



# Appendices

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- 1 2021 review of Community Action Plan
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- 5 Comments from community events
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- 7 Local Development Plan extracts
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These appendices can be seen online at [bit.ly/FAGLPPappendices](https://bit.ly/FAGLPPappendices)

# Appendix 1 2021 review of Community Action Plan

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Please see following pages for infographic posters displayed at community events and online to inform conversations about “*What next for Fort Augustus and Glenmoriston?*” A full report of the review can be seen online at [bit.ly/4dA4NkF](https://bit.ly/4dA4NkF)



# Community & recreation

356 responses

## New leisure centre / community hub in Fort Augustus

Improve local access to (e.g.) swimming pool at the Abbey, indoor & outdoor facilities at the school, use of Fort Augustus Village Hall & Church Hall

48



Full details at: [www.ourfutureplan.net](http://www.ourfutureplan.net)

## Making best use of existing facilities

Carry out feasibility study and progress findings

60

47 extra 'ideas for the future' were suggested for this theme. What did they focus on?

## More information, communication & working together

Develop tennis court at Jenkins Park  
Improve play area and skate park at Jenkins Park  
Develop new woodland adventure play area in the Old Convent land woods

63

23 responses supporting a new leisure centre

## More activities and events

More activities for all ages (esp. young people)  
More community events particularly in Fort Augustus

86

Lots of mentions of the need for activities for younger people including play parks & bike trails

More community events and better co-ordination and marketing of them

Shouldn't all be focussed on Fort Augustus

## Developing outdoor play and sports provision

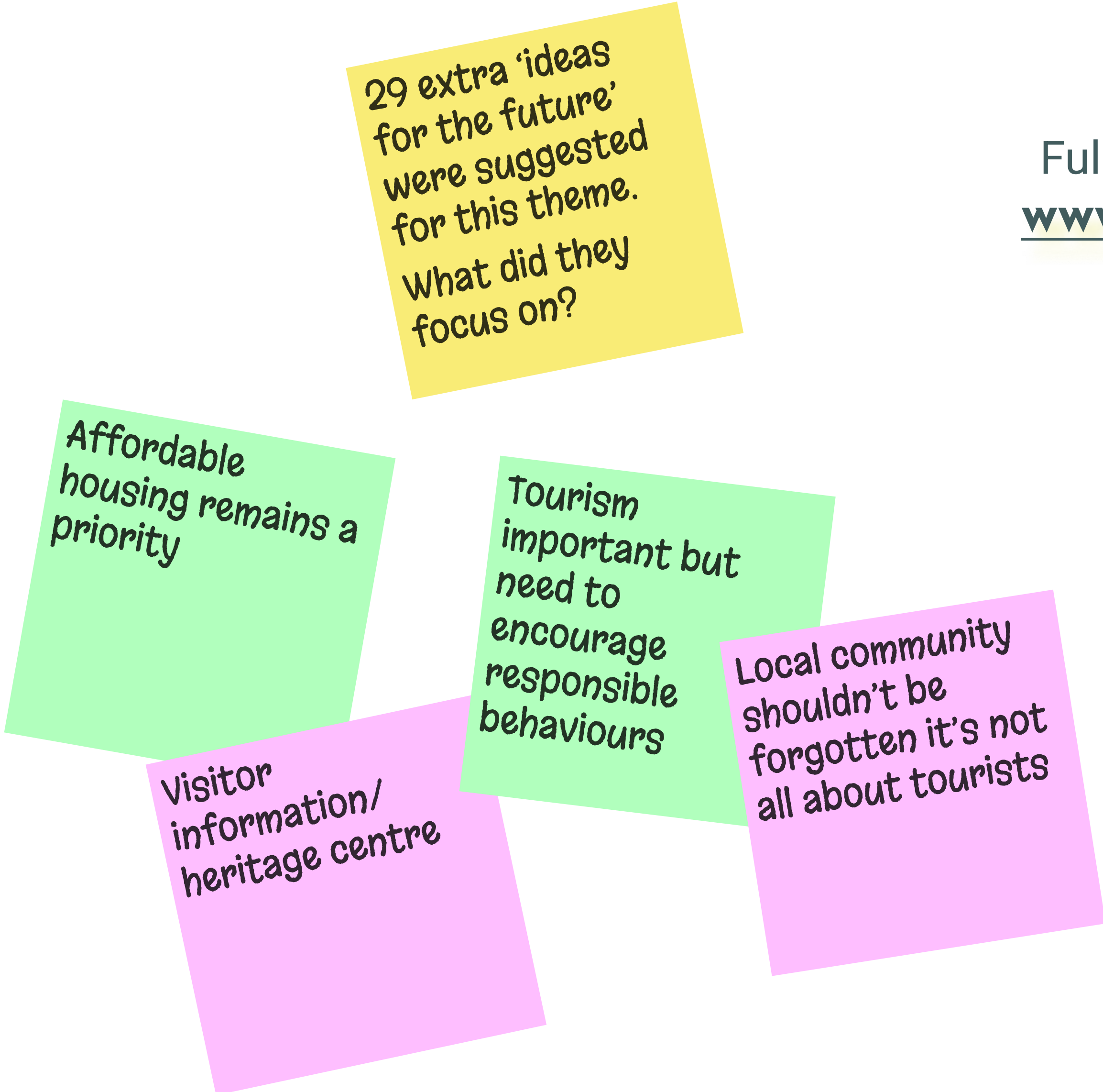
Produce Community Newsletter  
Develop Guide to What's On for locals and visitors

99





Full details at: [www.ourfutureplan.net](http://www.ourfutureplan.net)



128 responses



**Develop visitor facilities and attractions – sustainable tourism destination**

Establish Sustainable Tourism Partnership to identify potential and priorities for developing the area as a year-round destination which makes the most on its rich environment and heritage.

**Develop housing for locals & local employees**

Review existing planning permissions & available land (including land owned by the community)

Agree plan for future development of housing in Fort Augustus & how/when it can be implemented

**More training & job opportunities/support for new/existing businesses**

Support & grow existing apprenticeship scheme

Review & support opportunities for expansion of existing local businesses

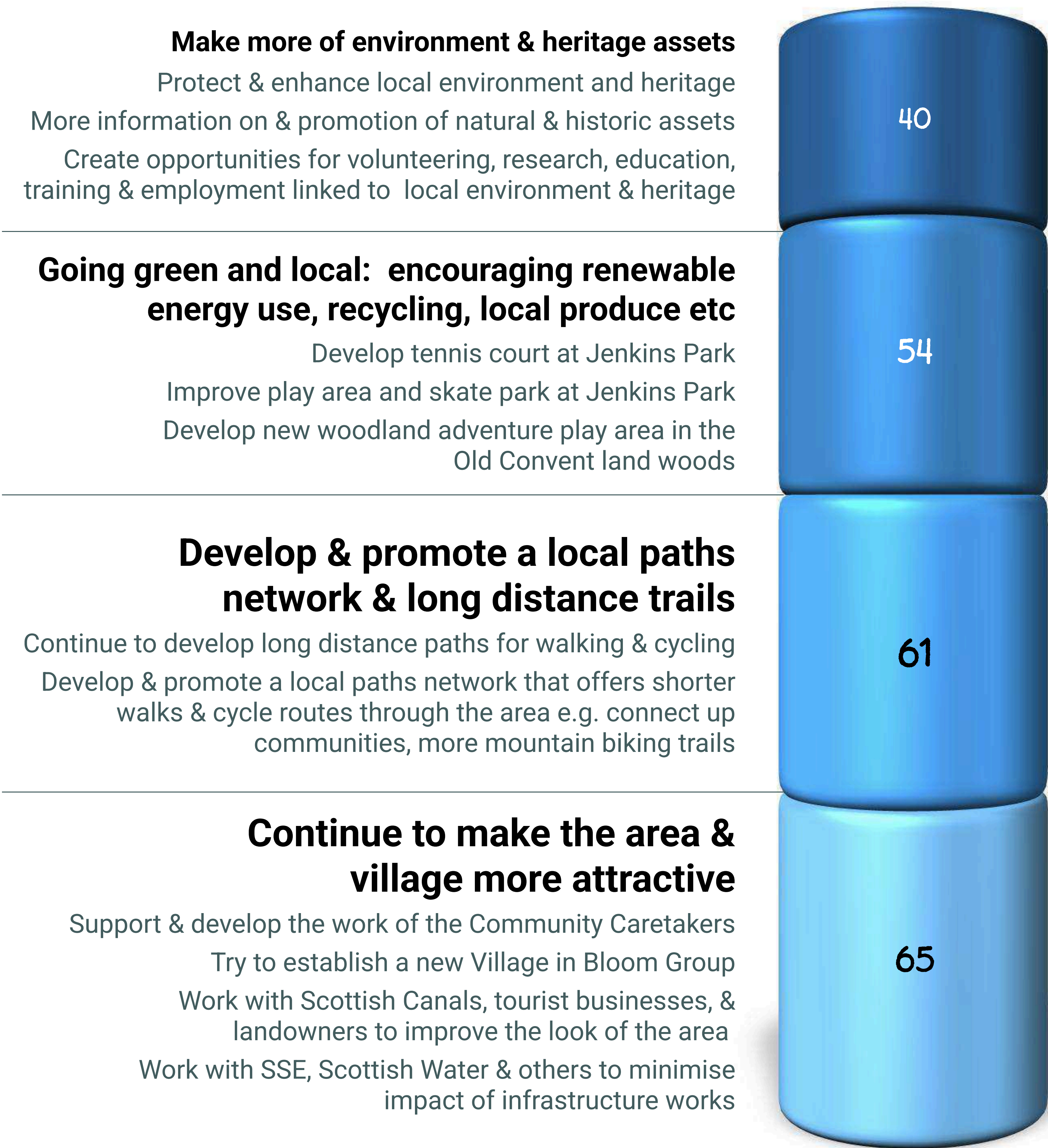
Explore potential to develop business units/IT facilities for existing & new businesses





Full details at: [www.ourfutureplan.net](http://www.ourfutureplan.net)

220 responses





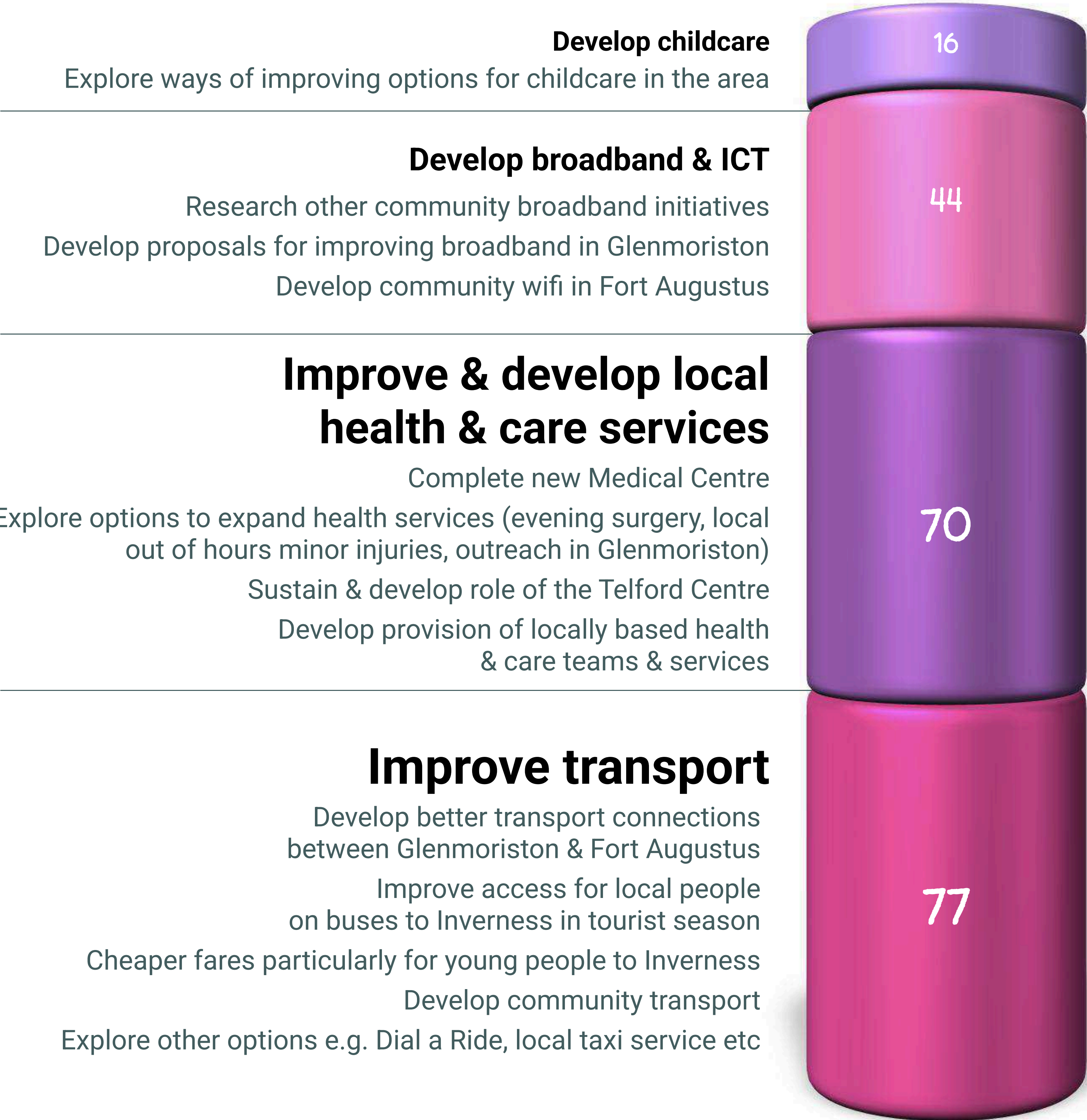


# Access to services & transport



Full details at: [www.ourfutureplan.net](http://www.ourfutureplan.net)

207 responses





# Community Action Plan review 2021

## Parking, roads & traffic



Full details at: [www.ourfutureplan.net](http://www.ourfutureplan.net)

9 extra 'ideas for the future' were suggested for this theme. What did they focus on?

- Car parking
- Public toilets
- Traffic calming
- Safer pavements

165 responses

### Impact of HGVs & traffic

Reduce impact of night traffic and heavy goods lorries through the area  
Identify other areas for traffic calming improvements and take action

42

### Improve roads & pavements

Remedy known problems on the roads in the area including A82 & Auchterawe Road  
Extend pavements: e.g. to Fort Augustus Golf Course from Glenmoriston Millennium Hall / car park to Invermoriston & visitor attractions  
Develop solutions to Oich Bridge pedestrian/vehicle bottleneck

48

### Improve parking

Extend car parks & related facilities in Fort Augustus & Invermoriston  
Provide staff to help manage visitor parking at peak times  
Free parking' allowances for local people  
Reduce 'rogue' visitor parking throughout Fort Augustus

75



## Appendix 2 Community survey questions

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Please see following pages for the paper version of the community survey undertaken during the first stage of community engagement in June-July 2024. The online version of the survey used exactly the same wording and questions.



# What next for Fort Augustus & Glenmoriston?

Since our 2018 community plan, the community has achieved a lot.

But there is still plenty to tackle - leisure facilities, road safety, managing tourism, parking, housing and much more besides.

*What should we as a community focus on?*

That's up to you! Your ideas will create a new community plan over the new few months - to guide community investment & public services for years to come.



## Tell us your priorities

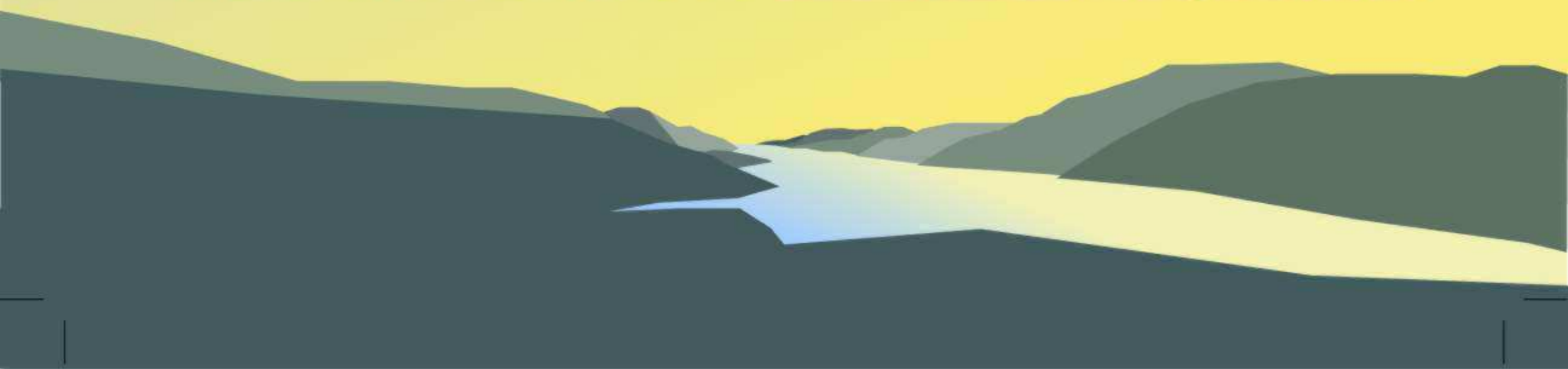


It only takes 5 minutes - individually or as a household!

Choose what's easiest for you:

- Use the QR code
- Visit [bit.ly/FAaGsurvey](https://bit.ly/FAaGsurvey)
- Fill in this leaflet

More information at [www.ourfutureplan.net](http://www.ourfutureplan.net)



The priorities from our last community plan in 2018 are shown below.  
Please score each one for its importance today.

