

BUILDING A BRIGHTER FUTURE FOR LOCHALSH / LOCH AILLSE

Lochalsh / Loch Aillse Local Place Plan



ACKNOWLEDGEMENTS

Thank you to the many local people who contributed to the development of this plan, particularly local schools across Lochalsh/Loch Aillse.

Preparation of this Local Place Plan was facilitated by the Lochalsh Collaboration and Kyle & Lochalsh Community Trust.

We are grateful to the Highland Council's Communities Regeneration Fund for financial support to prepare this Plan, to local artist <u>Sarah Longley</u> for her work with local schools, and to town planner <u>Nick Wright</u> for help with community engagement and preparation of the Plan.

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INTRODUCTION

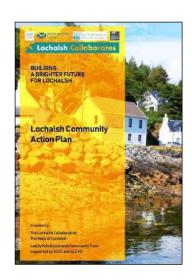
This Local Place Plan complements the <u>Lochalsh Community Action Plan</u>¹, which was produced by local communities in 2021. This new Plan shows how local communities would like the priorities in the Community Action Plan to be implemented on the ground across Lochalsh/Loch Aillse, through a series of maps.

THE 2021 COMMUNITY ACTION PLAN

The Community Action Plan contains our communities' **vision for Lochalsh/Loch Aillse**. It was developed with community engagement as described in the Community Action Plan itself², founded on suggestions from hundreds of residents from Glenelg/Glinn Eilg and Arnisdale/Àrnasdal in the south to Stromeferry/Pòrt an t-Sròim in the north.

The Community Action Plan's **vision for 2032** is of a better life in Lochalsh/ Loch Aillse from the cradle to the grave, focussing particularly on:

- New parents
- Children
- Young people aged 16-30
- New parents
- Families
- Working adults
- People with disabilities or physical/ mental health issues
- Older people



To achieve that vision, the Plan's top **priorities** are:

- Housing that is affordable on local salaries.
- Better year-round, well-paid employment.
- More training, apprenticeships & work premises.
- Childcare for parents to work & socialise.
- More *cultural*, *sporting & social facilities & activities* for all ages, especially <30s.
- Visitor facilities to increase benefit & reduce harm from tourism.
- Better social care & support locally, especially for older & disabled people.
- Mental health support services for all ages, particularly < 30s.
- **Better transport**: public transport, walking & cycling, community transport & low carbon options.
- Recycling options locally.
- Local food: land for growing & promotion of local produce.

What this Local Place Plan does is show how the Community Action Plan's vision and priorities will be implemented spatially across Lochalsh. The Local Place Plan translates priorities from the Community Action Plan into actions that occupy a physical space and can be mapped.

Any Community Action Plan actions that cannot be mapped continue to be relevant, and community organisations and public agencies will strive to deliver them; this Local Place Plan does not diminish or replace the unmapped priorities in the Community Action Plan.

For example, creating safe *physical spaces for young people* after the school day and the provision of youth workers are important initiatives

¹ www.lochalsh.uk/projects/community-action-plan/

² www.lochalsh.uk/wp-content/uploads/2022/09/Community-Action-Plan-FINAL.pdf

for young people which Lochalsh Youth Community Trust is working hard to deliver. These initiatives do not have a dedicated spatial 'location' yet but are important priorities that require urgent work to create the new spaces and resources required to allow this important work to take place.

Similarly, the impact of *climate change* will be a major challenge for Lochalsh's communities in the medium to long term. The Community Action Plan states that:

Many settlements are positioned on the area's long coastline and the main arterial roads run along the coast. Coupled with fragile land and marine ecosystems, we are all too aware that communities and biodiversity in Lochalsh will be severely impacted by climate change and rising sea levels. While we are doing what we can at a local level, we need radical and urgent solutions to be developed at a regional, national and global level to address this to prevent devastation of coastal communities such as those in Lochalsh.

Although detailed physical proposals are beyond the scope of this Local Place Plan, the challenge could start to be tackled by:

- Actively engaging with relevant local public authorities as highlighted in the Community Action Plan. This should include regional and national marine planning³ and coastal change adaptation⁴ initiatives.
- Raising awareness of the issues in terms of sharing information that could profoundly affect the future of their communities.
- Connecting with other communities who themselves have begun to tackle flood mitigation.

AREA COVERED BY THIS LOCAL PLACE PLAN

The area covered by this Local Place Plan is indicated by the red dashed line in Map 1 (see next page; to see an online version which enables accurate zooming in on the boundary, visit <u>bit.ly/LLPPboundary</u>).

The scope of the Plan lies entirely within the areas covered by the seven Community Councils that are members of the Lochalsh Collaboration:

- Dornie/An Dòrnaidh & District
- Glenelg/Glinn Eilg & Arnisdale/Àrnasdal
- Loch Duich/Dubhthaich
- Kyle/An Caol
- Lochalsh/Loch Aillse
- Plockton/Am Ploc & District
- Stromeferry/Pòrt an t-Sròim & Achmore/An-t-Achadh Mòr

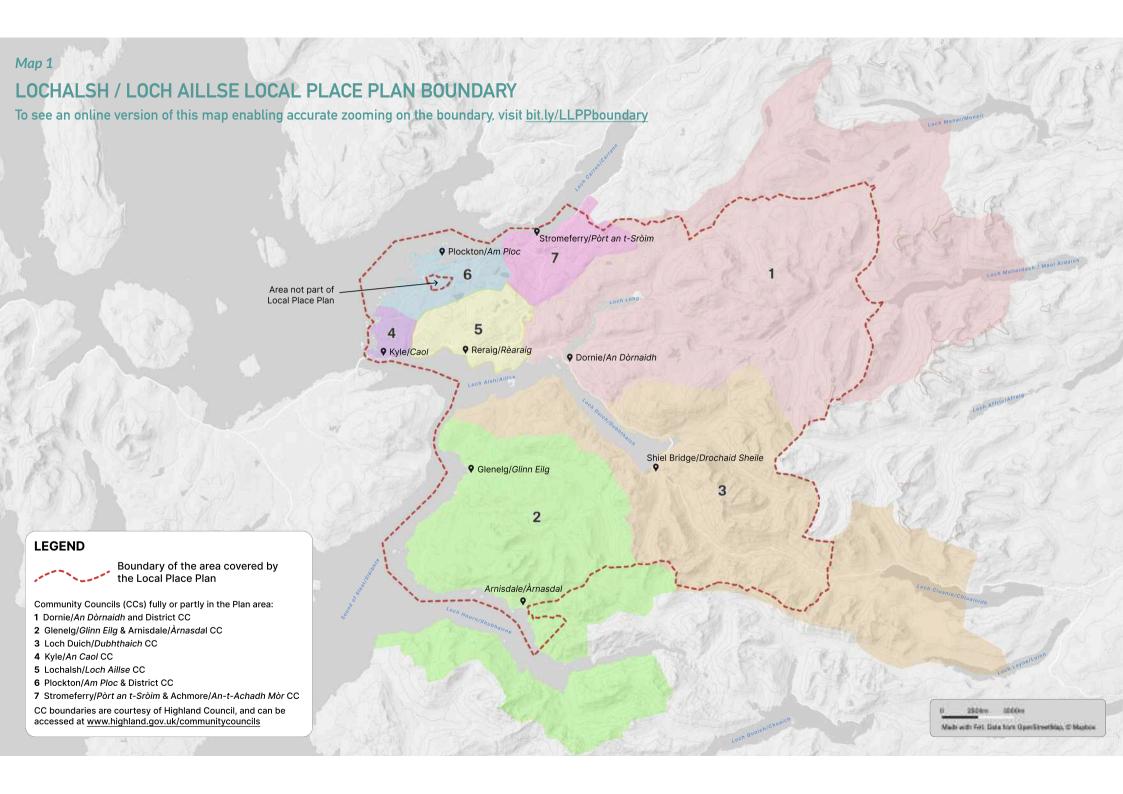
Within those seven Community Council areas, the Local Place Plan **only includes** land within (a) the postcodes covered by Kyle and Lochalsh Community Trust as described in its Articles of Association dated 21 May 2021⁵ and (b) Highland Council Ward 5. This means that some areas within the seven combined Community Council areas are **not** covered by this Plan. In summary, they are:

