



# DUROR & KENTALLEN

# Local Place Plan

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31/8/2024



*Prepared by:* Members of Duror & Kentallen Community Council

## Foreword

Duror and Kentallen are small, neighbouring villages. They sit at the south-western corner of the Highland Council (HC) boundary, on the eastern shore of Loch Linnhe. Although separate villages they operate very much as one community. The Duror and Kentallen Community Council area adjoins Ballachulish Community Council area to the north and Appin Community Council area (Argyll and Bute Council region) to the south.

Although the community is relatively remote, the A828 trunk road, which forms part of the Argyll Coastal Route, runs through the two villages. The Oban to Ballachulish railway, which used to run through the area, closed in the 1960s. In recent years much of the line has been used to form part of the Sustrans Caledonia Way multi-use path. This path provides a welcome and popular off-road link through the community.

Historically Duror and Kentallen was a farming and fishing community, and there is still an active farming community in the area. Quarrying also played a part in Kentallen and Duror's history. However, today much of the rural land surrounding the villages to the east is woodland and moorland owned by Forestry & Land Scotland. One of the main attractions to people choosing to live in the area is the easy access to hills, forests, coast and sea from their homes.

Challenges to the sustainability of our community include a lack of public transport and medical services within the DK community council boundary, activities for teenagers/young adults and a shortage of housing in the villages. These challenges affect young people and the older/infirm equally.

In addition, pressure from tourist numbers presents problems, especially in Cuil Bay. This popular tourist spot is being spoilt by overnight campers and parked cars blocking the Cuil Road itself.

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# Introduction

Local Place Plans (LPP) are community-led plans setting out the community's proposals for the development and use of land. They are mainly designed to influence how the policies regulating development and use of land and buildings in the community are expressed in the new Highland Local Development Plan (HLDP).

The HLDP and this LPP reflect the planning policy aims, expressed in National Planning Framework 4 (NPF4),<sup>1</sup> to determine what we need for successful places – which are healthy, pleasant, connected, distinctive, sustainable and adaptable – creating sustainable, liveable and productive places.

In addition, it takes account of the current Highland-wide Local Development Plan (adopted 2012)<sup>2</sup> and the West Highlands and Islands Local Development Plan (WestPlan), which covers our specific area (adopted 2019).<sup>3</sup>

The WestPlan suggested place-making priorities at this time were:

- Create a more cohesive village centre close to the principal village junction, subject to rationalisation and improvement of road access from the trunk road.
- Require new developments to improve the internal connectivity of the village through improved active travel and green network links.
- Investigate the opportunity for new or enhanced tourist facilities taking advantage of the trunk road and national cycle network tourist routes.
- Safeguard natural and built heritage interests including the Glen Etive and Glen Fyne Special Protection Area and Ardsheal Hill and Peninsula Geological Conservation site, native/ancient woodland, listed buildings and scheduled monuments.

Since this plan was adopted five years ago the following has been achieved:

- Construction of a housing development of six homes: four Housing Association properties and two for private ownership.
- Completion of the multi-use track section between the Duror cemetery and Dalnatrat.

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<sup>1</sup> <https://www.transformingplanning.scot/national-planning-framework/national-planning-framework/>

<sup>2</sup> [https://www.highland.gov.uk/info/178/development\\_plans/199/highland-wide\\_local\\_development\\_plan](https://www.highland.gov.uk/info/178/development_plans/199/highland-wide_local_development_plan)

<sup>3</sup> [https://www.highland.gov.uk/info/178/development\\_plans/582/west\\_highland\\_and\\_islands\\_local\\_development\\_plan](https://www.highland.gov.uk/info/178/development_plans/582/west_highland_and_islands_local_development_plan)

The Westplan Delivery Programme, issued by the HC in March 2022, had no actions for our area.<sup>4</sup>

HC is in the process of preparing a new single HLDP which will replace the current four local development plans.<sup>5</sup> It is anticipated this plan will be adopted by 2028. As part of this, HC will prepare an Evidence Report by the end of 2024 which takes account of Local Place Plans (LPP) which have been registered with HC.

In December 2023, Duror and Kentallen Community Council (DKCC) notified HC of its intention to submit a LPP for the Duror and Kentallen area. Members of the DKCC are preparing this plan to:

- demonstrate our community strengths.
- ascertain our community needs and aspirations.
- identify areas requiring development.
- attract and guide funding.
- influence the new HLDP.

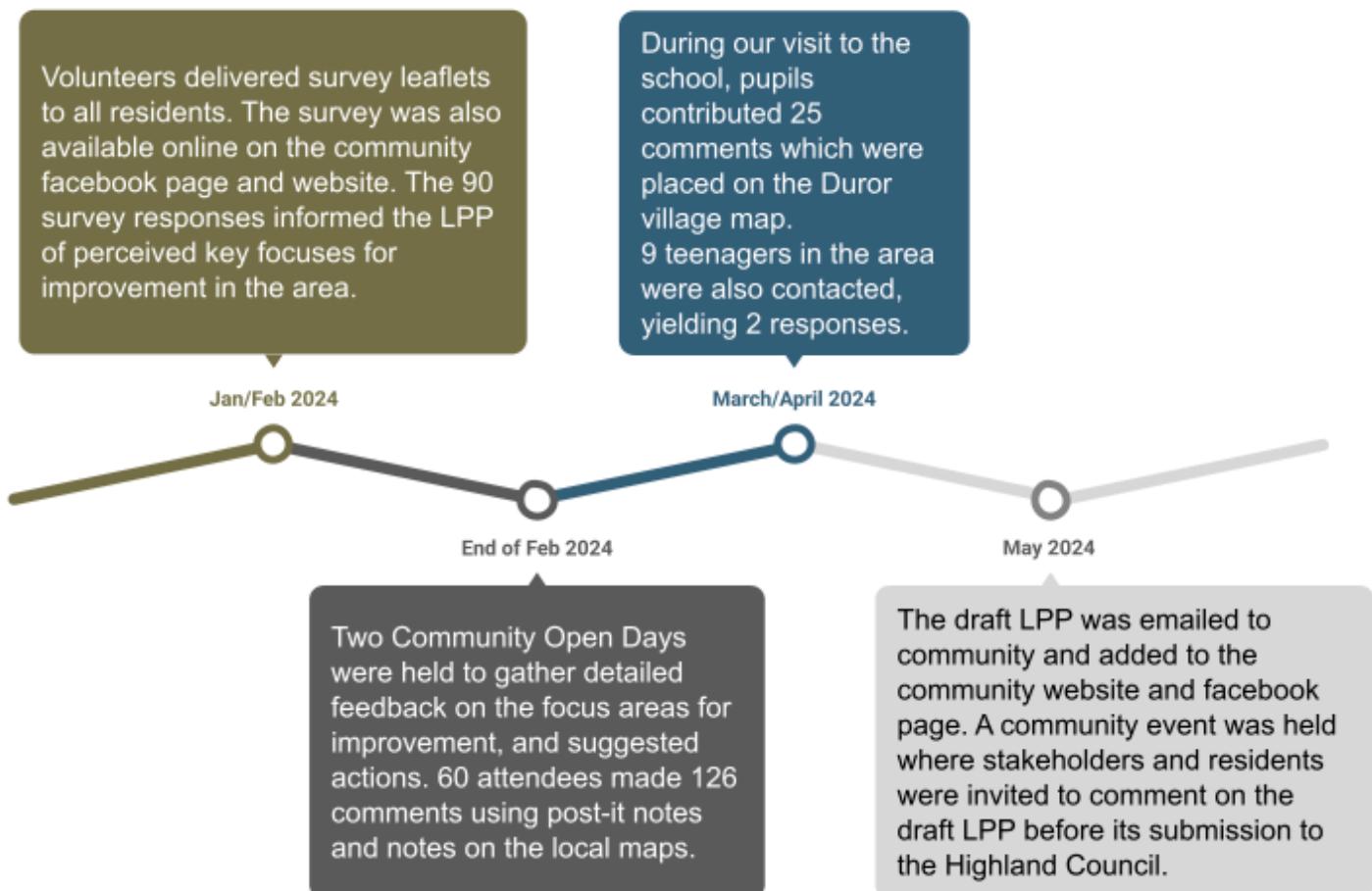
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<sup>4</sup> [https://www.highland.gov.uk/download/downloads/id/25002/draft\\_westplan\\_delivery\\_programme\\_2022\\_update.pdf](https://www.highland.gov.uk/download/downloads/id/25002/draft_westplan_delivery_programme_2022_update.pdf)

<sup>5</sup> [https://www.highland.gov.uk/info/178/development\\_plans/1101/highland\\_local\\_development\\_plan\\_hldp](https://www.highland.gov.uk/info/178/development_plans/1101/highland_local_development_plan_hldp)

To prepare the plan we engaged with the DK Community as follows:

*Figure 1: Community Engagement Timeline*



# Local Place Plan Area Map

This plan covers the Duror and Kentallen Community area, as outlined in the map below.

Map 1: Local Place Plan Area Map



This map may be viewed interactively, along with the areas covered by other Local Place Plans, on the [Highland Council Local Place Plans map](#).

