

2026-2031

EAST KINTYRE LOCAL DEVELOPMENT PLAN



Carradale Community Trust
East Kintyre Community Council

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INTRODUCTION

What this plan is and who has been working on it

The Plan

The East Kintyre Local Development Plan sets out what we hope to achieve in East Kintyre between 2026 and 2031.* The Plan outlines the actions we want to take, the outcomes we're aiming for, and how these actions will be delivered. Everything in the Plan is based on extensive conversations and feedback from local residents and partner organisations.

The People Behind It

The Plan is built entirely on inclusiveness and transparency. In drafting this Plan, Carradale Community Trust (CCT) have reached as widely as possible and listened to the needs, desires and aspirations of many different people.

This local-led method included surveying the local population to ascertain their thoughts and priorities, holding a community open day, and holding regular meetings with the Local Planning Group (LPG) and other community organisations. The LPG are a cross section of members of the CCT and of the East Kintyre Community Council (EKCC).

This process has ensured that the core goals were developed collectively for the benefit of communities and individuals within the East Kintyre area.

*Information for this LDP was collected during 2025 and published in 2026



LOCAL CONTEXT

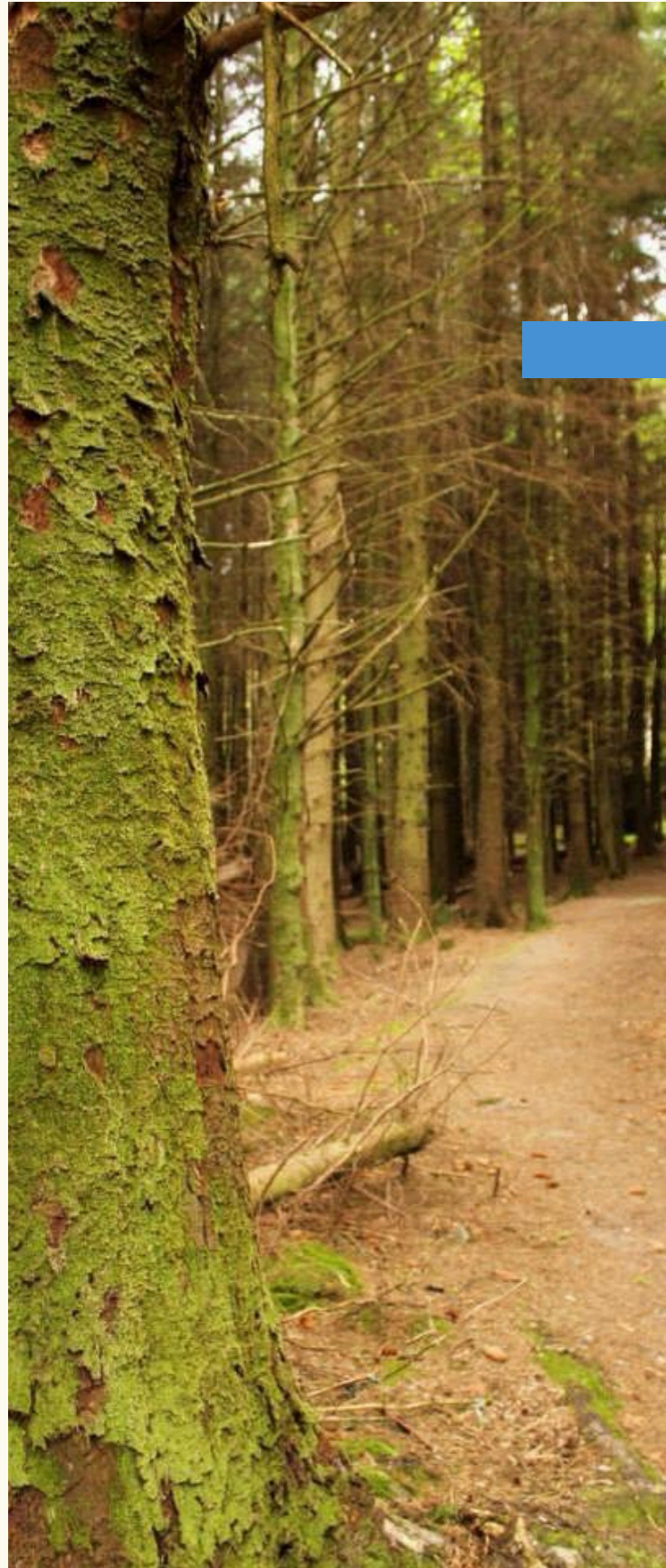
What are the key aspects of the area?

Our Landscape & Community

East Kintyre is shaped by its landscape. Forestry, farmland and long stretches of coastline define much of the geography. The coastline – from Lower Smerby in the south, to Grogport in the north – is recognised in Argyll and Bute Council’s Local Development Plan as an area of exceptional scenic quality, and protecting its unique character remains a key priority.

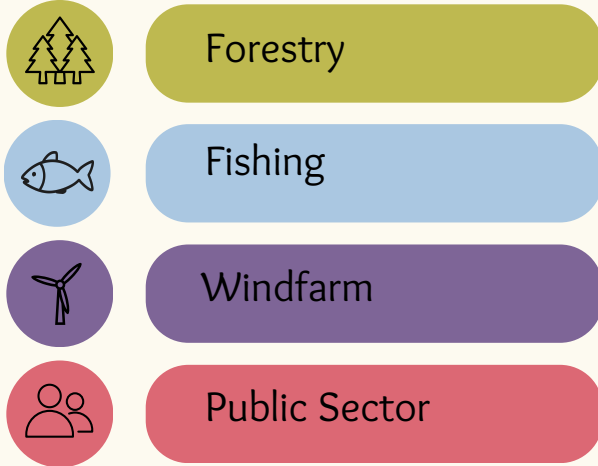
The area has an ageing population, with many communities experiencing a gradual decline in numbers. This demographic change has had a significant impact on local services, including Carradale Primary School, which has seen a substantial reduction in pupil numbers in recent years. These trends are closely linked to limited local employment opportunities and a lack of facilities and infrastructure that help attract and retain families within the area.

Carradale village is the main residential centre. It has a strong and active community, supported by a wide range of local groups and organisations.



