

Glendale Trust: Meanish Pier Development - Community Consultation Survey

Final Report – June 2013

Produced for Glendale Trust

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1 Introduction

The Glendale Trust took ownership of Meanish Pier and Slip from the Highland Council in May 2013. The pier lies at the heart of Glendale at Meanish point and is already utilised by a wide variety of local and visiting users. It is the aim of the Trust to preserve and manage the pier, slip and surrounding area at Meanish for the use of the community and visitors.

While some feasibility and technical work has been carried out to identify what the current state of the facility is and what might be required in order to both make the facility safe and extend its use the exact details of what will be carried out on site have yet to be determined. It was decided that prior to any decisions being taken about the scope of any developments that a full community consultation process should be undertaken and that this would be done through an independent consultant to maintain impartiality. This report summarises the findings of this consultation work.

The consultation process has involved a stakeholder meeting and telephone interviews with key organisations and stakeholders including Glendale Trust, Glendale Estate, Glendale Community Council, Loch Pooltiel Moorings Association and neighbouring landowners. These initial consultations captured the key issues and opportunities and enabled the development of a household survey (refer Annex 1). The details of the survey are given in the Section 2.

The results of the survey were then discussed at a community meeting held in the Glendale Hall on Monday 24th June 2013 at 7.30pm which was attended by 25 community members. A summary of the key discussion points and conclusions of the meeting are given in Section 4.

2 Survey Methodology

The Consultation Survey was developed using the electronic on-line survey tool Survey Monkey but all eligible respondents were sent a paper copy of the survey which they could chose to complete in hard copy or on-line. The survey was sent out to 129 households in the Glendale Trust's identified postcode areas through using data from the electoral roll in May 2013 (note this means those households who had elected not to receive 3rd party mailings did not receive a survey). The survey opened on Saturday 1st June 2013 and closed on Friday 14th June 2013 although responses submitted to the Glendale Post Office and forwarded on were not uploaded until the 19th June. During this time a total of 62 (48%) completed surveys were received. Of the surveys completed 25 were hard copy and 37 were online.

The survey, including the invitation to participate, the handling of individual responses and the overall analysis was conducted completely by the independent consultant to ensure complete confidentiality. The survey questions were formulated by the independent consultant but agreed by representatives from Glendale Trust prior to issuing. A copy of the full set of survey questions is given in Annex 1.

3 Survey Results

The results of the survey have been presented on a question by question basis and initially results are given for the entire set of respondents. Where relevant i.e. where there is a marked difference between different sub-sets of respondents (e.g. those with local businesses and those without) these figures are further analysed. Selected highlights from the text based responses are presented in the main body of the report to illustrate key types of feedback given.

Those questions where only one answer was allowed have a 'Total' box at the bottom of the table, however a number of questions allowed respondents to select all or a specified number of responses and therefore in these instances a 'Total' box may not be supplied. Not all respondents completed all questions and where this is the case the number of actual respondents will be clearly stated.

It is also important to recognise that it is very easy to make assumptions about the nature of individual surveys – respondents could easily be perceived as being 'wholly supportive' of the scope for development or 'wholly challenging', however analysis of individual responses showed a more complex picture with some of respondents indicating support for some aspects of scope for development but raising questions about other aspects. This point is very difficult to illustrate in this kind of summary report but should not be lost.

It is also worth noting that respondents were asked to complete information about their location and 53 of the respondents chose to do so. No details will be provided on these responses but analysis shows that there was a good distribution of responses from across the Glendale Trust area.

3.1 Questions 1 & 2 – Description of Respondent Households

How many people currently live in your household?	Response Count
1	10 (16.1%)
2	40 (64.5%)
3	6 (9.7%)
4+	6 (9.7%)
Total	62 (100%)

The vast majority of households that participated in the survey have 1 or 2 people in them although some indicated that they have family returning occasionally. Of the 62 households that responded only 6 (9.7%) indicated that they have one or more children aged 17 or younger living in the household

3.2 Question 3 – Current Use of Meanish Pier

Which, if any, of the following activities do you currently use Meanish Pier or surrounding area for?	Response Count
Commercial Fishing	3 (4.8%)
Leisure Fishing	33 (53.2%)
Sailing	4 (6.5%)
Canoeing	5 (8.1%)
Diving	0
Other marine related business	3 (4.8%)
Community Events	27 (43.5%)

We do not use the pier	7 (11.3%)
We do not wish to answer this question	1 (1.6%)
Other (please specify)	22 (35.5%)

All 62 respondents completed this question and results show that the most significant uses of the pier for the local community are leisure fishing and community events with a small number of other households using for other water sport related activity. A third of respondents indicated that they use the pier for other activities and these typically included walking (some with dogs), beach combing, picnics, photography or just enjoying the scenery and local wildlife.

If we look at these results within the context of the wider community over a quarter of all households use the pier actively for leisure fishing or some form of water based activity.

