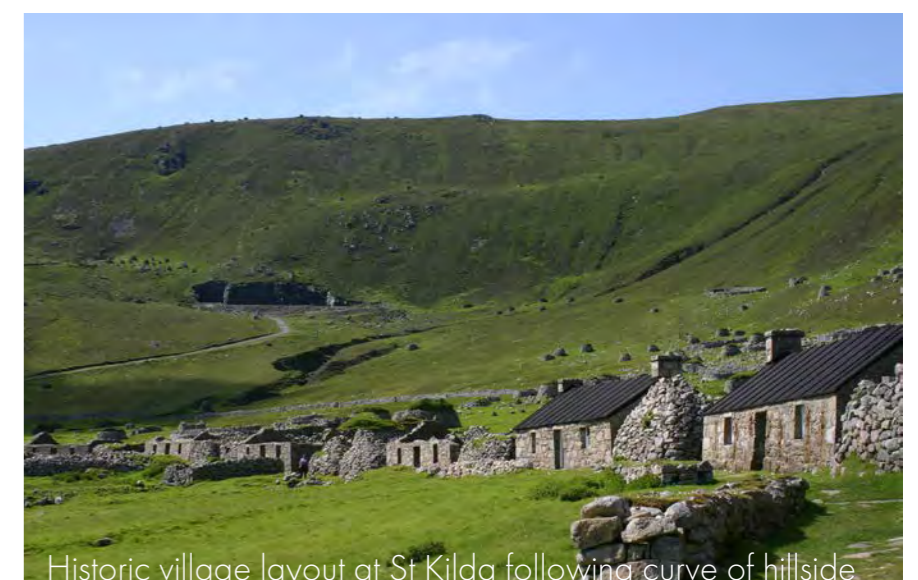
### 3C Sustainable transport

Space has been allowed for a bus stop, electric vehicle charging points and bike storage to provide for a future island bus service and support for sustainable and active transport. This could be linked to initiatives such as electric bike hire for visitors, reducing the amount of car traffic on the ferry and island. Any such scheme would need to be coordinated with a review of council parking at North Cuan. Most importantly, the provision of an expanded ferry timetable including early and late sailings to support those commuting off-island will be crucial.