Work & Business

East Kintyre's main sources of employment include:



The key local business employers in the area are Jewellery Casting Scotland and Beinn an Tuirc Distillers/Torrisdale Castle Estate.

Most businesses in East Kintyre are small or medium sized with a high proportion of community led initiatives filling gaps by providing vital services to communities in the absence of other private sector engagement. The area suffers from a lack of private sector involvement due to poor road infrastructure, local market conditions, limited broadband and the very remote/rural location of East Kintyre, all of which leads to increased costs and poorer returns for businesses.

As a positive however, this also leads to high levels of community engagement in local issues and a high degree of resilience within a community context.

Plan Aims & Approach

The aim of this Plan is to stabilise the local economy and encourage sustainable growth through the regeneration of East Kintyre. These actions are guided by the priorities identified through extensive community consultation. CCT has developed a set of Key Actions and Objectives for the area, which are detailed later in this document.

This Plan focuses on realistic, achievable goals, many of which are already underway. The CCT and other local organisations will work to deliver these objectives for the benefit of all residents. Their approach will promote long-term sustainability, protect existing community assets, and safeguard the area's beautiful scenery, rich biodiversity, and vibrant land and marine ecosystems.

The Plan is designed to be flexible, allowing it to adapt transparently as CCT and other community organisations seek funding to support its delivery.



COMMUNITY GROUPS & ENGAGEMENT

How Do Community Groups Support & Lead Local Activity?

Our Community Groups

East Kintyre is home to a number of voluntary-run organisations that reflect the area's proactive and highly engaged community spirit. These groups span a wide range of interests – from local sport and recreation, to environmental stewardship, heritage, community facilities, tourism, and local business support.

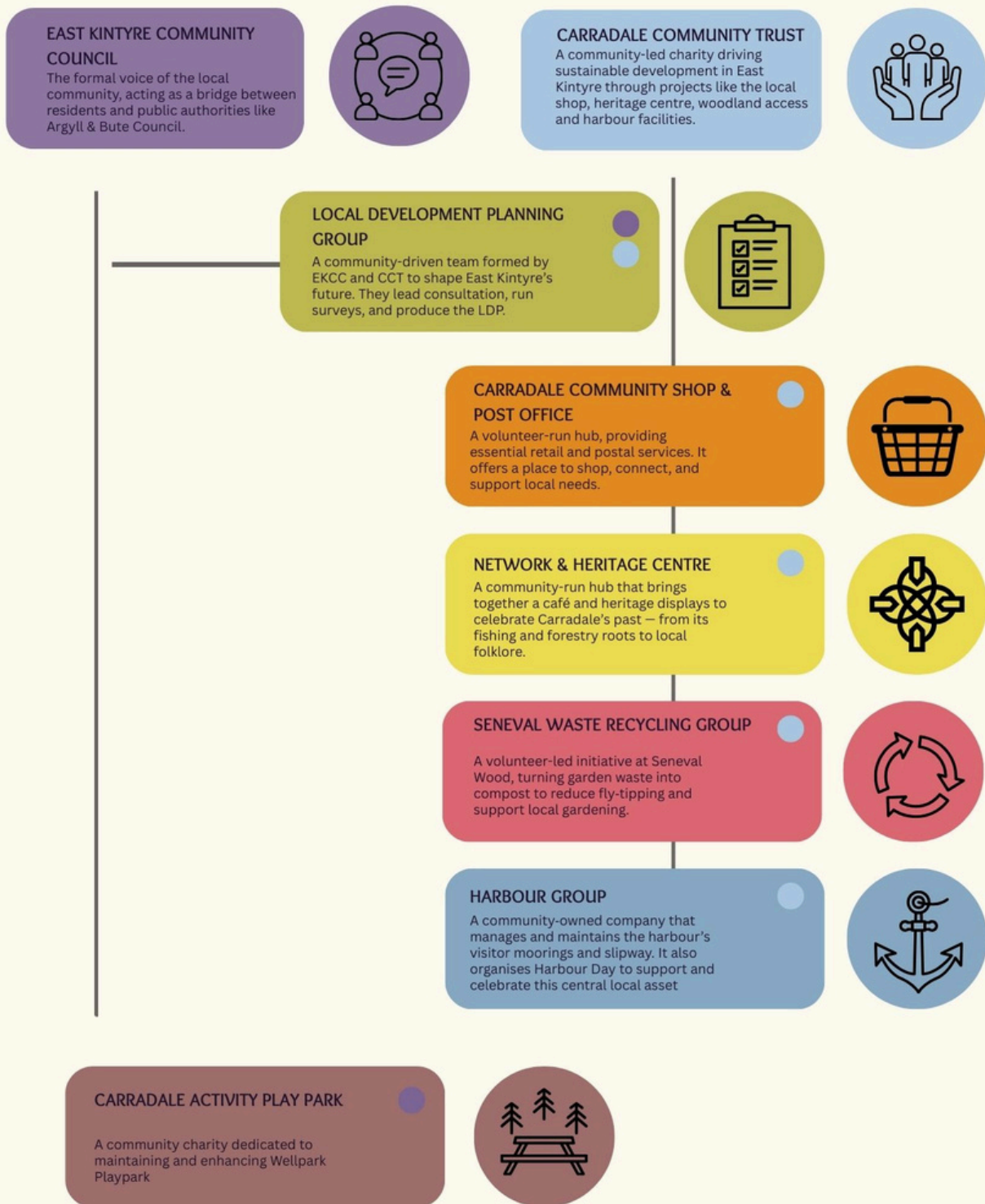
Together, they play an essential role in maintaining key services, enhancing local amenities, protecting the natural environment, and fostering a strong sense of place. This section outlines the breadth of community involvement in East Kintyre and highlights how these organisations contribute to the wellbeing and resilience of the area.

The key groups are outlined in the following pages



East Kintyre Community Council and Carradale Community Trust

EKCC and CCT, supported by a range of sub-groups, work closely together to engage the community. Their recent activity includes a housing needs survey, a key projects and outcomes survey, open days, and ongoing consultation with local groups. The chart below outlines the roles of EKCC, CCT and their sub-groups.



Other Community Groups

East Kintyre is supported by a wide range of active community groups – including those focused on sport, music, marine conservation, temperate rainforest protection, business collaboration and more. The selection below highlights the breadth of local organisations that contribute to the area’s social, cultural and environmental vitality.