3.3 Question 4 – Current Issues Relating to the Pier

Which of the following issues, if any, do you feel need to be addressed as part of the Meanish Pier Development?	Response Count
Lack of car parking for local and visiting users (e.g. canoeists, divers etc.)	28 (47.5%)
Unregulated overnight parking of campervans	20 (33.9%)
Limited sea access at low tides	37 (62.7%)
Unsafe access for boat users at some states of the tide	32 (54.2%)
Lack of storage means that the area at the head of the pier and slip is a working area and unattractive to other users	23 (39%)
None of the above	5 (8.5%)
Other (Please specify)	15 (25.4%)
Total Respondents	59 (100%)

Of the 62 respondents who took part in the survey 59 completed this question. The issues identified as being most in need of addressing relate to the nature of the pier and slip for boat users in terms of accessibility at low tides (62.7%) and safety for users (54.2%). Understandably if we look at the concerns of leisure fishing users then these percentages increase again (84.4% and 62.5% respectively) as shown in Figure 1 below. The next most significant issue is that of lack of car parking.

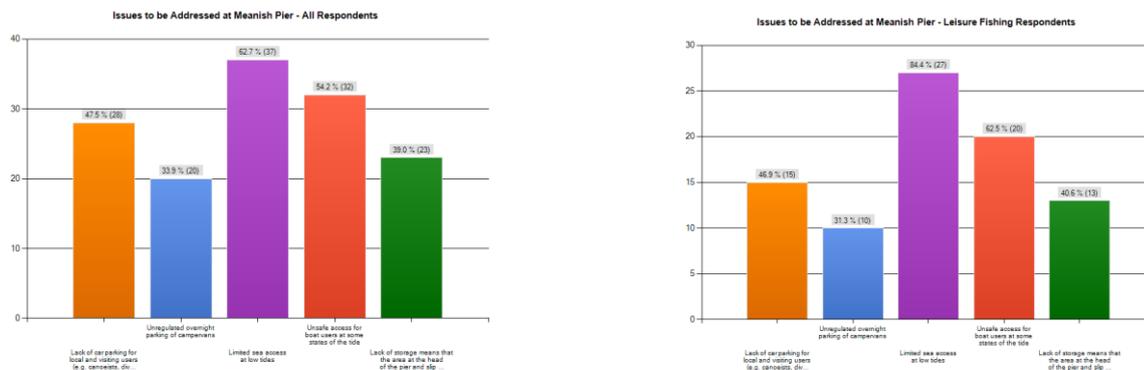


Figure 1: Issues to be Addressed at Meanish Pier: All and Leisure Fishing Users

Again a significant number of respondents identified other issues that may need to be addressed as part of any future developments including provision of toilets, facilities for visitors and improvements to the access road. A couple of respondents commented on the cultural and historic significance of the area and the need to ensure that any developments take account of this others indicated a concern around health and safety and the challenges of maintaining a working pier that was also to be used by leisure users. Views are also mixed around the appearance of the pier statements on this subject ranged from *'the area is untidy and not attractive to locals or visitors it should be maintained and kept clean and free from debris'* to *'the pier is a working pier for fishermen.....what's wrong with the ropes, tackle, pots and other gear strewn around there?'*

3.4 Question 5 – Scope for Future Development of Meanish Pier

Which of the following statements best describes how you would wish to see the Meanish Pier and surrounding area developed? (Please choose only one)	Response Count
We would like Meanish Pier to be made safe but left in its current state.	5 (8.1%)
We would like Meanish Pier to be made safe and the slip to be extended with provision to make it more usable by existing groups such as the Loch Pooltiel Moorings Association. The surrounding area would be left as it currently is.	13 (21%)
We would like Meanish Pier to be made safe and the slip to be extended with provision to make it more usable by existing groups such as the Loch Pooltiel Moorings Association. The surrounding area would have improved car parking facilities, improved storage for local business and leisure users and made more attractive for local people and visitors to enjoy.	15 (24.2%)
We would like Meanish Pier to be made safe and the slip to be extended with provision to make it more usable by existing groups such as the Loch Pooltiel Moorings Association. The surrounding area would have improved car parking facilities, improved storage for local business and leisure users and made more attractive for local people and visitors to enjoy. In addition improved facilities would be developed to provide increased economic development opportunities for the area such as deep water moorings to attract visiting yachts, associated onshore facilities, potential business units to let etc.	25 (40.3%)
We do not have a preference	2 (3.2%)
Other (please specify)	2 (3.2%)
Total	62 (100%)

All 62 respondents completed this question and the results show a clear preference for development of the onshore part of the site to improve it for both local users and visitors (64.5%). However while the option which incorporates the greatest scope for development of economic opportunities is the most popular securing 40.3% of the responses it is not the majority overall.

Of those that expressed other opinions one respondent indicated that their response was dependent on the availability of funds and that if funds were readily available they would select the full development option. The other respondent in this category indicated that they would like the pier to be extended and car parking but no other associated development.

