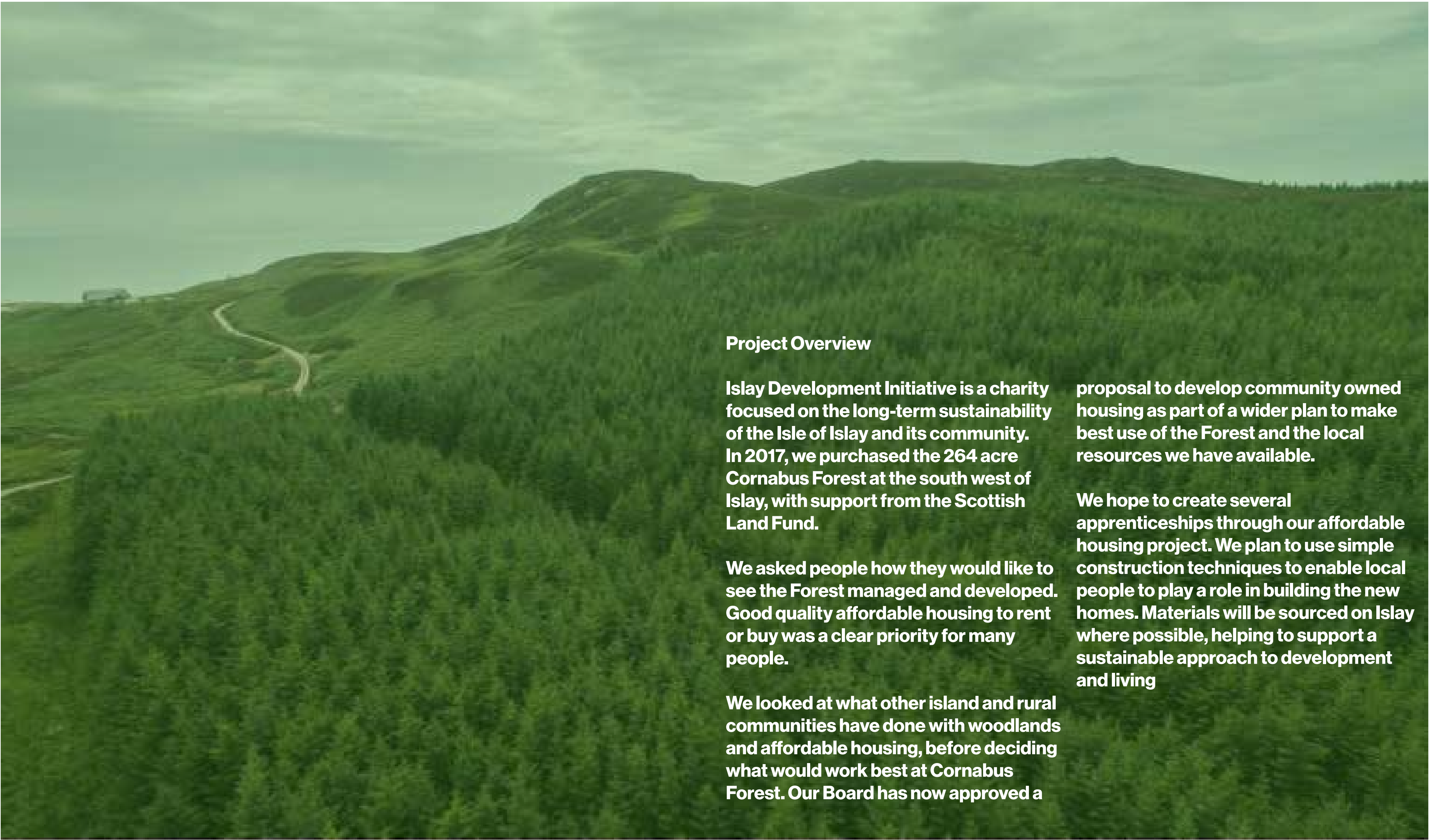


Purpose of this exhibition



Project Overview

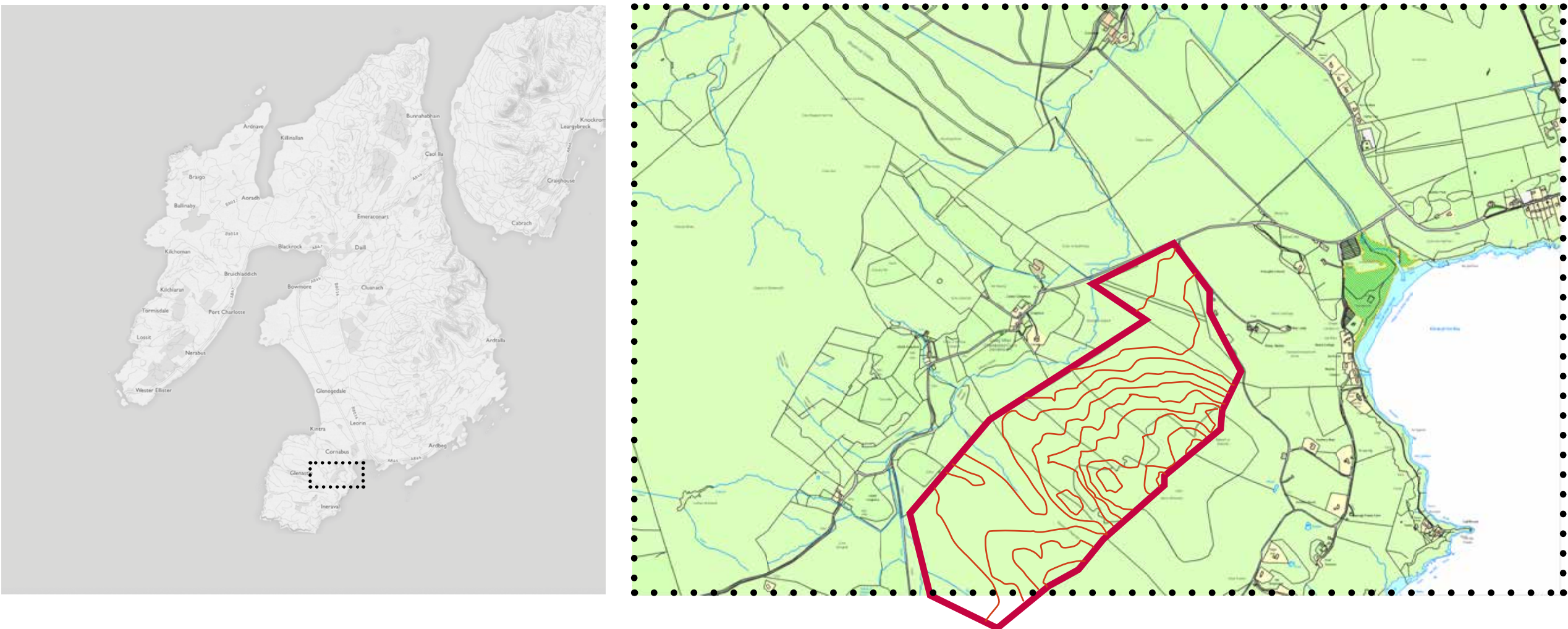
Islay Development Initiative is a charity focused on the long-term sustainability of the Isle of Islay and its community. In 2017, we purchased the 264 acre Cornabus Forest at the south west of Islay, with support from the Scottish Land Fund.

We asked people how they would like to see the Forest managed and developed. Good quality affordable housing to rent or buy was a clear priority for many people.

We looked at what other island and rural communities have done with woodlands and affordable housing, before deciding what would work best at Cornabus Forest. Our Board has now approved a

proposal to develop community owned housing as part of a wider plan to make best use of the Forest and the local resources we have available.

