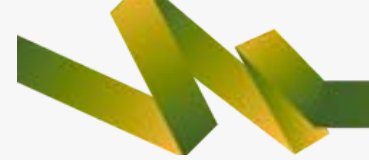


# **Torridon and Kinlochewe LOCAL PLACE PLAN 2024**



**PLANA ÀITE IONADAIL**  
**Thoirbheartan is Ceann Loch Iù 2024**



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# 1. Introduction

The purpose of this Local Place Plan (LPP) is to:

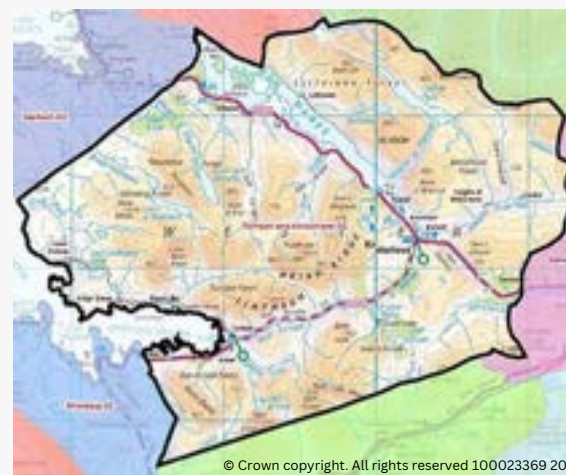
- Complement the Torridon and Kinlochewe Community Development Plan by linking this to wider Highland Council planning.
- Help the Highland Council, Community Councils and other relevant bodies consider the impact of planning applications on our local communities.
- Inform Highland Council's next Local Development Plan.
- Influence investment by Highland Council, other public bodies, funders, landowners and businesses in ways that support our local community.

The plan covers the area of Torridon and Kinlochewe Community Council (TKCC), which extends from Balgy to Slattadale and includes the villages of Annat, Diabaig, Fasaig, Inveralligin, Kinlochewe and Wester Alligin.

Where relevant, reference is made to the neighbouring area of Shildaig Community Council (SCC). This is because one of the core facilities that enables people to live and work in the TKCC area is

the primary school in Shildaig. Continuing support for the school is required to maintain a vibrant community capable of economic development.

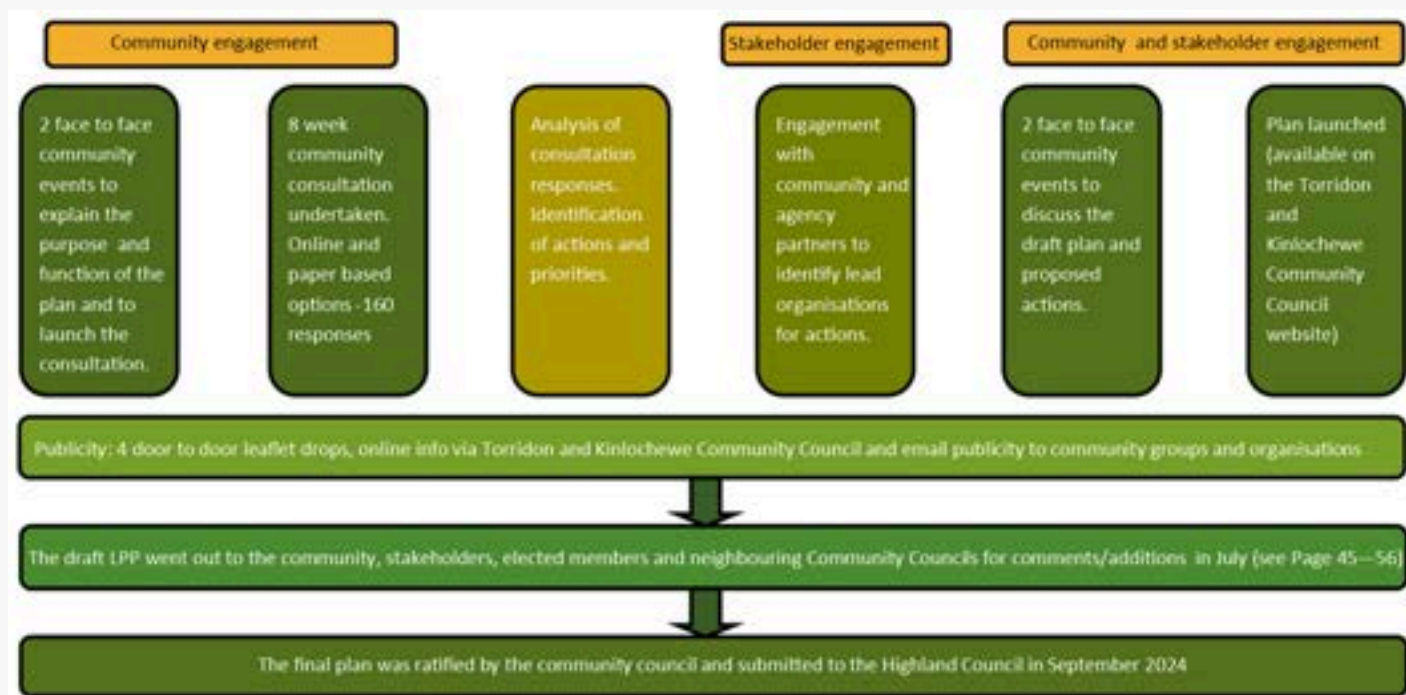
Loch Torridon is also a vital asset. As part of this falls within the SCC area, TKCC and SCC communities are working together to consider the loch as a whole.



This LPP was prepared by TKCC in consultation with other local bodies. It links directly to the Torridon and Kinlochewe Community Development Plan 2023-2028, which has four themes: Place, People, Transport and Tourism Management. Issues raised under Place, Transport and Tourism Management are part of the LPP, while the actions under People do not have a spatial element, thus are not included.

## 2. Community engagement and relationships with other plans

In preparing this LPP, TKCC has built on the Community Development Plan 2023-28 and other consultation processes rather than undertaking a completely new consultation. The Community Development Plan 2023-28 was created following an extensive process of community consultation as illustrated below. Now that the community development plan has been adopted, responsibility for its implementation has passed to Torridon District Community Association (TDCA) which continues to engage with the community on a regular basis



## ***Other community plans and key issues***

TKCC considered the Gairloch and Loch Ewe Community Action Plan and the Area Place Plan process carried out by Wester Ross Biosphere on behalf of Highland Council that TKCC engaged with.

In addition, the LPP reflects two other key areas of community engagement that emerged in 2023.

The first of these involves community organisations looking to gain an understanding of the ecosystems and life within the whole of Loch Torridon, including Upper Loch Torridon, Loch Shildaig, Loch Diabaig and both coasts of Northern Applecross and Diabaig to Redpoint, and from that to consider what needs to be done to preserve or regenerate the local seabed.

Public meetings on this issue have been extremely well attended and an ongoing process of engagement is planned as the work develops.



The second critical area is the proposed massive expansion of telecommunications masts across the Highlands through the Shared Rural Network (SRN), a UK Government programme dating from 2019.

There is widespread concern in the TKCC area that the proposed mast sites would do little to improve connectivity for communities and businesses, while at the same time they would despoil some of our most remote and beautiful landscapes and cause significant environmental damage.

This has given rise to a major public campaign led by TKCC, other local community councils, TDCA and Community Out West Trust working in conjunction with National Trust for Scotland (NTS), John Muir Trust, Mountaineering Scotland, and other public bodies and individuals.

In January 2024, Highland Councillors joined community organisations in calling for a re-think on how the SRN scheme is rolled out. Of fundamental importance is the belief that major developments need to be undertaken with a proper process of due diligence and local consultation.

It is essential that these principles apply to any new developments that may be proposed in the future.



