

Introduction

This document summarises the findings of the community consultation carried out in April 2024, and presents draft proposals for the Cumbrae Local Place Plan that have been developed based on the findings of the consultation and discussions with North Ayrshire Council.

The purpose of this document is to obtain feedback on the draft proposals. The final Local Place Plan will then be prepared for submission to North Ayrshire Council.

Local Place Plans allow communities to set out their ideas for the development and use of land in their area. They are intended to be solutions-focused, realistic, deliverable and as specific as possible. They are a tool for local communities to think about how to make their place better, agree priorities, and take action. Local Place Plans set out proposals about the development or use of land within the plan area and contain a map that shows the land to which the proposals relate.

If a Local Place Plan meets the legal requirements set out in legislation, the local planning authority must accept and register it and then they must take it into account in the preparation of their own local development plan.

Community consultation process

A digital survey was launched at the end of March 2024, open for all of April. The survey was promoted through:

- Announcements at CCC meetings.
- A campaign on social media.
- Posters in shops and on the bus.
- An article in the Largs and Millport News.
- Emails to 300 subscribers to the CCC mailing list.

The survey took approximately 20 minutes to complete, and 545 responses were received.

In addition, CCC and members of The Cumbrae Forum held drop-in sessions for those who wanted to complete the survey in person on 9 April, 11 April and 13 April, and an open consultation for the whole island was held on 13 April.

A stakeholder consultation was also held on 19 April with input sought from key island stakeholder groups.

The Boys' Brigade held a stakeholder consultation on 17 April and Cumbrae Primary School held a full school assembly followed by a stakeholder consultation with P4-5 on 29 April.

Members of CCC also conducted in-depth 1-2-1 interviews with 7 islanders.

Summary of key findings

General

- In general, respondents felt positive about Cumbrae in relation to safety, community, and views.
- Respondents were negative about the ferry service, North Ayrshire Council, business opening hours, some aspects of tourism and the proposed solar farm.
- They expressed a desire for improved amenities, fewer cars and motorhomes and more people visiting the island as foot passengers.

Detailed responses

Development

- **53.3%** of respondents did not think development should be allowed beyond the town's boundaries. (30.6% disagreed, and 14.1% did not know)
- **82.2%** did not think development should be allowed on the shore side of the coast road. (11.1% disagreed, 6.6% did not know)
- **63.8%** thought there are other parts of the island that should be protected from development, such as sites where development would spoil the skyline of the island. (14.6% disagreed and 21.6% did not know)
- **49.2%** felt there were parts of the island where new developments could be allowed (27.5% disagreed, and 23.3% did not know). Suggestions included:
 - Parts of Ferry Road and Golf Road.
 - Parts of the land behind Bute Terrace.
 - The land between the new houses at Lady Margeret Court, Ballikillet Farm and the hospital.
 - Parts of Kames Street and College Street.
 - Ninian Park.
 - Land between Ravenscraig and the FSC .
 - The former Watersports Centre.
- **80.1%** felt the conservation area should be retained. (8.3 disagreed and 11.6% did not know) Concerns were raised that it is only enforced selectively by North Ayrshire Council.
- **63.6%** felt that buildings in the conservation area should be allowed to have solar panels on their roofs facing towards the sea. (25.2% disagreed and 11.2% did not know)
- **46.5%** believed the island needs more housing, in particular family homes, affordable housing, social housing and sheltered housing. (29.6% disagreed and 23.8% did not know)

Landscape

- **92.7%** thought that views and panoramas on the island are very important or extremely important, and **84.3%** thought there are views that should be protected.
- **92.7%** felt that monuments such as the crocodile rock, standing stone, Indian rock and lion rock should be protected.

Amenity

- **75.1%** felt there were parts of the island in need of immediate attention, such as; potholes, pavements, some areas of the town and the public toilets.
- **58.2%** felt that there is not enough for young people to do. (12.3% disagreed and 29.6% did not know). Young people themselves expressed a desire for informal activity spaces such as a skate park.
- **82.2%** felt that public bins should include recycling and **75.5%** felt there should be a household recycling centre on the island.
- **76.7%** supported a call for a care home on the island so that elderly people are not forced to leave the island when they need care.