# Description and Context of the Area

The Duror and Kentallen Community is located in a small, remote coastal area surrounded by hills and forests with many walking, cycling and water based opportunities within easy reach. This natural environment is the main attraction drawing people to live in this area.

Despite being small our community is currently very vibrant with a strong identity.

- The villages consist of around 271 permanent residents. 21 are in primary or secondary education, 3 at university and 8 are pre school children, some of whom are in nursery school. There is a healthy mix of age groups who interact regularly at social events within the community.
- There are an estimated 244<sup>6</sup> homes.
  - 199 are occupied homes
    - 135 are owner occupied permanent homes.
    - 23 second homes (owner use and short term lets).
    - 19 second homes (owner use only).
    - 18 are Council/Housing Association homes.
    - 4 second homes (long term private rentals).
  - 45 are unoccupied by owners.
    - 38 are short term holiday let homes.
    - There are 7 unoccupied houses in the area ( some are under renovation).
- Kentallen is also home to one of HC's three Traveller Sites which has 7 pitches available to rent. The population of the site varies.
- There is little spare housing capacity; properties coming to the market in recent years tend to sell very quickly.
- Currently, with the exception of a private physiotherapist practice, there are no medical services in the area, however residents are able to choose between GP practices in Port Appin and Ballachulish for their healthcare services.
- There is a small primary school which at the time of submission of this plan (August 2024) is currently under threat of closure. A toddler group which meets in the primary school has recently been formed and is well attended.

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<sup>6</sup> Figures compiled by local survey and may vary.

- The closest shop is 8 miles away.
- The Kentallen and Duror Community Centre (KDCC), which lies between the two villages, is an important hub for the locals. The centre is very active and well supported. Monthly community cafés are held and there are a variety of activities that take place including indoor bowls, art and writing groups, circuit training and Zumba classes, village lunches, cinema nights, music events and other one off talks and events. Successful recent one-off events include an annual Art & Craft Fair and Jumble Sale.
- KDCC is run and overseen by a Committee. We have a marine conservation group, Marine and Coastal Conservation of Loch Linnhe (MaCCOLL). Both these bodies are set up as SCIOs. There is a proactive Community Council.
- There is currently one hotel (which has a bar and restaurant) in the area; the previous two hotels having been closed during the last 15 years.
- There are few large employers in the area however there is a very diverse pattern of employment amongst residents ranging from self employed/sole traders, to remote working for multi-national companies and working for state organisations. This pattern has become more wide-ranging in recent years following improvement in broadband in the area and the move to remote working post Covid. The Holly Tree Hotel, Ardsheal Estate, Highland Titles (Nature Reserve) and Argyll and Lochaber Joiners are all based in the area and provide employment.
- There is a swimming pool at the Holly Tree Hotel in Kentallen and two play parks, one in Duror and one at the Community Centre.
- It is very difficult to live in this area without access to a car.

# Community Engagement: Results

## Phase 1: Community Survey

The survey had three objectives:

1. Prioritise the issues we should be focused on fixing as a community
2. Identify the community assets, and celebrate what we do well
3. Identify opportunities for improvement

### 1. Prioritise the Issues

One of the roles of the LPP is to identify the key challenges in the area then prioritise the issues as highlighted by the NPF4. The survey asked respondents to rank twelve topics in order of what they saw as main challenges. The results were analysed and the average rankings are shown below. Please note the **lower** the score the **higher** the priority.

Figure 2: Issue Prioritisation in Survey

Rank these topics in order of their level of challenge to our community.  
E.g. If you think tourism is our biggest challenge you would put **1** in the circle beside **Tourism**.



In summary, this indicated that the community was generally comfortable with our sense of community, culture, and heritage, and the variety of activities available to us. However, there were also five key areas which required considerable improvement:

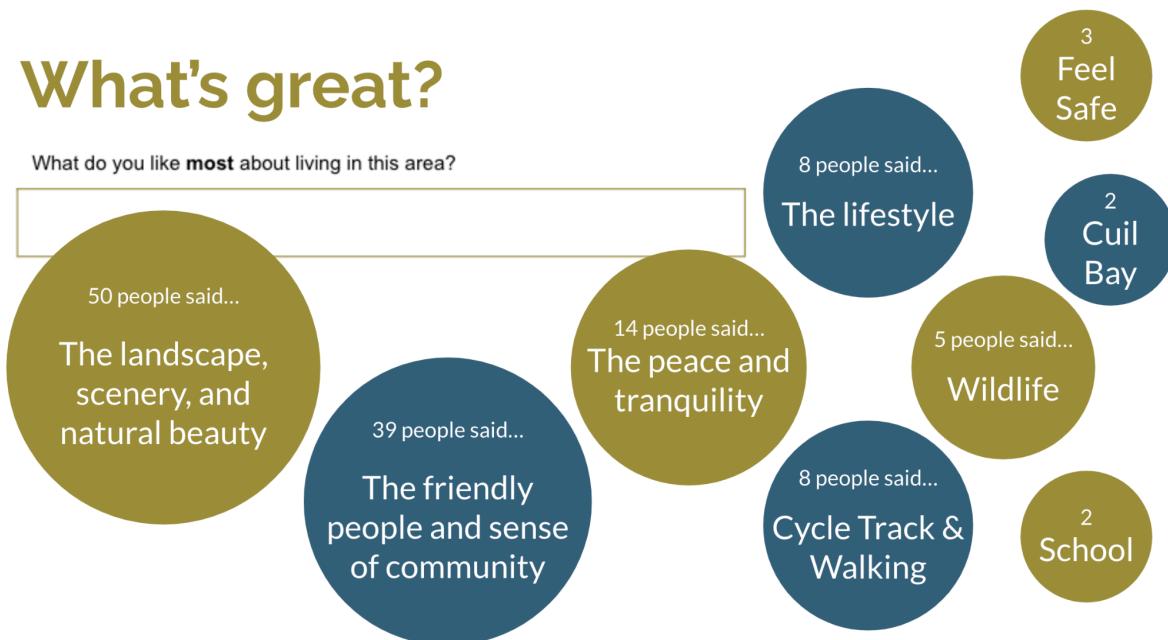
1. Transport and connections
2. Local facilities and services
3. Housing
4. Availability of health and social care services
5. Jobs and business opportunities – especially for young people

These topics were used to inform the focus of the Community Open Days covered in Phase 2.

## 2. Identify Community Assets and Celebrate What We Do Well

This section of the survey was designed to start collating information on our community assets – and also to celebrate what we do well. This was initially covered by asking respondents what they liked most about living in the area. Here's a summary of the responses.

Figure 3: What's Great about the Area



Our local environment is obviously a key asset to our community, as are the cycle path and school. Many people celebrated the beautiful scenery, activities, wildlife, and the friendliness of the people in the area.

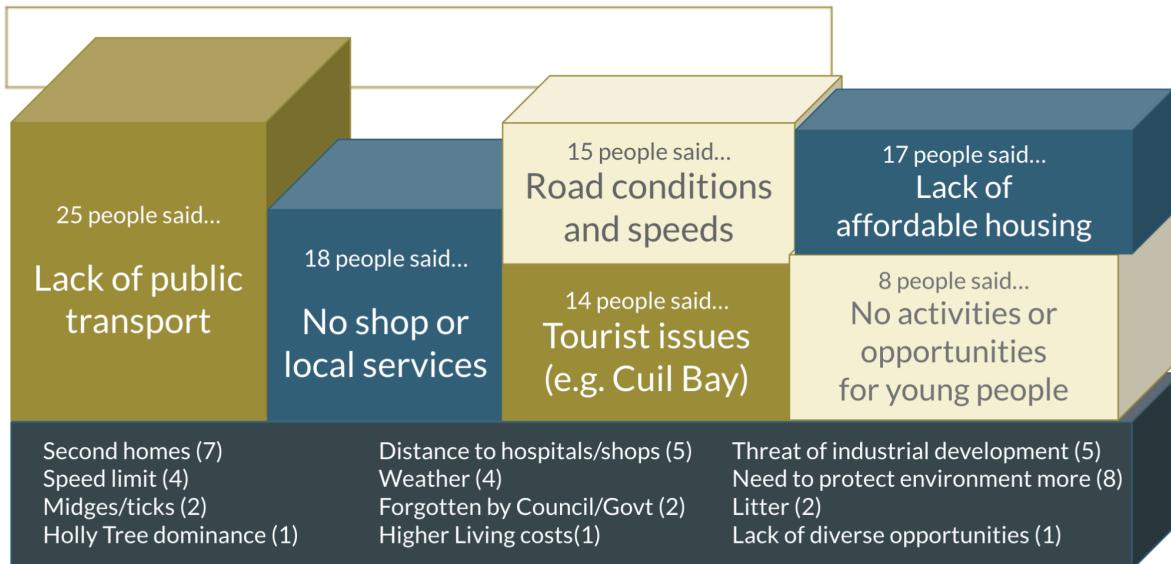
### 3. Identify Opportunities for Improvement

As shown below, there were a lot of comments in the survey about what people disliked in the area.

Figure 4: What's Not Great about the Area

## What's not great?

What do you like **least** about living in this area?

