

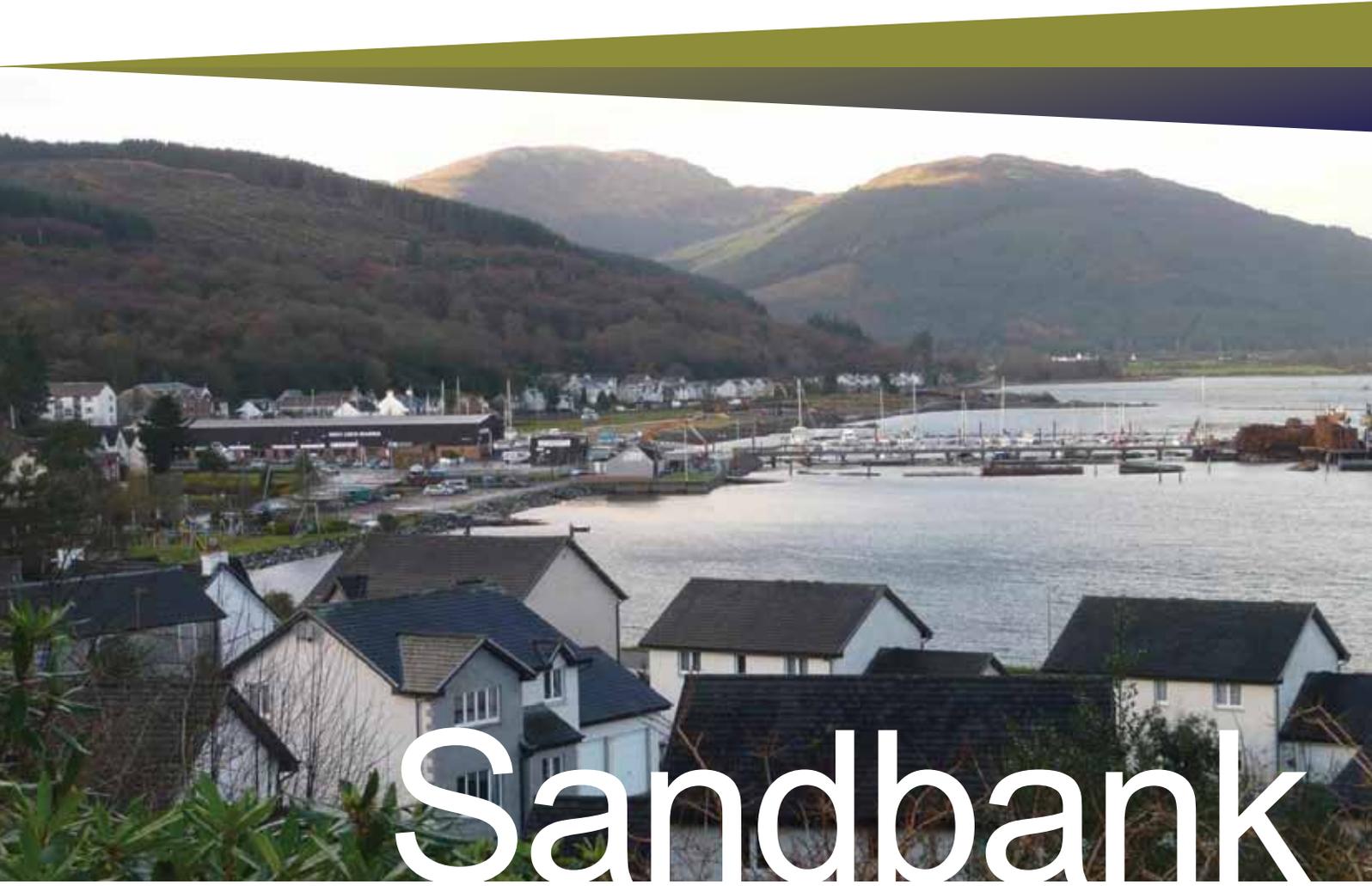


**Community Partnership**

Supporting communities in Loch Lomond & The Trossachs National Park

# COMMUNITY ACTION PLAN

**2 0 1 4 - 2 0 1 9**



# Sandbank

# Sandbank Community Action Plan

## 2014-2019

The community of Sandbank has reviewed and updated their Community Action Plan to ensure that this, the third edition, truly reflects the ambitions of Sandbank Today.

