

# Gairloch Area Local Place Plan

Document issue: 02  
Document title: Gairloch Local Place Plan  
Report produced by Planning Aid Scotland + Iglu Studio Ltd  
March 2025





IMAGE: Karen Buchanan

# Gairloch

## Local Place Plan - Contents



p4	<b>COMPLIANCE WITH VALIDATION CRITERIA</b>
p5	<b>EXECUTIVE SUMMARY</b>
p6	<b>1. INTRODUCTION</b>
p9	<b>2. GAIRLOCH: AS WE ARE NOW</b>
p12	<b>3. ENGAGEMENT PROCESS</b>
p15	<b>4. VISION FOR GAIRLOCH AND SURROUNDING AREA</b>
p17	<b>4.1 SPATIAL PROPOSALS</b>
p29	<b>5. PLANNING POLICY CONTEXT</b>
p33	<b>6. NEXT STEPS</b>
p35	<b>7. APPENDICES</b>

All maps are © Crown copyright 2024 OS AC0000861156. Use of this data is subject to terms and conditions.

The Gairloch Community Council asserts its rights as the primary custodian and author of the Local Place Plan. Any use or adaptation of the document must acknowledge the Community Council’s ownership rights and align with the community’s interests.

Gairloch

Local Place Plan – Compliance with Validation Criteria

The following table outlines how this document meets the criteria of validity for registration of a Local Place Plan.

	REGISTRATION REQUIREMENT		WHERE FOUND	ADDITIONAL INFORMATION
1	A copy of the finalised Local Place Plan.	✓	This document	
2	Confirmation of the Community Body’s status.	✓	01 – Introduction	The Community Body submitting this LPP is Gairloch Community Council.
3	Contact details for your organisation.	✓	Here	Karen Buchanan, Gairloch Community Council, Secretary – gairlochcc@gmail.com
4	A map of the boundary of the Local Place Plan.	✓	01 – Introduction	The boundary of the plan is contiguous with the boundaries of Gairloch Community Council.
5	A statement explaining how the Local Place Plan has regard to National Planning Framework, Local Development Plan and Locality Plan.	✓	4.1 – Spatial Proposals 05 – Planning Policy Context	Each of the proposals has a separate statement laid out in this regard and chapter 7 outlines the broader policy context.
6	Statement of your proposals as to the development or use of land or building.	✓	4.1 – Spatial Proposals	11 proposals are laid out.
7	A map showing proposals for development or use of land or building.	✓	4.1 – Spatial Proposals	26 maps are outlined next to each proposal where relevant.
Evidence of compliance with the requirements of regulation 4.				
8	Before submission of your plan, make sure you have sent an Information Notice and copy of the proposed Local Place Plan to all relevant councilors and Community Councils.	✓	Completed	The Information Notice period ran from Wednesday 18 September 2024 to midnight on Wednesday 16 October 2024.
9	Records of when and to whom the Information Notice was sent (required local councilors and Community Councils).	✓	Additional documents #2	
10	Evidence of level of community support for the Local Place Plan and how the Community Body reached that view.	✓	Additional documents #1	During the Information Notice period the steering group went beyond the statutory requirements and surveyed the entire community. Reponses are laid out in full.
11	Copies of additional relevant documents as appropriate.	✓		



# Gairloch

## Local Place Plan – Executive Summary

This report outlines priority spatial proposals, identified through community engagement, to address key local needs in areas such as services and facilities, housing, connectivity, local economy, and environmental conservation.

In terms of **housing**, there is a strong demand for affordable homes and better management of short-term lets.

Key **services and facilities** proposals include developing sports and recreation facilities at the Glebe and creating better outdoor play facilities.

**Connectivity** improvements include extending cycle and walking routes and increasing parking facilities at leisure points outwith the village, supporting sustainable transport initiatives and reducing car dominance. A local bike hire facility is also proposed to encourage eco-friendly travel.

To support the **local economy**, the report suggests creating a shared business hub and improving tourist facilities, such as additional dedicated motorhome services. Better digital infrastructure, including extended fibre broadband, is also critical for local business growth and remote working opportunities.

The **natural environment** proposals focus on protecting green spaces from overdevelopment. This aligns with national biodiversity goals.

Each spatial proposal has been reviewed against [National Planning Framework 4](#) (NPF4), a national spatial strategy which sets out plans for development across Scotland and the [Highland Outcomes Improvement Plan](#) (HOIP).

The Gairloch Area Local Place Plan Steering Group (Gairloch Community Council and Gairloch Area Development Trust Ltd) would like to thank everyone who gave their time to engage with the development of this plan. Gairloch Community Council acknowledges funding support from the Highland Council Ward 5 Discretionary Fund and Community Regeneration Fund which enabled it to produce a Local Place Plan for its area.





 Homes	 Services and facilities	 Connected communities	 Local economy	 Natural environment
<b>H1</b> Build more affordable and social housing	<b>SF1</b> Develop sports and recreation facilities on the Glebe	<b>CC1</b> Extend network of cycle/walking routes	<b>LE1</b> Create a shared working space/business hub	<b>NE1</b> Protect areas of natural beauty
<b>H2</b> Improve management of short-term lets	<b>SF2</b> Create a better outdoor play facility for children	<b>CC2</b> Develop new parking facilities and extend existing areas	<b>LE2</b> Develop improved facilities for tourists	
		<b>CC3</b> Create a bike hire facility	<b>LE3</b> Develop infrastructure for internet and phone connection	

IMAGE: Proposals categorised by theme



# 01

## INTRODUCTION



IMAGE: Karen Buchanan



## 1. Local Place Plan – Introduction

This Local Place Plan (LPP) has been prepared for the people of Gairloch and the surrounding area by Gairloch Community Council and Gairloch Area Development Trust Ltd. It aims to preserve what we value most about our community while shaping it for a better future. The plan is a Local Place Plan developed in accordance with legislation and guidance, guiding community action and informing decision-making by both public and private sectors.

The Plan is an ambitious statement of our aspirations that:

- Focuses on long-term strategic outcomes for the whole of Gairloch and the surrounding area.
- Informs local and national decision-making about public services, budgeting, planning policy, and other areas.
- Supports community action, providing evidence for funding bids.
- Builds on existing good work and seizes opportunities for sustainable development.
- Supports the delivery of our Community Action Plan, ensuring alignment and coherence in local initiatives.
- Should be updated as circumstances change.
- Provides a framework for individual local communities to prepare their own more detailed plans if desired.

This Local Place Plan has been prepared with a focus on the long-term strategic development of Gairloch and the surrounding area and is grounded in engagement with local residents and stakeholders. It was also prepared in awareness of the context of the emerging Highland Local Development Plan (HLDP) and provides a significant basis to inform the HLDP from a community perspective. The LPP sets out five strategic priorities, several of which have specific spatial proposals which could be incorporated into the HLDP. A specific need for affordable new homes for young people, elderly people, families, as well as adaptable homes is a key theme in the LPP. The LPP therefore identifies four brownfield sites and four greenfield sites which could be allocated for new homes in the HLDP. A further LPP strategic priority was the future development of the area as an area to promote local living. In this regard, alongside the identification of new homes to sustain the local population, the LPP focuses on the provision of services and facilities in the local area. Spatial proposals identified which could be included in the HLDP include sites for new parks to promote play, recreation and sport. The LPP strategic priority relating to connectivity incorporates proposals for new active travel routes such as footpaths and cycleways. In terms of developing and sustaining the local economy, the LPP proposes



sites for a shared working/business hub. More widely, the LPP expresses a range of other non-spatial matters which may nonetheless inform the thinking of the Highland Council in preparing the HLDP.

**The pursuit and development of any of the proposals depend on many factors including available funds, resources, and further engagement. It is acknowledged that the consultation and agreement with land and property owners is a prerequisite for any development on their land or property.**



## 1. Local Place Plan – Introduction

### Who is the Plan for?

The Plan is written for the local community (residents, community organisations, and businesses), the Highland Council and its Community Planning Partners, the Scottish Government and national agencies, and investors.

### What the Local Place Plan Means for Gairloch and the Surrounding Area: Community-Led Planning for a Thriving Future

This Local Place Plan for Gairloch and the surrounding area represents a transformative moment, allowing the community to articulate its vision for the future. It expresses how we want our home to look and feel, what it can offer to current and future generations, and the values that underpin our way of life.

Prepared in line with legislation and [Planning Circular 1/2022](#), the plan aligns with the [National Planning Framework 4](#) (NPF4) and relevant local development plans. It connects to Scotland's National Performance Framework, focusing on improving outcomes to improve national wellbeing.

### This Local Place Plan is:

- A Statement of Strategic Ambition: outlining long-term community goals.
- The Beginning of a Pathway for Delivery: setting out steps and a roadmap for achieving goals.
- A Guide for Development and Preservation: informing land and building use to meet community needs.
- Evidence-Based: grounded in data and insights gathered by community members.
- Supportive of the Community Action Plan: ensuring alignment and coherence in local initiatives.

Key priorities identified throughout the plan include:

- Enhancing infrastructure to support sustainable tourism and local businesses.
- Regenerating the area to create vibrant places for all ages.
- Ensuring there is space for jobs, business, and homes to support a sustainable lifestyle.
- Creating conditions for community groups to deliver on health, wellbeing, and environmental stewardship.



IMAGE: Karen Buchanan



# 02

## GAIRLOCH - AS WE ARE NOW



IMAGE: Alex Gray



## 2. Local Place Plan – Gairloch: As We Are Now

### Summary of the Gairloch Area

In 2011, an estimated 1076 people lived in the Gairloch locality ([The Highland Council](#)). The population is concentrated in several key villages and settlements along the coastline and inland areas. In Gairloch, the main village areas include Lonemore, Strath, Achtercairn, Gairloch Harbour, and the Charleston area. South of Gairloch, additional settlements include Badachro, Port Henderson, Opinan, South Erradale, and Red Point. To the north of Gairloch are the settlements of Big Sand, North Erradale, Peterburn, Aultgrishan and Melvaig.

The Gairloch area is a blend of coastal and inland landscapes, with much of the region remaining unpopulated and characterised by rugged hills, moorlands, and scenic coastal stretches. Land in the area includes private estate ownership and conservation areas. The land supports a variety of activities, including crofting, livestock farming, tourism, renewable energy projects, and conservation efforts.

The area is also serviced by the University of Highlands and Islands North, West and Hebrides college centre located in Gairloch. This facility supports a range of educational experiences for local learners.

### Employment and Economic Activity

Employment in the Gairloch area is diverse, encompassing sectors such as public services (including schools and healthcare), tourism, retail, and agriculture. Key economic activities include:

- **Tourism:** Gairloch's natural beauty attracts visitors year-round, directly supporting a range of businesses including hotels, B&Bs, holiday rentals, outdoor adventure companies, and local attractions.
- **Public Services:** The local school, healthcare services, and Highland Council provide significant employment.
- **Fishing and Aquaculture:** Traditional industries such as fishing continue alongside newer aquaculture ventures.
- **Renewable Energy:** There are several small-scale hydro power developments. There are also large solar generation installations at the museum and High School.
- **Local Businesses:** Small and micro businesses, including shops, cafés, trades, and creative enterprises, play a crucial role in the community's economy.