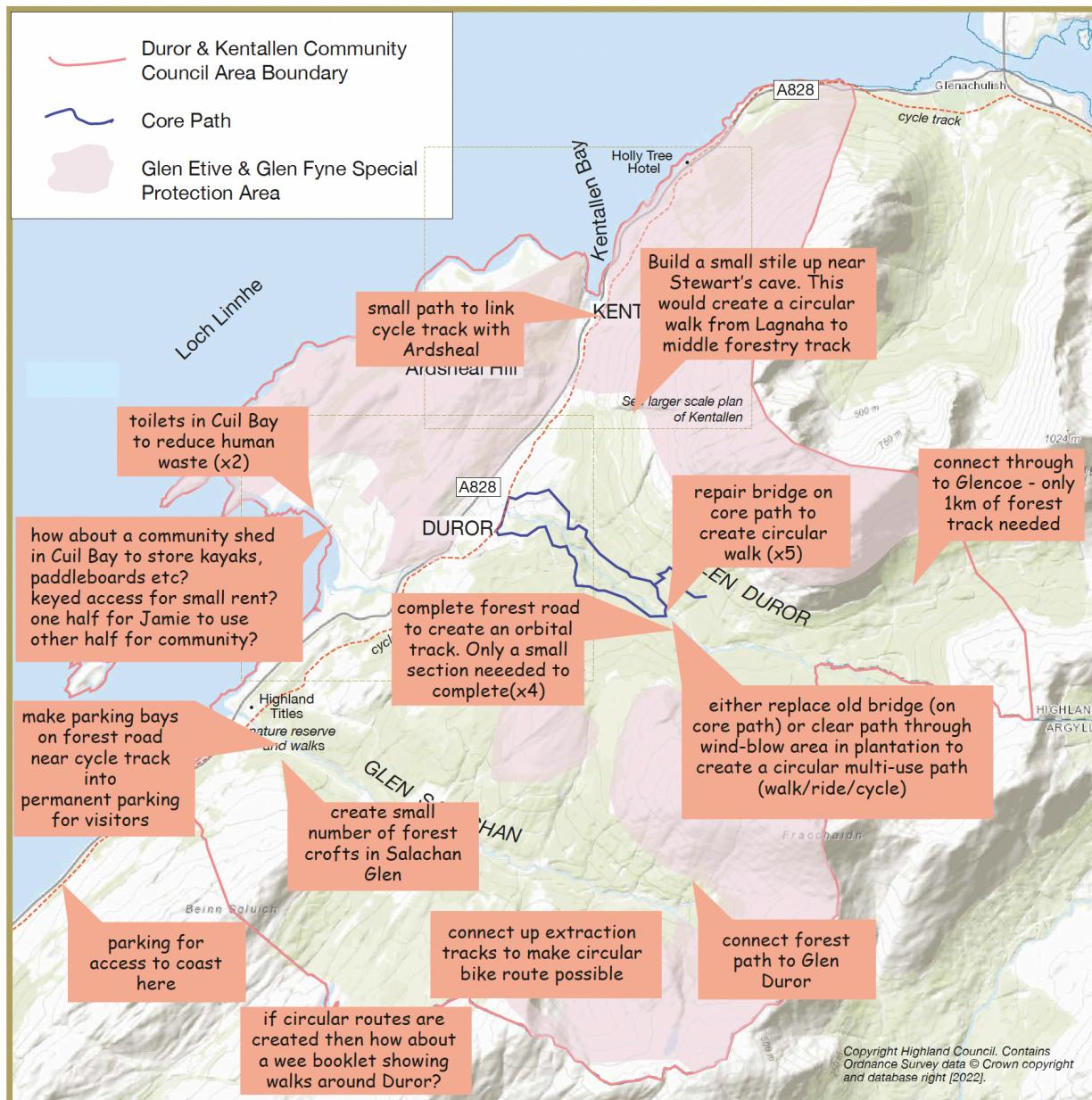


Comments focused on poor transport and connections, a lack of local facilities and services, issues with tourists, and few opportunities and activities for younger people.

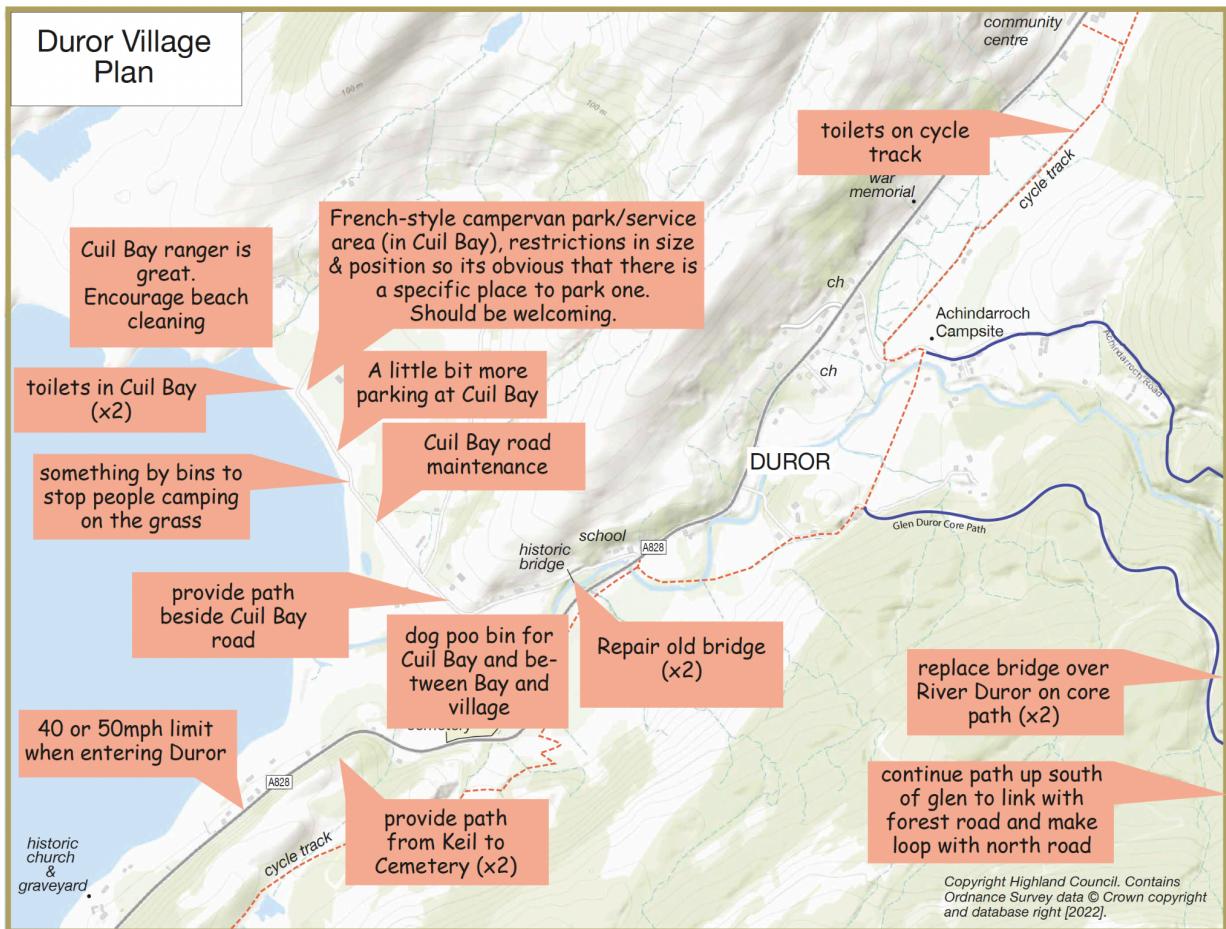
## Phase 2: Community Open Days

After the community events were completed, the map comments were digitised and split into an overall map and one for each village, as shown on the following pages.

