

## **ISLE OF RUM COMMUNITY TRUST**

### **ISLE OF RUM - COMMUNITY LAND USE PLAN: REPORT OF ENGAGEMENT**

### **FOR SUBMISISON TO MAIN ISSUES REPORT OF THE WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN**

**JULY 2015**

#### **Introduction**

The Isle of Rum Community Trust (IRCT) commissioned PAS in May 2014 to facilitate an impartial engagement process on Rum to prepare a Community Land Use Plan for the land in the Trust's ownership. The focus of the plan was to look at potential sites for new housing in order to allow the population of the island to grow in a sustainable manner, but also to look more widely at the potential for other appropriate development.

This report accompanies the Community Land Use Plan which is being submitted to the Main Issues Report of The West Highland and Islands Local Development Plan (WHILDP).

#### **The Isle of Rum Community Trust**

[www.isleofrum.com/contactandlinks.php#cl1](http://www.isleofrum.com/contactandlinks.php#cl1)

IRCT was established in 2007 to manage community land and assets in a sustainable manner for the benefit of the community, and to promote rural regeneration on Rum.

#### **PAS**

[www.pas.org.uk](http://www.pas.org.uk)

PAS is an independent Scottish charity operating on social enterprise principles that helps people in Scotland to understand and engage with the places they live in through the provision of advice, training, education, awareness-raising and engagement events, to ensure that everyone has the capacity to create positive places and communities for the future. PAS works at grass-roots level with local communities and community groups to help them reach a shared vision for their local area in terms of land use and community assets.

#### **Project Aims and Outcomes**

- Production of an engagement-based Community Land Use Plan for land in IRCT's ownership, also consideration of how this can be integrated with land on the island in Scottish Natural Heritage (SNH) ownership.
- Achievement of a high level of engagement with residents of the island and key stakeholders, including The Highland Council, SNH and others.
- Protection of the island's natural and built heritage.
- Facilitation of population growth and stabilisation of population turn-over on Rum by providing a framework for locations for new homes and other accommodation, followed by identifying opportunities for employment and longer term sustainable growth.
- Production of a Community Land Use Plan which can be adopted by The Highland Council as supplementary planning guidance as part of the WHILDP.

## **PAS approach to engagement**

The PAS approach to engagement is based on achieving genuine participation within any engagement process, through detailed research and preparation, use of appropriate and effective engagement methods, and involvement of trained and experienced engagement professionals.

For this project the aim was to “front-load” engagement as much as possible to ensure that the consultation draft would be largely acceptable to all parties, thus reducing time spent amending the plan at later stages. The Highland Council and SNH as key stakeholders were involved in the project as partners from the earliest stages.

PAS engagement processes are framed by [SP=EED®](#) (Successful Planning = Effective Engagement and Delivery) - PAS’s guidance on effective engagement which is mentioned in Scottish Government Planning Advice Note 3/2010: Community Engagement. SP=EED® sets out 3 levels of engagement to aim for, with Level 3: Partnership regarded as “achievable in many scenarios and could be accomplished in community-led proposals”. With a limited time-frame and budget the aim was to include as many aspects as possible of a Level 3 approach.

Two PAS Associates with expertise in both landscape architecture and engaging communities were appointed to lead the project assisted by two PAS volunteers (both professional planners); and with back up from PAS staff members and a PAS intern. All PAS volunteers are fully briefed on the PAS approach to engagement and offered their professional skills to add value to the engagement process.

## **Desk research**

A key aspect of desk research before the engagement began was to examine previous engagement exercises on Rum and identify key stakeholders and information to and to help consider how to design the approach to engagement.

Initial desk research to inform the engagement and initial phone conversations with identified key stakeholders also took place. Historic Scotland, Highlands and Islands Enterprise and The Small Isles Community Council have also been consulted.

## **Engagement undertaken**

PAS, in collaboration with IRCT, made two visits to Rum to undertake detailed engagement. These involved speaking to residents of the island and also SNH, as well as a meeting and on-going dialogue with The Highland Council.

## **Visit 1 (29 Aug- 2 Sep 2014)**

This involved site visits, detailed landscape analysis, meeting some of the key stakeholders (eg IRCT board members, SNH representatives, Highland Council staff), plus a deliberately informal approach to introducing the project to the residents of the islands, including attendance by the project team at a community social event. Dedicated engagement with the children and young people on the island, parents, and the primary school teacher was also undertaken.