IMAGE: Alex Gray

### Community Action

There is a high level of community action, with various local groups and development trusts working to enhance community facilities, support economic development and improve the quality of life for residents. Projects range from village hall improvements to environmental conservation and youth engagement programmes. The Den Youth Café, hosted in the Gairloch Community Centre, offers a space for local teenagers to meet and socialise on Friday evenings.

Gairloch is part of a larger region (Wester Ross) that includes the communities of Torridon, Ullapool, Applecross, and Lochcarron. The region's natural beauty and cultural heritage make it a unique and vibrant place to live and visit. The local community is dedicated to preserving this heritage while promoting sustainable development to ensure a thriving future for all residents.

### Connectivity and Infrastructure

Gairloch and the surrounding area are relatively remote from population centres, with Inverness, the nearest major town, over an hour's drive away. This remoteness highlights the importance of local services and amenities. The area is connected by the A832, and public transport options include bus services to Inverness and nearby villages. However, the rural nature of the area means that transport can be challenging, especially during adverse weather conditions. Ongoing efforts aim to improve local infrastructure, including road maintenance, broadband connectivity and public transport services.



## 2. Local Place Plan – Gairloch: As We Are Now

### Challenges and Future Development

The challenges facing Gairloch are similar to those of other rural areas. These include difficulty filling local jobs due to lack of local affordable housing. The community engagement that informed this Local Place Plan, also reflected the need for improved infrastructure, and the pressures of maintaining sustainable tourism. Future aspirations for Gairloch focus on enhancing connectivity, supporting local businesses, and promoting eco-friendly tourism to balance economic growth with environmental preservation. The community engagement for this report evidenced repeated concerns with lack of suitable job opportunities and unaffordable housing, which were often cited as reasons for young people moving away.

Much of the local land is under crofting tenure, which is a traditional form of land tenure and small-scale food production specific to Scotland. Ross and Cromarty is one of the crofting counties, and the Gairloch area is subject to the provisions of the Crofting Acts, which protect land from development.

It is suggested that the emerging HLDP includes the sites that have been proposed in this LPP as development of these sites will help to address issues and aspirations identified by the local community, including:

- lack of affordable homes
- lack of diversity of homes
- better connectivity and local active travel routes
- maintaining sustainable tourism
- supporting local businesses and the local economy
- lack of suitable job opportunities

Focusing on the above points in the HLDP would contribute to setting a spatial framework to address key issues identified in the LPP as affecting the Gairloch area and could lead to better housing opportunities for a range of people, better job opportunities, and overall, a more appealing area to live in long-term. This would help to address the issue of young people moving away and to attract new people to the area.



IMAGE: Alex Gray



# 03

## ENGAGEMENT PROCESS



IMAGE: Karen Buchanan



## 3. Local Place Plan – Engagement Process

### Winter Phase: Business Engagement

The preliminary phase of the LPP community engagement focused on local businesses and took place in late winter 2023 and early spring 2024, ahead of the tourist season. A list of businesses in the Gairloch Community Council area was compiled and over 100 businesses were contacted directly about the LPP and the upcoming survey. In addition, announcements were made via local radio, community Facebook and the Gairloch and District Times. About 60% of businesses responded to the survey, and 20 businesses participated in three mapping workshops which took place in April 2024. These findings established the views of local businesses on the future development of the Gairloch Community Council area and informed the design of the summer engagement phase.

### Summer Phase: Community Engagement

The development of the Local Place Plan for Gairloch and the surrounding area involved extensive community engagement to ensure the plan reflects the aspirations and needs of local residents. Various engagement activities were conducted from May to July 2024, reaching diverse segments of the community.

Workshops were held at the local High School, specifically exploring the Glebe area, with 42 students from S4 to S6 participating in three separate sessions. These workshops provided valuable insights from the younger population, highlighting their vision for the future of their community.

On-street engagement took place on 12 and 13 June reaching a total of 57 participants. This included informal discussions facilitated by community members, allowing for spontaneous and diverse feedback from passers-by. Additionally, a drop-in session at the community centre on June 12 saw four voluntary participants, offering a more structured setting for detailed discussions.

A “Coffee and Chat” event was held in Badachro on 13 June, attracting 15 residents. These events fostered in-depth conversations about local issues and aspirations in a relaxed environment.

An online survey conducted from May to July garnered 80 responses, broadening the reach of the engagement process to those who might not have been able to attend in-person events. The survey



provided a convenient platform for residents to share their views and priorities.

Finally, a presence at the Highland Gathering on 29 June engaged 40 participants, combining cultural celebration with community planning discussions.

### Development of Proposals

The information collected was consolidated and thematically analysed through which key themes and priorities emerged. The steering group further refined the proposals, adding context and detail where required.

### Information Notice Period

Part of the Local Place Plan process is the Information Notice Period. An Information Notice Period is a window of 28 days where the proposed plan is shared with statutory consultees,

who in this case are local councillors and adjacent community councils. The draft plan was shared with these consultees and opened to the wider community for feedback. This was opened on 18 September and closed on 16 October. A survey was set up and shared to manage feedback and an evening event was hosted on 7 October, at Gairloch Community Hall and was open to members of the public. Thirty-four responses were returned during this stage.



## 2. Local Place Plan – Engagement Process

### Statement on Community Support

The Gairloch Local Place Plan has received strong support from the local community, reflecting a shared commitment to shaping a sustainable and vibrant future for the area. The plan was developed through an extensive engagement process, including business consultations, workshops with young people, on-street discussions, community events, and an online survey. The level of participation demonstrates broad and active interest, with community members, local businesses, and key stakeholders contributing their views.

Throughout the engagement process, recurring themes emerged, such as the need for affordable housing, improved community facilities, enhanced transport and connectivity, support for local businesses, and the protection of the natural environment. The Information Notice Period, during which statutory consultees and the wider community reviewed the draft plan, further confirmed this support, with thoughtful feedback helping to refine the proposals.

The Gairloch Community Council and Gairloch Area Development Trust acknowledge and appreciate the time and effort invested by residents in shaping the plan. The level of engagement and the depth of responses reflect a strong desire for positive change, and the steering group is confident that the Local Place Plan represents a well-supported vision for the future development of the Gairloch area.



IMAGE: Karen Buchanan



# 04

## VISION FOR GAIRLOCH AND SURROUNDING AREA

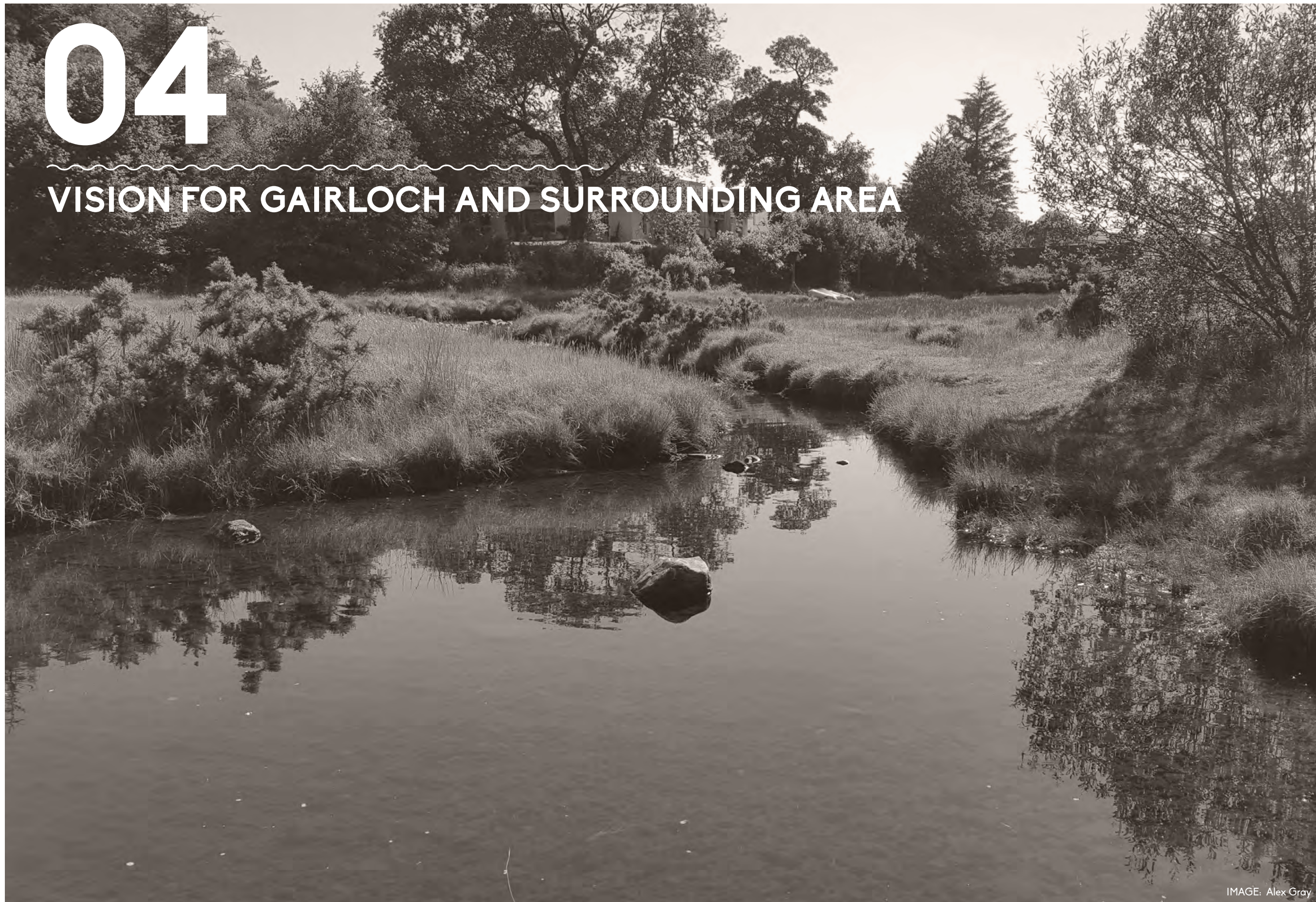


IMAGE: Alex Gray



## 4. Local Place Plan – Vision for Gairloch and Surrounding Area

**‘A vibrant, cohesive and sustainable community that supports all who live here, values and champions its local businesses and services and protects its unique natural environment’.**

Key themes emerging from our community engagement underline the following priorities:

- **Homes:** We seek to provide a variety of homes that cater to our community at every stage of life. This includes affordable options for young families, adaptable housing for the elderly and accommodation for seasonal workers ensuring that everyone can find a place to call home.
- **Services and facilities:** We envision services and facilities that meet the diverse needs and interests of our communities. In particular improved access to play and recreation facilities.
- **Connected communities:** We strive to create connected communities through the development of active travel routes and improved public transport. This will facilitate easier movement between settlements, encourage healthier lifestyles and reduce our carbon footprint.
- **Local economy:** A healthy local economy is crucial, with a diverse range of employment opportunities that allows residents to live and work within the area and facilities for visitors.
- **Natural environment:** Our natural environment is a treasured asset that we are committed to protecting and managing properly. We aim to ensure that our landscapes, wildlife and ecosystems are preserved for future generations, while also being utilised responsibly to support local livelihoods.

By addressing these key themes, our Local Place Plan will guide us towards a future in which Gairloch and the surrounding area flourish as a model of sustainable rural living.



