

Loch Lomond & The Trossachs National Park

Pàirc Nàiseanta Loch Laomainn
is nan Tròisichean

2008 – 2011

COMMUNITY ACTION PLAN



SANDBANK

COMMUNITY ACTION PLAN 2008 - 2011
SANDBANK COMMUNITY FUTURES STEERING GROUP
LOCH LOMOND & THE TROSSACHS NATIONAL PARK AUTHORITY

SANDBANK COMMUNITY ACTION PLAN

The community of Sandbank prepared this - its second Community Action Plan - with the assistance of Loch Lomond & The Trossachs National Park Community Futures Programme.

The plan revises and replaces our initial Community Action Plan which is now out of date. We have achieved some of the priorities in that Plan - such as:

- The community purchase of Ardnadam Car Park for eventual development as a Community Park
- Development of Lazaretto Point and War Memorial
- Carrying out of a feasibility study for the Community Centre
- Progressing the Playpark through establishing a partnership agreement between the Community Trust and the Council

Some other priorities are carried forward, while a few important issues have been identified to reflect the changes in our community over the last few years.

The Plan summarises community views on

- Sandbank now
- the vision for its future
- the issues that matter most and
- priorities for action

The Plan makes a clear statement about the type of place Sandbank aims to be - and what needs to be done.

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SANDBANK COMMUNITY FUTURES STEERING GROUP AND SUPPORT

A local Community Futures Steering Group was established by the Community Development Trust, the Community Council and the Hall and Church committees. Its members were Ann Dewar, Peter Galliard, John Massey, Iain MacKenzie, and Norma Murray,

Hannah Dinneen and Ceci Alderton from Loch Lomond & The Trossachs National Park Authority worked with the Steering Group to support the consultation process.

LOCAL PEOPLE HAVE THEIR SAY

The Plan was prepared following extensive consultation with the community over a three month period from January to March 2007. Consultation included:

- A series of interviews with different groups and individuals representing all aspects of the community
- A community views survey that went to all households
- A community profile detailing facts and figures about the community
- A Community Futures Open Day
(a second chance to have your say at the Community Development Trust AGM a week later)

22 INTERVIEWS WERE HELD WITH REPRESENTATIVES OF COMMUNITY GROUPS, BUSINESSES, SERVICE PROVIDERS AND DIFFERENT AGE GROUPS WITHIN THE COMMUNITY

201 SURVEY FORMS WERE COMPLETED BY OUR 583 HOUSEHOLDS

40 PEOPLE ATTENDED THE COMMUNITY OPEN DAY WITH 30 ATTENDING THE FOLLOW UP EVENT AT THE COMMUNITY TRUST AGM



OUR COMMUNITY NOW

We have summarised below some of the views from the COMMUNITY VIEWS SURVEY.

COMMUNITY VIEWS SURVEY		
TOP EIGHT LIKES		% Responses
1	Fabulous setting, Loch views and countryside	46.7%
2	Local facilities and amenities, particularly the two local shops (including the Post Office), the school and community hall	32.8%
3	Marina development and good sailing opportunities	27.4%
4	Peaceful, quiet environment	26.8%
5	Friendly residents	25.8%
6	Convenience of the location with good access to public transport by bus and ferry	17.4%
7	Strong local Community spirit and hardworking Community Trust	12.4%
8	Proximity to good forest and shore walks	11.4%



'It's on the up'

'Marina breathing new life into the village'

'Access to the central belt - but not its problems'

'I like the fact that the village is a living, working village, not full of retired second home owners'

'Beautiful place to live with nice people'

'Good local shop'

'Good walks - Benmore, Pucks Glen, Arboretum, Camels Hump'



TOP SEVEN DISLIKES		% Responses
1	Litter and dog fouling	35.3%
2	Vacant and derelict buildings including the old school, shops, housing	23.6%
3	Roads - speeding traffic	25.3%
4	Roads - poor state of road and pavement repair (plus narrow pavements)	21.3%
5	Concern about antisocial behaviour and Council housing allocation policy	18.4%
6	Run down village centre	17.9%
7	Lack of amenities for young people	10.4%



'There always seems to be roadworks but the roads don't seem to improve'

'The derelict buildings - quite a few needing demolished and if not, cleaned up a bit'

'Speeding is particularly bad on the long straight part of the A815 from the Head of the Loch where quite a few families with young children cross the road to the bus stop'

'Littering is just awful'

'Dog fouling all along the pavements'



OUR COMMUNITY NOW

We have summarised below some of the information from the COMMUNITY PROFILE.