During the review of the previous plan it was identified that the following achievements have been made:

- The construction of a new playground for the young people of Sandbank
- Researched and designed new signage and entrances to the community
- Developed local information leaflets and interpretation on local heritage



It was identified that a number of priorities remained current whilst views have changed on areas that were once a priority, such as the Marina development. Also, specific areas, such as amenities for children and young people, required further investigation during the formation of this new plan.

The Plan summarises community views on:

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

The Plan belongs to the community as a whole and makes a clear statement about the type of place Sandbank aims to be and what needs to be done to get there.



### Local people have their say

The Sandbank Community Action Plan Steering Group, which included members of the community development trust and community council as well as independent members of the community, conducted a detailed review of the previous action plan and identified that a significant proportion of the plan remained valid and that the most appropriate course of action at this stage would be to update the current plan in consultation with the wider population whilst not losing sight of the work carried out to further the actions previously identified.

The previous (2008 – 2011) Action Plan was informed by extensive community engagement which included stakeholder meetings, community surveys and a community open day.

During the development of this updated Action Plan a further community open day was held to which over 100 people attended. In addition to this a survey targeted at young people in primary education was carried out along with an art competition, the results of which can be seen throughout this document.

42 Community views survey forms were returned from age 10 to 12 school pupils

9 Stakeholder meetings and interviews were held with local groups, businesses, and support organisations

120 People attended the community event

*Thanks to everyone who took part.*



# Our Community Now

The information within this section provides a snapshot of Sandbank today and the changes which the community has seen since the previous action plan was produced in 2008.

## 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 1250, 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 was a boom in housing development in Sandbank at the beginning of the action Plan but the economic downturn has seen slowing if not a halt in housing in Sandbank. The housing stock is presently about 600 slightly more than at the start of the last plan. However there are many houses for sale. There are developments with planning permission which have not yet been built and there is a recent application for a retirement development behind Hafton House but it is in the early stages.



## Employment & The Local Economy

Sandbank is home to an Industrial Estate which is the base for many businesses in the wider Dunoon area however the number of business in this park have reduced over recent years. Some people come into Sandbank to work. In total it is estimated that there are around 60 businesses trading in Sandbank. The previous Action Plan had an optimistic view of the development of the Marina. Unfortunately it has been affected by the economic downturn and has not developed as anticipated. Fortunately the shop has been resurrected and the Post Office has now reopened.



# Our Community Now

## Education



The Primary School in Sandbank continues with its roll currently 125. There is also an active Gaelic unit of 53 and a pre school unit of approximately 20. It has been recently upgraded following storm damage in early 2012.

Older students attend Dunoon Grammar School. The roll size would appear to be relatively constant. 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. The Play park has been upgraded as a joint project between the Trust and Argyll and Bute Council. The Broxwood Picnic area is in need of redevelopment.

## 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).

In addition to this the Trust has built a Bird Hide at Broxwood and is in the process of designating the area round it as a Local Nature Reserve.



## Infrastructure

Mains gas is available in Sandbank but not at Sandhaven. Scottish Water have recently upgraded local sewage systems with a new pumping station and facility at Ardnadam Car 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. There has been recent interest in developing a Hydro scheme for the community of Sandbank. There is local concern regarding the condition of the proposed marina site whose development has stalled.

## Heritage

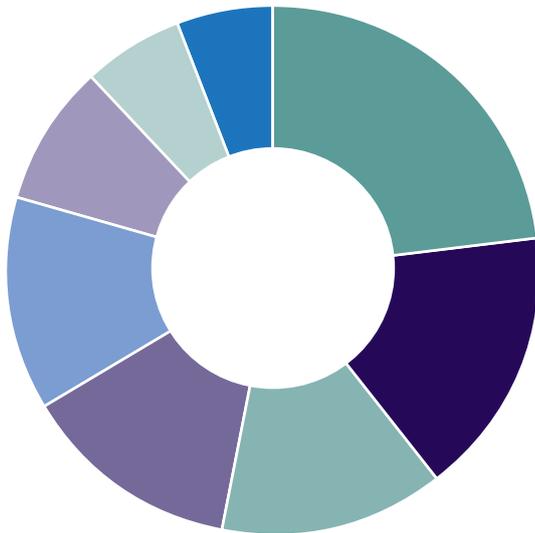
Sandbank has a fascinating history linked to its coastal location. This has seen it used as a quarantine station; its' local mills providing a hub for the manufacture of gunpowder; as a centre for the building of world class yachts; and up until the early 1990s one of the communities that housed the American military. Recently new signage and interpretation has been developed which highlights the local Heritage for locals and visitors alike.