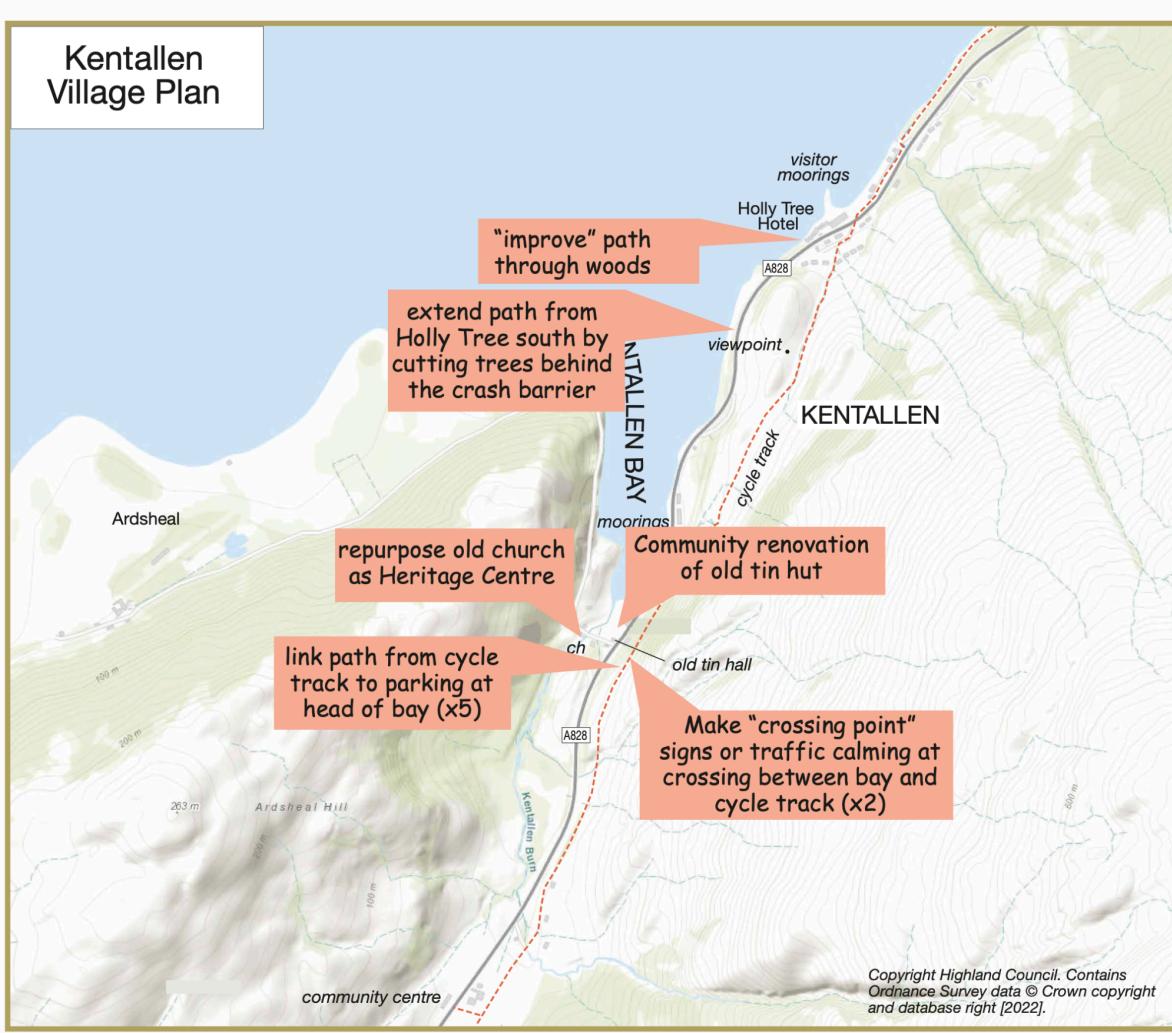
Map 2: Feedback from Community Open Days - Suggested Improvements



Map 3: Feedback from Community Open Days - Comments About Duror



Map 4: Feedback from Community Open Days - Comments About Kentallen



The remaining 126 post it note comments were sorted into piles of related comments, and these are summarised below. Further detail around all the feedback is provided in Appendix 1.

## Transport and Connections

The main issue identified in transport and connections was the lack of public transport available at times convenient for users. In addition, the speed of traffic through the villages is of concern. Signage and bus shelter improvements were requested, along with a community transport scheme, similar to that run in Appin.

## Local Facilities and Services

The pop-up café, held at the community centre once a month, appears to be a big hit with the community. Many people commented on how good it is, and how they would like to extend it to be a more frequent and regular fixture. Suggestions for improvement included extending the centre to include a local shop, permanent café,

electric car charging points, bike hire scheme, public toilets, public water and perhaps a waste disposal service for campervans.

Cuill Bay struggles with the influx of camper vans during the summer, and there were suggestions for the installation of public toilets there, along with education facilities and perhaps an education centre for local heritage/ecology/outdoor pursuits.

Local walks are popular with both tourists and residents, and there is a desire in the community to make more of the walking trails through ancient woodland, with reinstated/extended tracks and more route maps.

## **Housing**

The main issues identified were a shortage of housing for younger families and single older residents, and concerns about empty second homes and too few long-term rental properties. The general view is:

- Second homes have pushed up the price of houses so they are no longer affordable for locals.
- There is a shortage of housing in the area.
- There is concern that this is leading to fewer families and young children in the area.
- As one person commented: “Without housing construction, our community will die”.

## **Healthcare and Social Services**

There were two main focuses of the comments related to healthcare and social services: education and medical care.

The potential loss of the village school is causing stress to many in the area, who see it as a valuable local resource. This comment sums up many of the other related comments:

“The village school is very much an integral part of the structure of all communities, and youth is the very lifeblood of any community. The possible loss of the village school would have a severe impact on the community...The facility of a village school is high on the list of priorities for prospective buyers of property or those seeking employment within the locality. Closure would prove to be detrimental in that it would discourage new families with school age children moving to the area.”

Availability of health and social care was an issue for many. Suggestions for improvement included:

- arranging for local GP services to be held once a week in the community centre.
- medication delivery.
- considering sheltered housing for the older residents.

## **Jobs and Business Opportunities**

Job and business comments centred around facilities for home workers and ensuring that opportunities were available for sustainable jobs. Suggestions for improvement included communal work facilities (offices and workshops), and encouraging small scale and ecologically sustainable businesses in the area.

## **Other**

The comments in the “other” category were very specific, and tended to focus on preserving our local environment. Ideas for celebrating our heritage included:

- repairing the old Seton Bridge at Cuil by Duror School.
- adding more historical plaques.

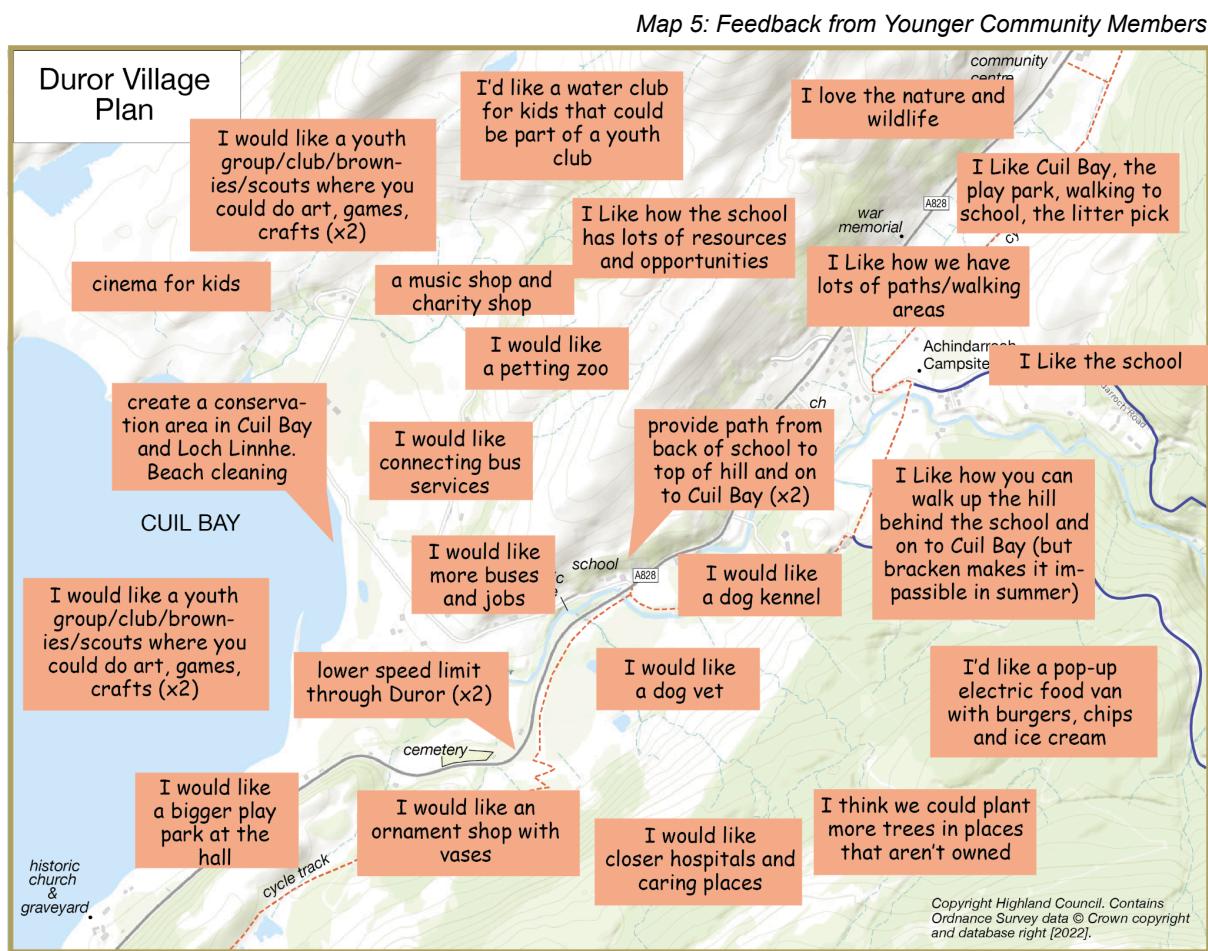
Environmental concerns included:

- the proliferation of deer.
- regeneration of the River Duror and Salachan Burn.
- water and air quality issues – especially with the possibility of the new fish farm, burning of plastics and other inappropriate materials, and the stresses caused by tourists, including campervans and motorbikes in the forestry areas.