<p>VILLAGE HALL COMMITTEE</p> <p>Manages and maintains the village hall, ensuring it remains a well-used, welcoming space for community events, activities, and gatherings.</p>		<p>KINTYRE COASTAL NETWORK</p> <p>Works to protect and restore the coastline of Kintyre. It plays a vital role in safeguarding the coastal environment and raising awareness of marine conservation in the area.</p>	
<p>CARRADALE GOLF CLUB</p> <p>Maintains and operates the village’s historic 9-hole course, providing a welcoming place for sport, recreation, and community events for residents and visitors alike.</p>		<p>KINTYRE RAINFOREST ALLIANCE</p> <p>Initiative working to restore and protect the ancient temperate rainforests in Kintyre. It plays a vital role in safeguarding a globally rare habitat for future generations.</p>	
<p>KILBRANNAN SOUND</p> <p>Brings live music, arts and social events to the community, helping strengthen local identity and enrich social life in the area.</p>		<p>BUSINESS FORUM</p> <p>A network bringing local businesses together to share practical information, support one another, and coordinate on issues such as events, legislation, services and staffing</p>	

Funding Partners

East Kintyre benefits from several key funding partners that support local projects and community priorities. The main organisations and their role in enabling investment in the area are shown below.

<p>EAST KINTYRE COMMUNITY FUND</p> <p>A key local funding partner that allocates community-benefit income to support projects improving amenities, wellbeing, and opportunities across East Kintyre. By providing targeted financial support, it helps community groups and local initiatives deliver meaningful, long-term benefits for residents.</p>	<p>EAST KINTYRE RENEWABLE ENERGY GROUP</p> <p>A volunteer group established in 2019 to engage with windfarm developers to explore opportunities for community shared ownership in new renewable projects. The group also negotiates with developers to secure the optimum level of community benefits.</p>	<p>EAST KINTYRE WINDFARM TRUST</p> <p>Distributes annual community-benefit funds from local windfarms to support projects that enhance social, economic and environmental wellbeing across East Kintyre. Grants are awarded twice yearly to local groups and organisations delivering community-focused initiatives.</p>
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ACHIEVEMENTS 2020-2025

What improvements have been made in the local community?



Key Community Milestones

Between 2020 and 2025, community groups across East Kintyre have delivered a wide range of meaningful achievements that have strengthened local services, amenities and quality of life.

This period has seen the establishment of the Carradale village shop and post office, significant improvements to the Carradale Activity Play Park, and the opening of the Blackbird Tearoom as a new social hub. Community-led efforts also enabled the creation of the local composting site and have supported the ongoing work to successfully appoint a permanent GP at Carradale Surgery.

Together, these achievements reflect the commitment, collaboration and resilience of local volunteers and organisations working to meet the needs of the community.

Carradale Community Shop & Post Office

The CCT secured funding to purchase and establish the community-owned shop and Post Office, which has grown steadily and now employs four staff supported by a team of dedicated volunteers.

As a central hub for residents and visitors, the shop provides an essential service to the village and operates as a charitable organisation, continuing to rely on grant funding to support staffing. Ongoing promotion remains important to maintain strong local backing and attract visitors whose support contributes to the shop's long-term sustainability.



Wellpark, Carradale

The Carradale Activity Play Park group, a sub-group of the EKCC, successfully secured funding to transform Wellpark into an inviting community picnic area, creating a welcoming space for families and visitors to enjoy.

In addition, the group delivered a major upgrade to the children's play park through the installation of 11 new play elements, significantly enhancing the range and quality of equipment available. These improvements have strengthened local recreational provision and created a more engaging, accessible and family-friendly environment for the community.





Carradale Village Hall

The Carradale Village Hall Committee has secured multiple funding awards that have enabled essential improvements to this much-used community facility, including vital roof repairs and the installation of a disabled parking bay.

The committee has also delivered a full refurbishment of the toilet facilities and upgraded the kitchen to a fully equipped catering space, ensuring the hall can continue to support a wide range of community events and activities.



Seneval Composting Site, Carradale

The Seneval composting site has been in operation for around five years and is managed by a dedicated team of volunteers. The site has recently acquired specialised machinery to chip garden waste, producing high-quality compost that is made freely available to the village.

This initiative supports local environmental projects and promotes sustainable practices throughout the community. Valuable assistance from nearby Torrisdale Castle Estate has been instrumental in handling and moving the compost, ensuring it is properly processed and ready for use.

Blackbird Tearoom, Carradale

The Blackbird Tearoom, opened in 2022, has quickly become an important social hub within Carradale, offering a welcoming space for both residents and visitors. Known for its high-quality coffees, light meals and homemade baking, it provides a relaxed setting with indoor and outdoor seating suitable for all weathers. Its location beside woodland makes it an attractive stop for families, while its dog-friendly approach adds to its appeal. The tearoom has strengthened the village's hospitality offering and continues to play a valued role in community life.



Heritage Centre, Carradale

The Heritage Centre continues to showcase the village's cultural and historical identity. In 2022, a refreshed exhibition was created, featuring selected artefacts and interpretive panels which explored the industries, events and people that have shaped Carradale.

The exhibition provides an engaging overview of Carradale's heritage and will continue to be updated as new material becomes available, with a particular interest in adding further farming-related artefacts.

The building has undergone renovation work, including repairs to the roof and pointing. Following recent storms, the area is under review.





Carradale Surgery

Carradale Surgery has been a key focus for the community following the retirement of the previous GP. In response, the Patients Support Group has worked closely with NHS partners to secure continued provision of GP services. Throughout this period, the surgery has maintained its normal opening hours, ensuring uninterrupted access to primary care for local residents.

The process of appointing a resident GP is now in its final stages, marking an important milestone for healthcare provision in Carradale. Alongside this, the Patients Support Group continues to explore future ways of supporting both the surgery and its patients.



The Old Schoolhouse Gallery, Carradale

The Old Schoolhouse Gallery in Carradale represents an important cultural and economic milestone for the community. CCT has leased the building, supporting the establishment of a new art business run by three local artists. The gallery is open to the public, providing a welcoming cultural space for both residents and visitors.