IMAGE: Karen Buchanan



# Gairloch

## 4.1 Local Place Plan – Spatial Proposals

This chapter presents proposals that are spatially relevant and identified as priorities. During the engagement process, other issues were also raised. While these are detailed in the appendices, they are referenced here when relevant to provide context and help clarify the proposals.



 Homes	 Services and facilities	 Connected communities	 Local economy	 Natural environment
<p><b>H1</b> Build more affordable and social housing</p> <p><b>H2</b> Improve management of short term lets</p>	<p><b>SF1</b> Develop sports and recreation facilities on the Glebe</p> <p><b>SF2</b> Create a better outdoor play facility for children</p>	<p><b>CC1</b> Extend network of cycle/ walking routes</p> <p><b>CC2</b> Develop new parking facilities and extend existing areas</p> <p><b>CC3</b> Create a bike hire facility</p>	<p><b>LE1</b> Create a shared working space/business hub</p> <p><b>LE2</b> Develop improved facilities for tourists</p> <p><b>LE3</b> Develop infrastructure for internet and phone connection</p>	<p><b>NE1</b> Protect areas of natural beauty</p>

IMAGE: Proposals categorised by theme



# Theme Homes

## H1 Build more affordable housing and social housing



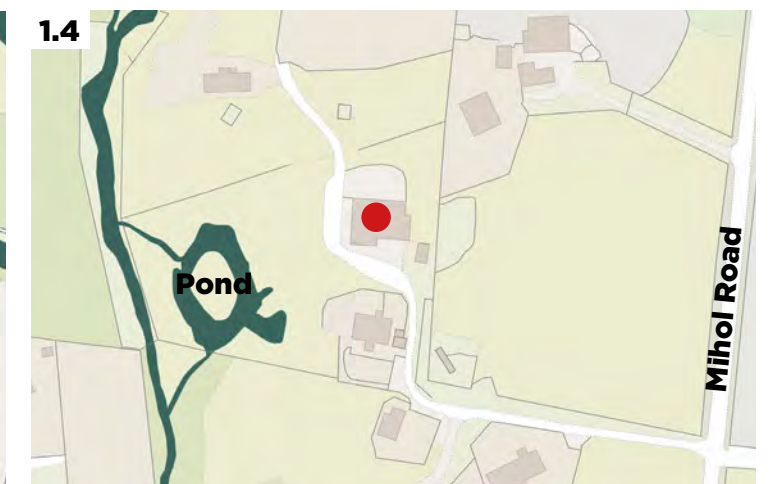
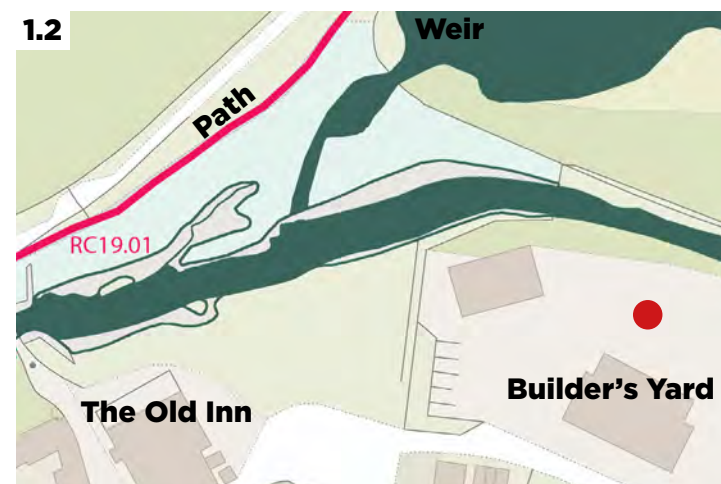
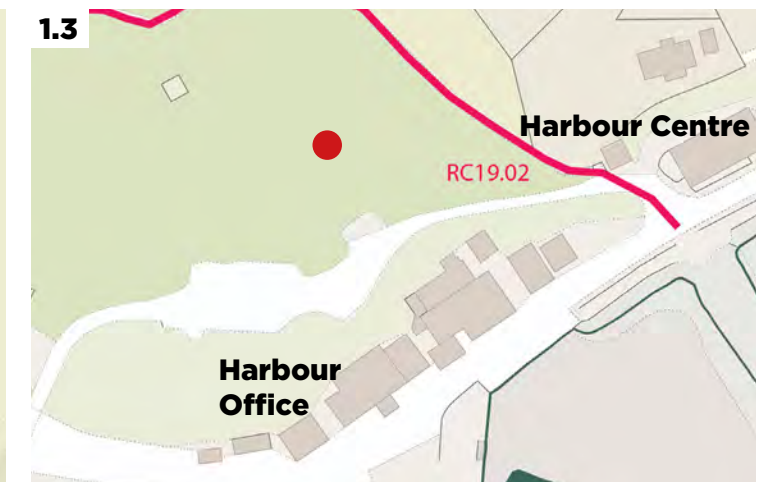
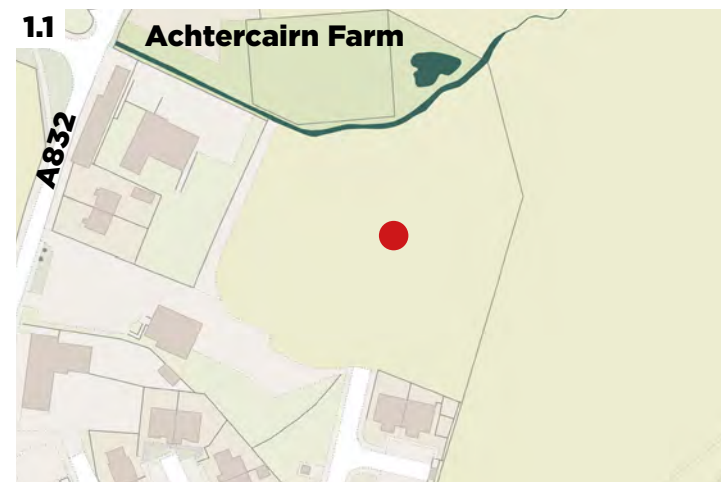
### PROPOSAL

There is a strong and immediate community demand for more affordable and social housing in the area. Residents emphasise the need for affordable options alongside a mix of housing provision, particularly for young people and families facing high housing costs.

Mixed development would also be welcome, such as mixed housing and compatible small business development. Plots that have already been identified and cleared for housebuilding should be developed without delay.

There were many strong representations opposed to any potential development across the road from Farm & Garden/GALE Centre/former Shielling (the area on the sea side of the road).

The winter engagement workshops indicated an interest in ideally adding housing on existing developments and to prioritise brownfield sites over green space. There was also strong interest in improving the provision of flexible rental opportunities for seasonal staff (H4).



### Suggested locations:

The list below indicates suggested locations for housing, in order of priority.

#### 1. Brownfield sites

**1.1.** Waste land behind BT Exchange and Chinese Takeaway (extension of Macintyre Rd).

This location was strongly supported by members of the community who participated in community engagement during the Information Notice period. The site was considered to be unsightly at present and a priority for redevelopment.

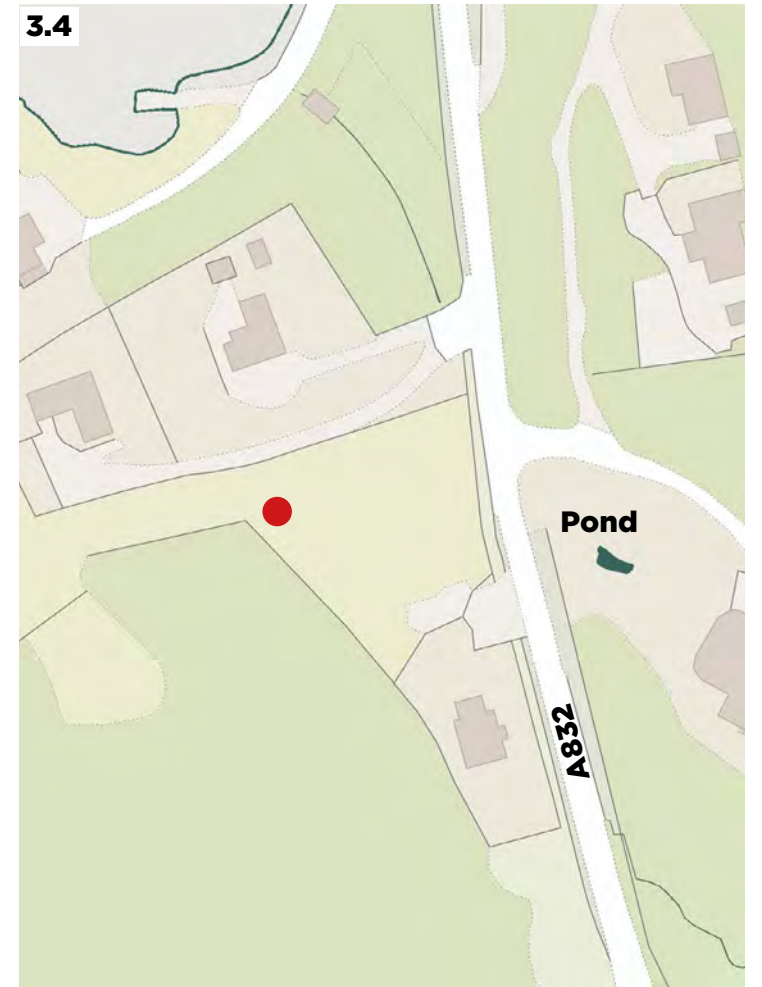
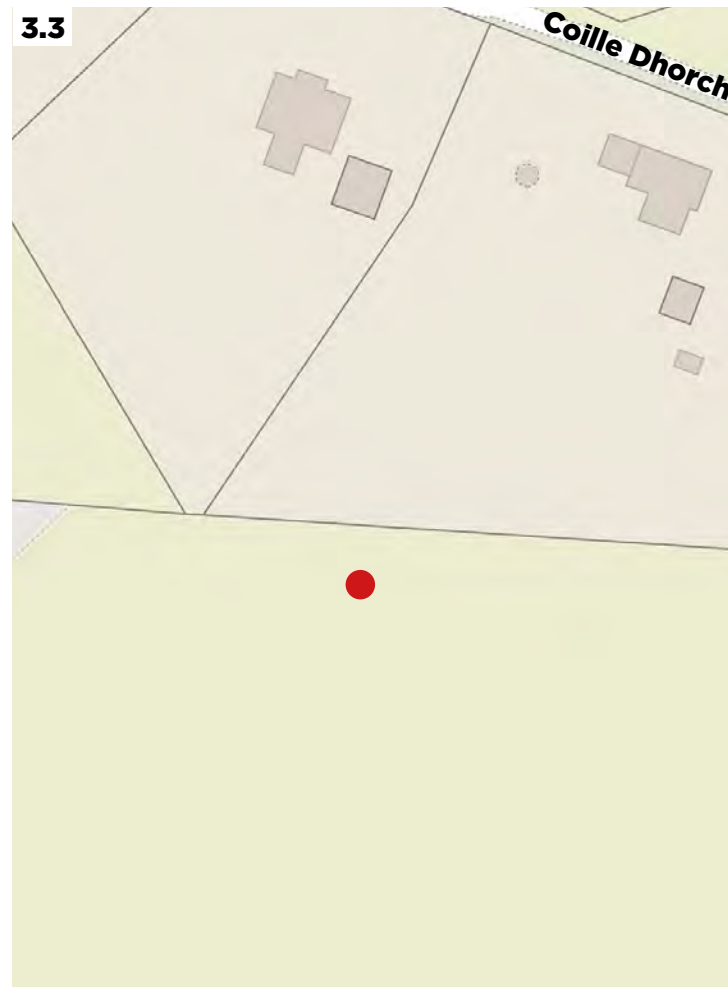
**1.2.** Former Les Buchan builder's yard (Flowerdale)

**1.3.** Former fish processing factory site (Pier Road, above the harbour)\*

**1.4.** Former Farm and Garden store site (Mihol Road)

\* This already had planning consent for 14 small properties but has also been identified as a potential prime location for a visitor centre.





