



OUR COMMUNITY

Cove & Kilcreggan

PART 2: Local Place Plan

March 2025

Produced by
Our Community Cove & Kilcreggan

Supported by
SKS Scotland CIC
Company no. SC369965

Commissioned by
Rosneath Peninsula West Community
Development Trust



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Introduction

What is a Local Place Plan?

Introduced by the 2019 Planning Act, Local Place Plans outline a community's development aspirations. Community-led, they map proposals for land use and other priority activities. Registered with Argyll & Bute Council, they influence the Local Development Plan, planning applications, and funding bids.

Who has produced the plan?

This Local Place Plan (LPP) project is led by a management team comprising members of the Cove and Kilcreggan community. It is governed by the Rosneath Peninsula West Community Development Trust (RPWCDT). Over 80 local residents are involved in special interest working groups.

SKS Scotland CIC, Scott+Simmons Landscape Architects, Geodesign Hub, and Land Use Consultants (LUC) have been commissioned to undertake research, community engagement and to prepare the LPP for the final approval of the Management Group and Argyll & Bute Council. A local architect's firm puregreenspace has also carried out work and supported the project.

Funding for the project was awarded by the Scottish Government with mentoring from Community Enterprise in Scotland (CEIS).

Why do we need a Local Place Plan?

Previous work with 'Our Community' in 2022 and 2023 began to outline the community's goals and strategies for achieving them. The Local Place Plan LPP advances this work by mapping key areas, documenting priorities for protection, identifying community needs, and highlighting potential development sites to help realise these aspirations.

Community support

Cove & Kilcreggan has participated in community consultations over many years: RPWCDT was set up in 2010 with the consent of the Cove and Kilcreggan Community Council (CKCC) to take forward the aspirations of the community that lies to the west of the Rosneath Peninsula, and its first role was to find out the needs, priorities and aspirations for the people and method to achieve this.

A Community Action Plan was developed in 2011, which identified many of the aspirational ideas and policies reflected within this LPP, for indoor sports facilities (including a gym) and an outdoor all-weather 5-a-side sports pitch; affordable and sheltered housing; upgrade of foreshore and pavement on the road from Kilcreggan to Rosneath; evening public transport, particularly the ferry from Gourock; a new marine access facility to accommodate a variety of boats to encourage community interaction as well as attract tourism; projects that encourage additional tourism to the area and to boost the economy. Unfortunately, very few of these were delivered due to lack of funding and several assets have been lost in the meantime.

More recently, extensive community consultation in Cove & Kilcreggan has taken place over the past three years which, along with the efforts of many community working groups, has given clear and strong support for ambitious actions as outlined in the LPP. Over the next 10 years, these actions will tackle the community's challenges and drive positive outcomes for the villages.

Part One

Part one of this LPP contains details of our vision, challenges and the outcomes and recommendations following the consultation process. It defines the resulting projects in map format and what implications those have on the LDP2 land use categorisation. It also contains aspirational policies and initiatives the community wish to pursue that are not geographically located at present. Part one should be read prior to reading this document.

Area Map



Figure 1- C&K location maps



Figure 2 Community gathering in Feb 2023, to set up working groups to deliver actions based on the themes above.

(Further ideas, focused on Kilcreggan Village and produced by puregreenspace, is included in Appendix 13 to illustrate the development of this work.)

Part Two

1. The Bigger Picture

The Cove & Kilcreggan Local Place Plan integrates broader policies as well as local plans, aiming to achieve their aspirations while reflecting planning policy goals for sustainable, liveable, and productive places as outlined in the national plans. Once registered with Argyll and Bute Council, this plan will inform Argyll and Bute's LDP3 as well as ongoing planning discussions.

The information below highlights the areas where the current Local Development Plan, the National Planning Framework 4 and other local plans were considered when producing this LDP. There is no Community Action Plan (or Locality Plan) for the area.

1.1 Strategic Fit

National Policy

National Planning Framework 4 (NPF4)¹ is the national spatial strategy for Scotland. It sets out Scotland's spatial principles, regional priorities, national developments and national planning policy. Key Principles and priorities relevant to this LPP are listed below.

Spatial Principles:

- A transition to **Net Zero**, that is fair and inclusive.
- **Conserving and recycling assets** by using existing buildings, spaces, infrastructure and services, locking in carbon, minimising waste, and building a circular economy
- Supporting **liveable places** by ensuring easy access to local services, greenspace, learning, work, & leisure.
- **Compact urban growth** to optimise land use for services, carbon storage, flood management, & biodiversity.
- **Rebalanced development** by targeting growth in declining areas and managing it sustainably in high-demand areas.
- **Rural revitalisation** by encouraging sustainable growth in rural communities.

As well as:

- **Encouraging economically active people** to fragile areas to sustain communities.
- **Investing in outdoor access** by creating walking and cycle routes and improving access to the outdoors, including the water.
- **Affordable housing**, especially for younger and older people to remain.

C&K support this vision, which aims to drive sustainable development and help C&K become a:

Sustainable place

that lowers emissions, restores nature, and strengthens biodiversity connections.

Liveable place

that supports healthier, more fulfilling lives for all.

Productive place

that fosters a greener, fairer, and more inclusive wellbeing economy.

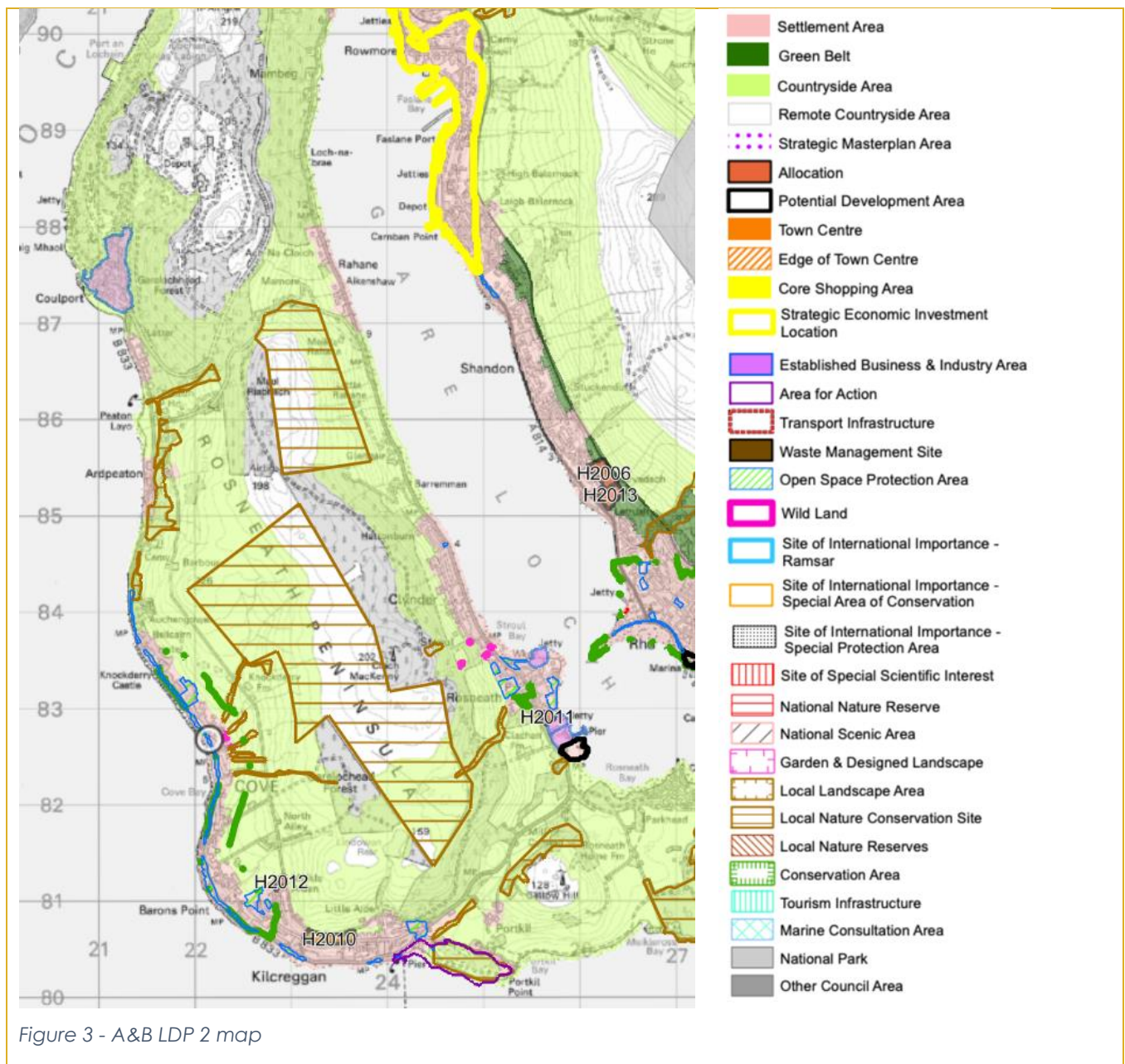
¹ [National Planning Framework 4](#)

Local/Regional Policy

Local Development Plan 2 (LDP2)

ARGYLL AND BUTE COUNCIL's LDP2² was adopted in February 2024 and will be replaced by LDP3 in 2029. LDP2 supports the empowerment of local communities in defining aspirations and proposals for their local area through the use of Local Place Plans.

Local Development Plan 2 Vision: 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.