## **Visit 2 (27-29 Sep 2014)**

This was informed by the findings of the first visit and was organised around a series of “community forums” and “drop-in sessions” to obtain more detailed input from stakeholders. The “community forums” were designed as more structured facilitated discussion sessions on the issues the project team identified as arising. The overall aim was to ensure as many voices as possible were heard and offer a variety of times and approaches rather than have one single event, and also allow the opportunity for one-to-one discussion, following on from the Visit 1 approach.

Interactive techniques were used alongside visual and map-based materials to promote discussion and analysis. All residents and key stakeholders received an invitation, as well as posters being displayed, and other stakeholders from The Highland Council and SNH were also invited.

The Saturday “community forum” was designed to be a “softer” start with an informal set up in the venue including plans and images on the walls to encourage discussion. Tables were positioned around the room set with smaller versions of the plans and other relevant materials to promote more ad hoc and one-to-one discussion. Opportunities were also offered for people to take the project team out on site as part of the event or to arrange to do this at a later.

The Sunday “drop-in session” aimed to build on the engagement undertaken moving towards a more focused approach and drilling down to the key themes. Direct invitations were sent out to this event including to all IRCT directors, SNH, local councillors and Highland and Islands Enterprise.

The Monday drop-in session was specifically included to allow people time to think over the previous two days’ engagement and also offer a week-day engagement opportunity.

Posters were put up in the hall and shop and a postcard flyer with times and dates was hand delivered to all residents. (See Appendix 2: Event poster and flyer).

IRCT arranged to have refreshments available at all engagement events.

An initial draft plan was then produced. This was reviewed for comment by the IRCT Board and Development Officer, and key SNH personnel. The plan was then presented to the community for a 4-week period of consultation, with all other key stakeholders also offered a further opportunity to comment.

The findings of the engagement process and landscape analysis undertaken by the project team forms the basis of the Isle of Rum Community Land Use Plan being submitted to the Main Issues Report of the WHILDLP.

## APPENDIX 1: RECORD OF ENGAGEMENT UNDERTAKEN, INFORMATION RECEIVED, AND OUTCOME

Note – comments received relating to typos or small errors are not recorded below

SITE VISITS, ENGAGEMENT AND INITIAL STAKEHOLDER MEETINGS		
DATE	ACTIVITY	OUTCOMES
<b>SITE VISIT 1</b>		
30.08.14 - 02.09.14	Project Team site visit; Informal meetings with residents; site visits/landscape analysis; attendance at community ceilidh.	Project Team had agreed in advance that information received at this stage would not be formally recorded or attributed. Landscape analysis and information received were used to develop initial ideas about what became the “Character Areas” in the first draft of the Community Land Use Plan. Engagement with 16 people overall.
30.08.14	Attendance at community ceilidh event	Informal approach to meeting residents and informing about Community Land Use Plan.
09.01.14	Young People Workshop - Primary School (2 pupils): 1.5 hour workshop based on PAS <a href="#">IMBY™</a> engagement technique for engaging young people, asking them to think about Rum in the past, present and future and discussion with school teacher.	Raised awareness of planning process and engagement opportunities to influence future of Rum.
01.09.14	Young People Workshop – Home-Schooled Children: using variation of primary school workshop for a discussion based approach. Discussion with parents.	Raised awareness of planning process and engagement opportunities to influence future of Rum.
02.09.14	Project Team meeting with representatives of The Highland Council planning department.	Agreement about character area approach to engagement process. Discussion regarding suitable level of detail to be provided in the plan to be mutually useful to IRCT and the Highland Council. Discussion of how to proceed in documenting and responding to trees. Agreement plan should if appropriate look beyond just housing and be informed by other plans and strategies current and forthcoming.
02.09.14	Project Team meeting with SNH: Agreement how to align plan with SNH-led Castle Options Appraisal. Agreement to scope of plan with regard to land not currently in IRCT ownership. Recommend plan looks at developing Byre as heart of the village. Request for plan to address “visitor	All points taken on board in terms of framing scope and content of plan.