## ***Relationship to other plans***

In line with the statutory requirements of an LPP, TKCC considered a number of wider plans including:

### **National Planning Framework 4**

Actions in this LPP are mapped against NPF4 policies.

### **Highland Outcome Improvement Plan**

This includes 5 core outcomes:

- Community Participation & Dialogue.
- Community Safety & Resilience.
- Infrastructure.
- Mental Health & Mental Wellbeing.
- Poverty Reduction.

Image courtesy of SCDC



LPP COMMUNITY CONSULTATION - KINLOCHEWE VILLAGE HALL

### **Highland-wide Local Development Plan**

This sets out a vision that by 2030, the West Highland and Islands area will:

- Be better connected.
- Have more efficient public service provision.
- Have more affordable housing.
- Have a more diverse economy.
- Have rationalised and protected its lifeline services.
- Be reconnected with its land and natural resources.
- Have a greater and more diverse age profile of population than currently projected.
- Be a place of outstanding natural and cultural heritage.
- Have re-established and promoted its unique identity.

-



## West Highland and Islands Local Development Plan (LDP)

This identifies the following Place Making Priorities for Torridon:

- To investigate, in conjunction with other stakeholders, whether housing, community and tourism facility development sites can be found within or close to the settlement whilst still retaining its linear pattern and best croft land but supporting land management and croft houses
- Land at the A896 village junction may be suitable for this purpose particularly where it has been subject to previous development and/or has vegetation cover that could provide an existing landscape framework that could help mitigate the visual impact of development.
- To protect public seaward views and those of Liathach from Fasaig and to retain and enhance green networks around the village.



In drawing up this LPP, TKCC has considered how the plan aligns with other plans and sets out changes we would like to see to the LDP. We understand these proposed changes will not affect the existing LDP, but will be considered when Highland Council is preparing its next LDP.

This section sets out some general statements and changes that should be made and Sections 6 - 10 set out specific spatial development proposals to be included.

## Proposed changes to the LDP

TKCC considers that the LDP should contain more detail on how Highland Council sees the visions in the Highland-wide Local Development Plan being delivered in the Torridon and Kinlochewe area.

In addition, the LDP should:

- **Include Kinlochewe.** The Highland Wide LDP identifies the whole of the LPP area as a fragile area. In addition to this, areas in the village have been identified as vulnerable to flood risk (see page 16). Development is key to building the sustainability of fragile areas. We believe that the LDP should set out how the Council sees potential development supporting Kinlochewe to be a thriving place and how this could be achieved.
- **Retain the existing Placemaking Priorities for Torridon.**
- **Name the community as a stakeholder, to be included in discussions around sites for housing, community and tourism facilities.** While planners have specialist expertise, communities bring lived experience and local knowledge and may identify issues and needs that planners are unaware of.
- **Recognise that flood risk presents a challenge for development in parts of Kinlochewe** to strengthen resilience to flood risk.



- **Include the sites identified within this LPP for housing, community and tourism development** to support a thriving economy, provide quality affordable rural homes and encourage and support tourism.
- **Commit Highland Council to working with stakeholders and the community to identify sites for housing development** to provide quality affordable rural homes that meet the needs of the current population and support the long term sustainability of our communities.
- **Include a commitment to linking planning policy to a detailed study of the impact of climate change on coastal and river areas** to strengthen resilience to flood risk.



- **Safeguard, through appropriate siting and design, areas protected or otherwise important for nature conservation or landscape qualities, including Wester Ross NSA, Wild Land Areas, Sites of Special Scientific Interest, Special Protection Areas and Special Areas of Conservation.** A commitment to safeguarding other areas of environmental significance is already included for other areas in the current LDP and should be extended to the TKCC area.

The area wide sections of the LDP should:

- **Recognise that larger settlements which are key service provision points for the wider rural area should be developed in a way that does not impede or delay access to those key services for people who have to travel from outlying areas.** To maintain or increase access to services, to tackle health inequalities and to support Living Well Locally.
- **Recognise under Connectivity and Transport that where services are centralised, good roads and transport infrastructure are vital to ensure rural communities are able to access them.** To maintain or increase access to services, to tackle health inequalities and to support Local Living.



- **Include under Environment and Heritage increased support for community waste and recycling solutions.** To facilitate delivery of zero waste objectives
- **Contain a commitment from Highland Council that where community-led action plans exist, these will be considered alongside Local Place Plans to ensure that planners are aware of local aspirations and community-led activities.** To address inequalities - not every community will have had the capacity to meet the rigours of producing a Local Place Plan suitable to be registered. Community-led Action Plans which have engaged with the local community and identify their needs and aspirations should help inform development planning where no LPP exists.

### 3. Overview of the area

In this section we highlight some of the places, buildings and activities that are important to the local community.

This is a remote area and the maps below shows some of the buildings and places that are important to us because they provide activities that are needed to support community life. These are explored further in the text within the themes which follow the map.

The wild aspect of the local environment was highlighted in our consultation as very important to the local community. Beinn Eighe and Loch Maree National Nature Reserve (map 9) and National Trust for Scotland (NTS)'s Torridon Estate (Appendix 1) help protect and maintain that.

Other land and buildings that are important to the community and the local economy include Glen Torridon, Loch Diabaig, Loch Torridon, Torridon Primary School building, Kinlochewe Village Hall, Kinlochewe shop and post office. These can be found on the maps in sections 6-9 of this plan..

Image courtesy of SCDC



The villages within our area are small and spread across a wide geographical area and connections between them is important to community life.

Although we are surrounded by a beautiful landscape, it is also vital that we have local community spaces where people can move about and meet up. The maps in sections 6 - 9 and the table in section 10 identify some of these important spaces as well as opportunities to improve them.

Many of the key public services that the community relies on are located outwith the TKCC area. Lots of places and buildings that are important to us are therefore in other LPP areas.



Peace quiet Stunning scenery quiet surrounded environment Strong  
 natural environment local Location Space Beautiful access area  
 community spirit mountains views scenery rural  
 landscape natural beauty beauty Walks community close  
 people wildlife Nature Peaceful live countryside remote home fantastic  
 Quiet community spirit access close Peace quiet Environment welcoming remote  
 landscape Peace local mountains friendly friendliness  
 Scenery home community feel Wildlife area  
 people Space Small Beautiful nature sea Great history remoteness  
 sense community  
 walks Peace quiet Access shop sea feels friendly nature wildlife  
 Highlands community opportunity people Surroundings local  
 outdoor activities areas Pace life sense community remote  
 walking outstanding natural beauty living place local wildlife  
 community area people life

