

# ISLE OF LISMORE LOCAL PLACE PLAN



Prepared by Lismore Community Council

# LISMORE LOCAL PLACE PLAN

## Foreward

Lismore is a small island in the Inner Hebrides, located in Loch Linnhe between Oban and Fort William. The island is approximately 10 miles long by one mile wide and is called Lios Mor - “Great Garden” – because it is relatively low lying and very green and fertile compared with the surrounding hills of Mull, Morvern and Appin.

Although very close to the mainland, the island is still remote and is listed as the third most deprived datazone in Scotland, in terms of access to services (SIMD). The island is served by two ferries – a passenger-only vessel that runs regularly between Port Appin and Point and a car ferry that sails four times daily from Oban to Achnacroish. Lismore is promoted as an alternative route on the Sustrans regional cycle route.

Traditionally, Lismore was a farming and fishing community and farming, shell fishing and shellfish farming remain key industries. Fin fish farms operated by multi-national companies lie to the North and West of the Island. The lime industry was once important – there is evidence of quarries and kilns across the island’s West coast, which adds to the wealth of archaeology and heritage, including duns, Pictish brochs, medieval castles, an 8<sup>th</sup> Century graveyard and the parish church, which forms the remains of a 13<sup>th</sup> Century cathedral. Residents and visitors enjoy and appreciate the stunning scenery; the peace and quiet; the relative safety and the quality of the environment.

Challenges for the Lismore community including the aging demographic and the need to attract and retain younger working age people; the lack of affordable housing; the lack of facilities for older people including sheltered housing; poor access to medical services; lack of a reliable car ferry service without tidal restrictions; the lack of public transport on Lismore and in Appin; and better management of tourism impacts.

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## 1. Introduction

Local Place Plans (LPP) are community-led plans that present the community's proposals for the development and use of land and buildings. They will feed into and inform, how the policies regulating development and use of land and buildings in the community are expressed in the new Local Development Plan. The Local Development Plan is a statutory planning document, which provides guidance about built development to residents, developers and investors. It promotes areas for development and is used in the determination of planning applications. The Argyll and Bute Local Development Plan 3 (A&BLDP3) is in preparation and will replace the current LDP2.

The A&BLDP 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. A number of other plans, legislation and strategies at a local, regional, national and international level are also considered, including Scottish Planning Policy and the Climate Change (Scotland) Act 2009 as amended.

The overarching strategy for Argyll and Bute is the Outcomes Improvement Plan, which is prepared by the A & B Community Planning Partnership.

The Outcomes Improvement Plan for 2024-2034 will focus on improving:

- Outcome 1: Transport Infrastructure
- Outcome 2: Housing
- Outcome 3: Community Wellbeing

The LDP helps deliver the Outcomes Improvement Plan, together with a number of other local strategies and action plans prepared by the Council or its Community Planning partners, covering areas such as

- economic development (Economic Strategy, Renewable Energy Action Plan)
- housing (Local Housing Strategy, Housing Needs and Demand Assessment)
- transport (Regional Transport Strategies)
- health and community services
- biodiversity (Local Biodiversity Action Plan)
- food growing (Community Food Growing Strategy)
- access (Core Path Plan).

Further information is provided in Appendix iii: Argyll and Bute Outcomes Improvement Plan.

Outcomes that are particularly relevant to Lismore are those that tackle inequalities in ease of movement and transport structure; access to affordable, warm housing; maximising sustainability of community facilities and services, and equality of access to services, facilities and community assets.

The purpose of the Lismore Local Place Plan is to:

- Agree our community's needs, aspirations and opportunities
- Identify areas for improvement and development

- Support community projects and related funding bids
- Inform the Argyll and Bute LDP3

## Timeline

### The process of Plan preparation

End Jan – 21<sup>st</sup> Feb: Community questionnaire survey (hard copies circulated to all full-time permanent residents and available online via Smart Survey)



15<sup>th</sup> March: Drop-in Community Consultation event



??? Meeting with island groups



??? Views of young islanders



??? Draft LPP circulated to islanders



?? Community meeting to discuss and agree LPP

## 2. LPP Area Map

isle of lismore



Esri, Intermap, NASA, NGA, USGS | Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

*Map 1: Isle of Lismore*

The Lismore Place Plan covers the whole of the Isle of Lismore.

### 3. Background – description and context

Lismore is a small, but long and narrow island (approximately 2.5km wide and 15km long) that is situated in Loch Linnhe between Oban and Fort William. The island sits at the base of the Great Glen fault line; the geology comprises predominantly limestone, with improved soil fertility supporting a wider range of plants and more productive agriculture, compared to the surrounding area. The island's name Lios Mor – means the great enclosure or garden.

The island's geology supports calcareous grassland, some of which remains unimproved and has a rich floral diversity. Three base-rich lochs and associated fens are designated as a SSSI/ SAC, which support a range of species including marsh fritillary butterflies and a variety of invertebrates. Further designations are Bernera island SSSI (coastal maritime cliffs); Eilanan agus Sgeiran Lios more SAC (seals) and Inner Hebrides and the Mi

Approximately 167 adults (16+) and 17 under 16 years olds make up the full time permanent community but the population increases by several-fold during the summer months and at other peak holiday periods.

There are 137 properties, 78 of which are occupied by full time permanent residents. Roughly 43% of the houses on the island are not fully occupied, either as second homes or holiday lets (31%) or unoccupied (12%). Lack of affordable housing is one of the issues that constrain young people who wish to return, or move to, the island to live.

The island population is aging, the 2011 census indicated that more than 34% of the population were aged 65+, with just over 11% under 16s. A quick assessment by the Community Council in 2024 indicated that 31% of the community were aged 65+, 58% 16-64 and 11% under 16s. However, there were around 27% of people 55- 64, so around 57% of the residents are aged over 55. The population split is roughly 52% female: 48% male.

The Scottish Index of Multiple Deprivations (SIMD) ranks Lismore in the top 10% most deprived for geographical access (i.e. access to services) – in fact it is ranked the 3<sup>rd</sup> most deprived datazone in the country for access. It is also in the 4<sup>th</sup> most deprived decile for housing - reflecting the lack of permanent housing on the island. The area is ranked as one of the safest areas in terms of crime rates.

Island facilities include a Primary School, Public Hall, a community-run shop/ Post Office and a Gaelic heritage centre and café. The Parish Church (the remaining nave of the Cathedral of St Moluag) is being disposed of by the Church of Scotland and the community intend to buy it, for continued worship and a variety of other compatible uses. Lismore is part of a merged Church of Scotland parish – the Minister is based in Appin.

Lismore Community Transport operate an electric minibus that run scheduled trips for islanders both on and off island, for example to ferries, GP and Hospital appointments, shopping etc.

The current primary school roll is 13 including four under 5's. Two children attend the Secondary school in Oban, staying during the week in the school Hostel, although sometimes travelling daily.

The Public Hall is used for dances and events; meetings of island groups and activities such as badminton and an art group. Smaller scale concerts and talks are also held at the heritage centre.

There are no medical services based on the island. Lismore is served by a GP practice located in Port Appin that covers an area North to Glenachulish and East to Bridge of Orchy. A GP clinic runs once a week from a small surgery-room in the Public Hall. Prior to Covid, the clinic on the island was provided twice a week. Prescriptions are made up in Appin and brought to the island twice a week – on Thursdays (with the GP) and Mondays (collected by volunteers from the Appin surgery) and distributed via the island shop.

A number (around 17) of holiday lets (cottages, bunkhouse, bothy) operate on the island. Of these, 59% are owned by island residents, the rest are owned and operated by people who live elsewhere. There is a taxi service and a business providing Land Rover picnics and tours. Bike hire is available at the North end.

The island is served by two ferries – a car ferry that operates from Oban four times a day and a passenger-only ferry between Port Appin and Point at the North end that runs from 7am to 6.30 pm daily (also 8pm daily and 9.30pm Frid/ Sat by request in winter and as standard scheduled in summer).

Farming, fishing and shell fisheries remain the main industries on the island, although most people of working age are employed, either off-island or working from home, in a range of jobs including in NHS, local and national Government / agencies and private businesses. Tourism is also important – through accommodation provision (self-catering units/ bunkhouse/ bothy etc); visitor activities and tours; the island café and shop, as well as work in mainland hospitality establishments. About 20% of the adult population are involved in tourism in some way; for most this is additional income and not their main job.

Several development projects are underway or proposed on the island, both community and private sector-led. Lismore Community Trust plans to build two affordable houses at Achnacroish on a site that has been granted planning permission. A SCIO has been established (Kilmoluag Liosmor) with the aim of taking the Parish Church into community ownership. A centre for workshops and retreats is planned as a private business at Point, on a site that was granted planning permission in 2024.

An island development plan has been prepared previously but is now out of date. The Community Trust is working on an island plan to further describe and implement the community's aspirations. This Local Place Plan will build on previous plans and will inform the development of more detailed Plans and programmes.

## **4. Community engagement**

### **4.1 Questionnaire Survey**

The responses to a set of questions (see Appendix I) were gathered via a hard copy questionnaire to all full time resident households and collected at the shop, as well as online via Smart Survey. Responses were sought on a household basis. Twenty six households replied to seven questions.

The questions:

- What do you value about Lismore, as a place to live?
- What things about the physical place don't you like or would like to change?



- What changes or improvements (to infrastructure, environment, buildings, facilities, services etc) would you suggest?
- Are you satisfied with the existing transport links? If not, what would you like to change?
- What do you think are the top three planning related issues (i.e. the physical place) that affect Lismore?
- Apart from existing planned projects (i.e. affordable housing, community ownership of the Church and Church House) do you have any thoughts on any other projects that would benefit Lismore?
- Do you have any further comments or observations?

## 4.2. Drop-in Community Consultation Event

A drop-in event was held between 2.30 and 4.30 pm on Saturday 15<sup>th</sup> March. Twenty two people attended. The results from the questionnaire survey were presented, together with background information on the Argyll and Bute LDP and the wider policy framework. Participants were invited to indicate on a map, the issues that concerned them and developments they would like taken forward. Comments are presented in Appendix I

## 4.3 Community Consultation Results

Respondents were asked what they liked and valued about the island:



|   |
|---|
| <p>50% of respondents mentioned the scenery<br/>         35% mentioned the environment and wildlife / biodiversity<br/>         31% mentioned security / safety<br/>         54% mentioned peace and quiet<br/>         23% mention history, heritage, culture<br/>         54% mentioned community<br/>         11% mentioned relative accessibility</p> |
|---|

**A RANGE OF ISSUES AND CONSTRAINTS (THINGS PEOPLE DIDN'T LIKE OR WOULD LIKE TO CHANGE) WERE RAISED BY CONSULTEES, WHO ALSO SUGGESTED SOLUTIONS AND OPPORTUNITIES:**

Planning / regulation

| Issues   | Solutions & Opportunities   |
|--|---|
| <ul style="list-style-type: none"> <li>➤ Inconsistent planning (permission granted for inappropriate buildings or buildings in inappropriate places but refusals for other projects) and planning process takes too long; better overview of planning needed</li> <li>➤ Long complicated and expensive planning process</li> </ul> | <ul style="list-style-type: none"> <li>• Scottish Government / COSLA – need more consistency between Local Authorities and within regions</li> <li>• Closer identification at LDP stage of locations that may be suitable for limited house building as the areas that have been identified previously are extremely restrictive and don't meet the needs of the community</li> </ul> |
| <ul style="list-style-type: none"> <li>➤ Water and drainage – difficulties meeting regulatory requirements for new builds</li> </ul>   | <ul style="list-style-type: none"> <li>• More assistance from Gov/ agencies to secure water supplies</li> <li>• More assistance to find sustainable drainage solutions that meet current regulations</li> </ul>   |
| <ul style="list-style-type: none"> <li>➤ Impact of landscape designations on availability of suitable house sites with planning permission. Current exemptions are very limited</li> </ul>   | <ul style="list-style-type: none"> <li>• Some exemptions for permanent homes for residents outwith farming and crofting – perhaps up to a quota limit?</li> <li>• Avoid building on higher grade agricultural land</li> </ul>   |

27% of respondents mentioned the planning / regulatory process as one of their top three planning issues due to lack of consistency, time taken to go through the planning process and difficulties in securing planning consents for essential housing within the National Scenic Area.