	experience" (in terms of visual impact of new houses and possible tourism infrastructure). How will plan fit with Woodland Plan for Island.	
02.09.14	Highlands and Islands Enterprise – Jacqueline McDonnell.	Discussion noted, no immediate impact on progress of CLUP.
12.09.14	Friends of Kinloch Castle – email exchange.	Provision of background information to inform tourism aspect of plan and agreement to keep informed of progress of plan.
<b>SITE VISIT 2</b>		
18-26.09.14	Pre-Engagement publicity	45 Flyers/Posters sent to IRCT to distribute to all residents and to display on Rum.
27-29.09.14	Series of engagement events based around the character area approach developed at Visit 1 and refined by project team thereafter. Specific invites to Saturday evening event to two SNH staff; Highlands and Islands Enterprise staff member; Highlands Small Communities Housing Trust staff member and all IRCT board. Detailed site visits to further consider and refine the character area approach.	Dialogue with community and other stakeholders revealed complexities of the project leading to draft plan being a bit longer than originally anticipated.  Main workshop involved drop-in sessions over two days followed by evening and next day summaries. Various sites were refined and descriptions modified to take on board community comment and need. Agreement of number of sites, and the fact that they were not totally fixed in that detail of sites would come later through specific applications. This was to let community understand the stage in the process and to not get too detailed at this time to allow flexibility when each site came forward individually.  Events were well attended, and as a result of discussions additional site visits were made to clarify detail with community as well as visits to individual homes. Total attendance was circa 25-30 people with most people dropping in and out a few times through the 2 days. A few tourists also contributed.

<b>CONSULTATION ON DRAFTS OF PLAN</b>		
<b>INITIAL DRAFT PLAN CONSULTATION WITH (15.12.14-12.01.15)</b>		
	<b>COMMENT</b>	<b>RESPONSE</b>
IRCT	Site 2B: Will The Highland Council be happy with this with regard to location of school?	Bear in mind but matter should be dealt with at detailed design stage ie when planning application being prepared.
IRCT	Sites 20/B/C/D: move site 20D west of 20A to avoid croft land.	Plan amended.
IRCT	Sites 21A/B/C: Move to west so entirely on IRCT-owned land.	Plan amended.
IRCT	Move Site 22A north to be entirely on	Plan amended – re-sited but also to avoid

	croft land.	being too close to old dumping ground.
IRCT	Character Area 6 - show route for a possible road to North Shore.	Character Area map amended to show this.
HC	Potential exists for 2 sites just south of glen road/track, and possibly further north up the road/track.	Sites 26 a + b added in final draft plan, with the recommendation of additional planting to provide screening/shelter/site backdrop; but was not felt there was potential to go any further up the track.
IRCT	Mark fence lines and other boundaries more clearly in character area maps.	Plan amended where possible; approximate locations will be indicated where aerial photos have to be relied upon at this stage.
IRCT	Character Area 7: Sites 22A/B/C – discussion as to whether to mark land as crofting or non-crofting land.	No change in final draft.
SNH	“Broadly happy” that draft plan proposals are compatible with landscape and natural heritage designations on Rum; specific comments at this stage detailed below.	n/a
SNH	Inset section to draft plan dealing with infrastructure provision – roads, power, water, telecommunications.	Plan amended - section added to end of plan based on ideas and text drafted by IRCT in response to SNH comments.
SNH	Add reference in draft plan to Rum National Nature Reserve Management Plan.	Plan amended - relevant background information and reference added to pages 3 & 4.
SNH	Make stronger link between future sustainable development of Rum and appropriate Calmac ferry provision.	Plan amended - reference added on page 3.
IRCT	Character Area 2, Site 3: add reference to heronry.	Plan amended.
<b>4-WEEK CONSULTATION ON DRAFT 1 OF PLAN (09.02.15-08.03.15)</b>		
Rum Community Association	Build a shower/toilet block near the bunkhouse to utilise the large septic tank; suggestion to put in self-contained cabins in the campsite / bunkhouse area to provide additional accommodation in peak periods.	More appropriate for consideration within local development plan preparation process.
Mike Omasta - Rum Resident	Request for 3 house sites.	His proposed sites 2 & 3 already covered in draft plan sites 1, 2 and 5. Site 1 as proposed agreed to have good potential and added to final draft plan as site 8F.
IRCT	Potential for further houses along strip of land east from the Whitehouse towards old Boat House Cross Roads.	Plan not amended - project team felt this area should remain un-designated for development currently.
Isle of Rum Heritage Group	Proposal to develop draft plan site 6 or 5b as Heritage Centre plus teaching space and café Central Village Hub at Byre.	Considered that plan as drafted allows scope for these ideas if they develop further.
IRCT	Make the scales on all the character area maps the same, for clarity.	Not practical without splitting some maps over 2 page or more (undesirable) – compromise to make sure each scale clearly