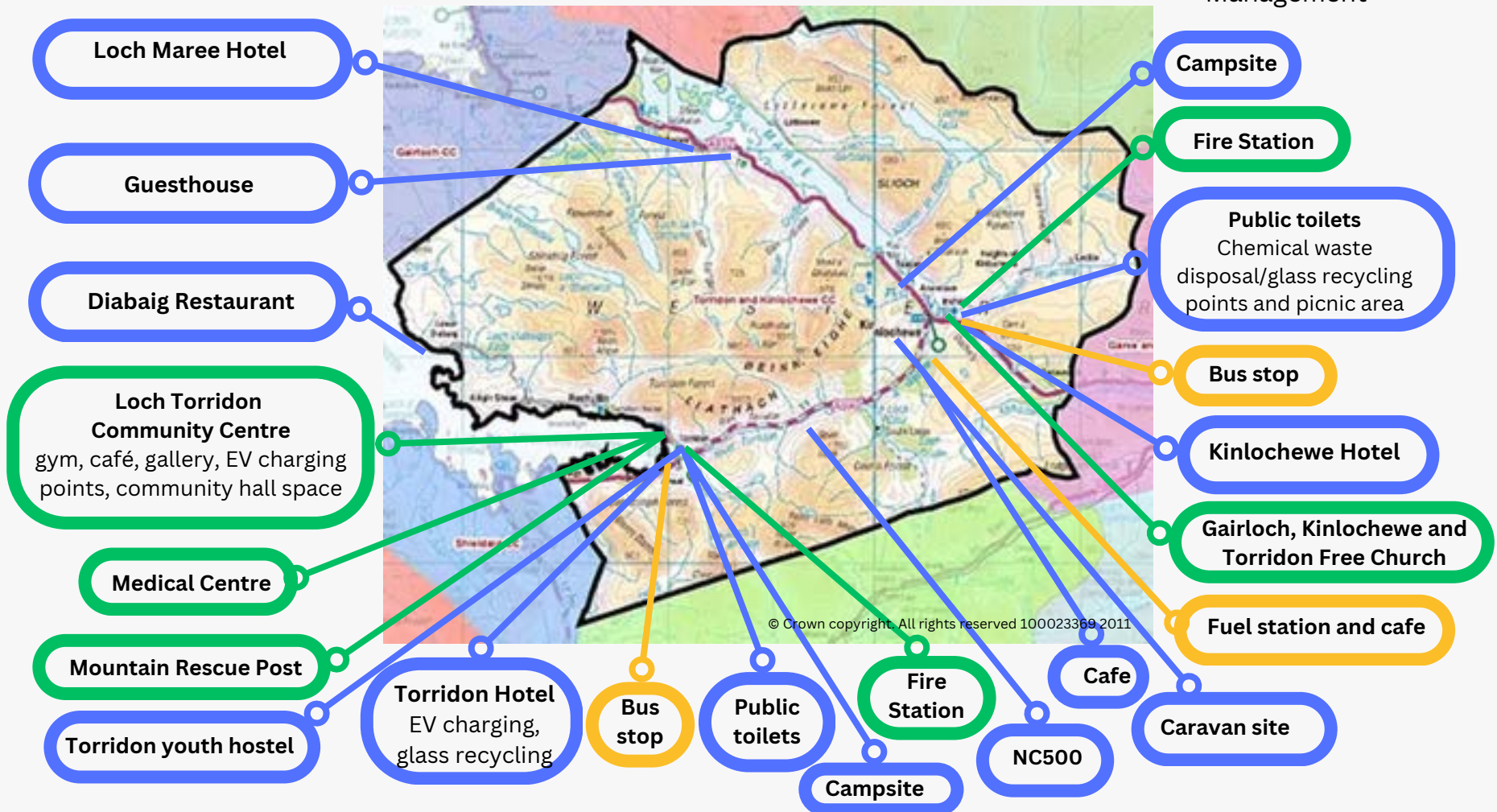
Word cloud made from the responses to the community consultation question where people were asked to list the top 3 things they like about living in the area



# Overview of the area (map)

All sites have a “place” element. The colour coding corresponds with the colour coding in the community development plan as an aid for cross referencing. Where a site falls into more than one theme, we have indicated its primary category.

- Place
- People
- Transport
- Tourism Management





## ***Nature, history and heritage***

The TKCC area is one of outstanding natural beauty. In the community survey for the development plan, of all the things listed that people liked about living in the area the natural environment came out top. It is essential therefore that all development in the area is sustainable and environmentally sensitive.

The area includes more than 20 miles of superb coastline around Loch Torridon, the majestic mountains of NTS's Torridon Estate, and the Beinn Eighe and Loch Maree Islands National Nature Reserve which is a core part of the Wester Ross Biosphere that covers 5,200 square kilometres of Wester Ross and Lochalsh.

There are numerous Sites of Special Scientific Interest, Special Protection Areas and Special Areas of Conservation. There are significant areas of Scottish rainforest, which are part of the last 1% of temperate rainforest in the world. On the lower slopes of Beinn Eighe and islands of Loch Maree there are remnants of ancient Caledonian pine forest and matured ancient woodlands that are some of the least disturbed by humans in the UK. Some of the pines are more than 350 years old.

Image courtesy of SCDC



The Loch Maree islands are nationally and internationally protected to safeguard the unique nature found there, including rare breeding birds such as black-throated divers.

Throughout the area, the woodlands and mountains are home to a range of other Scottish wildlife and protected species, including pine martens, golden eagles, red deer and crossbills. The biodiversity offered by the area makes many parts of it internationally important.





A number of landowning partners, including NTS, NatureScot, Woodland Trust and private estates, came together in 2023 to form the Glen Torridon Partnership. Their vision is to improve the health and connectivity of the rainforest and other habitats in the area. They aim to significantly increase native woodland coverage and manage and monitor deer and other wildlife to ensure populations are thriving and at sustainable levels in the landscape.

As with Wester Ross more generally, the TKCC area has a strong Gaelic heritage which is entwined with the land and sea. Of the total population of Wester Ross, 10.6% can speak Scottish Gaelic, which is listed as 'definitely endangered' in the UNESCO Atlas of Endangered Languages.[1]

The UNESCO strategic plan for the Wester Ross area notes how conditions are exposed and the terrain difficult to navigate and cultivate, so it remains sparsely populated. Most settlements developed where the land meets the sea and at the confluences of major glens, as people typically combined cultivation of the flatter, less stony ground with fishing and harvesting other products from the sea.

Image courtesy of [stevecarter.com](https://www.stevecarter.com)



The mosaic of arable croft fields around local settlements, with outlying moorland common grazing, reflects an important land use of the West Highlands.

[1] [https://www.wrb.scot/userfiles/file/2018\\_2023\\_Strategic\\_Plan/WRB-Strategic-Plan-web-spread.pdf](https://www.wrb.scot/userfiles/file/2018_2023_Strategic_Plan/WRB-Strategic-Plan-web-spread.pdf)

## ***Community facilities and services***

Image courtesy of Kirsty McKay



ARTWORK FROM KINLOCHEWE VILLAGE HALL

There are two community centres in the area, Loch Torridon Community Centre (LTCC) in Fasaig and the Village Hall in Kinlochewe. Both host a range of community activities. LTCC has a gym that is open to members and non-members and is also the start point for a number of footpaths maintained by the community, including around the historic Grove of Springs settlement.

Fasaig and Kinlochewe both have village shops and also public toilets maintained by the community.

Kinlochewe has a petrol station and post office, as well as a children's bookshop.

There is a primary school in Shildaig, which also runs a nursery. Beyond primary level pupils have to travel to Gairloch, where there is a secondary school and further education facilities through the University of the Highlands and Islands. Transport is provided for primary and secondary stages but not for nursery. Kinlochewe had a primary school until recently but it is now mothballed and unlikely to re-open.

There is a medical practice in Fasaig providing primary health care services, but for most other key services it is necessary to travel to Inverness or Dingwall. This means travelling large distances by single track roads, often through difficult conditions. In summer, total journey times by car to Inverness (up to 75 miles) and Dingwall (up to 58 miles) are up to 120 minutes and 90 minutes respectively. In winter, these journeys can take considerably longer.

## Visitor economy

The area is a popular visitor destination with people attracted to the natural beauty, stunning wilderness areas and rich cultural heritage [2]. Outdoor activity opportunities include hiking, climbing, mountain biking, water sports, fishing and stalking.



A large part of the area's economy is linked to tourism and, taking advantage of the natural environment, a number of small businesses have grown up offering outdoor pursuits.

A Chemical Waste Disposal Point for motorhomes is available adjacent to Kinlochewe Community-owned toilets. but there is none in Torridon. There is an opportunity to consider whether one can be sited as part of the National Trust new visitor centre development, or improvements at the campsite.

[2] <https://www.unesco.org/en/mab/wester-ross>



The road from Slattadale, through Kinlochewe and Annat to Shildaig is part of the North Coast 500 tourist route and sees high levels of tourist traffic. This brings both opportunities and challenges.

There are two cafés in Fasaig, two cafés in Kinlochewe and a restaurant in Diabaig. There is a gallery selling work by local artists in LTCC. The area also has four hotels, two campsites, a caravan site, youth hostel and a large number of properties for holiday lets.