There was enthusiasm for regeneration and rewilding of forestry areas – especially near rivers.

## Phase 3: Outreach Sessions to Engage Younger Community Members

To engage with the younger members of the community we visited pupils at the Duror Primary School. We gave them a map of the villages and asked for their suggestions on what they do and do not like about the area. They provided many ideas which they posted on the map below.



The two local teenagers interviewed liked all the local wildlife and scenery, and enjoyed watersports and walking on the local paths.

They didn't like the lack of facilities. One stated a small shop would be a great benefit, and both were unhappy with the lack of public transportation. This was also mentioned in the main open days: parents have to drive their children quite long distances to attend after school clubs, weekend activities, and to visit friends. Therefore, one of the main ways we could help out the teenagers in the area is to improve the public transportation available – especially in the evenings.

## Phase 4: Community Day

We circulated a copy of the draft LPP on 23rd May 2024 by community email and also posted it on the DK website and Facebook page. We then held a Community Day on 24th May 2024 for the villagers and various stakeholders to discuss the draft plan and this was followed by a BBQ to encourage attendance. Stakeholders who attended with display tables included Forestry and Land Scotland (FLS), (MaCCOLL, Glencoe Police and the Highland Council Outdoor Access Officer. Around 50 people attended the event. Some made comments on the day and others later on. We gave everyone a month to submit comments on the draft LPP, either by email to our generic Duror and Kentallen Community Council email account or by dropping any comments in the post box at the Community Centre. All comments, which are shown at Appendix 2 were considered and clarified and appropriately incorporated within the proposed LPP.

The proposed LPP was then circulated to the Highland Council councillors and to our neighbouring community councils (Appin, Ardgour, Ballachulish and Lismore) for input. A further 28 days was allowed for any comments on the proposed LPP before finalising. No further comments were received and hence the plan was finalised and issued to the DK community for final review before submission to the HC. We received one comment about adding the traveller site in the description and context of the area, which was subsequently included.

# Assets, Opportunities, Needs and Challenges

The LPP process provided a fantastic opportunity for members of our community to both celebrate what we already have in our community and to identify opportunities for improvement. Many of the items highlighted crossed age boundaries, and some were very location-specific. In alignment with NPF4 visions to create sustainable, liveable and productive places together with the LPP guidance requirements, findings of the community consultations are collated under four headings: assets, opportunities, needs, and challenges. These are shown below.

## Movement

 Walking, Cycling and Wheels	
Assets	Caledonia 78 runs through and links the villages. Many hill paths and forest roads linking to Caledonia 78.
Opportunities	Link up parts of the path to enable all villagers easy access to Caledonia 78. Repair and maintain Caledonia 78 on FLS section south from Achindarroch Road. Repair and maintenance of existing forest paths, including the bridge and path connecting both sides of Glen Duror.
Needs	Two new pavements/MVU paths: <ul style="list-style-type: none"><li>from Southern Duror village boundary to cemetery</li><li>alongside Cuil Road.</li></ul> Safe crossings where Caledonia 78 crosses the A828. Clearer signposting of pathways and maps of local walks. Maintenance to fill in potholes on FLS section south from Achindarroch Road.
Challenges	Transport Scotland budgets. Landowners consent. FLS budgets and willingness.

 <b>Public Transport</b>	
Assets	No existing assets.
Opportunities	<p>Lobby for improved public bus service.</p> <p>Use the existing Lochaber bus scheme.</p> <p>Join the neighbouring village community car scheme – or create our own scheme.</p>
Needs	<p>Better transport links, in particular more frequent bus service with better timings of public buses through the village, including evening buses.</p> <p>Facilities to support those who can't drive to travel further afield – e.g. to hospital appointments, train/bus stations.</p> <p>Improved signage and additional bus shelters.</p>
Challenges	Public transport is not deemed development and use of land.

 <h2>Traffic and Parking</h2>	
Assets	Small unsurfaced forestry car park and community centre car park.
Opportunities	<p>Reduce the speed limits through the villages.</p> <p>Improve signage.</p> <p>Establish public visitor parking to allow access to Caledonia 78/hill paths.</p> <p>Reduce speed limits on narrow roads commonly used by cyclists and walkers to encourage greener travel.</p>
Needs	<p>Monitor speed in 30mph zones.</p> <p>Reduce speed on Cuil Road and Achindarroch Road to 20 mph to account for walkers/cyclists/horses.</p> <p>40mph zone needs to be extended, effectively linking the 2 villages.</p> <p>Create public parking at Dalnatrat.</p> <p>Better control of roadside camper parking, as they sometimes block resident access, particularly at Cuil Bay.</p>
Challenges	<p>Transport Scotland budgets.</p> <p>Landowner's permission required.</p> <p>Restrictions on policing parking infringements and roadside camping.</p>

## Resources

 Schools, Libraries, Shops, etc	
Assets	<p>Duror Primary School (currently under threat of closure). The Community Centre is an important hub, which offers many social activities and a monthly café run by volunteers. A parent and toddler group has been recently established and meets at the Primary School.</p>
Opportunities	<p>Set up a nursery and wrap around care for school pupils.</p> <p>Adult evening classes.</p> <p>Shop table at monthly café selling local produce.</p> <p>Extend the Community Centre – perhaps to include a small local store and permanent café.</p> <p>A drop in surgery once a week to be run out of the Community Centre.</p> <p>Coordinate and publicise local travelling services (bank, post office, food deliveries, etc).</p>
Needs	<p>To keep the school open for the pre primary school children who live in the village.</p> <p>Provide a local meeting point for members of the community that is open at any time.</p> <p>Provide facilities such as library, bank, post office, and medication for those who are unable to travel to local towns.</p>
Challenges	<p>Education facilities currently under threat, requirement for nursery services and wrap around child care.</p> <p>We need people to establish and run services – such as a permanent café.</p> <p>Shortage of necessary medical practitioners in the medical centre at Ballachulish.</p>



## Jobs and Places to Work

Assets	<p>The area is popular with people who work from home and road links are good for those travelling to work nearby.</p> <p>Superfast Broadband is now available to many in the community.</p>
Opportunities	<p>Create workspaces for local employment opportunities, with the emphasis on supporting small businesses and sole traders. For example, digital nomad office spaces with good internet service and rentable technology, and rentable workshops.</p> <p>Development of local eco-businesses to make the most of our beautiful location.</p>
Needs	<p>Reliable broadband service available to everyone.</p> <p>Mobile phone service across the region.</p> <p>Better transport for young adults to access work opportunities – and for those unable to drive who need to work in Oban or Fort William.</p>
Challenges	<p>Reliable Broadband is still a challenge to running a business/working from home. This is reliant on the ongoing BT Openreach timetable/ fibre optic rollout which has been problematic in this area.</p> <p>Planning Permission from the Highland Council.</p> <p>Funding from the regional government to support local business development and improved transport links.</p>



## Housing and Community

Assets	<p>Mix of houses and households. Attractive residential area with good links to the outdoors.</p> <p>Great community spirit with many social events.</p>
Opportunities	<p>There is a demand in the area for small developments of quality built homes to suit a range of needs, including small homes for young singles and couples, or retired people looking to downsize, and larger family-sized homes.</p>
Needs	<p>Local businesses struggle to recruit employees due to a shortage of accommodation in the area.</p> <p>A lack of local housing, and housing suitable for the older residents, means that many people are faced with having to move out of the area if their circumstances change.</p> <p>Residents have expressed the need for a small retirement complex, starter homes, shared equity homes, and more long-term rental properties.</p>
Challenges	<p>There are a few unoccupied homes in the area and a considerable proportion of family-sized homes are owned by people outside of the area and let out on short-term holiday lets. Second homes and holiday lets have pushed up the prices of local properties, making it difficult for locals to purchase homes. There is very little available to rent in the area.</p> <p>The location of any future housing development is a challenge. It must take into account the flood risk and peat on the low lying areas, access off the A828 and the junction with Achindarroch Road and the A828 for developments on higher ground.</p> <p>Landowners permission would be required.</p> <p>If more houses are built, better transport links will be needed if the community is to remain sustainable as are more services (medical especially) in the community.</p>



## Meeting with People and Social Interaction

Assets	<p>The Community Centre provides a range of afternoon and evening activities for all ages.</p> <p>There are two local churches in the community; one is active on a regular basis, the other is open for occasional services.</p> <p>There are various community groups including swim and snorkel groups, walking groups, indoor bowls club, book clubs, art and writing groups, arranged by community members.</p> <p>The local facebook group, community email, and community website keep locals well informed of local events.</p>
Opportunities	<p>The Community Centre café is a well-used facility but community members would like this to become a more permanent feature, perhaps with a shop selling local produce.</p>
Needs	<p>Residents are well catered for in the area in terms of social groups. However, there is a need for more volunteers to support all the things we have going on. Also, some members of the community are quite isolated for various reasons and may be unaware of the activities available to them, so this should be addressed.</p>
Challenges	<p>Locating a future permanent café and shop will require Highland Council consent, permission from the Community Centre Committee, and someone to run it. A summer lease may be worth considering, but this will impact others who already use the hall.</p> <p>All events require volunteers and there is a limited pool of people who volunteer in the community.</p>