Ferries / infrastructure

| Issues   | Solutions & Opportunities   |
|--|---|
| <ul style="list-style-type: none"> <li>➤ Condition of arrival points (Achacroish and Point) – gateways onto island are in poor state and create a negative first impression. Ferry slips; car park surface; waiting rooms need replacing; parking at ferries needs managed better</li> </ul> | <ul style="list-style-type: none"> <li>• New ferry slips / piers and improved ferry areas</li> <li>• New / improved ferry waiting rooms with better accessibility for disabled people; provision of shower facilities</li> <li>• Improved parking at ferry car parks</li> <li>• Sheltered harbour at Point</li> <li>• Wind break for Achnacroish to facilitate sheltered moorings/ pontoon</li> </ul> |
| <ul style="list-style-type: none"> <li>➤ Ferry services – disruptions due to tidal restrictions</li> </ul>   | <ul style="list-style-type: none"> <li>• Upgraded Oban slip to remove tidal restrictions</li> </ul>   |

|  |   |
|--|---|
| ➤ Old pier at Achnacroish – derelict, unsafe   | <ul style="list-style-type: none"> <li>• Development of old pier to information centre, café, shop – by community or others</li> </ul>  |
| ➤ Scrap cars and junk – especially at ferry points; old cars dumped, cars belonging to non-permanent residents’ parked for weeks/ months at a time | <ul style="list-style-type: none"> <li>• Uplift of abandoned cars – this has been particularly difficult, despite the Council stating that this would be done</li> <li>• Enforcement measures on cars parked for long periods by non (full-time) residents</li> <li>• Provision of areas where scrap cars can be stored until they can be uplifted</li> </ul> |

14% of respondents mentioned ferries and ferry infrastructure in their top three planning issues.

### Roads and transport

| Issues   | Solutions & Opportunities   |
|--|---|
| ➤ Roads – potholes; collapsing verges; broken signs; not enough laybys and poor condition of laybys; insufficient vegetation cutting on verges and overhanging trees | <ul style="list-style-type: none"> <li>• Improved road surfaces, more and improved passing places, better upkeep of verges</li> <li>• Remove blind corners on roads</li> <li>• Provision of salt/grit boxes</li> <li>• Replace old and broken signs</li> <li>• Signage to the shop</li> <li>• Restrict vehicle use on island – size of vehicles; workers and residents only?</li> </ul> |
| ➤ Lack of footpaths on roadsides   | <ul style="list-style-type: none"> <li>• Development of path from Achnacroish to Mill and onwards to Tirfuir broch – alternative route for walkers and cyclists, reducing contact with vehicles</li> </ul>  |
| ➤ Lack of public transport on island – if this was available then fewer cars would be required on the island and roads would be quieter and safer                    | <ul style="list-style-type: none"> <li>• Bespoke use of school bus for some scheduled services to ferries</li> <li>• Increase use of existing community transport for residents</li> </ul>  |
| ➤ Lack of public transport from Port Appin to road end – this would enable people to use public buses to get to Oban or Fort William.                                | <ul style="list-style-type: none"> <li>• Provision of link bus from ferry to main road. A link bus was provided a number of years ago but was underused due to the long waiting periods because ferries and buses did not integrate</li> </ul>  |

9% of respondents mentioned roads and transport (other than ferries) in their top three planning issues.

## Housing

| Issues  | Solutions & Opportunities  |
|---|--|
| <ul style="list-style-type: none"> <li>➤ Lack of affordable housing</li> </ul>  | <ul style="list-style-type: none"> <li>• A community owned affordable housing project is planned</li> <li>• Further projects possible, including community purchase of existing properties that come on the market</li> <li>• New school house is needed</li> </ul>  |
| <ul style="list-style-type: none"> <li>➤ High number of underused properties – either as 2<sup>nd</sup> homes or inherited homes that are not lived in permanently</li> <li>➤ Increasing prevalence of "second homes" and holiday houses on the island, which impacts chances of maintaining sufficient numbers of permanent residents for the long-term sustainability of a thriving and active resident community</li> <li>➤ A balance of holiday homes and residents' homes is needed with at least a proportion of these affordable.</li> </ul> | <ul style="list-style-type: none"> <li>• Planning regulations should require new build properties to be permanent residences</li> <li>• Other mechanisms such as increases in Council taxes for properties owned by people who are not full time island residents, might help to limit the increase in the number of 2<sup>nd</sup> homes</li> <li>• But recognise that Liosachs may wish to retain properties for future generations and that long term letting isn't always a viable option</li> <li>• Scottish Government / Local Authority could provide more support and incentives to landlords to encourage and unlock the constraints to long-term lets</li> </ul> |
| <ul style="list-style-type: none"> <li>➤ Building costs – higher than average costs, additional freight costs due to remote location and ferry costs</li> </ul>   | <ul style="list-style-type: none"> <li>• Seek reduced ferry tariffs for house building of permanent homes</li> </ul>   |
| <ul style="list-style-type: none"> <li>➤ Availability of land – plots rarely become available; suitable sites are rare due to constraints of planning, drainage, water availability, grid connection costs, access to public road etc.</li> <li>➤ Identifying feasibility of sites in terms of planning is difficult without going through costly planning process</li> </ul>   | <ul style="list-style-type: none"> <li>• See above – Planning and regulation</li> <li>• Seek to reduce grid connection costs in remote rural areas</li> <li>• Three phase electrical spine needs to cover south end of island</li> <li>• More assistance from Gov/ agencies to secure water supplies</li> <li>• Public water supply for whole island / Scottish Water to run Achnacroish water supply</li> <li>• More assistance to find sustainable drainage solutions that meet current regulations</li> </ul>   |

54% of respondents thought that lack of housing and difficulties in building new houses is one of the top three planning issues.

## Tourism

| Issues   | Solutions & Opportunities   |
|--|---|
| <ul style="list-style-type: none"> <li>➤ Need better tourism management – more tourist friendly areas; action to promote positive tourist behaviours and tackle negative tourist behaviours -littering, toileting, fly car camping/ campervans; unleashed dogs and livestock / wildlife disturbance</li> </ul>                               | <ul style="list-style-type: none"> <li>• Sustainable Tourism Plan</li> <li>• Ranger post or similar that spends time on Lismore – particularly the areas with most visitors (Point, Port Ramsay, Tirfuir)</li> </ul>  |
| <ul style="list-style-type: none"> <li>➤ Better managed promotion of walking routes to reduce negative impacts (e.g. livestock disturbance; erosion / damage to sensitive habitats (semi-natural woodland, calcareous grassland, bogs, springs and wet flushes – some of which are nationally rare); disturbance to wildlife etc)</li> </ul> | <ul style="list-style-type: none"> <li>• Awareness material available on ferries and in phone boxes and waiting rooms</li> <li>• External bodies that promote walking routes on island should contribute to costs of management / maintenance and repairs</li> </ul>  |
| <ul style="list-style-type: none"> <li>➤ Facilities that encourage visitors to stay longer and contribute to the economy</li> </ul>  | <ul style="list-style-type: none"> <li>• Sheltered moorings / pontoons at Achnacroish for passing yachts/ boats</li> <li>• Development of Achnacroish pier – info centre, café, shop etc</li> <li>• More litter bins that could be used by visitors (although limited locations as would need landowner agreement and regular emptying)</li> <li>• Inside play area; outside football field; good play park for all ages of children (also benefits residents)</li> <li>• Picnic and seating areas (limited locations as requires landowner agreement)</li> <li>• A pub/ restaurant</li> <li>• An hotel/ B&amp;B</li> </ul> |

## Facilities and services

| Issues  | Solutions & Opportunities   |
|---|---|
| <ul style="list-style-type: none"> <li>➤ Hall needs upgrade – old, difficult to heat, needs new facilities</li> </ul> | <ul style="list-style-type: none"> <li>• Improvements to the hall – including heating and insulation</li> <li>• New hall or community hub (multi-purpose building that could house meeting rooms, gym, Church, shop, sports/dance hall, showers) – also benefits visitors. Needs more active use of current hall to justify investment in new building</li> </ul> |

|  |  |
|--|--|
| ➤ GP surgery in hall is inadequate. Surgeries are only held once a week; Port Appin surgery is difficult to access for people who do not drive on the mainland | <ul style="list-style-type: none"> <li>• Surgery in new multi-purpose building or in upgraded hall</li> <li>• Lobby Health Board for more clinics on island</li> <li>• Provision of transport from ferry to Port Appin surgery</li> </ul>  |
| ➤ Community shop – in rented property with constraints on space, storage, parking and general facilities   | <ul style="list-style-type: none"> <li>• Relocated shop, possibly in multi-purpose building with adequate parking provision</li> </ul>   |
| ➤ Church – being disposed by Church of Scotland; urgent need for community to take ownership of Church and possibly Church House                               | <ul style="list-style-type: none"> <li>• Community ownership of Church</li> <li>• Use of Church building as a community space – a feasibility study has already been produced</li> </ul>   |
| ➤ Lack of care facilities for elderly – aging population   | <ul style="list-style-type: none"> <li>• Development of bespoke sheltered housing / care facilities so that older people don't need to leave the island</li> </ul>   |
| ➤ Infrequent bin collections and difficulties in disposing of unwanted items (distance to recycling centre)  | <ul style="list-style-type: none"> <li>• Lobby Council for frequent uplifts of general waste, especially in summer months</li> <li>• A recycling bank for glass &amp; electrical items in the middle of the island</li> <li>• Support to develop community reuse of unwanted items</li> <li>• Organised uplifts of items to Moleigh</li> </ul> |
| ➤ Insufficient public bins   | <ul style="list-style-type: none"> <li>• Limited possible locations because most of the island is privately owned with little public space. Consider potential locations for bins and who would empty these and how often</li> </ul>   |
| ➤ High energy costs  | <ul style="list-style-type: none"> <li>• Government intervention to reduce energy costs for remote rural locations</li> <li>• Community or co-operative renewable energy schemes e.g. wind, wave, tidal</li> </ul>   |

