

A FRAMEWORK FOR LUING'S FUTURE

COMMUNITY CONSULTATION FEEDBACK REPORT 2



April 2023

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





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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.



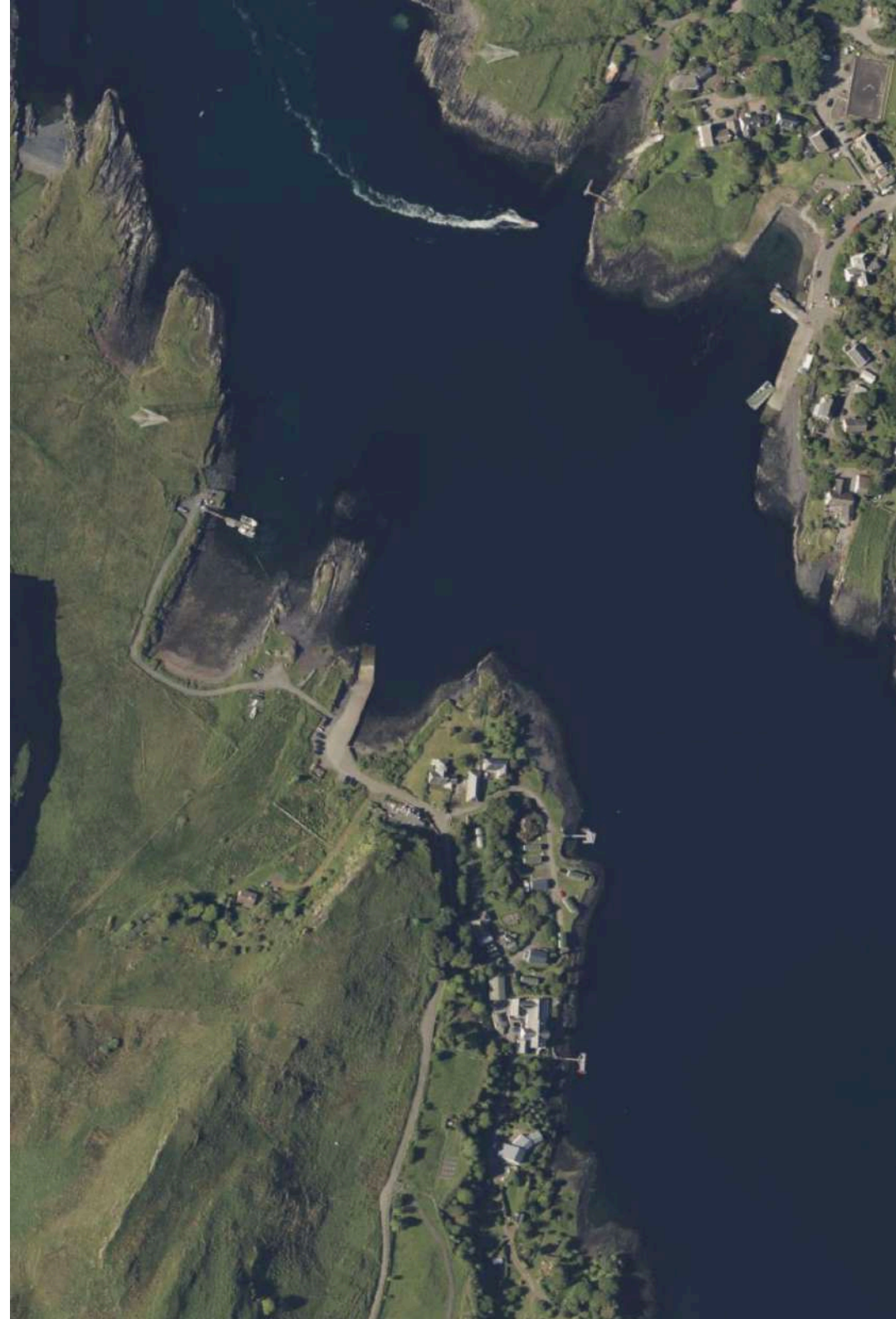
02 | FEEDBACK

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.