COMMUNITY PROFILE 2007

The Area

Sandbank is a village located on the southern shores of the Holy Loch on the Cowal Peninsula in Argyll. It is a short ferry ride across the Clyde from Greenock and Gourrock but feels like a long way from the bustle of the Scottish Central Belt. It is on the edge of the Loch Lomond & The Trossachs National Park and is the village gateway for most of the visitors coming by ferry to the Park and to enjoy the lochs, gardens and forests of the Peninsula.

Population

The population of Sandbank is now around 1200, based on local estimates. It was as high as 1700 in the 1991 Census but over 600 of those were temporary residents here from the United States Navy. The population is skewed slightly towards the elderly with 7% more than the national average and there is a forecast of reducing numbers of primary school children over the next few years.

Housing

There are just over 580 houses in the Sandbank area with more housing development on the way at McKinlays Quay, Daisy Place and the Ferryman's. As in many parts of the country most new developments are not within the reach of 'first time buyers'.

The local authority housing stock was transferred to the Argyll Community Housing Association (ACHA) in late 2006.

Employment & The Local Economy

Sandbank is home to an Industrial Estate which is the base for many businesses in the wider Dunoon area. So people come into Sandbank to work. In total it is estimated that there are around 60 businesses trading in Sandbank.

The development of the Marina is starting to make a major contribution to the local economy and helping to develop Sandbank as a stopping off and berthing location for yachts and as a gateway to the National Park and the West Coast.

The retail and hospitality sectors now have the opportunity to benefit from this growing number of businesses and interest from visitors.

Education

There is a primary school in Sandbank and other primary schools nearby in Dunoon. Older children attend the Grammar School in Dunoon. There is also the opportunity for local access to further education with University of the Highlands and Islands accredited courses being offered through the Dunoon Learning Centre (Argyll College).



Health

Residents are served by either the Riverbank Practice at Kilmun or one of the 3 Practices in Dunoon. There are dental services in Dunoon.

Dunoon Hospital is located approximately 3 miles south of Sandbank and provides Accident and Emergency Services.

Social and Community Services and Facilities

Sandbank has both a thriving village hall and Church hall that are used extensively by the community. There is also a small play park near the Sailing Club which needs upgraded and a BBQ area at Broxwood.

Leisure and recreation

Organisations and activities include:

- The Holy Loch Sailing Club
- Upper Cowal Bowling Club
- Ardnadam Farm - riding tuition
- The Hunters Quay Holiday complex - swimming pool, fitness centre and offers other opportunities such as badminton
- Freshwater and sea fishing (The Dunoon and District Angling Club publishes information for fishermen).

Infrastructure

Mains gas is available in Sandbank but not at Sandhaven.

Scottish Water aim to upgrade the local sewage systems and have plans for a new pumping station and facility at Ardnadam Car Park which have held up the development of the proposed Play Park

Emergency Services

Local Police and Fire Stations are nearby in Dunoon.

Environment

Sandbank is close to some beautiful lochs, gardens and forest as well as having its own Holy Loch coastline to explore.

There are a number of paths and trails with the most well known being the Ardnadam Heritage Trail which leads up to the 'Camels Hump' hill where there are fantastic views over the Firth of Clyde.

Heritage

Sandbank has a fascinating history linked to its coastal location which has seen it used as a quarantine station, for gunpowder manufacturing in local mills, as a place for world class yacht building and then as one of the communities that housed the American military for almost 30 years up until the early 1990's.



OUR VISION FOR THE FUTURE OF SANDBANK

We have amended and updated our vision statement to reflect the way in which the community has changed over the last 5 years and to take account of the hopes for the future as expressed by our residents through the Community Futures process.

SANDBANK VISION STATEMENT

A coastal village with good access to the National Park

Sandbank will have made the most of its coastal location at the edge of the National Park. It will continue to develop its marine based activities and seafront. It will have developed coastal paths, community parks and play areas along the coast and created good walking, cycling and water based access into the National Park.