The gallery has been featured on ArtMap Argyll, helping attract new visitors to the area. This initiative demonstrates the positive impact of community-led asset use in supporting local enterprise, strengthening the cultural offer, and contributing to the village's wider economic vitality.

Peninver Village Hall

Peninver Village Hall continues to be a vibrant focal point for community life, hosting a wide variety of events throughout the year. Recent improvements have been made to the lighting, windows and blinds. A grant has been secured to provide sporting equipment for badminton, pool, and table tennis as well as a range of children's games.

The hall has an enthusiastic Management Committee which intends to build on the hall's role within the community by encouraging wider use, supporting new activities, and ensuring the facility continues to meet local needs.



ACTIONS & OUTCOMES

What will be delivered over the next five years?

Our Priorities for 2026-2031

This section outlines the key actions and priority projects for the 2026–2031 East Kintyre Local Development Plan. Community engagement has been central to shaping these priorities, with survey responses highlighting the outcomes residents most want to see delivered.

Four major strategic infrastructure projects emerged as the highest priorities, supported by a range of important non-infrastructure initiatives. Additional desirable outcomes have also been identified and may be progressed as funding and resources allow.

The projects selected as Key Actions reflect the strongest themes and expectations raised through the survey process. Delivery plans for each of the four Key Actions are currently being prepared, and a summary of their intended outcomes and targets is provided below. In addition, the opportunity for Asset Transfer is being explored in order to strengthen, coordinate and manage assets for the benefit of the community.



Key Infrastructure Projects

1. Harbour Redevelopment

OBJECTIVES

- To pursue an area for action which supports Carradale and its harbour as a location for development and employment opportunities.
- To consider and enhance the potential for increased tourist-related boating and yachting activity.
- To reconcile tourist use with commercial fishing interests.
- To deliver harbour and waterfront enhancement opportunities.
- To make the harbour a focal point for the village again, responding to strong resident support shown in surveys and the open day.
- To secure the necessary legal and operational arrangements to enable long-planned improvements that were previously not possible due to lack of ownership.
- To support improved functionality of local facilities, particularly toilets, slipway infrastructure, mooring administration and visitor services.

OUTCOMES

- Redevelopment of the Harbour Area.
- Installation of new pontoons by MOWI.
- Straightening and improvement of the slipway.
- Reinstatement and ongoing management of moorings.
- Upgrading or renewal of toilet facilities, including male/female toilets and showers .
- New signage for the harbour area.
- Functional art installation.
- Improvements to the fabric of the pier (owned by Argyll & Bute Council).

COMMUNITY BENEFITS

- Revitalisation of the harbour as a community hub and focal point for village activity.
- Improved facilities for residents, visitors, community groups and local businesses.
- Increased tourism potential through better boating/yachting access, pontoons, and improved slipway.
- Improved safety and usability of the harbour area.
- Better access to public toilets and, showers.
- Enhanced sense of place through new signage and functional art.
- Strengthened collaboration between community organisations, the local authority and private partners.

PARTNERS

- CCT – assistance with finance, management and operation of the new facilities, and reinstatement and running of moorings.
- EKCC – ongoing collaboration with CCT and MOWI to progress harbour improvements.
- Local Landowners – potential collaboration on upgrading/renewing toilet facilities.
- Argyll & Bute Council – financial support, planning and building warrant processes, responsibility for pier improvements, and assistance linked to delivery of AFA objectives.
- MOWI – provision of land, construction of building/facilities, installation of pontoons, slipway improvements, design support, and making derelict shop area, red shed and portacabin available for community use.



2. Network Centre Upgrade

OBJECTIVES

- Improving the attractiveness, functionality and long-term sustainability of existing facilities so the Network Centre remains a vibrant, well-used hub for social interaction, community activity and visitor engagement.
- Ensuring the community has a resilient, community-led, multi-purpose space to meet, eat, support local enterprise, create employment opportunities and provide high-quality, year-round visitor services.
- Upgrading cultural and heritage information and improving interpretation through modern, accessible and engaging displays that celebrate local history, identity and the unique character of Carradale and East Kintyre.
- Strengthening the role of the Network Centre as a key gateway and focal point within East Kintyre's visitor and community infrastructure, reflecting its high priority within the community.
- Supporting inclusive access, digital connectivity and flexible use of space to meet the evolving needs of residents, businesses and visitors.

OUTCOMES

- Comprehensive upgrading and refurbishment of the Blackbird Tearoom to create a high-quality, sustainable and financially viable community asset.
- Upgrading and modernisation of the Heritage Centre to deliver an enhanced, interactive and accessible visitor experience.
- Redesign of internal layout and facilities to maximise flexibility, accessibility and multi-functional use for a wide range of community and commercial activities.
- Improved cultural and heritage display areas, including the integration of digital interpretation tools such as QR codes and linked trails within the surrounding area.
- Enhanced visitor facilities within the Network Centre, including improved signage, information provision and amenities.
- Increased capacity to host events and community-led initiatives throughout the year.

COMMUNITY BENEFITS

- A significantly more welcoming, attractive and functional hub that reflects its importance as one of the community’s highest priority assets.
- Increased opportunities for community gatherings and events, helping to reduce isolation and strengthen community cohesion.
- Enhanced local employment and volunteering opportunities linked to the operation and programming of the Centre.
- Improved visitor experience through high-quality cultural and heritage interpretation, encouraging longer stays and repeat visits.
- Strengthened community pride and sense of place through the celebration and promotion of local stories, heritage and identity.
- Greater support for year-round economic activity, benefiting local businesses and the wider East Kintyre area.
- Improved access to services and facilities for residents of all ages, contributing to overall wellbeing and quality of life.

PARTNERS

- CCT – project oversight, funding assistance, long-term management.
- Network and Heritage Centre – involvement in redesign and operational management of the upgraded facility.



3. Wellpark Pavilion & Area Upgrade

OBJECTIVES

- Delivering upgraded sports changing facilities and flexible meeting spaces to support events and community activity.
- Creating community growing facilities that promote cohesion, education and training in sustainable environments.
- Supporting biodiversity, local food production and sustainable land-use practices.
- Enhancing local services and reducing the need to travel for essential community facilities.
- Promoting active and healthy lifestyles by expanding opportunities for sport, recreation and wellbeing.
- Transfer into strengthened community ownership.