NTS runs a small deer museum by the shores of Loch Torridon and has plans for a major new visitor centre at the junction of the Fasaig and Kinlochewe to Shildaig roads. The Beinn Eighe and Loch Maree National Nature Reserve also has a Visitor Centre.



## ***Business environment***

Overall, the area still has a low wage economy that is dependent on jobs linked to tourism – even the small shops are mainly supported through tourist trade. The distance from main centres of population, poor transport links, limited availability of housing and lack of services all add to the difficulties of recruiting staff, which remains a major constraint on business expansion. However, recent improvements in internet and 4G connectivity, coupled with a post-Covid opening up of opportunities to work remotely, could give rise to new possibilities.

The sleeper train service from Inverness to London is a critical element in supporting hybrid working patterns, in addition to being a significant benefit to tourism. This has minimal negative impact on the environment and it is important the service is maintained. Inverness airport also offers connectivity to a number of UK and other destinations.

There are three salmon farms in Loch Torridon and one for smolts in Loch Damh, all operated by Mowi and Bakkafrost. There is also a locally-owned mussel farm in Loch Torridon.

## ***Transport and travel***

Public transport in the area is extremely limited. There is a bus twice a week from Kinlochewe to Dingwall and Inverness and a further bus once a week to Dingwall. A bus runs Monday to Thursday and Saturday between between Strathcarron and Torridon and on Friday between Strathcarron and Annat.

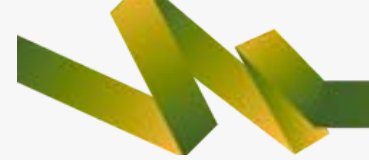
The nearest train station is in Achnasheen, 10 miles beyond Kinlochewe, from where important connections can be made to Inverness transport services and to Kyle of Lochalsh.

Beyond this, those wishing to travel who do not have a vehicle, including people needing to access medical facilities other than emergency services, have to rely on friends and neighbours, the volunteers of the South Wester Ross Community Car Scheme (SWRCCS) or the local taxi based in Fasaig.

The A896 from Kinlochewe to Balgy (and beyond) is frequently used, and damaged, by huge lorries unable to use the upgraded Achnasheen to Lochcarron road because of a railway bridge which is too low.

Image courtesy of Sally Cook





## **Climate Change**

The changing climate is likely to bring about challenges to our local environment. UK climate change predictions are that we will continue to see:

- An increased chance of warmer, wetter winters and hotter, drier summers.
- An increase in the frequency and intensity of extremes.
- A decrease in summer soil moisture content.
- Rising sea levels beyond 2100.

The impact of this is likely to include:

### **Weather**

Extreme weather incidents have an impact on the physical environment. The severity and increasing frequency of storms will cause deterioration of the coastline and there have been instances in the TKCC area where heavy rainfall has washed away bridges.

SEPA [3] identifies part of Kinlochewe as a 'Potentially Vulnerable Area 01/13' in terms of flooding and some land within Kinlochewe has development constraints because of flood risk.

[3] [https://www2.sepa.org.uk/frmstrategies/pdf/pva/PVA\\_01\\_13\\_Full.pdf](https://www2.sepa.org.uk/frmstrategies/pdf/pva/PVA_01_13_Full.pdf)

[4] [https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea\\_level\\_rise&map\\_type=year&basemap=roadmap&contiguous=true&elevation\\_model=best\\_available&forecast\\_year=2050&pathway=rcp45&percentile=p50&refresh=true&return\\_level=return\\_level\\_1&rl\\_model=coast\\_rp&slr\\_model=kopp\\_2014](https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=rcp45&percentile=p50&refresh=true&return_level=return_level_1&rl_model=coast_rp&slr_model=kopp_2014)

The hills leading out of Kinlochewe, Inveralligin and Diabaig can be particular hazards in winter. Frequent snow ploughing and gritting across the whole TKCC area are essential.

### **Sea levels**

The area includes a significant amount of coastline. The risk maps in [Appendix 2](#), produced by Climate Central [4], show in pink the land projected to be below the annual flood level by 2050. The extracts show detail that can be accessed by zooming into the live map using the link.

The impact of this needs to be considered in planning future developments, and actions may be required to reduce the impact on existing settlements. There are already roads in the area that are covered by the sea during particularly high tides, heavy rains and storm surges e.g. in Inveralligin, Fasaig and Diabaig.

### **Increasing temperatures**

As the country experiences more heatwaves, it is important to consider protecting and retaining areas that provide shade and shelter for people and wildlife. Development planning e.g. for housing, also needs to plan for heat as well as cold.



## **Wildfires**

There is already significant wildfire risk in the area, particularly at times of extreme dryness. Rising temperatures will add to this risk.

It is important that wildfire risk management continues to be built into land management plans for the area and that awareness raising work continues with the many tourists who visit the area during dry periods. The emergency response services have wildfire management plans in place.



Image courtesy of TDCA

## **Renewable Energy**

Within the Grudie and Talladale, Kinlochewe, Heights of Kinlochewe and Coulin private estates are 'Run of River' hydro schemes connecting into the national grid. There is currently no benefit to communities from these schemes. Development of new renewable schemes should consider what community benefit would be appropriate.

## **Low Carbon Living**

The Community Development Plan 2023-28 highlights the community's desire to move towards a more sustainable food economy with opportunities for people to grow their own as well as buy locally.

It also highlights the issue of grid connection at the area known as the Balgy Gap where residents are not connected to an electrical supply and are therefore dependent on fossil fuels for their energy.

The nature of the geography of the area and location of services makes it difficult to live here without driving. Wester Ross Community Transport Scheme provides a shared transport option to supplement the public transport system in the area.

Thought needs to be given to the location of services in future development, balancing reducing the reliance on cars with avoiding creating one central service point that impacts the vibrancy and sustainability of smaller settlements.



## ***Opportunities and challenges to maintaining and developing a vibrant area***

### **Opportunities**

The area's main asset is its natural environment – the sea, forests and mountains. This not only brings tourism but is also a key reason people want to live here. Economic opportunities can stem from things that are seen as uniquely Scottish or special to the area.

The recognition of the outstanding environment by key national and international organisations, such as NTS, Woodland Trust and UNESCO, brings both human and financial resources to the area, and supports conservation, sustainable development and knowledge sharing. Developing partnerships between these organisations, local community organisations and local government offers the opportunity to build on the area's many assets and tackle its challenges in innovative ways.

For example, invasive species clearing days with Woodland Trust and a community deer stalking initiative with NatureScot, are aimed at building relevant skills within the community and making it more resilient.

Image courtesy of [stevecarter.com](http://stevecarter.com)



**BEINN EIGHE**

The recent increase in interest in re-wilding has both improved the environment and created niche opportunities for tourism. Linking individual re-wilding areas could bring about added benefits. Actively managing the deer population will enable woodland to regenerate and can, if venison is marketed properly, create income and employment.

Better IT and improved connectivity would be helpful to the business environment and could also offer the opportunity to find innovative ways to improve access to services in the area, linking provision to need in a more effective and cost-effective manner.





## Challenges

A key challenge in the area is to address the housing crisis. the area has a far higher proportion of second residences/holiday homes than the regional or national average and desirability pushes up prices beyond what the local economy will support [5].



Low population density will always be a challenge to providing services, and to minimising the negative impact on the environment of service provision. The area contains a number of small settlements and is in the top 10% of areas in Scotland that are furthest from services [6]. Better and carbon-free public transport, better recycling facilities, and an active approach to maintaining the natural environment, including maintaining peat lands (which are a valuable carbon sink), are important elements of this.

The electricity supply to much of the area is quite weak and a particular problem occurs at what is known as the Balgy Gap, where there is no mains electricity between Annat and Shieldaig. This affects both houses and the land-based operations of the four fish farms that operate in the area, all of which are forced to rely on generators. These are noisy and damaging to the environment.