See Appendix 1 - Argyll and Bute Council Local Development Plan 2 Maps

² [Argyll and Bute Local Development Plan 2](#), February 2024

Consideration of the LDP2

Kilcreggan Central

The entire 'Kilcreggan Central' area, within the purple line (Area for action A2001) focuses on local environmental improvements, public spaces, parking, and transport links.

The area for action (AFA A2001) concentrates on improving the accessibility to the area and its potential for recreation.

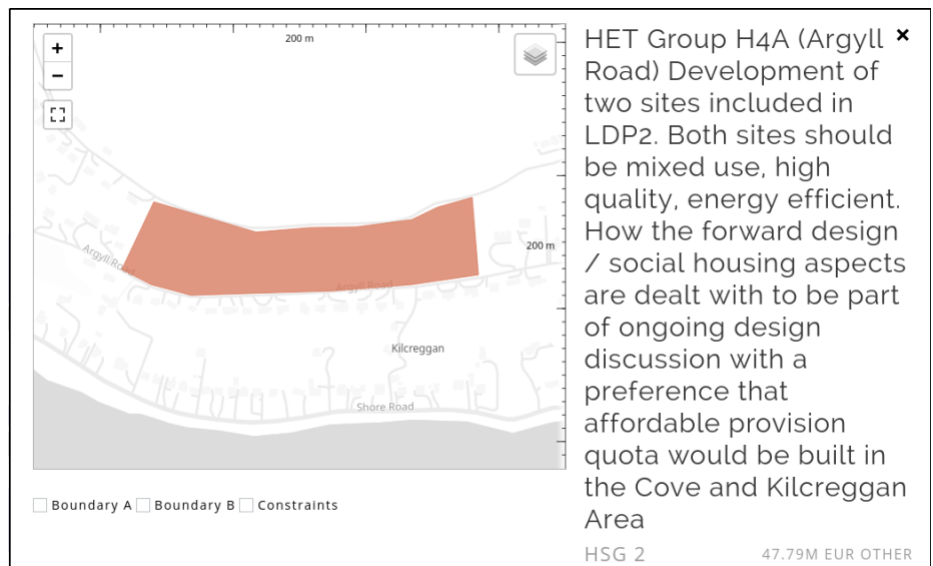
Any development within this area should be considered under Policy 02 of LDP2. Policy 02 contains a presumption in favour of sustainable development where this is of an appropriate scale, design, siting and use - even if currently classed as countryside or other designation.

Therefore, any proposed development within the identified 'Kilcreggan Central' area should align with the LDP2. Appendix 2 - Kilcreggan Central - Reference to LDP2

Housing

The 'What goes Where?' mapping process (see Geodesign report Appendix 3 & 5) revealed the community's mixed feelings about what type of housing development would be appropriate. They would like to continue discussion on this topic.

Figure 4 LDP2 Housing area with commentary from the Geodesign project output.



Helensburgh and Lomond Growth Area

Cove and Kilcreggan is identified with Helensburgh and Lomond as a key growth area in Argyll and Bute's LDP2 spatial strategy.

This aligns the Council's goal of supporting economic success through population growth. Key factors include:

- **HMNB Clyde Development** – It's transformation into the UK's single submarine base by 2025, with an increase of 1,700 naval staff and families by 2030 will bring opportunities for civilian construction projects and supply chain employment.
- **Strategic Location** – It's connections to Glasgow and the central belt, creating a high-quality environment that's attractive to commuters and tourists.
- **Challenges** - Green Belt restrictions (around Helensburgh) limit expansion but protect the landscape. Current land supply in LDP2 meets immediate development needs, without a Green Belt boundary review. However, if need outstrips current supply, this may place more housing pressure on Cove & Kilcreggan.

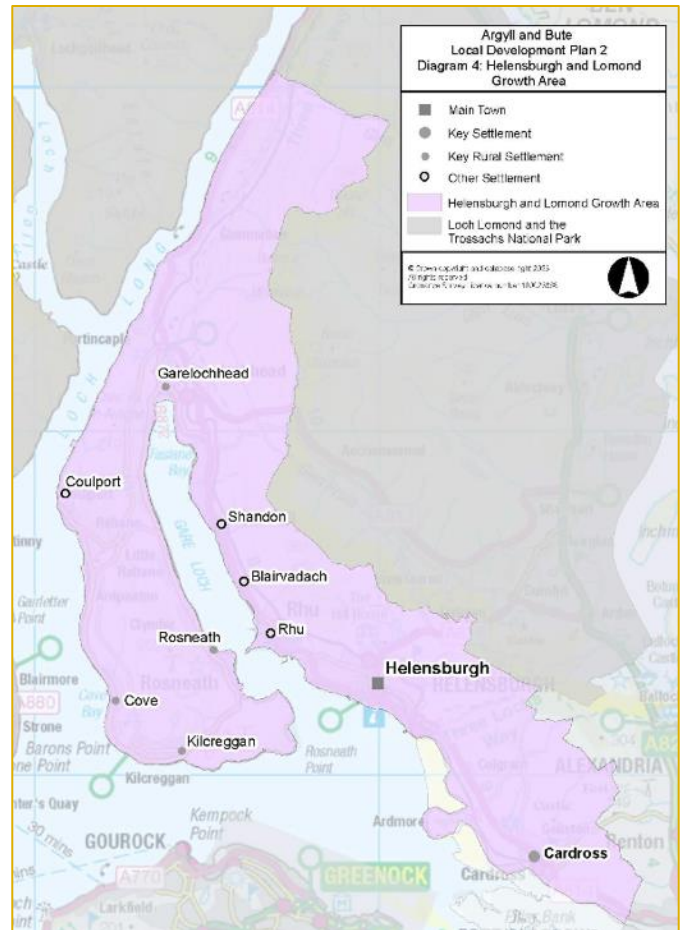


Figure 5 LDP2 Diagram 4: Helensburgh and Lomond Growth Area (marked in pink)

Argyll and Bute Outcomes Improvement Plan 2024-2034

The overarching strategy for Argyll and Bute is the Argyll and Bute Outcome Improvement Plan (ABOIP)³ which is a partnership document. The ABOIP for 2024-2034 focuses on improving transport infrastructure, housing and community wellbeing. The LDP2 is a key document in the delivery of this plan, along with several other local strategies and action plans, some of which are mentioned below.



Figure 6 View from Cove Park

³ [Argyll and Bute Outcomes Improvement Plan 2024-2034](#), produced by the Argyll & Bute Community Planning Partnership

Active Travel Strategy

The Scottish Government has committed to national funding for active travel to speed up the delivery of new active travel infrastructure and behaviour change projects. ARGYLL AND BUTE COUNCIL's new Active Travel Strategy⁴ (draft, Dec 2024) aims to create more opportunities for residents and visitors to make journeys by walking, cycling or wheeling.

Active Travel Vision

Make active travel the most attractive, accessible and useable mode of travel for everyday local journeys to work, education, essential services, retail and leisure.

The main objectives of this policy are to:

- **Increase Walking and Cycling Participation** – developing safe routes for walking & cycling
- **Improve Infrastructure for Active Travel** – make walking & cycling safer, more accessible, and convenient for all users, including people with disabilities
- **Promote Active Travel for Health Benefits** – promoting walking & cycling as alternatives to short car trips
- **Reduce Carbon Emissions and Improve Air Quality** - promote walking, cycling, electric bicycles and other low-carbon modes of transport
- **Integrate Active Travel with Public Transport** – by integrating active travel with public transport systems to encourage multi-modal travel.

Woodland and Forestry Strategy

The Argyll and Bute Woodland and Forestry Strategy⁵ (April 2011) outlines a long-term vision for how woodlands and forestry can support the economy, strengthen communities, and enhance the environment across Argyll and Bute over the next 20 years. This report, along with the Rosneath Peninsula Environmental Baseline Report, commissioned by Our Community in July 2023, have been used to inform this LPP.

Woodland and Forestry Vision:

The woodlands of Argyll and Bute will make a significant contribution to climate change mitigation and adaptation, have significant levels of economic value retained locally, enhance biodiversity and environmental quality and support the further development of recreation opportunities, for the benefit and well-being of local people and visitors alike. Sustainable and responsible stewardship of the resource will enable communities to play an active role in the ownership and management of woodlands in their area, developing business opportunities and helping to maintain the viability of rural living.

Argyll and Bute Local Biodiversity Action Plan

Argyll and Bute is a great place for many plants and animals. It has some of the best examples of land, freshwater, marine and coastal habitats and species in the UK. The Argyll and Bute Local Biodiversity Action Plan⁶ outlines their efforts to protect the natural environment, including working with various organisations and communities.

⁴ [Argyll and Bute Council Active Travel Strategy](#) Draft December 2024

⁵ [Argyll and Bute Woodland and Forestry Strategy](#) April 2011

⁶ [Argyll and Bute Local Biodiversity Action Plan](#),

Argyll and Bute Council Decarbonisation Plan 2022- 2025

This Decarbonisation Plan⁷ highlights the Council's progress, planned activities, and path to net zero:

- Achieve Net Zero – Reduce carbon emissions by 75% by 2030
- Support a Low Carbon Economy – Help communities and businesses grow sustainably
- Promote 'Climate Friendly Argyll and Bute' – Reinforce low-carbon behaviours.

Adopted Core Path Plan

Part 1 of the Land Reform (Scotland) Act 2003 requires all Scottish local authorities to create a plan for "a system of paths, known as core paths, that is sufficient for giving the public reasonable access throughout their area." The Act also requires regular reviews every five years.