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.

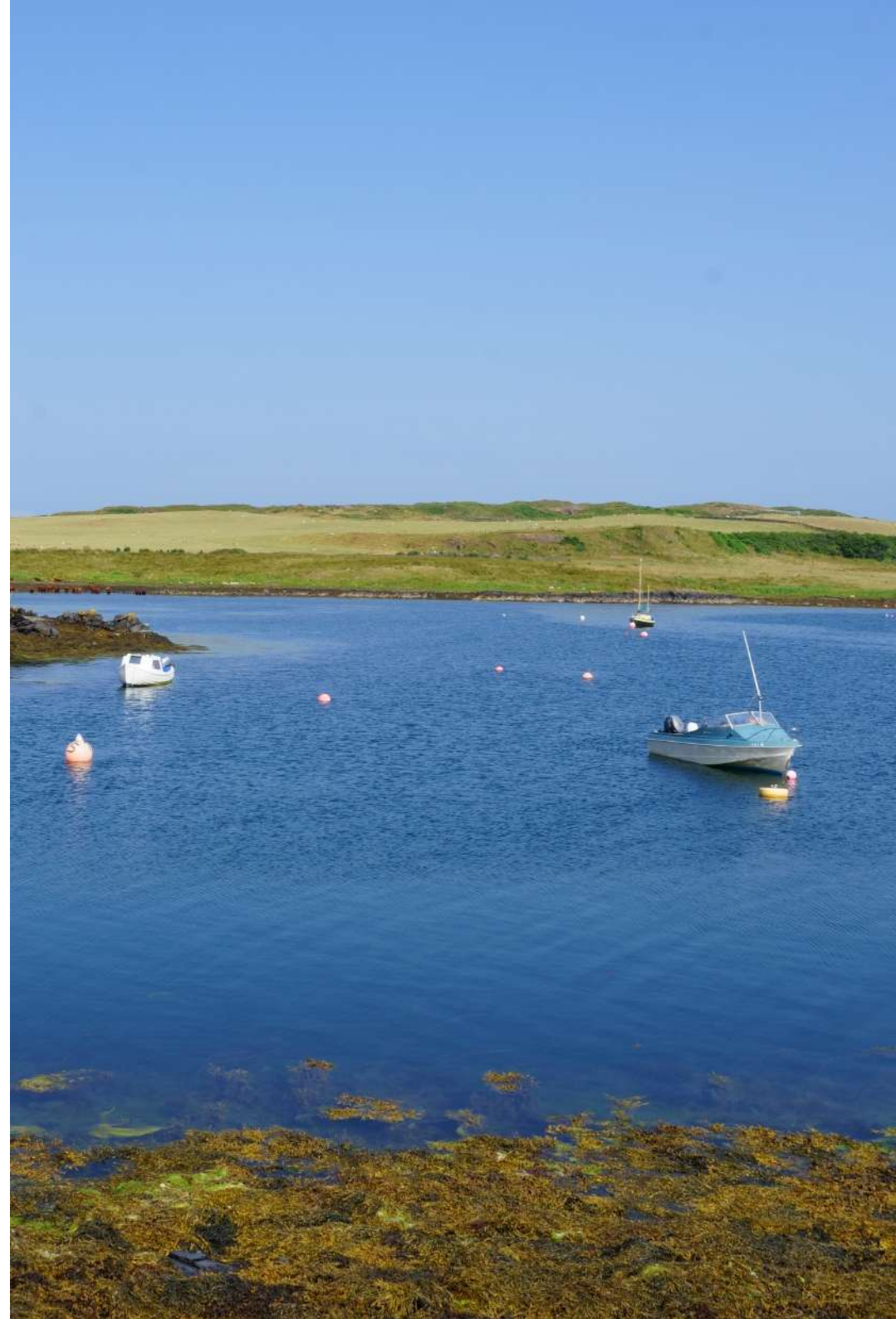
02 | FEEDBACK

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