# Community Views Survey

## Likes

During the 2008 consultation the community identified the areas outlined below as being important to them about the area.



- Fabulous setting, Loch views and countryside 46.7%
- Local facilities and amenities, particularly the two local shops (including the Post Office), the school and community hall 32.8%
- Marina development and good sailing opportunities 27.4%
- Peaceful, quiet environment 26.8%
- Friendly residents 25.8%
- Convenience of the location with good access to public transport by bus and ferry 17.4%
- Strong local Community spirit and hardworking Community Trust 12.4%
- Proximity to good forest and shore walks 11.4%

This was backed up through the recent open day consultation where the following comments were recorded. As part of this update young people were targeted for their opinions on what was important to them about Sandbank. They told us that they liked:

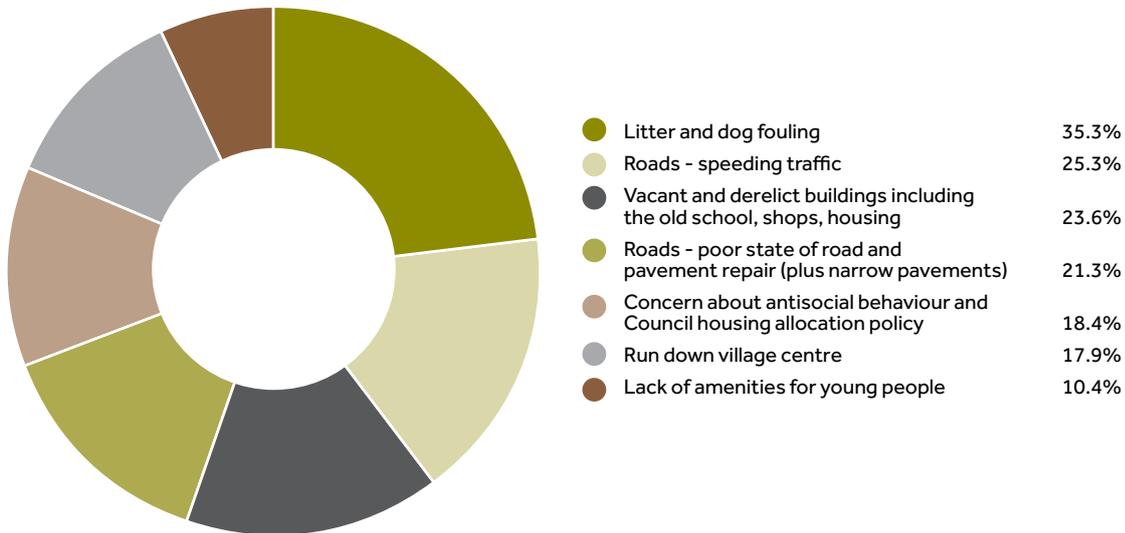
“ The Play Park 75%      The shop 50%  
 The views and place 30%  
 Friends 25%      The Marina 22% ”



# Community Views Survey

## Dislikes

During the 2008 consultation the community identified the areas outlined below as needing attention.



This was added to through the recent open day consultation where the following comments were recorded:

### What People Said

**Village Enhancement:** 'We need to clear up the Marina Site- It is an eyesore and lets the Village down badly.'; 'We need more litter bins'; 'Knock down the old Primary School'; 'When is someone going to do something about the Marina'; Renovate the old Primary School'.

**Open Spaces and Environment:** 'Clean up the Marina site'; 'We need more paths through the countryside'; 'Finish the Marina ASAP'.

**Things for young people to do:** 'We need a Chippy'; 'We need a football pitch'; 'We need more things to do'.

**Pavements and Paths:** 'We need proper pavements along the Shore Road to Hunters Quay'; 'Make a path along the hill behind Sandbank'.

**Heritage:** We need to show off the Boat Building Heritage of Sandbank.'; 'Make a Village trail with Information boards'.