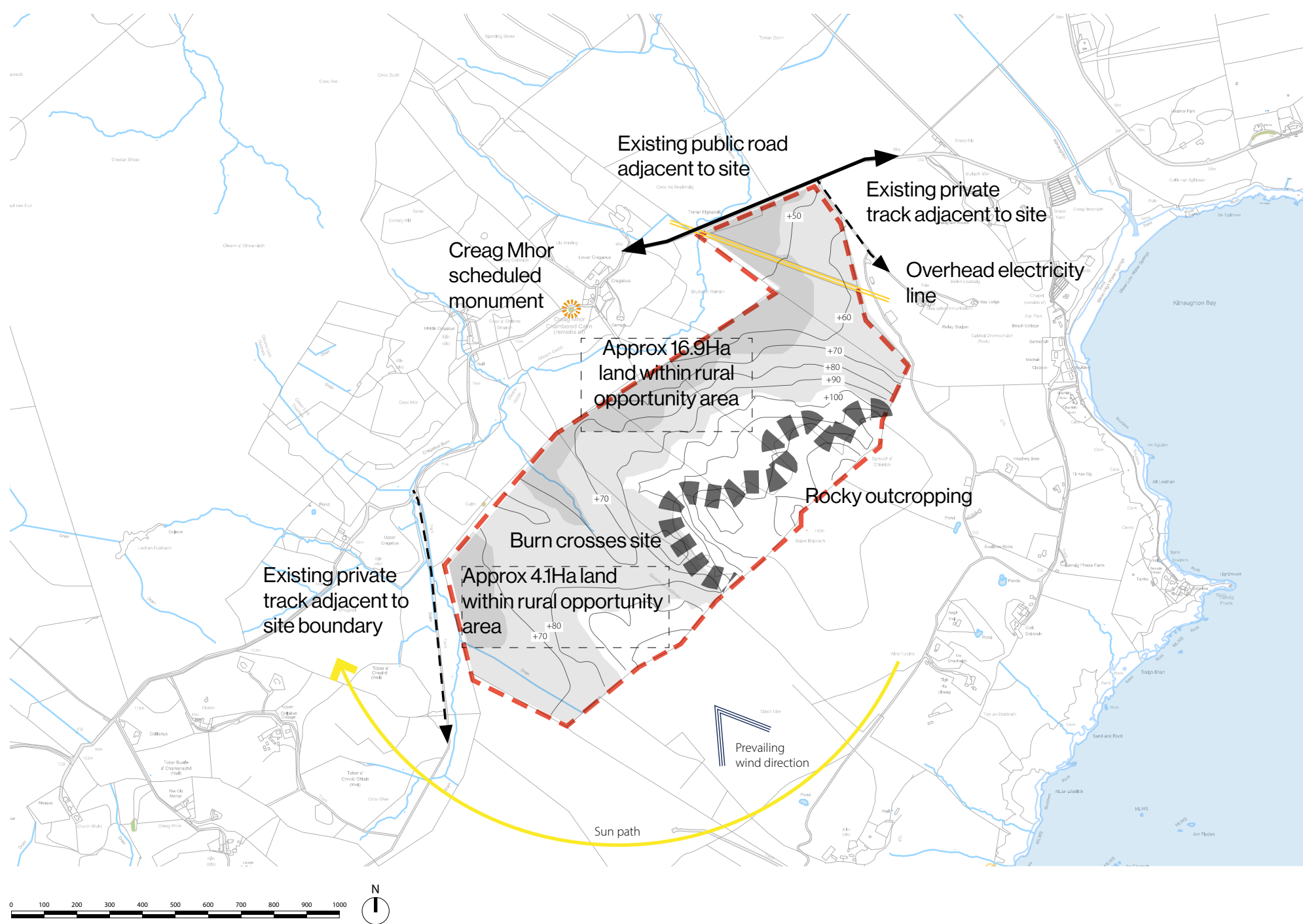
We hope to create several apprenticeships through our affordable housing project. We plan to use simple construction techniques to enable local people to play a role in building the new homes. Materials will be sourced on Islay where possible, helping to support a sustainable approach to development and living



Cornabus Forest, Islay



Understanding the site



Analysis of the site

Cornabus Forest is a medium sized woodland with access via an unclassified road from Port Ellen (via the A846). The woodland is visible from the public road and Port Ellen harbour, but screened from the sea by peaks at the Southern boundary.

The site slope faces north west and the topography is moderate and in parts steep (towards the peaks of Beinn Bhiorach and Sgreuch a' Chleirich). Deep peat exists in a number of areas, notably to the Western boundary.

Established in the mid eighties the woodland is dominated by productive Sitka spruce, mixed with Lodgepole pine. Minor areas of larch and broadleaves also exist.

A powerline bisects the woodland at the north east corner

Open spaces currently exist mostly at the upper, more exposed margins.



Map of the current stock of trees on the site (Tilhill Forestry Ltd)

The Local Development Plan, Argyll & Bute Council

The Local Development Plan supports appropriate scaled development if suitably sited. The notes below are taken from the current Local Development Plan, however the council is in the process of reviewing this. **It intends to publish the new Proposed Local Development Plan 2 (PLPD2) mid-November 2019 with adoption targeted March 2021.**

LDP2 intends to create:

- a simplified settlement strategy with the existing Rural Opportunity Areas incorporated into a single Countryside zone.
- a more streamlined but rigorous approach to development in the countryside.