### 4B Workshops and studio space

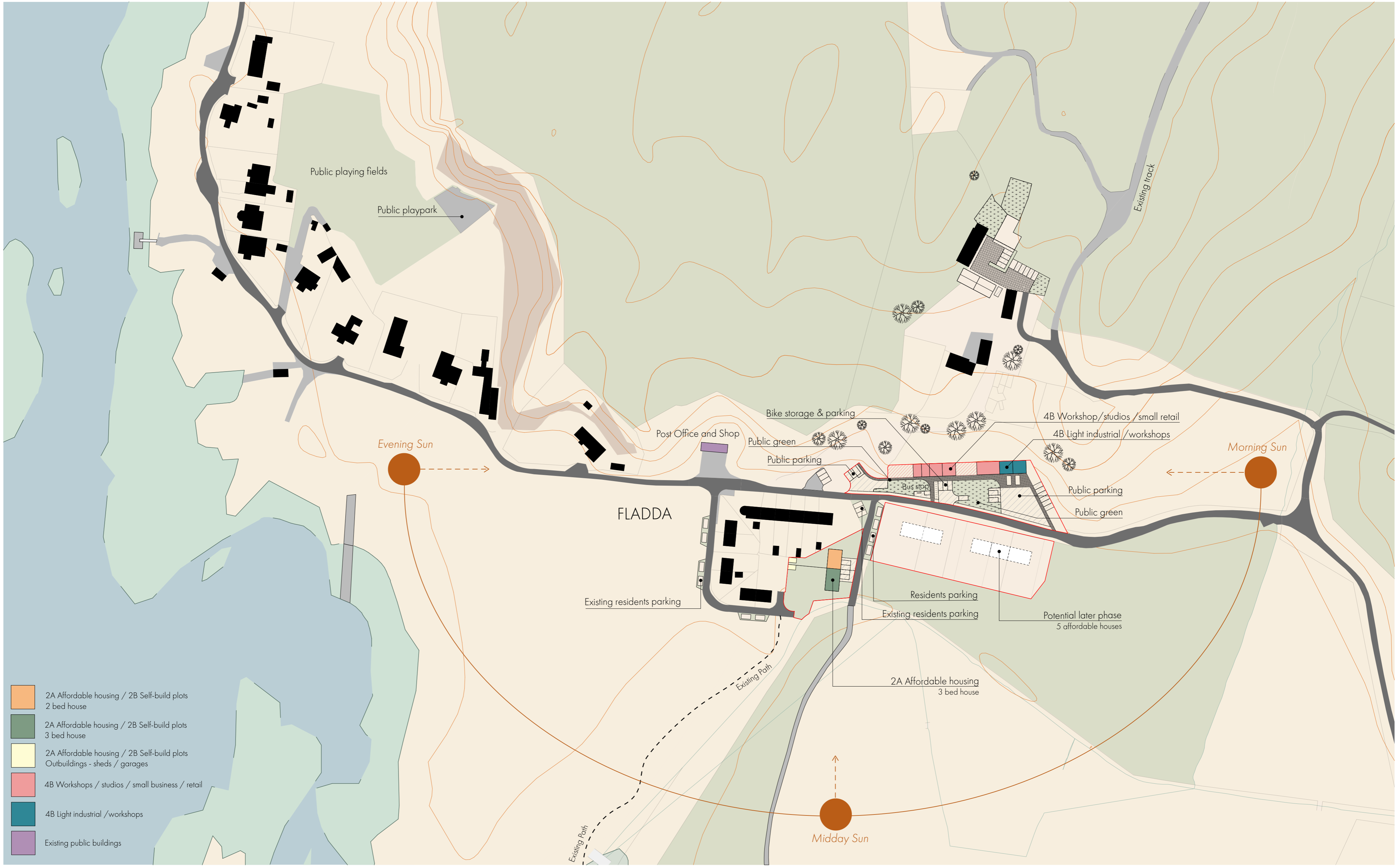
Alongside the new housing space could be created for a series of workshop/studio spaces or small business and retail units, providing work space within walking distance of new homes. These more public-facing buildings could be situated next to the slipway, contributing to the sense of activity around the ferry arrival and departure and providing a sense of welcome on arrival to Luing for visitors.

## Precedents



# FLADDA

Situated along the principal east-west road, at the entrance to Cullipool and the location of the existing shop and post office, the area around Fladda is an important node point in the island's infrastructure. The projects explored for this area focus on ways in which existing retail and service functions could be strengthened and expanded upon through the addition of new housing and work spaces.



Plan: Scale: 1:1250



View along the road on approach to Fladda, showing new affordable housing on the left and workshop and studio spaces on the right

## THE PROJECTS

**2A Affordable housing & 2B Self-build plots**  
 Shown is a potential option for new homes at Fladda. This situates new affordable homes to the east of the existing housing, completing the quadrangle formation. These new homes could be 1.5 storeys high so as to maintain a sense of openness to the east for the existing buildings and gardens. A second option for a potential later phase of housing running parallel with the public road to the east of the existing housing is also included. However it is envisaged that expansion at the South Cuan site would be preferable in the first instance if demand for additional housing occurred.