While salmon farming is recognised as an important part of the Highland economy, ways need to be found to mitigate its damaging impact on the seabed and on environment linked economic opportunities.

The seafood and fresh-fish industry is important to the Highlands but obstacles to fast export brought about by Brexit have had a detrimental effect on the industry, effectively cutting many suppliers off from lucrative markets such as France and Spain.

[5] Taken from [2011 census data](#). Will be updated when 2022 census data is available

[6] [Scottish Index of Multiple Deprivation 2020](#)



## 4. Our vision



**Our vision is to invest  
in the future of our community  
whilst maintaining and  
enhancing our natural and wild  
environment. This includes  
tackling inequalities and  
working towards net zero.**



# 5. Detailed plans and proposals

## *Loch Torridon*

As noted in the introduction, plans for Loch Torridon will be developed jointly with communities in the SCC area. The loch is part of the Wester Ross Biosphere marine transition zone and restoring the seabed, reversing loss of marine life and improving fish farms so they are not so damaging to the environment are critical protection issues. In particular, but not exclusively, there is a need to protect the maerl as it is an endangered keystone species on which many other species depend. There is also a longer-term aspiration to use Loch Diabaig as a working 'sea-croft', to have much stronger community involvement in the sea and what it can offer for food, employment and recreation.

*Aligns with NPF4 Policies 3 and 32, HLDP vision and HOIP Community Participation and Dialogue.*

Image courtesy of TKCC



LOCH TORRIDON



## More affordable housing

Given that affordable housing is crucial to maintaining the viability of the area, the TDCA development plan sub group will continue to liaise with Communities Housing Trust on their plans to build 6 to 8 new units in Fasaig and regenerate existing properties to bring them into the rental market. A site for the Fasaig units has already been identified.

Image courtesy of TDCA



FASAIG VILLAGE

In addition, two accommodation units are likely to be incorporated into plans for the former Torridon Primary School, should a Community Asset Transfer (CAT) for this go ahead.

Discussions are also underway to bring the existing Kinlochewe village shop, post office and associated dwelling into community ownership.



Image courtesy of TDCA

KINLOCHEWE SHOP & POST OFFICE

This would require registering the accommodation as a House in Multiple Occupancy so that it could be made available for affordable rent by locals seeking single bed rental and/ or staff accommodation.

As noted earlier, some potential housing development sites in Kinlochewe are constrained by flood risk. The community feel that while this is a complex area the Council, working with local residents, should identify areas that are suitable for small scale developments and these should be included in the Local Development Plan.

Image courtesy of TDCA

*Aligns with NPF4 Policies 16, 17, 15 and 25, WH&ILD Place Making Priorities, HLDP vision and HOIP Infrastructure outcome.*

## ***Re-purposing Torridon and Kinlochewe schools***

Community proposals for the former Torridon Primary School are designed to maintain an iconic building at the centre of Fasaig village. The school is an important part of the collective memory of the area and its use in future as a community asset respects both the wish to retain that memory and its prominence as a public building.

A firm of consultants engaged by TDCA has completed a feasibility study for a Community Asset Transfer (CAT). This included consulting with the community and working with the TDCA development plan sub-group on a business plan for a mixed-use proposal for the school buildings, including accommodation and commercial units.

Kinlochewe Primary School is currently mothballed and there needs to be a community consultation on its future use. Possible future uses include affordable housing or a new campsite and bunkhouse.

*Aligns with NPF4 Policies 9, 17, 26 and 30, WH&ILDP Place Making Priorities, HLDP vision and HOIP Community Safety and Resilience outcome.*

Image courtesy of TDCA



Image courtesy of TDCA



## ***Expanding play facilities***

Next to Torridon Primary School is a playpark that has not been used for many years. TDCA is contemplating a CAT of this site with a view to revitalising and expanding the playpark for both residents and visitors. This would also encourage children from the wider area to use the facility at weekends and in holidays.

Kinlochewe has only very basic recreational facilities and these do not meet the needs of young families. A safe, contained, play area should be developed and a possible site in the vicinity of the village hall and playing fields has been identified for this. The Village Hall Committee and Hickman Trust, which owns the land, are looking to improve drainage to the site as a first step. Any park should link to footpath development (see below) and there is potential also for outdoor gym equipment.

*Aligns with NPF4 Policy 21 and 30 and HOIP Community Safety and Resilience outcome.*

## ***Paths and tracks***

There should be more safe pedestrian and cycle paths avoiding the busy A896 and A832. This would encourage active travel and benefit both residents and tourists. New paths should include a route between Fasaig and Kinlochewe, a link between Kinlochewe campsite and village and the Beinn Eighe visitor centre and Glas Letir Trails, and a path and bridge connecting Annat and Fasaig. New mountain bike trails should be developed as part of hydro-scheme tracks.

In Kinlochewe there is untapped potential for circular walking routes, and also a river walk linking to existing footpaths in Glen Torridon. Sites for public art could be developed along these paths as well as in Fasaig. Where sections of road in Fasaig and Kinlochewe do not have pavements, the existing pavements need to be extended to make the villages safe for pedestrians.

*Aligns with NPF4 Policies 13, 21 and 30, HLDP vision and HOIP Mental Health and Wellbeing outcome.*

Image courtesy of SCDC



SPORTS PITCH, KINLOCHEWE

## ***Local food production and a better managed environment***

Local food production has long been important in the area and a number of initiatives already exist, including an extensive “pick your own” garden at Inveralligin and the croft at Cromasaig 9 that sells produce in the Kinlochewe village shop. The area contains a considerable amount of under- used croft land and this could further support community composting schemes and allotments.

The Glen Torridon Partnership is engaged with the community in the management of invasive species and deer populations. This could include the linked promotion of venison as a sustainable, high-quality food source. There are also opportunities for seed collection and tree planting, which could include a commercial nursery for native trees.

Community groups in the area are seeking to work with Mowi and Bakkafröst to try and reduce the damaging effects of salmon farming on the environment.

Image courtesy of SCDC



Further development of infrastructure that supports a sustainable food economy in an environmentally sensitive manner would be welcomed.