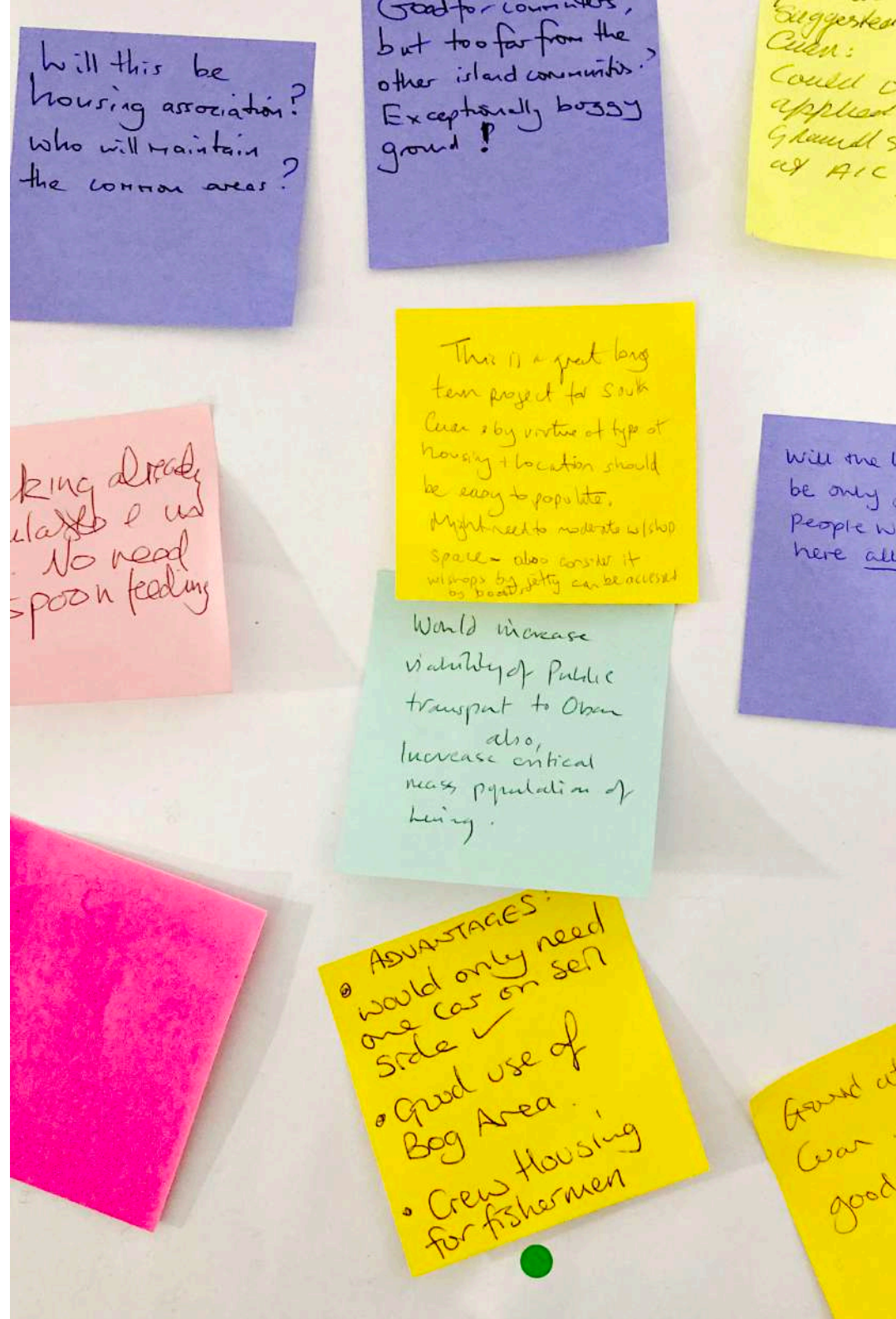
2.7 Next Steps

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

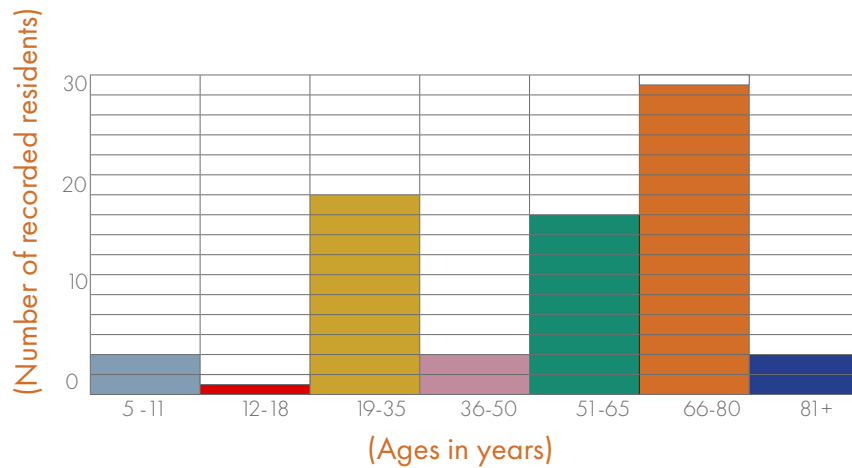