Further analysis shows that of those that selected Option 2 (pier to be made safe and extended but with no onshore developments) a higher percentage (76.9%) were more likely to enjoy leisure fishing than those that identified leisure fishing as an interest in the overall survey (53.2%). Counter to this those that selected Option 4 (full development opportunities) were more likely to participate in community events at the pier

(56%) than identified within the wider survey (43.5%). Also 5 out of the 6 families with children under 17 selected Option 4.

Those respondents who had an interest in a local business were more likely to select Option 4 (50%) than others and a full comparison between those with an interest in a local business and those without is shown in Figure 2 below.

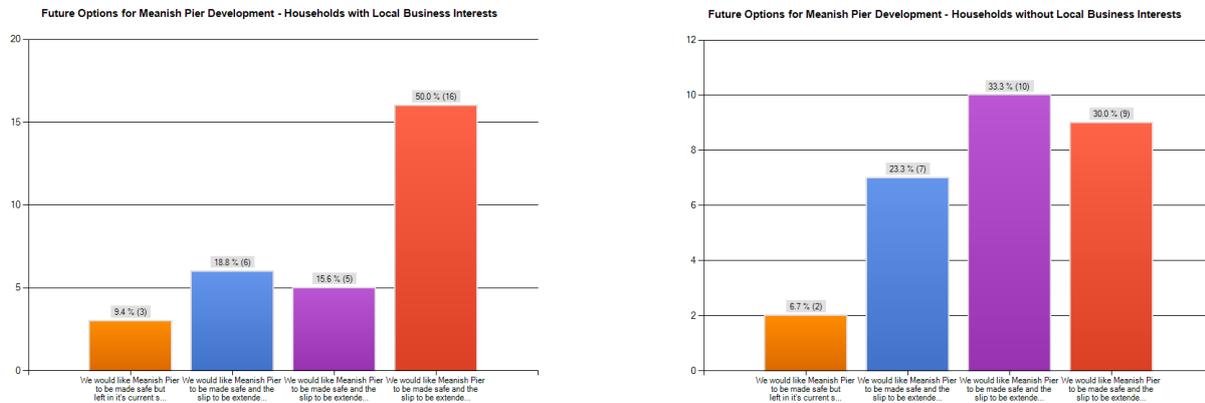


Figure 2: Comparison of Households With and Without Local Business Interests on Future Development Options for Meanish Pier

3.5 Questions 6 – Future Facilities at Meanish Pier

Which of the following facilities, if any, would you like to see included in the development of Meanish Pier and the surrounding area?	Response Count
Extended Pier and Slip	46 (74.2%)
Improved storage for local marine related businesses	27 (43.5%)
Improved storage for local leisure users	22 (35.5%)
Informal car parking	35 (56.5%)
Secure car parking	2 (3.2%)
Seating	35 (56.5%)
Information Board/ Interpretation Panels	24 (38.7%)
Fixed BBQ Facilities	12 (19.4%)
Space for Community Events	24 (38.7%)
Deep Water Moorings for Visiting Yachts	23 (37.1%)
Toilets/ Showers	35 (56.5%)
Units to let to local businesses e.g. cafe/ bistro	15 (24.2%)
Development of the salt store possibly as a heritage centre or as a base for facilities (led by or in partnership with Glendale Estate)	23 (37.1%)
None of the above	5 (8.1%)
Other (please specify)	13 (21%)
Total	62 (100%)

All 62 respondents completed this question. The results indicate that there are a small number of developments that are supported by a clear majority of respondents and these are:

- Extended Pier and Slip (74.2%)

- Informal Car Parking ((56.5%)
- Seating (56.5%), and
- Toilets/ Showers (56.5%)

There are a number of other developments which are supported by between one third and half of respondents and these are listed below in order of support.

- Improved storage for local marine related businesses (43.5%)
- Information Board/ Interpretation Panels (38.7%)
- Space for Community Events (38.7%)
- Deep Water Moorings for Visiting Yachts (37.1%)
- Development of the Salt Store (37.1%)
- Improved storage for local leisure users (35.5%)

Further analysis shows that looking at responses from those with local businesses demands for improved storage for local marine related businesses and the provision of information boards/ interpretation panels rises above 50%.

Looking then at responses from those who currently participate in community events demands for improved storage for local marine related businesses, the provision of information boards/ interpretation panels, space for community events and the provision of deep water moorings all rise above 50%.

The requirements of those with leisure fishing interests are somewhat different with 90.9% of respondents here expressing a desire for an extended pier and slip with a majority also in support of informal car parking and toilets/ showers but not for any other facilities.

A small number of respondents provided other suggestions including: just toilets (no showers), rubbish bins, tide table information and lifesaving equipments, access to fresh water, public art, registration as the area as a dark skies site. There were also some concerns raised here regarding the costs of maintaining facilities, potential conflict with Glendale Hall and scope for vandalism.

3.6 Questions 7, 8 & 9 – Local Business Respondents

Respondents were asked to indicate whether anyone in their household ran a local business, the nature of that business and whether they felt developments and Meanish Pier would help their business interests. A summary of these responses are provided here, although the specific views of those with local businesses have already been picked up through the analysis of other questions.