Transport

- **67.6%** felt there should be a cycle lane from the FSC to the ferry. (24.4% disagreed and 8% did not know)
- **61.4%** felt there is not enough parking on the island. (29.5% disagreed and 9.1% did not know). Many respondents thought visitors should be encouraged to come to the island by public transport rather than bringing a car.
- **79%** felt there should be a second ferry crossing to the island with enough parking on the mainland to encourage day trippers to come to the island as foot passengers. (12% disagreed and 9% did not know)

Energy and infrastructure

- **57.1%** believed it is extremely important or very important to have a community energy project on the island, owned by the community. However, there were strong calls for this to be in a more sensible location than the proposed solar farm.
- **51.6%** of respondents felt there are problems with housing on the island, including the age, size and tenure of buildings as well as difficulties retrofitting them. (17.9% disagreed and 30.6% did not know)

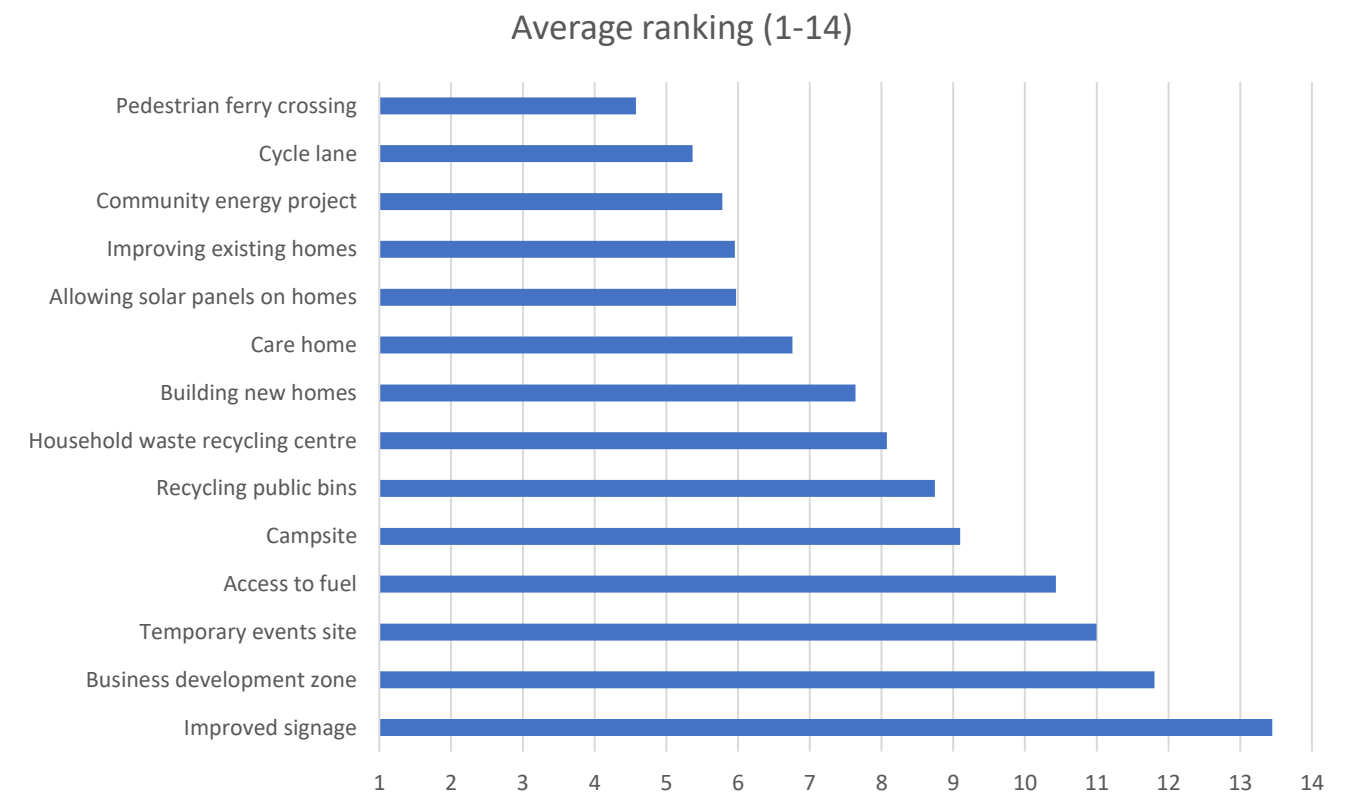
Business and tourism

- **57.9%** were not in support of an increase in second home council tax, suggesting it would kill the economy, second home owners would leave the island and local businesses would suffer. (28.4% disagreed and 13.8% did not know)
- **54.7%** felt the island needs more tourism. (18.5% disagreed and 26.8% did not know). However, there was a strong preference for an increase in foot passengers and a reduction in vehicular traffic. Respondents also felt the island should be seeking greater economic return from tourism, but with less disruption.
- **68%** believed the tourism offer could be improved (9% disagreed and 22.9% did not know). Issues raised included; unreliable opening hours, the availability of food in the evenings and the need for wet weather facilities. Suggestions for more diverse provisions included more ecological tourism (terrestrial and marine), sailing and other watersports activities, arts and crafts activities, and enhanced walking and cycling experiences and a marina.
- **82.5%** said they would support a controlled campsite on the island, for example at the Garrison, or the former Watersports Centre. (10.9% disagreed and 6.6% did not know)

- **52.9%** felt there should be a business development zone to support the marina. (10.3% disagreed and 36.8% did not know).
- **44%** believed initiatives should be developed to create more jobs (5.2% disagreed and 50.8% did not know). Suggestions included more accommodation for workers, business start-up facilities, business support provision and better promotion of business opportunities.

Priorities

Survey respondents were asked to rank the importance of a range of possible improvements to Cumbrae. The results are set out below with the most important at the top.



Draft proposals

Cumrae Community Council and its advisors reviewed the detailed findings of the consultation and distilled them into a series of draft proposals for the future of land use and development on the island.

