

Supporting Statement For Dores and Essich Local Place Plan

Prepared by: Dores and Essich Community Council with support from Impact Hub
Inverness, MAAC Studio and Cuan Design

Date: 05/09/2024

Table of Contents

Introduction	1
Contact details	2
Regard given to existing plans	2
Reasons for amendments being sought to the Local Development Plan	3
Community support for the Local Place Plan	3
Evidence of compliance with Regulation 4.....	3
Appendices.....	5

Introduction

This Supporting Statement forms part of the Local Place Plan submission to The Highland Council and is accompanying the **Dores and Essich Local Place Plan** dated 16/08/2024 by Dores and Essich Community Council.

The Local Place Plan covers the **Dores and Essich Community Council** area.

The Local Place Plan and this statement have been prepared in accordance with:

- [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)
- [Scottish Government Planning Circular 1/2022 Local Place Plans](#)

The Local Place Plan can be seen online and downloaded [here](#).

The Plan covers the **Dores and Essich Community Council** area which lies southwest of Inverness, starting at Torbreck and running along the shore of Loch Ness. Dores is the main settlement in the area, located approximately in the mid-point, and 10km from Inverness. It stretches northeast of the loch to encompass the settlements of Scaniport and Essich.

A map of the Community Council area can be seen in the Plan.

The plan should be read in conjunction with our [Community Action Plan](#) published in June 2024, which contains our aspirations and action priorities for the next 10 years.

The purpose of the Local Place Plan is to help the community, public bodies, landowners, businesses and funders understand how those aspirations and actions for the development and use of land and make change happen to achieve better outcomes for people and communities.

The Local Place Plan is based on the vision and action areas contained in the Community Action Plan:

Our Vision

Our vision for the Dores and Essich areas is to cultivate a vibrant, resilient, and sustainable community that cherishes its natural resources, supports its people, enhances infrastructure and amenities and fosters strong community spirit through collaborative effort.

Action Areas

- Public toilet provision
- Maintaining the quality and safety of the beach area in Dores
- Car parking for visitors
- Community and public transport
- Traffic safety and calming measures
- Care services for older people
- Housing provision
- Community facilities and activities (play park, football pitch, Dores Parish Hall, cemetery extension)

Contact details

Email address: - secdoresCC@gmail.com

Colin McPherson, Vice Chair, Dores and Essich Community Council

Regard given to existing plans

In preparing the Local Place Plan, the community had regard to the following plans:

[National Planning Framework 4 \(NPF4\)](#)

[Highland Wide Local Development Plan](#)

[Inner Moray Firth Local Development Plan 2 \(IMFLDP2\)](#)

[Adopted Inner Moray Firth Local Development Plan \(2015\)](#)

As there is no Locality Plan in place for the area we have taken into account the [Local Outcome Improvement Plan](#) for Highland.

[Highland Indicative Regional Spatial Strategy to 2050 - Refined](#)

Dores and Essich Community Council [Community Action Plan](#) (2024)

Reasons for amendments being sought to the Local Development Plan

The Local Place Plan contains a number of suggestions for the Council to consider as it prepares the forthcoming Highland Local Development Plan and sets out reasons why these should be considered. These are contained in the table on pages 26-28 of the Local Place Plan, together with reasons, as required by Scottish Government Circular 1-2022 'Local Place Plans', paragraphs 32-33xi.

Community support for the Local Place Plan

The community engagement process used to develop the Local Place Plan, along with the levels of participation, is explained in section 4 of the Plan. It combined the engagement undertaken for the Community Action Plan in 2024 with additional community engagement for the Local Place Plan in June. This consisted of two in-person events in Dores Parish Hall in the afternoon/evening at which people were invited to record their views on annotated maps of the area. Following on from this, there was an open consultation period on the draft LPP with an online feedback form which ran for 28 days in July/August 2024. As well as being open to the general public, neighbouring Community Councils and the Councillors for the Ward were specifically invited to comment on the draft LPP – the notices inviting comments are included in the appendices to this submission statement.

The Community Council is satisfied that the Local Place Plan provides an accurate and evidence-based view of local residents' views on the development or use of land and buildings in its area.

Evidence of compliance with Regulation 4

Regulation 4 of the 2021 Regulations sets out what the Community Body must do before submitting its Local Place Plan. It must include evidence as to how it has complied with the requirement to send a copy of the proposed Local Place Plan and an information notice to:

- (a) each councillor for the Local Place Plan area; and
- (b) a community council any part of whose area is within, or adjoins, the Local Place Plan area.

and also that the information notice contains the prescribed information.