	<i>least important</i>				<i>most important</i>
	1	2	3	4	5
<b>Community &amp; Recreation</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
for example: leisure facilities, outdoor play & sport, activities & events, community information					
<b>Housing</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
for example: developing new housing for locals & local employees					
<b>Environment &amp; Heritage</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
for example: making the area more attractive, developing local paths & long distance trails, making more of environment & heritage, promoting renewable energy use, recycling, local produce					
<b>Transport &amp; Access to Services</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
for example: improving local health & care services, transport, childcare, broadband & ICT					
<b>Parking, Traffic &amp; Roads</b>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
for example: improving parking, roads & pavements, traffic calming (impact of night traffic & HGVs)					

**What else?** Please write any missing priorities in the space below:

You can see the full 2018 community action plan online at [www.ourfutureplan.net](http://www.ourfutureplan.net)



**Where do you live?** Or which is your closest village?

- ☐ Fort Augustus
- ☐ Invermoriston
- ☐ Dalchreichart
- ☐ elsewhere: .....

Thinking of **your village and where you live**, what improvements would you most like to see?

Thinking of the **big priorities** on the previous page, what **specific improvements** would you like to see?

## Do you have an idea you'd like to make happen?

If so, please briefly explain and leave your contact details if you'd like assistance.

Your contact details: .....

Any information you provide will be protected according to this Privacy Statement: [bit.ly/NWPprivacy](https://bit.ly/NWPprivacy)

If you are filling this in as a household, please answer these two questions for the whole household:

### What age are you?

- |   |                                  |
|---|----------------------------------|
| <input type="radio"/> 15 years or under | <input type="radio"/> 45-59      |
| <input type="radio"/> 16-29             | <input type="radio"/> 60-74      |
| <input type="radio"/> 30-44             | <input type="radio"/> 75 or over |

### Which of these best describes you?

- ☐ I live here most / all of the time
- ☐ I work here and live elsewhere
- ☐ I have a second home here
- ☐ I am visiting

### Would you like to receive occasional email updates?

- ☐ Yes, I would like to receive occasional email updates about the Fort Augustus and Glenmoriston community plan.

My email address is: .....

I understand that my personal information will be protected according to this Privacy Statement ([bit.ly/NWPprivacy](https://bit.ly/NWPprivacy)) and that I will be able to unsubscribe using the link provided in email updates.

## Thank you!

Please pop your completed form into a suggestion box at Tarff Trading, Fort Augustus Village Hall, Glenmoriston Millennium Hall, Invermoriston Shop or Dalchreichart Hub

## Keep up-to-date at [www.ourfutureplan.net](http://www.ourfutureplan.net)



*Organised and supported by Fort Augustus & Glenmoriston Community Council,  
Fort Augustus & Glenmoriston Community Company, Glenmoriston Millennium Hall Community Association and  
West Glenmoriston Community Company*

## Appendix 3 Full summary of community survey responses

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Please see following pages for summary posters of community survey during the first stage of community engagement in June-July 2024; these contain slightly more detail than is shown on pages 9-11 of the Local Place Plan.



# What next for Fort Augustus & Glenmoriston?



Since our last community plan in 2018, our local communities have achieved a great deal... but there is always more to do.

A new community plan is now being produced, and it's up to you decide what should be in it. The work started in June with community events, a survey, and working with school pupils.

The results give a fascinating insight to our challenges and aspirations. Read on to find out what everyone said.

We're now busy turning these priorities into a new draft Plan which we'll ask you to check in October.

It will then be updated, and submitted by the Community Council to the Highland Council as our *Local Place Plan* - to guide future community action, planning policy and public services.

## Community events

Events held in Fort Augustus, Invermoriston and Dalchreichart were an opportunity to talk about the villages over tea and cake. Lots of good ideas were suggested. Here's a selection...

"More and more tourists - we rely on them for work - but don't have the infrastructure to cope!"

"Tourism is imposed on us, not done with us - e.g. Rabbits buses on Station Road"

### FORT AUGUSTUS

"Need a shop like a Co-op - community shop is great, but Penny Petroleum is like a service station"

"No staff accommodation - even Scottish Canals have converted their flat to be holiday accommodation. Staff have nowhere to live!"

"We need to think big - reopen old wooden bridge over the Oich, create loop path via old railway bridge"

"We need a dentist!"

"Need to focus on younger ones more - better park to hang out, more after school groups / youth clubs - open up school field after school"

### COMMUNITY-WIDE

"Housing is a big issue. When something comes up it gets snapped up very, quickly for holiday lets."

"include an action about resources/capacity in the community to deliver the plan - as well as projects like housing & shops"

"Look at fitting a fence around the play area"

### GLENMORISTON

"We need a 30mph sign for Invermoriston and 20mph on the bridge"

- ✓ NEW MEDICAL CENTRE
- ✓ SUNFLOWER HOME CARE
- ✓ NEW AFFORDABLE HOMES
- ✓ UPGRADED DALCHREICHART HUB
- ✓ INVERMORISTON PLAYPARK
- ✓ COMMUNITY SHOPS

## Survey

These pages have a summary of people's survey responses. To see exactly what everyone said, check out the transcriptions at [www.ourfutureplan.net](http://www.ourfutureplan.net).

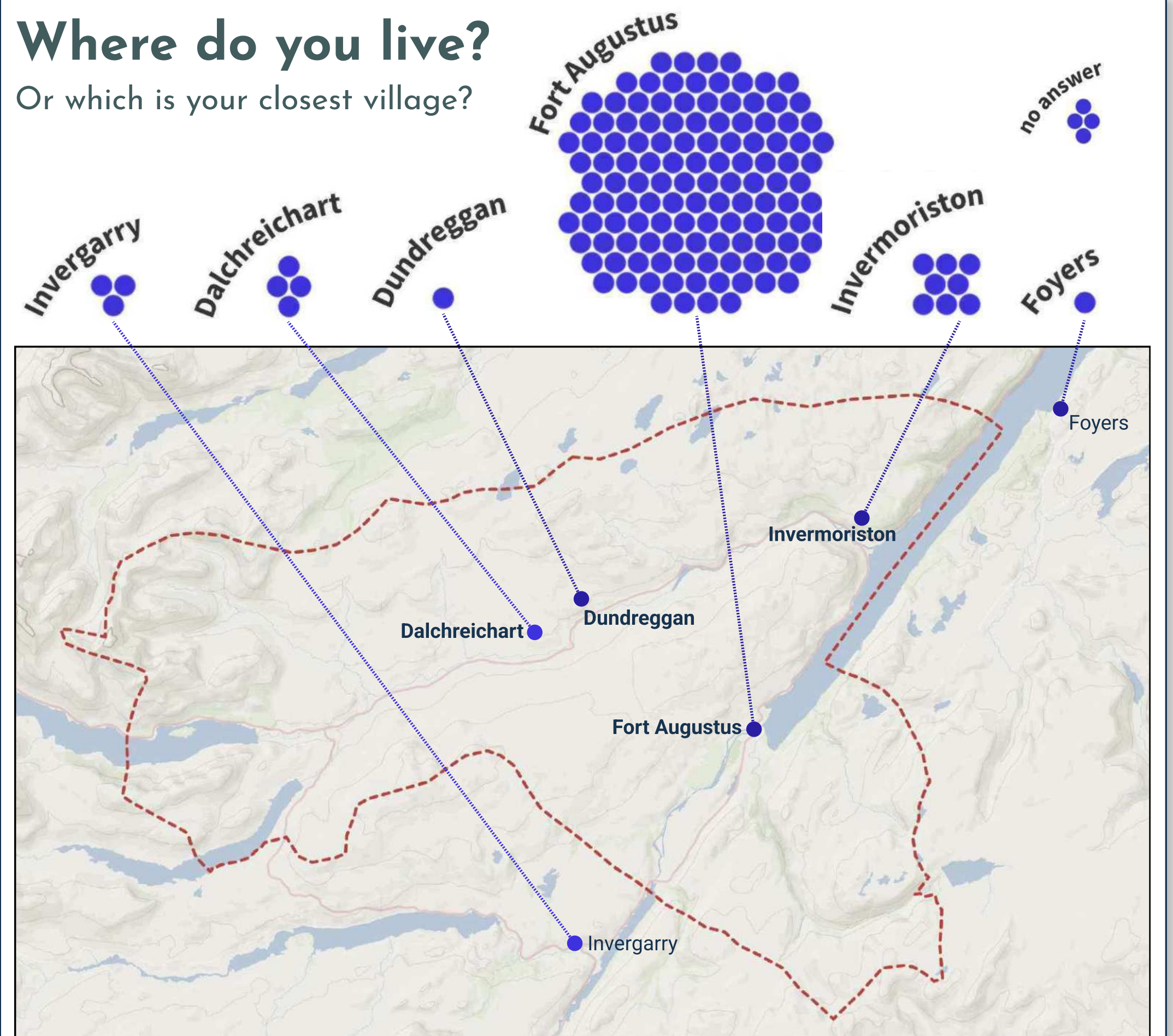
People could complete the survey online or on paper.

144 people responded to the survey, from a population of 1,143 (2022 Census data). Over 90% lived of respondents lived in the area.

The graphics below give you an idea of who responded. Although there were few responses from under 15s, all pupils at Kilchuimen Primary and Academy contributed through sessions in the school. Their suggestions are summarised on a separate page.

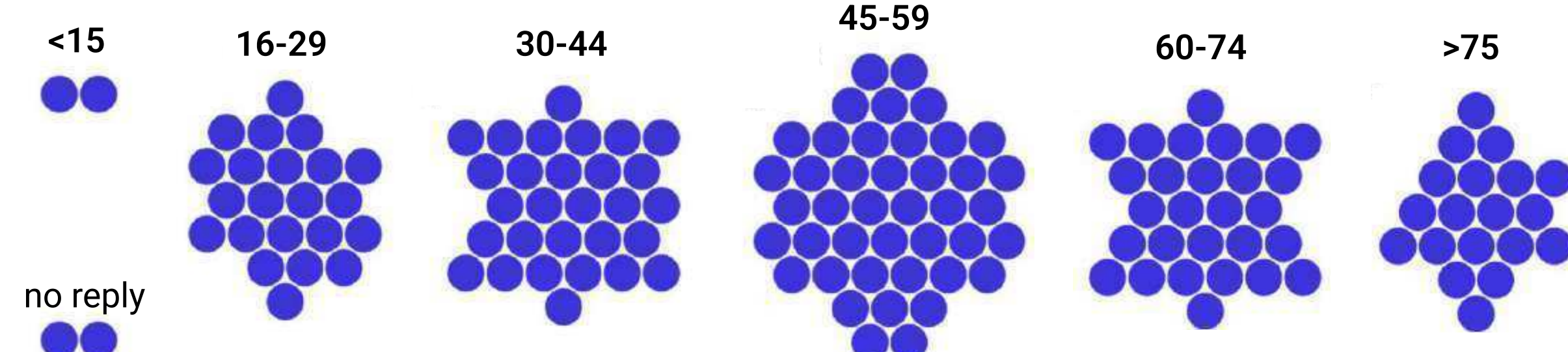
## Where do you live?

Or which is your closest village?



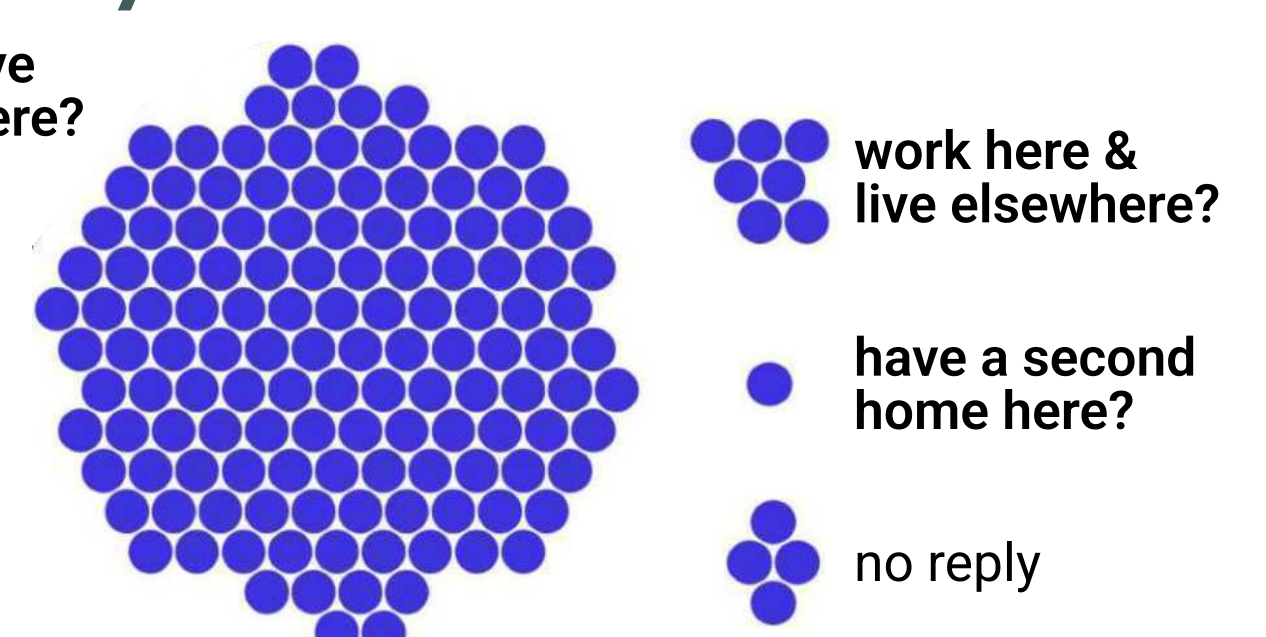
## What age are you?

Each purple circle represents one survey respondent



## Do you...

live here?



More information, interactive graphics and e-bulletin signup at

[www.ourfutureplan.net](http://www.ourfutureplan.net)



# Priorities 2018 & today



In the survey, people were reminded of the priorities from our the last community plan in 2018, and asked how important they are today - and to add new ones that are missing.

You can see an explanation of the 2018 priorities on the right.

The graphs below show the importance they respondents attached to the 2018 priorities now, six years on.

At the bottom right, you can see new priorities suggested, together with the number of people who suggested each one.

## Community & Recreation

e.g. leisure facilities, outdoor play & sport, activities & events, community information

## Housing

e.g. developing new housing for locals & local employees

## Environment & Heritage

e.g. making the area more attractive, developing local paths & long distance trails, making more of environment & heritage, promoting renewable energy use, recycling, local produce

## Transport & Access to Services

e.g. improving local health & care services, transport, childcare, broadband & ICT

## Parking, Traffic & Roads

e.g. improving parking, roads & pavements, traffic calming (impact of night traffic & HGVs)

## What people think of the 2018 priorities today

...across the whole Community Council area



...in Fort Augustus only



...in Glenmoriston only



## Any new priorities to add?

Focus on youth and young adults [5 people]

Support for local non-tourism businesses [3 people]

Safeguarding habitats & landscapes [2 people]

"Community interaction" [2 people]

Maximise benefit from renewables developers [2 people]

Culture: support Gaelic & traditional music [1 person]

"Church and cemeteries" [1 person]

Nurture creativity & arts [1 person]

Mental health [1 person]

Provision for adults with learning difficulties [1 person]

Auchterawe needs focus [1 person]

Attract young families [1 person]

Make more of medical centre for preventative health [1 person]

Camping facilities [1 person]



More information, interactive graphics and e-bulletin signup at

[www.ourfutureplan.net](http://www.ourfutureplan.net)



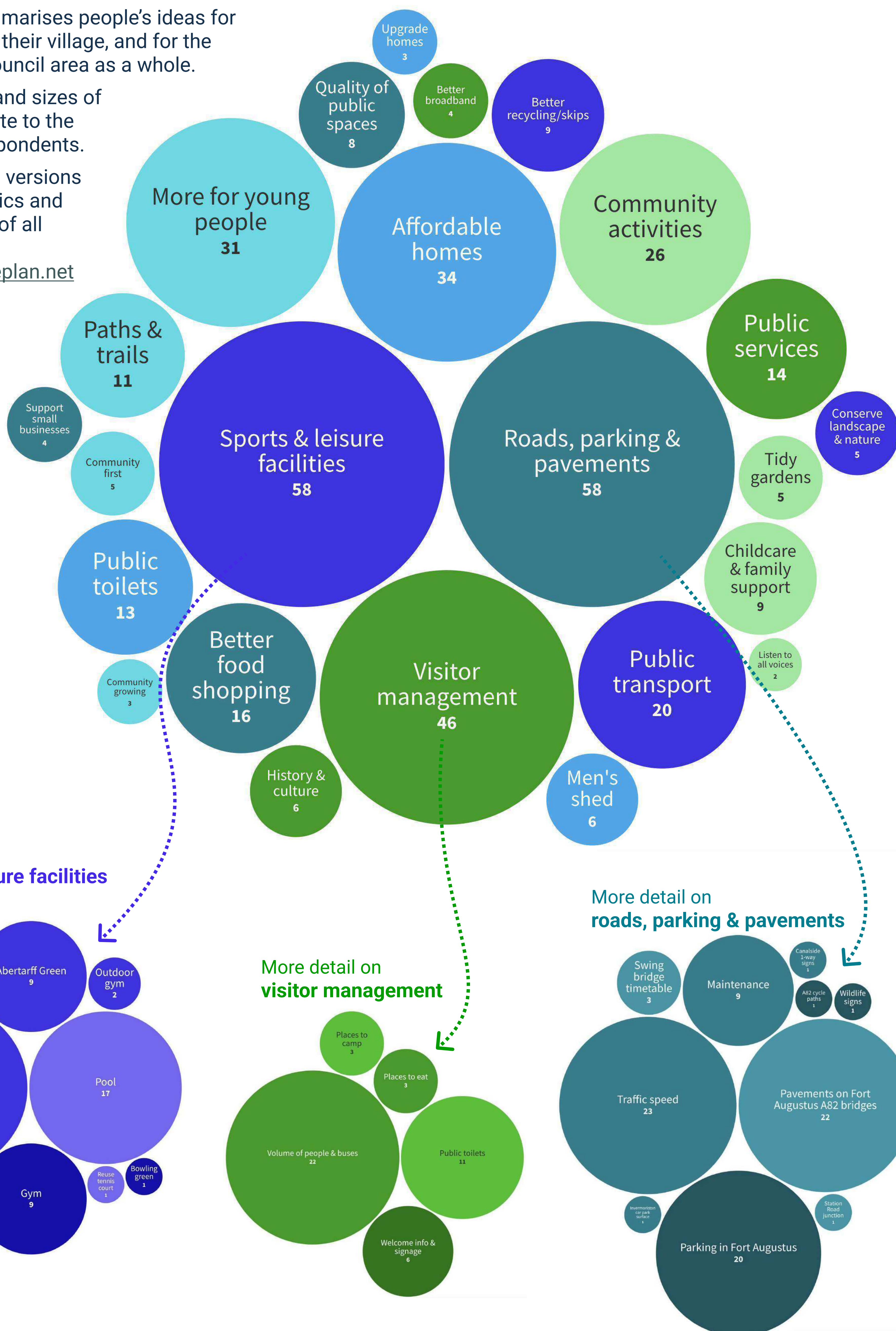
# Improvements



This page summarises people's ideas for the future - for their village, and for the Community Council area as a whole.