Of the 62 households who completed the survey 32 (51.6%) run at least one, if not more, local business. The nature of these business interests are summarised below.

If you answered Yes to Question 7, please tell us which type of business.	Response Count
Tourism – Accommodation	19 (59.4%)
Tourism – Wildlife Tours	0
Food & drink Provider (cafe, restaurant, etc.)	2 (6.3%)
Local Shop	4 (12.5%)
Commercial Fishing	2 (6.4%)
Fish Farm	0
Outdoor Activity Provider	0
Transport	0

Other (Please specify)	14 (43.9%)
Total	32 (100%)

Those other business interests represented included artists and craft makers, local food producers, agriculture, health care, manufacturing, construction sector, engineering, web design & management consultants.

Those households with a business interest were then asked whether they felt the developments at Meanish Pier might be helpful to their business and these results are shown in Figure 3 below.

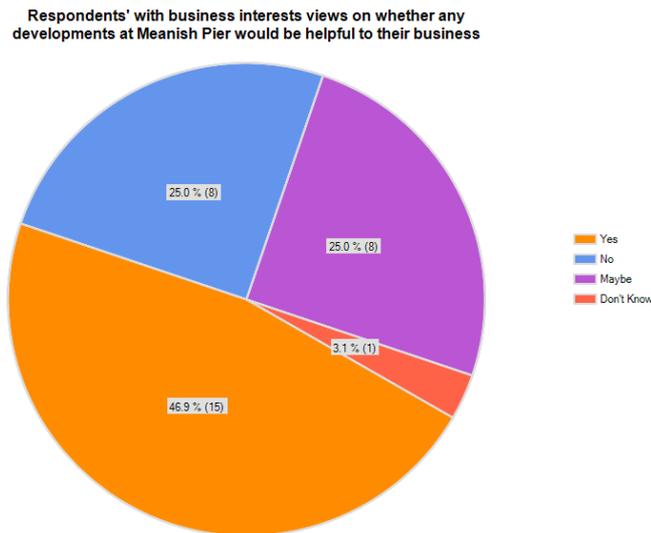


Figure 3: Views on Potential Business Benefits Arising from Meanish Pier Development

Respondents were asked to explain why they had responded in a particular way and 20 respondents did so. Those that felt the development would have a positive impact included comments such as:

- *'Development of Glendale as a tourist destination.'*
- *'A good place for my customers and our guests to fish from.'*
- *'Anything that potentially increases the number of visitors to the area can only have a positive effect on local business.'*
- *'There are very limited facilities for both locals and visitors in this area. Any improvements would only increase trade as well as encourage families to move into the area increasing the labour population.'*
- *'I have a tourism business, better facilities at the pier would bring tourists interested in boating, fishing etc to the area. I would like a facility that we could be proud of and promote.'*

Those that were neutral or did not feel that the developments would help their business raised some concerns including:

- *'...Transient visitors such as those in boats/motor homes bring their own supplies or stock up at the Co-op.'*
- *'Some limited development may be good but over doing development will just diminish the wildness of the place which is part of its charm.'*
- *'Never had any feedback or comments from guests about the use/state of the pier. Only used by guests for fishing.'*

- *'My business ticks over nicely. I don't want to spoil what people come here for. Development would put all my guests off Glendale.'*
- *'An improved slipway would be good for visitors with leisure craft. We believe the absence of commercial development (i.e. buildings) is an intrinsic part of the appeal of the area.'*

3.7 Question 10 – Other Views or Thoughts

Respondents were then given an opportunity to provide any other views or thoughts about the future of Meanish Pier and the surrounding area or any issues that they felt needed to be addressed on the site. This was asked in order to capture anything that had failed to be addressed elsewhere in the survey. A total of 27 respondents provided feedback. A full list of responses is provided in Annex 2 with some of the key points raised summarised below:

- The site is of historic and cultural significance and this should be retained.
- The needs of local people and visitors must be balanced.
- There are concerns about both the capital and revenue costs of any developments.
- Any work must be suitably engineered and of a high standard.
- There will be a number of challenges in facilitating the use of the pier by many different user groups (including neighbouring landowners) with different needs and aspirations.
- There is an opportunity here to use the pier to reinvigorate the local economy and ensure the sustainable future of the area.
- There are opportunities for other developments including a winch facility and a permanent exhibition of the history of Glendale.

3.8 Question 11 – Priorities for the Glendale Area and the Glendale Trust

Finally respondents were given an opportunity to provide thoughts that they might have on priorities for the Glendale area and Glendale Trust moving into the future and 25 respondents chose to provide comments. A full list of responses, with any comments of a personal nature removed, is provided in Annex 3.

These comments will be used by the Glendale Trust when considering future development plans.

4. Feedback from Community Meeting 24th June 2013

A meeting was held at Glendale Community Hall on the evening of Monday 24th June to discuss the findings of the survey and to identify any outstanding issues that would need to be addressed by the Trust as they move forward with the proposals. A total of 25 people attended and a summary of some of the points raised during the discussion is provided below.