The proposed Dores and Essich Local Place Plan and information notice were sent on 09/07/2024 to the four Councillors for Ward: 12 Aird and Loch Ness:

- Chris Balance
- Helen Crawford
- David Fraser
- Emma Knox

The proposed Dores and Essich Local Place Plan and information notice were also sent on 11/10/2024 to the four Councillors for Wards: 15 and 19, Inverness Ness-Side and Inverness South:

- Alasdair Christie
- Councillor Jackie Hendry
- Andrew MacKintosh
- Ken Gowans
- Duncan Macpherson
- Duncan McDonald
- Andrew Sinclair

The draft Local Place Plan was emailed to the following Community Councils on 09/07/2024:

- Glenurqhart Community Council
- Inverness West Community Council
- Holm Community Council
- Lochardil Community Council
- Strathnairn Community Council
- Stratherrick and Foyers Community Council
- Slackbuie Community Council

The draft Plan was also shared with Dores Community Development Trust.

Those two emails (copies attached to this statement as appendices) constituted the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

Appendices

Letter to Councillors

Dear Ward 12 Councillors

We are contacting you on behalf of Dores and Essich Community Council. Our local community has prepared a proposed Local Place Plan for the Dores and Essich Community Council area.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Ward number 12 Aird and Loch Ness, the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

1. Proposed Local Place Plan

The proposed Local Place Plan is attached. The feedback form is also attached.

2. Brief description of the content and purpose of the proposed Local Place Plan

The proposed Local Place Plan covers the area of the Dores and Essich Community Council area.

The proposed Local Place Plan contains proposals for Transport and Travel, Community Facilities and Local Amenities, Housing and Care Needs, and Responsible Use of Natural Assets.

The purpose of our proposed Local Place Plan is to identify community needs and aspirations and identify areas for development in order to influence the new Highland LDP.

3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please email them to us or complete and submit them via the feedback form attached. The email to return comments or the form to is inverness@impacthub.net.

The deadline for comments is 5pm on 7th August 2024.

We are sending similar Information Notices to our adjoining, active Community Councils as required by the Local Place Plan Regulations.

Please let us know if you have any queries.

Kind regards

The Impact Hub Inverness Team, on behalf of Dores and Essich Community Council

Dear Ward 15 and 19 Councillors

We are contacting you on behalf of Dores and Essich Community Council. Our local community has prepared a proposed Local Place Plan for the Dores and Essich Community Council area.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Ward 12, Aird and Loch Ness, Ward 15, Inverness Ness-Side and Ward 19, Inverness South) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

1. Proposed Local Place Plan

The proposed Local Place Plan is attached. The feedback form is also attached.

2. Brief description of the content and purpose of the proposed Local Place Plan

The proposed Local Place Plan covers the area of the Dores and Essich Community Council area.

The proposed Local Place Plan contains proposals for Transport and Travel, Community Facilities and Local Amenities, Housing and Care Needs, and Responsible Use of Natural Assets.

The purpose of our proposed Local Place Plan is to identify community needs and aspirations and identify areas for development in order to influence the new Highland LDP.

3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please email them to us or complete and submit them via the feedback form attached. The email to return comments or the form to is inverness@impacthub.net.

The deadline for comments is 5pm on 8th November 2024.

We have sent similar Information Notices to our adjoining, active Community Councils as required by the Local Place Plan Regulations.

Please let us know if you have any queries.

Kind regards

The Impact Hub Inverness Team, on behalf of Dores and Essich Community Council

Letter to Community Councils

Dear Community Councils

I am contacting you on behalf of Dores and Essich Community Council. Our local community has prepared a proposed Local Place Plan for Dores and Essich.

We are legally required to send each Community Council whose area is wholly or partly within our Local Place Plan area, or adjoins it, the information below. This is in order to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Community Councils required by those Regulations.

This Information Notice is therefore being sent to the following Community Councils:

Glenurghart Community Council

Slackbuie Community Council

Holm Community Council

Lochardil Community Council

Inverness South Community Council

Strathnairn Community Council

Stratherrick and Foyers Community Council

1. Proposed Local Place Plan

The proposed Local Place Plan is attached.

The feedback form is also attached.

2. Brief description of the content and purpose of the proposed Local Place Plan

The proposed Local Place Plan covers the area of the Dores and Essich Community Council area.

The proposed Local Place Plan contains proposals for Transport and Travel, Community Facilities and Local Amenities, Housing and Care Needs, and Responsible Use of Natural Assets

The purpose of our proposed Local Place Plan is to identify community needs and aspirations and identify areas for development in order to influence the new Highland LDP.

3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please email them to us or complete and submit them via the feedback form attached. The email to return comments or the form to is inverness@impacthub.net.

The deadline for comments is 5pm on 7th August 2024.

Please let us know if you have any queries.

Kind regards

The Impact Hub Inverness Team, on behalf of Dores and Essich Community Council