ARGYLL AND BUTE COUNCIL Adopted Core Paths Plan⁸ June 2015, which states that they will improve the 1,200 miles of Core Paths by enhancing signage, drainage, and surfaces. The Scottish Government offers funding for path improvements, with the Access Team providing support for applications. Developers must consider Core Paths in new projects by integrating or rerouting them, though Core Paths do not justify rejecting developments.



Figure 7 Where to go Outdoors - Argyll and Bute Paths Map

⁷ [Argyll and Bute Council Decarbonisation Plan 2022- 2025](#)

⁸ [Argyll and Bute Council Adopted Core Paths Plan](#) June 2015

1.2 Compliance

Community engagement and consultation

A significant amount of community engagement and consultation was carried out over a period of 18 months. The details of this work can be found in section 3 of this LPP, which evidences compliance with the formal requirements of the Scottish Government regarding community engagement and consultation.

Regulation 4 compliance

The proposed LPP and information notice were sent to the list below. Evidence can be found in Appendix 5 - Compliance with Regulation 4.

List of Councillors to whom the proposed Local Place Plan was sent

Ward: Lomond North
Councillor Mark Irvine
Councillor Maurice Corry
Councillor Shonny Paterson

List of Community Councils to whom the proposed LPP was sent

Ardentenny
Rhu & Shandon
Helensburgh
Garelochhead
Lochgoil
Sandbank
Hunters Quay
Dunoon
Rosneath & Clynder
Cardross
Kilmun
Gourock
Arrochar

Community Body Information

The LPP project is led by a management team comprising members of the Cove and Kilcreggan community and overseen by a steering group, with representatives from both CKCC and RPWCDT. It is governed by the RPWCDT.

Contact: hello@coveandkilcreggancommunity.com

General Data Protection Regulation (GDPR) was considered when producing this LPP.

Accessibility was considered when producing this LPP, documents were available online and accessible at regular public meetings, which were well advertised and attended.

The registration of this document with Argyll & Bute Council (ie LPP Validation form) is in Appendix 6.

2. Our Community

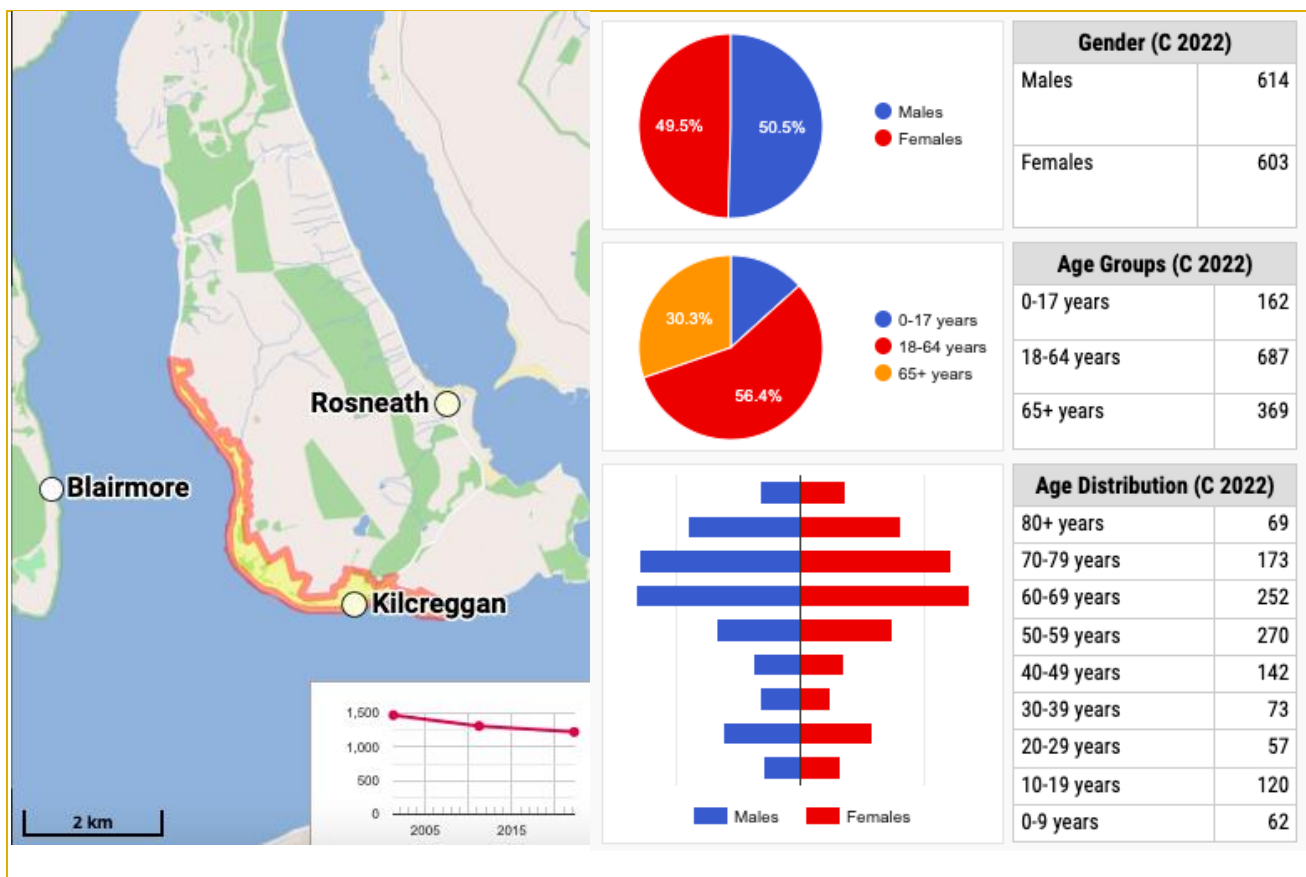
This section of the LPP will utilise statistical information from the General Register of Scotland, the Scottish Index of Multiple Deprivation 2009, and the 2001 Census amongst others to illustrate the socio-economic profile of this area. These figures will highlight the extent of deprivation and the main issues facing the area.

Previous documents, such as the RPWCDT Community Action Plan 2011 have been examined, to ensure continuity and a further understanding of previously identified issues.

2.1 Population/Demographic

The data shown below is from the 'City Population'⁹ resource, and shows the area of Cove & Kilcreggan, its population (actual and estimated), the breakdown of gender, age, country of birth and religion.

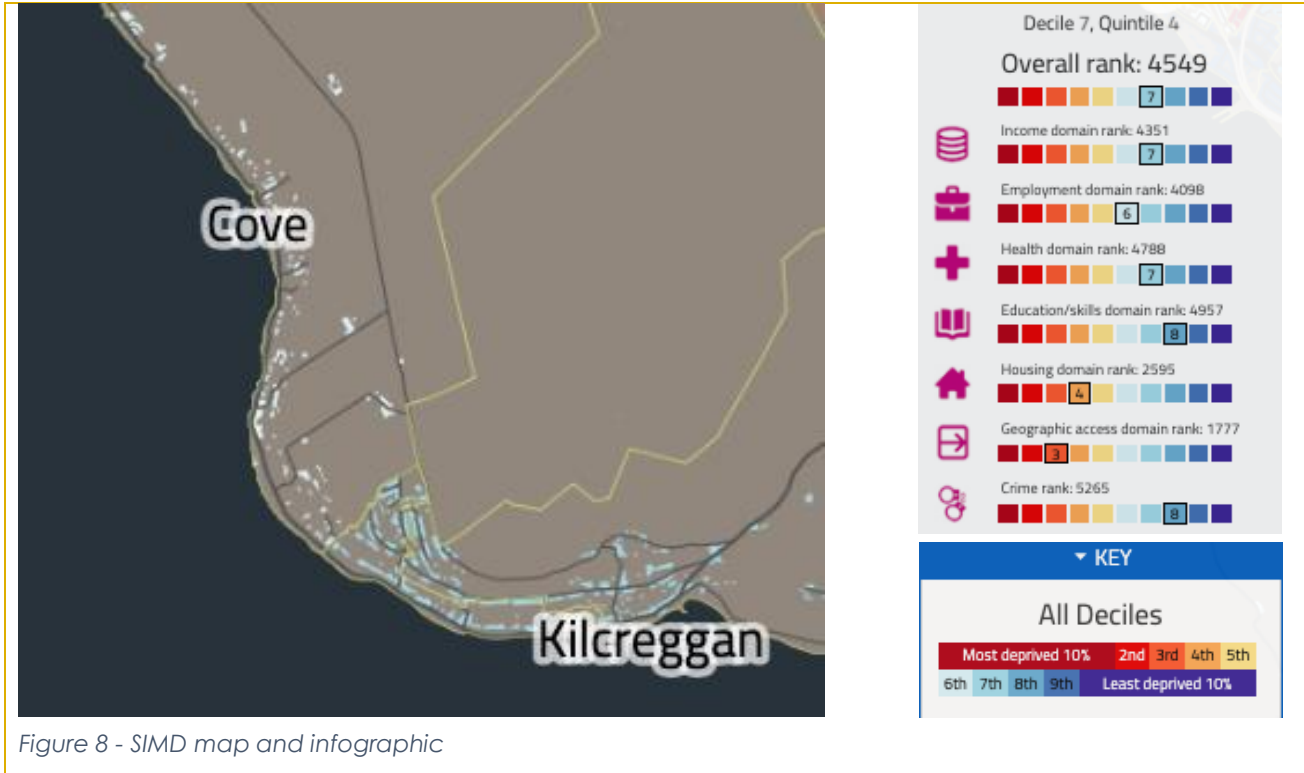
- Population (2022 census) = 1,221
- Annual population change (2011 – 2022) = -0.63%



⁹ https://citypopulation.de/en/uk/scotland/argyll_and_bute/S19000965__kilcreggan/

2.2 Community needs analysis

The Scottish Government's Scottish Index of Multiple Deprivation¹⁰ measures some 7,000 neighbourhoods across Scotland and rank them from least deprived to most deprived based on different indicators (health, jobs, access to services and so on). Areas coloured red are ranked as most deprived, through to orange, blue and dark blue (least deprived) – see map below.