- Areas on the northern, eastern and southern edges of the Plan area, all of which are unpopulated except at Cluanie/Cluanaidh on the A87 near the west end of Loch Cluanie/Cluanaidh.
- An unpopulated enclave of approximately 1 square kilometre of Strathellen Wood south of Plockton (postcode unit IV52 8AB).
- Unpopulated islets in Kyle/An Caol Community Council area.

³ www.gov.scot/policies/marine-planning/national-marine-planning/

⁴ www.dvnamiccoast.com/files/ccapg 2023feb.pdf

⁵ Article 4 is the relevant section and it states that "The Trust has been formed to benefit the community of Kyle and Lochalsh, Ross-shire as defined by Postcode district IV40 excluding postcode units IV40 8PF, IV40 8NX, IV40 8NY, IV40 8PG, IV40 8PE, IV40 8PD, IV40 8NS, IV40 8NS, IV40 8PB, IV40 8PB, IV40 8PB and IV40 8NG (which cover the Isle of Raasay) and postcode unit IV40 8JJ. But including postcode units: IV41 8PG, IV53 8UG, IV53 8UG, IV53 8UH, IV53 8TF, IV52 8TF,



WHY DO THIS LOCAL PLACE PLAN?

Successful delivery of the Community Action Plan is vital not only for those who currently live and work here, but to make sure that we still have communities for future generations - given that our population is declining, alarmingly so amongst younger age groups (see Figure 2).

So, to help deliver the Community Action Plan's priorities, Kyle & Lochalsh Community Trust secured funding from the Highland Council's Communities Regeneration Fund in 2023 to produce a community-led Local Place Plan which would then be registered by the Council. You are reading the resulting document.

To support delivery of the Community Action Plan, the Local Place Plan aims to:

- Help people understand how the Community Action Plan's priorities will shape their individual communities in the future. In other words, how the Community Action Plan will 'land on the ground' in our local communities.
- Support and guide delivery of investment, public services and planning policy across Lochalsh, by the public, private and third sectors. Nobody can promise that we will get everything we ask for, but this is an opportunity to get 'inside the tent' and shape public sector budgets and policy in particular. This is because of new planning legislation that did not exist when the Community Action Plan was prepared; that legislation gives Local Place Plans added statutory weight compared to Community Action Plans.

Figure 2: **Population change in Lochalsh**/Loch Aillse **and individual Community Council areas, 2011-2020** (source: The Highland Council)

| LOCHALSH/LOCH AILLSE POPULATION | | | | Glenelg/Glinn Eilg & Kyle/An Caol CC Arnisdale/Ārnasdal CC | | Lochalsh/Loch Aillse CC | | Lochduich/Loch Dubhthaich CC | | Plockton/Am Ploc & District CC | | Stromeferry/Pòrt an t- Sròim & Achmore/An-t- Achadh Mòr CC | | | | |
|------------------------------------|------------------------------|-----------------------------------|------------------------------|--|------------------------------|-----------------------------------|------------------------------|-----------------------------------|------------------------------|-----------------------------------|------------------------------|--|------------------------------|-----------------------------------|------------------------------|-----------------------------------|
| Highland Council data | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 | Estimated population in 2020 | Population change 2011-2020 |
| age 0-15 | 366 | -25% | 60 | +4% | 30 | -60% | 112 | -20% | 39 | -33% | 37 | -15% | 68 | -17% | 19 | -29% |
| age 16-64 | 1,580 | -8% | 277 | +9% | 150 | -3% | 449 | -13% | 181 | -9% | 186 | -10% | 263 | -11% | 74 | -26% |
| age 65+ | 684 | +35% | 97 | +31% | 82 | +24% | 155 | +18% | 63 | +29% | 103 | +51% | 143 | +56% | 41 | +56% |
| All residents | 2,629 | -3% | 434 | +13% | 262 | -12% | 716 | -9% | 283 | -8% | 326 | +2% | 474 | +1% | 134 | -3% |

HOW THIS PLAN WAS PREPARED

The two starting points for this Local Place Plan were:

- The 2021 Community Action Plan containing our community vision and priorities, based on extensive community engagement.
- The statutory Development Plan for the area (see page 10).

To complement that, a number of stages of additional community engagement took place in late 2023 and 2024 specifically for this Local Place Plan:

- 1. Consulting with local organisations: regular meetings were held with the Lochalsh Collaboration throughout the period of Plan preparation (a forum of the seven local Community Councils and six local Community Development Trusts), plus direct individual contact with Community Councils and Development Trusts to map what has already delivered from the Community Action Plan and what else is in the pipeline. Those consultations helped to review the community engagement process and identify any gaps that need to be filled.
- 2. Engaging local schools: in January/February 2024, local artist Sarah Longley and independent planner Nick Wright organised arts activities in all Lochalsh schools to encourage children to use art to share their ideas for the future of their communities. The activities put the UN Rights of the Child into practice by giving young people meaningful influence over their future. The activities also helped to deliver the Community Action Plan by offering arts activities in schools, as there are currently no dedicated arts teaching staff in Lochalsh/Loch Aillse.

A summary of the outputs from young people can be seen overleaf, with the full results in $\underbrace{\mathsf{Appendix}\ 1}$.