- Some households had not received the survey and it was explained that this was due to those households opting to receive no third party mailings. This was estimated to be around 10% of the total of 129 households so would not necessarily affect the results. Residents could also have collected surveys from the Post Office and others again had been informed by emails from the Glendale Trust's Local Development Officer so the impact of this was further minimised.
- It was commented that less than half of the community had responded. As this is not a formal ballot but a way of gauging the community's feelings about the scope of development it is felt that the level

of turnout was very good. It is also enough to give a fair degree of confidence about the statistical accuracy of the results. The key thing is that people had been given an opportunity to give their views.

- Some concern was raised about the potential fish farm but it was explained that any concerns about such developments should be made through the formal planning approval process.
- The need to make the pier safe and to extend its use particularly for the active fishing community was seen as a key priority. The area has a strong history of fishing that needs to be retained. The needs of the fishermen should therefore be top of the list.
- The benefits of the development by the local business community were discussed and acknowledged.
- The fact that there would be facilities at the pier such as toilets would not only help visitors but also the local community as many people enjoy walking and spending time as well as community events down there but that the lack of toilets caused considerable problems.
- There is concern about ‘too much’ development and that too many things are trying to be squeezed into a very small area.
- There was some discussion about limited sea access around NW Skye and that the closest other access to the water was 15 miles in one direction and 30 miles in another (by sea).
- The numbers and needs of divers who come to the local reef and wrecks were raised.
- Regular rubbish collection and sewerage disposal would both have to be addressed up front.
- A number of other needs/ideas were expressed which included:
 - Some form of covered area to be included with seating as weather not always good.
 - Fresh water – perhaps a drinking fountain to stop water wastage.
 - Development should include some form of art/ sculpture.
 - Bicycle hire could be a solution to transport visiting yachties to village.
 - Picnic tables

It was also explained that the Glendale Trust would be considering the results of the survey and the detailed proposals more fully at their next meeting on the 17th July 2013. At this stage they will consider the needs and aspirations of different user groups and how to move forward. It is proposed that a Working Group be established comprising representatives of all of the community based organisations and key user groups to further develop the proposal and that it is intended that community consultation would continue throughout the development phase.

5. Conclusions

In conclusion there is considerable support for a degree of further development at Meanish pier and slip with a majority of all users identifying the need for extending the slip, providing an informal car park, toilets/ showers and seating. Other user groups such as local businesses including the local fishermen would wish to see improved storage for marine related businesses and information boards/ interpretation panels and support for deep water moorings and a space for community events is also high. Over 50% of local businesses feel that any developments at the area will or may be beneficial to their business.

Key points expressed by many through the survey and the community meeting is that the area is of historical and cultural significance and the area should be enhanced by any developments and also that the pier is a working area and that this is a key part of its attraction and these ‘working’ pier users should be a priority.

Annex 1 Survey Questions

This survey forms part of the consultation exercise that has been commissioned by the Glendale Trust to investigate development options for Meanish Pier. All responses will be treated in the strictest confidence and reporting of the results will be in such a way that feedback will not be attributed to individuals.

The survey should take approximately 10 minutes to complete either online at: <http://www.surveymonkey.com/s/LRQDQ8V> or on hard copy which should either be delivered to the Post Office at Glendale or mailed directly back to Amanda Bryan, Aigas Associates, North View, Aigas, Beaulieu, Invernesshire, IV4 7AD.

Some of the boxes may be too small for you to complete your responses. If necessary please attach separate sheets all of your feedback is greatly appreciated.

The survey opens on Saturday 1st June 2013 and closes at midnight on Friday 14th June 2013. Each household should complete the survey only once either electronically or on paper copy please do not submit both.

If you have any questions or problems completing the questionnaire please contact Amanda directly on 01463 782597 or at aigasassociates@aol.com.

Your assistance with this is greatly appreciated.

The survey below consists of 12 questions. In order that we can effectively analyse the results we would ask that you give a response to all questions marked with an asterisk, but in most instances there is an option to select a 'not applicable' response or equivalent. If completing the form electronically you can alter your selections at any time while completing the form before submitting it.

1. How many people currently live in your household?
2. How many children age 17 or younger live in your household?
3. Which, if any, of the following activities do you currently use Meanish Pier or surrounding area for? (Select all that apply)

- Commercial Fishing
- Leisure Fishing
- Sailing
- Canoeing
- Diving
- Other marine related business
- Community Events
- We do not use the Pier
- We do not wish to answer this question
- Other (please specify)

4. *Which of the following issues, if any, do you feel need to be addressed as part of the Meanish Pier Development? (Please select all that apply)

- Lack of car parking for local and visiting users (e.g. canoeists, divers etc.)
- Unregulated overnight parking of campervans
- Limited sea access at low tides
- Unsafe access for boat users at some states of the tide
- Lack of storage means that the area at the head of the pier and slip is a working area and unattractive to other users
- None of the above
- Other (please specify)