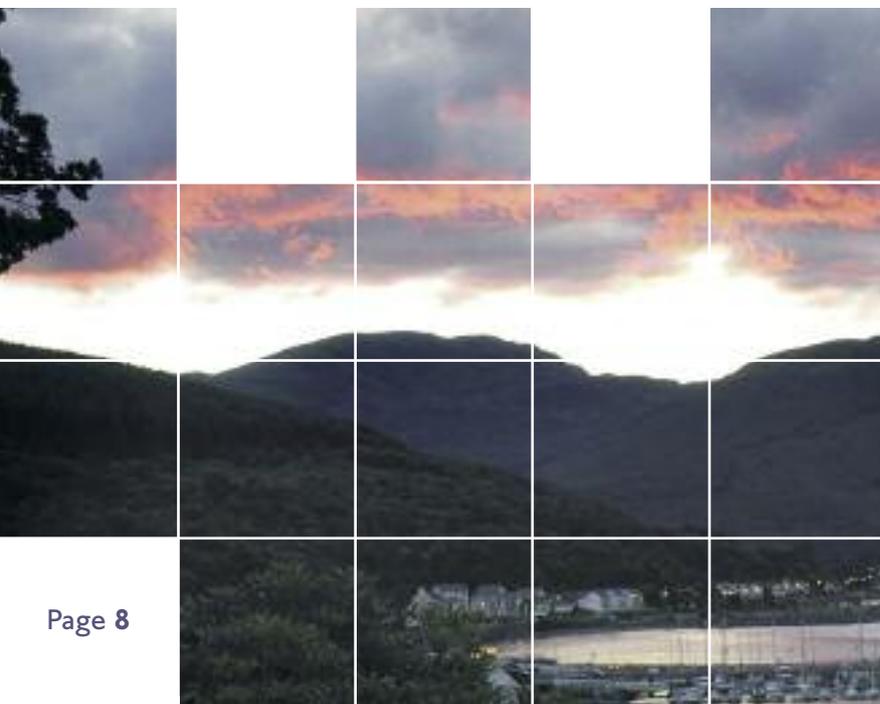
An attractive well kept and safe village

Sandbank itself will be an attractive, well kept and safe village with a village centre offering a range of services, hospitality, and attractive open space. Village gateways, traffic calming and improved roads and pavements will contribute to the village environment and personal safety.

...with a strong sense of place and its past

Interpretation and development of our local heritage will have contributed to Sandbank's 'sense of place'

and with a good range of activities for all its residents - both young and old.



MAIN THEMES & PRIORITIES

These are the things that the community, in partnership with a range of agencies and supporters, will aim to achieve over the next few years.

THEME 1 - VILLAGE ENHANCEMENT

The aim is to make Sandbank more of a defined and attractive place with village gateways and more of a village centre at its heart. Work has already started on this but needs to be consolidated and developed further. There is also a determination to make Sandbank more attractive by trying to reduce littering and improving open spaces and streetscape.

MAIN PRIORITIES

- Village gateways
- Village centre
- Village in bloom
- Litter and recycling

THEME 2 - SANDBANK PARKS AND PLAY AREAS

Sandbank has lost a lot of informal play areas and open space as it has developed and this makes even more urgent the need to renovate the old play area and develop the proposed Ardnadam Community Park. They are both on the seafront and would make a significant impact on the appearance of the area to visitors as well as being great assets for locals and visitors to enjoy. There are also other open spaces that should be preserved and enhanced for local enjoyment.

MAIN PRIORITIES

- Play Park
- Community Park
- Old school games area

THEME 3 - PATHS AND ACCESS

A constant theme is to enable safe walking and cycling in and out of Sandbank - and to develop non motorised access between Hunters Quay ferry terminal and the National Park. In the long term the ambition is to develop a Coastal Path that will also serve as a sea defence. In the short term it is important to improve and extend existing pavements and create cycle routes along the road. Lack of these connections currently severely limits people's ability to safely enjoy the many outdoor recreational benefits the area has.

MAIN PRIORITIES

- Connecting paths and routes - Hunters Quay to National Park
- Coastal Path
- Local off-road paths network



THEME 4 - LOCAL ECONOMY AND TOURISM

Sandbank has a real opportunity to develop an economy linked to water based access with the Marina as the flagship for this development.