- 3. A Lochalsh/Loch Aillse-wide community event in Saturday 24th February 2024 to share the information gathered in stages 1 and 2, and seek community input on:
 - The gaps that need to be filled in communities across Lochalsh/ Loch Aillse to deliver the Community Action Plan's spatial priorities
 - such as public/community transport, safe active travel, access to
 specific public services, and availability of affordable housing.
 - Using maps, visualising what the area's main villages or service centres could look like with those gaps filled. For example, that places where new or improved community facilities are needed, or routes or places where safer active travel is required.

A report of the event can be seen in Appendix 2.

4. Consult on draft Local Place Plan: the information from those earlier stages was captured and brought together in the form of a draft Local Place Plan, which was shared publicly for review and comment in through a dedicated webpage (www.lochalsh.uk/preliminary-lpp/) and survey in May-June 2024. This led to additional discussions with community groups, individual residents and the Lochalsh Collaboration to refine the Plan and produce the final version that you are reading.

A report of the consultation on the draft Plan can be seen in <u>Appendix</u> 3. It includes transcriptions & summaries of comments received, together with explanations of how they influenced this final Plan.

All community engagement activity was undertaken in line with the National Standards for Community Engagement⁶ and the Scottish Government's draft How To Guide on Local Place Plans⁷.

⁶ www.voicescotland.org.uk

⁷ www.ourplace.scot/local-place-plans

Figure 3: What do young people want for their communities?

Summary sheet prepared for February 2024 community event.

See <u>Appendix 1</u> for full information.



What do young people want for their communities?

Over 150 children from every school in Lochalsh have been busy drawing their ideas for the future with local artist Sarah Longley and planner Nick Wright over the last few weeks.

Not only are they putting the Community Action Plan into practice with more youth activities - the kids are having a say in the future of their communities too.

Here are some of their most popular suggestions.

FREE WIFI HOTSPOTS **COMMUNITY MARKET** DOG **MCDONALDS** PARK MORE BUSES BETWEEN VILLAGES CINEMA **USE THE PLOCK FOR** PUMP TRACK ART CLUB FIREPITS THESE IDEAS FOOTBALL PITCH HOMELESS MORE HOUSES & MORE PEOPLE SHELTER MORE SHOPS TRAMPOLINE PARK ADVENTURE PLAY DIVING PONTOONS GYM **PLACES TO MEET COMMUNITY GARDEN** SOFT PLAY 200 ON WINTER EVENINGS



THE BIGGER PICTURE

Whilst this Plan is rooted in our community aspirations, it also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in the two parts of the statutory Development Plan:

- National Planning Framework 4 (NPF4, 2023)⁸
- <u>Highland-wide Local Development Plan</u> (adopted 2012)⁹ and <u>West Highland and Islands Local Development Plan</u> (adopted 2019)¹⁰

This Local Place Plan reflects the policy agendas contained in the statutory development plan, particularly **NPF4** and the **West Highland and Islands Local Development Plan** as the statutory Development Plan's most recent components.

NPF4's spatial principles are:

- Just transition.
- Conserving and recycling assets.
- Local living.
- Compact urban growth.
- Rebalanced development.
- Rural revitalisation.

Relevant extracts of the **West Highland and Islands Local Development Plan** are summarised in <u>Appendix 4</u>.

This Local Place Plan also takes account of other relevant policy documents:

- National Performance Framework¹¹
- National Strategy For Economic Transformation (2022)¹²
- Highland Outcome Improvement Plan 2017-2027¹³
- Highland Indicative Regional Spatial Strategy¹⁴
- Highlands and Islands Enterprise Strategy 2023-28¹⁵

Those documents share overarching objectives relating to **climate change**, **health and wellbeing** and **sustainable** & **resilient communities**.

This Plan seeks to deliver on those overarching policy objectives, plus their subsidiary agendas including active travel, community wealth-building, community empowerment, local living, rural revitalisation, a more balanced population and a growing skilled workforce.

Suggestions for the next reviews of local and national planning policy are summarised in the final chapter. We hope these will be taken into account by national and local governments. For the Local Development Plan, that next review will be taking place in the near future.

⁸ www.transformingplanning.scot/national-planning-framework/

⁹ www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

¹¹ national performance.gov.scot

¹² www.gov.scot/publications/scotlands-national-strategy-economic-transformation/

¹³ highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/

 $^{^{14}\,\}underline{www.highland.gov.uk/downloads/id/22899/highland_indicative_regional_spatial_strategy_to_2050.pdf$

 $^{^{15}\} www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/$


LOCHALSH / LOCH AILLSE AS A WHOLE

Map 2 (overleaf) contains proposals which apply across the whole of the Lochalsh/Loch Aillse area. It complements the proposals for individual settlements shown on Maps 3 to 10.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 2 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Pro | pposal | Planning reasons |
|-----|---|---|
| 1 | Lochalsh/Loch Aillse active travel network | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 2 | A87 pedestrian / cyclist safety | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 3 | Affordable homes for people to live and work locally | To tackle depopulation, enable people to stay locally, support Local Living, sustain our local community, and tackle climate change. |
| 4 | Complete Stromeferry/Pòrt an t-Sròim bypass | To improve critical infrastructure and access to essential facilities and services to the east. |
| 5 | Retain and enhance community facilities and amenities | To support Local Living, sustain our local community, and tackle climate change. To identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 6 | Affric Kintail / Afraig Cinn t-Sàile Way | To improve our visitor infrastructure. |
| 7 | Biodiversity, landscape and language protection | To protect our biodiversity, landscapes and language for future generation. To identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 8 | Digital connectivity and utilities | To provide critical utilities, support Local Living and sustain our local community. |
| 9 | Young people | To tackle depopulation and sustain our local community. |



3 AUCHTERTYRE & KIRKTON/ UACHDAR THÌRE & AN CLACHAN AILLSEACH

Map 3 (overleaf) contains proposals for Auchtertyre/*Uachdar Thìre* and Kirkton/*An Clachan Aillseach*. It complements the Lochalsh/*Loch Aillse*wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 3 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Pro | pposal | Planning reasons |
|-----|--|--|
| 1 | Bus stops | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. To identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 2 | Upgrade hall & parking | To support Local Living, sustain our local community, and tackle climate change. To identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 3 | A87 pedestrian / cyclist safety | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 4 | Connect paths along shore | To provide more opportunities to access nature, and to improve health and wellbeing. |
| 5 | Develop affordable homes & community space | To tackle depopulation, enable people to stay locally, support Local Living, sustain our local community, and tackle climate change. |
| 6 | Business park | To make more use of underused land, sustain our local community, tackle depopulation and support local living. To identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |

path to shore

path to shore

path to shore

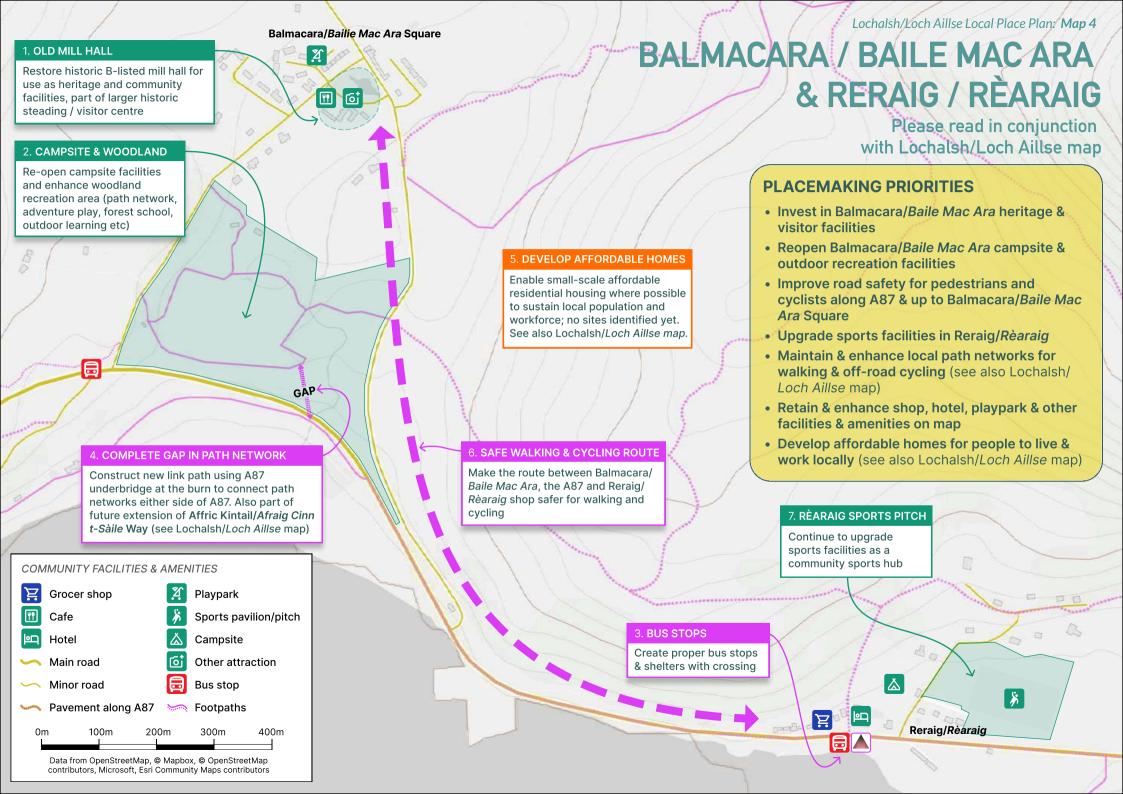
4 BALMACARA & RERAIG / BAILE MAC ARA & RÈARAIG

Map 4 (overleaf) contains proposals for Balmacara/Baile Mac Ara & Reraig/Rèaraig. It complements the Lochalsh/Loch Aillse-wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 4 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Pro | pposal | Planning reasons |
|-----|--------------------------------|--|
| 1 | Old mill hall and icehouse | To conserve our heritage, support Local Living, and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 2 | Campsite and woodland | To make more of our assets, improve our visitor infrastructure, protect our natural heritage, support Local Living, and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 3 | Bus stops | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 4 | Fill gap in local path network | To provide more opportunities to access nature, and to improve health and wellbeing. |
| 5 | Develop affordable homes | To tackle depopulation, enable people to stay locally, support Local Living, sustain our local community, and tackle climate change. |
| 6 | Safe walking and cycling route | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 7 | Rèaraig Sports Pitch | To support Local Living, sustain our local community, and tackle climate change. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |



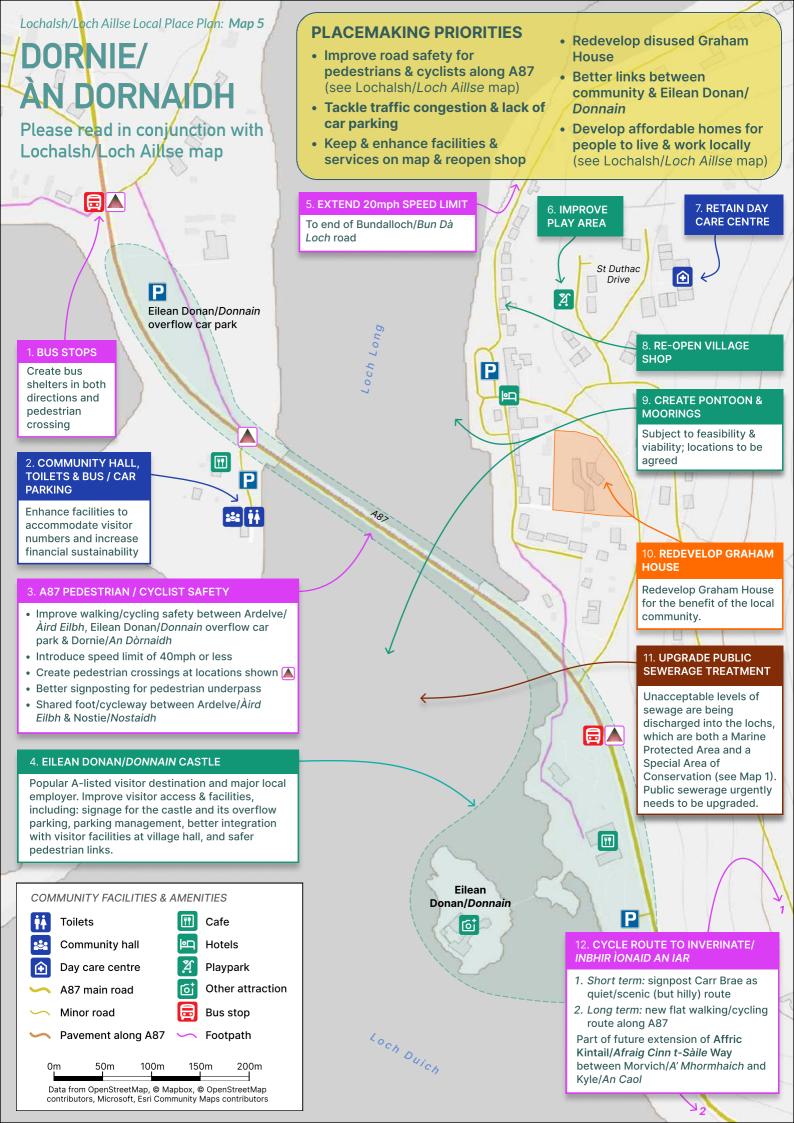
5 DORNIE / AN DÒRNAIDH

Map 5 (overleaf) contains proposals for Dornie/An Dòrnaidh. It complements the Lochalsh/Loch Aillse-wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 5 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Pro | posal | Planning reasons |
|-----|---|--|
| 1 | Bus stops | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 2 | Community hall, toilets & bus/car parking | To make more of our assets, improve our visitor infrastructure, sustain our local community and improve road safety. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 3 | A87 pedestrian / cyclist safety | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 4 | Eilean Donan/Donnain Castle | To make more of our assets, improve our visitor infrastructure, conserve our heritage and improve road safety. Also to identify land or buildings are significant for the local community. |
| 5 | Extend 20mph speed limit | To enable people of all ages to move around safely without a car, support Local Living and address road safety. |
| 6 | Improve play area | To support Local Living and sustain our local community. Also to identify land or buildings are significant for the local community. |
| 7 | Retain day care centre | To support Local Living and sustain our local community. Also to identify land or buildings are significant for the local community. |
| 8 | Re-open village shop | To support Local Living and sustain our local community. Also to identify land or buildings are significant for the local community. |
| 9 | Create pontoon and moorings | To make more of our assets, improve our visitor infrastructure and sustain our community. |
| 10 | Redevelop Graham House | To tackle depopulation, enable people to stay locally, support Local Living, sustain our local community, make use of our assets and tackle climate change. Also to identify land or buildings which are significant for the local community. |
| 11 | Upgrade public sewerage | To protect public health and safety, and enhance biodiversity. |
| 12 | Cycle route to Inverinate/Inbhir Ìonaid an Iar | To enable people of all ages to move around safely without a car, support Local Living, address road safety, tackle climate change and improve visitor infrastructure. |



6 GLENELG / GLINN EILG

Map 6 (overleaf) contains proposals for Glenelg/Glinn Eilg. It complements the Lochalsh/Loch Aillse-wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 6 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Р | roposal | Planning reasons |
|---|--|--|
| 1 | Keep & enhance our community services & facilities | To support Local Living, sustain our local community and improve our visitor infrastructure. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 2 | New community facilities | To make more of our assets, support Local Living, sustain our local community and improve our visitor infrastructure. |
| 3 | Develop affordable homes & supporting infrastructure/amenities | To tackle depopulation, enable people to stay locally, support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 4 | Community growing space | To support Local Living, sustain our local community, improve community resilience and tackle climate change. |
| 5 | Conserve Bernera/Bearnaraigh Barracks | To make more of our assets, improve our visitor infrastructure and conserve our heritage. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |

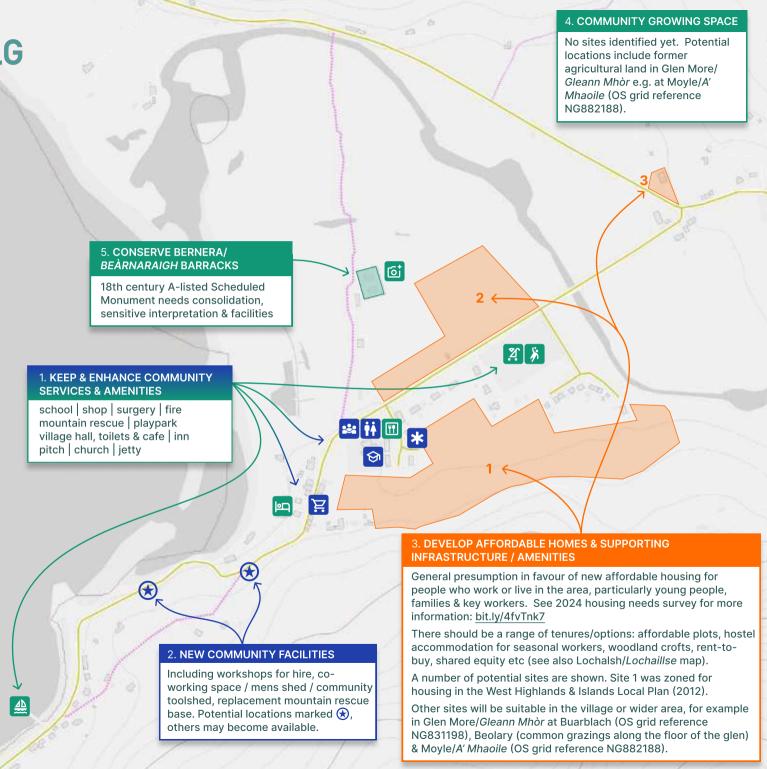
Lochalsh/Loch Aillse Local Place Plan: Map 6

GLENELG/GLINN EILG

Please read in conjunction with Lochalsh/Loch Aillse map

PLACEMAKING PRIORITIES

- Grow the population with more homes that are affordable for people to live & work locally (see also Lochalsh/Loch Aillse map)
- Keep & enhance facilities & services
- Create better connections to Kyle/An Caol, Plockton/Am Ploc & elsewhere
- Maintain & enhance local path networks (see also Lochalsh/Loch Aillse map)



Grocer shop

School/nursery

Health centre

Community hall

Toilets

Community hall

Road

Cafe

Playpark

Sports pitch

Pontoon/jetty

Community

Communi

COMMUNITY FACILITIES & AMENITIES

Footpaths

0m 100m 200m 300m 400m

Data from OpenStreetMap, @ Mapbox, @ OpenStreetMap contributors, Microsoft, Esri Community Maps contributors