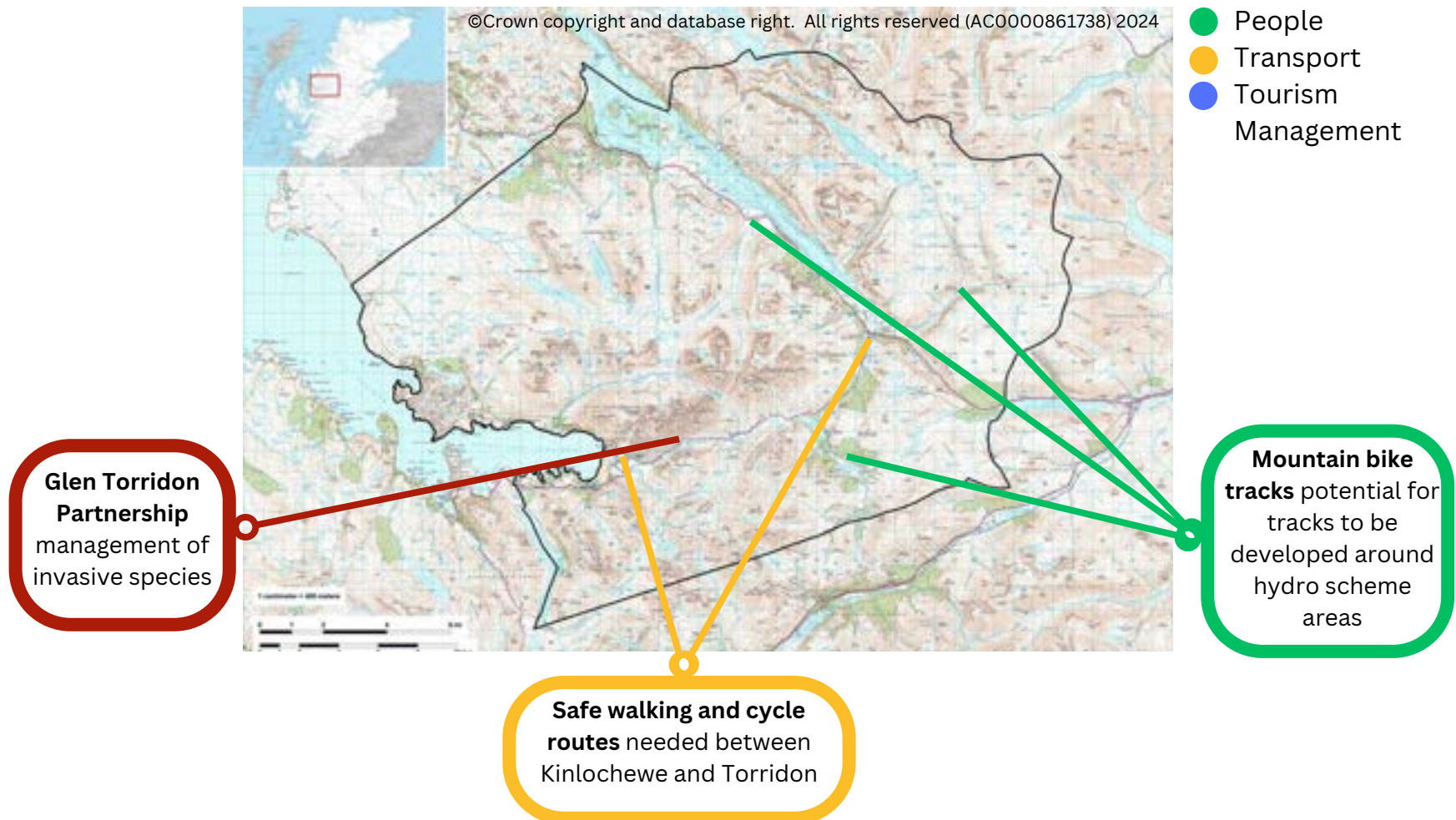
*Aligns with NPF4 Policies 1, 3, 4, 6 and 32, HLDP vision and HOIP Community Safety and Resilience outcome.*



## 6. Area map

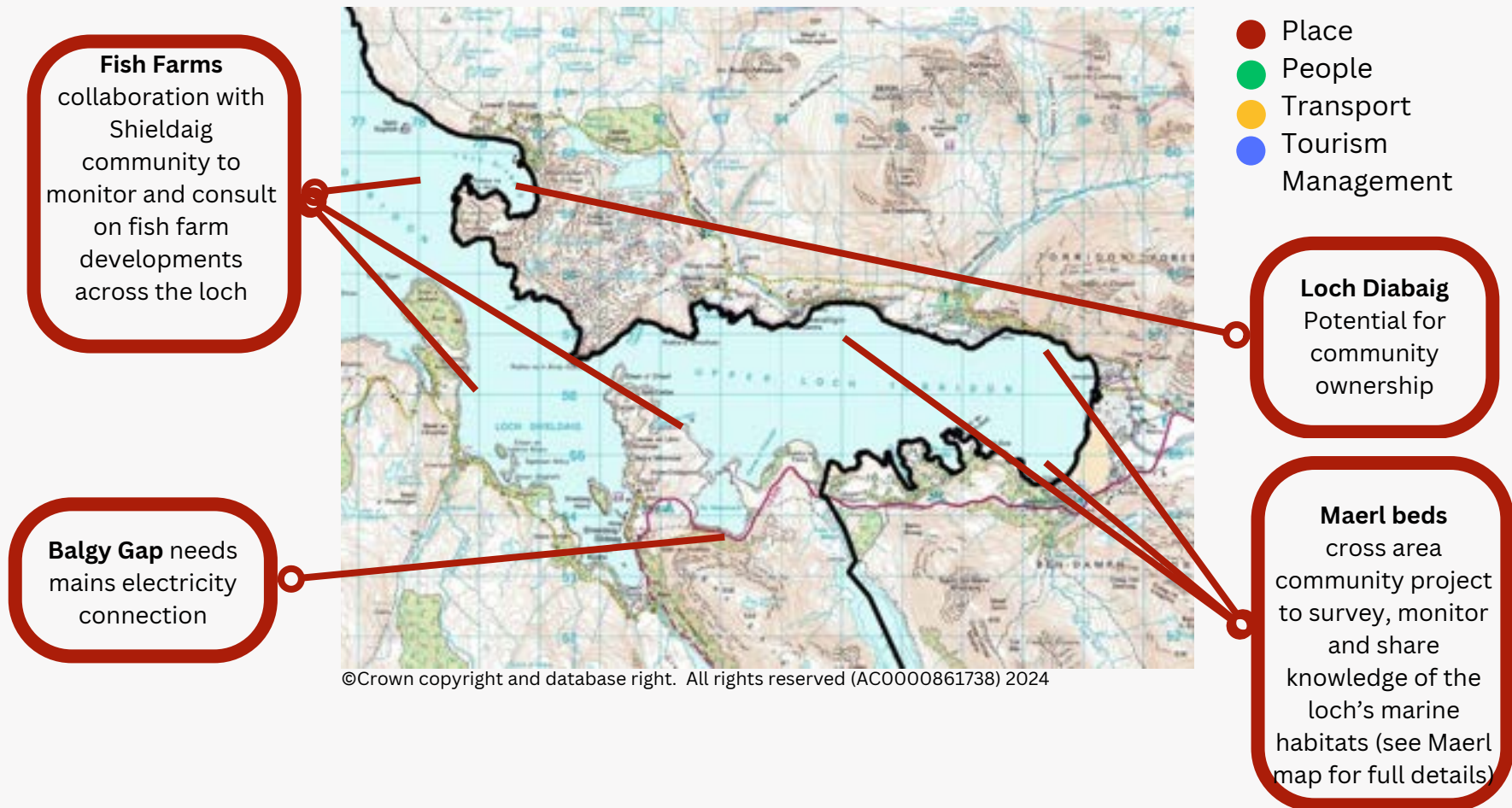
All sites have a “place” element. The colour coding corresponds with the colour coding in the community development plan as an aid for cross referencing. Where a site falls into more than one theme, we have indicated its primary category.