## Spaces

 <b>Streets, Squares and Buildings</b>	
Assets	<p>The Community Centre.</p> <p>Duror Primary School.</p> <p>Local churches.</p> <p>Historic sites – e.g. Keil Cemetery, James of the Glen's bothy, Lettermore, old Seton Bridge at Cuil, standing stone at Achara.</p>
Opportunities	<p>Open the Community Centre café on a more frequent basis.</p> <p>Create a local shop.</p> <p>Protect and maintain the Keil Cemetery, Lettermore, and old Seton Bridge at Cuil and signpost so tourists and locals are aware of significance.</p>
Needs	<p>There is a demand in the area for a small local shop, which would also act as a central meeting point for residents who may not otherwise attend community events.</p> <p>Some of the roads in the area, notably the road to Cuil Bay and the forestry-maintained section of the road/cycle track in Duror, are in poor condition and need some work.</p>
Challenges	<p>Challenges for the shop are covered on the previous page.</p> <p>Financial priorities for BEAR, the Highland Council, and Land and Forestry.</p> <p>Local landowners' consent for maintenance work (in some instances).</p>



## Nature and Parks

Assets	<p>Located on the edge of Loch Linnhe, with a backdrop of forests and mountains, our environment is one of our biggest assets. There are registered SSSIs for Kentallen and Ardsheal Peninsula.</p> <p>Our new marine conservation group MaCCOLL is actively working to promote and preserve our local coast and marine habitats.</p> <p>We are one of the few areas in the world with patches of Atlantic Rainforest.</p>
Opportunities	<p>Add / restore paths through the forests and publish maps of the paths to encourage local and tourist use.</p> <p>Repair the missing bridge on the core path '4 mile circuit' in Duror.</p> <p>Preserve and protect the marine and coastal environment of Loch Linnhe – and our local rivers and streams.</p> <p>Reinstate areas of native planting in our area as they fell the existing commercial forests.</p>
Needs	<p>Improve forestry paths to allow for circular walks, including repair to collapsed bridges – e.g. Glen Duror.</p> <p>Maintain the peace and tranquillity of our natural environment. We would not welcome new large scale business or housing development that may disrupt everyone's enjoyment of the beauty and landscape.</p>
Challenges	<p>Forestry and Land Scotland budgets.</p> <p>Highland Council planning decisions.</p> <p>Lack of marine and other environmental protections in the area.</p>



## Places to Play

Assets	<p>There are two play parks for children in the area: one in Duror and one at the Community Centre.</p> <p>There are no formal sports areas in the community, but residents often use the large field beside the Community Centre for games.</p> <p>The Community Centre offers a range of indoor sports activities all year round.</p> <p>A playgroup has recently been opened to support preschool children.</p>
Opportunities	<p>There are few activities specifically designed for our school-age residents, and this requires further investigation.</p> <p>Those who wish to travel further afield to activities held in other villages and towns rely on cars to get them there. More use of public transport would be great – but we need to consider how to lobby for this.</p>
Needs	<p>Better public transport.</p> <p>Activities for school-age residents.</p>
Challenges	<p>Government policy on public transport services in the area.</p> <p>Development and use of land.</p>

## Civic and Stewardship

 <b>Having a Say and Feeling Listened To</b>	
Assets	<p>Excellent sense of community and friendly people.</p> <p>D&amp;K is admired as a functional and welcoming community through the DKCC, KDCC and MaCCOLL etc.</p> <p>Active community facebook page and local website where locals can share information.</p>
Opportunities	<p>Create a volunteer network to help less able residents when needed.</p>
Needs	<p>Keep the village school open.</p> <p>Ensure the local community are properly consulted on local planning and development.</p> <p>Use local groups such as the Community Council, MaCCOLL and Long Live Loch Linnhe to assess local views on proposals, and lobby for change if required.</p> <p>Take care to ensure the cohesiveness of our community: that nobody feels isolated because they disagree with the consensus of opinion.</p> <p>Publicise meetings and ensure the Community Council meetings remain open and welcoming to non-committee members.</p>
Challenges	<p>Government and regional policy.</p> <p>Maintaining open communication channels for all in the community.</p>



## Feeling Proud and Part of a Place

Assets	<p>The Duror and Kentallen community has a long and rich history, and is friendly and welcoming.</p>
Opportunities	<p>Create a heritage centre to celebrate the area's rich history.</p> <p>Protect local historic sites such as the old Seton Bridge at Cuil near the school, and Keil Graveyard.</p> <p>As the local population ages, and ways of life change, some of the traditional oral histories and local lore may be lost forever. The community would benefit from a local historical archive which is easily shared and accessed.</p>
Needs	<p>Some local sites are in poor repair and need maintenance to avoid irreparable damage.</p>
Challenges	<p>Landowners permission.</p> <p>Funding.</p>



## Feeling Safe

Assets	<p>The Duror and Kentallen community is a very safe place to live, with few reported crimes.</p>
Opportunities	<p>Address the sight lines of the junctions at Achindarroch Road and Cuil Road to make them safer.</p> <p>Provide well sign-posted crossing points for the multi-use paths at various points, including the crossing to Cuil Bay, the turn off from the Achindarroch Road, and the road crossing by the Holly Tree Hotel.</p> <p>Reduce the speed limit to 20 mph on the Cuil Road and reassess the speed limits along the whole of Achindarroch Road to protect pedestrians, cyclists, and roaming livestock.</p> <p>Improve speed monitoring along the main route through the villages.</p> <p>Community Council to ensure the community is kept well informed on ways to avoid becoming a victim of crime – especially cybercrime.</p>
Needs	<p>Traffic speeds, poorly sited junctions, and a lack of safe crossing points create anxiety for pedestrians, horse riders, and cyclists. These should be addressed as they may result in accidents.</p>
Challenges	<p>Landowners permission.</p> <p>Funding.</p> <p>Highland Council and Central Government priorities.</p> <p>Availability of local police time to monitor traffic speeds.</p>



## Fixed, Clean and Nice Looking

Assets	<p>The annual litter pick in the community is well attended.</p> <p>Local volunteers maintain and empty 6 dog poo bins which were installed by the Community Council at key points along the Sustrans multi use path.</p> <p>Local residents take pride in the cleanliness of the area, and are often to be seen picking up litter left by tourists along the road and cycle route.</p> <p>There is one public bin, located on the cycle path near the Holly Tree Hotel, which was recently installed by the Highland Council. There are two bins at Cuil Bay.</p>
Opportunities	<p>The Highland Council and BEAR Scotland spend very little time collecting rubbish left by accidents, local road repair crews, and fly tippers. The Community Council needs to lobby more to ensure these items are collected promptly as they are unsightly and dangerous to drivers.</p>
Needs	<p>As above.</p>
Challenges	<p>Overstretched litter management facilities at the Highland Council.</p> <p>Poor post activity clean-up by BEAR crews and accident clean-up teams.</p>

# Proposals

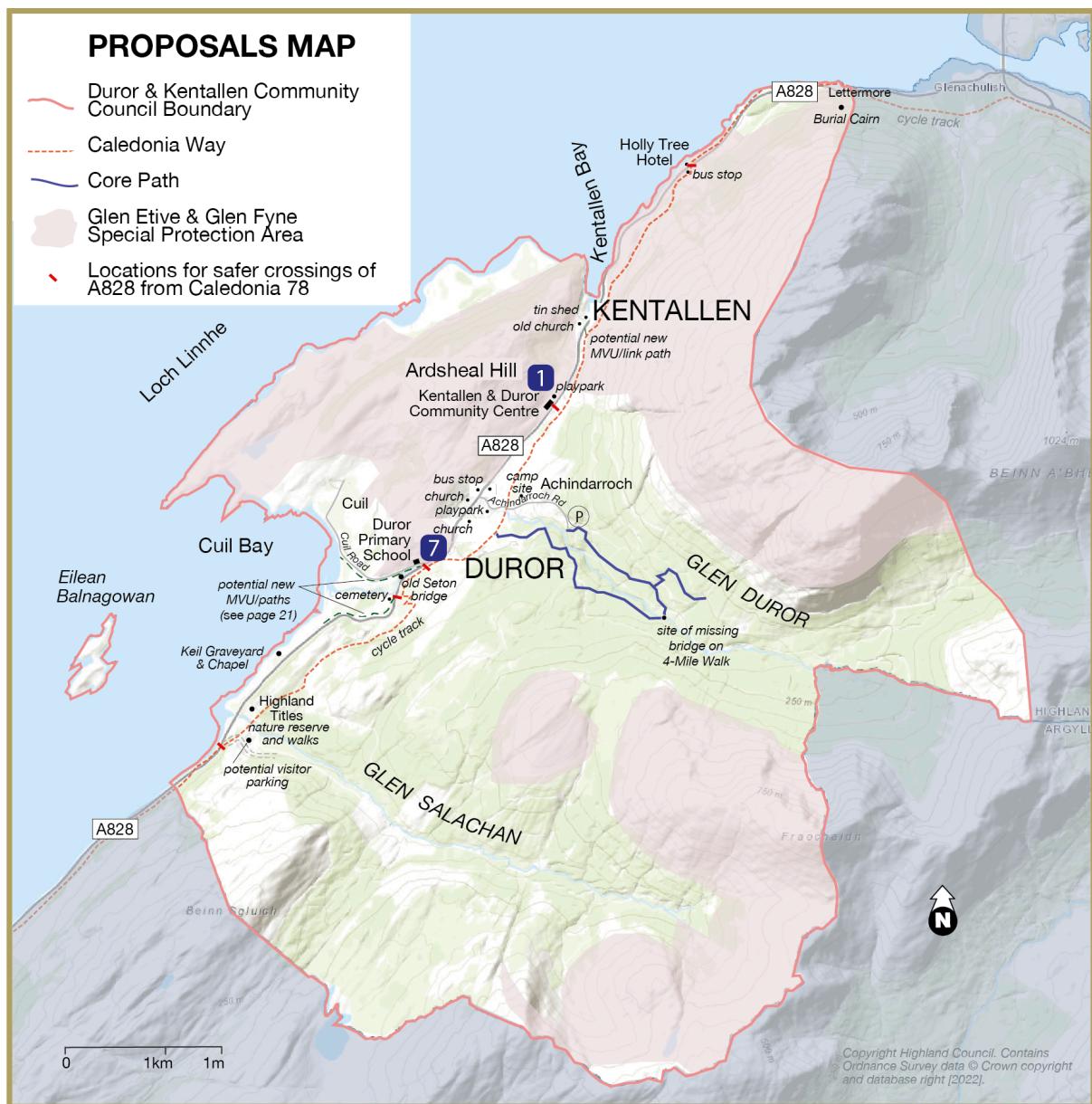
Based on the previous section we ask the Highland Council and other relevant bodies to consider the following.