### Management of land and buildings

| Issues  | Solutions & Opportunities  |
|---|--|
| <ul style="list-style-type: none"> <li>➤ Dereliction of old buildings and unkempt landscapes</li> <li>➤ Broken fences and livestock on roads</li> <li>➤ Spread of competitive vegetation (bracken, rushes etc) due to undergrazing and failed drainage</li> </ul> | <ul style="list-style-type: none"> <li>• Buildings and land are privately owned so are the responsibility of landowners to restore and manage</li> <li>• Additional funding would assist with high costs of vegetation management</li> </ul> |

|   |   |
|---|---|
| ➤ Dense growth – brambles etc. on raised beaches – impassable   | <ul style="list-style-type: none"> <li>Privately owned ground so it would be up to the landowners to tackle. If funds were identified then project might be taken forward if landowners agreed</li> </ul> |
| ➤ Spread of invasive non-native species such as Gunnera and Skunk cabbage. Without control these could spread right across the island | <ul style="list-style-type: none"> <li>Co-ordinated control plan is needed with different landowners working together. Potential for community group to get involved to assist</li> </ul>                 |

### Environment, climate change and sustainability

| Issues  | Solutions & Opportunities   |
|---|---|
| ➤ Light / noise pollution from Glensanda  | <ul style="list-style-type: none"> <li>LCC has liaised with Glensanda in the past to reduce noise and light pollution. The liaison meetings that used to be held a couple of times a year could be reinstated</li> </ul>  |
| ➤ Marine litter / pollution – increasing problem. Some beaches are worse affected than others | <ul style="list-style-type: none"> <li>Organise more regular community beach cleans</li> <li>Revisit the previous liaison with fish farms to ensure waste from local farms is minimised</li> <li>Work with island farms / crofts to reduce and recycle agricultural plastics</li> </ul> |
| ➤ Flood defence needed in some locations e.g. Port Ramsay due to rising sea levels            | <ul style="list-style-type: none"> <li>Seek help from agencies to develop a flood defence plan</li> <li>Develop a resilience plan for the island</li> </ul>   |
| ➤ More focus needed on sustainability and green energy  | <ul style="list-style-type: none"> <li>Resilience and Sustainability Plan required</li> </ul>   |

Some of these issues are operational, i.e. they relate to maintenance or provision of services – such as frequency of bin collections; uplift of scrap cars; provision of litter bins; ferry timetables etc. These issues can be raised in the Local Place Plan but they are not relevant to the Local Development Plan, unless there is a solution that involves spatial planning of some kind (such as allocation of areas to leave scrap cars awaiting uplift; upgrade of Oban ferry slip to remove need for tidal restrictions).

Some of the issues relate to private ground – such as fence repairs and vegetation management.

## Other Opportunities

Other opportunities that were raised included:

- business units / small affordable work spaces and workshops for artists and artisans to rent. This idea has been raised in previous community consultations for an island plan and in the past, were considered as a project by the Community Trust but dropped due to lack of a suitable space at the time
- Share and repair workshops for tools and appliances
- Community growing space / community garden
- A takeaway that opened in winter is another wish
- Some participants wanted to organise a community day – each month concentrate on a whole island task – whitewash hall, rebuild brae wall, beach cleans, invasive species clearance etc

### There were further comments about potential change and improvement:

- The island is stretched at the moment with its ambitions for improvement
- There is need for strong leadership and a developed consensus about
  - Population size and demography
  - Approach to economy of the island - employment opportunities, tourism or other business including farming
  - Affordable and realistic approach to buildings, particularly community and business facilities considering renovation and new build as appropriate
  - Attitude and approach to the environment and climate change
  - Quality sustainable affordable housing mix
- The island needs properly funded and paid jobs with fewer people relying on employment on the mainland
- Although planning is necessary to balance priorities and interests, planning currently is inconsistent and it is difficult to navigate a project or scheme through. Planning needs to be opened up and made more consistent

## 5. Our Vision

Lismore will have an active, resilient and sustainable community that is attractive to working families and young people and where older people are able to remain sheltered within the community. Its rich heritage will be celebrated and its quality environment and unique flora and fauna will be protected.



## 6. Links to national outcomes

The topic areas that arose from the consultation have been distilled into key themes, which align with the national outcomes outlined in the National Planning Framework (NPF4).

| Our priorities - themes                  | National Outcomes |                         |                      |
|--|-------------------|-------------------------|----------------------|
|  | Climate change    | Sustainable communities | Health and wellbeing |
| Affordable Homes for All                 | ✓                 | ✓                       | ✓                    |
| Better Connections – travel and movement | ✓                 | ✓                       | ✓                    |
| Facilities and Services                  | ✓                 | ✓                       | ✓                    |
| Economy and Jobs                         | ✓                 | ✓                       | ✓                    |
| Environment and Landscape                | ✓                 | ✓                       | ✓                    |
| Climate Change and Sustainability        | ✓                 | ✓                       | ✓                    |
| Culture and Heritage                     | ✓                 | ✓                       | ✓                    |

## 7. Our priorities – making it happen

### 7.1. Affordable Homes for All

#### What are our Aims?

Our aim is to have sufficient housing to meet the needs of our full time resident population now and into the future, such that working families and young people who wish to move or return to the island can find an affordable home. Both rented and owned houses are required, to meet current and future needs. Some people may always wish to rent; also, homes available to rent for limited periods would enable families to try living here for a while before they commit to purchasing or building a property.

Although Lismore’s population has increased, it has one of the oldest demographics in the country. Although some young Liosachs have remained on the island and others have returned and started families of their own, most people moving onto the island have been older and often retired. The island needs more young and working age people to support the school and to ensure long term sustainability of the community.

We need a variety of homes of different sizes and tenure that are energy efficient and affordable to heat and maintain. New homes need to be built sensitively in the right location so that the island’s landscape and unique wildlife and habitats are protected. But the availability of accessible land is extremely limited and often, suitable sites are constrained by planning controls. At the same time, we believe that building siting, design and construction can do much to ameliorate landscape impacts so that the range of locations that would be appropriate for essential housing could be wider than those currently identified.

There should be more restrictions on numbers of 2<sup>nd</sup> homes, i.e. by restricting new builds to permanent residences or businesses run by islanders; by considering a community right to buy for when existing 2<sup>nd</sup> homes come on the market and by restricting holiday letting by owners who are not full-time residents. It is recognised that long-standing island families may wish to retain a property for their family in future. More support and assistance to landlords might encourage these families to offer long term lets with greater confidence, if they are able to end the tenancies should their circumstances change and they require the property.

### **What is happening already?**

Close to 40% of the island's dwellings are underused – either 2<sup>nd</sup> homes, holiday lets or lying empty. Properties do not come on the market (to buy or rent) very often and there is competition for most of them, particularly those with good views. Buyers from elsewhere can generally outbid young people wishing to start on the property ladder and most of the people who move onto the island tend to be older, although over the last 10-15 years, some working age people have returned or relocated here, some with younger families.

The Community Trust has plans to build two affordable homes at Achacroish. A site has been identified and planning permission secured. Issues have arisen with the developer that need to be resolved.

Some individuals are securing plots and building houses but availability of suitable sites that can secure planning permission is limited.

### **What else is needed?**

7.1.1. A current and projected housing needs assessment should be completed.

7.1.2. The existing planned affordable houses need to go ahead and more are required.

7.1.3. Provision should be made for a wider range of sites to be suitable in terms of planning – through appropriate zoning - taking into account sensitive house design, landscaping and building materials.

7.1.4. More help is needed with accessing utilities – lower cost of grid connections; assistance with water supplies (funds and technical) or provision of a public water supply.

7.1.5. More help is needed in meeting the requirements to secure SEPA consents, given the constraints of many potential sites, e.g proximity to Private Water Supplies, coast or water courses; presence of archaeology / important heritage features and priority habitats.

7.1.6. New builds on the island should be restricted to permanent residencies or island businesses.

7.1.7. More support and incentives to landlords to encourage long term lets, including advice and support in the event that the landlord is no longer able to offer a long let and wishes to remove the property from that market, or has problem tenants.

7.1.8. Restrictions on numbers of holiday lets where the owner is not a full-time island resident or has not been raised on the island and intends one day to return

## 7.2. Better connections – travel and movement

### What are our Aims?

We want reliable ferry services that meet the needs of the community and enable work, business and social or community life to take place more easily. Ferries times need to run early and late enough for islanders to get to and from work and school. Vessels need to be reliable and fit for purpose.

As gateways to the island, the ferry slips and waiting rooms should be welcoming, in a good state of repair and with better toilets and containing some catering provision.

Island roads should be in good condition with sufficient laybys. Ideally, provision to take the increasing numbers of walkers and cyclists away from the narrow single track roads would be preferable at least for some sections of road, if that was possible.

Some provision for public transport on the island running to and from ferries would make the lives of many residents easier, removing the need for retention of a car on the island, also benefitting visitors.

A bus that runs from the Port Appin ferry and meets the service bus to Oban would benefit residents and visitors who are unable to travel in their own vehicles.

### What is happening already?

The Achnacroish ferry timetable is subject to tidal restrictions that significantly impact islanders and generally create chaos. The summer timetable has been reduced due to working hours so there is no longer a 7pm Saturday ferry by request.

The ferry slips and car parks currently are in poor repair and create a poor first impression. The car parks need resurfacing. The waiting rooms are inadequate and toilets need upgraded. The water supply tank at Point has been broken for at least a year so the overflow runs down the side of the tank and is saturating the ground, also denying water to the neighbouring water supply.

Cars have been abandoned at both car parks. Some cars at Point have been ticketed but not yet uplifted by the Council. Individuals (mainly non-residents such as second home owners and tradesmen) leave vehicles that sit for weeks and months untended. These issues severely limit capacity in the car parks such that other users park on private agricultural land, with knock-on effects for those businesses.

The old Achnacroish pier is condemned and becoming an eyesore. If rescued and upgraded, this could be an asset to the community.

Island roads need repair - many have potholes and crumbling road edges. Stretches have insufficient laybys and there has been insufficient cutting back of vegetation in some sections.

The community transport group operates a bus that all community members can use – e.g. runs to the shop, surgery and some mainland trips. A public service bus used to link from the ferry in Port Appin to the public road but timings didn't integrate well with the main bus and it was under used.

### What else is needed?

7.2.1. The Oban slip needs to be upgraded as a priority, to remove the need for tidal restrictions and the problems for islanders that result.

7.2.2. New or upgraded waiting rooms at both Achnacroish and Point with better toilet facilities and disabled access. Shower facilities would benefit visitors on boats, kayaks, cycling etc. A café or some tea / coffee facilities would be beneficial.

7.2.3. The car parks need to be resurfaced and repaired and parking better managed. Old scrap cars need to be removed and a deterrent put in place to non-residents (such as second home owners and tradesmen) leaving vehicles parked long term for weeks and months. Selective ticketing might assist with this aim, although full-time residents should be excluded from ticketing or charges (via a free permit or similar) as islanders are wholly reliant on parking both on Lismore and in Appin, for their essential needs. A Ranger service would help manage parking and visitor access.

7.2.4. The old pier needs to be managed. It could be restored and used as an information centre, café etc

7.2.5. The focus of the ferries should be on the island a their main purpose is to enable islander access to the mainland. A sheltered harbour at Point would allow the ferry to be moored there, starting each run from Lismore. A wind break for Achnacroish and sheltered moorings/ pontoons would benefit tourism.

7.2.6. Better use should be made of the community transport – a needs assessment could identify new opportunities, with wider promotion of the service to islanders

## 7.3. Facilities and Services

### What are our Aims?

Our aim is to have a range of community facilities that are fit for purpose and are sufficiently flexible to meet the needs of the community in future.