**2. Apparent existing building plots** (such as Mihol, plot north-east of An Cnoc and Smithstown, plot north of Sealach Mhor)

**3. Greenfield sites** (with those close to amenities prioritised for affordable housing development). The community engagement generally expressed that while affordable housing is a priority, any development on greenfield sites should be carefully considered and justified.

**3.1.** Mihol, field immediately north of Fire Station.

**3.2.** Mihol, field between Stratford House and Mihol Road.

**3.3.** Badachro, south of Coille Dhorch development.

**3.4.** Charleston, south of Glen Lodge (above existing housing).

#### 4. Empty/under-occupied premises in the area.

Gairloch Community Council is working with the Highland Council Empty Homes Officer to return empty homes to housing stock particularly in central areas of the village. Providing additional support for landlords and absentee owners could encourage the occupation of existing properties and would help to make the community more sustainable.

### NPF4 POLICY ALIGNMENT

**Policy 16: Quality homes.** The housing proposals set out above collectively have regard to and align with the Policy Intent set out for this policy: “To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities”. These proposals will also deliver new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, in particular with regard to affordable homes; build to rent; homes for larger families. Potential live-work units will also be adaptable to changing and diverse needs.

**Policy 15: Local living and 20-minute neighbourhoods.** The housing proposals set out above collectively will align with and have regard to this policy, in particular with regard to enhancing local access to “affordable and accessible housing options, ability to age in place and housing diversity”, identified as a desirable factor in new developments which will contribute to local living and 20-minute neighbourhoods.

**Policy 17: Rural Homes.** Site 3.3 is not in the Gairloch settlement area but is located within Badachro and would align with point (b) of this policy in promoting local living, also being close to facilities in Gairloch.





## HwLDP POLICY ALIGNMENT

Sites 1.1, 1.2, 1.3 and 1.4 proposed for new homes align with Policy 28, which promotes the re-use of brownfield sites. All eight sites proposed for new homes align with Policy 29: Design Quality and Placemaking in that they would relate well to the existing settlements and would allow residents ease of access to local facilities. In addition, any proposed site which was able to have four homes or more would contribute to the aim for Policy 32 to increase the supply of affordable homes. They would also generally align with Policy 56: Travel, point one in that they would be sited to promote accessibility and active travel.

## WestPlan POLICY ALIGNMENT

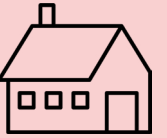
Sites 1.1, 1.2, 1.3 and 1.4 proposed for new homes align with Policy 1: Town Centre First as they all lie within the defined settlement boundary, and with Policy 2: Delivering Development - again as they sit within the settlement boundary. Proposals 3.1, 3.2, and 3.4 also align with Policy 2 by being within the settlement boundary.

## HOIP 2017 – 2027

Theme: Infrastructure (affordable and accessible housing).

## Theme Homes

## H2 Improve management of short-term lets



### PROPOSAL

Improving the management of short-term lets and holiday accommodation is a significant concern in Gairloch. Licensing was recently introduced to the area and has resulted in housing sitting empty and unused for prolonged periods. It has been suggested that housing brought out of short-term lets should be brought into use as long-term rental accommodation. Meanwhile, the engagement also surfaced challenges of accommodation for seasonal workers. The improved management of short-term lets should also include support for landlords to make the adjustment and navigate the legislation.

### NPF4 POLICY ALIGNMENT

This proposal aligns with Policy 30: Tourism, section (e) in seeking to manage short-term lets in a sustainable manner.

### HwLDP POLICY ALIGNMENT

This proposal aligns with Policy 44: Tourist Accommodation in seeking to manage provision of short-term lets without adverse impacts.

### HOIP 2017 -- 2027

Theme: Infrastructure (affordable and accessible housing).

### Broader Non-spatial Context

Related to 'Housing', other themes that emerged throughout the engagement included:

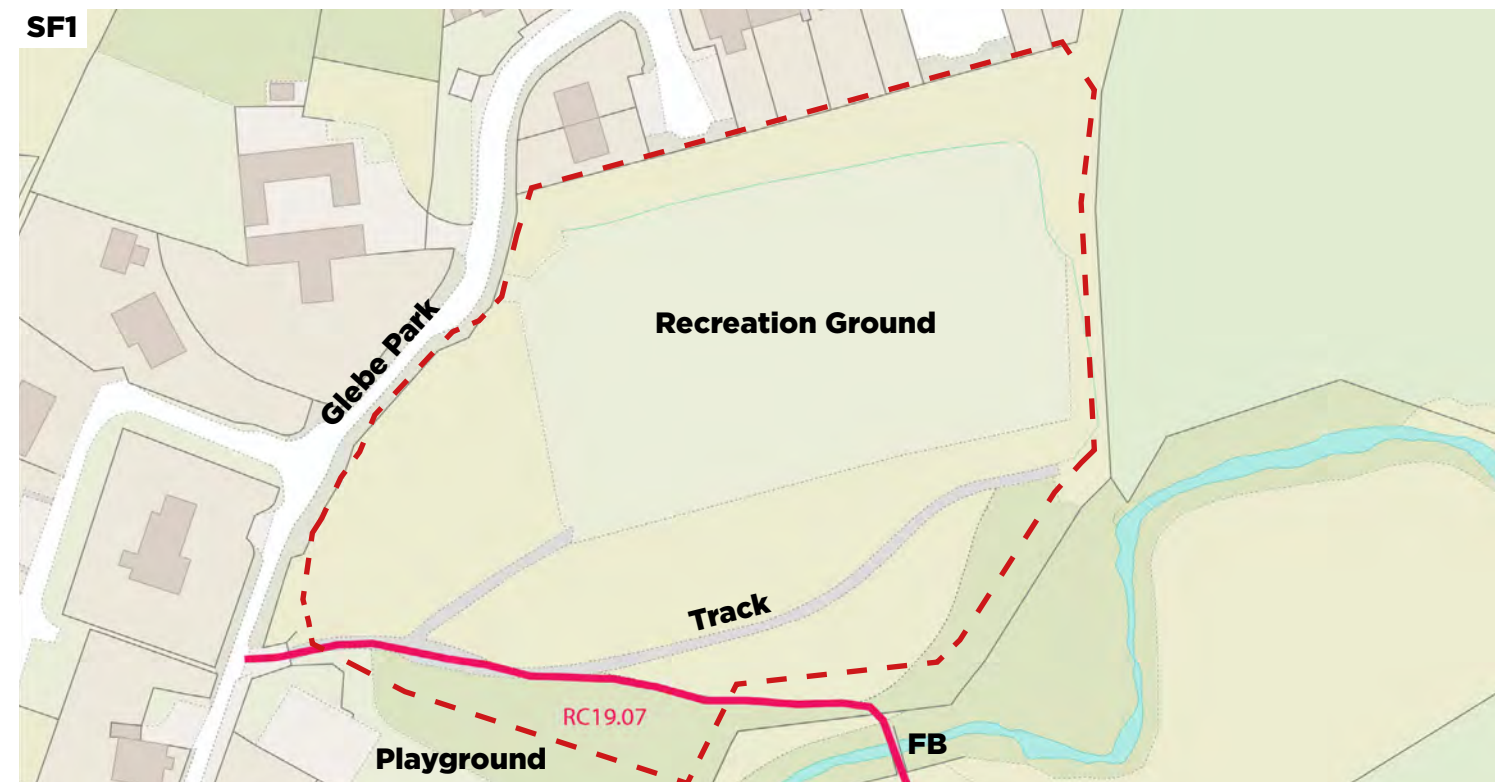
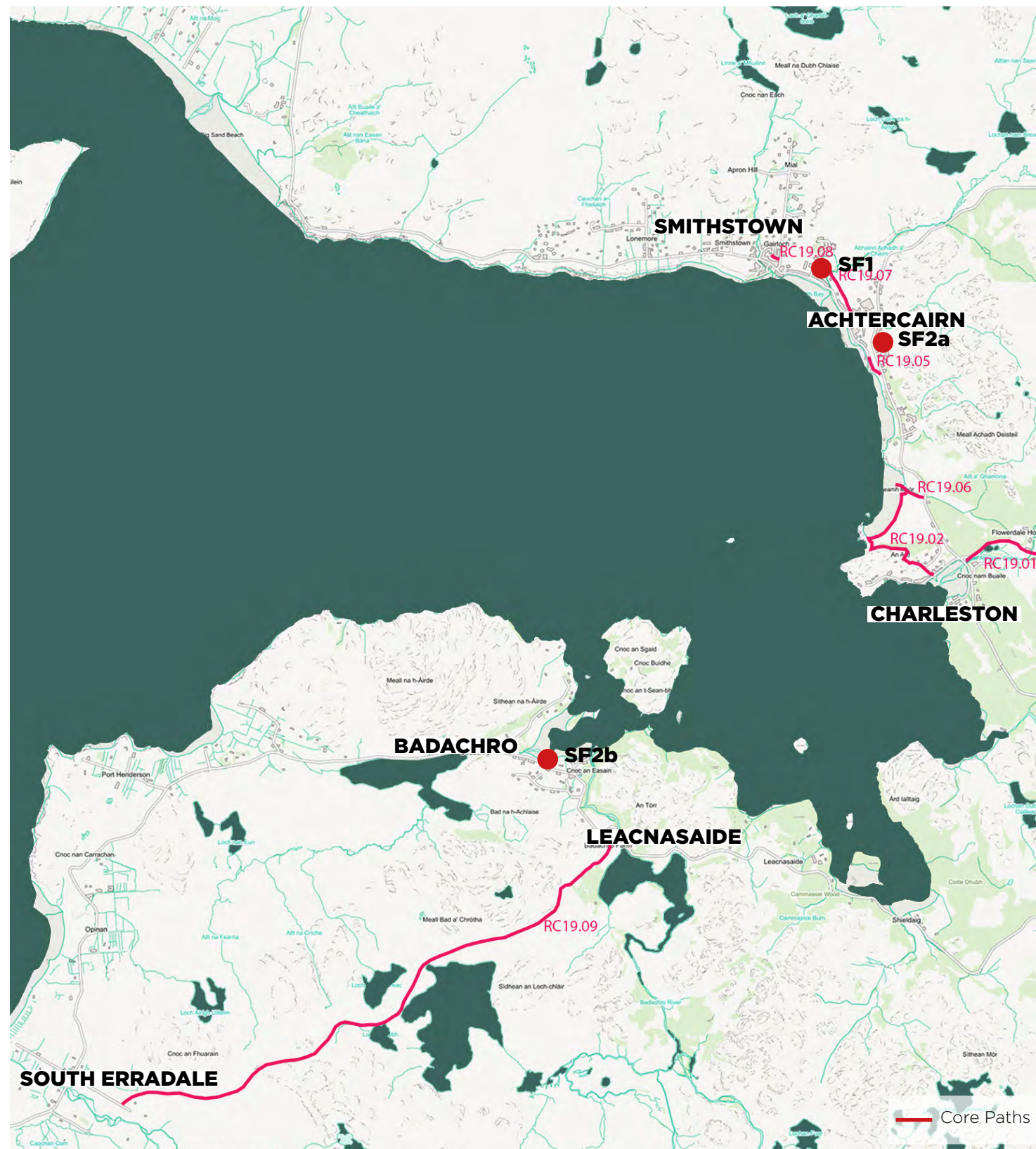
- Better utilise empty homes (H3).
- Improve provision of flexible rentals for seasonal staff (H4).