5. *Which of the following statements best describes how you would wish to see the Meanish Pier and surrounding area developed? (Please choose only one)

- We would like Meanish Pier to be made safe but left in its current state.
- We would like Meanish Pier to be made safe and the slip to be extended with provision to make it more usable by existing groups such as the Loch Pooltiel Moorings Association. The surrounding area would be left as it currently is.
- We would like Meanish Pier to be made safe and the slip to be extended with provision to make it more usable by existing groups such as the Loch Pooltiel Moorings Association. The surrounding area would have improved car parking facilities, improved storage for local business and leisure users and made more attractive for local people and visitors to enjoy.
- We would like Meanish Pier to be made safe and the slip to be extended with provision to make it more usable by existing groups such as the Loch Pooltiel Moorings Association. The surrounding area would have improved car parking facilities, improved storage for local business and leisure users and made more attractive for local people and visitors to enjoy. In addition improved facilities would be developed to provide increased economic development opportunities for the area such as deep water moorings to attract visiting yachts, associated onshore facilities, potential business units to let, etc.
- We do not have a preference.
- Other (please specify)

6. * Which of the following facilities, if any, would you like to see included in the development of Meanish Pier and the surrounding area? (Please select all that apply)

- Extended Pier and Slip
- Improved Storage for Local Marine Related Businesses
- Improved Storage for Local Leisure Users
- Informal Car Parking
- Secure Car Parking
- Seating
- Information Board/ Interpretation Panels
- Fixed BBQ Facilities
- Space for Community Events
- Deep Water Moorings for Visiting Yachts
- Toilets/ Showers
- Units to let to local businesses e.g. café/ bistro
- Development of the salt store possibly as a heritage centre or as a base for facilities (led by or in partnership with Glendale Estate)
- None of the Above
- Other (please specify)

7. *Do you or does anyone in your household run a local business?

- Yes
- No

8. If you answered Yes to Question 7, please tell us which type of business. (Please select all that apply)

- Tourism Accommodation
- Tourism Wildlife Tours
- Food & Drink Provider (café, restaurant, etc)
- Local Shop
- Commercial Fishing
- Fish Farm
- Outdoor Activity Provider
- Transport
- Other (please specify)

9. If you answered Yes to Question 7, do you think any developments at Meanish Pier would be helpful to your business?

- Yes
- No
- Maybe
- Don't Know

Please tell us the reason for your answer

10. We would welcome any other views or thoughts you may have about the future of Meanish Pier and the surrounding area or any issues that you feel need to be addressed on the site.

11. We would welcome any thoughts you might have on priorities for the Glendale area and Glendale Trust moving into the future.

12. Name & Location: (Note this is purely to enable me to identify if responses have been stronger from specific geographical areas within the community)

Thank you for completing the survey.

All the survey responses will be analysed in mid June and form part of the feedback to the community at a public meeting to be held on Monday 24th June 2013 at 7.30pm. I look forward to seeing you there.

The survey responses along with feedback from the public meeting and discussions with local user groups will assist with the development of a detailed development proposal for the pier.

Annex 2: Responses to Question 10

1. Would be great to have somewhere with fresh seafood sold by local fishermen.
2. I own 2 boats and am a member of Glendale Mooring Ass and have a mooring. I have no problem launching and retrieving my boats. I feel any money wasted on extending the slipway would be unnecessary. As a matter of interest we have had Dutch sailors staying with 5 boats and were horrified when told of some of the plans! In their words "Please leave it as it is. Do not spoil it!" The pier area and salt store has historical interest and also is a working pier - this is what attracts the visitors!
3. Containers and associated fishing items should be either re-designated off end of pier or tidied up. Looking at old nets, associated fish boxes, etc is not very good. If not used they should be stored or disposed of, kept out of sight. If it was less of an eyesore it might help.
4. TOILETS ARE VERY IMPORTANT, and should be included in any development.
5. Public toilets are a "must" for everybody.
6. Improvement not development. Fine as a semi-working area.
7. Leave the place alone. We're fed up with newcomers, loving the beauty of the place then "developing" it to what they ran away from in the first place. Leave the pier area as it is one of the few undeveloped spots left.
8. Meanish Pier is a historical commercial pier. Two boats a week used to call there with supplies and passengers from Glasgow. It was also important for local long line fishing, creeling and herring fishing. I would not like any commercial development to spoil the natural beauty of the area.
9. The fundamental requirement is that the slipway should be made good and improved to a standard that lets users launch their craft safely at all tides. This means that the slipway should not just be extended, but properly engineered in such a way as to make it durable for a reasonable lifespan (e.g. 20 years). This, in itself, would attract tourists to the area, as many come to Glendale with trailered craft. The local people should be foremost in the shaping of the use of the pier area, as too often decisions are taken around a (relatively short) tourist season. This means that priority should be given to local moorings and sea-associated businesses, over the "gentrification" of the area to satisfy tourism. The best cost-justification of investment in this area is that it should directly have a positive impact on local employment (fishing, construction, sea-trade) and not indirectly through tourism.
10. Glendale has an interesting and important history and it is important that this is saved for posterity and presented professionally in some kind of permanent exhibition which could also generate income through admission and research fees. This should be a GT priority whether as part of the Meanish plan or the possibly parallel strategies for Borrodale School and the Free Church.
11. I think we need to take this one opportunity the community has to bring the pier, and the surrounding area, back to life. We have a real chance to use this area to create jobs and opportunities for locals, to give young people a reason to stay or move to the area, to encourage tourism and to secure its long term future. If we miss this chance who knows when we may get another. As the current users get older what is there, at the moment, to bring in new users? Without significant investment the area will start to deteriorate to the point where it is unusable, to do nothing is not an option. This area was once the heart of Glendale and with the support of the whole community I think it can be again.
12. Some 'tasteful' development required, but would not like to get like Elgol with multiple boat trips, etc. Any business revenue resulting should come to the community, not possibly external commercial enterprises. Use local materials where possible.