- ✓ A public hall that is suitable for a variety of uses, including events dances, community group activities and meetings
- ✓ A GP surgery that is fit for purpose
- ✓ A shop that meets community needs and has adequate storage and parking

The Parish Church building that is saved for the community and is used for regular worship as well as other community uses. Recognition and celebration of the heritage of the building and its site and raised awareness of the importance of Lismore in Scotland's religious and geopolitical history.

We want older residents to be able to remain on the island for much longer when they become unable to take care of themselves, through provision of sheltered housing or care facilities.

The location of public bins and the frequency of domestic and commercial waste collection need to be reviewed.

### **What is happening already?**

The hall requires an upgrade; it is difficult to heat and the kitchen is unsuitable for catering events.

The GP surgery is located in the hall. It is small, inadequately heated and no longer fit for purpose.

The shop is in rented premises in the ground floor of a building, with the landlord living upstairs. The storage and parking are insufficient and floor space is limited.

A SCIO has been formed to take on community ownership of the Church and negotiations are underway. Significant issues have arisen regarding the feasibility of getting services to the building due to the archaeology, designation (the site is a Scheduled Monument) the presence of an active graveyard with graves right up to the building's walls, and bedrock very close to the surface. The Church has electricity but no water and drainage. Ideally, the community would also purchase the Church House, which would provide some essential facilities that could broaden the range of events and activities that could be offered and therefore the income generated. A long term let could be offered until such time as any necessary conversions were completed. However, the focus is on the Church.

### **What else is needed?**

7.3.1. A new shop and either a new or upgraded hall and GP surgery. A flexible, multi-purpose building could meet these needs and resolve the issues. This could also include a café, toilet and shower provision, a play area and workshops. The Community Trust may eventually take this forward but there are no plans currently.

7.3.2. The SCIO needs to go ahead and purchase the Church building (and Church House if this becomes possible). Welfare and limited catering facilities will be needed on-site, so the issues with drainage and water need to be resolved. The idea is to have a small services building adjacent to the Church building on the North side. A&B Council cemeteries and HES are being consulted.

7.3.3. The island should have some sheltered housing or a small care facility so that older residents can remain on the island when they are unable to look after themselves full time. These could be flexible so use can change over time as needs change.

7.3.4. There are limited suitable sites for more public bins as most of the island is private ground and landowners / tenant farmer permissions would be required. Frequency of emptying bins would be a problem and they would likely attract rubbish, creating more littering problems.

## **7.4. Economy and Jobs**

### **What are our Aims?**

We want a healthy island economy, with jobs based on the island that can attract working families as well as allowing more existing islanders to work on the island instead of travelling to the mainland. We aim for a diversity of businesses and jobs that offer flexibility and sustainable, reliable employment.

Our aim also is to develop sustainable tourism where visitors can come to appreciate all that the island has to offer but we also need to protect our unique wildlife, habitats and heritage from high visitor numbers and any poor behaviours. We also need to protect our livestock.

### **What is happening already?**

A number of people work from home and as well as the shop and café, the island supports various small businesses that export goods and services from the island. Improved work spaces would help these existing businesses grow and allow others to start up. Farming and shell fishing / farming remain key industries.

Tourism is also important, currently 20% of the community are involved in tourism in some way - for most people, this is additional income or portfolio working. We want facilities that encourage visitors to stay longer and spend more money. The desirability of a significant increase in numbers of visitors is unclear. Most visitors spend time at the North end of the island, particularly at Point, Port Ramsay, Port Castle and Tirfuir broch, evidenced by the Strava heat maps (see Appendix IV: Areas of high visitor use).

Some negative impacts are seen with the existing number of visitors, at least in the areas that receive the majority of visits. These include livestock worrying; erosion / damage to sensitive habitats (semi-natural woodland, calcareous grassland, bogs, springs and wet flushes – some of which are nationally rare); disturbance to wildlife etc. Also littering, toileting and fires or disposable barbecues. Fly camping with vehicles (motorhomes, campervans, cars, tent boxes etc.) happens on a limited scale but could increase as the island becomes more popular.

Some awareness material is available in the phone boxes and there are notices on the ferries and waiting rooms but more education on the fragility of our farming and environment and encouragement of good behaviours is needed.

### **What else is needed?**

7.4.1. Business units or workshops for small businesses and artisans to develop their work and grow their businesses.

7.4.2. The conservation and development of the Church building with help to support existing and new businesses, for example destination weddings, events and performances, workshops, retreats and heritage awareness activities.

7.4.3. Sheltered moorings / pontoons at Achnacroish for passing yachts/ boats would help to diversify the tourism offer and attract a wider range of visitors.

7.4.4. Development of Achnacroish pier as an information centre, café, shop etc. would benefit visitors coming via Achnacroish and diversify facilities available to residents.

7.4.5. A restaurant or pub is also popular with many residents.

7.4.6. A Sustainable Tourism Plan, to agree our vision for tourism on the island and identify action to tackle the issues. We need better tourism management – more tourist friendly areas; action to promote positive tourist behaviours and tackle negative tourist behaviours; better managed promotion of walking routes to reduce damage to sensitive habitats and improve the visitor experience.

7.4.7. Presence of Rangers would help to address some of the negative impacts and help promote positive experiences – if funds can be secured. Funds are also needed to cover repairs and management of impacts.

7.4.8. A review of the need for litter bins would identify demand, suitable locations and how these would be managed.

## 7.5. Environment and Landscape

### What are our Aims?

Lismore will have a healthy and sustainable environment with wildlife and habitats protected and managed to increase diversity and resilience.

The landscape and scenery will be celebrated, enhanced and interpreted for all to enjoy.

### What is happening already?

Lismore has a unique landscape with habitats and species that are nationally and internationally important, including a number of designated sites. But the landscape has changed significantly in recent years – competitive species such as bracken and rushes have spread, due to climate change and land management practices and habitats such as species-rich calcareous grassland, wetlands and wet flushes have degraded in places. Dense brambles and blackthorn growth have rendered some raised beaches around the coast impassable, preventing access. Invasive species such as Gunnera, Skunk cabbage and Japanese knotweed have taken hold in places. Some buildings and fences require repair.

Marine litter and plastic pollution are increasing on our beaches, with some locations more affected than others. Annual litter picks have been undertaken over several years and many residents collect rubbish from their own shorelines. Discussions have been held with Scottish Seafarms about litter from fish farms but most of the litter is from anywhere.

Light pollution from Glensanda still impacts residents on the West side of the island.

### What else is needed?

7.5.1. Land management is the responsibility of each landowner and tenant farmer and action to tackle competitive species is expensive, so additional funds are required.

7.5.2. Action to tackle non-native invasive species could be subject to a community funding bid for a control programme, which is needed to prevent further spread and protect neighbouring ground.

7.5.3. More community litter picks are needed.

7.5.4. Dialogue with Glendanda about light / noise pollution and any other issues should resume.

7.5.5. Dialogue with local fish farms about marine pollution should continue.

7.5.6. Work with island farms / crofts to reduce and recycle agricultural plastics.

## 7.6. Climate Change and Sustainability

### What are our Aims?

Climate change impacts will be mitigated as much as possible and locations at risk of flooding will be protected. As a community, we will do more to try to tackle climate change and improve sustainability, through individual choices and community activity.

### What is happening already?

The frequency and strength of storm events has increased and rainfall is higher than historically. Flooding will impact some parts of the island – properties in Port Ramsay have been flooded and the road to Point has been damaged by storms previously.

There are numbers of dead and dying Ash trees along roadsides that are vulnerable to windblow, many of which lie on top of cliffs and may present a danger to road users. Dead trees located away from roads, tracks and infrastructure and which do not present a hazard should be left as they are important wildlife habitat for a wide range of insects, birds, fungi, lichens and higher plants.

Energy costs are high – our electricity unit rates are amongst the highest in the country. Choices are limited. Some of Lismore’s older properties have received insulation measures under Government-backed schemes but others have not. Lismore Community Council ran an energy project several years ago, to improve household energy efficiency.

Some properties, particularly newer houses, have micro-renewables installed but many do not. Community renewables projects have been investigated previously but not taken forward.

### What else is needed?

7.6.1. Community sustainability and resilience plans are needed.

7.6.2. We need to assist affected households with flood plans.

7.6.3. Work with Argyll and Bute Council and landowners to identify dangerous trees and remove them where required – leaving standing dead trees that do not present a public danger as valuable habitat, or only removing limbs where this is safe to do so on level ground.

7.6.4. Revisit projects to improve household energy efficiency and community renewables projects.

## 7.7. Culture and Heritage

### What are our Aims?

Our aim is to celebrate, protect and raise awareness of Lismore’s unique culture and heritage. We want to respect and cherish our past history and culture and to recognise and protect Lismore’s living landscape and the role of our community within it.



### **What is happening already?**

Lismore has a unique heritage. There are numerous remains including a broch, duns and two 13<sup>th</sup> century castles. Lismore was once a major centre of Celtic Christianity with a 6<sup>th</sup> century monastery associated with St Moluag and later became the seat of the medieval Bishop of Argyll. During the 19<sup>th</sup> century, lime quarrying became important and the remains of quarries and kilns can be found at Park, Sailean and Allistra.

The Gaelic Heritage Centre opened in 2007 to celebrate and interpret Lismore's language, culture and heritage. The site includes museum displays and collections; a reconstructed cottar's house, a shop and café.

The Parish Church of St Moluag is the remaining nave of the ancient Cathedral of St Moluag. The site is a scheduled monument. Archaeological digs in the surrounding Glebe land have found evidence of an 8<sup>th</sup> century graveyard and artefacts that indicate a place of wealth and artisan activity.

The Church of Scotland is disposing of the Church. A newly established SCIO is negotiating to take ownership for the community. The designation, presence of an active graveyard with graves up to the church walls, shallow soils and nearby private water supplies present huge challenges for conversion of the building to be fit for purpose for future community use, which will include ongoing worship.