Sections of the lowest portion of the site to the north-west are designated as being in the Rural Opportunity Area. The Argyll and Bute LDP allows development within a Rural Opportunity Area:

"...up to small scale on appropriate sites including the open countryside as well as small scale infill, rounding-off, redevelopment and change of use of existing buildings. In exceptional cases, up to and including large scale may be supported if this accords with an Area Capacity Evaluation (ACE)"

A large area of the site at mid-level is within the Countryside Zone in which development is permitted:

"...up to small scale on appropriate infill, rounding off and redevelopment sites and changes of use of existing buildings. In exceptional cases development in the open countryside up to and including large scale* may be supported on*

*appropriate sites if this accords with an ACE**. There is a presumption against development that seeks to extend an existing settlement into the Countryside Zone."*

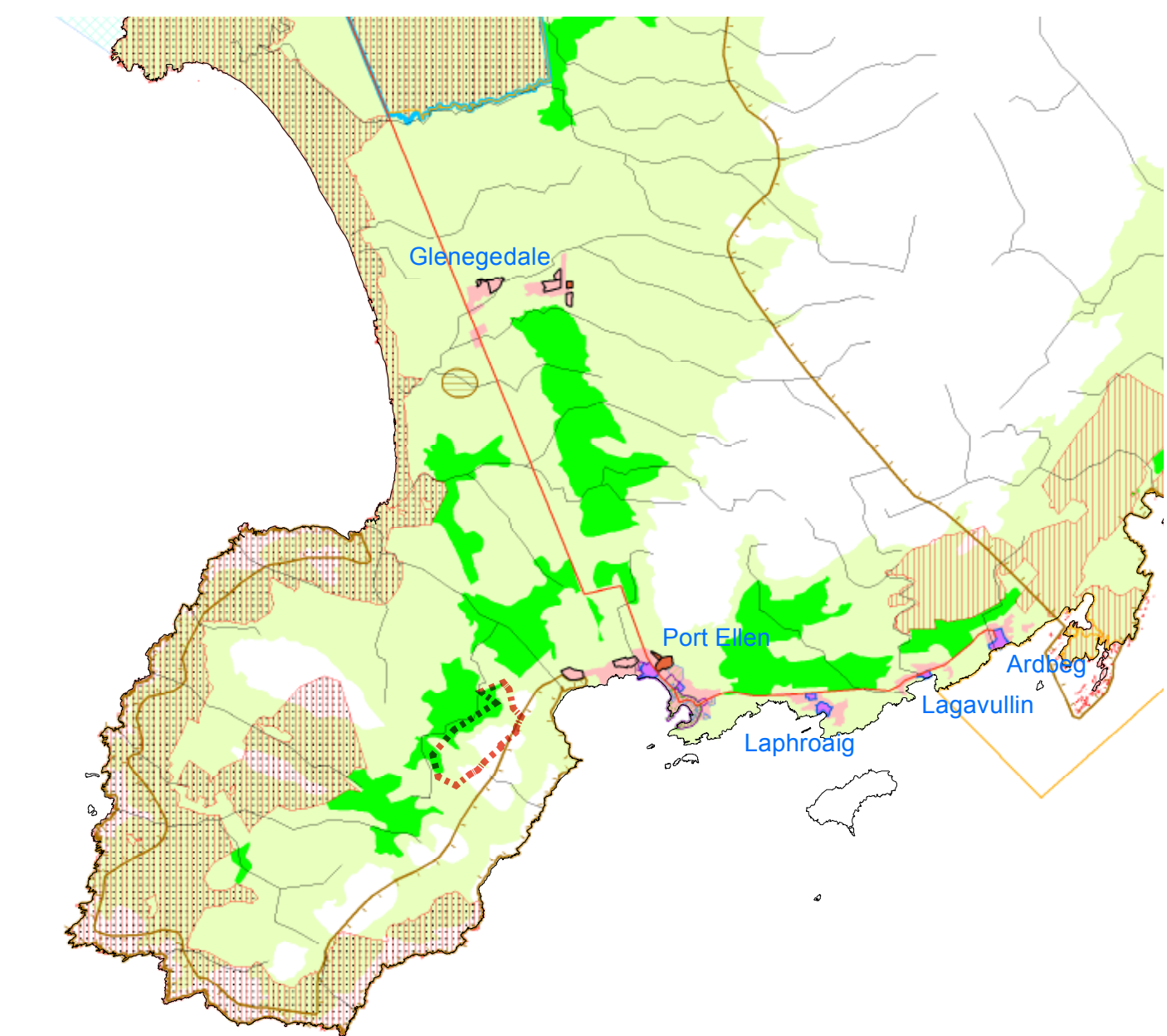
The highest points of the site are within the Very Sensitive Countryside zone where only the following development is permitted under the LDP:

"...encouragement will only be given to specific categories of development on appropriate sites. These comprise:

- Renewable energy related development*
- Telecommunication related development.*
- Development directly supporting agricultural, aquaculture, nature conservation or other established activity.*
- Small scale development related to outdoor sport and recreation."*

The LDP identifies a demand for 9,500 new homes in the Region over a period of 10 years, 7,450 of which are to be delivered through new house building, and distributes them across the 4 council administrative areas as shown in the table below.

One key intention of this house building is to "reverse the projected population decline forecast by the General Register Office for Scotland" but to do so, the provision of new homes must be taken forward in parallel with securing sustainable economic growth.



■ Rural Opportunity Area
■ Countryside Zone
□ Very Sensitive Countryside

	Market Housing	Affordable	Total Year 5	Market Housing	Affordable	Total Year 10
Oban, Lorn and The Isles	690	215	905	1,380	430	1,810
Bute and Cowal	1,230	15	1,245	2,460	30	2,490
Helensburgh and Lomond	435	165	600	870	330	1,200
Mid Argyll, Kintyre and Islay	820	155	975	1,640	310	1,950
Argyll and Bute	3,175	550	3,725	6,350	1,100	7,450

Cornabus Forest, Islay



Setting the vision

Using local resources

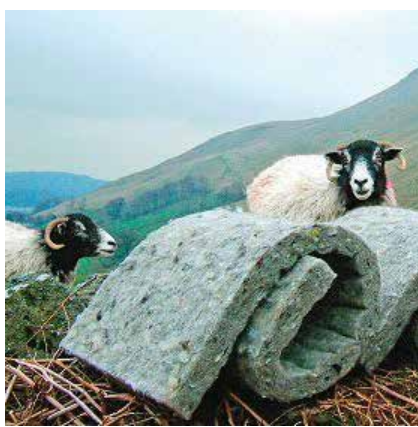
The project is an opportunity to use and develop local skills and resources. It should offer opportunities for apprenticeships, skills development and other wider community benefits. A range of scenarios are possible – from using entirely local materials and labour to largely off-site manufacture.

Local Materials/Skills

Offsite Manufacturing



Local timber



Sheep's wool insulation



Lime render



Dry stone walling

The construction methods used could combine the efficiency of off site manufacture with the use of local skills and materials in support of the island's economy.