- Place
- People
- Transport
- Tourism Management

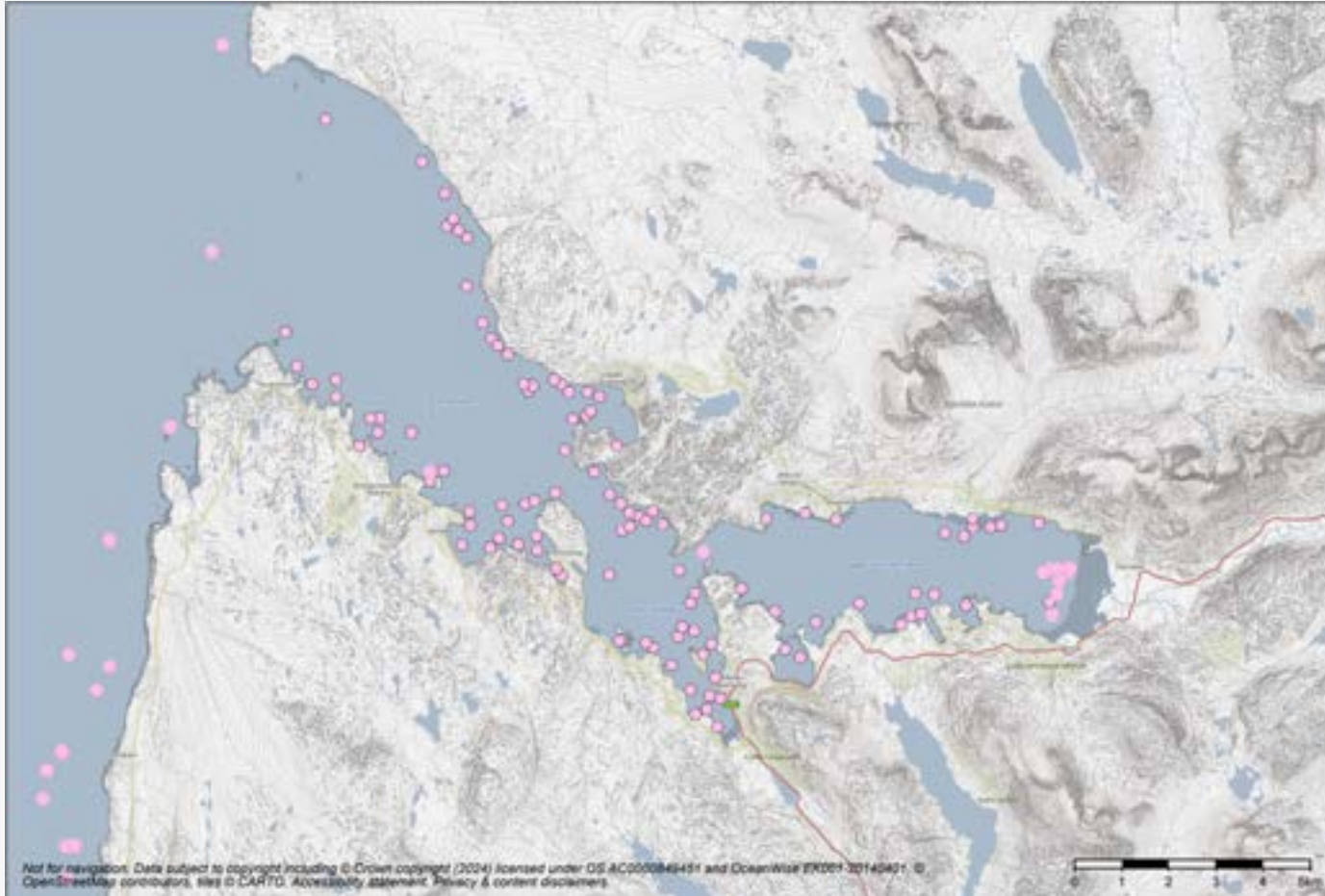




# 7. Loch Torridon map



# Loch Torridon - map of Maerl beds



[7] [Marine Scotland - National Marine Plan Interactive \(atkinsgeospatial.com\)](https://marine.scot.nationalmarineplaninteractive.com/)

# 8. Fasaig map

All sites have a “place” element. The colour coding corresponds with the colour coding in the community development plan as an aid for cross referencing. Where a site falls into more than one theme, we have indicated its primary category.

- Place
- People
- Transport
- Tourism Management

**Torridon Primary School**  
closed, discussions underway re possible Community Asset Transfer including the former playpark

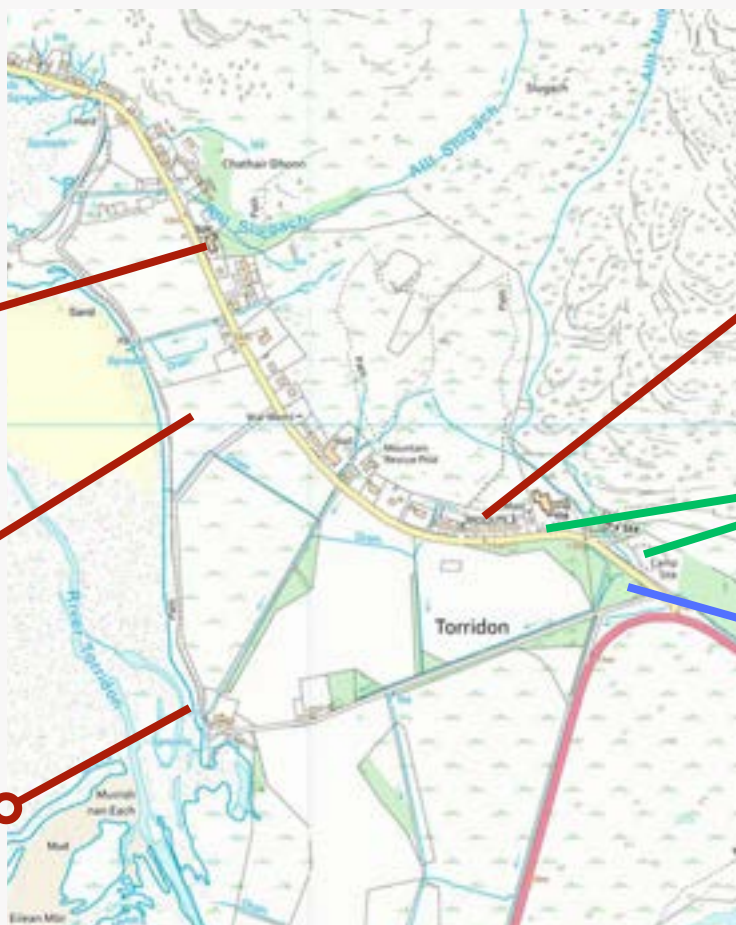
**Improvements to shore path**  
sculpture/art/poetry trail