### **What else is needed?**

7.7.1. Community ownership of the Parish Church.

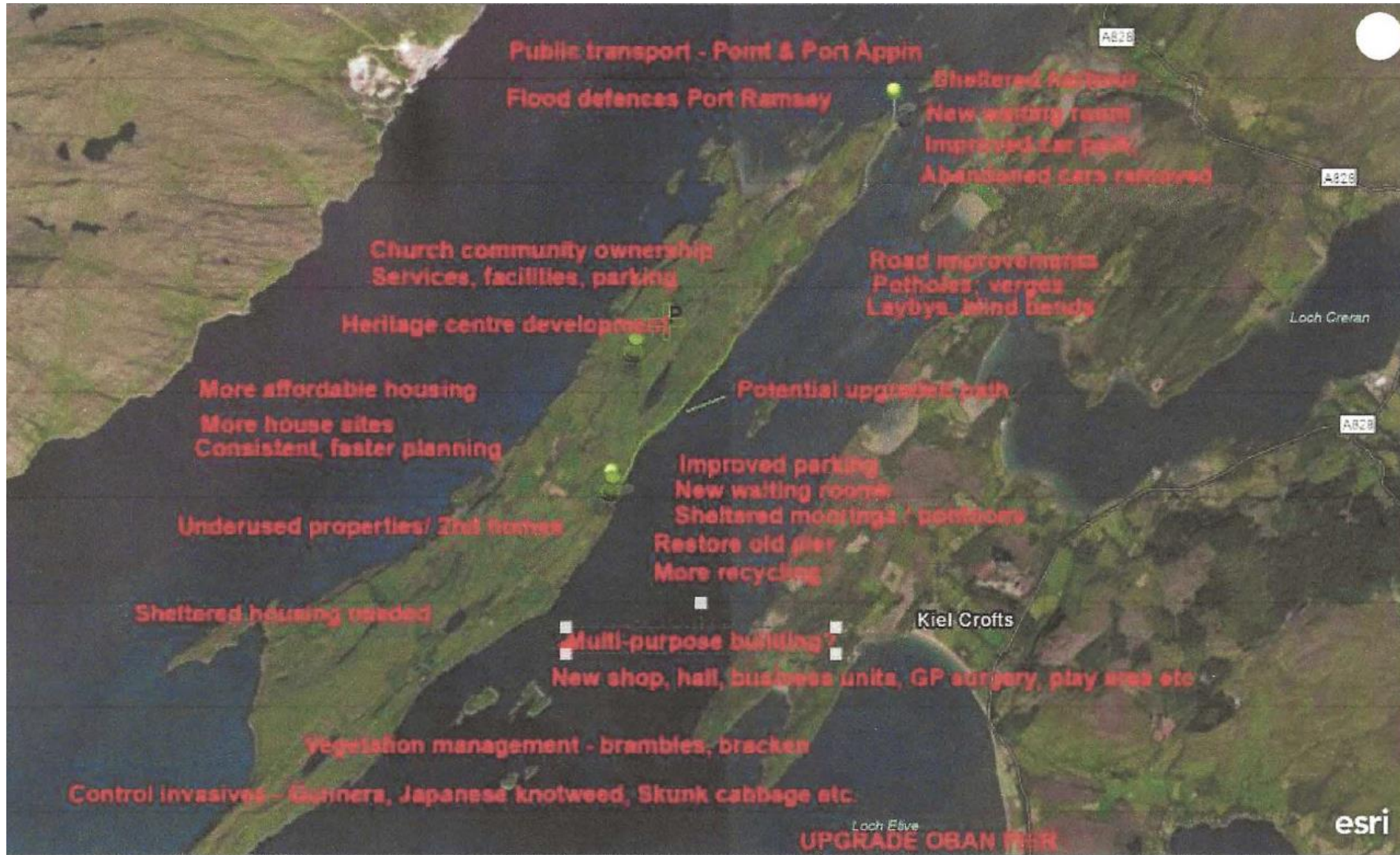
7.7.2. Conservation and protection of the Church site and installation of essential services and facilities.

7.7.3. Interpretation and education of Lismore's history and heritage for visitors and wider society.

7.7.4. Growth and development of the Heritage Centre.

## Our priorities – maps

### Map 2: Summary of Key Priorities



### Map 3: Point



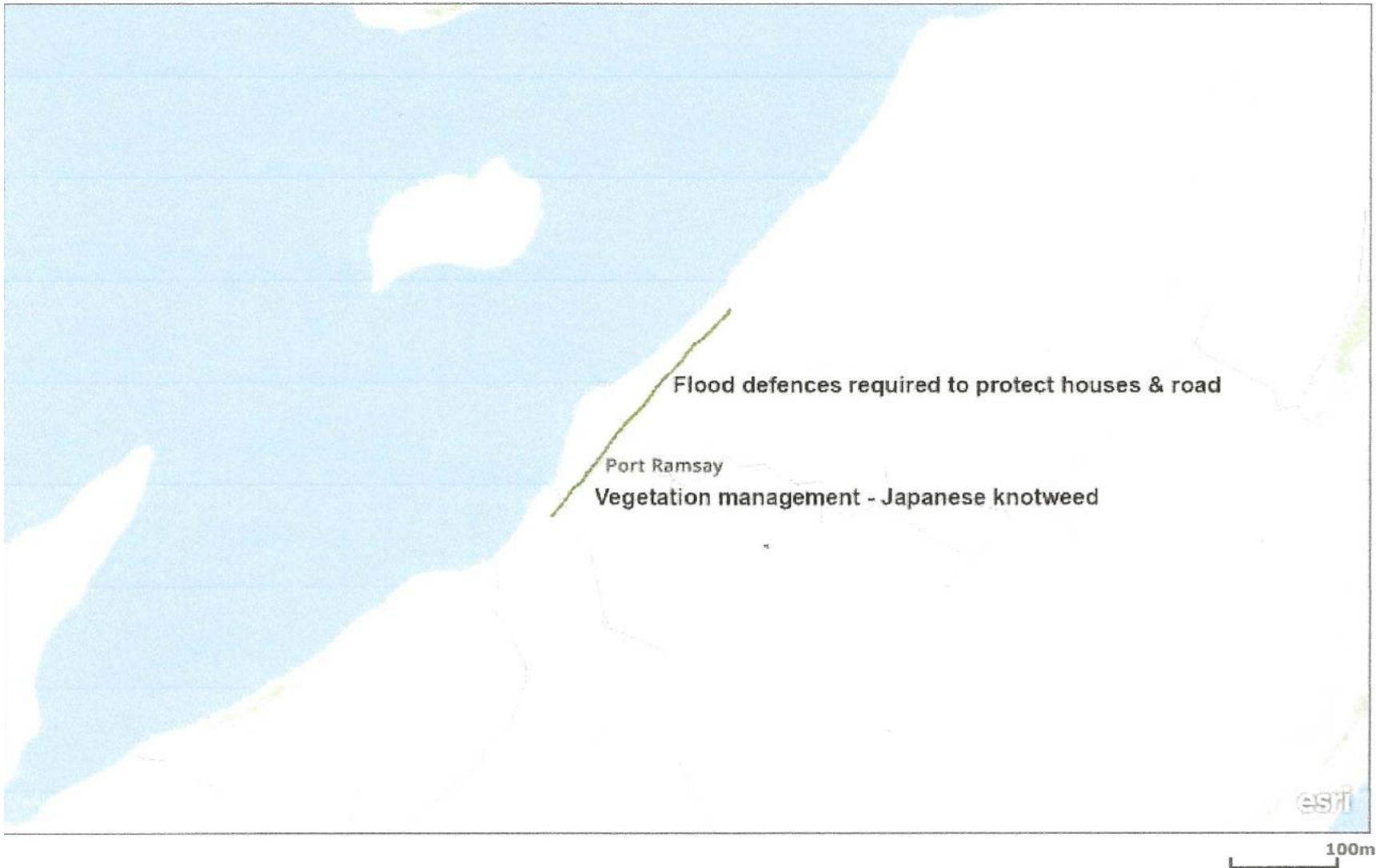
Esri, Intermap, NASA, NGA, USGS | Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

Map 4: Achnacroish



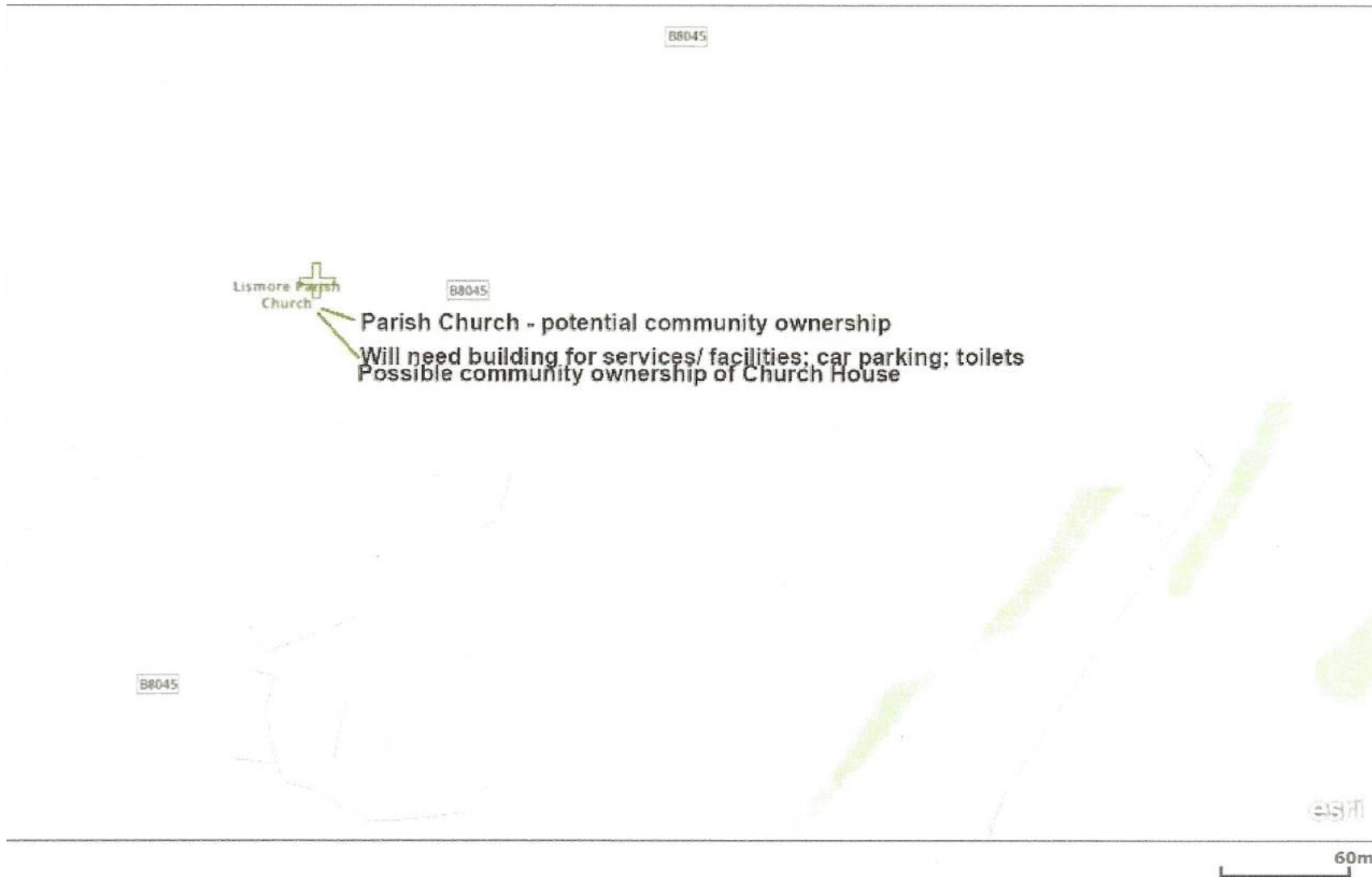
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Map 5: Port Ramsay



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## Map 6: Lismore Parish Church



Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, GeoTechnologies, Inc, METI/NASA, USGS

## **8. Next Steps**

This Local Place Plan outlines how our island can be improved over the next 10 years. The Plan can inform future planning and policies for our island and we hope that it will be considered in the Local Development Plan.

There are several projects that may be taken forward by the community and are beyond the scope of the LPP to provide detail. These will be developed in an Island Action Plan or similar.