Self build kits



Traditional timber kit



Cross laminated timber panels



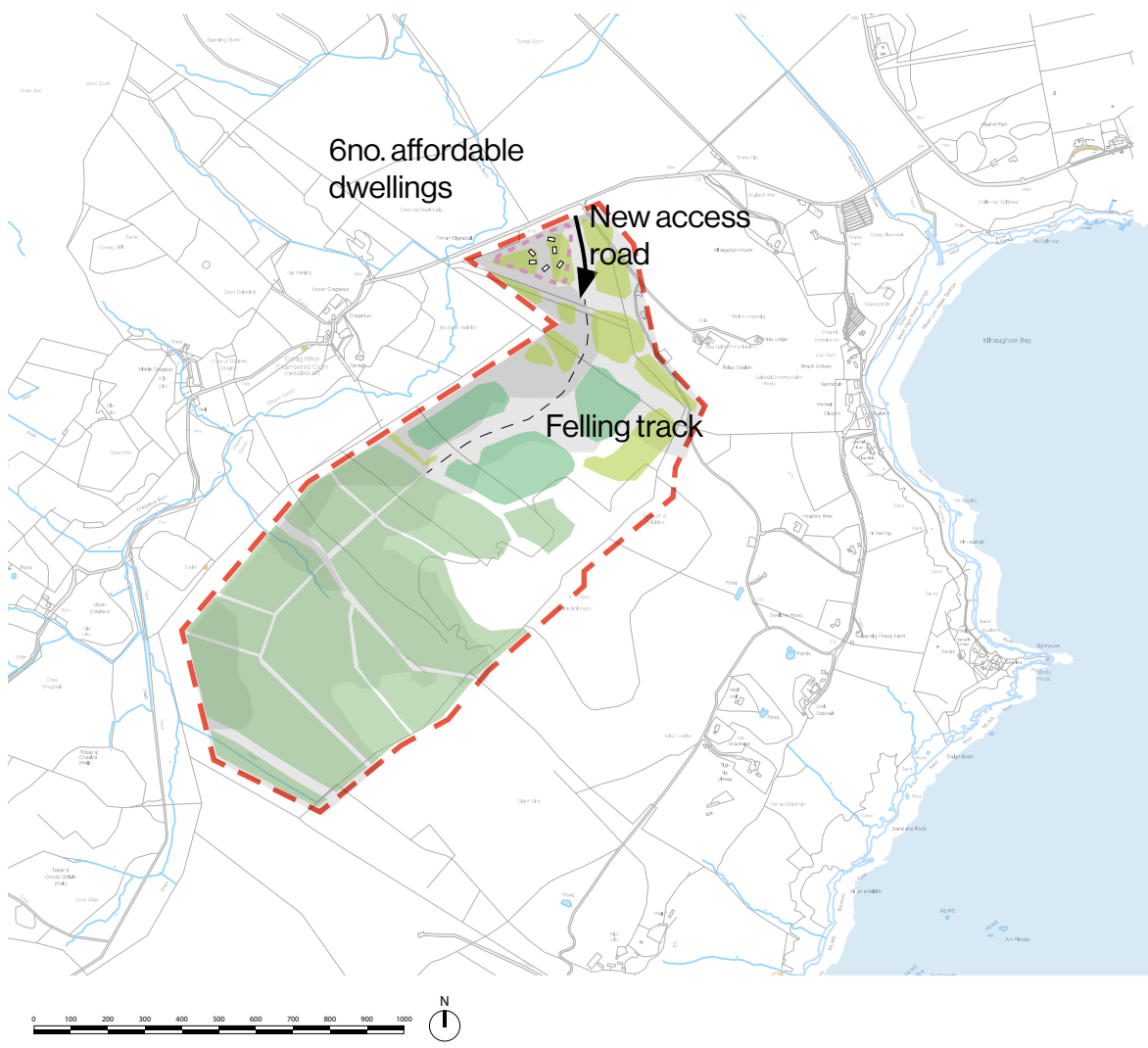
Structural insulated panels

Phases

It is a legal requirement to restore the forest planting around this development but there are options regarding how this is done. The forest is currently 264 acres, 96 of which is un-forested. We intend to use 5 acres for the housing project and 10 acres for our other projects, one of which will potentially be an Islay Tree Nursery.

The second phase of development will look at creating several woodland crofts. Each croft should be able to build a croft house, and replant their land as they see fit. The rest of the forest will be replanted with native broad leaf.