This shows that the Cove & Kilcreggan area ranks very poorly in terms of geographic access, which captures the issues of financial cost, time and inconvenience of having to travel to access basic services. Within some of its areas it also records its housing domain¹¹ as being in the bottom 40% in Scotland.

2.3 Transport

Cove & Kilcreggan are two adjacent villages on the Rosneath Peninsula in Argyll and Bute. The villages grew when Clyde steamers made it accessible to wealthy merchants and shipowners, being only about 25 miles from Glasgow by boat. Many had summer or permanent homes in the villages, which explains some of the impressive Victorian architecture in the area.

The peninsula is more difficult to access by car, being 50 miles from Glasgow via the A82 and taking 1 hour 20 mins. A ferry under the responsibility of [Transport Scotland](#) provides a regular service from Kilcreggan Pier across the Clyde to Gourock. The historic pier has just marked its 125th anniversary of opening and is, according to www.ports.org.uk, the [only traditional wooden pier used year round](#). There are concerns over its future, however, with its owner, ARGYLL AND BUTE COUNCIL, saying they may need to spend over £9million on a new pontoon and breakwater.

There is a bus service (316) which travels between Helensburgh - Ardencaple – Rhu - Shandon - Faslane - Garelochhead - Clynder - Rosneath - Kilcreggan - Cove – Coulport.

¹⁰ <https://simd.scot/#/simd2020/BTTTTT/12.189999999999998/-4.8610/55.9835/>

¹¹ Housing Domain - the sum of people in households that are overcrowded or have no central heating, divided by the total household population from the most recent census.

2.4 Our Economy

Analysing data from the Scottish Census, Scotland's Towns Partnership¹² (STP) provides data on a range of demographic, social and economic indicators (data for a series of variables were downloaded for 479 localities and used to derive a typology of Scottish towns). STP looks at Kilcreggan and notes that it has a prevalence of higher income and private housing. A large proportion of the population are over 45, and many are retired. Many people own their home. There is also a high proportion of people in professional employment and a high proportion of residents are educated to HNC level or above. Many residents own two or more cars.

STP's report concludes that Kilcreggan is a dependent to interdependent village. Dependent to interdependent villages have a below number of assets in relation to their population. They have a poor diversity of jobs; and residents on the whole travel longer distances to work and study. They are reliant on neighbouring towns and villages for some assets and jobs.

2.5 Education and childcare

Kilcreggan Primary School, Early Learning & Childcare Centre is located between Cove and Kilcreggan but has a wider catchment area from Millbrae to Coulport. It has a school role of approximately 75 pupils which is fewer than similar towns per head of population.

2.6 Health

Kilcreggan Medical Centre currently has no practicing doctors but has an Advanced Nurse Practitioner, Community Nurse and Practice Nurse. The nearest dentists are located in Helensburgh.

2.7 Housing

Looking specifically at housing, between May and October 2019, the Community Planning Partnership (CPP) used the Place Standard tool to engage residents in Argyll and Bute on how they felt about the place(s) that they live and work in Argyll and Bute. They gathered responses for Cove,¹³ the themes from which we believe would be similar in Kilcreggan and have been echoed in the extensive community consultations carried out since then.

Housing and Community: Do the homes in my area support the needs of the community?

There were only twelve responses, which is limited, but the following comments gathered give a flavour of the type of issues that the Cove & Kilcreggan area experiences:

"An increase in properties bought for e.g. Airbnb/holiday homes."

"Limited downsizing/sheltered accommodation for elderly who wish to stay on the Peninsula."

"Don't want more houses, want to keep as a rural village."

"Housing stock is limited in Cove, although there are options to rent most of the rentals are in fairly poor condition, housing prices are high and council or housing association homes are limited and insufficient in their numbers, there are also several empty MOD houses which could be used for locals to live in but the opportunity or sense is not there to do so. Kilcreggan is very much in the same boat. At present retirees, naval incomers and wealthy commuters make up the main stay as there is little work or housing for local teens and younger adults to encourage their remaining in the villages they grew up in."

"Very little housing, hence our having to leave the area."

¹² <https://www.usp.scot/Town?mainTownName=Kilcreggan>

¹³ <https://www.argyll-bute.gov.uk/sites/default/files/cpp/HL/Cove%20Responses%202019.pdf>

2.8 Environment

RPWCDT commissioned Land Use Consultants Ltd (LUC) in spring 2023 to undertake a baseline environmental analysis of the Rosneath Peninsula, see Appendix 7 for full report. The agreed aim of the work carried out was to establish what is important about the area, what requires protection, what patterns of change are already committed/underway, what is planned at the local authority and national level and the broad sensitivity to change of key environmental assets. The agreed objectives were to:

- Source, collate and review publicly available information on agreed environmental topics
- Interpret, describe and where possible map the issues, opportunities and implications arising from the data collected
- Synthesise the information to provide a strategic overview of the importance and sensitivity of the peninsula
- Provide conclusions and recommendations for further research where necessary. The topics to be included in the report outlined in the scope of works and subsequently agreed at the inception meetings were: historic environment; transport networks; landscape character; geology, geomorphology and soils; hydrology; biodiversity; climate and likely climate change impacts.

Nb. A video recording summarising the report was prepared and presented by LUC and was made available to the community on the Our Community website. It was also screened at several community events.

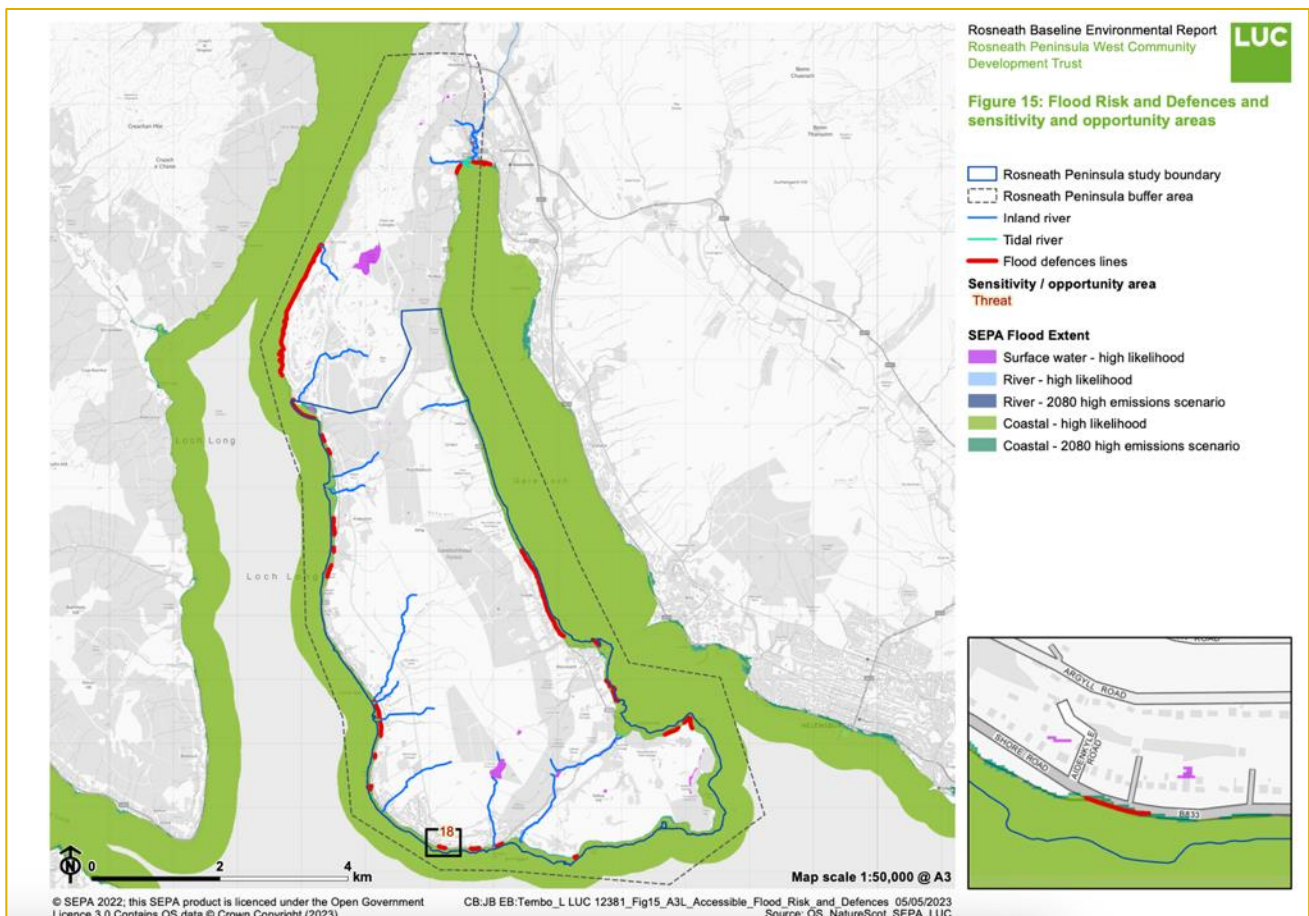


Figure 9 Example map from LUC Baseline Environmental Report - Flood Risk and Defences and sensitivity and opportunity areas.