As part of this update young people were targeted for their opinions on what was important to them about Sandbank. They told us that they would like:

More things to do **30%**

More flowers and plants **12%**

No litter **12%**      Chip Shop **12%**

Zoo/Bird garden **10%**

Café (by the play area) **10%**

Skate Park **6%**



# Sandbank: Our vision for the future

Our vision is of a community which is:

***a coastal village with good access to the National Park***

Sandbank will make 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 develop coastal paths, a local nature reserve at Broxwood, community parks and play areas along the coast and create good walking, cycling and water based access into the National Park. It will develop renewable energy by using local hydro based resources.

***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.

***a strong sense of place and its past***

With 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, Strategies and Priorities

These are the main themes and priorities the community will focus on over the next five years, in partnership with public agencies and other supporters.

<b>THEME 1:</b>  Village Enhancement	<b>THEME 2:</b>  Parks and open spaces	<b>THEME 3:</b>  Local Economy	<b>THEME 4:</b>  Heritage & Recreation	<b>THEME 5:</b>  Activities for young people
---	---	---	---	---

## Top ten priorities as identified by the community through consultation

1. The Marina. Examine ways to improve and help its development.
2. Hydro electric project. Progress as fast as possible.
3. Holy Loch Nature Reserve. Progress as fast as possible.
4. Improve Ardnadam Car Park. Covered seating.
5. Paths. Find ways to improve coastal and rural paths in Sandbank.
6. Traffic Calming.
7. Improve Activities for Young People.
8. Litter. Improve facilities. Particularly at Broxwood site.
9. Pedestrian Crossing on Main Road adjacent to Shop.
10. Encourage Local Events such as Gala and Fireworks night.

## Theme 1: Village Enhancement

# ACTION



A guide to the first steps to be taken over the next 12 months and beyond.

### **Priority 1:** **Marina Development**

- Work with Marina owner to progress development
- Explore ways of improving look of marina

*Champion*  
Sandbank Community Development Trust

*Action by:*  
Trust Working Group

The unique setting of the community will be improved through work to enhance the village environment. This will be achieved through partnership work with the owner of the Marina to support development of the facility and improvements of this area. The on-going issue of litter, dog fouling and access to recycling facilities will continue to be addressed by working with the relevant agencies.



### **Priority 2:** **Litter and recycling**

- Identify and lobby for more recycling facilities
- Identify the need for further litter and dog bins and for improved uplift and lobby for improvements

*Champion*  
Sandbank Community Council

*Action by:*  
Community Council Working Group

### **Main priorities:**

✓ Marina development and improvement

✓ Litter and recycling

# ACTION

## Theme 2: Parks and Open spaces



Our community will continue its good work in developing recreation spaces locally. In a partnership with Argyll & Bute Council, the Natural Heritage Group and Sandbank Community Development Trust we will seek to develop a Holy Loch Nature Reserve. This project will aim to safeguard the area and retain its unique natural environment.



Ardnadam Community Park is an area for development to help support the needs of all ages within the community. We will work towards securing the resources to develop this area.

A guide to the first steps to be taken over the next 12 months and beyond.

### Priority 1:

#### Ardnadam Community park

- Bring old designs up to date and get detailed costings
- Raise funds for the Park
- Develop the Park

#### *Champion*

Sandbank Community Development Trust

#### *Action by:*

Trust Working Group

### Priority 2:

#### Develop Broxwood Local Nature reserve

- Design plans for area
- Secure land
- Develop working group
- Identify funding opportunities

#### *Champion*

Sandbank Community Development Trust

#### *Action by:*

Holy Loch Nature Reserve Management Committee

### Main priorities:

- ✓ Ardnadam Community park
- ✓ Develop Broxwood Local Nature reserve

## Theme 3: Local Economy

# ACTION



A guide to the first steps to be taken over the next 12 months and beyond.

### Priority 1: Develop a community Hydro scheme

- Identify and check feasibility of sites
- Plan and develop scheme

#### *Champion*

Sandbank Community Development Trust

#### *Action by:*

Trust Working Group

### Priority 2: Increased range of shops and amenities

- Identify amenities that the community would like to see developed eg. chip shop/ cafe and bird garden/small animal park
- Work with National Park Authority and Local Authority to encourage new start-ups within the community

#### *Champion*

Sandbank Community Development Trust

#### *Action by:*

Trust Working Group



As a coastal community on the boundary of the National Park, Sandbank is perfectly placed to develop its outdoor recreation offering. With proposals to develop a Nature Reserve and path and access routes, as well as the variety of water related activities available, the community will work to develop the range of shops and amenities to support the needs of both locals and visitors.