The numbers and sizes of the circles relate to the number of respondents.

See interactive versions of these graphics and transcriptions of all comments at [www.ourfutureplan.net](http://www.ourfutureplan.net)



More information, interactive graphics and e-bulletin signup at [www.ourfutureplan.net](http://www.ourfutureplan.net)



# Young people



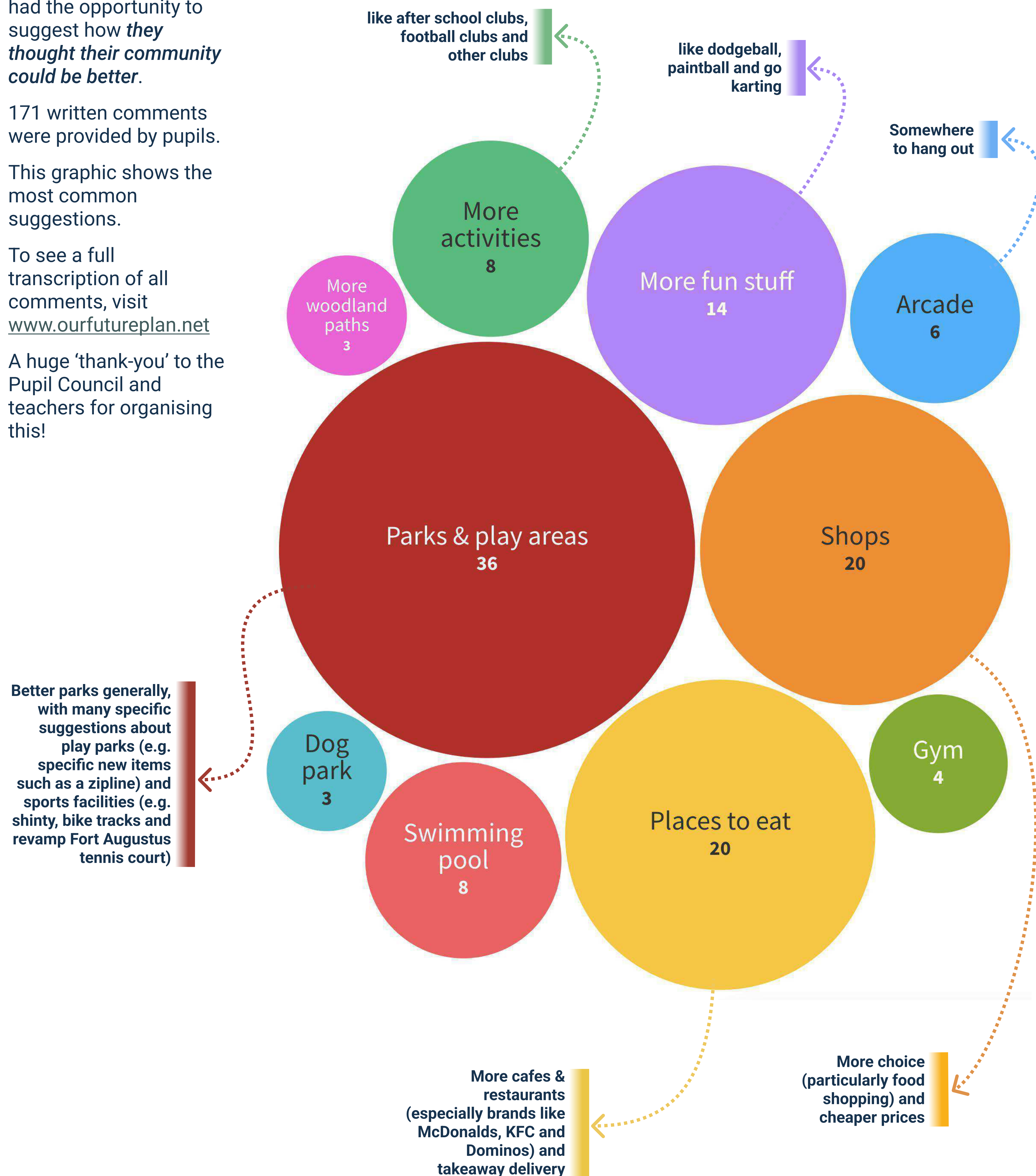
All pupils in the schools had the opportunity to suggest how *they thought their community could be better*.

171 written comments were provided by pupils.

This graphic shows the most common suggestions.

To see a full transcription of all comments, visit [www.ourfutureplan.net](http://www.ourfutureplan.net)

A huge 'thank-you' to the Pupil Council and teachers for organising this!



More information, interactive graphics and e-bulletin signup at [www.ourfutureplan.net](http://www.ourfutureplan.net)

## Appendix 4 Transcription of community survey responses

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Please see following pages for transcription of responses to open-ended questions in the community survey during the first stage of community engagement in June-July 2024.

# FORT AUGUSTUS AND GLENMORISTON LOCAL PLACE PLAN

## TRANSCRIPTIONS OF COMMENTS FROM COMMUNITY SURVEY JUNE-JULY 2024

This report contains transcriptions of all survey responses, except a small number which have had words redacted like this [...] in the interests of personal privacy.

### 1. Thinking of your village and where you live, what improvements would you most like to see?

#### Glenmoriston

1. *We would like 20 signs placed up on the road to Skye its very dangerous the speed people go through especially as there is the clog shop and cafe and play park attracting young children people go down it at 60*
2. *Better public transport access and affordable homes to encourage families and young people to live here. Management of tour buses that arrive en masse and visitors treating roads like pavement in Fort Augustus as it puts locals off going to the village.*
3. *Reduction of speed limit through the village, resurfacing of village car park that is full of pot holes & safe road crossing away from the corner with the unofficial path. People regularly step out into the road on the corner opposite the village shop & is an accident waiting to happen!*
4. *More facilities for children's activities. After school clubs, all weather sports facilities.*
5. *The speed limit be reduced at glenmoriston hall and play park, traffic is at dangerous speeds for an area used by children and elderly so frequently. Access to health care e.g. dentist and community mental health is quite lacking locally, this should be improved. The transport infrastructure also does not allow for commuting or travelling for essential shopping and healthcare without use of car. More community focus on people who are a bit younger. It feels like there is a lot for older people but very little for younger families and those who work and maybe can't make things like community Tuesday. Would love to see improved local transport. Better access to local produce at affordable prices. I support community shop but the prices are often unaffordable and it seems quite hard to get really local meats etc.*
6. *Less windfarm and industrialisation of our Glen*
7. *Regular road path tidies*
8. *The majority given a voice not the few with the loudest voice or biggest egos*
9. *Affordable housing. Jobs and activities that would encourage more young people to stay in the area. Child care provision.*
10. *Given the size and remoteness of the community a 'registered' bus stop at Torgyle Bridge would be very useful. Currently you can't book a seat on City Link from the village.*



11. *I would like to see a fence around the playpark at the car park in Invermoriston. I feel it is very dangerous for young children who can easily run into the car park or onto the main road. I feel it should have been installed when the playpark was built and I feel it is only a matter of time till someone is hurt.*
12. *I would like to see more indoor sports clubs in the [Invermoriston] hall. I would also like to see a fence around the playpark at the car park to make it safer.*
13. *Reduction of speed limit through the village, resurfacing of village car park that is full of pot holes & safe road crossing away from the corner with the unofficial path. People regularly step out into the road on the corner opposite the village shop & is an accident waiting to happen!*
14. *Speed restrictions in Invermoriston. The public toilets fixed.*

#### **Fort Augustus**

15. *A swimming pool in the village so the kids don't have to keep missing so much school for lessons and so they can continue lessons after primary or start them before primary.*
16. *An NHS dentist*
17. *A pool and a gym PLEASE. We desperately need sports and leisure facilities. A leisure centre with gym and swim facilities would be ideal. This would be a huge boost to visitors and locals alike. It's so unfair the amount we have to travel to access gyms and pools, it would also create more diverse local job opportunities and be amazing for the kids too.*
18. *All pathways in woods around Fort Augustus cleared & investment in making more accessible*
19. *A total village masterplan that addresses how day visitors swamp the village; new parking to south of canal and routes to allow flow of pedestrians away from the Oich Bridge and canal crossroads. Give pedestrians primary right of way on the central 150m of A82; rigorously enforcing 20mph max speed limit.*
20. *To tackle the speeding and overtaking problem in the village.*
21. *To improve the visitor experience in the local eateries.*
22. *Interpretative information displays to direct tourists from village centre. Access to footpath leaflets & maps. More community group social space for clubs & social activities.*
23. *Safe road crossings. More affordable - rentable housing*
24. *Improvements to public toilets to discourage tourists "going" elsewhere in the village*
25. *Cleaner, well maintained public toilets*
26. *Affordable housing*
27. *Childcare facilities*
28. *Buses and more benches around car park*
29. *A shop with more reasonable prices. The fallen trees around Strathoich cemetery need tidying.*
30. *Better food shops*
31. *Managing tourism is important - not that limiting the buses in the parking facilities would really help (!) - but the huge influx of tourists can often have a deleterious effect on the local infrastructure. More waste bins for their rubbish would perhaps help in some way, as*

*might improving or enlarging the public toilet facility (which would prevent the unpleasant habits of some visitors....). Also, perhaps more Tourist Information facilities would help.*

32. *More things to do around the village for the locals, especially younger people*
33. *Managing the tourists who come off the many buses every day. Perhaps railings to stop them wandering out into the road without looking. Limiting the number of buses that stop here each day. A gym for residents to use. The Community Council workers to spend time in Auchterawe, doing things like clearing drainage channels, replacing Passing place signs. A No through road side for Auchterawe road to limit the traffic that drives down, turns in someone's driveway and drives out again when they see the road run out.*
34. *Childcare, walking trails and better recycling facilities*
35. *Speed limit enforcement at the edges of the village.*

*A cautious approach to further development plans so we don't lose our village character and the crofts, woodlands and undeveloped green spaces in the village and hillsides surrounding it. Supporting organic growth spread throughout all the local villages to avoid creating a larger and more urban center. Considering limits to the continued growth of seasonal accommodation and business that can perpetuate the need for and lack of affordable housing. Enriching the villages natural assets that make it a desired destination for organic growth if needed by attracting self supported, remote working, commuting or retired year round residents.*

*Nature friendly decision making and actions that preserve and increase the quality of natural habitats in and around the village (e.g. ensuring Convent Woods is a healthy regenerating woodland, additional designated wild areas, no-mow landscapes, planting native species in public gardens and waysides, promoting wildlife friendly backyard community gardening and wildlife friendly fence and road crossings, preserving undeveloped green spaces and crofts, preserving woodland, loch and river habitats, promoting nature education in the community, increasing public awareness of local species and how to live side by side with them, etc...)*
36. *Childcare, walking trails and better recycling facilities*
37. *A Swimming pool for all ages helping to promote the communities fitness and health!*
38. *More leisure facilities and a community football pitch. Please can we have a no entry sign and one way sign for Canalside [...] this is what locals have requested, also maybe some traffic claiming.*
39. *improved public transport, better roads, more new houses, more reasonable prices for groceries*
40. *Preserved green spaces, careful planning that keeps large developments to only the essential needs, to grow the village in a sustainable way. A good part of the income for the community comes from tourism, to develop this in a picturesque way which highlights the reason people visit the area, nature, scenery and local culture.*
41. *I would like to see more for the locals*
42. *Infrastructure for new families, music facilities/activities, shared office space*
43. *That the Community Company include the whole community not just the bits tourists see! Of which there are far too many in any case.*
44. *Access to more sports facilities for all ages including a swimming pool. More activities for children to have access too. More clubs not just sports but chess club, guitar club, games club.*

45. *Sports centre. More parking .*
46. *Access to more sports facilities for all ages including a swimming pool. More activities for children to have access too. More clubs not just sports but chess club, guitar club, games club.*
47. *Dog park (fenced off area so that dogs can be trained safely), community growing, improved local walks*
48. *Play park in Abertarff to be updated, access to a pool, more bins along the whole village, pavement widened at stone bridge/pedestrian bridge built*
49. *A reasonably sized dedicated area for residents of Fort Augustus to safely walk, train and socialise their dogs.*
50. *An accessible Sports Centre, essential to have a gym with swimming pool especially as there is no swimming facilities in the village so young people are swimming in rivers and canals with is very dangerous and could be avoided. Having a Centre like this could help young people develop life guard training, first aid training, barista training, management experience and responsibility all essential for CVs and university applications. If more people have access to this type of training and opportunity it will give way to a more diverse community that isn't solely focused on tourist trade. Also shinty training could be inside in a sports centre in the winter which would help increase team size and bring a bit of life back to the sport.*  
*Better bin facilities especially dog waste bins also a cardboard/recycling facility. To try keep on top of the waste tourists bring in. Updating the public toilets/expanding them.*
51. *A sports centre would be great to have in this village since there hasn't been anything to do in the village in years, all the school kids swim in the canal/river which seems a bit dangerous and a lot of people are moving to Inverness because of a lack of interest in this village. Plus memberships will bring in a lot of money Bins are overflowing because of tourists.*
52. *More housing for LOCALS! And activities for young people!*
53. *Resident only parking is an absolute priority - not being able to park on the street where you live because of minibuses, motorbikes & visitor cars when there is a perfectly good car park is not acceptable. Full ban on coach/mini buses from parking on residential streets - the constant reverse beeping from Rabbie buses ALL day is not acceptable. Plus we have witnessed their customers climbing into our gardens and urinating and also using residents bins to empty out rubbish from the bus and their bags. We have complained to them directly but nothing changes. More bins around the village that are clearly marked for the types of rubbish.*
54. *Second hand shop for the community. Run by the community and proceeds back to the community. Swimming pool.*
55. *Housing for bigger families and playpark for kids*
56. *Recreational ie swimming pool.*
57. *There is nowhere dogs can run [...] Abertarff is rarely used by children [...] this area is not used to its potential.*  
*So I propose something. 1st the council need to repair maybe renew the play area at the bottom of Abertarff[...] Why not divide [Abertarff Green] in 2 so dogs can go in the half by the A82 road, and then the other half could be for the community. A bit of a garden around seating would be nice for little ones to play. Why don't we have bbqs on there, or maybe hold a "" green ""table sale. Or turn it into an allotment. [...]*



*Roads fixed. Need more parking, bins etc for tourists*

58. *The green field in Abertarff Place that's used for kids play had been used for a lot dogs this year some using it 7am, some that don't even live here. I grew up in Fort Augustus always been used for kids play area, my kids love running about playing there[...] When a lot of dogs there we couldn't use it [...]. Maybe could get some kids play equipment in the field. Abertarff Park could really do with upgrading, its stuff been there for years since when I was little, but it's really for small little kids age 1-2.*  
*The bus service 919 in winter is terrible [...] getting to appointments and back isn't good. [...] they change bus from June-August/Sept which is more I think. Be good to have kept that timetable all year round instead just for summer.*
59. *Traffic calming system. Frequently very fast moving traffic in centre of village.*
60. *The swing canal bridge is meant to swing hourly for 6 minutes but I get stuck at the bridge every time I leave the house now and last time I sat there 12 minutes, I appreciate the canal is busy but so is the road!*
61. *Dog free play parks. Notices required.*
62. *Leisure and recreation facilities such as exercise equipment and play parks*
63. *Outdoor recreational activities for kids. Something like they do in Invergarry community woodlands would be good. Garden allotments. Gardening for wildlife areas around the village.*
64. *Recreational area for a range of areas (Leisure centre/affordable gym!) and affordable housing for young people of our community (or for returning young people)*
65. *Better movement of tourists from car park to canal.*
66. *More for the younger people*
67. *I'd like to see better parking facilities with a traffic warden in place and no parking up the Canalside and outside houses in Station Road as roads are too narrow.*  
*I'd like the public toilets to be community owned with a paid employee manning it.*  
*The green at Abertarff Place to remain a children's play area and both playparks improved with better equipment.*  
*Dog fouling stopped, poo bags safely disposed of and not hanging on branches and dog owners fined if breaching those laws that are in place.*  
*Speeding is a very big issue - needs traffic calming, speed cameras and more police presence.*  
*Affordable housing to rent for locals, teachers and our young people.*  
*I'd also like to see motorhomes parking in designated areas instead of parking in housing estates at the canal and in laybys.*  
*Better public transport especially for hospital appointments for the elderly.*
68. *Better movement of tourists from car park to canal.*
69. *A community owned shop. The village has lost a butcher, a baker, a newsagents and 2 proper shops over the years. The experience of the petrol station now is not a good one most of the time.*  
*It would be nice to see the community involved in restoring the National Registered historic ship Scot II before she becomes beyond repair. She has been around now for 92 years and the only design of her type in the world and purpose build for the Caledonian canal. She spent a large part of her life in Fort Augustus.*