Community and household emergency planning for flooding

It has been noted by NatureScot¹⁴ that sea-level rise and storm surges may affect vulnerable habitats, coastal communities, and infrastructure in the Firth of Clyde area. The Scottish Government¹⁵ states that:

“Flooding is Scotland's costliest climate hazard, with sea level rise accelerating and flooding from heavy rain events both increasing in intensity through climate change. People and communities experiencing social and economic disadvantage, and those in areas at risk of flooding may be more vulnerable.”

This should be considered in all aspects of future planning and development in the area.

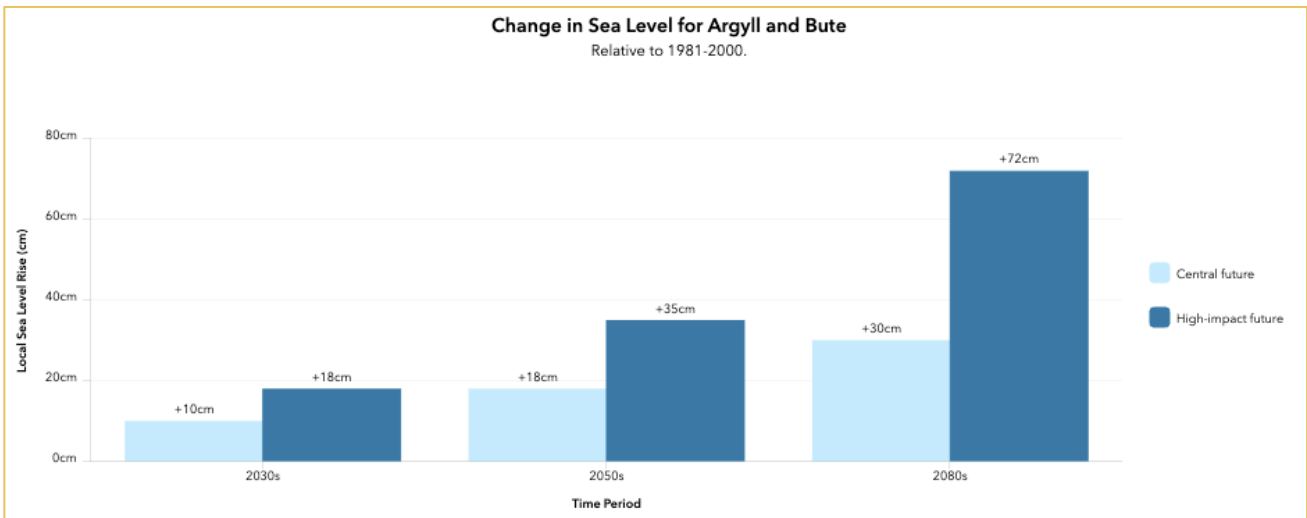


Figure 10 Sea level change in Argyll & Bute from Met Office / DEFRA¹⁶

A document identifying areas that have experienced recent floods / or where flood risk exists in Cove & Kilcreggan, was written by members of the community (see Appendix 8.)

A detailed breakdown of specific flood-prone locations is provided, including issues such as road flooding, blocked drains, field runoff, and erosion risks across different areas. Key problem spots include Fort Road, School Road, Donaldsons Brae, and various locations from North Ailey to Coulport, where drainage failures lead to localised flooding. Some areas require ongoing maintenance, while others may need larger-scale interventions, such as culvert repairs or hillside water management.

¹⁴ [NatureScot Report 891](#) - Impacts of sea-level rise and storm surges due to climate change in the Firth of Clyde

¹⁵ [Climate change: Scottish National Adaptation Plan 2024-2029](#)

¹⁶ [Met Office - Local Authority Climate Explorer](#)

2.9 Assets: amenities, recreation and attractions

AREA	ASSETS
Organisations / Groups	Cove & Kilcreggan Community Council Rosneath Peninsula West Community Development Trust Cove & Kilcreggan Trust Rosneath Peninsula Amenity Soc Youth Cafe Committee School PTA Masons Lifeboat group Garelohead & Rosneath Peninsula Community First Responders Ferry users' group Save the Pier Auchengower residents assoc
Geography	Peaton Woods (owned by Peaton Woods Trust) Shoreward Strip (held in trust for the community by Cove & Kilcreggan Trust) Barbour Cemetery
Education	Kilcreggan Primary School
Library	Cove Community Library run by the Rosneath Peninsula Amenity Society
Health Care	Kilcreggan Medical Practice, chemist in Kilcreggan
Transport	CalMac Ferry to and from Gourock. Bus 316
Sport & Recreation	Bowling club Play park Cove Sailing club Youth café King George V Sports Area Craigrownie park, skate ramp Yoga Angling club Pedalling Peninsula Ballroom dancing group Line dancing group Art Club Scottish country dancing Table tennis club Bridge club Peninsula Camera Club Textile and Crafts group Cubs and Scouts Girl Guides Stay and play toddlers Lunch club Women's Institute Cove and Kilcreggan Film Society Cove & Kilcreggan Literary Society
Halls & Venue Spaces	Cove Burgh Hall, Scout Hall, Youth Café, Bowling club
History / Heritage / Arts	Cove Park artists residency centre, Tut-tut rock, Kilcreggan pier, Rosneath Peninsula Heritage Coast Trail
Events	Book festival & Beer festival
Accommodation	14 properties are listed on AirBnB, including: Knockderry Lodge , Knockderry Country House Hotel , Auchengower Caravan Park
Retail / Business	Kilcreggan Antiques Kilcreggan Post Office Kilcreggan Shop Cove Country Store K Walker Butchers Garelohead Coaches Wilsons of Rhu Ensign Motifs Kilcreggan Garage Yvie Retro & Vintage Kilcreggan Firewood
Food	The Creggans Pub & Grub , Café at Kilcreggan , Cove Country Store , Knockderry House Hotel

Conclusion

Cove & Kilcreggan faces challenges that are shared with many rural Scottish villages, many of which can have a detrimental on those who live and seek to work there. Whilst the villages are set in beautiful surroundings, they face many of the same pressures of economic decline and the increased costs of rural living as others, challenges that are different in nature and impact to urban areas and towns. These include a reducing, aging population, poor geographic access and housing stock with limitations.

3. Our Engagement

Below is a summary of the community engagement and preparation for the LPP carried out since September 2022:

Community survey	Over 380 responses (Jan / Feb 2023)
Stakeholder interviews	14 interviews (Jan / Feb 2023) with key stakeholders including local businesses, key agencies / organisations, community organisations and the steering group
Community workshops	10+ Community workshops held to date (Feb 2023 – ongoing)
Environmental report	A Baseline Environment Report by LUC (spring 2023)
Working groups	9 groups created, focusing on initiatives important to the community (autumn 2023) Regular group meetings (ongoing)
Volunteers	40 regular community volunteers recruited (autumn 2023)
Primary school project	A project by the children about what they wanted to see in the area in the future, culminating in a showcase and presentation well attended by the local community (Oct – Dec 2023)
Business workshops	2 workshops delivered and the development of a local business strategy (Jan 2024)
Website	1 new website with up-to-date information on the project (summer 2024)
Facebook	1 Facebook page with news and events (summer 2024)
Community Development Officer	1 Community Development Officer employed (summer 2024)
Community events	2 x beach events, 2 x show case events (summer / autumn 2024)
Drop-in sessions	4 events held at local café / post office to enable discussion around Kilcreggan consultation (autumn 2024)
Kilcreggan Consultation	5 workshops facilitated by Scott+Simmons Landscape Architects to feed information into spatial and functional diagrams for Kilcreggan Bay (autumn 2024)
Young community workshop	2 workshops to gather feedback from 32 young community members (Youth Café and Scout Group) using Young People's version of the Local Place Standard tool (Sep – Oct 2024)
Kilcreggan Village workshops	8 events run by local architects puregreenspace, to allow community members to feed into the village "special options" plans (autumn / winter 2024)
Geo Design workshop	'What Goes Where' online mapping survey (1 – 21 Oct 2024) 2 online and 2 in person community mapping and negotiation sessions (Oct / Nov 2024)

3.1 Survey

In early 2023, a community survey was conducted to collect local perspectives on the economy, infrastructure, housing, recreation, transport, public services, climate change, and heritage.

A total of 382 surveys were completed, with 331 responses coming from residents of Cove & Kilcreggan. This represents a 26% response rate from the local population indicating strong community engagement across diverse interests. Additionally, 33 surveys were submitted by individuals from other areas of the Peninsula, 12 by people outside the Peninsula, and 3 by ferry users. See Survey results in Appendix 9.



Figure 11 Paper survey, results boards, comments

3.2 Stakeholder Interviews

Fourteen interviews were carried out over a two-month period at the outset of this project (Jan / Feb 2023) with key stakeholders including local businesses, local councillors, key agencies / organisations, community organisations and the steering group. This allowed for in depth discussions to take place with a focus on key points. Thereafter (2023 / 24), on-going interviews with key organisations, businesses etc have been undertaken, including with HM Naval Base (Clyde), Cove Sailing Club, Portkil Seaview Estates Limited (owner of Kilcreggan boat yard), and various of the local businesses.

Since then, through the development of the working groups, stakeholders from the villages and further afield have participated in regular meetings which is generating community action, enabling funding requests and has informed this LPP.