OUTCOMES

- Rejuvenation and upgrade of the existing sports pavilion to include:
 - Meeting space for local community groups.
 - Changing facilities for sporting activities.
 - A place to purchase refreshments.
 - A flexible venue for community events.
- Creation of community growing and gardening spaces including allotments, orchards and polytunnels.
- Provision of visitor accommodation pods.
- A Multi-Use Games Area (MUGA) to expand sports provision.
- Enhanced picnic and recreation areas (building on 2023–24 improvements).



COMMUNITY BENEFITS

- Increased access to modern sports, recreation and wellbeing facilities.
- New indoor and outdoor community spaces supporting social cohesion and inclusive use.
- Strengthened appeal of the village to younger families through improved amenities.
- Greater opportunities for local food growing, education and sustainable living practices.
- Enhanced visitor offer through accommodation pods and improved onsite facilities.
- Reduced need for residents to travel long distances (c. 30 miles) for comparable facilities.
- Support for local economic activity through café, events and potential training opportunities.
- Reinforcement of Wellpark as a central, multifunctional community asset.

PARTNERS

- Carradale Activity Play Park group – involvement in planning, design and delivery of upgrades.
- EKCC – landowner, strategic oversight, previous and ongoing improvement, and community engagement.
- CCT – support with development, funding and operation where required.
- Argyll & Bute Council – statutory support where relevant, alignment with policy objectives, and potential assistance in future phases.

4. Electric Car Charging Points

OBJECTIVES

- Enabling residents and visitors to charge electric vehicles locally.
- Supporting sustainable and low-carbon transport options within rural communities.
- Reducing barriers to accessing Carradale due to lack of EV charging infrastructure.

OUTCOMES

- Installation of publically accessible electric vehicle (EV) charging points at key locations across Carradale, including:
 Village Shop (West Carradale)
 Village Hall (Central Carradale)
 Harbour Area (East Carradale)
- There will be provision of up to three charging points per site.
- Establishment of modern charging infrastructure where currently none exists.

COMMUNITY BENEFITS

- Increased accessibility for visitors travelling long distances by electric car.
- Reduced travel anxiety and improved connectivity for residents using EVs.
- Supports the transition to low-carbon transport in a remote rural area.
- Provides equitable access to EV charging, rather than reliance on private domestic chargers.
- Distributes charging provision across the village to maximise convenience and coverage.

PARTNERS

- Argyll & Bute Council – finance, planning consents and infrastructure coordination.
- Scottish Government – potential funding support (e.g., through EV infrastructure programmes).
- Scottish & Southern Electricity Networks (SSEN) – potential funding or grid capacity/infrastructure provision.
- CCT – project lead and funding applications where appropriate.

Key Non-Asset Related Projects

1. Coastline Protection and Infrastructure Resilience

Outcomes

- Support the upgrade of coastal sections of B842 prone to sea flooding to reduce access risks for Carradale.
- Implement the Roots and Routes plan to expand local walking and cycling trails.
- Support delivery of coastal enhancement projects, including seagrass cultivation and regular beach cleans.
- Progress additional initiatives that protect the coastline and strengthen community awareness of its value.
- Build understanding of coastal ecosystems through engagement with policymakers and young people.

Objectives

- Enhance local places by improving cleanliness, walkability, and opportunities for social interaction.
- Strengthen connectivity by supporting upgrades to the B842, reducing the risk of isolation caused by poor infrastructure or climate impacts.
- Protect and improve the environment by prioritising net-zero actions, sustainability measures, and community wellbeing initiatives.

Partners

- Kintyre Coastal Network
- Kintyre Rainforest Alliance
- Argyll and Bute Council
- CCT
- Forest & Land Scotland





2. Preservation and Enhancement of Kintyre's Temperate Rainforest

Outcomes

- Increase understanding among policy-makers, local communities and young people of the vital role Kintyre's rainforests play in tackling climate change.
- Promote recognition of Kintyre's rainforests as a critical resource for global, national and local biodiversity.
- Strengthen awareness of the rainforests' importance as a core ecosystem within the Kintyre Biosphere.
- Highlight the contribution of Kintyre's rainforests to the physical health and wellbeing of local residents.
- Champion the value of the rainforest environment as an asset for tourism, culture and the arts across Kintyre.

Objectives

- Ensure that the natural environment is understood, cared for and utilised for sport, leisure and wellbeing.
- Provide employment and educational activities related to Kintyre's natural habitat and its importance to Scotland.
- Ensure that the rainforest continues to play its vital role in the fight towards net zero and carbon reduction.
- Ensure that Kintyre's outstanding landscape is preserved for future generations.