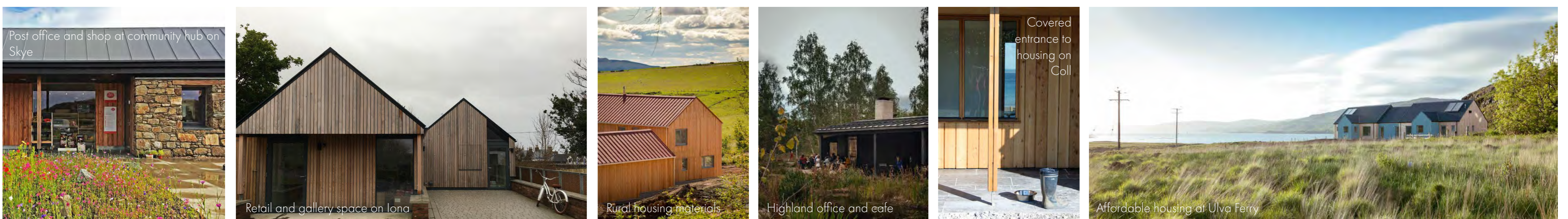
**3B Renewable energy**  
 All new housing should incorporate renewable energy and heating. Measures to be explored for housing include solar pv panels, solar thermal panels and rain-water harvesting for garden use. District energy and heating measures could be explored should a wider scheme including workshop and studio space be taken forward, including small wind turbine power, biomass heating and ground-source heating.

**3C Sustainable transport**  
 Space has been allowed for a bus stop, electric vehicle charging points and bike storage to provide for a future island bus service and support for sustainable and active transport.

**4C Supporting existing community facilities**  
 In addition to the built structures currently serving the community, the Isle of Luing Community Trust also possesses currently undeveloped land at the play-park site. Community consultations have identified suggestions for development of a new-build community facility on the play-park site in Cullipool, primarily focused on provision of sport, health and wellbeing facilities. However, the brief for such a facility remains relatively undefined at this time.

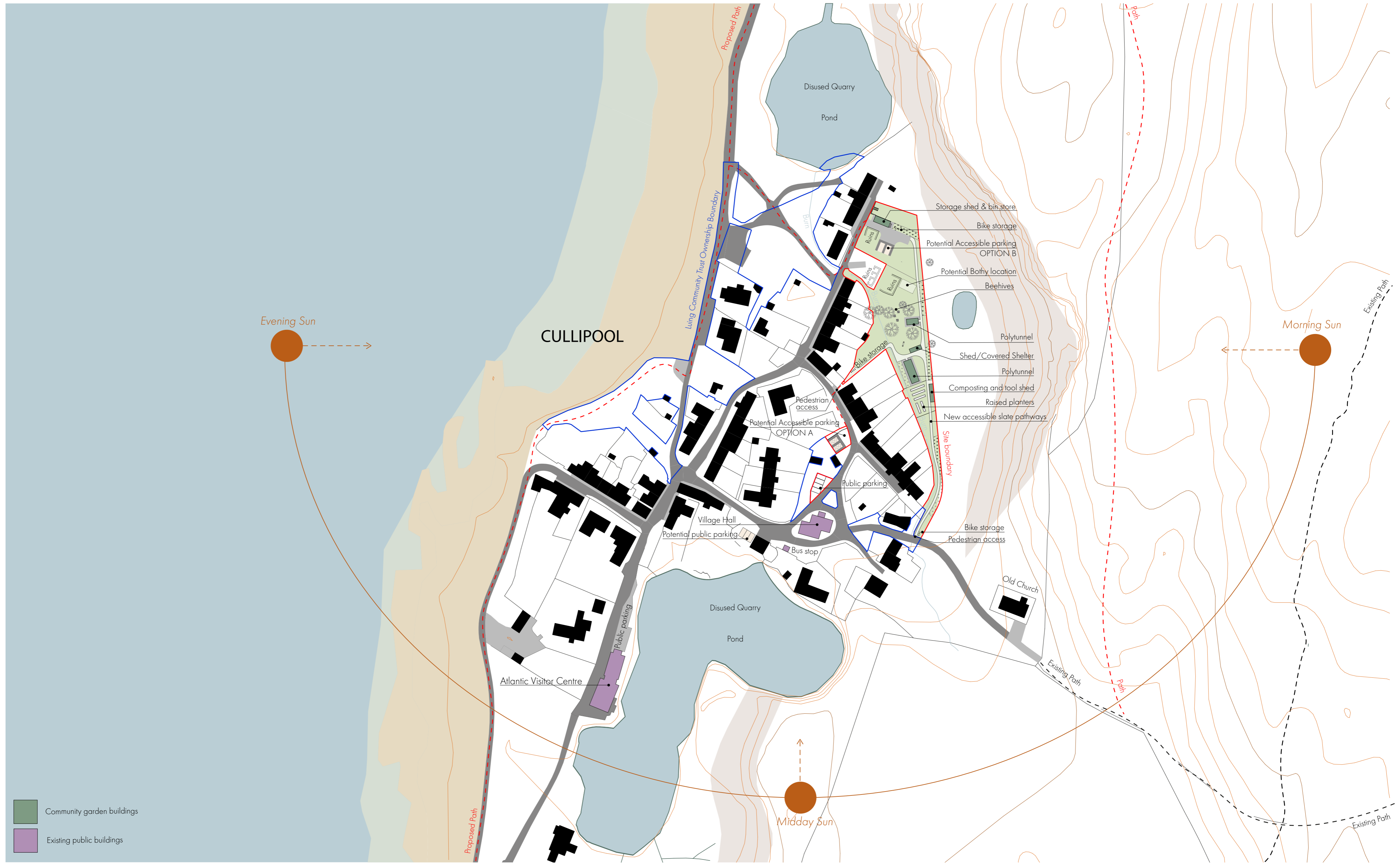
**4B Workshop and studio spaces**  
 To the northern side of the road space could be created for workshops and studio spaces. These buildings would follow the existing layout set by the shop and post-office, creating a cluster of public-facing commercial activities set back from the roadside and tucked in against the hillside. The buildings could be divided into regular bays, with units rented either singly or in pairs for those requiring larger work space. Due to their proximity to housing these spaces would be suitable for quieter functions.