3.3 Initial Workshops

Multiple community workshops were carried out throughout this process. For example:

- **Feb 2023:** Online workshop attended by 15 people. SKS presented the initial survey summary and facilitated discussion around four main themes.
- **Feb 2023:** A community meeting and workshop was held at the Cove Burgh Hall on 25th February, attended by over 80 people.
- **Sept 2023:** A second workshop was attended by over 100 people. There were tables covering the LPP themes around the hall, with volunteers ready to discuss the topics. Volunteers signed up to help form project teams to take forward ideas gathered.
- **Jan & Feb 2024:** Workshops were organised to unite the business community in addressing challenges, find solutions, and creating an action plan. All businesses were invited and encouraged to participate. The meetings featured inspiring case studies from similar communities and included knowledge sharing with a representative from Scotland's Towns Partnership.
- **Jun 2024:** Community event to celebrate the progress made so far and learn more about the initiatives that have been started.
- **Summer 2024 – present:** Multiple workshops have been held over this period - facilitated by working groups, Our Community and various consultants which have focused in on specific areas such as Kilcreggan village centre - to supplement and add more detail as required.



Figure 12 Volunteers involved in organising workshops and community groups

3.4 Working groups

The community workshop held in September 2023 led to the creation of multiple working groups, which began meeting individually in October 2023. These groups aim to maximise the benefits of the community's beautiful location and assets, and the benefits they bring to Cove & Kilcreggan – along with the potential threats and challenges it faces as a rural community - by having ambitious goals that they hope to achieve through the working groups.

Each group has created a scoping document that clearly outlines the problem they aim to solve, goals and objectives, output, risk, funding and community benefit. These detailed documents present well-thought-out ideas and solutions to our community's problems, with the solutions to be driven and implemented by the community.

These documents have been analysed and used to inform Appendix 10 (which summarises the groups' main projects and actions) along with group survey work and presentations they have developed.

The table below summarises the groups' goals.

Group	Goals
<p>Business</p> 	<p>Coming together to create a growth plan for the area!</p> <p><i>Their mission is to undertake and promote a series of specific, mutually reinforcing actions that will;</i></p> <ul style="list-style-type: none"> <i>a. support the economic sustainability of the Village's existing businesses and</i> <i>b. provide a supportive environment for the development and growth of new locally rooted businesses providing diverse, inclusive, full-time, part-time and occasional employment and the distributed generation of community wealth.</i>
<p>Kilcreggan Bay</p> 	<p>Regenerating and rejuvenating the heart of our village!</p> <p><i>To deliver the regeneration and economic recovery of the Kilcreggan Village area around the shops, bay and George V playing fields.</i></p>
<p>Energy & Housing</p> 	<p>Looking at these opportunities as a community!</p> <p><i>To implement a sustainable plan to support homeowners make improvements to existing housing, support new affordable housing and community-led housing projects. Research renewable energy options to lower carbon footprint.</i></p>
<p>Sports & Leisure</p> 	<p>Exploring all things sport and recreation!</p> <p><i>To motivate people to be active, improve physical and mental health, make leisure activities more accessible and inclusive, bring people together, create better facilities, and build connections with other areas through competitive sports.</i></p>

Arts



Supporting the arts in the area: festivals, open studios and more!

To foster and create a vibrant arts programme and ecosystem that will promote cultural exchange, enhance community well-being, and drive economic development.

Green



Celebrating and improving everything green!

The long-term goal is to achieve a range of sustainable practices within this community. Ultimately, it may be possible to achieve the designation of a UK UNESCO Biosphere.

Paths



Route planning, safe paths and access for all!

To achieve a good network of paths within and outside the villages to cover a range of activities on the peninsula which link up with a wider network of paths and promote sustainable tourism.

Heritage



The heritage and history of the peninsula and telling everyone about it!

To create a space store and display our heritage and a Living History Museum with community garden, studio spaces for performances, talks and cafe. Developing a community guidance document for the preservation and appropriate adaptation of our natural and built heritage with emphasis on the natural setting and conservation area.

Clear Water



Improving water quality in and around our area!

The community environment group aims to lobby for improved sewage treatment quality, educate homeowners on sewage treatment, retrofit sewage systems, and advocate for higher effluent management standards in local development plans to promote sustainable sewage practices.

The working groups meet regularly to address shared concerns, explore opportunities for collaboration and joint initiatives, and discuss how each group can contribute to the LPP that Our Community is developing. They each produced a paper using their insight and local knowledge to contribute to the Kilcreggan Village maps, produced by puregreenspace, see Appendix 11.

3.5 School and Young People

In December 2023, Kilcreggan Primary School hosted an end-of-term event to showcase the students' ideas for the area. Parents and carers, along with community members, were invited to view their models, videos and posters.

The event was well-attended, provided an inspiring conclusion to the year, and has now been incorporated into the regular school curriculum.

The ideas, developed through models and drawings by the school's students, are now featured on the community's website, and was featured in the Helensburgh Advertiser in March 2024 (see article right, and [here](#)). This reflects the importance of children's contributions to this project.

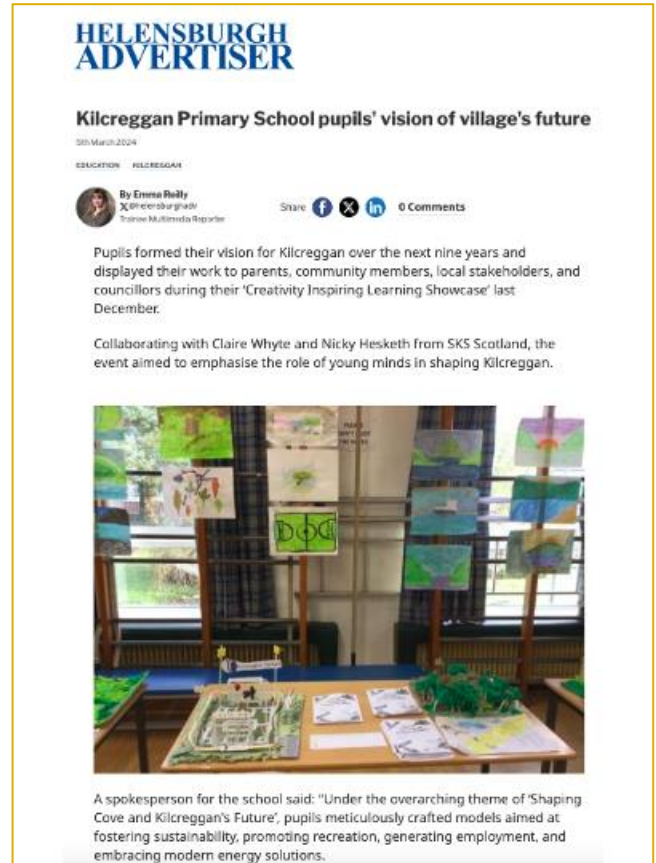


Figure 13 Kilcreggan Helensburgh Advertiser "Kilcreggan Primary School pupils' vision of village's future" March 2024



Figure 14 Kilcreggan Primary School showcase

In June 2024, 32 young community members participated in a session to share their views on what they love about the villages and their vision for the future.

The Youth Place Standard Assessment exercise, along with feedback from the Scout group, offered valuable insights into what younger residents would like to see included in the LPP.



Figure 15 Youth Place Standard Assessment exercise

3.6 Community Development Officer

A Development Officer was recruited in the summer of 2024 to help drive this project forward. This role will support local organisations and volunteer groups to develop projects that deliver Our Communities' vision, including finding potential partners and funding. Additionally, the officer is working on communications and liaising with external consultants.

3.7 Website

In June 2024, a website was launched for the Our Community project, featuring a new logo and branding. The site serves as a central hub for volunteer-led community groups and provides a directory of services available to residents.

Website - <https://www.coveandkilcreggancommunity.com/home>

Facebook - <https://www.facebook.com/CoveKilcreggan>

4. Progression of Spatial Diagrams

We have previously identified the need to address infrastructure and town planning issues within Kilcreggan Village. This had been catalysed by the ferry upgrade proposals made by Caledonian Maritime Assets Ltd (CMAL), the related concerns about the future of our Victorian pier and concerns about business (retail) viability.

Scott + Simmons Landscape Architects was appointed in the summer of 2024 to run four workshops to explore these issues with the whole community and develop spatial and functional diagrams for Kilcreggan Bay. Residents, businesses, and regular users of Kilcreggan village centre were invited to share their ideas, aiming to enhance community focus in the village's heart and support the economic sustainability of local shops, facilities, and the ferry. The map below illustrates some of this work, which initiated the initial Kilcreggan village development map, see Appendix 12.