13. We need a small scale development, a longer pier. No tourist development, no toilets just a place locals can use.
14. Leave Meanish Pier alone.
15. Winch Facility
16. More moorings - I have been here for 23 years and can't get one – other people here for 10 minutes seem to have acquired one. Have the trust thought this through - now responsible for upkeep and safety - trust will be sued - not council if any accidents
17. Extending the pier makes no business sense whatsoever. Perhaps extending the slip would perhaps benefit a handful of locals but surely it is more cost effective for them to just use tide tables, as they already do, and put their boats out when the tide is in? Permanent BBQ facilities would only encourage overnight camping and late-night drinking at the pier, making the place a no-go area for those wanting to fish or watch wildlife. Any permanent constructions such as glass screens and seating/shelters would quickly become soiled and end up covered in sheep muck and wool from scratching. Tarmac on the parking area would be pointless as the cobbles are tossed all over the pier area during heavy storms and any surface would quickly be ripped up, leaving the place looking like a bomb site.
18. As before, if public transport was improved only then would boating visitors to Glendale be able to visit the rest of Glendale therefore helping other businesses. Any new developments must not compete with existing businesses as most businesses in the area are fragile enough.
19. The key focus moving forward in any development or restoration is to ensure that the highest standards are met in design and construction. These should be delivered with great sensitivity to the surrounding area. It would great to see the local fishermen and produce once again being accessible to locals and the area being made into something that everyone can be proud off.
20. We are concerned about the prospects of an industrial scale fish farm that is currently proposed. From experience (e.g. dunvegan pier) this scale of industry is not compatible with turning the pier into a tourist destination.
21. Important that local people wishing to launch boats are not disadvantaged (e.g. financially) by any new scheme.
22. Make it safe then leave it alone, beautiful and unspoilt. In these difficult financial times, I find it hard to countenance such spending on something so unimportant and of little benefit to the majority of people who chose to live here for the beauty of the place as it is. The school was closed, few of the with school age children made a commitment to send their children to it, so young families wanting to come here now will be in short supply.
23. We see no need to establish businesses on the Pier. 1: It has already been proven that the Glen cannot support another café as the Heritage Café ran at a loss for two years and is now defunct. Plus there has been a planning application made for yet another café out at the Neist Lighthouse. 2: There is no transport structure to enable visiting yachtsmen to get from the Pier into Glendale or Dunvegan etc. so how will local businesses benefit? 3: If electricity and water supplies and sewerage outfalls are established at the Pier, it will lead in time to the further building development of that area as a precedent will have been set. 4: We see no need to establish art structures and projects on the Pier which will simply detract from Nature's beauty, so freely given and so worth preserving.
24. Toilets and Drinking Water should be provided at MEANISH.

25. Planning permission has been granted for the erection of a "Boathouse" on adjacent land, and also a slipway at right angles to the Meanish slipway. This might cause problems if the Meanish slipway was extended. Also access to the house would need to be considered if parking etc. was increased

26. How can the slip be properly extended when a private development will stop the slip being taken out to allow low water access to commercial and leisure use? Why is the sewage outfall from that development being allowed to fall directly onto the existing slipway?