70. *Improved playparks and goal posts and basketball net for the green at Abertarff. Traffic calming is very important as not everyone drives to the 20mph!! With children walking to and from school this is important.*
71. *Transport and access to services. We would like to see something concrete happening regarding The Mens Shed as no firm proposals have been agreed by the Community Company concerning a suitable premises.*
72. *Looking forward to seeing the accessible path being developed at Convent Wood. Development or better use of tennis court. Local walk information and signs for tourism.*
73. *Public seating, suggest down the side of the canal. More flower displays, hanging baskets.*
74. *Transport car for hospital etc. Old bridge. Toilets. 15 buses in car park. Canalside - cut grass/bins, fences painted/mended. Service point.*
75. *Better car parking. Housing.*
76. *Traffic management. Implement the Drive Left campaign*
77. *Difficult to get parking space at shop/post office or in the main car park. Could there be a few spaces for locals (permit holders only) and each household issued a permit?*
78. *A reliable timetable for the canal bridge so that we can know when it will be open and the road is closed. Reduce the potholes at the side of all the roads.*
79. *A free space kept for locals near the centre of the village. Better parking for locals, specially for that purpose.*
80. *Limit tourist buses especially the smaller. More transport and entertainment for pensioners. Housing desperately needed for locals. More benches for locals on walks.*
81. *Gym. Bus to Inverness and to Fort William should be on time.*
82. *Housing improvements to allow everyone to stay in the village that want to. Make the youngsters feel valued and listened to.*
83. *Something must be done when you have just 3 coaches unloading for example 40 visitors per coach that means 120 visitors all streaming across the River Bridge at once. You are unable to cross to the shop - so locals have to go out only in the morning or later in the afternoon to shop/go to the pharmacy or visit the post office. And that's only 3 coaches sometimes you can have up to 12 coaches in a day. Trying to get out of the Canalside or get it in impossible because the visitors all walk across the road and stand around blocking your view. Please do something before there is a bad accident.*
84. *Speed bumps on main road. Safe place for kids to play. Street light to be cut 1 hour by night. Traffic wardens.*
85. *Fewer buses at a time - sometimes 11-15 come at one time and often all their doors open at the same time - I hope an accident does not happen*
86. *Significant road calming measures. Road traffic and speed is an issue. Narrow footpaths are dangerous.*
87. *At present the verges on the A82 are cut mechanically 2x per year which causes the plastic and litter to increase. Could litter picking be extended beyond the village boundary. A heritage trail leaflet and more interpretation boards - a Heritage Hub / Discovery Centre to replace the loss of the Tourist Centre and Canal Museum. FA and area has an incredible history that could be shared with visitors and residents and greatly benefit the community.*

88. *Pot holes!!!! Pot holes!!! (under the old railway bridge, Canalside). A hand rail at Bunoich Brae - urgent. More and more injections occur in Village Hall. NB - I haven't asked for an escalator or a lift! But surely a handrail is possible! PS [...] return of the Access Point so people without computer / printer / mobile phone can book their bus ticket. Or maybe Canal Centre could take on role (at the moment I'm unable to book ticket and been turned away at bus stop).*
89. *Less holiday lets. More affordable housing for first time buyers.*
90. *Less holiday lets. More affordable homes.*
91. *Village hall improvements i.e. lighting and heating.*
92. *More activities for children and youths. A gala week would be great, with activities for young and old, i.e. bingo, Sports day, fishing, a dance, a float parade, all things associated with a gala week.*
93. *Dedicated parking spaces for locals attending shop/PO/pharmacy. Bowling Green at Caledonian hotel no longer for use by the public. Could a new outdoor Bowling Green be created? Convent Land? Area fenced for dog owners to exercise pets in a safe and secure environment.*
94. *Affordable housing for locals and employees. Public transport services. Outdoor leisure facilities. More recycling points (at Abertarff end). More regular skip facilities.*
95. *Extend 30mph limit to the end of the pavement at the west of the village with some form of traffic calming or shorten it - people, including locals, ignore it anyway. Rethink paved areas of road by the bridge, people think they are crossings - encourages unsafe wandering. Develop the idea of an open performance space.*
96. *Footbridge over Oich railway bridge from car park to provide a circular walk and to reduce footfall over the stone bridge which is a real danger at times.*
97. *Thank you to the caretakers - they do an excellent job.*
98. *Better traffic management*
99. *Affordable houses there are four sites (serviced) where the old Gondalear was. Could be for first time buyers and when they sell it comes back to the village so that they are always part of the first step.*
100. *Vehicles speeding over 20mph and overtaking in village - more police presence and/or speed cameras. Road needs widened at Station Road junction. Traffic warden needed to help with overparking in village especially up Canalside. Highland Council checking that residents keep gardens tidy.*
101. *More work done on local Forestry walks. More dog poo bins as we see this all the time on walks, hanging on trees and fences in bags or not even picked up. Abertarff Green should be kept for children to play safely, not for dogs.*
102. *Permanent speed cameras or police outwith cameras. Improve childrens play areas. Encourage locals to keep gardens tidy. Residents should not be allowed to leave rubbish in streets, for example - fridge freezers, old bikes, ad-blue containers etc. Keep Abertarff Green as a childrens play area and small park needs improvement.*
103. *Dog poo problems. Housing rental for workers.*
104. *Houses being built for sale and rent. Shops for locals and tourists e.g. community bakery. Swimming pool area as per village consultation (Convent Wood). Hub area. Annual Gala*

*Day / community event. Protecting current assets from falling into disrepair e.g. wooden bridge over the Oich.*

105. *Eyesore housing in the centre of village e.g. unkempt gardens, a look of neglect. Glass recycling at the West End of the village.*
106. *Something to do that isn't just for tourists. Something my age group can enjoy: 16-29.*
107. *Now that the Green at Abertarff is for children, be great if they would get something for the children to play with. The play park at Abertarff is a disgrace. There's not much for the children to play with and they have taken the swing away.*
108. *Traffic and parking is out of control in our village. Visitors have no regard for where they park through the day or night. Could there be more control over this i.e. traffic officer monitoring use, parking and safety of our minor roads. The main car park is often at capacity with 10 or more coaches, and all the cars it can accommodate and still the traffic piles into neighbouring streets.*
109. *Highland Council to cut grass regularly at Telford Cottages.*
110. *The canal bridge opening at random times for longer than is needed. It used to be at set times for no more than 10 mins. Hold ups. People using river and canal bridges just walking off pavement into road and just crossing without looking.*  
*Better shops for local shopping.*  
*Free parking for locals - a sticker could be given on proof of postcode for using car park to shop or go to pharmacy.*  
*Playparks to remain child only.*  
*A swimming pool for the vllage use.*  
*An upgrade of Abertarff playpark. It was made 32 years ago and very little has been done in respect of upkeep and flooring.*
111. *More food places. Better play areas for kids. Summer activities. More options for weekly shops (food items) - not just Spar!!*
112. *Car wash. Skip more frequent.*
113. *Abertarff Green to remain a play area for children. Highland Council to get on to [...] residents to tidy their gardens.*
114. *More clearly marked walks. Leisure centre. Old wooden bridge repaired.*
115. *More opportunities for children. Example - sports classes, art workshops.*
116. *Community workers/investment in facilitating local people from community to organise their own community. Any help or support that would encourage / legitimise / facilitate them to do so.*
117. *Extension of the 20mph limit to past the fire station, we regularly see overtaking outside the old Convent and our property and cars exceeding 50mph. An accident waiting to happen.*  
*Have witnessed three times in the last two months during the day of men urinating on the footpath leading to the new houses side of the old Convent approximately 3m from the main road. The path is well used particularly by children. Is there a problem with our local toilets or enough signage? [on behalf of 3 respondents]*
118. *A sports pitch with flood lights that is accessible for local children to play shinty/football etc. Updated Play park. Leisure facilities - gym, suitable hall for fitness classes with sound system/storage, space to do rehabilitation programs etc. Support for young families :*



*Visits from benefits advisors, food bank (the Tarff Trading one started off great but has very, very limited items now), after school clubs.*

**Outwith the Community Council area or location unknown**

- 119. Better transport especially for hospital and doctor's surgery*
- 120. Outdoor activities and recreational centre. Cadets.*
- 121. The car park needs an expansion and possibly a car park attendant particularly in the middle of the day*
- 122. Increase in public toilets. Somewhere for visitors with tents to pitch up - not just anywhere. More rubbish bins so you don't get people leaving things like babies' nappies everywhere.*

## 2. Thinking of the big priorities you scored earlier, what specific improvements would like to see??

### Glenmoriston

123. *More recycling points, better broadband, more community communication, leisure facilities such as swimming pool*
124. *More community housing for families. Access tracks between places like FA and Dalchreichartl.*
125. *Improved off road access for people to get around the area. Would like an off road access route between Invermoriston (Dalcattaig) and Glenmoriston (Inverwick) opened up for use by walkers and cyclists. Provides safe travel route, access to local areas, exercise, communication between communities and opportunities for visitors too. Most already in place but needs to be joined up in the middle. Community could be involved in the work to do the path too. Ties in with chance to learn stories and heritage of glen. Men's Shed very important too even if it cannot be in Fort Augustus. There are potential sites on land used for wind farm construction in the area.*
126. *Consideration of the visual (night and day) landscape impact of 200m wind turbines. The fact that the Bunloyne application has been approved sited slap bang Infront of the Kintail range of hills is absolutely gob smacking, the Tomcrasky application will have similar impact . The plan should state that whilst it supports renewables they need to be sited carefully so they don't erode aspects of those important landscapes. Perhaps we should formulate a Statement of Significance which encapsulates the communities values which we place on the environment within which we live .... our 'Spirit of the Place'*
127. *A Swimming pool and decent fibre broadband.*
128. *A strong focus on community needs rather than tourist facilities. We need shopping that's affordable and accessible. Tarff Trading is becoming integral to the area and it would be good to have independent shops even for basic clothing etc.  
Housing is critical especially for young people and families, it needs to be affordable and have secure tenancy conditions*
129. *Indoor leisure facilities, there were big plans before covid & we have heard nothing since. The convent land that is now community owned would be ideal for this!*
130. *All weather pitch/sports centre*
131. *The speed limit needs addressed urgently it's only a matter of time before there is an accident. Mobile dental service or even just timely access to NHS dentist in Fort William or Inverness. Greater leisure facilities e.g. outdoor public gym equipment that can be installed in play parks that has been trialled in parks in other areas of uk. Greater transport options including local buses to reduce use of car. Times to match onward travel e.g. west highland line. Community mental health supports e.g. free or low cost counselling for locals.  
Cultural- it would be good to see greater priority on Gaelic language opportunities including through Fort Augustus school and local classes being hosted here. Equally for traditional music, there are little opportunities locally for something that is a key strand of Scottish heritage and culture.  
Education- there is very little extra curricular activities for children and young people to help support education e.g. music, physical activity, arts, drama etc most classes are Inverness. There is also very little for young families, meet ups etc.*

- 132. *Faster broadband and a more reliable bus service with buses later on the evening especially on weekends.*
- 133. *A dental surgery in the area.*

#### **Fort Augustus**

- 134. *Affordable houses to buy, not just for rent.*
- 135. *A pool and a gym would be the most beneficial thing to literally everyone.*
- 136. *Outdoor play area beside village hall redone, giving local woods to the community by FLS.*
- 137. *Refurbishment of Old Oich Bridge and Railway bridge to create alternative pedestrian crossings, Southern Car/coach parking with pedestrian path link to top of Canal Basin.*  
*Support for local small businesses not involved in tourism for employment and commercial diversity. Zoning and provision of Class 4 Business/light industrial (non tourism) and small class 6 Business storage units for local small trades (not having any/enough is a major push for businesses to relocate to Inverness once they've grown to a certain size)*  
*Particular focus on young adults 14-24 to give them a voice and a rightful place in decisions; too often disregarded by ageing and retired newer residents in village and community.*
- 138. *To install traffic calming measures such as speed cameras.*
- 139. *Improvements on traffic calming i.e. speed/average speed cameras.*
- 140. *More connection to history, heritage and culture for the visitor experience - better signage and tourist information. cycle paths on A82. Safety along the A82 in the villages - especially road crossings eg. Pelican crossing in high tourist areas. Online medical advice for GP to save on appointment times and long waits.*
- 141. *Managing tourists - need them for local businesses, but facilities and management needed*
- 142. *Ensuring school remains open*
- 143. *More housing for locals and rentable accommodation for local workforce*
- 144. *Community events & activities to encourage engagement & connection with all age ranges and community groups.*  
*Outdoor play areas could be refreshed and kept in good working order. Development of convent land has great potential but needs investment, commitment and consideration of project scope.*  
*Childcare is non existent in or around the village, there is no provision for this and results in sadly many families moving away from the area. To ensure a rich, diverse and long lasting community, families are essential. There are many things that can be done, for example, setting up a forest school, funding after school kids clubs, building dedicated housing for childminders, providing events and activities with childcare so that parents can bring children and engage with activities.....*
- 145. *Buses and housing - Bus transport, more busses and later busses also a bus that goes out to Foyers.*
- 146. *more sports facilities*
- 147. *We need better transport.*
- 148. *better road structure*

149. *Affordable housing for locals and local workers, and not built to be snapped up by the second home/airbnb brigades. Road improvements in and around the area. Definitely a focus on transport and associated infrastructure: road repairs and improvements, traffic calming (now in place with the 20mph limits in Ft A) especially by the schools. Improving the parking even further would be useful, given the influx of tourists and large buses. Better public facilities such as parking, toilets, and information.*
150. *Leisure facilities. Reducing number of tour buses. Maintenance works in Auchterawe.*
151. *Childcare, especially provision for under 3yrs/pre-nursery, and improving walking trails around Fort Augustus. All forestry paths up Auchterawe were destroyed by storm gerit*  
**[submitted on behalf of 2 people]**
152. *Safeguarding our natural resources for the future. Supporting a healthy landscape that benefits people and nature through community wide actions that protect, restore and connect natural spaces. As a community we can work together to limit local biodiversity loss, promote ecological recovery, increase climate resilience across ecosystems, improve the health and well being of human life and ensure that wild spaces and wild life will be a continuous feature of our village into the future.*
- Working with Community lands and Land Forestry Scotland on expanding the amount of designated low impact or preservation areas along the lengths of the main trails, historic sites, rivers and carparks that are adjacent to Fort Augustus and used by locals year round. The local trails are a carbon neutral activity for local and visiting walkers but the cycle of felling and replanting of nonnatives limits the accessibility for humans as well as the connected habitat available for wildlife and the beneficial natural character of the land.*
- A central pickup point for local farm vegetable boxes if one of Highland farms that provide weekly subscription boxes would agree to deliver to the village and if there would be enough community interest to support this.*
153. *Swimming pool with gym*
- Creativity: We have many local Artists and people of all ages keen to learn and improve their art skills. The 3 Glens and surrounding village areas wish to have their own Art Studio and if possible a pottery studio built and funded.*
- Mental health for all ages: Art is an amazing therapy for people's mental health needs ie anxiety, depression, dementia and more. Art therapy helps promote peoples creativity and self expression.*
- The Man Shed building ... Important to the men in the area .Still no further on after all this time!!*
154. *More supermarkets a cash machine*
155. *Speed limit better notified by speed indicator signs and good clear road markings. Perhaps cameras as a deterrent. More crosswalks for visitors. Habitat protection and conservation spaces. Promoting green spaces and woodland by maintaining larger boundaries at edges of forestry areas, for instance the area recently felled north or river Oich could well be replanted with an indigenous border to maintain better wildlife corridors and not have the need to close recreational parking for extended periods.*
156. *I know a swimming pool is not going to happen as they cost too much to run but I love the idea of the natural swimming pond*
157. *Community shared office spaces and a tech hub for people who work remotely or who need IT help.*