<b>1</b> Explore Extension of the Community Centre	<ul style="list-style-type: none"><li>• Full time café</li><li>• Public toilets</li><li>• Office space and small community shop</li></ul>
	Partners: Community Council, Highland Council (planning and funding), Community Centre Committee
<b>2</b> Make the Most of Our Forests, Rivers, and Coast	<ul style="list-style-type: none"><li>• Maintain and rebuild existing paths and infrastructure in the forests, and make maps available to encourage their use</li><li>• Rewild river and coastal habitats</li><li>• Discourage further industrial development (e.g. fish farms) in the area</li><li>• Build an education centre (perhaps at or near Cuil Bay) to educate locals and visitors about the heritage and flora/fauna of our area</li><li>• Monitor air quality in the area and educate about the effects of burning inappropriate materials.</li></ul>
	Partners: MaCCOLL, Long Live Loch Linnhe, Scottish Wildlife Trust
<b>3</b> Provision of Housing and Facilities to Support our Older Community Members	<ul style="list-style-type: none"><li>• Engage with landowners</li><li>• Discuss options with local community and care providers</li><li>• Consider community-owned development</li><li>• Potential for employment opportunities</li></ul>
	Partners: Highland Council, Landowners
<b>4</b> Additional Housing for People to Rent Long Term or Buy as Their Permanent Residence	<ul style="list-style-type: none"><li>• Identify suitable land available for development</li><li>• Engage with landowners</li><li>• Engage with community on future plans and what is required, ensuring that whatever is undertaken is appropriate for the community</li></ul>
	Partners: Forestry Land Scotland, Highland Council, Landowners

<b>5</b> Improvement of our Transport Infrastructure	<ul style="list-style-type: none"> <li>• Keep cycle paths maintained</li> <li>• Reduce speed limits</li> <li>• Use existing community bus or local car scheme, or consider setting up new scheme</li> <li>• Regular buses with improved timetables</li> </ul>
	Partners: Sustrans, Forestry Land Scotland, Transport Scotland, Highland Council; Appin Community Transport Scheme; Lochaber Community Transport
<b>6</b> Providing Appropriate Facilities to Support Tourists	<ul style="list-style-type: none"> <li>• Create public toilets</li> <li>• Create car parking areas</li> <li>• Regular café</li> <li>• Community shop</li> <li>• Wastewater and freshwater for campers</li> </ul>
	Partners: Highland Council, Community Centre Committee, local landowners
<b>7</b> Retention and Extension of the Scope of Our School	<ul style="list-style-type: none"> <li>• Private nursery</li> <li>• Parent and toddler group</li> <li>• Adult classes</li> <li>• Create pathways behind the school</li> </ul>
	Partners: Forestry Land Scotland, local landowners, Highland Council, Board of Education

Where locations have been specified, these are shown on the map below.

### *Map 6: Proposals Map*



## Next Steps

This LPP maps out how our community can be improved over the next ten years.

This document was designed to inform the Highland Council Local Development Plan. As such, we hope this will inform future planning and policy for our area.

However, this process has also identified a number of specific projects that can be enacted by the local community and key stakeholders. These are beyond the scope of the Local Place Plan, but have highlighted the need for a Community Action Plan.

Therefore, the Community Council will prepare a Community Action Plan which will outline suggested improvements and activities to achieve them. We welcome members of the community who would like to be involved in this plan.

# Appendix 1: Comments Collected During Community Engagement Days

## Transport and Connections

### Summary

The main issue identified in transport and connections was the lack of public transport available at times convenient for users. In addition, the speed of traffic through the villages is of concern. Signage and bus shelter improvements were requested, along with a community transport scheme, similar to that run in Appin.

- 29 people commented on poor public transport and connections.
- 13 comments related to infrequent bus service with poor timings.
- 8 comments were about the speed of traffic through the villages.
- 4 comments about signage and bus stop shelters.
- 4 comments about the community car scheme.
- There was also a request to improve signage on the cycle path, specifically coming from the North in front of the Holly Tree Hotel, and at the Achindarroch campsite turnoff, as these junctions cause some confusion with tourists.

### Detail

- 34 people wrote about issues and made suggestions on how this could be improved.
- The most common complaint was the frequency and timing of buses between Oban and Fort William that passed through our area. At present there are two return buses to Fort William a day, and just one to Oban. This makes it difficult for people to spend time in the town, or attend an evening event, and parents are faced with driving their children to and from after-school activities. It's also impossible to make trips to larger cities such as Glasgow or Inverness, as the bus timetables don't coincide.
- Community members suggested the bus companies consider putting on more frequent, smaller buses, and extend the timetable to include evening services.
- They also suggested trialling a community shuttle bus to supplement the public transport and link our communities with the wider transport network.
- For those unable to drive, a community transport membership scheme is in place (through the Appin Community Development Trust) to take scheme members to hospital appointments, etc. Some of DK community members appear to be unaware of this, with 4 people suggesting this would be a valuable addition to the community. Obviously this facility needs to be publicised more widely to our community members, with volunteers encouraged to join the scheme.
- There were 10 comments about the speed of traffic through the villages.

- This appears to be an issue through both villages, but particularly on dangerous bends, such as those between the cemetery and the hall, and at dangerous junctions, such as the Achindarroch Road junction.
- Villagers suggested a reduction in the speed limit through both villages, but specifically requested a reduction of the speed limit to 20 mph on the Achindarroch Road up to the forestry car park, and the Cuil Road.
- There were 4 comments about signage and bus stop shelters.
- These included requests to add a bus stop on the north-bound road in Duror, and to add a shelter to the bus stop on the west side of the road in Duror.
- There was also a request to improve signage on the cycle path, specifically coming from the North in front of the Holly Tree Hotel, and at the Achindarroch campsite turnoff, as these junctions cause some confusion with tourists.

## Housing

### Summary

The main issues identified were a shortage of housing for younger families and single older residents and concerns about empty second homes and too few long term rental properties. The general view is:

- Second homes have pushed up the price of houses so they are no longer affordable for locals.
- There is a shortage of housing in the area.
- There is concern that this is leading to a slow death of the community, with fewer families and young children now in the area.
- As one person commented: “Without housing construction, our community will die”.

### Detail

18 people made comments on housing.

- 8 comments related to the lack of affordable housing in particular for younger families.
- 5 comments about the requirement for smaller homes for single/ retired people.
- 4 comments about restrictions on second homes and short term rentals.
- 1 comment about the need for long term rental properties.
- Many of those who commented (16) recommended building more affordable small, two-bedroomed homes ring-fenced for locals and long-term lets.
- It was thought that this would enable both younger people and those who have retired to stay in the area.
- There was also a suggestion that retirement homes or flats would serve a similar purpose for our older community members.

- There is also a need for affordable family-sized homes, as there is concern about community growth and retaining our local school.
- Also, although one respondent agreed that more housing was required, they were concerned about the location and over-development of the area.

There were 5 suggestions regarding potential solutions to the second homes which remain vacant for long periods.

- Two people suggested encouraging those who don't use their homes regularly to consider renting them to locals.
- Others looked at alternatives to discourage the purchase of second homes, including increasing taxes (which could then be ring-fenced for building more affordable homes in the area).
- Many are concerned about this issue. As one person commented: "Holiday homes bring money into the community. Second homes don't."

## Healthcare and Social Services

### Summary

There were two main focuses of the comments related to healthcare and social services: education and medical care.