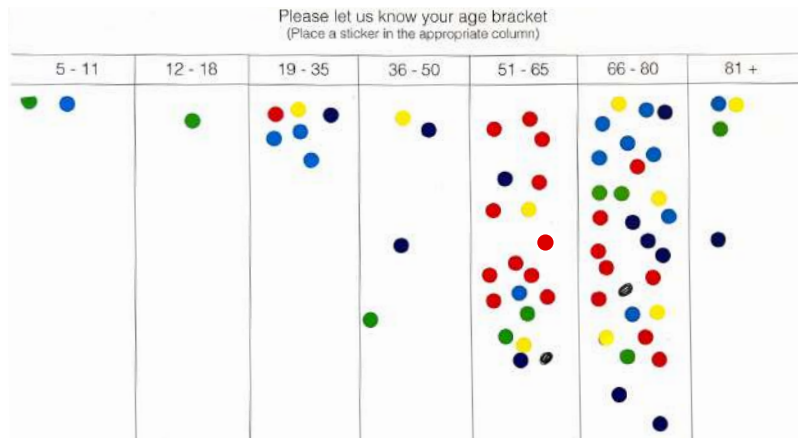
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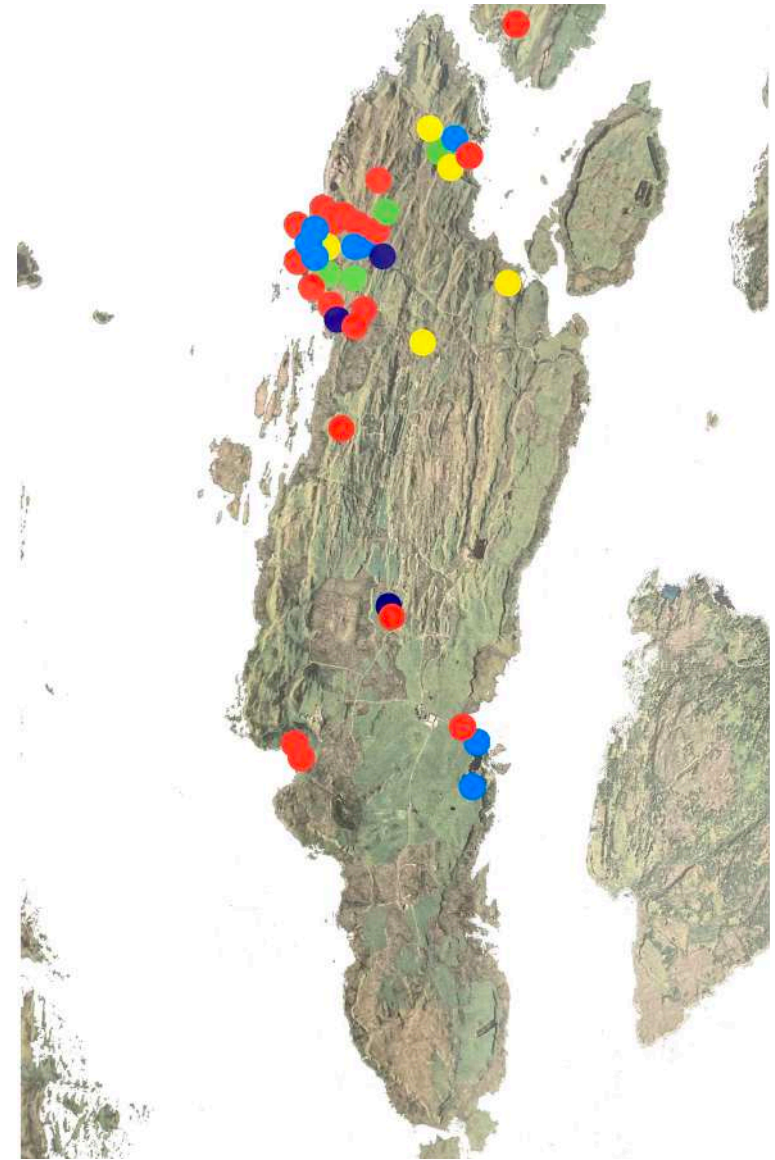
APPENDIX A MAPS