Partners

- Kintyre Rainforest Alliance

3. Recording and Promoting East Kintyre’s Heritage, Ancestry and Culture

Outcomes

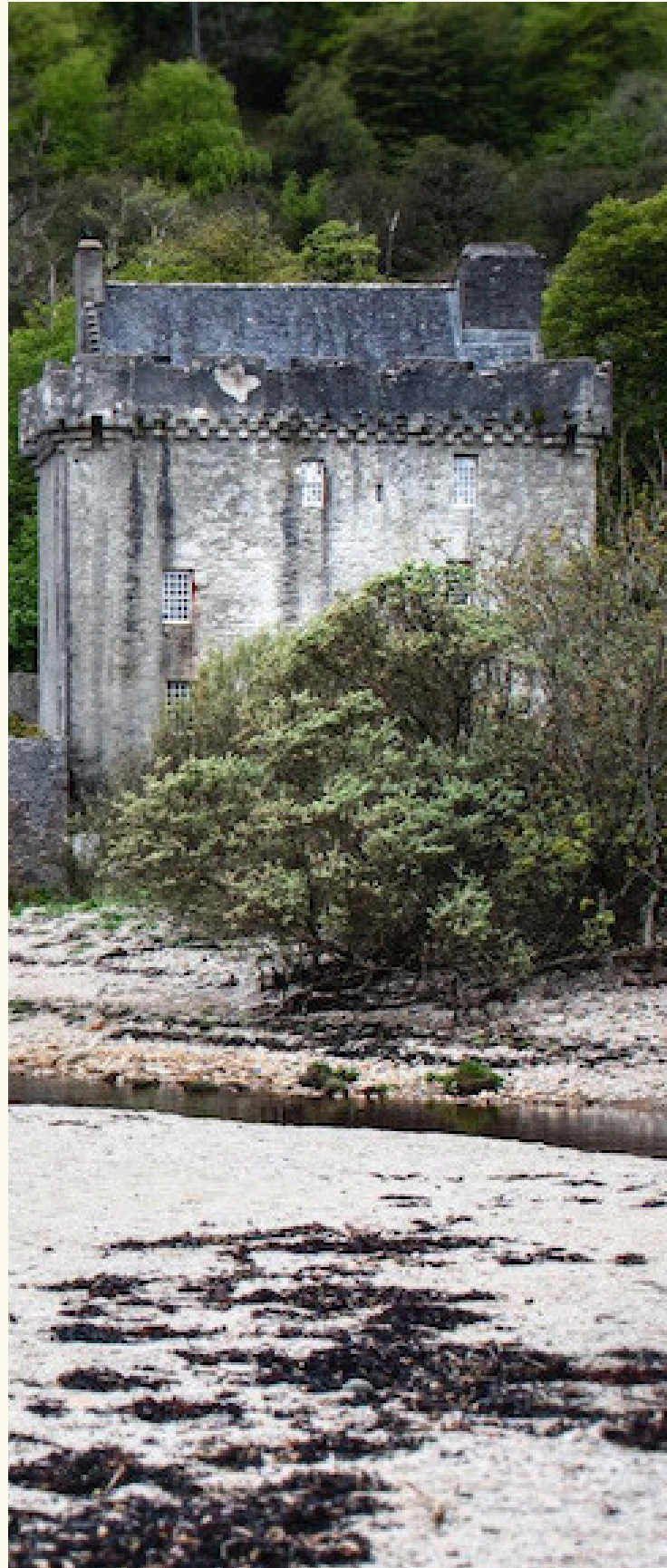
- Creating local Heritage Trails.
- Maintaining and upgrading the Network Centre, Carradale.
- Creating interpretation boards with QR codes to encourage Ancestry Tourism.
- Continue to promote and support venues for the enjoyment of music, arts and crafts.

Objectives

- To provide a vibrant and attractive place for people to gather.
- To provide local employment and visitor attractions combined with learning and wellbeing experiences.
- To showcase the areas rich cultural heritage and diversity in approach and contextual setting.

Partners

- CCT
- Kilbrannan Sound
- Network Heritage Centre





4. Improve Digital, Mobile and Transport Links

Outcomes

- Continue to press for the delivery of fibre optic cables to the area enabling super-fast broadband.
- Upgrading the current website www.eastkintyre.org
- Work towards the provision of a community bus with wheelchair access by exploring the feasibility of implementing a multi-purpose bus to meet the community needs.
- Advocate improved physical connectivity by promoting integrated transport links, with better timed buses, ferry and train services.
- Locating and installing electric charge points for vehicles.
- Maintaining and expanding the network of accessible roads, footpaths and cycleways, including through routes.

Objectives

- Continuous improvement of Carradale's digital network and infrastructure to create Connected Places.

Partners

- EKCC
- Argyll and Bute Council
- CCT
- West Coast Motors
- SSEN

Supporting and Enabling Actions

To deliver the Key Actions effectively and to encourage further sustainable growth, several additional activities are required. These actions provide the essential foundations for successful implementation and reflect priorities identified through various community consultations. They will strengthen the area’s capacity for regeneration, ensure long-term impact, and support the continued enhancement of local facilities, heritage and community wellbeing.

- 1.Ensuring a sustainable future for the current small businesses within Carradale.

The EKCC and CCT will, where possible, support the sustainability of local small businesses by signposting relevant advice, sharing information on opportunities, and advocating for initiatives that may help businesses reinvigorate, upgrade, extend, or adapt their facilities.

- 2.Provision of an increased number and type of restaurant/take-away facilities within Carradale.

The EKCC and CCT shall support the work of the community groups in the development of the Key Actions with consideration being given to the CCT operating and maintaining the new pavilion refreshment options and enhanced Network Centre facilities directly or through social enterprise or other corporate vehicles.

- 3.Supporting current and future accommodation provisions within the community.

The CCT and EKCC will look at the viability of different types of affordable family accommodation for visitors to the area as well as engaging with and supporting existing local businesses in providing the same.



4. Upgrading of wastewater and sewerage facilities within Carradale and surrounding areas.

The EKCC will engage with SEPA and Scottish Water to promote the above.

5. Improvement of public transport facilities and transport infrastructure to encourage more young people to remain in, or come to live and work in the area.

EKCC will maintain discussions with relevant parties including West Coast Motors, Caledonian MacBrayne and Argyll & Bute Council in order to build on existing transport infrastructure within the community which is critical for economic activity and social interconnection.

6. Refurbishment and improved use of buildings that are vacant, underused or at risk of dereliction within East Kintyre.

EKCC and CCT will liaise with local groups and seek to acquire buildings and other community assets with the aim of refurbishing, repurposing or bringing them back into sustainable use for community benefit. Priority will be given to projects that address identified local needs, and funding and partnership opportunities will be explored to assess viability and deliver long-term social and economic value for the area.

7. Enhancement of local sporting and leisure provision.

EKCC and CCT will seek to improve existing leisure and sporting facilities through installing a new all weather sporting facilities at Wellpark, extended bike and walking trails, and other upgrades.

Together, these actions will strengthen Carradale's profile as an attractive visitor destination while also improving the quality of life for those who live and work in the area.

By enhancing local facilities, services and opportunities, the plan aims to draw more professionals and tradespeople to the community and support sustainable, long-term growth for Carradale and its surroundings.



FINANCIAL RESOURCES

Who will fund these improvements?

Funding the Local Development Plan

The East Kintyre Windfarm Trust and the East Kintyre Community Fund provide annual funding to support community projects and related costs. These funds offer an important foundation for local activity, with grants available to community groups for initiatives that directly benefit East Kintyre residents. However, the scale and ambition of the Key Actions set out in this plan mean that significant additional capital investment will be required to deliver the proposed projects in full.