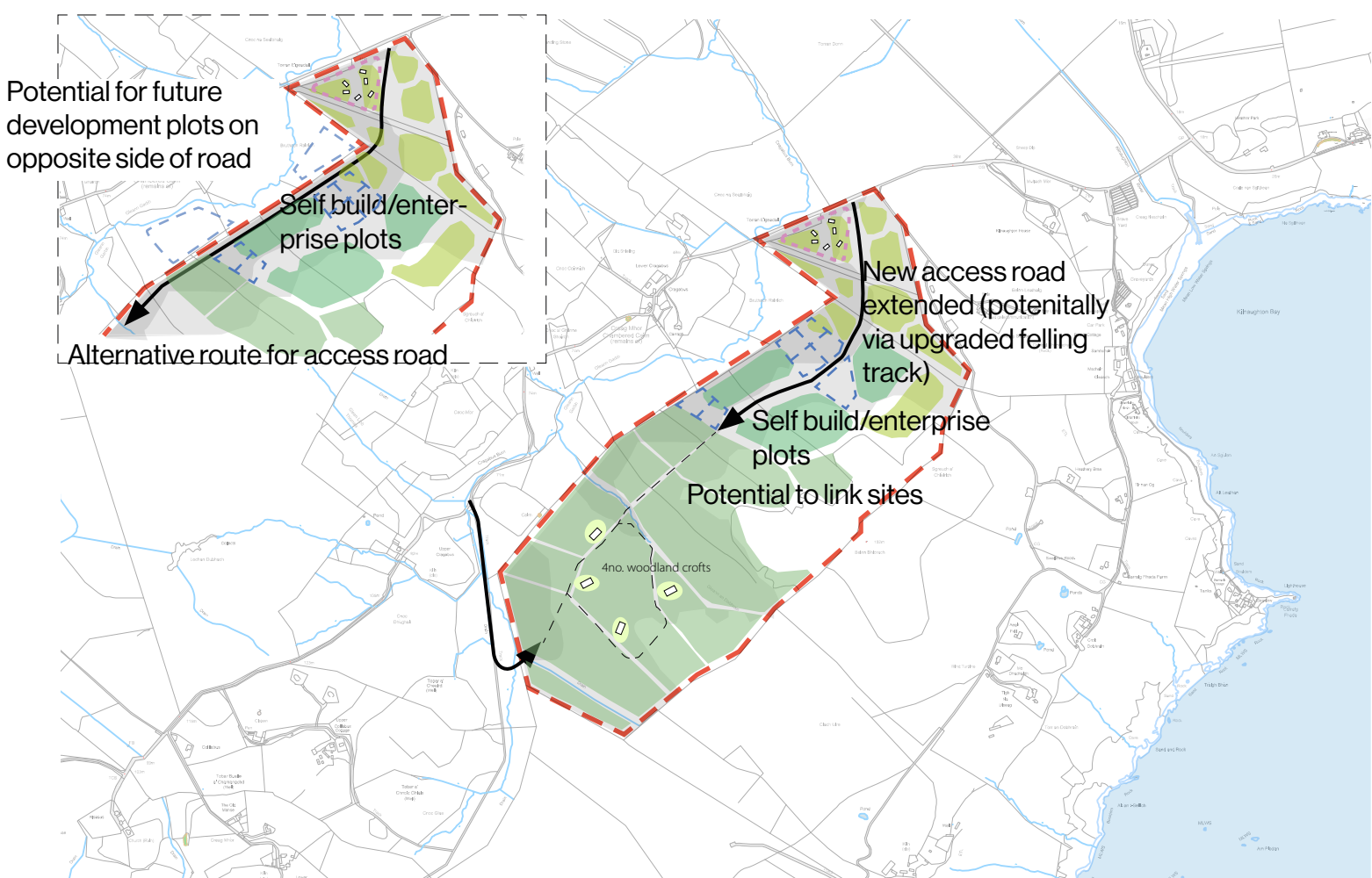
Affordable Housing | Phase 1 2020



Woodland Crofts | Phase 2 2022



Self-build Plots | Phase 3 2024



What else might you support?

Which of the other suggestions we have had for the forest under the 2017 consultation, given the existing plans explained above, would you support?

- Woodland walks.
- Craft/Artisan destination area.
- Outdoor gym.
- Local produce area.
- Nature trails and information walks.



Cornabus Forest, Islay



Setting the vision

Add a comment below

What should we prioritise?

Energy standards

Basic compliance with the current Building Regulations ('Silver' standard required as minimum)

Slightly better than basic Building Regulations compliance

Much better than the Build Regulations eg Passive House Standard *

Space to grow in to or to start a business nearby

Future proofing for changing needs

Homes that are adaptable and accessible to suit growing families, older age, disabilities and caring for others.

Site layout

Should the housing be:

Loosely grouped together with semi-communal elements; eg

- Renewable energy
- Common land / structures / facilities

Or be quite separate

Identity and sense of place

Homes that learn from both tradition and contemporary opportunities

We want to hear your ideas! Share your comments on post-its here

* Passive House Standard is a voluntary and rigorous energy standard – you may have read about the affordable housing in Norwich built to Passive House standard, that won the Stirling Prize recently (architecture's top accolade) that achieved annual heating bills of £140/year (inc £70 standing charge)



Example of house built to Passive House standards in the Highlands

Cornabus Forest, Islay

Building a community

Getting the site arrangement right

The siting of housing should be sympathetic to existing patterns of development on Islay and Argyll and compatible with landscape character and capacity. All of the houses should have a perceptible relationship with one another and share a well-defined, cohesive character.

These examples illustrate four approaches to creating a settlement pattern that we will consider.