		displayed on each map.
IRCT	Character Area 10: this should focus more on providing visitor accommodation for those which wish to access the surrounding area.	Text adjusted.
David Fisher - (did not identify his interest)	Email request to see electronic copy of draft plan.	Sent; no further comments received.
Fliss Fraser (Rum resident)/ and IRCT staff)	Character Area 7: No longer in favour of the "mini-crofts" proposal along North Shore area and of proposals for leasing crofts.	Text amended to refer to plots as "larger hillside plots" and that there could potentially be more than three plots in this character area. Croft leasing proposals – outwith scope of plan. Character area does not need to be amended.
Lesley Watt - Rum Resident and IRCT director	Re site 23 suggestion for clarity and to differentiate this from non-croft house sites that wording be changed to state "that it is a potential site for the house associated with this croft".	Comment incorporated to plan.
Highland Council	Request to add settlement boundary map to plan and also map of Harris area.	Added.
<b>Dec 2014</b>		
Meeting with HC	Presentation by project team about draft plan.	Generally positively received – no specific comments and satisfied with level of detail.
<b>Jan/ 2015</b>		
Strategic Environmental Assessment (SEA) Screening and Habitats Regulations Appraisal (HRA)	Prepared / submitted on behalf of IRCT by The Highland Council.	IRCT Plan screened out for SEA following consultation agency (SEPA, SNH and Historic Scotland via Scottish Ministers consideration. Draft HRA prepared in line with previously approved HRA for West Highland & Islands Local Plan.
<b>21 May 2015</b>		
SNH	Advised no further comments on final draft plan.	n/a
Highlands and Small Communities Housing	Discussion with Trust, but no feedback received.	n/a

Trust		
<b>22 May 2015 –The Highland Council (HC) – Comments on draft plan</b>		
HC	Do not suggest any fundamental changes to the final draft plan.	n/a
HC	Site 1 – emphasise site’s prominence and gateway role.	Reference to gateway role of site added.
HC	Character Area 7: make clear that careful consideration must be given to phasing of this larger development proposal due to requirements of servicing and landscaping.	New sentence added to reflect comment about phasing within the context of the plan.
HC	Sites 7a, &b and 19a – add text “subject to flood risk assessment and avoidance against these sites.	New text added to the general introductory text Character Area 3 to fit within of the plan and Character Area 7.
HC	Trees and Woodland: Suggested text pertaining to woodland issues and management provided.	Comments taken on board, incorporated throughout, and are addressed within the context of the plan.
HC	Sites 2,3,8,11 should state a requirement for pre-planning application assessment (though not a formal arboricultural impact assessment) of woodland impact and in future woodland management.	New text added to plan based on text supplied to fit within the context of the plan.
HC	Character Area 5: Add reference to requirement for future masterplanning process for Area.	Added – point was re-iterated by HS comments and this is reflected in revision too.
<b>June 2015 - Historic Scotland comments on final draft plan</b>		
HS	Character Areas 1-4, 7 & 9 - No comments.	n/a
HS	Character Area 5 - Concerns about impacts of development north of Castle may impact on views. Agree masterplan for this area essential.	Text amended to strengthen need for masterplan and to advise Historic Scotland should be involved in its preparation, within context of plan.
HS	Character Area 6 Joiners Workshop should be retained as it adds to vernacular character of the village hub.	Text amended to suggest that this could be an option if a suitable use is found, , within context of plan.
HS	Character Area 8: Site 23 located close to Scheduled Monument – ensure that proposed housing plot has no direct impact; and advise should be sought from local authority archaeologist.	Text amended to reflect these comments, within context of plan.
Character Area 10	Support the highlighting of the sensitivities of this site and emphasise that mausoleum must remain main focus of this area.	No action required.
<b>Small Islands Community Council – comments of final draft plan</b>		
May 2015	Copy of plan sent.	No comments received.



## Appendix 2: Visit 2 Publicity

**Isle of Rum**  
Community  
Land Use  
Plan

**PAS** formerly known as Planning Aid Scotland will be at the **Community Hall** on:

**September 27th (Saturday)**  
1200-1600 - Drop in session at Community Hall  
1700-1900 - Community Forum - What we have heard so far?

**September 28th (Sunday)**  
1100-1500 - Drop in Session at Community Hall  
1600-1800 - Community Forum - What have we heard so far?

**September 29th (Monday)**  
1000-1200 - Drop in Session at Community Hall.

**Please come along and share your thoughts with us !**