The draft proposals have been grouped into five areas; development, amenity, landscape, transport, and energy and infrastructure. Where they refer to a geographic area, that area is shown on a map at the end of this document.

Development

1. Oppose development on the shore side of the coast road and outside of the town boundaries, other than on sites identified on the map.
2. Promote new housing on sites identified on the map, in particular sheltered and affordable housing, family homes and a care home.
3. Support the creation of a business development zone with business start-up facilities and business support provision on sites identified on the map.
4. Retain the conservation area to prevent the loss of architectural detail, insensitive alterations and insertions and the use of inappropriate materials.
5. Support the installation of solar panels on the primary elevation of domestic properties within the conservation area.

Amenity

6. Promote the creation of an informal play area for young people on a site identified on the map.
7. Promote the creation of a household waste recycling centre on a site identified on the map, and the provision of public recycling bins.
8. Encourage expansion of the motor homes site at the Garrison and the creation of formal camp sites on sites identified on the map.
9. Support an increase in the range of shops and food outlets so that residents do not have to leave the island to shop, and visitors have a suitable range of options available.
10. Support improved accessibility, in particular relating to the ferry.

Landscape

11. Campaign to protect important views identified on the map.
12. Campaign to ensure designated landscapes and habitats identified on the map are protected from development and seek additional protections where appropriate.
13. Campaign to eradicate invasive species such as Japanese knotweed.
14. Campaign to protect important monuments identified on the map and seek legal designations where appropriate.

Transport

15. Campaign to ensure the marina proposals are developed so they can accommodate passenger ferries.
16. Seek new protections to discourage visitors staying overnight in campervans and motorhomes outside of designated sites.
17. Support the creation of a cycle lane from the FSC to the ferry on a route identified on the map.

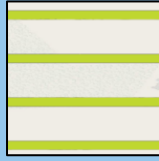
Energy and infrastructure

18. Support a community energy scheme in a suitable, sensitive location.
19. Support the upgrading of the existing housing stock and the development of a pilot project to test the viability of low carbon and energy-saving technologies.

Habitat to be protected



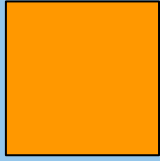
View to be protected



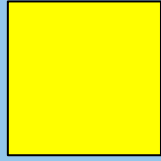
Monument to be protected



Preferred site for housing development



Preferred site for camping / motorhomes



Preferred site for business uses



Preferred site for housing / business development



Preferred site for play area



Preferred route for cycle lane



Preferred location for household waste recycling centre