## Appendix I: Community Consultation Outputs

### LISMORE LOCAL PLACE PLAN – Questionnaire responses

| Questions  | Responses   |
|--|---|
| What do you value about Lismore, as a place to live? | <ol style="list-style-type: none"> <li>1. Landscape &amp; Environment<br/>Farming – providing food for people &amp; playing an important role in society<br/>Security</li> <li>2. Beautiful scenery<br/>Great people<br/>Security/ freedom</li> <li>3. The scenery, the peace &amp; quiet, the sense of history &amp; ancient sacredness. The community spirit</li> <li>4. Community spirit<br/>Historic &amp; natural environment<br/>Accessibility to mainland</li> <li>5. Peace &amp; quiet<br/>Amazing views<br/>Rich history</li> <li>6. Unspoilt countryside, freedom to walk on the island<br/>Great views<br/>Good supportive community<br/>Island facilities – heritage centre with café in season; shop; hall – all are good<br/>The distance we are from Oban &amp; the ferries, which are important, to maintain Lismore’s identity</li> <li>7. Quietness</li> <li>8. The scenery<br/>The sky is beautiful<br/>The peace &amp; quiet<br/>The community</li> <li>9. Peace &amp; quiet</li> </ol> |



|  |  |
|--|--|
|  | <p>Sense of community</p> <p>Feeling safe</p> <p>10. I like that its peaceful &amp; there are not many people.<br/>I like that there is so much open space<br/>I love the lack of light pollution &amp; that you can see the stars on a regular basis</p> <p>11. Community<br/>Healthy environment<br/>Peace</p> <p>12. Safety, good for children<br/>Peace &amp; quiet<br/>Scenery</p> <p>13. Views; scenery</p> <p>14. Everything, peace, quiet, nature</p> <p>15. Community, history</p> <p>16. Roots and family connections. Community</p> <p>17. Its position on the west coast of Scotland,<br/>Landscape/seascape<br/>Reasonably priced housing<br/>Proximity/accessibility to towns and cities</p> <p>18. Fresh air, peace, being able to walk in a lovely environment and scenery.</p> <p>19. Peace and quiet but with a some good community qualities.</p> <p>20. 33 years residence means I value of it highly . An exceptionally talented and industrious population.</p> <p>21. It feels a safe place to live due to it being an island but also very accessible to the mainland.</p> <p>22. Sense of community<br/>Beautiful area with no crime<br/>Peaceful &amp; quiet</p> <p>23. Safety, quiet<br/>Beauty<br/>Temperate climate<br/>Fertile – wild nature &amp; agriculture/ horticulture<br/>Sense of space / views<br/>Essential facilities</p> |
|--|--|

|  |  |
|--|--|
|  | <p>24. Landscape, scenery, sense of space<br/>Wildlife &amp; biodiversity<br/>Security</p> <p>25. Natural and scenic beauty, community spirit</p> <p>26. History, culture, peace, community</p>  |
| <p>What things about the physical place don't you like or would like to change ?</p> | <ol style="list-style-type: none"> <li>1. Poor services – bad roads; broken down signs; bins not collected frequently enough. Dirty &amp; old Council waiting rooms; lack of parking.<br/>School house a disgrace<br/>Poor ferry service due to tidal restrictions (car ferry); bad piers</li> <li>2. The car park at Point needs resurfacing &amp; the toilets at Point &amp; Achnacroish need fixing &amp; deep cleaning<br/>There is a leak in the roof in the Point washingroom &amp; the toilet seat in the Ladies at Achnacroish has been broken for years<br/>Getting the wall rebuilt at Achnacroish Brae</li> <li>3. Sheep wandering about – farmers need to mend their fences. They eat stuff that isn't grass etc. &amp; they cause hold-ups on the road &amp; foul people's gardens</li> <li>4. Both ferry terminals (Achnacroish &amp; Point) have abandoned cars &amp; trailer of rubbish (Achnacroish). These locations do not give a good impression to visitors to the island. We should be taking pride in keeping this area tidy. There are also other cars that appear to have been abandoned – can the owners take responsibility &amp; remove these if they are not working</li> <li>5. Roads can be messy from sheep &amp; cattle as gates are left open &amp; fences aren't maintained<br/>Few public litter bins so visitors drop litter</li> <li>6. Ferries – tidal restrictions to timetables make planning travel to Oban &amp; beyond more difficult<br/>Hall – very cold on winter evenings &amp; takes a long time to heat up</li> <li>7. –</li> <li>8. –</li> <li>9. More verge cutting &amp; trees overhanging the roads</li> <li>10. Too many potholes<br/>I think a footpath to run alongside the road would be a good idea, especially for the winter months when people are going to and fro from the ferry in the dark</li> <li>11. –</li> <li>12. Bracken, rushes spreading everywhere<br/>Road surfaces - potholes</li> <li>13. Bracken &amp; rushes; failed drainage</li> </ol> |

Potholes

14. Junk, I know it's hard and sometimes expensive to remove old cars farm equipment etc but it's dangerous and an eyesore. Achnacroish pier and general area. Looks awful when you arrive needs work doing and even a general clean up would help.
15. Dumping of vehicles at Achnacroish and Point  
No over view of planning - anything that the more affluent on the island don't want built near them is planned for Achnacroish resulting in a disorganised mess.
16. Some areas need investment.  
More tourist friendly areas.  
More transport for locals and visitors so we can reduce old cars.
17. Acceptance of a rather unkept approach to landscape and gradual dereliction of old houses/buildings
18. Broken fences allowing animals to roam and wreck gardens.  
Disused buildings and vehicles and general untidiness.  
The pier at Achnacroish and the road surface and abandoned vehicles at Point, both of which give a very poor impression of the island to people arriving.
19. In view of the range of "place" elements embraced by Q.4. we are not sure what is intended by "physical place" but my answer is probably "not much."
20. Undergrazing is becoming a problem as farmers/crofters retire especially the raised beaches which have in places become impassable. They are a great asset/feature
21. Several scrap cars lying about
22. The place is as it is with more to value than criticize  
Mains water throughout the island would be a good idea
23. Arrival points need improvement; Achnacroish pier an eyesore. Concrete structure – stone pier is excellent.  
Improves community hall / sport space needed
24. Ferry points; Point car park needs upgrade  
Hall needs upgrade  
Landscape & habitats becoming degraded – spread of bracken, rushes etc. & erosion in some places due to increase in number of walkers – especially where there are priority open habitats e.g. calcareous grassland, wet flushes & bogs that are fragile & vulnerable to disturbance & erosion  
Increase in number of visitors who don't follow SOAC & leave litter, car camp & have unleashed dogs
25. Visual , light , marine and noise pollution from Glensanda quarry. Marine pollution from Scottish sea farms installations
26. Achnacroish ferry terminal is unwelcoming and looks like a yard. Point can also look similar and is not a great look for locals

|   |   |
|---|---|
|   | or visitors. Would like to see both upgraded and tidy. New signage on the island along the roadside would also help appeal.   |
| What changes or improvements (to infrastructure, environment, buildings, facilities, services etc) would you suggest? | <ol style="list-style-type: none"> <li>1. Community reuse<br/>Improved roads, passing places &amp; better upkeep of verges<br/>New school house to encourage teachers to our school.<br/>New piers to improve diminishing ferry service.</li> <li>2. Both waiting rooms could have better accessibility for disabled people &amp; there could be shower facilities in both</li> <li>3. Decent toilets &amp; a new waiting room at Achnacroish is long overdue</li> <li>4. Waste collection has been irregular – end up doing trips to Oban waste facility to get rid of recycling &amp; general waste.<br/>Would be good to know what days recycling is being collected in different areas of Lismore so I don't have numerous bags piled up next to bin.<br/>Potholes &amp; laybys on the island need to be repaired. \some laybys are lacking hard standing.<br/>Salt / grit boxes for areas like crossroads should be provided</li> <li>5. Extra roads for alternative access if a road has to be closed<br/>Three phase electrical spine needs to cover south end of island<br/>Scottish Water needs to run Achnacroish water supply</li> <li>6. Improvements to the hall, especially heating, also insulation<br/>Improvements to parking at the ferry points – it is often hard to find parking, especially at Point</li> <li>7. Our insurance company has recently published a survey of accidents on rural roads, which found that rural roads can be considered to be four times as dangerous as urban roads. The most dangerous aspect was popularly believed to be blind corners.<br/>If the number of visitors lacking experience of blind corners increases, there is a number of these on Lismore, which need to be made safer. There is also a dire need of more passing places on all the roads, especially longer ones for lorries and vehicles with trailers. It would also be useful to have parking places for visitors who might be encouraged to get out of their cars &amp; walk</li> <li>8. A real nice toilet &amp; properly maintained, inside play area &amp; outside football field. Good play park for all ages of children</li> <li>9. New shop<br/>New waiting room &amp; toilet facilities at Achnacroish<br/>New hall / community hub</li> <li>10. A recycling bank for glass &amp; electrical items at the Post Office<br/>A pub &amp; a takeaway that delivers in winter<br/>A bigger, heated waiting room at Achnacroish &amp; in Oban<br/>Is there a way to help reduce the number of power cuts?</li> <li>11. The island is stretched at the moment with its ambitions for improvement</li> </ol> |

12. Improve waiting rooms  
New hall  
Pub
13. Improve waiting rooms  
New hall; upgraded hall  
Pub  
Road improvements
14. A multi purpose building that could house meeting rooms, gym, Church, shop and sports/dance hall. Showers and access to sports would be welcomed by self propelled visitors ie camping, kayaking and walking visitor and would be a great meeting place for islanders to play sport, run small groups in a warm and comfortable environment
15. Mains water supply
16. More eco eg wind turbines  
Solar panels  
Wind break for Achnacroish so we can have more moorings/ pontoon inside?  
New toilet block to attract sail vessels and more visitors.  
More bins or an area to burn rubbish.  
Achnacroish done up, especially pier  
More transport ( on isle) to avoid old cars and maybe reduce traffic in summer.  
Bigger shop, better placed.  
Workshops for artists and artisans
17. Leadership and a developed consensus about -  
Population size and demography  
Approach to economy of the island - employment opportunities, tourism or other business including farming.  
Affordable and realistic approach to buildings, particularly community and business facilities considering renovation and new build as appropriate.  
Attitude and approach to the environment and climate change  
Quality sustainable affordable housing mix
18. Litter bins that could be used by visitors.  
Signage to the shop.  
Improved toilet facilities at the ferry terminals.
19. We would love there to be more active use of our Public Hall, in which case there might be a longer term route to re-building a more appropriate building on a new site (N.B. I do NOT think that the church is capable of providing a suitable alternative