# Theme

## Services and facilities

### SF1 Develop sports and recreation facilities on the Glebe



#### PROPOSAL

Improved sports facilities were mentioned often, including for football, basketball, and badminton. Better access to changing rooms and toilet facilities was also noted throughout the engagement across the community.

#### NPF4 POLICY ALIGNMENT

**Policy 15: Local living and 20-minute neighbourhoods.** This proposal will significantly enhance opportunities for sport and recreation in the local area and “will improve local living in a way that reflects local circumstances”.

**Policy 21: Play, recreation and sport.** This proposal identifies “sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community”.

#### HWLDP POLICY ALIGNMENT

This proposal aligns with Policy 75: Open Space and Policy 77: Access to the Outdoors and Policy 56: Travel in terms of the location’s good accessibility by active travel.

#### WestPlan POLICY ALIGNMENT

This proposal aligns with Policy 1: Town Centre First as it lies within the defined settlement boundary, and with Policy 2: Delivering Development - again as it lies within the settlement boundary.

#### HOIP 2017 - 2027

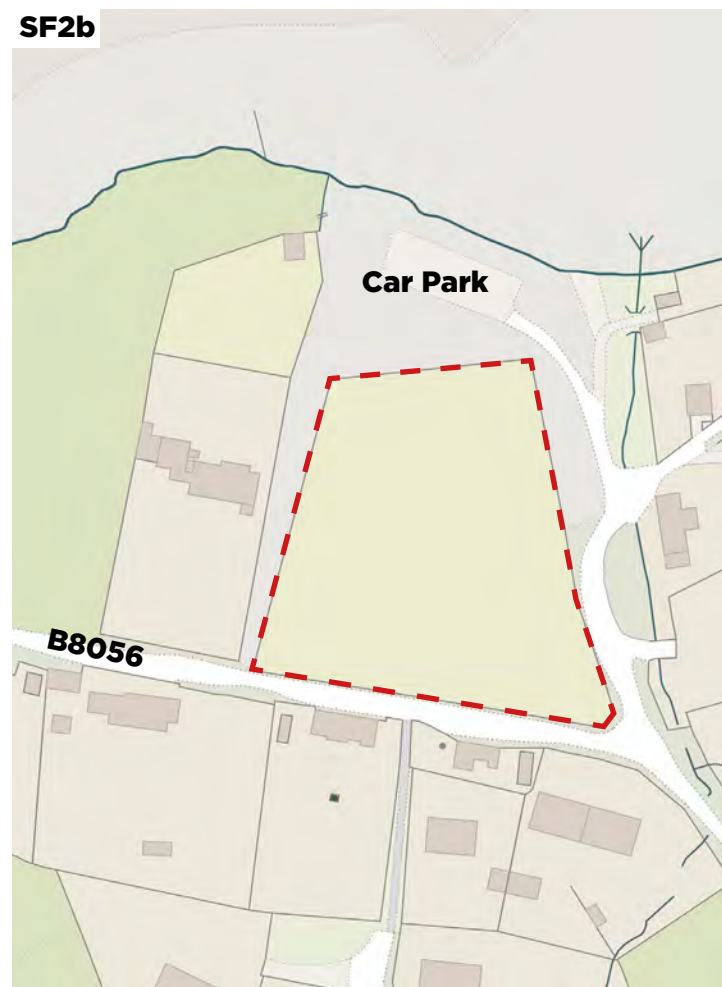
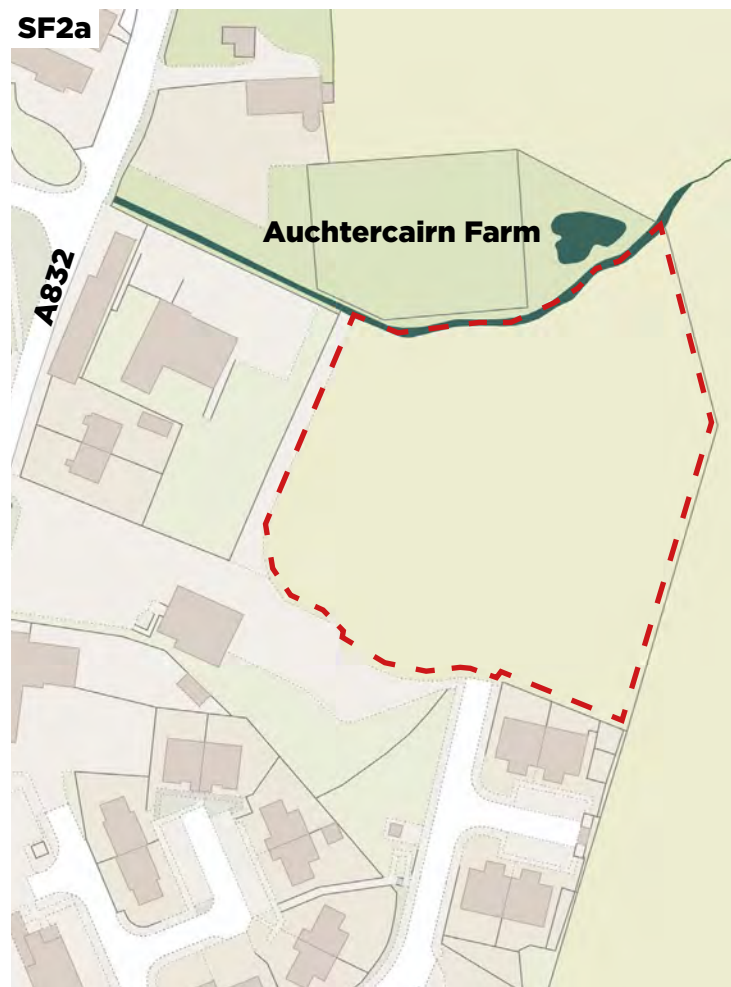
Themes: Community safety and resilience; Mental health and wellbeing (early years, childhood and adolescence).



# Theme

## Services and facilities

### SF2 Create better outdoor play facilities for children



#### PROPOSAL

Current parks are criticised for being too small, lacking sufficient equipment, and posing safety hazards. Suggestion to create a substantial park or parks that offer diverse and safe play options for children.

Suggested locations: Within Badachro field (**SF2b**), the Glebe and part of any new development in Auchtercairn (**SF2a**).

#### NPF4 POLICY ALIGNMENT

**Policy 15: Local living and 20-minute neighbourhoods.** Any of the proposed sites for parks will significantly enhance opportunities for sport and recreation in the local area and “will improve local living in a way that reflects local circumstances”.

**Policy 21: Play, recreation and sport.** This proposal identifies “sites for sports, play and outdoor recreation for people of all ages. This should be based on an understanding of the needs and demand in the community.”

#### HwLDP POLICY ALIGNMENT

This proposal aligns with Policy 75: Open Space and Policy 77: Access to the Outdoors. It also aligns with Policy 56: Travel, as the proposed locations would promote accessibility and active travel.

#### WestPlan POLICY ALIGNMENT

This proposal aligns with Policy 1: Town Centre First as it lies within the defined settlement boundary, and with Policy 2: Delivering Development - again as it lies within the settlement boundary.

#### HOIP 2017 - 2027

Themes: Community safety and resilience; Mental health and wellbeing (early years, childhood, and adolescence).

#### Broader Non-spatial Context

Related to ‘Services and facilities’, other themes which emerged throughout the engagement included:

- Improvement of health care support and provision including dental and eye care (SF3).
- Increase leisure facility opening hours including the pool and library (SF4).
- Improve bin provision (SF5).
- Add more benches at viewpoints and at the beaches (SF6).
- Offer a wider range of activities and entertainment particularly in the evenings (SF7).
- Increase provision of public toilets, including extending opening hours of existing facilities (SF8).
- Improve provision of care for the elderly (SF9).

- Make better use of existing community space facilities, e.g. the Gairloch Community Hall and ATC Hall to provide activities that promote multi-generational interaction and tackle loneliness (SF10).



# Theme Connectivity

## CC1 Extend network of cycling/walking routes



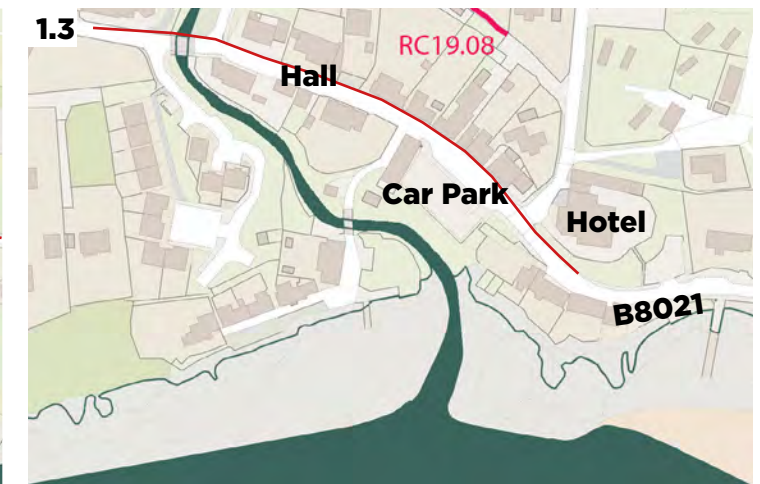
### PROPOSAL

Residents are advocating for safe pedestrian and cycle paths, including a proposed route from Badachro to Gairloch, which would foster community connectivity and support sustainable transport initiatives.

The engagement reflected the logistical challenges of the suggested routes, particularly regarding the safety of road users. Any future plan should prioritise and engage with these concerns.

### Suggested routes:

- 1.1.** Pathway from Lonemore to Carn Dearg should be extended west to Sands Holiday Campsite and beach.
- 1.2.** Footpath/cycle way from Lonemore to Strath (roadside).
- 1.3.** Pavement from Strathburn to Millcroft.
- 1.4.** Make better provision for cycling safety on roads through the village from end to end.



### NPF4 POLICY ALIGNMENT

**Policy 13: Sustainable Transport.** This proposal aligns with the policy intent section: “To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably”, and with the policy outcome of creating “more, better, safer and more inclusive active and sustainable travel opportunities”. It also aligns with policy criterion “a): Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported”.

### HWLDP POLICY ALIGNMENT

This proposal, in promoting active travel and access to the outdoors, aligns with Policy 56: Travel and Policy 77: Access to the Outdoors.