Given that so many people come into the Cowal and the National Park through Sandbank it is an ideal place to provide more tourist information about Sandbank as well as the surrounding area. It may be appropriate to combine tourist information with more heritage interpretation and a Tourism and Heritage Centre has been suggested.

In general there is a need to look at ways in which local businesses are supported and encouraged to network with each other and to link into the wider community.

MAIN PRIORITIES

- Marina expansion and related enterprise development
- Tourism and Heritage Information
- Business networks and support

THEME 5 - HERITAGE AND SENSE OF PLACE

There is a strong feeling that Sandbank has an opportunity to make its rich heritage come alive and contribute to its special nature, its attractiveness to residents and to visitors, and to its economy.

MAIN PRIORITIES

- Heritage interpretation and information
- Events and Activities
- Heritage features in Village, Parks, Open Spaces and Paths

THEME 6 - COMMUNITY SAFETY

The downside of Sandbanks location, is that it experiences a high volume of traffic flowing through it. Narrow or in places no pavements and lack of off road alternatives for walking, mean that it is not as safe as it should be for residents.

There is therefore a need for significant traffic calming measures and safe crossings on the busy roads in addition to the need for improved paths.

MAIN PRIORITIES

- Traffic calming
- Police presence

THEME 7 - THINGS FOR YOUNG PEOPLE TO DO!

Last but not least Sandbank like many villages needs to offer more for our young people. We would like young people to take a lead on this - tell us what they want and work with us to help make it happen. We will aim to do more to listen to young people over the coming months and aim to put a programme of appropriate activities together over the winter months with their support.

MAIN PRIORITY

- Involving young people in developing activities and facilities

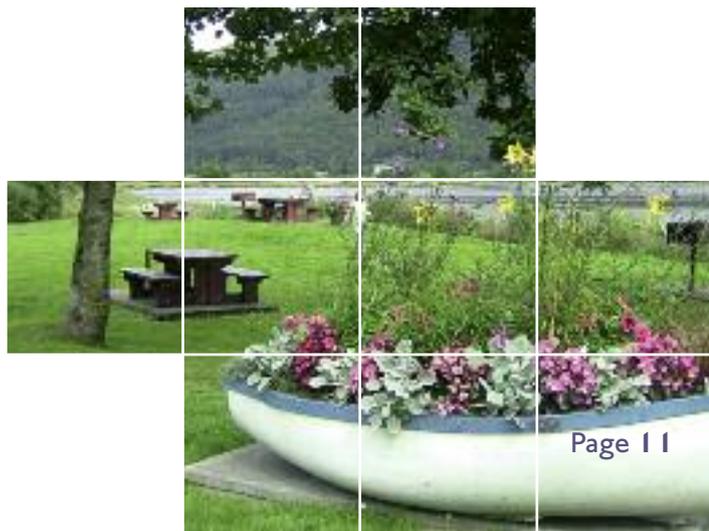
(note: priority number is not indictative of level of priority)



ACTION

Making progress - some of the action steps to be taken over the next 12 months:

THEME 1	VILLAGE ENHANCEMENT
PRIORITY 1	VILLAGE CENTRE <ul style="list-style-type: none"> ■ Develop proposals for further improvements to Rankins Brae ■ Design additional village centre square to mirror Rankins Brae ■ Work with local shops and hotels to involve them in upgrading the area ■ Explore ways of giving a 'facelift' to derelict/empty buildings
PRIORITY 2	VILLAGE GATEWAYS <ul style="list-style-type: none"> ■ Research and design improvements to village signage and entrances ■ Implement proposed improvements
PRIORITY 3	VILLAGE IN BLOOM <ul style="list-style-type: none"> ■ Develop programme of planting and flower baskets etc to enhance village environment
PRIORITY 4	LITTER AND RECYCLING <ul style="list-style-type: none"> ■ Identify the need for further litter and dog bins and for improved uplift and lobby for improvements ■ Identify and lobby for more recycling facilities
Action on all priorities by	Village Improvements Group newly established to lead on this theme involving the Trust and Community Council and other willing organisations and helpers