- 16 comments related to healthcare and social services.
- 11 people were in favour of retaining the local primary school which is currently under threat of closure and is in the middle of a HC Consultation proposal to close the school. This is causing stress to many in the area, who see it as a valuable local resource. This comment sums up many of the other related comments:

"The village school is very much an integral part of the structure of all communities, and youth is the very lifeblood of any community. The possible loss of the village school would have a severe impact on the community... The facility of a village school is high on the list of priorities for prospective buyers of property or those seeking employment within the locality. Closure would prove to be detrimental in that it would discourage new families with school age children moving to the area."

- There were many suggestions as to what could be done to help make the school sustainable in the long term including:
  - setting up a nursery.
  - providing adult evening classes at the premises to help pay for the school.

- offering Gaelic lessons.
- setting up wrap-around care for working parents.
- creating an outdoor learning centre there.

However, as one person commented “We need to better understand why children of primary age are not using Duror school, so we can try to offer the support needed.”

- 5 people would like better access to health care and medications.

Suggestions for improvement included:

- arranging for local GP services to be held once a week in the community centre.
- medication delivery.
- considering sheltered housing for the older residents.

## Jobs and Business Opportunities

13 comments were received around this topic which centred around facilities for home workers and ensuring that opportunities were available for sustainable jobs.

Examples of suggestions to improve opportunities for home workers included:

- 7 comments suggested creating drop-in office facilities with a good internet service, and rentable technology.
- 5 comments related to creating outdoor jobs or workshops with plenty of yard space.
- 1 comment suggested creating crofts.
- However, these should be sized appropriately for the scale of the villages.

In terms of sustainable employment, suggestions included

- environmental sustainability roles.
- crofts (agricultural, forest, and sea crofts).
- E-bike hire.
- an outdoor centre.

## Local Facilities and Services

The pop-up café, held at the community centre once a month, appears to be a big hit with the community. Many people commented on how good it is, and how they would like to extend it to be a more frequent and regular fixture.

- 33 comments were made about local facilities and services
- 6 suggested it would be useful to have a local shop, selling community produce and other goods, although there was some uncertainty about where this should be located.
- 4 comments wished the pop up café would become more permanent.
- Also, with electric cars on the increase on our roads, there is potential to add electric car (and E-bike) charging points at the community centre.

Public toilets are in short supply in the region and this was an area of concern expressed by many.

- 5 comments suggested the community centre open their toilets for public use.
- 4 comments suggested locating public toilets at Cuil Bay, where tourists currently often use nearby bushes as toilets.
- Public toilets could be extended to offer a fresh water supply and waste water drop for campervans, to save them from disposing of sewage in our laybys and streams.

Opportunities for people of all ages to enjoy the area and learn about the local heritage were suggested, including

- a local heritage centre.
- outdoor education centre.
- more walking trails through ancient woodland.
- a snorkel/dive/kayak centre.
- an activity club for young people.
- community learning spaces.
- Also, maps of existing walking routes in the area would be useful for locals and visitors.

Finally, it appears there is some appetite for a second hotel in the area, with some respondents questioning whether or not Achara would be opening as a hotel in the near future.

## Other

The comments in the “other” category were very specific, and tended to focus on preserving our local environment. Ideas for celebrating our heritage included:

- repairing the old Seton Bridge at Cuil by Duror School.
- adding more historical plaques.

Environmental concerns included:

- the proliferation of deer.
- regeneration of the River Duror and Salachan Burn.
- water and air quality issues – especially with the possibility of the new fish farm, burning of plastics and other inappropriate materials, and the stresses caused by tourists, including campervans and motorbikes in the forestry areas.
- There were requests to reinstate some of the paths that have fallen into disrepair in Glen Duror (including a number of bridge repairs).
- There was enthusiasm for regeneration and rewilding of forestry areas – especially near rivers.

## Appendix 2: Comments Collected from Community on the Draft Plan

Comments from the Community Event held on 24th May 2024.

- More emphasis on the importance of small businesses, 'one-man bands', in D&K and the entrepreneurial character of the area.
- Nature & Parks: Assets – add Geological SSSI at Cuil Bay and Kentallen.
- We say the churches are active, but St Adamnans is in decline and only holds very occasional services.
- It is really lovely to see how well the Stay and Play group at Duror Primary School has been used. It provides a really warm, supportive meeting place for young families – it's so nice for the school to be part of it. Great idea!
- "build 2 or 3 bedroom homes.." Not just to encourage young people to move to the area but to allow local young people to stay here.

Comments from the community to the dkcc email account between 23 May 2024 and 28 June 2024.

- Gosh, what a lot of hard work! Amazing.
- This is an excellent piece of work. Many thanks to all involved.
- Can't make the meeting, however..Question re community engagement results, please see attached, confusing on what is priority 1. Also, anything concerning Cuil Bay toilet/campervan facilities should be very well thought out and consulted/agreed with residents beforehand. As a resident of Cuil Bay I've had a number of issues with campervan, overnighters (not least blocking an emergency doctor from reaching my home).
- I wonder if someone could kindly update me on the LMP as I live directly next to the forest. I'm keen to know their plans and any potential impact on the wildlife, especially the red Squirrels that frequent my garden daily. Any info would be great, many thanks.
- Had a great evening in Duror Village Community Hall with a small table display highlighting MacCOLLs work. From sharing info on the projects we are involved in, gauging Interest for a 'Knit A Fish' autumn evening craft event, and admiring Agnes MacColl's stunning hand made sea creatures. We gained 10 new members which is absolutely fantastic!
- Brilliantly put together plan! A huge amount of work to gather all the information and then put into such a good format. Thank you all.
- Thank you for circulating the impressive Local Place Plan. I agree with much of it and pleased to see that some of my concerns and suggestions are shared more widely. I did not realise that there were so many second homes! However, I did leave an observation at the drop-in session at the Hall about the poor air quality in the centre of Duror around Achindarroch Road resulting

from the burning of low quality fossil fuels, especially in winter, which has not been included in the Plan. This makes me wonder whether the Plan has been selective more widely with the comments included. This is a potentially serious environmental health matter to those of us who like being outside, given the generally still air environment in this part of the village, and I have no qualms about flagging it again. I am pleased that others have shared their concerns about safety on the Achindarroch Road – to this may I add that safety on the road is not enhanced by the persistent parking of vehicles in passing places.

- Thank you for the opportunity to review and comment on the local place plan for Duror and Kentallen. Thanks also to the team and all the hard work to bring in the deliverable being presented. I would like to comment on the recommendations and areas of presentation.
  - 1. In your forward you state, “This popular tourist spot is being spoilt by overnight campers and parked cars blocking the Cuil Road itself.” This statement is then undermined by several references in the report and a proposal to provide toilet and other facilities for campers which would encourage an increase in rogue camping on the bay.
  - The recommendation to have facilities built for tourism was not a priority for respondents i.e. it was not in the top 5 key areas, it was number 9.
  - 2. In the breakdown of the 199 homes you have double counted some of the numbers in your categories (i.e. total listed ‘homes’ comes to 244). I feel it would be better to have residences in unique categories to understand how they are used.
  - 3 ‘What’s great’ clearly highlighted the environment, landscape and scenery and you also report that people saw the threat to this being ‘Tourist issues’. I am not clear on why the DKCC would highlight and recommend new facilities for tourists? This would, surely, increase tourist numbers and then create a greater, negative impact?
  - 4. References to ‘wild camper parking’ should be rephrased (rogue camping?), wild camping has a specific meaning in the Scottish outdoor access code and access rights to not apply to cars and campers etc.
  - 5. Whilst cost was not considered during the process (apart from it always being a constraint, e.g an education centre), we still need to be realistic in what is being proposed otherwise it just becomes a dream list. Some of these proposals could be seen as ‘brainstorming’ (i.e. great ideas but need thinking ie through a further iterative process).
  - 6. Existing DKCC proposals. Some of the ideas are low cost and could be done quickly. Some ideas have already been agreed in the DKCC (e.g. defined use two areas of Cuil Road as passing places) and should be included in the plan for completeness or they may be forgotten!

- 7. Under 'PROPOSALS' It has been clear over many years that a large number of tourists using Cuil Bay do not follow the access code and any 'recommendation' in this report to build facilities (e.g. toilets) would need a full impact assessment and planning considerations from the local Cuil Bay residents most affected by such a radical proposal. The seasonal restrictions on camping in the National Parks (e.g Loch Lomond & Trossachs) have highlighted that the only way to restrict damage to sensitive areas is to stop the cause which is 'rogue camping'. One of the reasons we have seen rogue camping in the highlands is because many areas have now banned this type of camping and the overspill is to our detriment. Even the use (now cancelled) of Rangers had little impact on rogue campers. Unless we get this balance right we could lose this very precious piece of wild shore land. The idea that tourist facilities would lessen the impact of tourism in such a small and sensitive area such as Cuil Bay is flawed and no such conclusion should be made in this plan. Please remove any proposal for public toilets, car parking, waste and drinking water from the proposals because it is NOT borne from sufficient numbers of people supporting it (four people made 'comments' and only two suggested toilets in Cuil Bay!)
- 8. Next Steps. What is the next step for this Draft Plan? I can imagine a few conflicts of opinion. How will they be resolved? Will it require a formal vote in the DKCC?