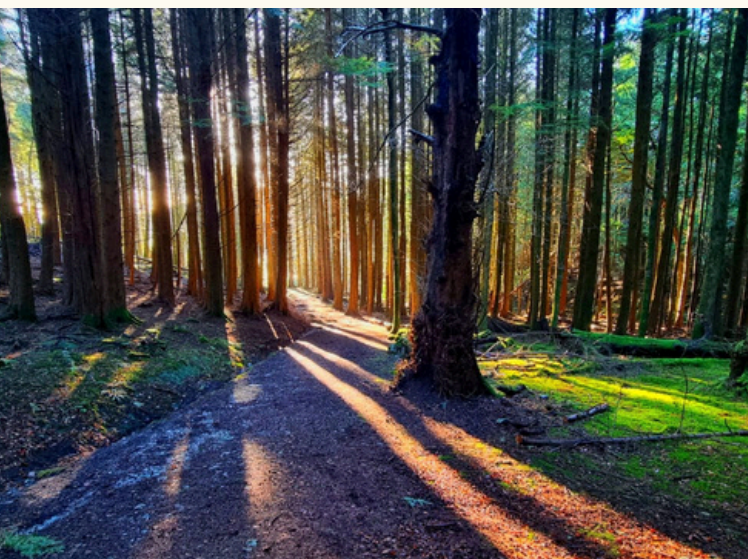
To secure the necessary resources, the CCT and community groups will actively pursue a range of external funding opportunities.

This includes exploring potential grants from the SSEN Argyll and Kintyre 275kV Local Fund, relevant Scottish Government programmes, and Argyll & Bute Council.

Further support will be sought from heritage bodies, public sector funds and philanthropic sources, alongside contributions generated through surpluses from the Community Shop and other community-led enterprises.

In the future, local funds will hopefully include grants to support the start up or improvement of small businesses as well financial support to assist local residents prepare for employment.

Given the scope of the planned work and the synergies between projects, the CCT also intends to secure funding for a dedicated Project Manager over a three-year period to coordinate and support the effective delivery of these initiatives.



STRATEGIC CONTEXT

How Does This Plan Align with Argyll & Bute's Local Development Plan 2?

The Argyll & Bute Local Development Plan 2

This section explains how the Plan sits within the wider planning context set by Argyll & Bute's Local Development Plan 2 (LDP2), adopted on 28 February 2024.

As a statutory planning document, LDP2 guides built development across the region, offering direction to residents, developers and investors. It identifies appropriate areas for growth and is central to the assessment of planning applications.

LDP2 sets out a vision for a prosperous, sustainable and low-carbon Argyll and Bute. It aspires to be a region with a growing population, well-connected and high-quality places, and opportunities that enable people to reach their full potential.

This vision balances economic and social benefits with the protection of the area's outstanding natural, historic and built environment, qualities that make Argyll and Bute a distinctive and attractive place to live.



LDP 2 Objectives

The stated Objectives of LDP2 are to enable the delivery of the key outcomes listed here, which have been reflected in the desired objectives in the East Kintyre LDP as outlined in the Actions & Outcomes section.

The LDP2 identifies Potential Development Areas (PDAs) which are places where development opportunities could come forward in the medium to long term. These areas may be supported during the lifetime of the Plan, provided any constraints listed in the PDA schedules are successfully addressed.

LDP2 also highlights Areas for Action (AFAs) –locations where, depending on available resources, targeted partnership or community-led activity will be prioritised during the Plan period.

Carradale Harbour

Carradale Harbour is identified as an AFA in the Argyll & Bute Delivery Programme, dated September 2024. The following actions are listed:

- To pursue an area for action which will support Carradale and its harbour as an area for development and employment opportunities.
- To consider the potential of the harbour and adjacent waters for increased tourist-related boating/yachting use.
- To reconcile tourist and commercial fishing interests.
- To consider harbour/waterfront enhancement opportunities.
- Developers need to check for European protected species.

<p>HIGH QUALITY PLACES</p> <ul style="list-style-type: none"> • Places that are safe • Places for walking and cycling • Vibrant places • Attractive Places 	
<p>DIVERSE & SUSTAINABLE ECONOMY</p> <ul style="list-style-type: none"> • Places to work and learn • Diverse employment opportunities 	
<p>CONNECTED PLACES</p> <ul style="list-style-type: none"> • High quality, fast digital infrastructure • Co-ordinated investment • Low carbon environments • Reliable, accessible transport 	
<p>SUSTAINABLE COMMUNITIES</p> <ul style="list-style-type: none"> • Places to meet • Places to learn • Empowered communities 	
<p>HOMES FOR PEOPLE</p> <ul style="list-style-type: none"> • Places to live • Homes fit for the future 	
<p>HIGH QUALITY ENVIRONMENT</p> <ul style="list-style-type: none"> • Recognising outstanding landscapes • Recognising strong cultural heritage • Recognising rich biodiversity 	

CONCLUSION

What are the key proposals in this plan?



A Summary of the LDP

This plan sets out a number of socially focused projects which the community are looking to establish in the area, each responding directly to identified community needs. These initiatives, ranging from accessible meeting spaces and family-friendly facilities to intergenerational activities and wellbeing support, will quickly become important focal points for local life.

The high level of community participation demonstrates both the value of these projects and the clear demand for safe, inclusive spaces. Ensuring their sustainability is therefore a priority, not only to preserve their current benefits but also to safeguard the long-term social health and productivity of the community.

Key Proposals

This programme proposes:

- Securing and protecting community assets such as existing social enterprises and meeting spaces.
- Expanding access to services by improving visibility, affordability, and inclusivity of community projects.
- Promoting health and wellbeing through continued support for family-oriented, intergenerational, and dog-friendly facilities.
- Strengthening resilience for the future by embedding these projects within the local development framework, ensuring that they remain viable and supported as the community evolves.

Together, these actions acknowledge the area's social, cultural, and health needs, providing a foundation for a safer, stronger, and more sustainable community future.

Next Steps

The next steps will focus on putting these plans into action, beginning with the priority projects identified in this document. This will include appointing a Project Manager to support and coordinate delivery, securing funding and partnerships where required, and establishing clear timescales for progress.

The Project Manager will report to the CCT and will be responsible for ongoing consultation and regular communication with the community. This will remain central to implementation, ensuring that the Plan continues to reflect local needs as projects move forward.