27. I think there is a need and an opportunity for a serviced area for campervans.

Annex 3: Responses to Question 11

1. Please remove Fishfarm Frame from the Pooltiel beach and create assured access and parking PERMANENTLY FOR ALL TIME. 2. USES FOR SCHOOL:- RENTABLE WORKSHOPS + INDUSTRIAL KITCHEN FOR LOCAL MAKERS + BAKERS. COMMUNITY OWNED RENEWABLES SITE. WIND, SUN + HYDRO. 3. CHURCH CAN BE USED FOR MUSICAL, EDUCATIONAL EVENTS + TALKS AS ACCOUSTICS IS MUCH BETTER THAN THE HALL. ALSO UPSTAIRS AS SPACE FOR A PERMANENT HERITAGE EXHIBITION 4. THE GRAIN KILN AT THE WATER MILL COULD HOUSE A LOCAL SMALL HYDRO SCHEME, USING THE BURN AT THE MILL. 5. 'SAFE' DOG WALKING ZONES WHERE DOGS CAN BE LET OFF THE LEAD WITHOUT ENDANGERING SHEEP WHICH ARE CURRENTLY EVERYWHERE (Separate attached sheet) I would also like to suggest a couple of things which are for the benefit of the community in any future situation. *Statement removed which may identify respondent.*
2. Development of Glendale as an area where you can buy local food and products
3. Council should buy the land by the beach. It is getting bad with fencing off. Access carpark at the watermill or some public parking.
4. Removal of scrap cars, boats and trailer would improve the area. Try charging the people who "dumped" them.
5. An evening eating place.
6. I am not sure how the Trust means to finance all the changes it wants to do in Glendale. It needs to be more focused on the needs and desires of the population and not a few select people.
7. Protect the history and heritage and DON'T "DEVELOP" anything else.*Statement removed due to comments of a personal nature.*
8. I think that the Trust should make more use of the local community hall.
9. Give tourists a reason to stop in Glendale, rather than commuting through to Neist Point. That should mean a coordination of local businesses (e.g. signage - not adequately addressed through the local community council) to concert their efforts into making Glendale a place worth returned-to year after year. A community buy-out of the local Cafe would be an excellent start to improving the facilities for local people. Although Glendale is excellently served with quality restaurants, it has no meaningful evening food or venue, nor does it have a year-round basic supply of "grub" (simple meals). There is insufficient business case for a private enterprise to do this, but a sponsored community initiative would inject valuable life into Glendale (especially in the depth of Winter).
10. Refer to 10 above.
11. 1, Work with other areas such as Waternish to promote joint strategies to encourage tourism. 2, Support new business start ups in the area. Currently funding is hard to obtain for new small businesses just starting out. We need to work with HIE and Scottish Government to encourage the starting of new businesses which are the lifeblood of our economy, rather than just focusing on established firms. 3, Job creation. With the potential from the pier, the school and the Church, we currently have the opportunity to create sustainable employment for a number of people, which hopefully will give young people a reason to move to Glendale or to stay here.
12. Anything that helps sustain the community of Glendale. e.g. better transport, low impact employment and accommodation to attract and retain younger families. Low impact tourist attractions to generate income for the community. Greatly improved road surfaces - e.g. to Neist Point!
13. I would like some form of transport in Glendale. Car or minibus.
14. Leave Glendale alone.
15. Transport; low-cost housing. Taking over the old school and church buildings for development into community assets. Building or backing the development of an elderly citizen's home.

16. The Trust should focus more on preserving the natural scenic beauty and old buildings of the area rather than on new construction projects.
17. Priorities are Affordable Housing for more families to move into the area. More jobs Better Transport. More people involved in community activities the Trust can't do everything, although it is refreshing to see younger people more involved. Participation of the Glendale Estate they should be doing more to support the community Projects that make money/profit so that it can be put back into the area. A pub would be great
18. At present there are a number of groups in the glen (Estate, trust, community council, village hall committee) if any of these initiatives are to succeed it needs all these groups to work together (particularly estate with others)
19. A great deal of money seems to go on feasibility studies. Cannot see the point of this when such studies could be done at less cost using mainly local knowledge and skills. Very important that the trust ensures sustainability in whatever it undertakes. Preferably taking on one project at a time and proving this can work rather than attempting to take on too much at once.
20. I would like the Trust to focus on maintaining the historical heritage that exists here, (*statement removed due to personal nature of comments and which may identify respondent*). This drive by a few, to encourage tourism, to boost their profits, has a detrimental effect on the lives of the rest who cannot drive anywhere without clogged up roads and bad tempered visitors who for the most part, look as though they'd rather be somewhere else. 10 miles of single track road is not suitable for all the increase in traffic "tourism" creates. (*Statement removed due to personal nature of comments*).
21. Remember that many folk chose to move to Glendale because it is the way it is. Whilst we appreciate keeping up with the modern world as far as technology is concerned and would really appreciate some decent road surfaces (!), if we had wished to live near a busy pier with lots of passing traffic plus noisy camper vans, noisy tourists and their rubbish, we cannot be the only folk who would not have chosen to make Glendale our home.
22. Affordable housing should be an important aim of the Trust and we should all oppose the indiscriminate use of croft land for building houses which in some cases remain empty for years.
23. Any income can only be generated by tourism. Therefore, tourists must be encouraged to spend their money here. Future planning must include ways to do this.
24. Sustainable Economic Development for the area.
25. I think there is an opportunity to create more than one community renewable energy projects in the glen. I think that development of the pier, school, church with a few to encouraging cultural/educational events and, study centre into the area, and to letting out as premises for projects, crafts etc. Could also be used for historical heritage exhibition, which will develop the sense of belonging. All to be done in collaboration with other local groups. I also think there may be a place for a local laundry facility with big machines for serviced washes for local accommodation providers. I would like the GT to consider improving parking and access to the beach at Loch Pooltiel and placing picnic tables and benches for local and public use.