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.

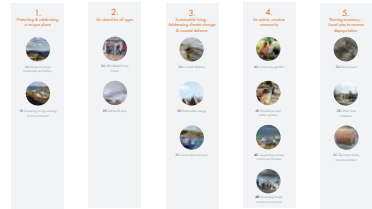
All material presented at the second community workshop was made available for several days afterward and online via The Isle of Luing Community Trusts' website. For those unable to attend the workshop in person this provided the opportunity for feedback on the presentation banners following on from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

WELCOME TO THE COMMUNITY REVIEW OF THE DRAFT DEVELOPMENT FRAMEWORK PLAN FOR Luing.

The proposals shown here have been developed in response to the comments and ideas gathered at the Development Framework consultation in October and the previous Islands Plan and State Project consultations carried out before that.

This will be a chance to review our understanding of the Community Vision that emerged from these consultations and look at how that Vision has been explored within the proposal options you see here. 5 key Community Vision strands were identified and 14 potential projects.

You can find more information about the Community Vision and the projects included in the Development Framework in the Feedback Report produced after October's community consultation - downloadable from the Isle of Luing Community Trust website.



We would love to hear your thoughts on how the proposed projects fit within the special landscape and built environment settings of each site shown here and your comments on any amendments you would like to see in the final Development Framework Plan.

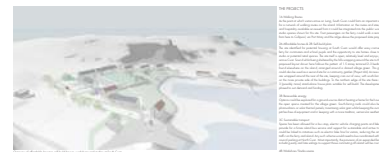
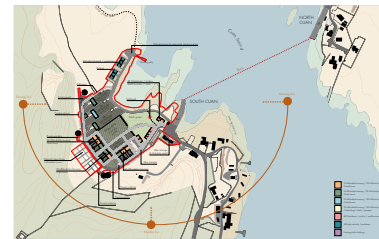
A number of options are shown for some of the projects such as affordable housing and workshop space. We would also love to hear your thoughts on preferences and priorities for proposals going forward.

HOW TO TAKE PART:

1. Have a look through the proposals and the feedback report. If you have any questions you can send these to info@islandcollective.com or ask one of the Isle of Luing Community Trust Directors.
2. Email us your comments by the 20th February to info@islandcollective.com. We'll love to hear your thoughts on the proposals, any suggestions for amendments and whether there is anything you feel is currently missing from this Draft Plan.
3. Don't forget to tell us your age, where you are from and what proposals you are commenting on. All email comments will be treated anonymously and will be used to form the final version of the Development Framework Plan and Strategic Report.