Figure 16 Boundary of study area

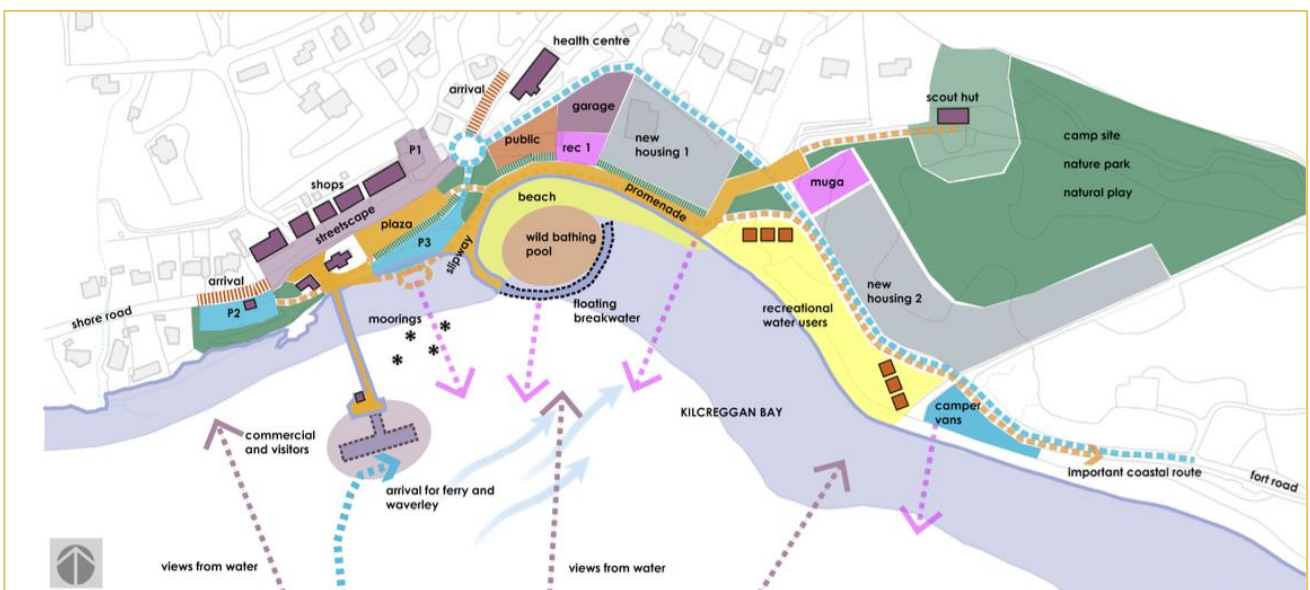


Figure 17 Kilcreggan Village - Combined Spatial Plan by Scott + Simmons

4.1.2 Summary of Geodesign output (functional and spatial maps)

Following the geospatial survey and indicative consensus on solutions, carried out by Geodesign Hub, three distinct maps based on functional and spatial characteristics were produced.

Land and Buildings included systems directly associated with built infrastructure, urban mobility, and community services, such as Active Travel, Amenities, Housing, and Road Transport. This grouping emphasized the systems' role in supporting urban living and connectivity.

Nature and Preserved Areas encompassed systems focused on environmental stewardship and sustainability. These included Open Space, Biodiversity, and Energy, which collectively addressed ecological preservation, green infrastructure, and renewable energy integration to promote a sustainable urban ecosystem.

Heritage was distinguished as a standalone category to underscore the unique cultural and historical significance of the Heritage system. This group focused on preserving and integrating historical and cultural landmarks into the broader urban fabric, ensuring their value and identity were safeguarded for future generations.

Appendix 3 and 4: Functional and Spatial Maps

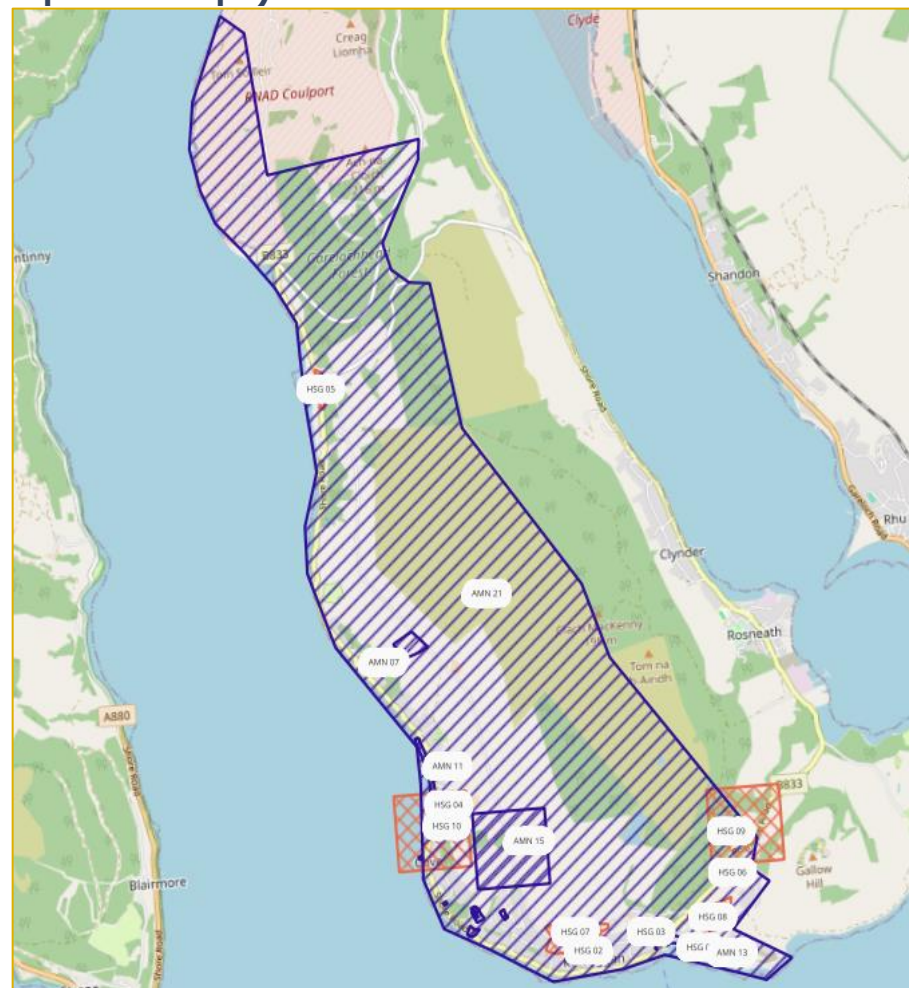
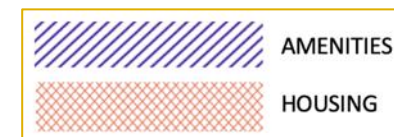


Figure 19 Landscape and Buildings map 1



5. Strategic fit and maps summary

5.1 Key issues and strategic fit / LPP solutions

The table below shows the key issues identified by the community in the initial community survey carried out in 2023 and reiterated throughout the extensive community engagement process, and how they are addressed in the summary LPP maps in section 5.2.

Key issues	LPP focus	LPP solutions
ACCESS TO GREEN SPACE & NATURE / IMPROVE LEISURE & RECREATION FACILITIES	(the numbers below relate to the numbers on the summary maps in section 5.2)	
Poor pedestrian access	Barbour Rd - 1 School Rd - 3 New footpaths - 4 Portkil Track - 6 Green Isle Trail - 7 Fairfield Gardens Loop - 10 B833, Mill Brae - 5	<ul style="list-style-type: none"> • Improve pedestrian access • Link Shore Rd & Barbour Road to Rosneath Forestry paths • New path • New path • Improve access footpath & upgrade bridge
Poor cycle access		<ul style="list-style-type: none"> • New cycle & pedestrian access
Poor access to beaches	New coastal foreshore path - 2 Coastal Foreshore - 15	<ul style="list-style-type: none"> • Improved access to foreshore • Provide better access, whilst maintaining/managing habitat for wildlife
Poor access to woodland	Existing Open Space Protection Area - 16	<ul style="list-style-type: none"> • Improve & provide access to woodland
PROTECT / ENHANCE LOCAL ENVIRONMENT & HERITAGE		
Protection	Peaton Layo - 14 Lindowan Reservoir - 16	<ul style="list-style-type: none"> • Proposed open space protection area for community access & wildlife • Consider community requisition if ever for sale <ul style="list-style-type: none"> • Proposed open space protection area for community nature park

	<p>Long Long & Clyde - 17</p> <p>Proposed marine protection area - 18</p> <p>Tigh Dearg Field - 19</p> <p>Conservation area appraisal 20</p> <p>Kilcreggan Village - 21</p> <p>Erect/install water fountain & Victorian street lamp - 22</p>	<ul style="list-style-type: none"> • Restrict trawling area • Monitor and improve water quality for swimming and wildlife • Proposed open space protection area • Proposed community action for food production / orchard • Possible location for natural history / heritage museum
Controlling invasive species	Coastal Foreshore - 15	<ul style="list-style-type: none"> • Control invasive species
PARKING ISSUES		
Lack of parking	Barbour Rd - 1	<ul style="list-style-type: none"> • Parking bays for cars
Lack of disabled parking	Kilcreggan Primary School - 9	<ul style="list-style-type: none"> • More disabled parking
Poor parking facilities	Rosneath Forestry Track - 12	<ul style="list-style-type: none"> • Improve parking at entrance
SPEEDING		
	Argyll Road - 11	<ul style="list-style-type: none"> • New traffic calming measures
LACK OF FACILITIES FOR YOUNG PEOPLE		
Poor standard of facilities	Craigrownie recreation area - 8	<ul style="list-style-type: none"> • Refurbish existing amenities
Not enough facilities	Kilcreggan Primary School - 9	<ul style="list-style-type: none"> • New multi-use games area – MUGA to be available to community out of hours

5.2 Cove and Kilcreggan's Vision

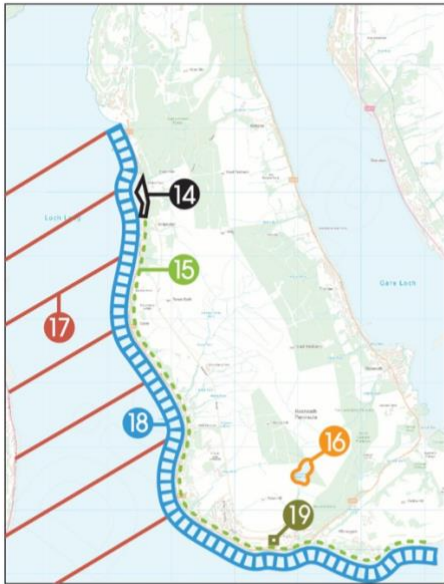
The maps below are a summary of the themes developed from the progression of the spatial diagrams.