158. *Auchterawe never seems to focus within the Fort Augustus plan. No-one cuts the verges yet the volume of traffic from tourists and dog walkers is ridiculous. The battery storage has ruined the verges but again nothing gets done. Complaints to Powertec but just a stone wall. Nothing done to assist since the December storm closed the road - where is this "resilience team"?*
159. *Access to more sports facilities for all ages including a swimming pool. We are surrounded by water and our children need to know how to swim. Currently this can only be done by traveling a 2 hour round trip to either Fort William or Inverness.*
160. *A sports centre with a good size swimming pool which would include football ,basketball, badminton courts, table tennis, fitness classes, crafting areas, cafe ,music rooms, and a play area for little ones. A whole area for sports that would do all ages. Everything under one roof. This would give employment to people in the village. The school could use this on a regular basis and they would not have to take such long trips into Inverness. A sports centre would also benefit the tourism trade as a lot of families on holiday would have activities to do. The community has waited a long time for a swimming pool .*
161. *Access to more sports facilities for all ages including a swimming pool. We are surrounded by water and our children need to know how to swim. Currently this can only be done by travelling a 2 hour round trip to either Fort William or Inverness.*
162. *More housing for locals*
163. *Access to childcare in the village or job opportunities where childcare is available. Community garden to grow local produce. Solar panels installed in the community houses.*
164. *Since moving here I really miss a swimming pool.*
165. *Leisure facilities would be my main priority specifically for young adults to safely enhance fitness and learn life skills which are inaccessible at the moment in this area.*
166. *Recreation centre make the village interesting again*
167. *Housing for locals.*
168. *Parking is obviously a major priority - residents should have access at ALL times to park on the street where they live. It would be lovely to have a series of well designed signs around the village that link together for our visitors - starting with a big Welcome to our village! Then information that is fun, interesting and useful but importantly has a clear message that we the residents are proud of our village and invite visitors to enjoy being here. Nessie activity trail/hunt for children around the village. A lovely picnic area along the canal - not all families can afford to eat out in the pubs etc when on holiday.*
169. *Housing for bigger families and playpark for kids.*
170. *I know we have asked for a decent size swimming pool would benefit fort augustus, and great for the children to have lessons but also an area where can learn about river, sea dangers and what to do around those areas.  
Maybe have times set when the children are using it. Not something ridiculous an hour...actual it's the pensioners and disabled could be given a time for them to use, also a time for adults only then the kids will be able to have most off the day to use and play in. It's really sad there's never much going on between villages. My [...] was over one Halloween and was really surprised about it, he asked someone where is the best place and off he went to Inveraray, they had a great time given branches and making a rattle thing to ward of witches in the woods they went too. Ours is a disaster, I had a friend from settle, and we went to 2 TRUNK OR TREAT things they did and it was such good fun for the*



*adults never mind the children. Everyone decorated the boot of the car with cobwebs ghosts and the like, kids would choose a theme then children and their car boot.*

*Why doesn't the village think of starting up a marching band, I'm certain once they are at the stage of marching in their band uniform. Many other areas will take it up. Fort Augustus would be a great place for this as the school field is a great area to have these sort of things because we are right in the middle of everything.*

*Lastly. In Blackpool they have a kite day on the beach, there is refreshments and burger vans, also had a couple of stalls for raffle tickets. Then the best kite of the day wins some sort of prize. Plus no initial payout to start it of because all the kids would buy a kite and then they are off.*

- 171. *Housing for local staff, it's a struggle to find staff in the area, due to limited housing.*
- 172. *Bus service, children play park and play area*
- 173. *Housing very important. Traffic calming is vital*
- 174. *Leisure Centre!*
- 175. *Outdoor sports facilities*
- 176. *A path and bridge for pedestrians, from the top of the village car park to the canal would be good to reduce pedestrian/ tourist use of stone bridge.*
- 177. *Bigger car parks/ traffic calming. Recreational areas for all to improve quality of living in rural village.*
- 178. *Family activities and events for locals*
- 179. *Family activities and events for locals*
- 180. *cheaper bus tickets*
- 181. *Parking, manned toilets and more affordable housing*
- 182. *More parking in the village as still not enough. Its great to see dogs being kept out of the childrens play areas at Abertarff now. It would be nice to see football goals etc in the fenced off area at Abertarff so kids can have a better experience in there. A parking and dog warden would also be good in the village. And restore Scot II before she becomes beyond hope.*
- 183. *parking is a big issue as not enough space. Pavements for pedestrians not wide enough ie canal swing bridge. Another shop?*
- 184. *Alternative route across to river to village centre as main road route and pavements are extremely busy. Canal and lock system, which is the centre of village, looks neglected. The Scottish Canals plans seem to have been suspended. Steps, paths, signage - poor condition. I would like to see warning and awareness signs for squirrels and toads on our roads. For me, that is Bruach Dubh between 3 Bridges junction with A82 or T-junction for Auchteraw Road. I believe squirrel signs may be advantageous on Auchtertaw road too.*
- 185. *We need some kind of transport to transport people to hospital and medical appointments in Inverness/Fort William. This would include dental and optical appointments as well.*
- 186. *Improvements for young people – all-weather pitch, gyms, childcareImprovements for young people-all-weather pitch, gyms, childcare 0-2 years old. We need to keep young families in the village and stop families moving away due to rubbish opportunities/schools for young ones.*

187. *Community hub in Fort Augustus with leisure and fitness facilities which would benefit all age groups.*
188. *Housing for temporary workers.*
189. *More housing for locals and live-in accommodation for workers*
190. *None or very limited holiday homes or lets. Traffic calming in relevant places (speed limits along don't work).*
191. *Houses for young families*
192. *Foot crossing to take pressure off bridges (A82). New foot crossing or repair to old wooden bridge. Current bridge/road crossing is dangerous.*
193. *A base in the Memorial Hall or failing that somewhere central in Fort Augustus for a Heritage and Gaelic Development Officer. Fort Augustus needs a Heritage Centre which could also be a hub for local people and heritage projects. The HGDO would inspire young and old to get involved with the past, present and future of the Fort Augustus area. Apart from tourist industry, we need start up businesses before we need housing. We need employment for young people, not people retiring to the area.*
194. *New housing for locals and employees (wherever they come from). Fort Augustus has a major job vacant crisis - staff are desperately needed (hospitality / home care / retail). If accommodation was assured, maybe more posts would be filled.*
195. *Proper traditional camping facilities. Areas that previously accommodated hill walkers / cyclists etc seem to have evolved into sites for second homes, luxury cabins and mobile homes. [...] I witness bedraggled walkers / wild camping hikers looking for an affordable campsite / shower facilities and tell them I don't think there is one. If I'm right the Council should rectify!*
196. *Less traffic. Traffic sticking to 20mph rule.*
197. *Traffic calming. Pot holes. Dentist.*
198. *More rentable housing, not affordable housing as in for sale ownership as money people will scoop them up. A recycling area.*
199. *More low-cost accommodation for business, staffing and young people who want to stay in the area.*
200. *Health-no leisure facilities! The ageing population need to keep themselves fit and healthy. No screening to identify conditions such as hypertension, type II diabetes, obesity which could be reversed if caught early.*
201. *Local bus services to link with local villages, white bridge et cetera (would promote exercise two). Outdoor gym equipment in village (as many towns have in areas to promote fitness). Bridge over the Oich for pedestrians - will keep flow over main bridge down. Campsite for tents/walkers (promotes tourism and stops ongoing issues with wild camping and rubbish).*
202. *Local transport/taxi service. Continue to develop local primary care and especially for young, elderly and disabled. Fight closure of services-the new hubs are largely too far away and inaccessible. Longer hours for banking and/or support post office if not to extend hours. Free access for locals to local Forestry car parks, eg White Bridge in Glen Garry Forest off the A86. Why should we lose free access to our local environment so money can be made off the paddlers? Replacement of the spaces for camping that have been lost. Not everyone can afford more and its provides a safe space off the verges.*

203. *More local renewable energy i.e. solar panels on people's homes or shared power sources. The Community Company has done a great job providing housing but feel that that there is still a demand for reasonably priced rented accommodation.*
204. *Public toilets accessible in Invermoriston*
205. *Swimming pool possibly at the school.*
206. *Speeding. Parking, Dog fouling.*
207. *Restrictions to AirBnB - housing. Traffic warden - transport. Traffic calming in the West End area - currently cars/motorbikes overtake on straights e.g, Hardware and Abertarff Place. Keeping the 20mph speed limit. Community broadband - access to services.*
208. *Control of AirBNB properties. 30mph flashing sign returned. It was removed when the new 20/30mph signs were put up. It was a deterrent.*
209. *A place that teens and young adults can be and share interests (me personally would kill for a place we could all play games at). Plus the outdoor pool I've heard about would be pretty sweet, for everyone.*
210. *The parking in the village is a nightmare with all the tourists and its getting worse with it so busy the season is all year round now.*
211. *More signage for suitability of long distance cycling/walking routes. Some diversions and paths are only suitable for mountain bikes and experienced riders at that i.e. Fort William to Invergarry.*  
*We would like to see provision for adults with learning difficulties in this area. [...] have to travel to Fort William or Inverness for any meaningful and purposeful workshop/activity/care/work.*
212. *Transport locally to take me to Raigmore or Belford Hospital and National Eye Treatment place at UHI.*
213. *Better and later bus service. No buses to or from Inverness after 6:30!*
214. *Better bus service, later bus times to and from Inverness.*
215. *Need more affordable housing rental for young people.*
216. *Dry ski slope. Zip wire.*
217. *Classes, workshops and activities for young children and youth*
218. *More locally provided opportunities for children to participate, be engaged with, and thrive in their local community.*
219. *Upgrade of park facilities and leisure facilities for the older children eg 11-17 especially if we want to keep families in the village [on behalf of 3 respondents]*
220. *Focus on local stuff rather than things for tourists*

**Outwith the Community Council area or location unknown**

221. *Focus on the young working families of the area.*
222. *Village housing for school staff that live more than 40 minutes away to lessen commute time.*
223. *Swimming pool. Housing.*
224. *More housing for locals and live-in accommodation for workers*
225. *Housing for local employees.*

## Appendix 5 Comments from community events

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Please see following pages for transcriptions of written comments from community events in Fort Augustus and Invermoriston during the first stage of community engagement in June 2024.

## Fort Augustus and Glenmoriston Local Place Plan

### Note of stage 1 event in The Legion, Fort Augustus

Monday 17<sup>th</sup> June 3:30-7pm

#### Introduction

The aim of the event was to get input to the new Local Place Plan (“What next for Glenmoriston and Fort Augustus?”). More details at [www.ourfutureplan.net](http://www.ourfutureplan.net)

Discussion was prompted display information about the review of the Fort Augustus and Glenmoriston Community Action Plan carried out in 2021, including a series of display boards (visible on [www.ourfutureplan.net](http://www.ourfutureplan.net) under the “What’s this all about?” heading) and the full report.

People were able to chat with the team, leave written comments at the event, or take away copies of [the community survey](#) to complete later as hard copies or online.

Similar events were held in Glenmoriston and Dalchreichart.

39 people participated and left the following written comments.

A number after a comment indicates that other people marked that they agreed, e.g. **[+2]** means that 2 other people wrote on that they agreed with a comment.

#### Transcribed written comments

NB – the comments have been grouped below for ease of reading.

##### [roads and parking]

1. *Make Canalside disabled access only.*
2. *Conflict of users on Canalside – motorists/cyclists competing with pedestrians*
3. *Car parking is a big issue in the village centre – especially with new holiday lets on Station Road, and year-round tourism now. Population swells hugely with visitors.*
4. *Need residents parking on Station Road and Canalside – e.g. signs “residents only” like The Riggs, or permit scheme.*
5. *Ban Rabbies from parking on Station Road – make it resident only! Their customers use our bins and litter on street and even go to toilet in our gardens!*
6. *Tourism is imposed on us, not done with us – e.g. Rabbies buses on Station Road.*
7. *Canal/river bridges need safety improvements. And speed enforcement – handheld speed cameras.*
8. *We need to think big – reopen old wooden bridge over the Oich, create loop path via old railway bridge.*
9. *Old wooden bridge – put it back into reuse, fix it! Ownership dispute between local estate and Scottish Canals needs to be resolved. Even better, create a loop with new path via car park and old railway bridge.*

10. *I would like to see the old drovers bridge renovated. This would be an attraction for tourists and it would preserve the heritage of the village.*
11. *More and more tourists – we rely on them for work – but don't have the infrastructure to cope!*
12. *Too many buses – no infrastructure. Roads need yellow lines repainted. Entrance to car park needs widened. Need a traffic warden. Need community ownership of public toilets.*

#### **[transport]**

13. *No taxi service/community minibus – CityLink buses aren't accessible, school bus can be used but isn't always available. Could one of Sunflower's spare cars be used?*
14. *Community car or minibus? Telford Centre used to run a minibus to get to the shops.*
15. *Prescription deliveries – otherwise have to rely on friends if unable to pick up yourself.*

#### **[leisure and recreation]**

16. *Create footpath along old railway/A82 south towards Corrieyairack Pass. Make a loop with the existing path to the east.*
17. *Canalside – steps opposite the Legion need to be repaired and disabled access created for outside seating area*
18. *Somewhere for dogs specifically – fence off part of a park?*
19. *Swimming pool **[+1]***
20. *Old Convent Land: safety first – tidy up hanging trees. Clear thistles off field before they seed. Doggy bins. Steps are too steep. Big old stump by steps should be removed carefully to avoid damaging other trees.*
21. *Tennis court – shed needs doing up. All weather pitch with floodlighting. After school use of pitches/play areas.*
22. *Need to fix our existing parks – Abertarff play area, Abertarff Green needs a play area.*
23. *Art studio.*

#### **[young people]**

24. *Need to focus on younger ones more – better park to hang out, more after school groups / youth clubs – open up school field after school.*
25. *Boys especially don't have anything except Monday youth club. Girls at least have Brownies/Guides.*

#### **[heritage]**

26. *How can heritage be part of the visitor offer? Come and see our culture/heritage. Make it community-led. Lots of heritage from WW1/WW2 – underground ordnance stores, lookout post on the hill, Nissen huts (munitions store). Old sanatorium between Invergarry and Fort Augustus. Owned by F+LS, has land around about. We need a base or focal point.*
27. *Create a museum and mens shed in the 2 Nissen huts – land maybe coming up for sale soon with house next door?*
28. *More Rangers – for litter picking etc. There may be 1-2 Rangers – can businesses chip in and help, especially those who do takeaways?*



### **[housing]**

29. *Housing is a big issue. When something comes up it gets snapped up very quickly for holiday lets.*
30. *No staff accommodation – even Scottish Canals have converted their flat to be holiday accommodation. Staff have nowhere to live!*
31. *Community Company could buy janitor's house and rent it for staff accommodation?*

### **[childcare]**

32. *Childcare – vital to attract staff/families (e.g. Community Care)*
33. *Childcare needs to be year round – holiday time too **[+2]***
34. *Childcare is needed – but who will run it?*

### **[facilities and services]**

35. *Need a shop like a Co-op – community shop is great, but Penny Petroleum is like a service station. **[+2]***
36. *High School is really important – a couple of families have moved to Inverness to get better education. Quality of the offer is the issue. Maybe difficult to get teachers? **[+1]***
37. *Part of the problem for the school is that there's nowhere for the teachers to live*
38. *Forest school – outdoor education*

### **[green issues]**

39. *Can we be a greener, more recycling place? Pressure Council to invest more and improve recycling.*
40. *We need more green initiatives – reuse, recycling, etc – be part of Lochaber Environmental Group / Keep Scotland Beautiful's pioneering work. Not just litter picking and bins, but recycling for paper cups etc.*

### **[community action]**

1. *Businesses and Scottish Canals could liaise better with the community – e.g. on litter, takeaway, motorhome parking, future proposals – move towards sustainable tourism*
2. *Need a centralised diary for community events/happenings – noticeboard as well as online calendar.*
3. *More community pride. More community events and activities in Fort Augustus.*
4. *Community Company needs more resource in order to help/support community groups who are struggling to get support.*
5. *Could Community Company help groups with chairing/capacity?*
6. *We would like to see a firm commitment to the development of a men's shed. We feel that this is an important function for the men of the area, to meet together to enhance their social life and to skill-share and to make a positive contribution to the life of the village.*
7. *Make more use of spare building at Loch Ness Highland Resort caravan park – men's shed?*
8. *People need to pull together. **[+1]***

9. *Church Hall – opportunity to do more activities like Thursday morning. Capacity 50 and has a kitchen. Church is keen. Needs younger volunteers, expertise to manage wifi, new cooker.*
10. *Plan should include an action about resources/capacity in the community to deliver the plan – as well as projects like housing and shops.*
11. *Community is disempowered compared to big electrical power schemes – we have no say, no power, minimal income/stake in these schemes. And no power as a result.*

## Fort Augustus and Glenmoriston Local Place Plan

### Note of stage 1 event in Glenmoriston Millennium Hall

**Saturday 8<sup>th</sup> June 2024, 2-4pm**

#### Introduction

The aim of the event was to get ideas for expenditure of uncommitted Glenmoriston Improvement Group funds and input to the new Local Place Plan (“What next for Glenmoriston and Fort Augustus?”). More details about the Local Place Plan at [www.ourfutureplan.net](http://www.ourfutureplan.net)

Discussion was prompted through discussion and display information:

1. Information about what’s been achieved by local community groups in Glenmoriston since 2020, which includes:
  - Glenmoriston website and Facebook page
  - New seat and standing area by war memorial
  - Beastie heritage trail
  - 2 new playgrounds
  - Grass cutting of recreation field
  - Slow down traffic signs
  - Columba's Well new viewing area and information boards
  - Glen of the Bards
  - Community shop
  - Community Tuesdays
  - The Gathering project
  - Gaelic classes
  - Kid's Friday club
  - Large smart TV in hall
  - Incredible Edibles outside the hall
  - Christmas lights
  - Actively campaigning on access rights and traffic speeds
  - Working to get the hall septic tank fixed urgently
2. Information about the review of the Fort Augustus and Glenmoriston Community Action Plan carried out in 2021, including a series of display boards (visible on [www.ourfutureplan.net](http://www.ourfutureplan.net) under the “What’s this all about?” heading) and the full report.

People were able to chat with the team, leave written comments at the event, or take away copies of [the community survey](#) to complete later as hard copies or online.

Similar events were held in Fort Augustus and Dalchreichart.

15 local people participated and left written comments at the event, which are transcribed overleaf. These include comments gathered from the [Glenmoriston Improvement Group Facebook page](#) in response to a post about the event on the day itself.

## **Transcribed written comments**

NB – the comments have been grouped below for ease of reading.