## Precedents

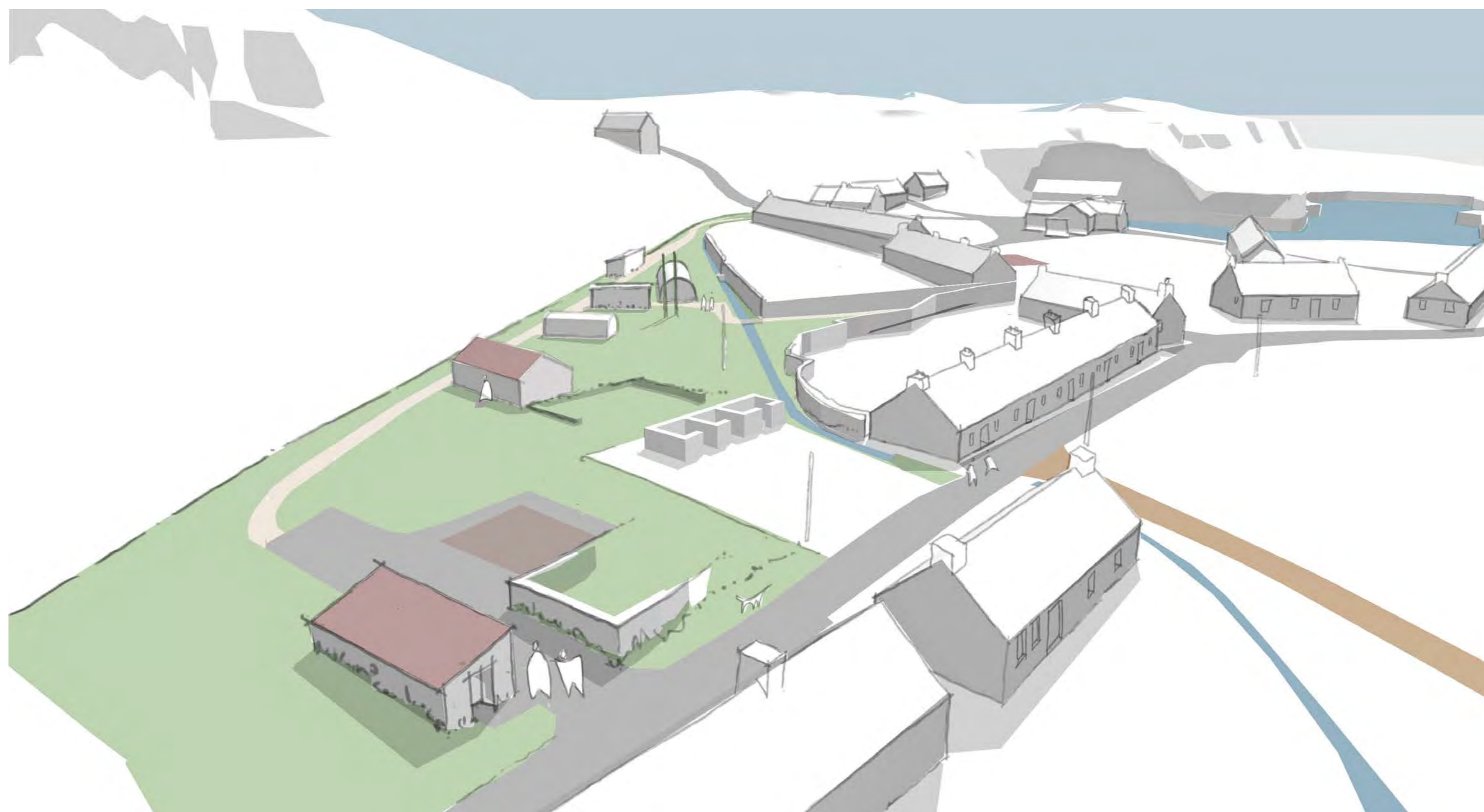


# CULLIPOOL

The historic character of Cullipool within the conservation village area forms an important part of Luing's heritage and identity. The projects for this area focus on how best to preserve the valued built environment and promote access to and enjoyment of the village setting, address coastal defence and support economic sustainability. A focus on small-scale interventions could open up accessibility and opportunities for community gathering, with improved connections into Luing's wider landscape.



Plan: Scale 1:1250



Overview of Cullipool Community Garden, showing storage, bathy, poly-tunnel and a new network of connecting paths.

## THE PROJECTS

**1B Sustaining Luing's existing built environment**  
Although Cullipool is designated as a conservation area, no formal conservation character appraisal previously existed. In the absence of a formal Conservation Area character appraisal, a brief character appraisal has been developed as part of the Development Framework. The character appraisal highlights that development within the conservation setting must be small-scale in nature and in keeping with the character of surrounding structures.

**3B Renewable energy**  
The slate-lined burn that runs along the west edge of the community garden land could offer the opportunity for micro-hydro energy, providing limited power to the garden.

**3C Sustainable transport**  
Accessible pedestrian routes to the garden are proposed from the road, bridging over the small burn and connecting to the path running alongside the western side. Plans for a future island bus service could include a bus stop/drop-off at the village hall, within a short walking distance of the garden.

**4A Community garden & 5A Slate project**  
The layout shown here locates the ideas already developed by the community garden group, positioning a poly-tunnel and raised beds provide shelter from prevailing winds. A range of tool storage and composting enclosures defines the eastern side of the garden along much of the boundary. Existing tree planting at the end of the private gardens will screen public and private areas. The small ruin at the north of the site is proposed as a simple tool shed. Construction of accessible paths suitable for wheelchair access, footbridges over the burn and stone walls defining seating areas and raised planting could provide opportunities for use of slate from the quarry and skills-training for apprentice masons and stone carvers. Connecting the garden via a number of pedestrian access points to the wider village will help to create an open, welcoming space for use by all islanders. Integration with information on walking routes across Luing can also help support visitor engagement with the garden.

**5C Short-term bathy accommodation**  
A potential site for a short-term bathy let is shown within the grounds of the community garden within the footprint of an existing stone ruin. This positions the potential bathy in line with a gap between two terraced rows of houses, preserving privacy. Whilst larger-scale housing was felt to be inappropriate for the conservation setting, small-scale, one bedroom accommodation in keeping with the size and form of existing village buildings could potentially be accommodated.