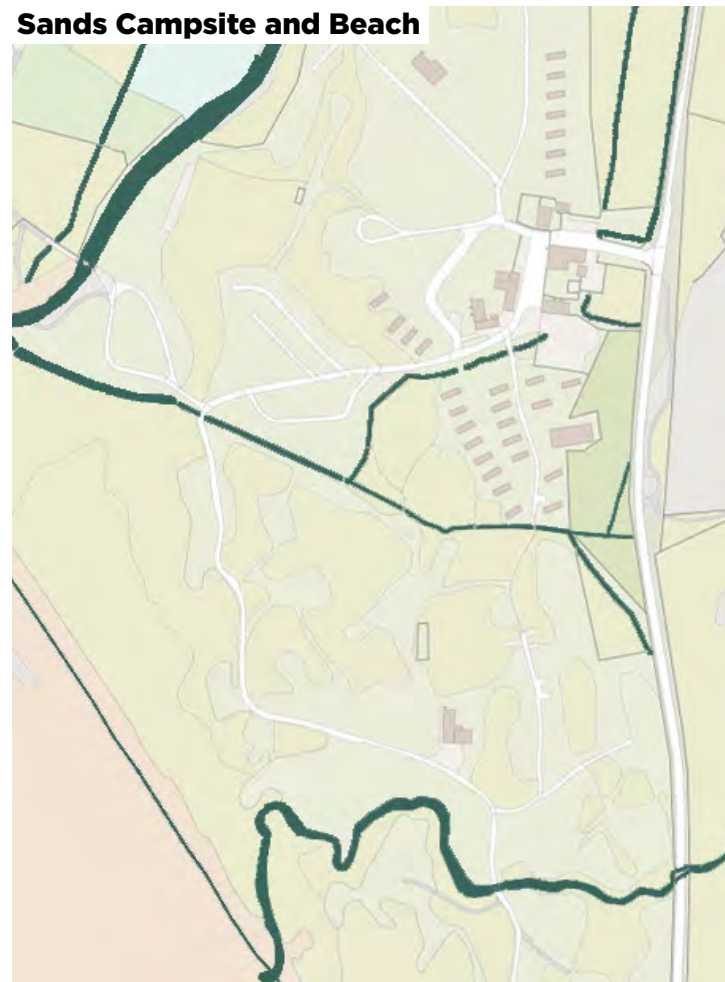
### HOIP 2017 - 2027

Themes: Community safety and resilience; Mental health and wellbeing.



# Theme Connectivity

**CC2** Develop new parking facilities and extend existing areas



## PROPOSAL

Being an area where many community members are dependent on travelling by car, extended car parking facilities was often raised in the engagement exercise. Parking for key leisure and recreation sites should be a priority (e.g. at Sands Campsite, Fairy Lochs and the Glebe).

### Suggested locations:

- Off-road parking at Opinan Beach (new)
- The Glebe, Strath (new)
- Off-road parking at or near Sands Campsite

(new, maybe at the end of proposed footpath extension)

- Shildaig/Fairy Lochs (additional)
- Melvaig (enlargement)
- Badachro (enlargement/additional)

All suggested locations can be found summarised on Map 1 in the Appendices section of this document. Individual locations can be seen above.

## NPF4 POLICY ALIGNMENT

**Policy 30: Tourism.** LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations that reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment.

## HwLDP POLICY ALIGNMENT

This proposal aligns with Policy 43: Tourism. It will support provision for tourism in the local area and potentially encourage more tourists to stay for longer with associated local economic benefits.

## WestPlan POLICY ALIGNMENT

This proposal aligns with Policy 1: Town Centre First as it lies within the defined settlement boundary, and with Policy 2: Delivering Development - again it lies within the settlement boundary.



## Theme Connectivity

**CC3**  
Create a bike hire facility



### PROPOSAL

Local bike hire provision could encourage both visitors and residents to travel across the area in a more sustainable manner. Tentative suggestions for this facility included the harbour (A), Farm and Garden shop (B), car park at Morrisons (C), the museum (D), GALE Centre (E), or Gairloch Community Hall (F).

### NPF4 POLICY ALIGNMENT

**Policy 13: Sustainable transport.** This proposal will help “encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably”.

**Policy 30: Tourism.** This proposal aligns with and has regard to the Local Development Plan section of this policy: “LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment”.

**Policy 25: Community wealth building.** This proposal aligns with and has regard to the stated policy outcome to seek to bring forward “local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains”.

This proposal could promote and enhance local tourism and active travel opportunities. It therefore aligns with Policy 43: Tourism, Policy 56: Travel and Policy 77: Access to the Outdoors.

### WestPlan POLICY ALIGNMENT

This proposal aligns with Policy 1: Town Centre First as the potential location could lie within the defined settlement boundary, and with Policy 2: Delivering Development - again within the settlement boundary.

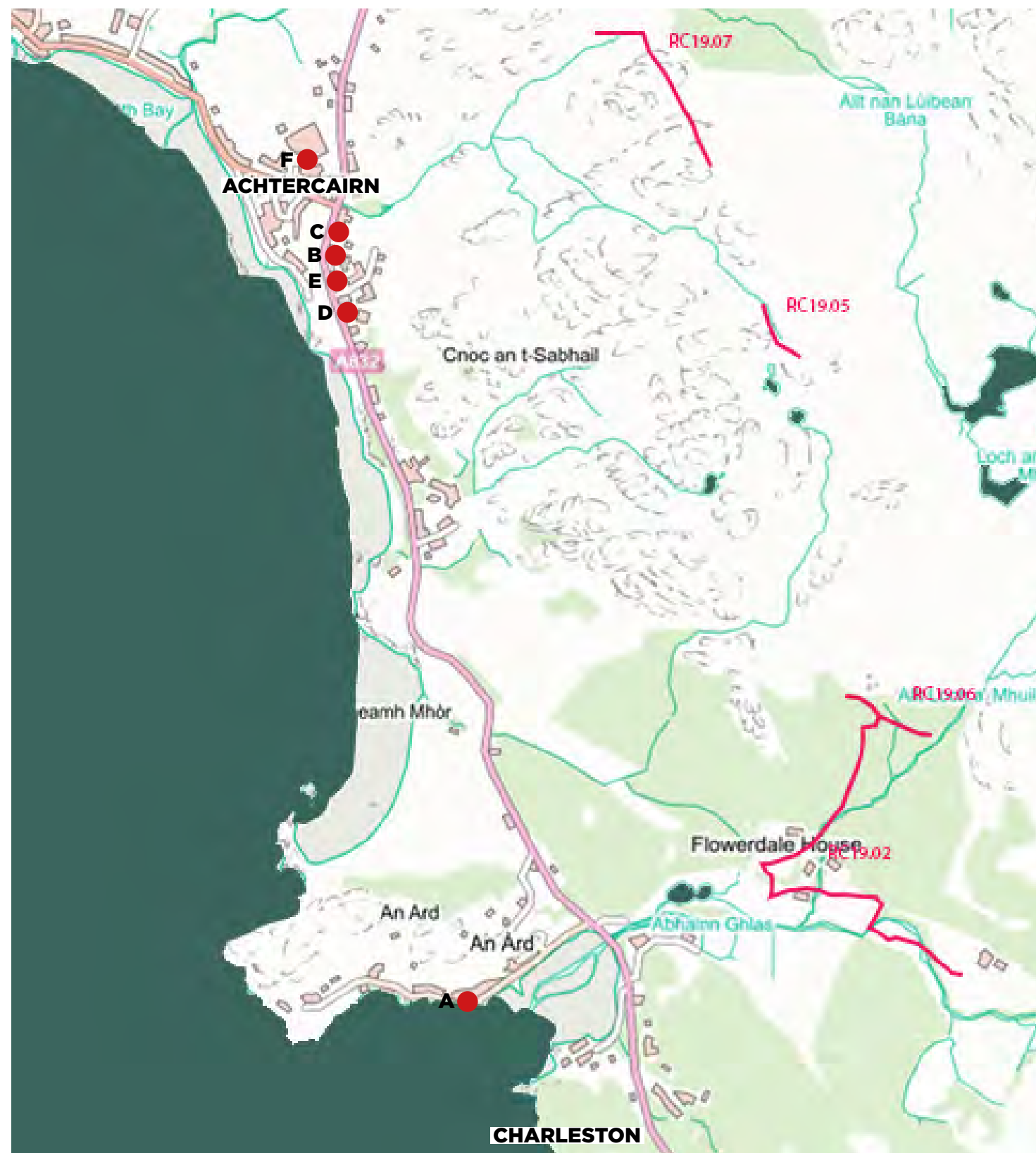
### HOIP 2017 – 2027

Theme: Community safety and resilience; Mental health and wellbeing.

### BROADER NON-SPATIAL CONTEXT

Related to ‘Connected Communities’, other themes that emerged throughout the engagement included:

- Repair roads and fill potholes (CC4).
- Improve public transport, including local connections to get to settlements (CC5).
- Resurface pavements and make them wider where required (CC6).
- Take action to resolve dangerous driving including the issue of speeding vehicles (CC7).
- Improve signposting of bus stops (CC8).
- Support local car share initiatives (CC9).
- Encourage improved maintenance of existing car parks (CC10).
- Improve and maintain core path from Glebe to Achtercairn (CC11).
- Improve and maintain core path from Gairloch Beach to Harbour (CC12).
- Improve and maintain path from Big Sand to North Erradale (CC13).





## Theme Local Economy

**LE1**  
Create a shared working space/  
business hub



### PROPOSAL

Explore the development of a shared working space/business hub in a cost-effective way. A centre for local practical trades and small businesses could encourage people to establish similar enterprises in the area. This could be facilitated by exploring which existing community hubs or similar might have capacity to support such an initiative.

Potential locations: Achtercairn; Smithstown and Strath, An Ard and Charleston.

### NPF4 POLICY ALIGNMENT

**Policy 15: Local living and 20-minute neighbourhoods.** This proposal aligns with and has regard to the stated policy outcome: “Places are planned to improve local living in a way that reflects local circumstances” and with the Local Development Plan section statement that: “Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system”.

**Policy 25: Community wealth building.** This proposal has potential to bring about the stated policy outcome: “local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains”.

### HwLDP POLICY ALIGNMENT

Subject to future selection of a suitable site, this proposal would align with the preamble text to Policy 41: Business and Industry, in that it would support local business development.

### WestPlan POLICY ALIGNMENT

Subject to future selection of a suitable site, this proposal aligns with Policy 1: Town Centre First as it lies within the defined settlement boundary, and with Policy 2: Delivering Development - again it lies within the settlement boundary.

## Theme Local Economy

**LE2** Develop improved facilities for  
tourists



### PROPOSAL

Alongside promoting and supporting existing facilities, develop facilities for tourists travelling through the area by vehicle including campervans.

Community engagement during the Information Notice Period indicated a range of views and concerns regarding the development of campervan and motorhome facilities. Any development would need to be carefully considered. Further community consultation and buy-in would be critical.

Potential locations: Adapt the Badachro car park or an adjacent field.

### NPF4 POLICY ALIGNMENT

**Policy 30: Tourism.** This proposal aligns with and has regard to the Local Development Plan section of this policy: “LDPs should support the recovery, growth and long-term resilience of the tourism sector. The spatial strategy should identify suitable locations which reflect opportunities for tourism development by taking full account of the needs of communities, visitors, the industry and the environment”.