We will also work with partners to provide opportunities for local businesses to start up, grow and flourish in the area.

Harnessing the power of our local environment will be a key priority for the community. We will do this through the development of a community hydro scheme.

#### Main priorities:

- ✓ Develop a community Hydro scheme
- ✓ Increased range of shops and amenities

## Theme 4: Heritage and Recreation

# ACTION



Sandbank has a fascinating history linked to its coastal location. The community would like to develop a series of events and activities that celebrate the heritage of the area. Improvements in the areas signage and heritage interpretation will be developed to highlight the wealth of interest the area has at its heart.



Develop a guide to heritage sites including Clachan gunpowder production; wartime activities and camps; post war naval shipyards; quarantine station; ancient settlements Kilmun and Sandbank; whisky production; barrel making; farrier/blacksmith; Waddel's and other ferries.

A calendar of events will be produced to reinforce the history of the area.

Where community buildings are demolished, the community will look at opportunities to develop the sites for community use.

### Main priorities:

- ✓ Events and activities
- ✓ Community Centre site improvements

A guide to the first steps to be taken over the next 12 months and beyond.

### Priority 1

#### Events and activities

- Develop a range of ideas for events and activities linked to the local heritage e.g. Gunpowder Festival on 5th November!
- Produce a calendar of events for the year which highlight the opportunities provided by all local groups and organisations

#### Champion

Sandbank Community Council

#### Action by:

Community Council Working Group

### Priority 2

#### Site of old Community Centre

- After demolition examine site for community use

#### Champion

Sandbank Community Council

#### Action by:

Sandbank Community Council and Sandbank Community Development Trust

## Theme 5: Activities for young people



Many people including the young people surveyed commented on the lack of activities for teenagers in the village. It was felt that an effort should be made to involve them in a consultation to find out what they would like.



### Main priorities

- ✓ Involving young people in developing activities and facilities
- ✓ Better facilities for young people

A guide to the first steps to be taken over the next 12 months and beyond.

### Priority 1:

#### Involving young people in developing activities and facilities

- Listen to the needs of local young people
- Help them develop and access a range of activities to meet their main needs

#### Champion

Sandbank Community Council and Sandbank Community Development Trust

#### Action by:

Community Council Working Group

### Priority 2:

#### Better facilities for young people

- Sports and recreational facilities
- Indoor clubs, community activities - such as table tennis, pool, drop-in centre

#### Champion

Sandbank Community Council

#### Action by:

Community Council Working Group

# Making It Happen

The priorities in this action plan will be taken forward by our local community groups working with a range of public, private and voluntary sector partners. The Action Plan will be reviewed on an annual basis by a coming together of the community council and community development trust.

If you would like to get involved with any of these initiatives or for further information please contact the lead organisations for each theme as shown below:

<b>Themes</b>	<b>Lead Organisation</b>	
<b>THEME 1:</b>	Village Enhancement	Sandbank Community Development Trust
<b>THEME 2:</b>	Parks and open spaces	Sandbank Community Development Trust
<b>THEME 3:</b>	Local Economy	Sandbank Community Development Trust
<b>THEME 4:</b>	Heritage & Recreation	Sandbank Community Council
<b>THEME 5:</b>	Activities for young people	Sandbank Community Council

For general information contact:

## **Sandbank Community Development Trust**

---

Name: Peter Galliard

E-mail: [Peter.galliard@btinternet.com](mailto:Peter.galliard@btinternet.com)

## **Sandbank Community Council**

---

Name: Chris Talbot

E-mail: [cmtalbot@btinternet.com](mailto:cmtalbot@btinternet.com)

# Acknowledgements

Sandbank Community Action Plan Steering Group prepared this Community Document.  
Thanks to all those who shared their views and took part.

*We are grateful to the following organisations for funding and assistance:*

---

**Loch Lomond & The Trossachs  
Community Partnership**  
[www.thecommunitypartnership.org.uk](http://www.thecommunitypartnership.org.uk)  
Tel: 01389 727762



**Community Partnership**  
Supporting communities in Loch Lomond & The Trossachs National Park

---

**Loch Lomond & The Trossachs  
National Park Authority**  
[www.lochlomond-trossachs.org](http://www.lochlomond-trossachs.org)  
Tel: 01389 722600



Thanks to all of you who submitted photographs to use in this publication.

---