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|   | <p>to the current Public Hall, indeed we are very concerned that if it is taken into community ownership there is a significant danger that the over-provision of two less-than-satisfactory public spaces may lead to both failing for lack of use.)</p> <p>We are particularly concerned with the increasing prevalence of "second homes" and holiday houses on the island, which we think is undermining the chances of maintaining sufficient numbers of permanent residents for the long-term sustainability of a thriving and active resident community.</p> <p>20. A balance of holiday homes and residents' homes at least a proportion of these affordable. Properly funded and paid jobs needed. Lismore Heritage Centre is a big business which relies entirely on 50 volunteers. This will not be viable long term. Investing in the population is a good investment</p> <p>21. The ferry terminal in Oban should be improved so that the nonsense of not being able to run the ferry at high tide would be stopped. Additional crew training would enable the ferry to run at any high tide as it did for 2 years.</p> <p>22. I feel that the medical service has deteriorated greatly since I first came here, which is why we are registered with doctors elsewhere. However, the air ambulance is excellent</p> <p>23. Upgrade / improve community hall / sports facilities<br/>Improve arrival points – ferry slipways &amp; areas</p> <p>24. Upgrade ferry areas – &amp; sheltered harbour at Point<br/>New / upgraded hall or community hub<br/>Improved visitor management to reduce issues &amp; minimise potential conflicts</p> <p>25. availability of social. And affordable housing for residents, a modern/equipped community centre with shop, space for doctors surgery, cafe, etc</p> <p>26. Roads are busier, ideally need more or improved passing lanes for vehicles and pedestrian's safety. Tree cutting and verge clearance.</p> |
| <p>Are you satisfied with the existing transport links?</p> | <p>1. Changes to piers to prevent tidal restrictions<br/>Public transport to connect Port Appin ferry to main road links</p> <p>2. There needs to be infrastructure that means ferry times don't change with the tide.<br/>A safe harbour for Port Appin or better still Lismore so that people working on the ferry aren't at risk rowing out to the mooring – especially in winter</p> <p>3. Ferry to Oban that ran to timetable more often – necessary for sustainability. Can't help the weather but urgent to have reliable ferry &amp; fit for purpose slip at Oban – school children &amp; workers &amp; cancelled early boats</p> <p>4. Yes</p> <p>5. Bus service between Appin &amp; Port Appin</p> <p>6. I think that transport links are essentially good &amp; largely reliable (weather permitting). Main problem is the tidal alterations</p>   |

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| <p>If not, what would you like to change ?</p> | <p>to the Calmac timetable, which makes travel more complicated. Needs a better slipway at Oban</p> <p>7. The present tidal restrictions are becoming increasingly burdensome. This could be alleviated either by modifying the slip in Oban or a new ferry</p> <p>8. Ferries more often. Tidal restrictions are a pain in the neck. Transport meeting ferries for visitors and for getting about on the island</p> <p>9. Yes</p> <p>10. A bus from the ferries that has a regular schedule (I always forget to book, or don't have 24 hours notice) particularly for the Oban ferry when doing a large grocery shop<br/>I think the ferries are good, though access to a coffee machine would be amazing, especially the early ferries</p> <p>11. Off island services excellent<br/>We understand the issues but it would be good to have more access to transport within the island – for islanders &amp; visitors</p> <p>12. New slip at Oban to remove tidal restrictions</p> <p>13. Transport links generally good – 2 ferries<br/>Shuttle bus from road end to Port Appin</p> <p>14. The links are great, we are tiny and very rarely is CalMac full. If anything, I'd like to see a Spring timetable for Sundays at Point, seems harsh only having limited services until June.</p> <p>15. No - Increasing pressure by the GP to travel to Appin for appointments - no transport between Port Appin and the GP surgery, Similarly recent vaccination sessions arranged for Appin Village Hall again no transport links between ferry and Appin.</p> <p>16. Ferries are fine, I think we are well served.<br/>But we need more commuting options on the island. To reduce old cars and to be greener.<br/>I asked for school bus to be used as a commute bus years ago. 1 councillor keen. Other not so much. I think we need to talk about this again.</p> <p>17. We are lucky to have two ferries to get off and on the island. Sometimes more flexibility would be preferred from CalMac.<br/>Point ferry is an excellent service and would be improved by better management of parking.</p> <p>On the island we should have more walking/cycling routes and promote more sustainable means of transport including use of community bus which is electric.</p> <p>18. Calmac to make improvements to the car ferry service so that it didn't get cancelled due to tides.</p> <p>19. Yes, we think that existing transport links are pretty good (subject to CMAL/CalMac/Scottish Government overcoming the absurd restrictions imposed on the CalMac service to and from the island because of the inadequate provision in Oban of docking facilities for the Lismore ferry, suitable for use at all stages of the tide - contrary to what was promised in writing to Lismore Community Council by Transport Scotland before the Loch class ferries were first introduced on the Lismore route).</p> <p>20. –</p> |
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|   | <p>21. The ferry terminal in Oban should be improved so that the nonsense of not being able to run the ferry at high tide would be stopped.<br/>Additional crew training would enable the ferry to run at any high tide as it did for 2years.</p> <p>22. I think they are very good indeed. The people who run both ferries are absolutely excellent. We are very lucky to have two ferries</p> <p>23. Yes</p> <p>24. Yes</p> <p>25. Later ferries available via port appin through the week and hourly service all year on Sundays - both these could be available only if booked a day in advance</p> <p>Good service overall.</p>   |
| <p>What do you think are the top three planning related issues (i.e. the physical place) that affect Lismore?</p> | <ol style="list-style-type: none"> <li>1. What does this question mean?</li> <li>2. Ferry infrastructure / safety of crew at Port Appin<br/>Tidying the waiting rooms / disability access<br/>Resurfacing the Point car park<br/>Fixing the wall &amp; tidying up public areas</li> <li>3. Erratic planning permissions – some rural houses given permissions are eyesores &amp; not appropriately placed<br/>The many under-used homes &amp; lack of affordable housing to rent or buy</li> <li>4. Transport<br/>Tourism<br/>Housing</li> <li>5. National Scenic Area<br/>Access to main road<br/>Access to water &amp; drainage</li> <li>6. Building new houses &amp; the way they fit into the landscape (or not)<br/>Water supply issues<br/>Aging population, particularly farmers Big changes may happen if farms &amp; crofts are sold</li> <li>7. –</li> <li>8. Planning permission is extremely difficult to get<br/>Areas where you can build homes is limited<br/>Holiday homes</li> <li>9. Don't have any</li> <li>10. Getting materials &amp; builders to the island &amp; the cost of that</li> <li>11. –</li> </ol> |



12. Difficulties getting planning permission
13. Need more consistent planning – some get permission easily for inappropriate buildings / locations while others do not  
Large number of holiday homes / 2<sup>nd</sup> homes
14. Land, land and people
15. Continued development of housing for semi permanent residents or holiday accommodation resulting in large houses being built but minimally occupied
16. We need to be able to use our local resources better and be more sustainable. Eg wind turbines. Solar panels ? Tidal options?  
We need to increase local transport on isle. So less cars in summer and so locals dont have to have old smelly vehicles.  
We need to develop Achnacroish as a port/ mooring option to attract local sailing options. And then optional transport to sights on isle.  
The church!!
17. The public hall/ doctors surgery  
The shop/post office  
Approach to gradual dilapidation
18. I have know idea what is meant by this question?
19. Proliferation of second homes and holiday houses.
20. We need people and to get people we need affordable housing.
21. Availability of land.  
Planning restraints that make it more difficult for people to build on there preferred site.  
Availability of water.
22. Better care facilities should be provided for the elderly. People should not have to be moved to care homes on the mainland because of lack of suitable buildings or staff
23. Shortage of affordable housing  
Flood defence at Port Ramsay
24. Shortage of affordable housing  
Lack of housing / care facilities for the islands' elderly  
Ferry infrastructure  
Impacts of tourism
25. Too many properties locked out for residents, particularly younger generations by price and as 2nd /holiday homes
26. --

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| <p>Apart from existing planned projects (i.e. affordable housing, community ownership of the Church and Church House) do you have any thoughts on any other projects that would benefit</p> | <ol style="list-style-type: none"> <li>1. Parking at Point<br/>Tidying up what we already have &amp; getting the Council to provide what they say they will</li> <li>2. Showers at each Pier / disability access<br/>Sorting what is already here<br/>Getting people to shift scrap cars from public car parks etc</li> <li>3. Waiting rooms &amp; improved approach to island from Achnacroish ferry – at the moment it is a very poor first impression.<br/>Resurfacing &amp; car removal at Point, so don't need to park on grass.</li> <li>4. The old pier at Achnacroish is deemed dangerous – are there any plans to demolish or make safe?</li> <li>5. Refurbish Achnacroish Pier to give better access for cruise ships</li> <li>6. More provision for the elderly e.g. sheltered housing &amp; better care services</li> <li>7. –</li> <li>8. More houses built for permanent residents only<br/>Sheltered housing<br/>A new hall and a bigger community shop</li> <li>9. New shop, community hub and waiting room</li> <li>10. –</li> <li>11. Care for the elderly &amp; infirm</li> <li>12. Care home for elderly</li> <li>13. Care home or sheltered housing<br/>New waiting rooms<br/>New / upgraded hall</li> <li>14. Multi purpose sports hall and shop.</li> <li>15. Mains water supply</li> <li>16. We need to be able to use our local resources better and be more sustainable. Eg wind turbines. Solar panels ? Tidal options?<br/>We need to increase local transport on isle. So less cars in summer and so locals dont have to have old smelly vehicles.<br/>We need to develop Achnacroish as a port/ morning option to attract local sailing options. And then optional transport to sights on isle.</li> <li>17. New and possibly relocated shop/PO<br/>New purpose built public hall that enhanced the long standing uses eg meeting / events space but added addition facilities like meeting space for young people and more useable sports.</li> </ol> |
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| Lismore?  | <p>18. Relocation and enlargement of the Community Stores.<br/> A new public hall that could also include sport facilities.<br/> Hotel, B&amp;B, bar/restaurant. The cafe is very good but is only open for 6 months of the year.</p> <p>19. Improved public use &amp; greater use of hall</p> <p>20. Properly paid jobs</p> <p>21. –</p> <p>22. Work premises for local businesses would be good. Also care facilities on the island. A decent doctors surgery built so that GPs come over on a regular basis with NO NONENSE!</p> <p>23. Long term plan for housing<br/> New community hall<br/> Improved shop facilities (perhaps part of combined project?)</p> <p>24. New hall &amp; shop – perhaps a community hub<br/> Care facility / sheltered housing for elderly<br/> Sustainable Tourism Plan</p> <p>25. the community hub/modern facility listed above - as discussed years ago in relation to a possible sale /use of Bachuil.<br/> Both current hall and shop premises are environmentally poor/inefficient, have inadequate facilities, and the heritage centre sadly offers very limited facilities to the wider community while being a great asset as a ‘heritage Centre’ - but it’s a narrow role</p> <p>26. New shop, a bit larger and maybe relocated. Also a new improved village hall.</p> |
| Do you have any further comments or observations? | <p>1. It would be good to see what success (if any) has come from previous consultations of this kind – building new “projects” is meaningless if basic services are lacking</p> <p>2. Big ideas are fine but sometimes, it’s the smaller things that are more beneficial &amp; achievable. If we want tourists &amp; locals to respect &amp; keep the place tidy &amp; free from litter – it’s important that the first places they arrive at are in pristine condition, e.g. blocked toilet at Point last summer for 2 months! Accidents at Point car park due to potholes (Council say its Piers &amp; Harbours)</p> <p>3. There are a lot of excellent community initiatives involving volunteers, which is to be commended but there is a need for more paid opportunities rather than relying on trusty souls to keep it all going. This would provide jobs &amp; more accountability / consistency</p> <p>4. The island has a certain capacity to absorb potential development whether tourism, housing, other infrastructure – we need to ensure that we safeguard croft and agricultural land for future generations</p> <p>5. ---</p> <p>6. –</p>  |