**Policy 25: Community wealth building.** This proposal has potential to bring about the stated policy outcome that: “local economic development that focuses on community and place benefits as a central and primary consideration – to support local employment and supply chains”.

### HwLDP POLICY ALIGNMENT


This proposal aligns with Policy 43: Tourism in that it would increase the length of time visitors spend in the local area and thus support the wider local economy.

### WestPlan POLICY ALIGNMENT

This proposal aligns with Policy 1: Town Centre First as a potential location could lie within the defined settlement boundary, and potentially with Policy 2: Delivering Development.



## Theme Local Economy

**LE3**  
Develop infrastructure for internet  
and phone connection 

### PROPOSAL

Improved communications infrastructure was identified during the engagement as an opportunity to attract new businesses and expand employment options by enabling more remote work in the area. It has been suggested that fibre broadband be extended to premises throughout the area and the elimination of smart meter and mobile phone blackspots should be supported.

### NPF4 POLICY ALIGNMENT

**Policy 24: Digital infrastructure.** This proposal aligns with and has regard to the Local Development Plan section of this policy: “LDPs should support the delivery of digital infrastructure, including fixed line and mobile connectivity, particularly in areas with gaps in connectivity and barriers to digital access.” This proposal could also contribute to the policy outcome: “Local living is supported and the need to travel is reduced”.

**Policy 15: Local Living.** This proposal aligns with and has regard to the stated policy outcome: “Places are planned to improve local living in a way that reflects local circumstances” and the Local Development Plan section: “Communities and businesses will have an important role to play in informing this, helping to strengthen local living through their engagement with the planning system”. This proposal will also potentially lead to more employment opportunities in local areas, reducing the need to travel.

### HwLDP POLICY ALIGNMENT

This proposal aligns with the aims and intended outcomes of Policy 45: Communications Infrastructure and would also enhance opportunities for remote or home working and thus the need to travel unnecessarily.

### HOIP 2017 – 2027

Theme: Infrastructure (digital connectivity)

### BROADER NON-SPATIAL CONTEXT

Other themes related to ‘Local Economy’ that emerged throughout the engagement:

- Encourage shops and businesses to be established in the area (LE4).
- Improve the appearance of the Harbour area to make it more attractive and encourage visitors (LE5).
- Encourage facilities and businesses to remain open throughout winter (LE6).
- Offer more support to local businesses and sole traders, for example access to funding (to start up/grow) or hubs to base their work and network (LE7).
- Better promotion of local attractions such as beaches, lighthouse and harbour (LE8).
- Invest in the creation and promotion of career opportunities in the local area (LE9).
- Encourage tradespeople to establish business in the area (LE10).
- Install information boards advertising local businesses and services (LE11).

## Theme Natural Environment

**NE1**  
Protect areas of natural beauty 

### PROPOSAL

Protect green spaces from overdevelopment including how to best preserve unique marine habitats. Enhance environmental protection, maintain the aesthetic appeal of the area, and promote a cleaner, healthier community.

Potential locations: Gairloch Beach, An Ard and Charleston, Badachro, Flowerdale. These locations are displayed on a map on the far left of the following page.

The community expressed continued support of the maintenance of the protections afforded by designations such as the Wester Ross Biosphere, National Nature Reserves, and National Scenic Areas, ensuring that these safeguarded statuses continue to preserve the natural heritage of the region.

The view was expressed that the area opposite GALE and Gairloch Museum should be protected from development and that Gairloch Glebe should be retained as a green space. A map of this area is shown on the far right of the following page.

### NPF4 POLICY ALIGNMENT

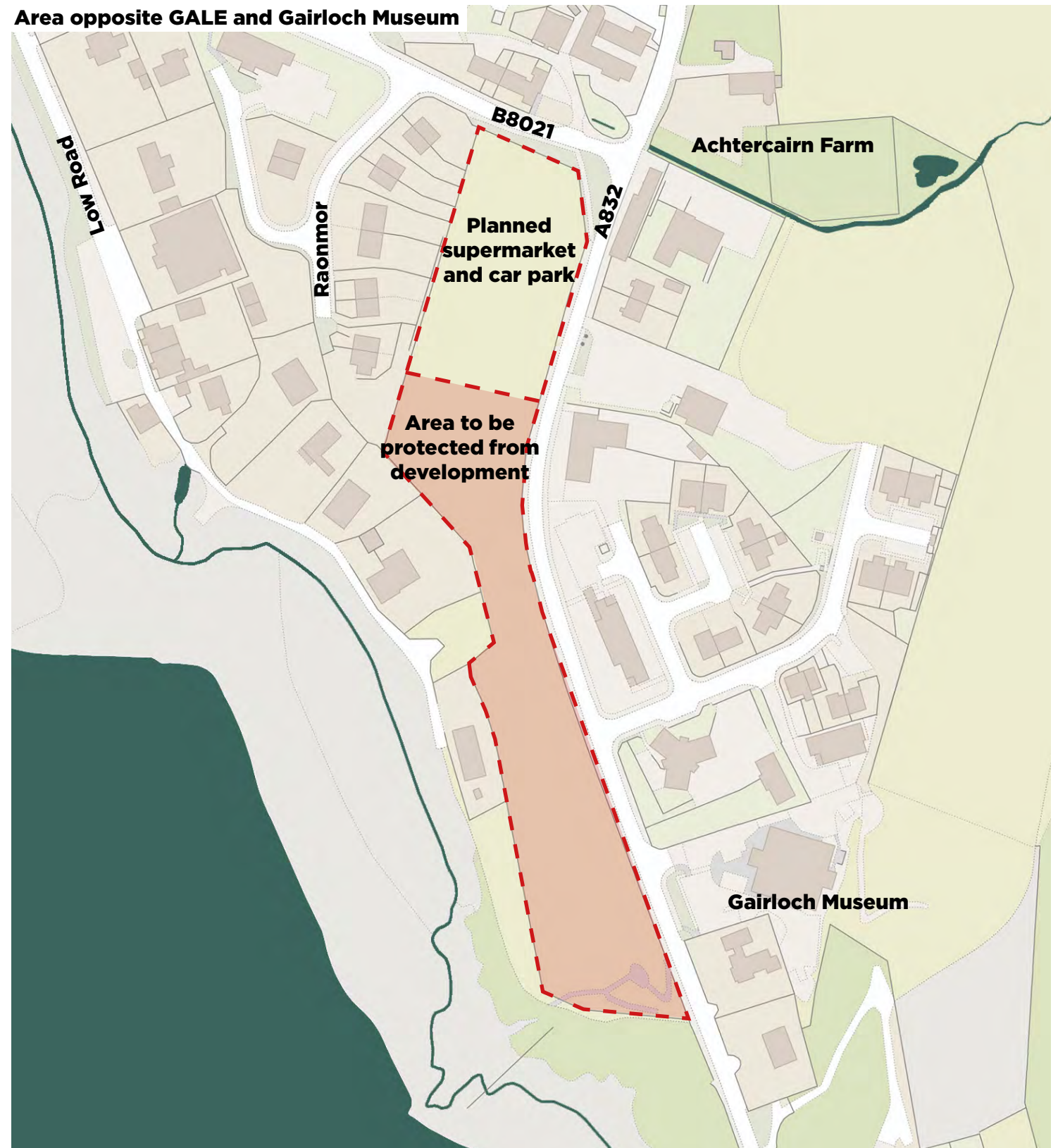
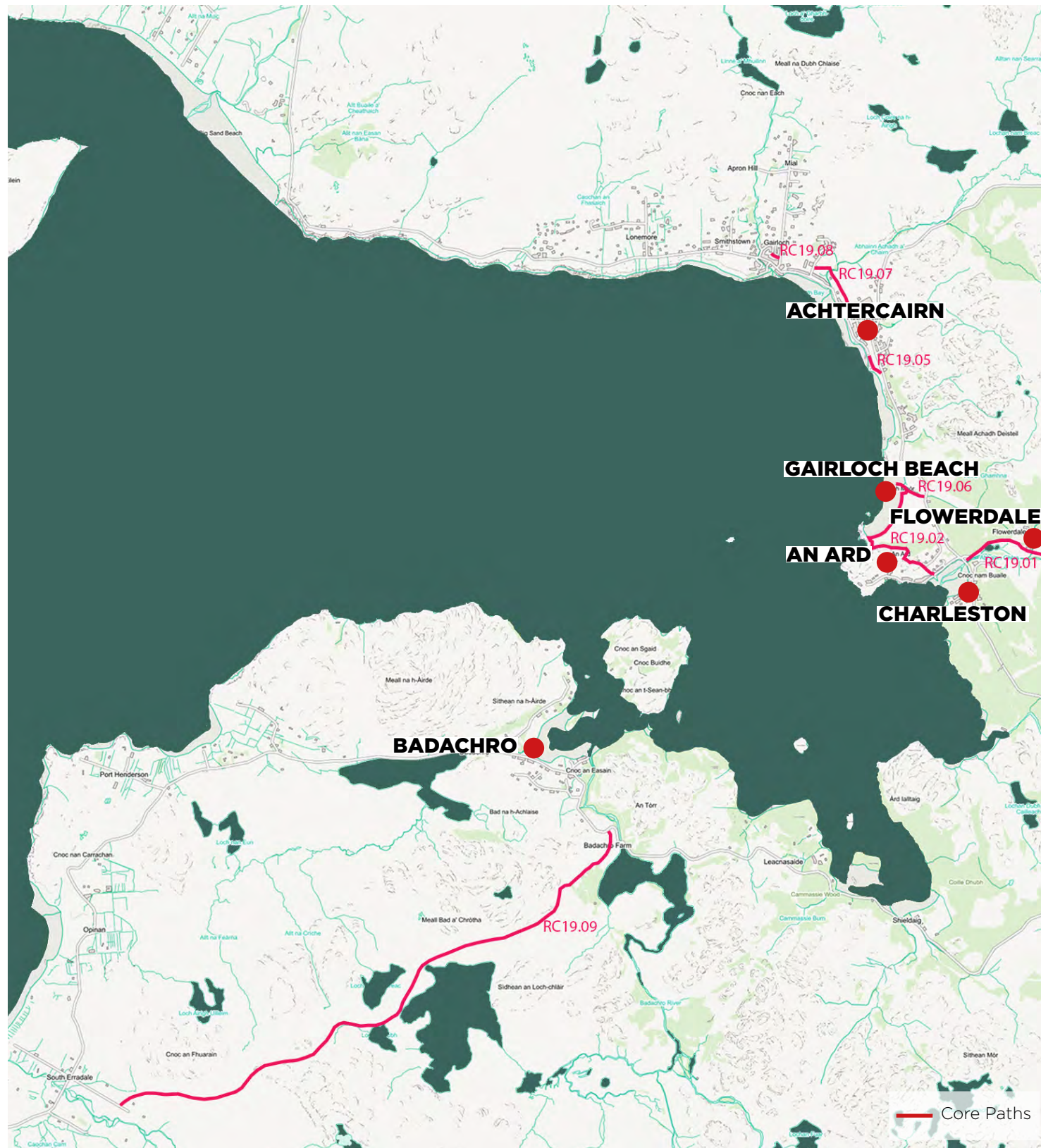
**Policy 3: Biodiversity.** This proposal will contribute to meeting the stated policy outcome “Biodiversity is enhanced and better connected including through strengthened nature networks and nature-based solutions.”