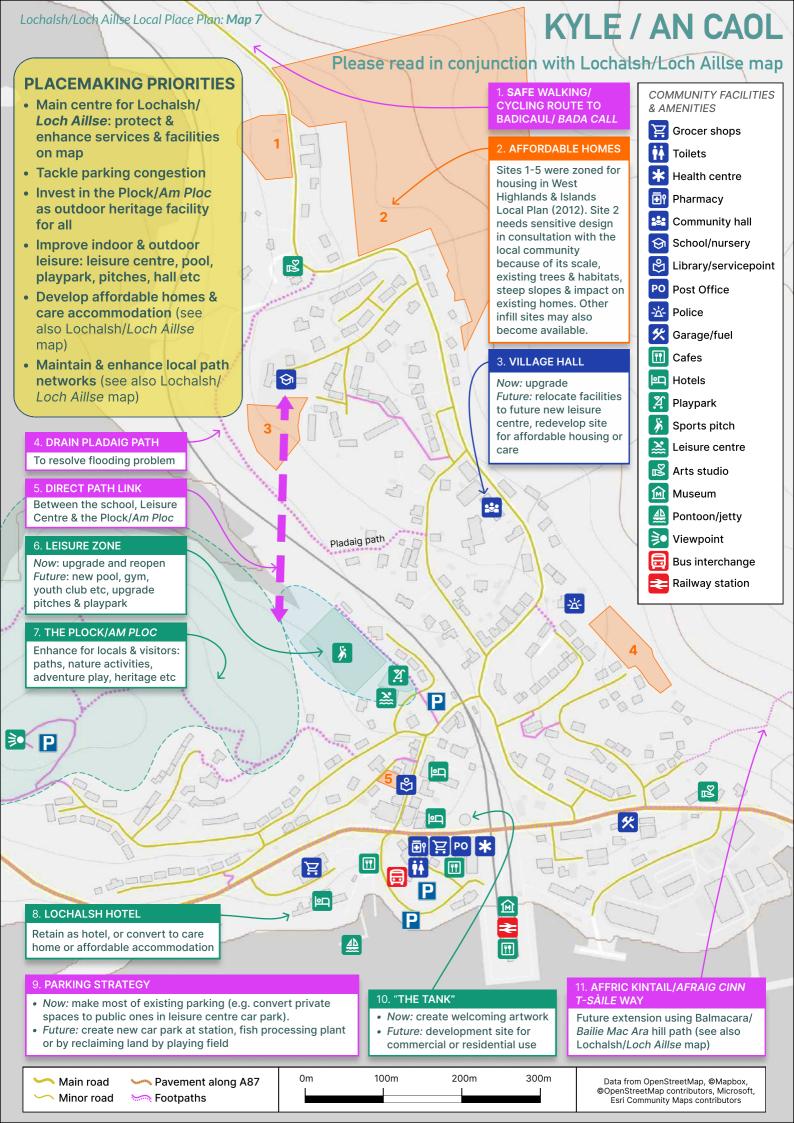
KYLE OF LOCHALSH / CAOL LOCH AILLSE

Map 7 (overleaf) contains proposals for Kyle of Lochalsh/*Caol Loch Aillse*. It complements Map 2's Lochalsh/*Loch Aillse*-wide proposals.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 7 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Prop | posal | Planning reasons |
|------|---|--|
| 1 | Walking/cycling route to Badicaul/ Bada Call | To enable people of all ages to move around safely without a car, support Local Living, and tackle climate change. |
| 2 | Affordable homes | To tackle depopulation, enable people to stay locally, support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 3 | Village hall | To support Local Living, sustain our local community, improve community infrastructure and provide more space for community activities. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 4 | Drain Pladaig path | To resolve flooding which makes the path impassable, to provide more opportunities to access nature, and to improve health and wellbeing. Also to identify land or buildings which are significant for the local community (see Planning Circular 1/2022). |
| 5 | Direct path link | To enable people of all ages to move around safely without a car, support Local Living, and tackle climate change. |
| 6 | Leisure zone | To support Local Living, sustain our local community, and ensure continued and improved access to indoor recreation facilities in Lochalsh. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 7 | The Plock/Am Ploc | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 8 | Lochalsh/Loch Aillse Hotel | To ensure an important building continues to be used in ways which benefit the community, and to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 9 | Parking strategy | To ensure that residents, businesses and visitors are not adversely impacted by inability to park, particularly during the summer. |
| 10 | "The Tank" | To improve visual amenity & identify land or buildings significant for the local community (see Planning Circular 1/2022). |
| 11 | Affric Kintail / Afraig Cinn t-Sàile Way | To improve visitor infrastructure. |



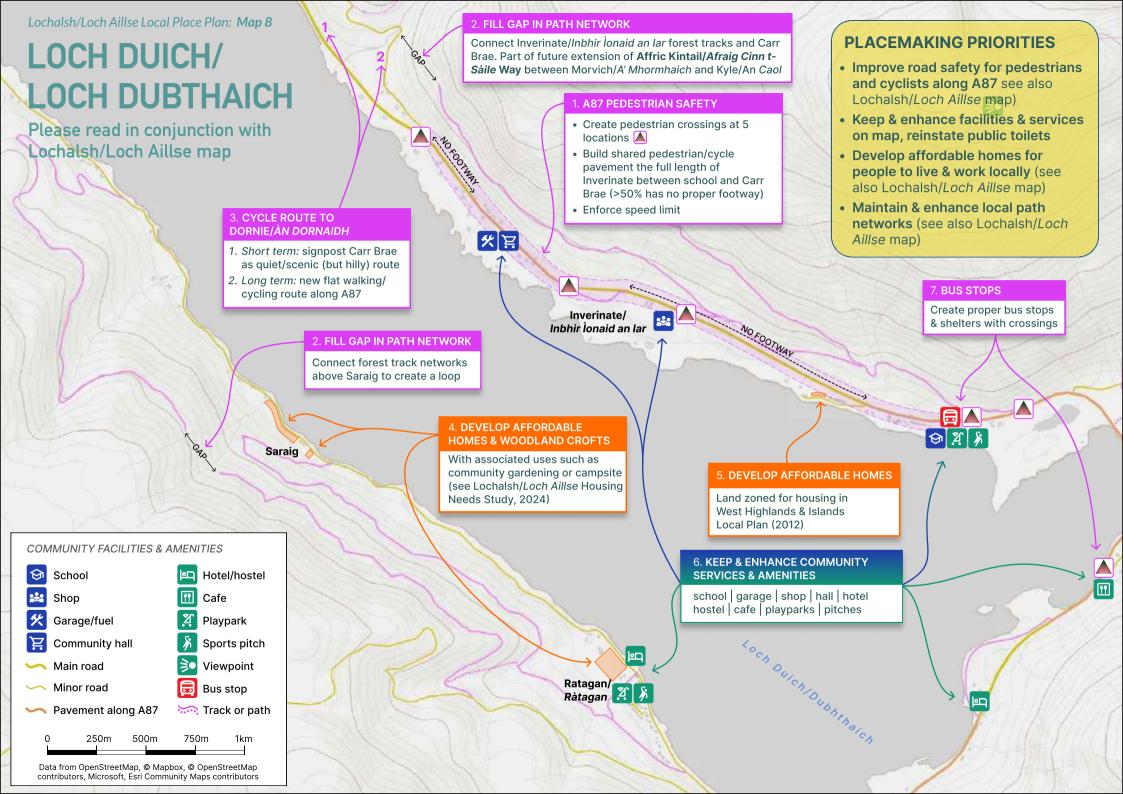
LOCH DUICH / LOCH DUBHTHAICH

Map 8 (overleaf) contains proposals for Inverinate/Inbhir Ìonaid an Iar and Ratagan/Ràtagan on Loch Duich. It complements the Lochalsh/Loch Aillse-wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 8 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Pro | pposal | Planning reasons |
|-----|--|--|
| 1 | A87 pedestrian / cyclist safety | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |
| 2 | Fill gap in local path network | To provide more opportunities to access nature, and to improve health and wellbeing. |
| 3 | Cycle route to Dornie/An Dòrnaidh | To enable people of all ages to move around safely without a car, support Local Living, address road safety, tackle climate change and improve visitor infrastructure. |
| 4 | Develop affordable homes & woodland crofts | To tackle depopulation, enable people to stay locally, support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 5 | Develop affordable homes | To tackle depopulation, enable people to stay locally, support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 6 | Keep & enhance our community services & facilities | To support Local Living, sustain our local community and tackle depopulation. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u> , para.43). |
| 7 | Bus stops | To enable people of all ages to move around safely without a car, support Local Living, address road safety, and tackle climate change. |