7. –
8. Create more work for locals  
Pot holes are making life difficult to travel in cars without damaging your car
9. Replacement of rusty & falling down road signs at various places
10. I'm not sure who would be responsible for organising it but it would be good if Tesco delivered to the island. I know that having a driver stuck on the island for a few hours because of one delivery doesn't make sense but if there was a set day per month then multiple people could order for that day & it would be more viable for Tesco
11. –
12. –
13. –
14. –
15. –
16. That's it for now.  
So much scope.  
And same people do the work so be good to have some new blood and ideas. We are in danger of having volunteer fatigue.
17. This is a great start to something that could be very positive and useful for the island. The next steps, and how they are led and managed is potentially quite a challenge. The island bodies do not have a particularly good track record in getting consensus and taking initiatives forward ( Bachuil as a business and focal point for community , sustainable energy - wind turbine, school house - community centre, church and church house, industrial units , pier ). The Heritage Centre, cafe, agricultural show, community transport and other events are obvious exceptions but seemingly led by individuals or small groups While Place Plans are a tool for defined communities they will inevitably be different to reflect different communities; and the islands have their own unique sense of place. The Luig plan is a standard I hope Lismore can emulate.
18. Lismore needs a discussion concerning tourism and the future, we need sustainable tourism.  
Lismore also needs an emergency/resilience plan, global warming is coming and storms are likely to get worse, are there contingencies to care for those who are vulnerable?
19. Whilst some developments are likely to be required to enhance the prospects of maintaining a viable community, considerable care must be exercised to ensure that the tranquil character of the island is not undermined.
20. Visitors need to obey the Scottish outdoor code especially re dogs on leads as dogs damage farmstock and wild life every year.
21. –

22. The people of Lismore – locals and incomers, are its greatest asset.

Extra seating and picnic benches at places along the road

Assisted living accommodation for vulnerable or elderly residents & good training for carers (and pay)

Windfarms & use of money generated to assist with community projects – or any other money generating business

23. Some stretches of road could have an additional parking place provision

A route for cyclists from Achnacroish to the Mill

24. –

25. –

26. --

## Community consultation – drop-in event 15<sup>th</sup> March 2025

Comments received:

- ✓ We need places to grow vegetables and fruit (allotments, community orchard); community growing space – walled
- ✓ Sheltered housing – so our elders don't end up in homes on mainland; future proofing for carers re infrastructure for elder care
- ✓ Use Church for multi-use benefit for residents and tourists – concert venue etc
- ✓ Roads falling apart – repairs needed, repair potholes and dangerous edges e.g. Achuaran; create more passing places and extend as many as possible – improve passing when there are large vehicles; reduce blind corners on all roads
- ✓ Manage existing parking; remove old cars and enforce no long term parking (especially non-residents who leave cars for weeks/months)/ LCC have tried many times. Need arrangement to get cars scrapped (difficult to get done to date but Scrap merchant is now coming regularly)
- ✓ Restrict car sizes on roads unless residents / work vehicles
- ✓ Only residents and people with accessibility needs should have cars on island
- ✓ Sea level rise at Port Ramsay. Salt marsh and bay disappearing / removed by sea – rate of change increasing
- ✓ Japanese knotweed at Port Ramsay and near Tigh na lochan, Kilcheran – treatment ongoing but needs more efficient eradication
- ✓ Skunk cabbage at ?? and Gunnera at Clachan and Sailean
- ✓ Rubbish bins for visitors – not just at ferries
- ✓ We need small affordable work spaces to rent

- ✓ Tidy and improve Achnacroish – trailers removed/ boats and old cars – not a good first impression for visitors
- ✓ Develop Achnacroish pier – wildlife centre, climate / wildlife observatory, visitor facilities?
- ✓ Shop site and development at Achnacroish – if landowners agree – shop able to be more profitable with passing tourist trade, coffees etc and parking for residents
- ✓ Temporary pontoons to encourage tourists to stop (Port Ramsay, Achnacroish)
- ✓ Build fit for purpose waiting rooms with coffee shops and info centres incorporated
- ✓ Create a bespoke transport service to take residents and visitors to and from ferries – other comments – not feasible. Amalgamate community bus to ferry at Point with school bus / shop run; use school bus for commuters and visitors
- ✓ Improve path surface or create bike – path from Achnacroish East to Tirfuir broch- improve safety and improve visitor experience. Could take bikes away from main road and steep hills; less conflict with cars
- ✓ Remove potential development area for housing on productive croft land – infill housing
- ✓ Share and repair workshops where small tools and appliances could be borrowed and returned
- ✓ Community day – each month concentrate on a whole island task – whitewash hall, rebuild brae wall, beach clearout, invasive species clearance
- ✓ Planning authority is inconsistent, although planning is necessary to balance priorities and interests. But it is difficult to navigate a project or scheme through. Planning needs to be opened up and made more consistent

## Appendix II: Comments on Draft Plan



## **Appendix III: Argyll and Bute Outcomes Improvement Plan 2024 - 2034**

### **Outcome 1:**

Transport Infrastructure Argyll and Bute Community Planning Partnership will improve transport infrastructure by:

- Working with partners and communities to create a reliable, accessible, affordable and integrated public transport system for Argyll and Bute
- Working with partners and communities to ensure a resilient, well-maintained and safe road and active travel network across Argyll and Bute
- Working with partners to enhance provision of bespoke transport services for those experiencing the greatest inequality in ease of movement
- Contributing to local and national strategic transport plans to ensure the needs of communities experiencing inequalities in transport infrastructure are acknowledged and addressed
- Co-producing partners' plans for elements relating specifically to tackling inequalities in transport infrastructure

### **Outcome 2:**

Housing Argyll and Bute Community Planning Partnership will improve housing by:

- Working in effective partnerships to ensure that everyone living and working in Argyll and Bute has access to affordable, warm homes of the right size, in the right place with access to the services, amenities and economic opportunities that communities need to thrive
- Ensuring that plans and policies are informed by communities' needs and aspirations, especially those facing the greatest inequalities in housing related outcomes
- Working with partners and communities to ensure that everyone has the ability to have a say in shaping what housing looks like for their place
- Reviewing partners' land and property assets to ensure resources are used effectively to support the provision of housing for key workers and others
- Working together to identify opportunities for the prevention of homelessness through early intervention

### **Outcome 3:**

Community Wellbeing Argyll and Bute Community Planning Partnership will improve Community Wellbeing by:

- Broadening equality of access to Community Leadership opportunities
- Furthering equality of access to services, facilities and community assets
- Working with partners to maximise sustainability of community facilities and services

- Enabling a voice in collective decision making
- Enhancing communication within communities
- Better understanding how communities achieve a sense of connection and belonging

### **Topic headings**

Transport and connections

Local facilities and services

Housing

Availability of health and social care services

Opportunities for young people

Jobs and business opportunities

Declining local population

Nature and the environment

Tourism

Activities and things to do

Culture, heritage and identity

Sense of community

## Appendix IV: Areas of high visitor use

### STRAVA Heat maps

**These Strava heat maps indicate routes and levels of use by people undertaking outdoor activities – walking, cycling etc. - on Lismore (mainly visitors but may include some locals)**

**The maps show particularly high visitor use at Point and Port Ramsay, with higher levels also at Tirfuir (the broch) and down the West coast to Portcastle.**

Strava is a website that tracks physical exercise, which incorporates social network features.

Strava records data for a user's activities, which can then be shared with the user's followers or shared publicly. If an activity is shared publicly, Strava automatically groups activities that occur at the same time and place (such as taking part in a [marathon](#), [sportive](#) or group [ride](#)).

Data that is shared publicly is presented on maps (Heat maps) which show routes taken in different shades of blue depending on the number of people who have used that route – darker blue being the most used routes, lighter blue being less well used routes. The maps can therefore demonstrate desire lines and popular routes.

Local authority Access Officers and landowning public sector / NGO Visitor Services teams often consult Strava heat maps to get an indication of levels of public use of an area, in addition to the core paths and public rights of way that are recorded on OS maps or in local authority systems.

More about Strava:

An activity's recorded information may include a route summary, elevation (net and unidirectional), speed (average and maximum), timing (total and moving time), [power](#) and heart rate. Activities can be recorded using the mobile app or from devices manufactured by third parties like [Garmin](#), [Google Fit](#), [Suunto](#), and [Wahoo](#). Activities can also be entered manually via the Strava website.

Map 7 - Strava heat maps for Lismore are shown below:

What's new in Microsoft Edge x | strava - Search x | Strava Maps x

https://www.strava.com/maps/global-heatmap?sport=All&style=standard&terrain=false&labels=true&poi=true&cPhotos=true...

**STRAVA** Dashboard Training Maps Challenges Give a Gift Start Trial

The Isle of Lismore, Oban, PA3... All Sports Heatmaps (1) Segments Create Route My Routes

The map displays a heatmap of the Isle of Lismore, Scotland. A blue route is overlaid on the map, starting from a red location pin labeled 'The Pierhouse' near Port Appin and extending westward along the coast. The map includes labels for various locations: Port Ramsay, Fennachrochan, Stronacroibh, Achuaran, and Baligarve. A scale bar at the bottom left indicates 500 meters. The interface includes navigation controls (compass, zoom in/out, 3D view) and a search bar at the top.

15°C Mostly sunny 13:16 09/03/2025

Microsoft Edge browser window showing the Strava Maps interface. The address bar displays the URL: <https://www.strava.com/maps/global-heatmap?sport=All&style=standard&terrain=false&labels=true&poi=true&cPhotos=true...>

The Strava navigation bar includes: STRAVA logo, Dashboard, Training, Maps (selected), Challenges, Give a Gift, Start Trial, and user profile icons.

The map search bar contains: The Isle of Lismore, Oban, PA3... All Sports Heatmaps (1) Segments Create Route My Routes >

The map displays a heatmap of cycling routes on the Isle of Lismore, Scotland. Key locations labeled include: Achuaran, Baligarve, Balimackilichan, Clachan, Loch Baile a' Ghobhainn, Lismore Stores, Balnagown, and Balliveolan. A pink pin marks 'Ionad Naomh Moluag'. A red pin marks 'Lismore Stores'. A scale bar indicates 500 m.

The Windows taskbar at the bottom shows: 15°C Mostly sunny, Search bar, and various application icons (Task View, File Explorer, Microsoft Edge, Outlook, Word, PowerPoint, Excel). The system tray shows: 13:17, 09/03/2025.

What's new in Microsoft Edge | strava - Search | Strava Maps

https://www.strava.com/maps/global-heatmap?sport=All&style=standard&terrain=false&labels=true&poi=true&cPhotos=true...

**STRAVA** Dashboard Training Maps Challenges Give a Gift Start Trial

The Isle of Lismore, Oban, PA3... All Sports Heatmaps (1) Segments Create Route My Routes

Bernera Island Achinduin Kilcheran Baligrundle Achnacroish

500 m

GBP/CAD +0.88%

Search

13:17 09/03/2025

What's new in Microsoft Edge | strava - Search | Strava Maps

https://www.strava.com/maps/global-heatmap?sport=All&style=standard&terrain=false&labels=true&poi=true&cPhotos=true...

**STRAVA** Dashboard Training Maps Challenges Give a Gift Start Trial

The Isle of Lismore, Oban, PA3... All Sports Heatmaps (1) Segments Create Route My Routes

Bernera Island  
Achinduin  
Kilcheran  
Loch Fiart

20 m, 40 m, 60 m, 80 m, 100 m

500 m

GBP/CAD +0.88%

Search

13:17 09/03/2025