Map - Built Environment

- 1 Barbour Road**
Improve access for pedestrians and new passing bays for cars
- 2 New Coastal Foreshore Path**
Improve access to foreshore
- 3 School Road**
Improve pedestrian access
- 4 New Footpaths**
To link Shore Road & Barbour Road to Rosneath Forestry Tracks
- 5 B833 - Mill Brae**
New cycle and pedestrian path
- 6 Portkil Track**
New path
- 7 Green Isle Trail**
New path

Map - Built Environment

- 8 Craigownie Recreation Area**
Refurbish existing amenities:
 - Youth Cafe
 - Bowling Club
 - Skate Park
 - Tennis Courts
 Create new:
 - Pump track, Community Garden
- 9 Kilcreggan Primary School**
More disabled parking,
New Multi-Use Games Area - MUGA to be available to community out of hours
- 10 Fairfield Gardens Loop**
Improved access footpath and upgrade bridge
- 11 Argyll Road**
New traffic calming measures
- 12 Rosneath Forestry Track**
Improve parking at entrance
- 13 Traffic calming measures on Shore Road**
- KV Our Villages**
See Kilcreggan Village consultation over previous few pages



Map - Natural Environment

- 14 Peaton Leyo**
 - Proposed Open Space Protection Area for community access and wildlife
 - Consider a community acquisition if ever for sale
- 15 Coastal Foreshore**
 - Control invasive species
 - Provide better access, whilst maintaining/managing habitat for wildlife
- 16 Lindowan Reservoir**
 - Proposed Open Space Protection Area for community nature park
- 17 Loch Long & Clyde**
 - Proposed Restricted Trawling Area
- 18 Proposed Marine Protection Area**
 - Monitor and improve water quality for swimming and wildlife
- 19 Tigh Dearg Field**
 - Proposed Community acquisition for food production/orchard



Map - Historic Environment

- 20 Conservation Area appraisal**
 - Liaise with Argyll & Bute Council to update statement
- 21 Kilcreggan Village**
 - Possible location for Natural History/Heritage Museum
- 22 Erect/Install water fountain + Victorian Street Lamp**

These potential projects are being looked at by various volunteer interest / action groups that have come together in the development of this local place plan.

5.3 Kilcreggan Central

Following a series of community consultation events by puregreenspace in autumn 2024, maps were produced focusing on the Kilcreggan Central area, addressing economic regeneration, climate change, health and housing (see summary of maps below).

“A bold plan for Kilcreggan centre”

This plan proposes bold changes to the infrastructure of Kilcreggan so it can regenerate itself into a thriving Clyde Coastal village. It looks to its future as much as its past and creates a place for the whole community to enjoy and be proud of.

Appendix 11: A bold plan for Kilcreggan Central

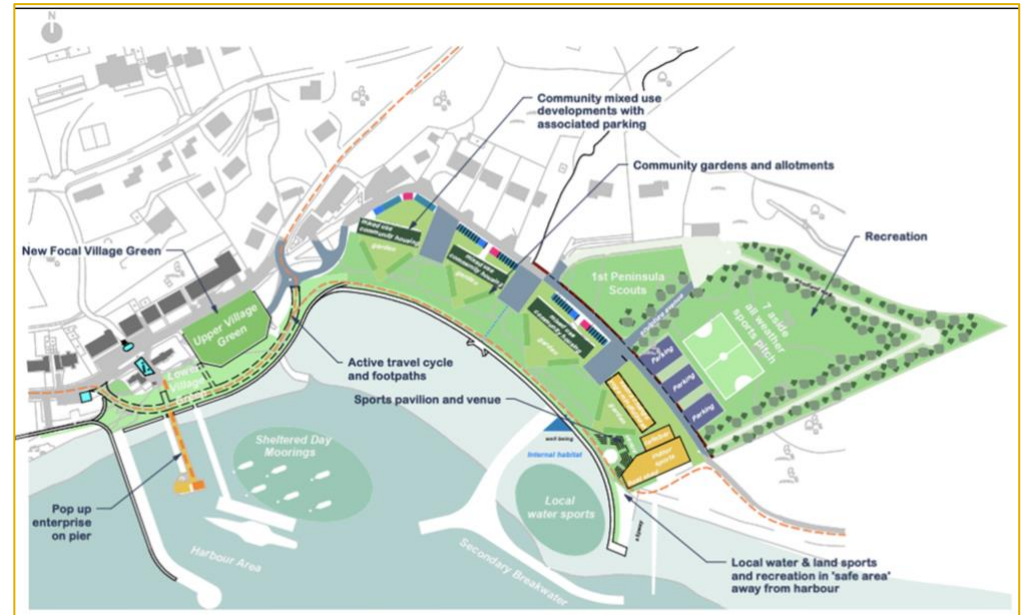


Figure 20 Extract from Kilcreggan Central Maps

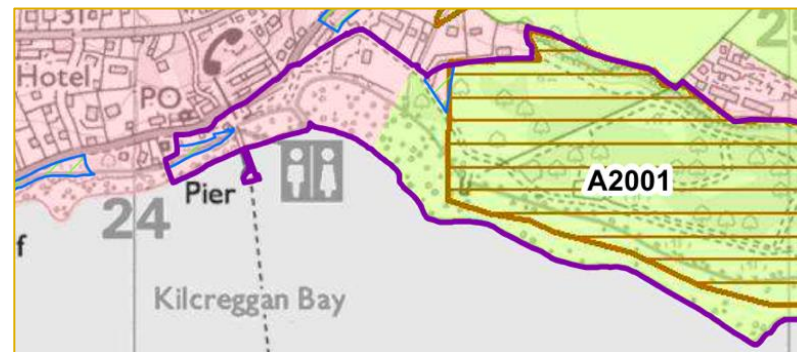


Figure 21 Extract from LDP2, Map 56

6. Measuring Success

Success in delivering the actions associated with the LPP will be measured by tangible improvements in community wellbeing, economic resilience, and environmental sustainability.

Key indicators will include:

- the sustained and increased community participation in local projects
- the creation of new jobs and thriving local businesses
- improved access to essential services
- the development of affordable and sustainable housing
- the maintenance / protection / improvement of the local environment around Kilcreggan Village

Progress will also be assessed through enhanced use of community assets, growth in local tourism, and the successful delivery of infrastructure improvements that support active travel and connectivity.

Community Feedback

Regular community feedback will be central to measuring success, ensuring the plan remains responsive to local needs. Annual reviews, community surveys, and engagement events will track progress and gather input, allowing adjustments to priorities where necessary.

7. Management and Governance

Key components to help deliver, monitor and adapt this plan include:

Leadership and Oversight

- Ensure support from other community organisations for Our Community, giving it the authority to oversee the plan's implementation
- Define roles and responsibilities of Our Community members and the associated working groups. E.g. Chairperson, Treasurer, Project Leads, and Communication Officer
- Create Terms of Reference, outlining how the group will operate, make decisions, and resolve conflicts. Ensure this is publicised
- Schedule quarterly meetings to review progress, set priorities, and make decisions

Community Engagement

- Ongoing plan to show how the community will stay involved in decision-making and project delivery
- Outline mechanisms/dates/locations for regular engagement. Use newsletters, local noticeboards, social media, and the OC website to keep the community informed
- Encourage community members to volunteer for projects through clear role descriptions and calls for participation
- Ensure inclusive participation across different age groups and community sectors

Partnerships and Collaboration

- Building partnerships with public agencies, private sector partners, and local organisations
- Identify opportunities for collaborative working to support funding, resource sharing, and project delivery

Monitoring and Accountability

- Detail how progress will be monitored, with regular updates on milestones and targets.

- Set out how Our Community will report back to the community (e.g., annual reports, newsletters). Updates on projects, budgets, and community impact
- Include mechanisms for accountability and transparency

Funding

- Explore project funding opportunities. Ensure the local community is aware of the need to raise funds for projects
- Create a budget for each project, including timelines and funding gaps

Review and Adaptation

- Review the plan annually, to reflect changing needs or new opportunities. With a formal review every 5-years
- Adjust timelines or objectives based on funding changes, policy shifts, or community needs

Appendices

Appendix 1	Argyll and Bute Council Local Development Plan 2 Maps
Appendix 2	Kilcreggan Central - Reference to LDP2
Appendix 3	GeoDesign Report on process.docx
Appendix 4	Functional and Spatial Maps from GeoDesign - Dec 2024
Appendix 5	Compliance with Regulation 4.docx
Appendix 6	LPP Registration Cove and Kilcreggan (ABC doc)
Appendix 7	Baseline Environmental Study LUC - July 2023
Appendix 8	Flood risk areas
Appendix 9	Community Engagement and Survey Report - Feb 2023
Appendix 10	Working groups projects & actions
Appendix 11	Kilcreggan Central Report - A bold plan for Kilcreggan centre - Jan 2025
Appendix 12	Kilcreggan village (initial map Scott and Simmons)
Appendix 13	PureGreenspace alternative Part 1 LPP