**Policy 4: Natural Places.** This proposal aligns with the two policy outcomes set out: “Natural places are protected and restored” and “Natural assets are managed in a sustainable way that maintains and grows their essential benefits and services.” In addition, this proposal aligns with and has regard to the Local Development Plan section aim that “LDPs will identify and protect locally, regionally, nationally and internationally important natural assets, on land and along coasts”.

### HwLDP POLICY ALIGNMENT

In expressing the local community’s support for the continued protection of nationally designated areas, this proposal aligns with Policy 57: Natural, Built and Cultural Heritage.







# 05

## PLANNING POLICY CONTEXT



IMAGE: Alex Gray



## 5. Local Place Plan – Planning Policy Context

Alignment with National Planning Framework 4 Spatial Strategy

The NPF4 spatial strategy sets out six spatial principles as listed below. It is considered, that viewed collectively, the proposals set out in this Local Place Plan align with principles 2, 3, 5 and 6.

- 1. Just Transition
- 2. Conserving and Recycling Assets
- 3. Local Living
- 4. Compact Urban Growth
- 5. Rebalanced Development
- 6. Rural Revitalisation

NPF4 states that the application of these six spatial principles NPF4 will support the planning and delivery of:

- Sustainable places
- Livable places
- Productive places

It is considered, that viewed collectively, the proposals set out in this Local Place Plan align with all three place outcomes.

Regional Spatial Priorities

NPF4 establishes five Regional Priority Areas covering the whole of Scotland, with Gairloch sitting within North and West Coast and Islands area. Narrative relating to planning and related issues is set out in each Area Profile.

The policies set out in this Local Place Plan viewed collectively demonstrate alignment with the following issues identified as important for the area overall as set out in the North and West Coast and Islands regional priority area:

- The area is at the forefront of our efforts to reach net zero emissions by 2045.
- The area has an exceptional environment with coastal and island landscapes that are an important part of our national identity.
- A climate and nature conscious approach to development of this area can help to tackle wider challenges.
- Public service provision, transport, energy consumption and housing, including its affordability, will continue to be significant challenges.
- Employment varies across the area, tending to rely on public sector and tourism. Lower wage sectors can find it difficult to attract and retain a local workforce.
- Substantial economic opportunities presented by the sectors such as renewable energy generation.



West Highland and Islands Local Development Plan

This Local Development Plan was adopted in 2019 and sets out a more localised vision for the area it covers, including Gairloch, than the Highland-wide Local Development Plan.

This Local Place Plan has regard to and aligns with the WestPlan as set out below.

Section 1: Vision and Strategy

Collectively, the proposals in this LPP align with all four Headline Outcomes for West Highland:

- Growing Communities: “All places are better designed. Larger settlements and their centres have retained and expanded their facilities”.
- Employment: “The local economy is growing, diverse and sustainable. West Highland has an enhanced reputation as a heritage tourist destination [...] and as an effective place for working from home”.

- Connectivity and Transport: “Communities are better supported to become more self-reliant”.
- Environment and Heritage: “A higher proportion of journeys are shorter, safer, healthier, more reliable and made in a carbon efficient way”; “Waste is reduced, reused, recycled or treated as close to source as possible”; “High-quality places predominate where the outstanding environment and natural built and cultural heritage is celebrated and valued asserts are safeguarded”.

Wester Ross and Lochalsh Settlements Section 41: Gairloch

Para 4.2: Tourism is identified as one of the key economic activities of the area. Some of the proposals in this Local Place Plan have been designed to enhance the area as a tourist destination.

Para 4.4: Achtercairn is identified as an area with some development potential, in particular for community uses, retail and new homes. This Local Place Plan includes several proposals for new development in Achtercairn. Gairloch harbour area is identified as an area for potential new development. This Local Place Plan includes a proposal for new mixed-use development in the harbour area.



## 5. Local Place Plan – Planning Policy Context

### Placemaking Priorities – Gairloch

This section contains nine placemaking priorities. It is considered that collectively, the proposals featured in this Local Place Plan have regard to and align with the following placemaking priorities:

- Completion of regeneration area at Achtercairn with housing and community uses.
- Regeneration and redevelopment of Gairloch Harbour area for mixed uses including housing, tourism and harbour-related uses.
- Siting of infill development must aim to provide a cohesive settlement pattern.
- Enhancement of green networks to provide improved opportunities for physical activity and access to the outdoors and increase accessibility within Gairloch.
- Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, in particular the Wester Ross NSA.

### Suggestions for how the content of the HLDP should differ from HwLDP and WestPlan

Based on the detailed engagement which took place in preparing this Local Place Plan and the strategic priorities that were identified, it is suggested that the current Local Development Plans are amended as follows:

#### HwLDP:

Gairloch is specifically referenced only in para. 7.2 of the HwLDP within the Vision and Spatial Strategy section. If these bullet points were to be maintained or revised it is suggested that bullet point 3, relating to having affordable housing, references consideration of sites proposed in Local Place Plans. Other than this it is considered that many of the points referenced here do still reflect key priority issues identified in the LPP.



#### WestPlan:

Pages 177-184 of this Local Development Plan refer specifically to the Gairloch area and were reviewed in the context of preparing this LPP. Within this section it is suggested that:

- Paragraph 4.4 is updated to reflect the sites for new homes proposed in the LPP.
- In the Placemaking Priorities section on page 178, bullet point three is amended to reflect the sites for new homes proposed in the LPP. It is also suggested that bullet point six is edited (or a new bullet point added) to reflect the desire for new recreation and play spaces in the Gairloch area, and the desire for better connectivity and local active travel routes.

- The aim to create sustainable tourism opportunities and manage short-term lets in a suitable manner is reflected.
- That pages 81-83 are amended to include the sites proposed in the LPP for new homes.
- While only sites for new homes are allocated in the development sites section on pages 183-183, consideration should be given in the new HLDP to presenting other site-specific proposals included in the LPP.



## 5. Local Place Plan – Planning Policy Context

### Rationale for proposed amendments

The proposed amendments are necessary to ensure the planning framework remains relevant, responsive, and reflective of the current and future needs of the Gairloch community. Several aspects of the existing development plans are outdated or insufficient in addressing pressing issues such as the critical shortage of affordable housing, the need for enhanced local infrastructure, and the management of sustainable tourism.

Key community concerns – such as a shortage of different types of housing, not enough safe walking and cycling routes, and limited support for local businesses – show that the current plans do not fully meet Gairloch’s needs for sustainable growth.

The spatial proposals in this Local Place Plan address these gaps by identifying specific sites for affordable housing, recommending infrastructure improvements, and advocating for the protection of natural spaces. Without these amendments, planning policy risks failing to meet the evolving needs of the local population, particularly in maintaining a viable year-round community and retaining younger generations.

Integrating the proposals from the Local Place Plan into the forthcoming HLDP will help ensure the plan responds effectively to local needs while aligning with national planning priorities. This approach supports balanced, forward-thinking, and sustainable development in Gairloch for both residents and visitors.



IMAGE: Karen Buchanan



# 06

## NEXT STEPS



IMAGE: Karen Buchanan



Gairloch

6. Local Place Plan – Next Steps

This Plan outlines community-originated proposals to improve the quality of life in the Gairloch area and to support a sustainable, cohesive community which honours and celebrates the natural environment in which it is situated.

The development and delivery of the aspirations will require further exploration of the feasibility of these plans and partnership working with a diverse range of organisations and landowners. Support will also need to be sought to secure funding to progress these proposals.

The table (right) outlines a range of suggested organisations or groups who are relevant to supporting the progression of the proposals outlined in this document:

The steering group who oversaw the development of this report, look forward to collaborating with the local community and supporting organisations (i.e. Gairloch Community Council, Gairloch Area Development Trust and Gairloch and Loch Ewe Action Forum) to explore the possibilities outlined in the Gairloch Area Local Place Plan.

THEME	CODE	PROPOSAL	SUPPORTING ORGANSATIONS/GROUPS
Services and facilities	SF1	Develop sports and recreation facilities on the Glebe.	The Highland Council; Local landowners; Communities Housing Trust.
	SF2	Create a better outdoor play facility for children.	The Highland Council; Local landowners; Communities Housing Trust.
Homes	H1	Build more affordable and social housing.	The Highland Council; Local landowners; Highlife Highland.
	H2	Improve management of short-term lets.	The Highland Council; Highlife Highland.
Connected communities	CC1	Extend network of cycling/walking routes.	The Highland Council; Hitrans; Sustrans; Paths for All; Highlife Highland.
	CC2	Develop new parking facilities and extend existing areas.	The Highland Council; Local landowners.
	CC3	Create a bike hire facility.	Highlands and Islands Enterprise.
Local economy	LE1	Create a shared working space/business hub.	The Highland Council; Highlands and Islands Enterprise.
	LE2	Develop improved facilities for tourists.	The Highland Council; Local landowners; Visit Scotland; Highlands and Islands Enterprise.
	LE3	Develop infrastructure for internet and phone connection.	The Highland Council; Local landowners.
Natural environment	NE1	Protect areas of natural beauty.	The Highland Council; Local landowners; NatureScot; Forestry and Land Scotland.



# 07

## APPENDICES



IMAGE: Karen Buchanan



Gairloch

7. Local Place Plan – Appendices

The table below outlines non-spatial proposals which emerged through the winter and summer engagement activities:

CATEGORY	REFERENCE CODE	PROPOSAL
Services and facilities	SF3	Improvement of health care support and provision, including dental and eye care.
	SF4	Increase leisure facility opening hours, including pool and library.
	SF5	Improve bin provision.
	SF6	Add more benches at viewpoints and at the beaches.
	SF7	Offer a wider range of activities and entertainment, particularly in the evenings.
	SF8	Increase provision of public toilets, including extending opening hours of existing facilities.
	SF9	Improve provision of care for the elderly.
	SF10	Make better use of existing community space facilities e.g. the Gairloch Community Hall and ATC Hall to provide activities which promote multi-generational interaction and tackle loneliness.
Homes	H3	Better utilise empty homes.
	H4	Improve provision of flexible rentals for seasonal staff.
Connected communities	CC4	Repair roads and fill potholes.
	CC5	Improve public transport, including local connections to get to settlements.
	CC6	Resurface pavements and make them wider where required.
	CC7	Take action to resolve dangerous driving, including the issue of speeding vehicles.
	CC8	Improve signposting of bus stops.



Gairloch

7. Local Place Plan – Appendices

	CC9	Support local car share initiatives.
	CC10	Encourage improved maintenance of existing car parks.
	CC11	Improve and maintain core path from Glebe to Achtercairn.
	CC12	Improve and maintain core path from Gairloch Beach to Gairloch Harbour.
	CC13	Improve and maintain path from Big Sand to North Erradale.
Local economy	LE4	Encourage shops and businesses to be established in the area.
	LE5	Improve the appearance of the Harbour to make it more attractive and encourage visitors.
	LE6	Encourage facilities and businesses to remain open throughout winter.
	LE7	Offer more support to local businesses and sole traders, for example access to funding (to start up/grow) or hubs to base their work and network with each other.
	LE8	Better promotion of local attractions such as beaches, lighthouse and harbour.
	LE9	Invest in the creation and promotion of career opportunities in the local area.
	LE10	Encourage tradespeople to establish business in the area.
	LE11	Install information boards advertising local businesses and services.



7. Map 1 – Appendices