Cluster, non-porous



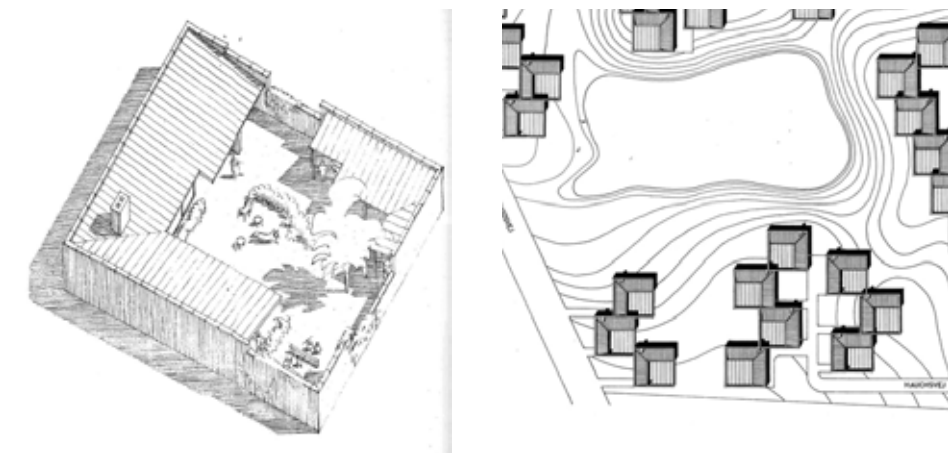
Highland Housing Expo, Inverness (competition entry), Oliver Chapman Architects



Clay Field, Suffolk, Mikhail Riches



Kingo Housing, Helsingor, Jorn Utzon



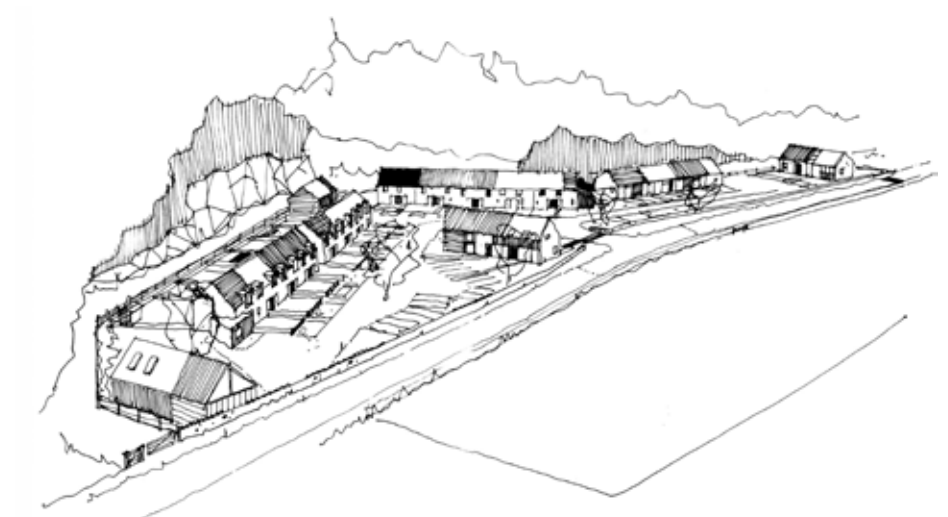
Cluster, porous



Housing, Aldershot, Sergison Bates



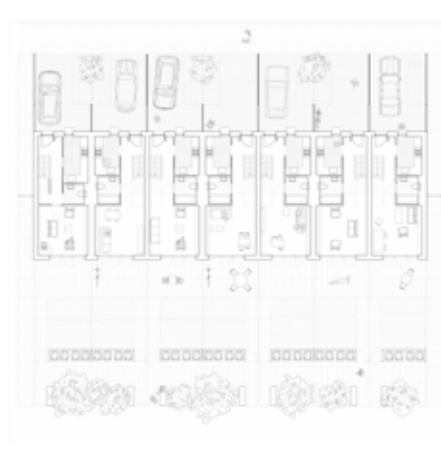
Street/Terrace



Burnside Housing, Plockton, Rural Design Architects



Maryhill Locks, Glasgow, McGinlay Bell



Crofts



Sealbh House, Tomatin, Ann Nisbet Studio



Colbost, Isle of Skye, Dualchas Architects



An Da Bhathach, Isle of Skye, Dualchas Architects



Tinhouse, Isle of Skye, Rural Design Architects



R.House, Rural Design Architects



Croft House, Stoer, Helen Lucas Architects

Cornabus Forest, Islay