THEME 2 SANDBANK PARKS, OPEN SPACE AND PLAY AREAS	
PRIORITY 1	PLAY PARK <ul style="list-style-type: none"> ■ Complete design and costings for the new Play Park ■ Raise funds ■ Complete new Park
PRIORITY 2	ARDNADAM COMMUNITY PARK <ul style="list-style-type: none"> ■ Bring old designs up to date and get detailed costings ■ Hold community consultation to approve designs ■ Raise funds for the Park ■ Develop the Park
PRIORITY 3	OLD SCHOOL GAMES AREA Look at the potential to bring the old village owned greenspace above the old Community Centre back into use.
Action on all priorities by	Parks and Play Development Group newly established to lead on this theme, with the involvement of the following: Argyll & Bute Council, Loch Lomond & The Trossachs National Park Authority, Scottish Water



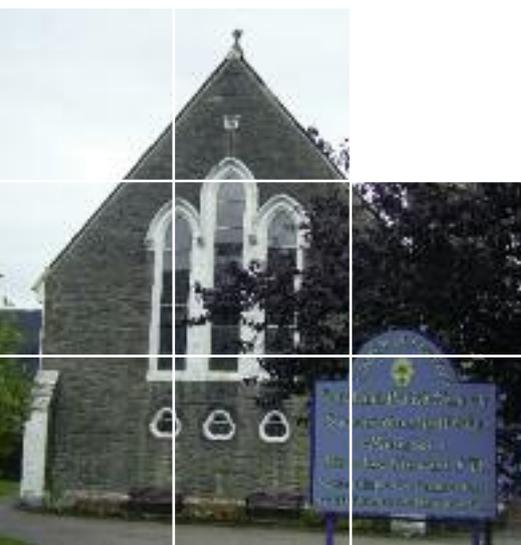
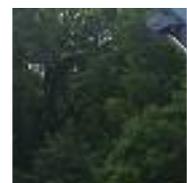
THEME 3 PATHS AND ACCESS	
PRIORITY 1	CONNECTING PATHS AND ROUTES - HUNTERS QUAY TO NATIONAL PARK <ul style="list-style-type: none"> ■ Identify priority sections that can be developed ■ Lobby for improvement and development ■ Carry out improvements
PRIORITY 2	LOCAL OFF-ROAD PATHS NETWORK <ul style="list-style-type: none"> ■ Develop other proposals for a local paths network around sandbank which includes linking into Ardnadam Heritage Trail, Camels Hump etc. ■ Work to improve, sign and provide information about the network in line with proposals and priorities identified
PRIORITY 3	COASTAL PATH <ul style="list-style-type: none"> ■ Develop 'artists impression' /model of this aspirational route ■ Develop guideline costings ■ Enlist support and timetable and make progress
Action by	Paths and Access Group newly established to lead on this theme, Argyll and Bute Council Access Officer, Loch Lomond and the Trossachs National Park Authority Access Officer



THEME 4 TOURISM AND LOCAL ECONOMY	
PRIORITY 1	<p>MARINA EXPANSION AND RELATED ENTERPRISE DEVELOPMENT</p> <p>Continue to support the development of the Marina and to help realize opportunities for local enterprise development</p>
Action by	Marina, SCDT, SCC, Argyll and the Isles Enterprise, Argyll and Bute Council
PRIORITY 2	<p>TOURISM AND HERITAGE INFORMATION</p> <p>Explore the development of a local Tourism (and Heritage) Centre to provide local information about Sandbank and also the wider Cowal and National Park area.</p>
Action by	SCDT and local heritage action group
PRIORITY 3	<p>BUSINESS NETWORKS AND SUPPORT</p> <p>Call a local business network meeting and help establish informal network and forum if there is an expressed need. This could perhaps initially be focused around tourism related business and then widened out?</p>
Action by	SCDT and local businesses



THEME 5 HERITAGE AND OUR SENSE OF PLACE	
PRIORITY 1	<p>HERITAGE INTERPRETATION AND INFORMATION</p> <ul style="list-style-type: none"> ■ Develop local information sheets and interpretation panels to provide more access to the local heritage ■ Look at ways of branding Sandbank in a way that links to its nautical heritage and its coastal future ■ Look at ways of establishing a local heritage and tourism centre (e.g. visit Doune to see what has been done by Kilmadock Development Trust)
PRIORITY 2	<p>EVENTS AND ACTIVITIES</p> <ul style="list-style-type: none"> ■ Develop ideas for and organise events and activities linked to the local heritage e.g. Gunpowder Festival on November 5th!
PRIORITY 3	<p>HERITAGE FEATURES IN VILLAGE, PARKS, OPEN SPACES AND PATHS</p> <ul style="list-style-type: none"> ■ Work with other action groups to incorporate heritage features into village enhancement, paths and access and parks and open space. e.g. benches, sculpture, interpretation etc.
Action for all the priorities	Heritage Group newly established to lead on this theme.