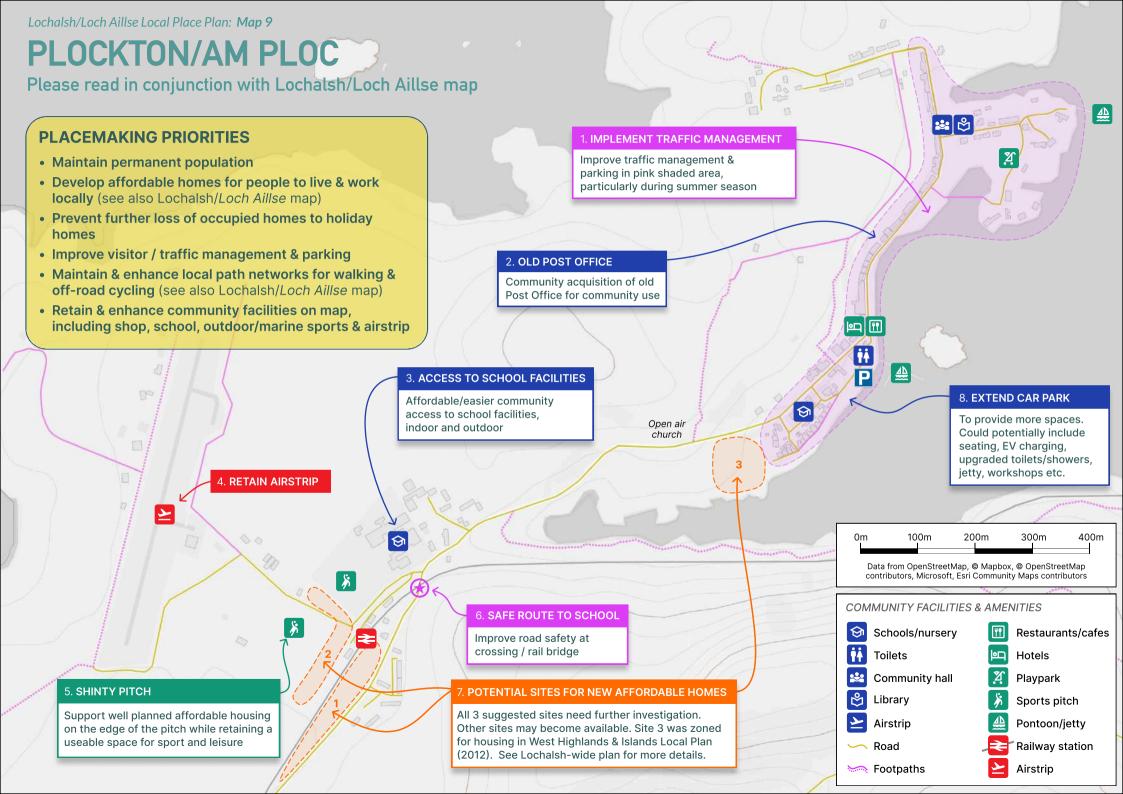
9 PLOCKTON / AM PLOC

Map 9 (overleaf) contains proposals for Plockton/Am Ploc. It complements the Lochalsh/Loch Aillse-wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 9 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Proj | oosal | Planning reasons |
|------|--|---|
| 1 | Implement traffic management | To enable people of all ages to move around safely without a car, support Local Living, address road safety & congestion, and tackle climate change. |
| 2 | Old post office | To support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 3 | Access to school facilities | To support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 4 | Retain airstrip | To retain vital community infrastructure and support the local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 5 | Shinty pitch | To retain vital community infrastructure and support the local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 6 | Safe route to school | To enable that children and others can move around safely without a car |
| 7 | Potential sites for new affordable homes | To tackle depopulation, enable people to stay locally, support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 8 | Extend car park | To improve vital community infrastructure and support the local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |



10 STROMEFERRY & ACHMORE / PÒRT AN T-SRÒIM & AN-T-ACHADH MÒR

Map 10 (overleaf) contains proposals for Stromeferry/Pòrt an t-Sròim and Achmore/An-t-Achadh Mòr. It complements the Lochalsh/Loch Aillse-wide proposals in Map 2.

Please note that the map is designed to be read online, enabling you to zoom in to read detailed content, rather than to be printed at A4.

The table below contains a list of proposals (see Map 10 overleaf) and reasons why the Local Development Plan should be amended, as required by planning legislation.

| Prop | oosal | Planning reasons |
|------|---|--|
| 1 | Walking & cycling link between villages | To enable people of all ages to move safely between the two villages' shared facilities without a car, support Local Living, and tackle climate change. |
| 2 | Improve old hill path between villages | To provide more opportunities to access nature, and to improve health and wellbeing. |
| 3 | Develop affordable homes | To tackle depopulation, enable people to stay locally, support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 4 | Road surfacing | To ensure safe access to residential properties. |
| 5 | Improve play area | To support Local Living and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 6 | More community facilities | To make more of our assets, support Local Living, and sustain our local community. |
| 7 | Fish farming on Loch Carron/Carrann | To avoid/reduce pollution, conserve nationally significant natural habitats, and preserve residential amenity. |
| 8 | Former hotel | To improve the appearance of the village, tackle depopulation and sustain our local community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 9 | Former Marconi yard | To improve the appearance of the village, tackle depopulation, sustain our local community and ensure that the site benefits the community. Also to identify land or buildings which are significant for the local community (see <u>Planning Circular 1/2022</u>). |
| 10 | New path link to wider trail network | To provide more opportunities to access nature, and to improve health and wellbeing. |

STROMEFERRY/
PORT AN T-SROIM
& ACHMORE/
AN-T-ACHADH MOR

Please read in conjunction with Lochalsh/Loch Aillse map

1. CREATE SAFE ACCESSIBLE WALKING & CYCLING LINK ALONG A890

The two villages share a hall, railway station and play area yet there is no safe pedestrian link between them.

The preferred route shown would involve a new accessible path to be constructed on the northwest verge of the A890 between the junctions for the villages.

The route as a whole should be built to accessible standards for all users. Associated works should include 20-30mph speed limits in each village, reduced speed limit along the A890, signage, lighting, and carriageway markings on the minor roads that lack footways.

3. **DEVELOP AFFORDABLE HOMES**

Infill affordable family housing to sustain local community on sites shown on 2012 West Highlands & Islands Local Plan.