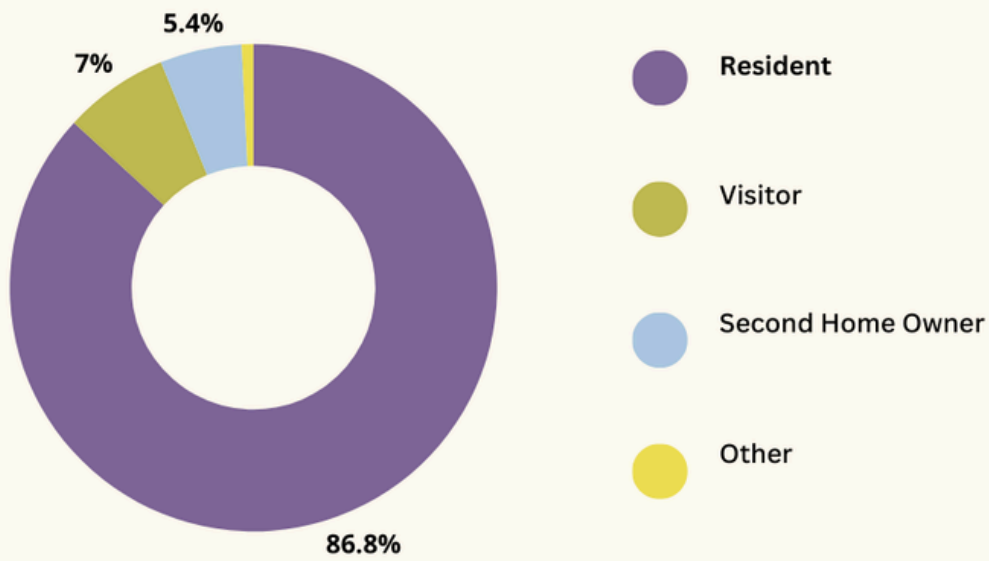
The Plan's progress will be formally reported on a regular basis and will be recorded in the minutes from CCT meetings, which are publicly accessible.



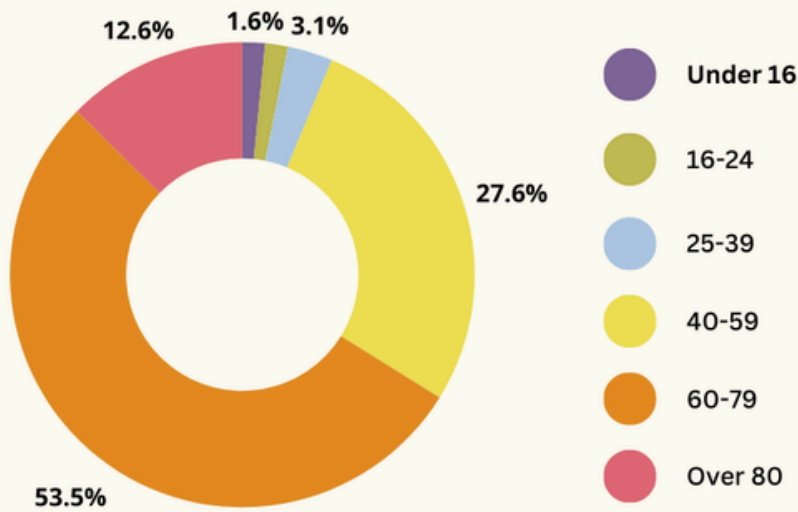
ANNEX 1

Survey Results

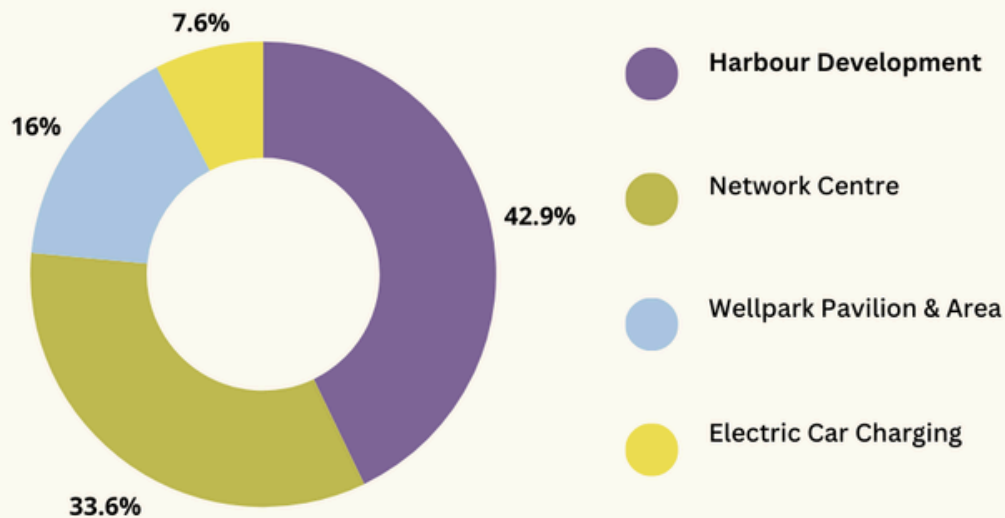
Visitor or Resident



Age Range



Development Options



Survey Respondant Comments on the Harbour Development

- Spaces along the harbour for seasonal 'pop up' ventures.
- New toilets/shower block.
- Local fish restaurant/bistro.
- Signage at harbour car park with map of the village & local facilities marked, alongside walking routes.
- Disabled toilet facilities.
- Nature trails.
- Boat trips from the harbour.
- Passenger ferry service to Arran.
- A more attractive area, a harbour to be proud of.
- Better seating.
- Development of the harbour without MOWI being major influence. Use outside design consultant.
- Move recycling facilities to less prominent place.
- For community use *and* tourism.
- Public art.
- Sheltered bus stop.
- Consolidating and looking after the assets, using the good things that are already there.
- Electric vehicle charging point.

ANNEX 2

MOWI Harbour Plans



Artist's impressions of proposed redevelopment of Carradale Harbour (Ann Nisbet Studio)

Network Centre Plans



Artist's impressions of proposed redevelopment of Carradale Network Centre (Elder and Cannon Architects)

Pavillion Plans



Artist's impressions of proposed Wellpark redevelopment (Elder and Cannon Architects)