### **[road safety]**

1. *Pavement to get to burial ground safely particularly for funerals (or across field)*
2. *Extend pavement to cemetery*
3. *Access to Invermoriston burial ground to be improved*
4. *Pavements going as far as houses on A887 and A82 north and south as existing ones run out too soon and dangerous on road*
5. *Pavements*
6. *A pavement clearing when it snows*
7. *30mph in Invermoriston*
8. *Speed limit reduction in Invermoriston and extended to outlying houses*
9. *We need the 30mph limit before someone is hit*
10. *We need a 30mph sign for Invermoriston and 20mph on the bridge*
11. *40mph and overtaking arrows on road not good*

### **[car park / play park]**

12. *Look at fitting a fence around the play area. Much needed.*
13. *Some people (very few) would like a fence around the play park near the hall – others like it as it is.*
14. *Fence around park.*
15. *Invermoriston car park potholes. Council making all the money from the ticket machine.*
16. *Invermoriston car park pot holes need doing.*
17. *Improve car park – fence play area, maybe relocate recycling, lining in car park to improve safety, fix potholes/surface*
18. *What happens to car park money – lots of potholes*
19. *Pot holes in car park Invermoriston need to be attended to. Should be a fence between the play area and A82 fence. This was supposed to be done at the time! Should be 30mph limit through Invermoriston.*
20. *Glass round recycling bins – not emptied regularly enough so get full.*

### **[dentist]**

21. *We need a dentist!*
22. *We need a local dentist – advertise UK wide, pay relocation costs*
23. *Dentist*
24. *Dentist please ☺*
25. *Tooth doctor please*

### **[miscellaneous]**

26. *Keep Incredible Edibles going each year [+1]*

27. *Fort Augustus and Glenmoriston Community Company needs to think bigger, more strategically, long term*
28. *Tidy up the burial ground – community caretaker?*
29. *Access path to Loch Ness (to be reopened)*
30. *Playgroup and child care to attract and keep families*
31. *Dog run*
32. *Toilets!*
33. *A drop-in centre for young people*
34. *Flowers by the war memorial*
35. *Fix septic tank at hall*
36. *Tidy up overgrown gravel/seating area in front of hall and BT building, tidy up BT building*
37. *Redo path information boards*
38. *Republish an updated leaflet about walks in the area. Get help with maps but can probably do the descriptions ourselves.*
39. *Preserve access rights*

### **Suggestions from Facebook**

- Fence around the play area
- Reduced speed limit
- Tour buses and cars parking on the A82/A887 junction (to avoid having to cross the road from the car park?)

## Appendix 6 Consultation on draft Plan

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Please see following pages for feedback from the local community on the draft Plan and subsequent changes to produce the final Plan.



# FORT AUGUSTUS & GLENMORISTON LOCAL PLACE PLAN CONSULTATION ON THE DRAFT PLAN

This report outlines feedback on the draft Local Place Plan (see [www.ourfutureplan.net/draft-plan](http://www.ourfutureplan.net/draft-plan)) during consultation in November 2024, culminating with a public discussion at Fort Augustus and Glenmoriston Community Council meeting on 28<sup>th</sup> November to broadly agree changes to the draft Plan. The report was prepared by Nick Wright, the independent facilitator of the Local Place Plan process.

The report is divided into four sections:

1. **Young people** - comments from Kilchuimen Campus joint Pupil Councils (see page 2).
2. **Community events** – comments from events on Fort Augustus and Invermoriston (see pages 3-6).
3. **Written feedback** - received via feedback forms or by email/letter (see pages 7-16).
4. **Community Council** – other changes agreed at their meeting on 28<sup>th</sup> November where the comments in sections 1-3 were discussed (see pages 17-19).

In summary, the main changes from the draft to the final Plan are as follows:

## **Vision and area-wide actions**

- More emphasis on nature & environment.
- A clearer message that the Plan aims not for population growth, but for a more sustainable population balance over time with a greater proportion of younger people and people of working age.
- More detail against each of the area-wide actions.

## **Fort Augustus**

- Strengthening the visitor management / road safety proposals on the A82, Oich Road and Canalside (including an aspiration to close the campervan site there).
- Aspiration to lengthen visitor stays (including better information/interpretation).

## **Invermoriston**

- Updates to the road safety proposals on the A82(T) and A887(T).
- Increased use of the Millennium Hall.

## **Action and delivery**

- More detail on community-led delivery, monitoring and review of the Plan.

# 1. Young people

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The bullet points below contain “big asks” from young people that emerged from a review of the draft Plan by Pupil Councils members from primary and secondary year groups on 28<sup>th</sup> November 2024, which followed activities across the whole school organised by the Pupil Councils to get initial input to the plan. The review of the draft Plan included a discussion about what might be achievable as opposed to impossible.

- **Free indoor space** after the end of the school day at 3pm, with access to a vending machine or cafe
- **Refurbish Fort Augustus tennis court and hut** ideally with free equipment available for people to play
- **Re-equip playparks in Fort Augustus at Jenkins Park and Abertarff Green** – involving young people in the design
- **Outside seating with shelter from the rain**, for example at Jenkins Park
- **Improve public transport:** reliability and space on Citylink buses, and local services linking to Whitebridge and Stratherrick
- **Discount card for local young people to use in Spar shop and cafes**
- **More activities** like archery and access to the shooting range in Glenmoriston

These points have each been added to the Young People section in chapter 4 of the final Plan.

## 2. Community events

Community events were held in Fort Augustus and Invermoriston on 12<sup>th</sup> November 2024, each a public drop-in event lasting approximately 3 hours. They were timed to coincide with other events (Invermoriston 'Community Tuesday' and the Community Company's AGM in Fort Augustus).

Each numbered comment below refers to a separate written comment about the draft Plan which was made at the events; some participants left multiple comments, others chose not to leave any. The middle column contains summarised or transcribed comments. The right-hand column contains a response to each comment and changes to the Plan.

Comments		Changes to final Plan
<b>Vision</b>		
2.1	"Where are the opportunities for work? To attract and keep young families. Not addressed by any proposed actions."	<i>Each of the area-wide actions contributes to the aim of attracting and keeping young families (in addition to the existing apprenticeships scheme and housing policy operated by the Community Company). This is now explained in chapter 4.</i>
<b>Priorities</b>		
2.2	"Manage flow / volume of tourists by subsidising short boat trips, to keep people off the streets while they are waiting for the full cruise."	<i>The practicalities and financial viability of this could be challenging, but it could be considered as part of the comprehensive tourism review proposed in chapter 4 of the Plan.</i>
2.3	"Support activities run by Three Glens Community Care – handyperson, befriending, homecare and (next project) community transport."	<i>Now included under the expanded 'Community life' section in chapter 4 of the Plan.</i>
2.4	"Highland Council has already completed an active travel plan for Aird. Are we covered by it? What does it mean for Fort Augustus?"	<i>The Council has confirmed that it has recently produced an <a href="#">Active Travel Strategy</a> for the whole Council area, and explained that the Strategy aims to improve provision for walking wheeling &amp; cycling between settlements in the Inner Moray Firth area (including Fort Augustus and Glenmoriston). The Council aims to build on the 20mph speed limits and make improvements where necessary within settlements, such as crossing improvements &amp; traffic calming, to support modal shift for shorter everyday journeys.</i>
<b>Fort Augustus</b>		
2.5	"Memorial Hall – good to bring back into use, but what uses? E.g. workspace, men's shed, etc"	<i>The exact mix of uses will depend partly on funding availability, technical constraints and further community engagement. The Fort Augustus map has been updated to refer to examples of potential community uses such as community meeting space or workspace.</i>
2.6	"New 20mph speed limit started last week – need speed enforcement cameras"	<i>See response to comment 2.4 above</i>

Comments		Changes to final Plan
2.7	“Why is the swimming pool not in the plan? Who decided not to include it?”	<i>The 2021 feasibility study demonstrated that a swimming pool would not be able to cover its costs; the group which commissioned the study has since closed. It is difficult to see how a swimming pool could be delivered in the foreseeable future, particularly who would fund the capital and running costs and where it would be located. The plan instead suggests focussing on providing opportunities for young people in particular to learn how to swim (see the ‘Young People’ action in chapter 4). The ‘Community life’ section in chapter 4 has been updated to explain this.</i>
2.8	“Good to include the men’s shed – could we find a location for it? E.g. in a new hub building at the Convent Land, at the golf course, behind the tennis courts, even a temporary portacabin in the car park”	<i>The men’s shed group is looking at various potential locations, including those mentioned in the comment. Other locations may emerge. More work is needed to establish which is the best potential location. The ‘Community life’ section in chapter 4 of the plan has been updated to explain this.</i>
<b>Invermoriston</b>		
2.9	“Safer pedestrian crossing points across A82(T) opposite the hall and car park AND at A887 junction (e.g. button roundabout to slow traffic?)”	<i>The Invermoriston map in chapter 4 has been updated to include this.</i>
2.10	“Extend footway and speed limit west along A887(T) Skye road to the four houses immediately west of Riverside Park.”	<i>The Invermoriston map in chapter 4 has been updated to include this.</i>
2.11	“Footpath network – include paths going north-east from A887 just west of the village”	<i>The Invermoriston map in chapter 4 has been updated to show these paths within the map extent.</i>
2.12	“Lower speed limit of 20mph on A82 between Dalcataig road junction and A887 junction”	<i>The Invermoriston map in chapter 4 has been updated to include this.</i>
2.13	“Condition of Dalcataig cul-de-sac road south of river – needs general maintenance”	<i>‘Getting About’ in chapter 4 has been updated to include a general point about maintenance.</i>
2.14	“Emphasise reopening of path to Loch Ness along north side of River Moriston from Hall, ideally remove barbed wire from outside of fence next to path”	<i>The Invermoriston map in chapter 4 has been updated to emphasise this.</i>
2.15	“More use of sports pitch”	<i>The sports pitch is highlighted on the Invermoriston map, and is available for use by the local community. The ‘Community life’ section in chapter 4 has been updated to refer to the need to retain it and promote/advocate its use.</i>
2.16	“Teenage activities in the Hall”	<i>The ‘Community life’ section in chapter 4 has been updated to include this suggestion.</i>
2.17	“Community resilience – emergency facilities for showering, washing, laundry etc in Hall in case of power cuts / failures in private water supply”	<i>The ‘Community life’ section in chapter 4 has been updated to include this suggestion for both Fort Augustus and Invermoriston halls.</i>

Comments		Changes to final Plan
<b>Glenmoriston</b>		
2.18	“A887(T) eastbound just before Torgyle bridge over River Moriston – signage of narrow bridge needs to be before the bend, too many near accidents here”	<i>This has been included in the updated ‘Getting About’ section in chapter 4.</i>
<b>Action matrix</b>		
2.19	<i>[in relation to Young People]</i> “Key players – add Community Council”	<i>The Community Council has been added to the action matrix.</i>
2.20	<i>[in relation to Young People]</i> “First steps – add Understanding of the struggles young families face”	<i>The plan as a whole is focussed on young families and young people, as explained in the vision (chapter 3), and a number of the plan’s actions should improve their lives (e.g. those relating to young people, housing, community facilities and activities, childcare and transport) – which are in addition to existing community services like the community larders and playgroups. It is not clear what a specific action about increasing understanding of the struggles that young families face could usefully say, but nothing in the plan resists that message being communicated with the community in the future.</i>
2.21	<i>[in relation to Managing Visitors]</i> “Key players – add cruise ship operators, Loch cruise boats, Visit Inverness Loch Ness BID (which promotes tourism but does not work <u>with</u> community to alleviate problems of excess/litter”	<i>The additional key players have been added to chapter 5.</i>
2.22	<i>[in relation to Affordable Homes]</i> “First steps - Not request implementation of Short Term Let Control area – should be work with other Ness communities who want the same Short Term Let Control”	<i>This first step has been updated to reflect this.</i>
2.23	“How will the plan be delivered? Who will project manage it?”	<i>More detail has been provided in chapter 5 about how the community should manage the Plan’s delivery, including roles of local organisations and the wider community in terms of communications, accountability, monitoring progress and future review of the plan; and the need for external support to help deliver the Plan.</i>
2.24	“Who will accountable/responsible for delivering the plan? Who sets timescales and priorities? How will local organisations work in partnership to deliver the Plan? How long will it take to deliver?”	<i>More detail on these points has been provided in chapter 5 of the plan (see also response 2.23).</i>

### 3. Written feedback

During November 2024, the draft Plan was available online at [www.ourfutureplan.net/draft-plan](http://www.ourfutureplan.net/draft-plan) and in hard copy in local shops, with an online / paper form for responses. People were also invited to comment by email or phone.

Thirteen individuals commented via the online feedback form (ten people), email (two), and comments box (one).

Each of the numbered comments below was submitted by one individual. Comments 3.1 to 3.10 were received via the online form and have been transcribed verbatim. Comments 3.11 to 3.13 were received by email or letter; 3.12 and 3.13 are summaries of longer submissions.

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
3.1	"I am impressed with the detail and clarity of the Plan. Lots of great ideas which would be amazing if brought to fruition. Lots of work ahead!"	"A confident YES."	[n/a]	<i>No change needed</i>
3.2	"Covers all bases - well thought out plan on the surface"	"I guess so - a big emphasis needs to be made on managing tourism"	[n/a]	<i>No change needed</i>
3.3	"It covers all of the issues within our communities. There have been significant achievements after the last Community Plan. It would be wonderful if things continue to develop positively following this plan."	"Yes"	[n/a]	<i>No change needed</i>
3.4	"Covers all age ranges"	"To an extent"	"There is discussion on safety and transport - I would like to see pedestrian crossings for safer road crossing."	<i>Chapter 4 of the plan has been updated to refer to the need for safer pedestrian crossings in Fort Augustus and Invermoriston (see also comments 3.8, 3.9 &amp; 3.11).</i>
3.5	"It is good to focus on retaining key facilities, improving existing facilities, improving pedestrian areas, addressing vehicle speeds and supporting our	"Partially"	[1] "Much more focus on retaining nature, heritage and a rural lifestyle that are a major reason tourists and new residents are attracted to	<i>[1] In terms of nature, this is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the engagement process, which is</i>