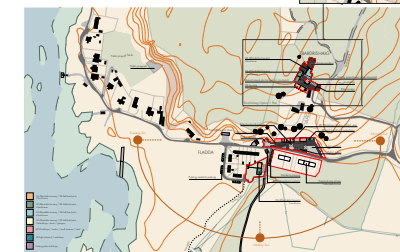
SOUTH CUAN

A number of general projects have been explored for South Cuan due to its transport connections, land available and the opportunities offered for tourism, recreation development and sustainable transport. In the aerial view on the right, South Cuan offers an excellent point of access to the island. The project explored for this area shows how forward developer or the village could build on its existing site or on a new, but nearby site.



FLADDA & BARDRISHAIG

Situated along the private road west coast, or the entrance to Cullacull 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 project explored for this area looks at ways in which existing and new buildings could be strengthened and expanded upon through the addition of new housing and work spaces and integration with walking routes.



APPENDIX B | Community feedback PRESENTATION BANNERS

CULLIPOOL

The historic character of Cullipool within the conservation village area forms an important part of Luing's heritage and identity. The proposal for this area focuses on how best to preserve the natural built environment and provide access to and enjoyment of the village setting. A focus on anti-wildfire interventions could open up accessibility and opportunities for community gathering, with improved connections into Luing's wider landscape.



THE PROPOSALS

1. **Anti-wildfire interventions** to improve the village's resilience and provide a safer environment for residents and visitors.

2. **Improved accessibility** and opportunities for community gathering, with improved connections into Luing's wider landscape.

3. **Preservation of the historic built environment** and the natural setting of the village.

4. **Enhanced public spaces** and green infrastructure to improve the village's amenity and provide a focus for community activities.

5. **Improved parking and transport links** to facilitate access to the village and its surrounding landscape.



CULLIPOOL NORTH

The principle projects explored for this site are the proposed stone project and the coastal defence project. As a focal point for understanding Luing's stone history the site offers the opportunity to integrate economic, tourism, cultural, leisure, 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.



THE PROPOSALS

1. **Stone project** to explore the potential for a new stone building or structure, which could serve as a focal point for understanding Luing's stone history and provide a key destination for those visiting Luing.

2. **Coastal defence project** to improve the village's resilience and provide a safer environment for residents and visitors.

3. **Improved accessibility** and opportunities for community gathering, with improved connections into Luing's wider landscape.

4. **Preservation of the historic built environment** and the natural setting of the village.

5. **Enhanced public spaces** and green infrastructure to improve the village's amenity and provide a focus for community activities.



TOBERONOCHEY

The peaceful nature and historic built environment of Toberonochey make the village an important setting to protect and conserve. The projects included for this area focus primarily on sensitive care for the existing stone walls and around the village rather than significant new development. Infrastructure projects such as sustainable transport and addressing climate change will be central to a thriving future for the village.



THE PROPOSALS

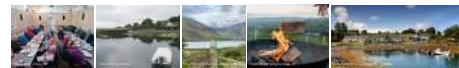
1. **Sustainable transport** projects to improve the village's accessibility and provide a focus for community activities.

2. **Addressing climate change** through improved energy efficiency and sustainable building practices.

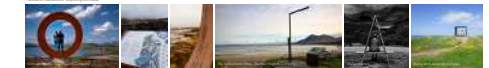
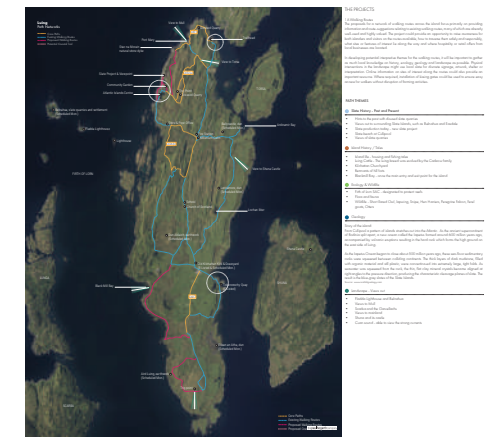
3. **Sensitive care for the existing stone walls** and the historic built environment of the village.

4. **Enhanced public spaces** and green infrastructure to improve the village's amenity and provide a focus for community activities.

5. **Improved parking and transport links** to facilitate access to the village and its surrounding landscape.



LIVING WALKING ROUTES



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.*