## Precedents



# CULLIPOOL NORTH

The principal projects explored for this site are the potential slate project and the coastal defence strategy. As a focal point for understanding Luing's slate history the site offers the opportunity to integrate economic, tourism, coastal defence, employment and sustainability strategies. The proposals show how this site and its connection into the village and wider landscape could become a key destination for those visiting Luing.



Plan: Scale 1:1250



## THE PROJECTS

### 1A Access to Luing's landscape and history

The proposed slate project and associated building provides a focal point for those interested in exploring Luing's slate heritage and history and could form an important destination in a 'slate trail' using the walking route network to provide information and interpretation related to Luing's slate resources and a viewpoint structure.

### 1B Sustaining Luing's existing built environment

Whilst the site sits outside Cullipool Conservation Area it could be considered to be within its curtilage, and as such the protected character of the village must be considered with regard to any development in this area. The building (see 5A below) shown here would follow the typical eaves heights of village buildings with a length comparable to the typical cottage terraces. Materials would need to draw upon the traditional palette of vernacular materials evident within the conservation area - slate walls, white washed or lime-rendered stone walls, unpainted dry bedded slate walls, slate or profiled metal roofing.

### 3A Coastal defence

The earlier studies on coastal erosion at Cullipool set out the sea wall repairs and spoil feeding required to provide lasting coastal protection. A method statement for ongoing distribution of the slate spoil will be used to inform the layout of vehicular and pedestrian routes along this section of the coastline following a general principle of creating a safe pathway between the village and the slate project, free of vehicular traffic.

### 3B Renewable energy

The creation of a slate project building offers the opportunity to explore a small tidal energy scheme serving the slate project. This could potentially form part of a tidal power network.

### 5A Slate project & 5B Other Slate Initiatives

Proposals for a small-scale slate extraction project at the former slate quarry at Cullipool would include a new building providing a space for working slate, some covered storage, welfare facilities and some visitor spaces. The building could sit at the southern entrance to the working site and provide both a buffer and an interface between public open space and the enclosure of the works. Whilst the building would need to be constructed prior to production of new slate material from the quarry, there would be the opportunity to re-clad the roofs and walls of the building in slate over time, creating both a demonstration of and celebration of the properties of Luing slate. Provision of visitor information both within the building and as part of landscaping and a viewpoint outside it could form an important part of a wider 'slate trail' including sales of locally-produced slate products, literature, tours and artwork.

## Precedents



Long extruded-form precedent for slate building



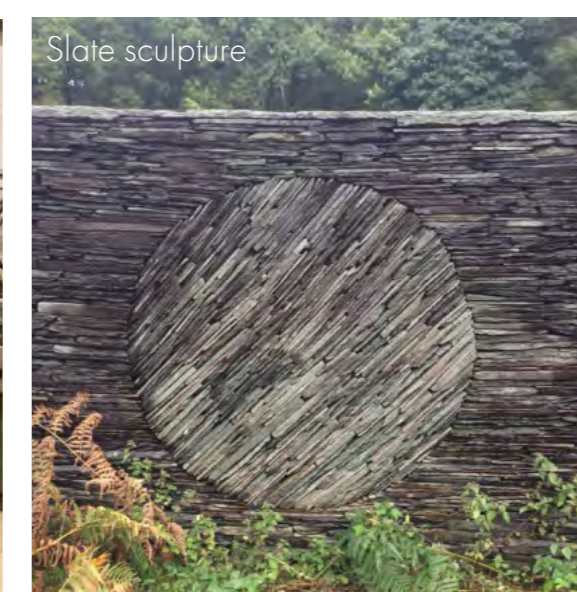
Combining inside and covered outside work spaces



Landscape art using slate



Slate working at Defind Stone



Slate sculpture



Visitor information and mapping using slate