	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
	environment and heritage.”		<p>and stay in the area.</p> <p>[2] Much, much less focus on population growth via young people/families and new housing. Much more focus on the value of over 65s and retirees who contribute to the economy, services, volunteering and community life without requiring jobs.”</p> <p>[3] Much more focus on youth recreation via organized clubs and groups rather than new unsupervised play parks or costly infrastructure that is beyond our capacity to support.”</p>	<p><i>why it did not feature strongly in the draft Plan’s chapter 3 and 4 (vision and actions).</i></p> <p><i>As a number of comments referred to the lack of direct mention of nature and climate change in the draft Plan (see comments 3.6, 3.7, 3.8, 3.11 &amp; 3.13), it has been added to the vision in chapter 3 of the final Plan – as have heritage and rural.</i></p> <p><i>[2] Chapters 3 and 4 of the Plan have been updated to explain that the Plan is not suggesting population growth but that a more sustainable population balance is needed, with – over time – a greater proportion of younger people and people of working age (see also comments 3.7 &amp; 3.8).</i></p> <p><i>The Plan does not intend to undervalue the contribution of older people to the community. Existing provision of activities and services is arguably better for older people than for younger people. The point of the focus on younger people because the current demographic trend of an ageing population is unsustainable in the long term as explained in chapter 3. It is not intended to diminish the range of activities and facilities available to older people.</i></p> <p><i>[3] There is a strong desire from across the community for improvements to play parks (see chapter 2 of the Plan). Providing more activities and groups was also an aspiration and is included in the plan. Delivery will of course rely on increased volunteer activity, which is challenging as explained in the ‘Community capacity’ action in chapters 3 and 4 (see also comment 2.1 above).</i></p>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
3.6	"It recognizes the important role nature plays in our health, wellbeing, recreation and tourism"	"Ok, but misses some important points."	"Protecting our natural resources should be included. This is a fundamental to our health and wellness as well as to attracting and retaining residents and tourists. Doing our part to combat climate change and biodiversity loss should be recognized. These issues will increasingly affect us as will over industrialization of the landscape and urbanizing our communities."	<i>In terms of environmental issues, climate change is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the engagement process, which is why it did not feature strongly in the draft Plan's chapter 3 and 4 (vision and actions).</i>  <i>As a number of comments referred to the lack of direct mention of climate change in the draft Plan (see comments 3.5, 3.7, 3.8, 3.11 &amp; 3.13), it has been added to the vision in chapter 3 of the final Plan.</i>
3.7	"Addressing transportation issues, making better use of our heritage and culture, refurbishing vacant properties, starting more kids clubs, highlighting the value of nature access"	"Mostly"	"It is too focused on population growth and new facilities in Fort Augustus which is already getting busy. I don't think we need to force population growth as it is limited by lots of factors and happens naturally. Refurbishing and repurposing existing facilities or sharing with other communities makes more sense than building new ones, especially for kids parks which are never heavily used. There is no mention of sustainability or our environmental impact."	<i>Chapters 3 and 4 of the Plan have been updated to explain that the Plan is not suggesting population growth but that a more sustainable population balance is needed, with – over time – a greater proportion of younger people and people of working age (see the responses 3.5 &amp; 3.8 for more information on this).</i>  <i>In relation to sustainability and environmental impact, climate change is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the engagement process, which is why it did not feature strongly in the draft Plan's chapter 3 and 4 (vision and actions).</i>  <i>As a number of comments referred to the lack of direct mention of climate change in the draft Plan (see comments 3.5, 3.6, 3.8, 3.11 &amp; 3.13), it has been</i>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
				<i>added to the vision in chapter 3 of the final Plan.</i>
3.8	<p>"I think it helps identify what local people are thinking, it's great that it is open for everyone to comment. It's valuable to have a plan, so many communities don't have this type of progressive thinking and feedback system."</p>	<p>"Somewhat. I think some things are fairly straight forward and it's great to be addressing the more easily improved items from the "first steps" in the action matrix. While there may always be a need for development and affordable housing, play areas etc, In contrast I think that the attractive part of moving to the area is not to have over-development and abundance of facilities, but to have healthy access to nature. This to me would be why people would choose to live in this area rather than Inverness."</p>	<ol style="list-style-type: none"> <li>1. "Sympathetic development, including as you rightly said - prioritise improving or replacing existing buildings. Protecting and improving green spaces, that's what makes the area desirable.</li> <li>2. Related to the above, building housing estates at a fast rate without growing communities naturally may create problems with lack of employment opportunities for new residents. I believe that while attracting new young families is good, retirees are also valuable to the community and attracting more retirees is good for local shops and economy, doing more for this age demographic shouldn't be overlooked.</li> <li>3. On tourism, I think it would be good to slow the tourists down and get them spending more money in the small business. The limited area that the tourists roam through</li> </ol>	<ol style="list-style-type: none"> <li>1. <i>Chapter 4 has been updated to refer to the need for sympathetic development, conserving of green spaces and access to nature.</i></li> <li>2. <i>Chapters 3 and 4 of the Plan have been updated to explain that the Plan is not suggesting population growth but that a more sustainable population balance is needed, with – over time – a greater proportion of younger people and people of working age (see also comments 3.5 &amp; 3.7).</i>  <i>The Plan does not intend to undervalue the contribution of older people to the community. Existing provision of activities and services is arguably better for older people than for younger people. The point of the focus on younger people because the current demographic trend of an ageing population is unsustainable in the long term as explained in chapter 3. It is not intended to diminish the range of activities and facilities available to older people.</i></li> <li>3. <i>The suggestions for more visitor information etc have been included under Managing Visitors in chapter 4 (see also comments 3.4, 3.8 &amp; 3.11).</i></li> <li>4. <i>In terms of environmental issues, climate change is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the</i></li> </ol>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
			<p>could be improved in many ways. From the Loch Ness viewpoint to the top of the locks could be a signed walking route, with improved walkways, information on history of the area and locks, hanging flower baskets on the lamp posts. This would get visitors walking through more local businesses, staying longer and generating more income for the area.</p> <p>4. I don't think the plan addresses the environment enough, environmental policy, sustainability, actionable steps towards being a better community. E.g. Recycling, wildlife conservation, upgrading homes insulation, regeneration of woodlands. I know this is something that's talked about but I think it would be great to include in the plan.</p> <p>THANK YOU FOR READING!!"</p>	<p><i>engagement process, which is why it did not feature strongly in the draft Plan's chapter 3 and 4 (vision and actions).</i></p> <p><i>As a number of comments referred to the lack of direct mention of climate change in the draft Plan (see comments 3.5-3.7, 3.11 &amp; 3.13), it has been added to the vision in chapter 4 of the final Plan.</i></p>
3.9	"Well thought out; clear actions with viable solutions; very community focused; can see real benefits	"Yes! I do have a suggestion, however (see below)."	"I think the safety section for Fort Augustus (with regards to the A82 and the influx of	<i>These suggestions have been added to the Managing Visitors section in chapter 4 (see also comments 3.4, 3.8 &amp; 3.11), including suggesting closure of</i>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
	to everyone living here.”		<p>tourists each day) should extend to Canalside. At the height of the season, tourists, cyclists and kayakers (portaging along the route) take over the road here, which often makes leaving or returning home by car a headache. It's particularly bad when trying to turn in or out at the A82 junction, or when passing any of the steps coming down from the canal bank – people walk out into the road without looking all the time, making it dangerous and stressful.</p> <p>We also have an increasing problem with campervans getting lost on our side when they're looking for the pitches across the canal, and of course, they then need to awkwardly turn here. So many people ignore the No Through Road sign at the end, and it just means we have people turning in our driveways up by the railway bridge all the time (sometimes even parking in ours without permission, or blocking our exit by partially blocking it with their cars).</p> <p>I know it's impossible for you to teach visitors common courtesy, but improved signage or</p>	<i>the campervan area at the top of Canalside on the grounds that it is poorly located in terms of access and proximity to residential properties and the school.</i>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
			<p>some other solution would be welcome before this becomes a greater problem (I did hear a rumour that surveys were being done by the roads people a short while ago, so perhaps this is already in motion?).</p> <p>Aside from this suggestion, I think this is a really positive and well-considered plan, thank you for your hard work in putting it together."</p>	
3.10	<p>"Wow! Vision for sure and generally well-thought through as a significant number of the proposals will require a multi-agency approach and are unlikely to be accomplished in the short-term. A good example of this is gaining access to the school field/MUGA which are owned by the Council. The Council do not provide full-time janitorial cover and most access points are by locked gates as they provide security for the students in the school.</p> <p>Good to see small-scale and immediately practical suggestions such as the replacement/repair of the handrail on Bunoich Brae."</p>	"In general, yes."	<p>"In addition to upgrade/repair of local paths which will benefit us all, I should like to see access to free parking for locals at car parks such as the one at the White Bridge in Glengarry Forest - some scheme along the lines of that in use in FA car park maybe? Why should locals have to pay to access countryside in their own back yards?</p> <p>Also in respect of footpaths, are there plans to install a few dog-poo bins? Obviously they would need to be easily accessible for the persons required to collect the waste and that incurs cost but that would be better than residents removing the poo bags from the side of the path or hung on branches by</p>	<i>These suggestions have been added to the Paths and Access section in chapter 4 of the Plan.</i>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
			irresponsible dog owners.”	
3.11	[n/a]	[n/a]	<p>“One thing I noticed is lacking is any direct mention of the need to adapt to climate change and changing weather patterns, and the need to reduce greenhouse gas emissions – I’m not sure where it would sit in this draft, but there should surely be some acknowledgement of this somewhere?”</p>	<p><i>In terms of environmental issues, climate change is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the engagement process, which is why it did not feature strongly in the draft Plan’s chapter 3 and 4 (vision and actions).</i></p> <p><i>As a number of comments referred to the lack of direct mention of climate change in the draft Plan (see comments 3.5-3.8 &amp; 3.13), it has been added to the vision in chapter 4 of the final Plan.</i></p>
3.12	[n/a]	[n/a]	<p>[summary] Concern about reinstatement of the Oich pedestrian bridge between Lower Bunoich and Oich Road in Fort Augustus, as it would increase pedestrian / vehicle conflict on Oich Road, which is narrow, has no footway and is increasingly busy with traffic.</p>	<p><i>Chapter 4 has been updated to state that traffic management on Oich Road should be an integral part of detailed proposals to reinstate the bridge, with the aim of improving upon the current situation by changes to vehicular access, parking and street design (to reduce unnecessary vehicular access). See also comments 3.4, 3.8 &amp; 3.9.</i></p>
3.13	[n/a]	[n/a]	<p>[summary] A number of suggestions:</p> <ol style="list-style-type: none"> <li>1. Combining a Local Place Plan and Community Action Plan in one document means that there is an absence of what goes where in the Plan; “there is no plan in this plan”.</li> <li>2. The 2024 Inner Moray Firth Local</li> </ol>	<p><i>In response to each suggestion:</i></p> <ol style="list-style-type: none"> <li>1. <i>A combined Local Place Plan and Community Action Plan is established good practice to integrate all the community’s aspirations, spatial or otherwise, into a single document. This makes sense for everyone concerned and reduces consultation fatigue.</i></li> </ol> <p><i>The Plan does contain maps of what might go where. They are as detailed as can be</i></p>



	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
			<p>Development Plan is not included in detail. Are its proposals feasible? Has it been consulted on?</p> <p>3. The Local Place Plan be more ambitious, and should include more proposals to encourage a more sustainable population age balance (i.e. more younger people), including small business space, a community building on the Convent Land, and environmental issues such as fuel poverty, climate change resilience and recycling.</p> <p>4. Questions about how community organisations and the local community will organise delivery of the Plan amongst themselves and with external stakeholders.</p>	<p><i>prepared with available information and resources. The obvious area where locational detail is lacking is identifying sites for new housing (point 8 on the Fort Augustus map in section 4 of the draft Plan). The Plan does, however, reflect community consensus around the primary housing-related message to the Highland Council for its next Local Development Plan: more <u>affordable housing is needed for younger people, workers and families</u>. There was no such consensus around where those houses should be located, perhaps unsurprisingly given other feedback expressing concern about population growth.</i></p> <p><i>The wording in section 4 has been refined to explain this, to suggest that future housing sites should be in line with established planning policy objectives of Local Living etc (see page 12 of the draft Plan), and to encourage developers and the local authority and the proposed housing needs analysis to identify sites on that basis.</i></p> <p>2. The 2024 Inner Moray Firth Local Development Plan is referred to in section 2 and relevant extracts are included in appendices. The Plan was prepared by the local authority (see <a href="http://www.highland.gov.uk/imf">www.highland.gov.uk/imf</a>).</p> <p>3. In terms of <b>ambition</b>, a strategic aim of the Plan (identified in chapter 3) is to make the population age balance more sustainable; but there is a limit to the community's ability to implement proposals to do this. The Plan therefore</p>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
				<p><i>focuses on proposals which have emerged from the engagement process as commanding the strongest community support, and seeks to avoid creating too large a range of proposals which cannot be implemented. A number of other comments indicate how ambitious the draft Plan is even without adding any more proposals, and the Plan already makes clear that implementation will rely on more resources and capacity being available (see chapter 5).</i></p> <p><b>Small business space</b> did not emerge as a priority, but has been included in a new section in section 4 relating to Jobs and business (which focussed solely on childcare in the draft Plan).</p> <p>Future development of the <b>Convent Land</b> is a priority on the Fort Augustus map in chapter 4. The map now explains that the uses suggested there are the most popular ones emerging from community engagement on the Local Place Plan and the Convent Land.</p> <p>In terms of <b>environmental issues</b>, climate change is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the engagement process, which is why it did not feature strongly in the draft Plan's chapter 3 and 4 (vision and actions).</p> <p>As a number of comments referred to the lack of direct mention of climate change in</p>

	What do you like about the draft Plan?	Does it reflect our community's aspirations?	If not, what changes do you suggest?	Changes to final Plan
				<p><i>the draft Plan In terms of environmental issues, climate change is an international and national priority and was described as such in the policy section in chapter 2 of the draft Plan. There was however little mention of it by the local community earlier in the engagement process, which is why it did not feature strongly in the draft Plan's chapter 3 and 4 (vision and actions).</i></p> <p><i>As a number of comments referred to the lack of direct mention of climate change in the draft Plan (see comments 3.5-3.8 &amp; 3.11), it has been added to the vision in chapter 4 of the final Plan.</i></p> <p><i>4. More detail has been provided in chapter 5 about how the community should manage the Plan's delivery, monitoring and future review of the plan (see also comments 2.23 &amp; 2.24 above).</i></p>

## 4. Community Council

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After the feedback in sections 1-3 had been received, Fort Augustus and Glenmoriston Community Council discussed amendments to the draft Plan at its public meeting on 28<sup>th</sup> November 2024. This resulted in agreement to changes (a) described in sections 1-3 above and (b) the additional changes summarised in this section.

The changes noted below are **in addition** to those described in sections 1-3 above.

### Changes to chapter 4: Actions

#### Young people

- No additional changes beyond those referred to in section 1 above.

#### Managing visitors

- General aspiration to lengthen visitor stays, by improving the quality of visitor experience (including new larger toilets, improved cafes and restaurants, improving the canal and associated public realm as a focal point with better maintenance, recreating a tourist information centre, and improved information and interpretation about diverse local heritage and other attractions including the noticeboards for visitors and community by the public toilets).
- Seek to close the campervan site at the top of Canalside on the basis that it is poorly located in terms of accessibility and proximity to the school grounds (another campervan park is available in the village on Fort William Road).
- Improve safety of passengers disembarking from Loch Ness cruise boats by installing a railing at the top of the pedestrian ramp up to the A82.

#### Affordable homes

- New developments of affordable homes should aim to build community, not just houses. That means that they should be:
  - Be targeted at local needs and working age population.
  - Be located within villages (such as gap sites or underused areas).
  - Be small scale, non-suburban in nature, sympathetically designed and not overwhelm existing settlements in terms of scale or pace of development.
  - Have necessary facilities and amenities such as play space, green spaces and good walking / cycling access.
- Existing homes should be upgraded to be more climate friendly and efficient.

#### Community life

- Retitle this action area from 'community facilities' to reflect a broader concern with activities and services too.
- Add 'care' as a priority – making it easier for everyone, but especially older and more vulnerable people, to live well within their existing community. This could include a range of actions such as home adaptations, home-based or community-based care

services, intergenerational activities, making more use of the Telford Centre, and community transport.

- Support any new community facilities and activities which will bring local people together to socialise, share and learn, whether indoor or outdoor.
- More detail on aspirations for play areas, sports pitches, toilets, the tennis court, affordable shopping etc.
- Note that we continue to have a long term aspiration for a local swimming pool, although we understand that the recent feasibility study concluded that it is not currently feasible.

### **Jobs and business**

- Renamed and expanded from 'Childcare' to include an aspiration to diversify the economy beyond tourism, making it easier for local people to get jobs and start businesses in other sectors. This could include continuation of the existing apprenticeship scheme, development of small business space / premises, and touchdown space for homeworkers.

### **Getting about**

- Renamed and expanded from 'Transport' to cover walking and cycling as well as public transport, to reiterate points made under 'Managing Visitors' about pedestrian safety on the A82 through Fort William and Invermoriston (including wider pavements, crossing and speed controls), the A887 in Invermoriston and at Torgyle bridge by Dalchreichart.

### **Paths and access**

- Repair/upgrade/maintain/upgrade rural path network as and when needed, to benefit locals and visitors alike (for example, ensuring there are pedestrian accesses at locked gates on hill tracks).
- Building on the good work at Dundreggan, ensure that renewable power schemes include wildlife conservation, woodland regeneration etc.

### **Community capacity**

- Link to expanded content about community delivery role in chapter 5 "Making it Happen".

## **Changes to chapter 5: Making it Happen**

There should be an additional section about how the community should manage delivery, monitoring and review of the Plan. Based on the discussion in the Community Council meeting, this additional section should cover the following points:

1. The Community Council should champion the Plan. Progress with delivery should become a regular standing item on meeting agendas.
2. A Working Group should be established to support and champion delivery of the Plan. Membership should be drawn from the Community Council, Community Company, local residents or businesses who wish to be involved, and key delivery partners such as the Highland Council, Scottish Canals and Transport Scotland. The Working Group should be able to invite participation from other delivery partners as required for specific actions contained in the Plan.

3. The Working Group may need to procure additional resource to deliver the Plan or individual elements of the Plan. This could take different forms such as assistance from delivery partners, consultant support or paid staff time.
4. The Working Group should establish arrangements for two-way communication with the wider local community – so that the local community is aware of delivery progress and can influence future delivery priorities.
5. Not everything in the Plan will be deliverable. Some actions may turn out to be impractical to deliver for unforeseen reasons; others may not be able to secure the necessary resources or external support. Part of the purpose of the Plan is to help secure resources and support for actions or indeed alternative solutions that the Working Group feel can deliver the Plan's vision to the benefit of the community.
6. The Plan should be reviewed after approximately 5 years.

## Appendix 7 Local Development Plan extracts

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This appendix contains map-based extracts from the Inner Moray Firth Local Development Plan, adopted in 2024, that directly relate to Fort Augustus and Glenmoriston. The full document can be seen at [www.highland.gov.uk/imf](http://www.highland.gov.uk/imf)



# Inner Moray Firth Local Development Plan 2

## Plana Leasachaidh Ionadail Linne Mhoireibh A-Staigh 2

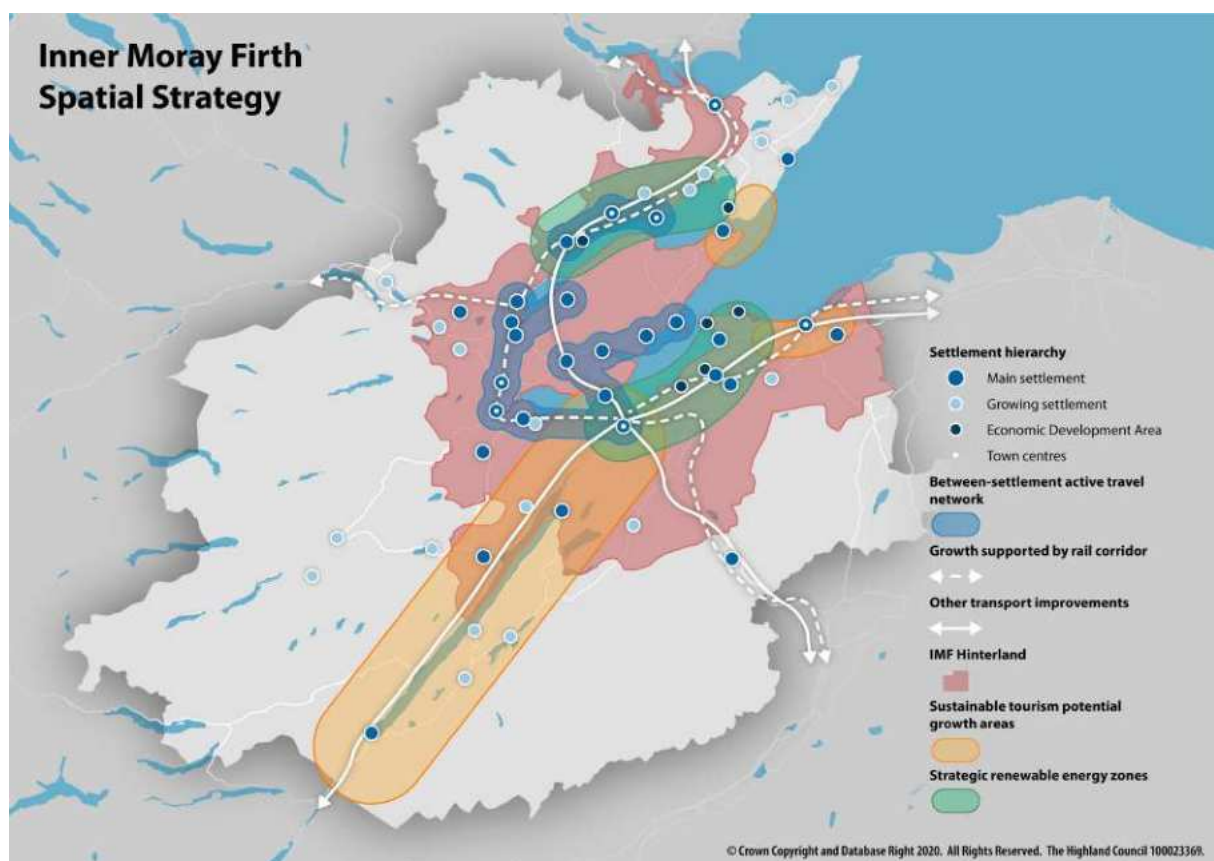
**Adopted Plan**

**July 2024**

[highland.gov.uk/imf](https://highland.gov.uk/imf)

- 3 Achieving the Plan's outcomes requires a strategy for how these broad aims and principles will be applied across the Inner Moray Firth Plan area. Map 1 'Spatial strategy' shows the spatial priorities for delivering the outcomes and where future development should be directed. This Plan reinforces the [Highland Indicative Regional Spatial Strategy to 2050 \(September 2020\)](#) <sup>(3)</sup> priority to focus on making best use of existing places and infrastructure, especially in our City and town centres, and creating networks of resilient communities that are better connected and have great access to the services and facilities they need.