May require further upgrades to water supply capacity/pressure for Stromeferry/*Pòrt an t-Sròim* and sewerage capacity in Achmore/ *An-t-Achadh Mòr*. Site 3 may have difficulties with drainage.

Sites are yet to be identified in Stromeferry/An Sròm a Deas. See also Lochalsh/Loch Aillse map.

7. EXPANSION OF FISH FARMING ON LOCH CARRON/CARRANN

Whilst fish farming is an important part of the local economy, there are concerns about the current impact, and particularly of any future expansion on marine habitats (the loch is a Nature Conservation Marine Protected Area), and the noise, smell & light pollution. Derelict cages and equipment should be removed from the loch with a moratorium on further expansion pending resolution of these issues.

Stromeferry/ An Sròm a Deas

2. IMPROVE OLD HILL PATH

8. FORMER HOTEL

The Highland Council is urged to help the owner to demolish the ruined buildings, tidy up and/or redevelop the site.

9. FORMER MARCONI YARD

The yard appears to be derelict and unused. The owner is encouraged to engage with the local community about its future, and the Council to use its influence and powers to support.

Redevelopment of the site should incorporate public greenspace with path network and access to the shore & beach beyond, and could include affordable housing for people to live & work locally and community or small business use which does not cause nuisance for residents though noise etc.

The site is not appropriate for heavy industrial or aquaculture use due to impacts from noise, smell and industrial activities in a residential area and poor vehicular access (steep, narrow residential road with no footway and sharp bends).

6. MORE COMMUNITY FACILITIES

Local aspiration for more community gathering spaces, e.g. cafe or pub in Stromeferry/Pòrt an t-Sròim and/or Achmore/An-t-Achadh Mòr

10. NEW PATH LINK TO WIDER TRAIL NETWORK

Create safe 300m walking/cycling link along A890 to link to wider off-road wider network (see separate walking & cycling map).

Achmore/ An-t-Achadh Mòr

4. ROAD SURFACING

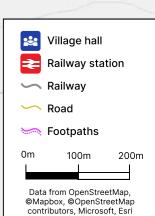
Surface residential road and car park next to village hall

5. IMPROVE PLAY AREA

Upgrade informal outdoor play area (subject to landowner consent)

PLACEMAKING PRIORITIES

- Grow the population with affordable homes for people to live & work locally
- Create walking/cycling link between the two villages
- Keep & enhance community facilities
- Tidy up former Marconi yard & prevent use for heavy industry
- Demolish hotel ruins
 - Maintain & enhance local path networks for walking & off-road cycling (see also Lochalsh/Loch Aillse map)



Community Maps contributors

MAKING IT HAPPEN

This chapter should be read in conjunction with the Lochalsh Community Action Plan, which already contains information about implementation and delivery.

Taken together, the two plans cover a 5-10 year period until approximately 2030. Many of their actions build on things that are already happening. Some may happen quickly, others are more complicated and could take a number of years to come to fruition. Everything depends on funding and resources.

Key messages

Delivery of this plan will only be successful if the local community, public bodies, funders, businesses and landowners work together for common purpose. Collaboration will be key and support from a wide range of other players will be essential.

For example, increasing the supply of affordable homes will need support from the Scottish Government, government agencies, Highland Council's planning and housing departments, and specialist developers. There are three key messages about delivery. It must be:

- **Collaborative:** the community alone cannot deliver the plan. Most of the initiatives require co-ordinated action by a number of partners.
- **Supported:** delivery will not happen on its own, nor can it rely purely on volunteers. The local community will need dedicated paid capacity to support volunteer action, to champion the plan and manage its delivery, if success is to be achieved. This could be co-ordinated through the <u>Lochalsh Collaboration</u> and <u>Kyle and Lochalsh Community Trust</u>, which are already working on behalf of local communities across Lochalsh/*Loch Aillse*.
- Joined-up: picking off individual actions in the plan will not bear fruit
 action needs to be joined up. For example, organising more

activities in community centres needs paid support, investment in the fabric of the halls, and better public/community transport and safer walking/cycling to get to the community centres without a car.

The public sector

The Highland Council and Community Planning Partners have a fundamental role in supporting and delivering many elements of the plan, particularly in terms of public services like planning, health and social care, transport infrastructure, education, housing and so on. The Community Planning Partners include:

- Highland Council
- Highland Third Sector Interface
- Highlands and Islands Enterprise
- Highlife Highland
- NatureScot
- NHS Highland
- Police Scotland
- Scottish Fire and Rescue Service
- Skills Development Scotland
- UHI

Beyond those Highland Community Planning Partners, other national and regional organisations have important roles in enabling specific elements of the plan. These include:

- Transport Scotland for the A87 and associated infrastructure.
- Scottish Government for planning, housing and infrastructure.
- UK government for non-devolved matters.
- **Key agencies** such as SEPA and Scottish Futures Trust in relation to relevant infrastructure and investment.

- **Hitrans** for public and community transport.
- Sustrans for sustainable travel improvements, including walking, cycling and wheeling.
- Paths for All for local path networks.
- NatureScot for habitat protection/enhancement and outdoor access.
- Bòrd na Gàidhlig in relation to Gaelic language and culture.
- Highland Care and Learning Alliance for childcare and early learning.
- Communities Housing Trust, Lochalsh and Skye Housing
 Association, Albyn Housing Association and Rural Housing Scotland
 for housing.
- Crown Estate Scotland and the Scottish Land Fund for community acquisition of land or buildings.
- Other funders for resources to make things happen.

As this and other Local Place Plans are prepared across the Highlands, we hope that all of the organisations mentioned above will use the aggregated evidence not only to influence their own spending and service delivery, but also to lobby for enabling support with other partners - especially at the national level with the Scottish Government and its agencies. This should include cross-cutting issues such as housing, transport, infrastructure, community empowerment, jobs and business, and culture and heritage.

Monitoring and reporting

We will work with our public sector partners to agree how to monitor and report on progress with implementation of the Plan through the Community Planning Partnership and the Lochalsh Collaboration.

The Plan should be kept under review and amended if priorities change significantly in the future.

Planning policy and development management

Although this Plan is not solely focussed on statutory land-use planning, Maps 2 to 10 contain a number of planning-related proposals that local communities hope the Council will support in the next Local Development Plan, through their Development Management and other regulatory planning powers (such as "amenity notices" under Section 179 of the Town and Country Planning (Scotland) Act 1997), and through the planning department's professional expertise.

To comply with Local Place Plan regulations, actions relating to land-use planning are summarised in the tables in chapters 2 to 10 together with reasons, as required by Schedule 19 of the Planning (Scotland) Act 2019 and in line with Scottish Government Circular 1/2022.

Appendices can be found online at <u>bit.ly/LochalshLPPappxs</u>