THEME 6 COMMUNITY SAFETY	
PRIORITY 1	TRAFFIC CALMING, PARKING AND ROAD CROSSINGS <ul style="list-style-type: none"> ■ Develop proposals for traffic calming with the aim of reducing speeding on main roads through Sandbank ■ Develop proposals for pedestrian crossings e.g. at the top of Rankins Brae, Wallace Court by the Bus Stop and to the proposed Play Area ■ Improve parking e.g. at the shops and introduce yellow lines on main road
Action by	Sandbank Community Council, Argyll and Bute Council
PRIORITY 2	POLICE PRESENCE <ul style="list-style-type: none"> ■ Identify need for additional police presence to enforce parking regulations and to assist in deterring anti social behaviour ■ Request additional support perhaps on a short term trial basis.
Action by	Sandbank Community Council, Argyll and Bute Council

THEME 7 THINGS FOR YOUNG PEOPLE TO DO!	
PRIORITY 1	INVOLVING YOUNG PEOPLE IN DEVELOPING ACTIVITIES AND FACILITIES <ul style="list-style-type: none"> ■ Listen to the needs of local young people ■ Help them develop and access a range of activities to meet their main needs
Action by	Champions from the Community Trust and Community Council, local schools, Argyll and Bute Council Youth Workers?



MAKING IT HAPPEN

The Sandbank Community Development Trust and Sandbank Community Council will take a joint lead in driving this action plan forward on behalf of the community.

We will be establishing a number of new Action Groups to speed up progress on some of our Priorities.

New Action Groups being set up are:

- Sandbank Village Enhancement Group to tidy up the village and make it attractive
- Sandbank Parks and Play Group to develop the Play Area and Community Park
- Sandbank Paths and Access Group to develop safe paths and routes for walking and cycling
- Sandbank Heritage Group to make more of our local heritage and give Sandbank a strong sense of place

The Trust and the Community Council will also work closely with the relevant agencies to develop our local economy, improve community safety and make Sandbank a safer place and improve our roads, pavements and traffic management.

We will also look at the best ways of supporting the needs and involvement of young people in the community

If you would like to take part in one of the new Action Groups or add your weight to the Trust or Community Council please contact:

Community Trust Contact: John Massey, 01369 701030

Community Council Contact: Norma Murray, 01369 704960





Loch Lomond & The Trossachs National Park

Pàirc Nàiseanta Loch Lomhainn
& nan Trosachan

COMMUNITY FUTURES

PROGRAMME

COMMUNITY FUTURES PROGRAMME

Sandbank has been supported in the preparation of their new Community Action Plan by the National Park's Community Futures Programme.

Through the Community Futures Programme, all communities in the Park prepared their first Community Action Plans between 2001 and 2003. These Action Plans assisted communities to identify and develop their priorities for projects and actions. They also helped communities to clearly represent their main needs and aspirations and to influence the preparation of the National Park Plan.

Communities have also been assisted to develop local and area based organisations and 20 Community Development Trusts have been established as well as 4 Area Networks.

The Community Futures Programme is supporting all 21 communities in the National Park area to revise and renew their Community Action Plans.

In revising their Community Action Plans, communities are continuing to shape and influence their own development by:

- Updating facts and figures and views about their community
- Developing a clear set of priorities for their community over the next 3 - 5 years
- Ensuring that there is a strong community mandate for projects and actions
- Offering opportunities for new people to be involved and new ideas to flourish
- Enabling informed community input to the National Park Local Plan

For more information contact:

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Community Futures Programmes of local community planning and community engagement are designed and supported by the Small Town and Rural Development Group. www.stardevelopmentgroup.org