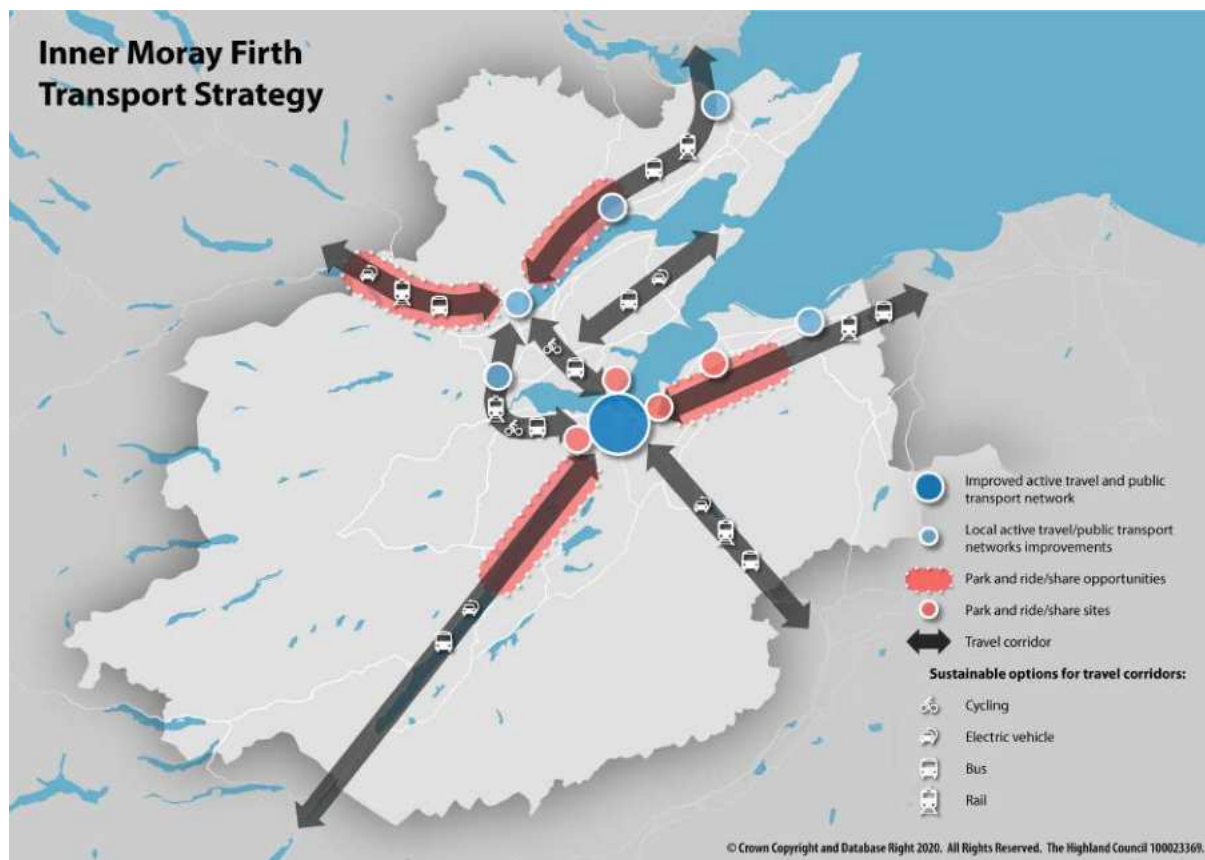
**Map 1 Spatial strategy**



- 4 Existing settlements and town centres will also be the prime locations for employment, alongside a number of Economic Development Areas and strategic renewable energy zones where major new employment is expected to enable the transition to net zero. Similarly,

3 [https://www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/927/national\\_planning\\_framework](https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/927/national_planning_framework)

Map 3 Transport strategy



### Sustainable transport interventions | Eadar-theachdan còmh-dhail seasmhach

#### Sustainable transport interventions: Delivering the Transport Strategy

**78** The Transport Strategy will be delivered through the Development Management process by applying Policy 14 'Transport' (which updates HwLDP Policy 56 - Transport) as well as ensuring the delivery of the Plan-wide interventions and settlement-scale interventions identified here and in Placemaking Priorities, Settlements maps and Site Developer Requirements:

**79** For Inverness this means:

1. Creating an exemplar, fully-connected active travel system, including delivery of [Active Freeways](#) <sup>(22)</sup>, as defined by the Active Travel Network.

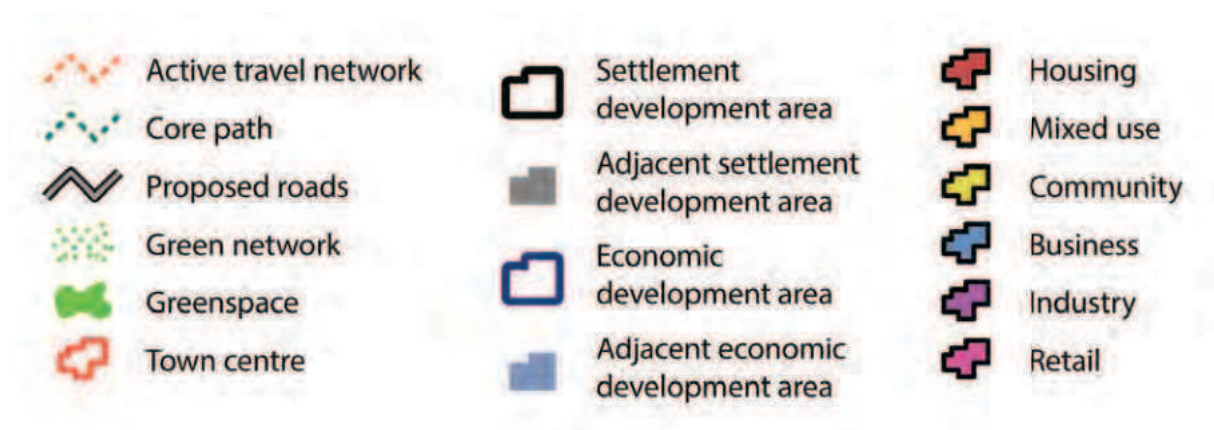
22 <https://www.transport.gov.scot/media/49052/stpr2-phase-1-ast-project-1-active-freeways-3-feb-2021.pdf>



## Main settlements | Prìomh thuineachaidhean

- 81** The Main Settlements make up the top tiers of the Settlement Hierarchy and are where we intend most future growth should occur. For each Main Settlement we have explained the factors affecting development, listed Placemaking Priorities that we think should guide any development proposal within that place and included a mapped list of specifically identified development sites. The choice of these sites is justified and a list included of what any developer of each site must do to bring forward a proposal that would be likely to obtain planning permission. Each site entry also includes a site area, acceptable land uses and if this includes housing then an indicative housing capacity.
- 82** The Main Settlement mapping also includes notations indicating Greenspaces and Green Networks and for the largest settlements Town Centre boundaries (to which the relevant general policies on these subjects will apply). Active Travel and Core Path Networks are also depicted.
- 83** The symbols representing the features in the settlement maps and those shown in 'Economic development areas | Raointean fais eaconamaich' are described in Figure 4 'Map legend'.

**Figure 4 Map legend**



### Fort Augustus | Cille Chuimein

- 142** Fort Augustus only accommodates a stable, year round population of just over 600 but expands during the tourism season because it is well placed to capture trade passing along its trunk road, canal and long distance trail corridors. It also supports higher order facilities such as a high school because of its distance from any urban area. Education, water and sewerage facilities have adequate existing or programmed capacity.
- 143** In terms of constraints, the same transport, river and tourism corridors create severance of movement across the village, junction constraints, heritage features that should be protected, flood risk areas, and marked seasonal variations in demand and therefore employment. The patchwork of crofting tenancies and ownership within the village continues to thwart attempts to assemble larger development sites.
- 144** Taking account of these development factors we believe that this Plan should consolidate rather than seek to promote expansion of Fort Augustus. In practice, this means a preference for smaller infill sites. The fragmented pattern of landownership within the village and other constraints limit the land that is available and viable for significant development. Land south of the Old Convent is already part developed and could be extended. Land within and adjoining the village car park is in the most sustainable location and could be reconfigured to allow more and better laid out car parking plus enabling mixed use development.

#### Placemaking Priorities 14

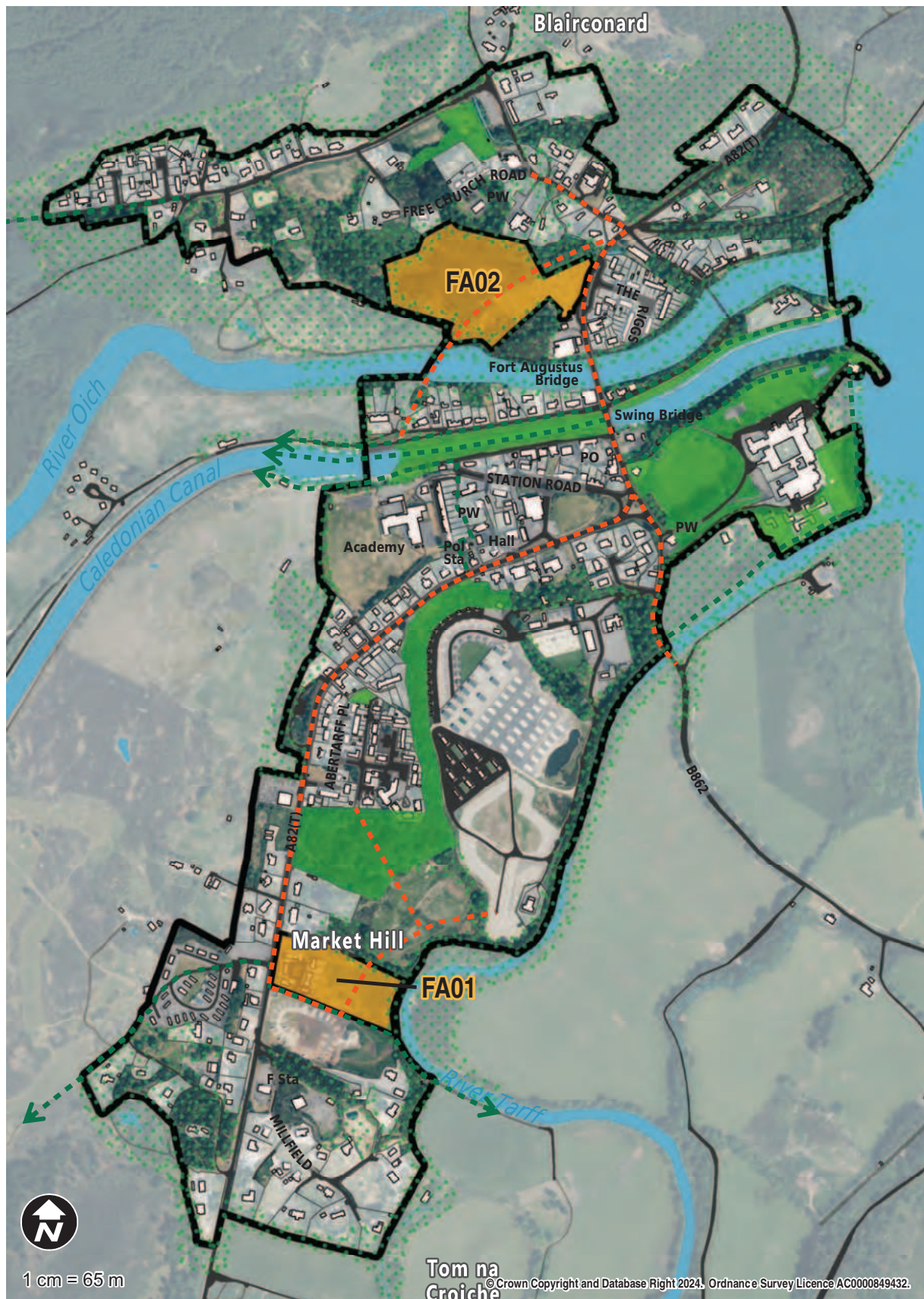
##### Fort Augustus

- Support smaller scale infill expansion where land ownership and other constraints allow.
- Complete water supply improvements.
- Encourage comprehensively serviced mixed use development close to the village centre and south of the Old Convent.

- Avoid fluvial flood risk issues and mitigate the severance of active travel movement caused by the transport corridors.
- Safeguard and enhance local Green Networks.



Map 18 Fort Augustus



### Development Sites

#### Mixed Use

##### FA01: Glebe

**Use(s):** Housing,

**Area:** 1.6 ha

**Indicative housing**

Community, Business

**capacity:** 10

**Developer requirements:** Part complete. Potential second phase. Developer masterplan which should include/address: Flood Risk and Drainage Impact Assessments (no development in areas shown to be at risk of flooding); retain, setback development from and add planting along riparian strips and site boundaries; Protected Species Survey; archaeological survey and recording; Transport Statement and mitigation including, new/improved active travel links to village facilities (especially to Kilchuimen Primary School) and assessment of trunk road junction capacity.

##### FA02: Village Centre

**Use(s):** Housing, Community,

**Area:** 3.3 ha

**Indicative housing**

Business, Retail

**capacity:** 10

**Developer requirements:** Built development predominantly within current parking area and car park further reconfigured and expanded to west. Developer masterplan which should include/address: Drainage Impact Assessment; Tree/woodland Survey and Management Plan; Habitat and Protected Species Surveys; retain and setback development from existing planting but if tree loss then add compensatory planting to enhance green corridors within wider site boundary; visualisations to assess and mitigate landscape and visual impact; Transport Statement and mitigation including, new/improved active travel links to

village facilities (especially to Kilchuimen Primary School) including assessment of feasibility of disused railway line as active travel link connection, vehicular access through reconfigured car park.

# Appendix 8 Reasons to amend Local Development Plan

This table contains reasons why the Local Development Plan should be amended, as required by [Schedule 19 of the Planning \(Scotland\) Act 2019](#).

Area-wide actions		Reason for seeking amendment of the Local Development Plan
Young people		To sustain our future population and our community.
Managing visitors		To better manage the impacts of large visitor numbers in Fort Augustus in particular.
Affordable homes		To ensure sustainable demographics and improve housing supply and choice.
Community facilities		To support Local Living, access to services and facilities, and community sustainability.
Jobs & business		To support Local Living, community wealth building, access to opportunities, and economic diversification.
Getting about		To support Local Living, access to opportunities and health & wellbeing, and tackle climate change.
Paths & access		To support Local Living and contribute to health and wellbeing.
Community capacity		To empower the local community and enable delivery of this Plan.
Fort Augustus		
1. A82 safety & traffic management		To improve public safety and visitor management/experience.
2. Retain key community facilities		To support Local Living, improve health and wellbeing, and sustain the community.
3. Improve public toilets & visitor information		To improve visitor management/experience and support Local Living.
4. Upgrade Memorial Hall for community use		To support Local Living, provide additional indoor community space, improve health and wellbeing, & sustain the community.
5. Play / recreation areas		To support Local Living, improve health and wellbeing, and sustain the community.
6. Access to school outdoor recreation facilities		To support Local Living, improve health and wellbeing particularly of young people, and sustain the community.
7. Convent Land		To support Local Living, improve health and wellbeing, and sustain the community.
8. More affordable homes		To sustain our future population and our community.
Invermoriston		
1. A82 safety & traffic management		To improve public safety and visitor management/experience.
2. Path network		To support Local Living and contribute to health and wellbeing.
3. Hall and toilets		To support Local Living and visitor management.
4. Car park		To improve public safety.
5. Retain community facilities		To support Local Living, improve health and wellbeing, and sustain the community.