**New path to Annat with bridge / river crossing**

**Communities Housing Trust**  
possible new build development

**Safe walking routes**  
existing pavements are patchy and should be extended, or other safe routes signposted

**National Trust for Scotland Visitor Centre**  
new centre planned

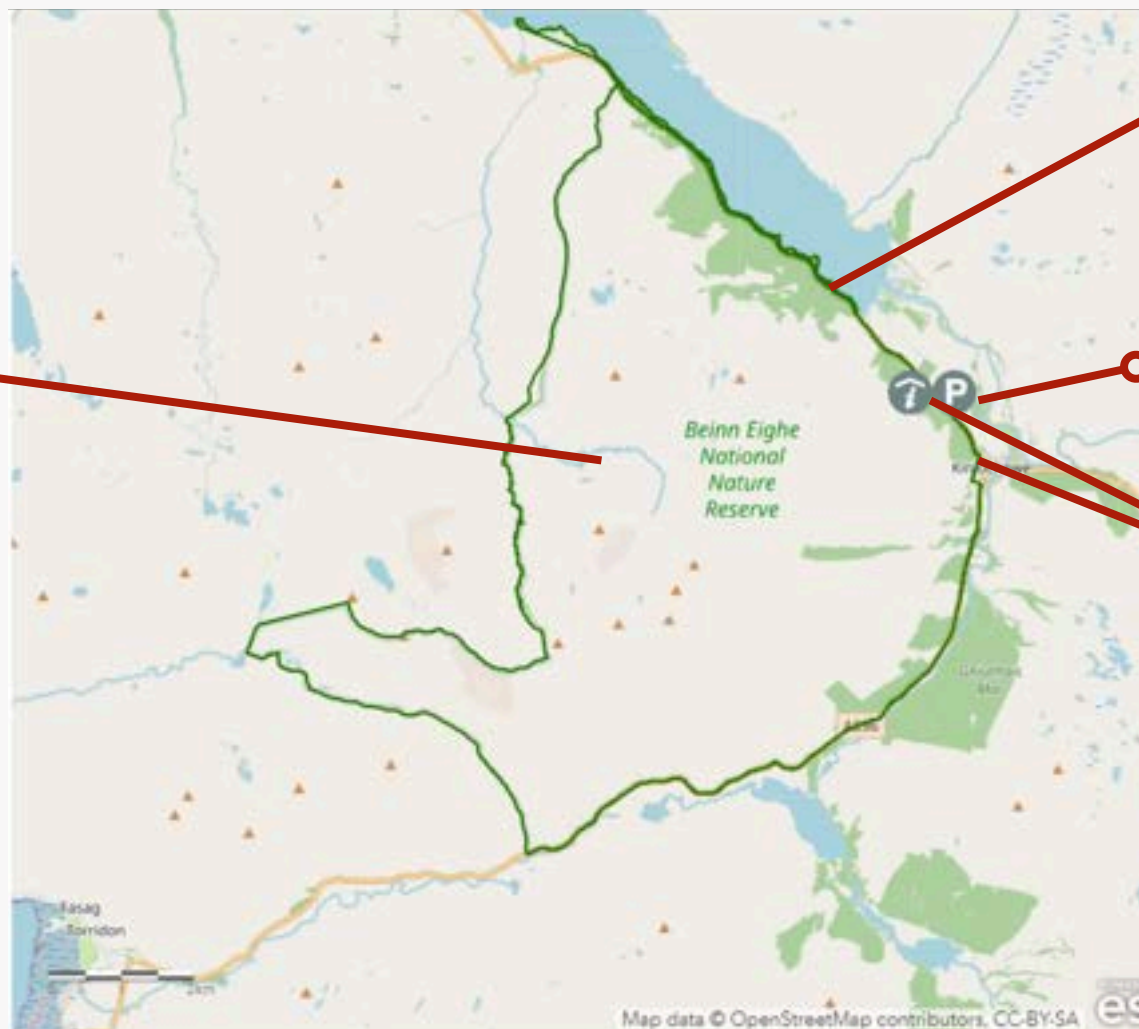


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## 9. Beinn Eighe NNR map

**Beinn Eighe and Loch Maree Islands National Nature Reserve**  
environmental protection includes ancient Caledonian pine forest and rare breeding birds



**Glas Leitir Trails**  
safe walking route to Visitor Centre and Kinlochewe required

**Allotment site at NatureScot Offices.**

**Safe walking route** needed from campsite and village to Beinn Eighe Visitor Centre and Glas Leitir trails.

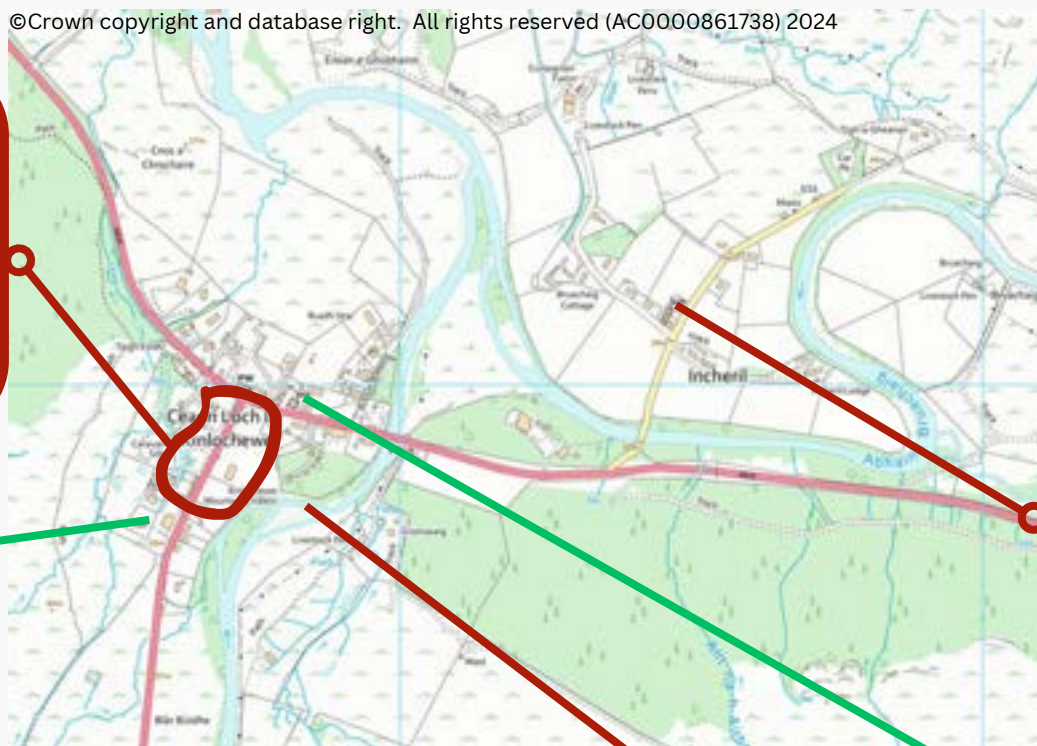


# 10. Kinlochewe and Incheril map

All sites have a “place” element. The colour coding corresponds with the colour coding in the community development plan as an aid for cross referencing. Where a site falls into more than one theme, we have indicated its primary category.

- Place
- People
- Transport
- Tourism Management

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**Flood risk area** (See SEPA map for more detail)  
potential implementation of flood protection measures.  
Development to be carefully considered

**Village Hall**  
Possible site for development of a playpark

**Primary School**  
currently mothballed.  
Informal discussions taking place with Council around potential community use

**Improvements to path networks**  
including art works and riverside walks to link to existing paths in Glen Torridon

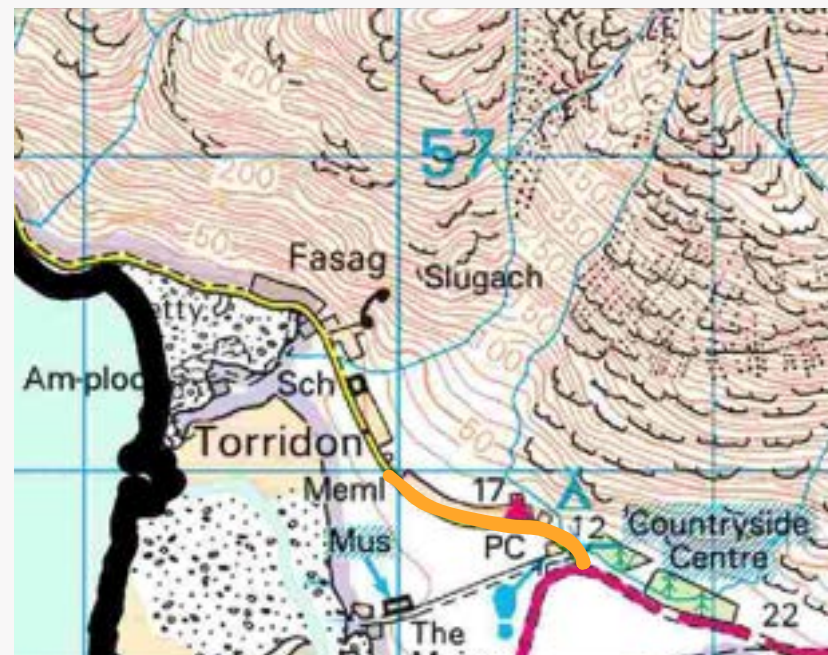
**Post Office and Shop**  
Possible community purchase

# 11. Pavements required within villages



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## Kinlochewe



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## Fasaig

— sections with incomplete pavements




## 12. Statutory land and building use proposals

Location	Proposal	Reason	Plan links
Balgy Gap	Improved infrastructure to connect properties to the grid.	To provide clean energy and tackle climate change.	Pages 19, 21, 29
Glen Torridon	Invasive species management and environmental protection and improvements throughout the glen through the Glen Torridon Partnership.	To identify land or buildings which are significant for the local community. To protect and restore biodiversity, natural places and carbon rich soils through nature based solutions. To protect and expand forests, woodlands and trees.	Pages 14, 27, 28
Glen Torridon	Create a cycle track or other safe cycle route between Kinlochewe and Torridon.	To identify land or buildings which are significant for the local community. To create safe active travel routes between the two areas and increase health and wellbeing and active travel opportunities for locals and visitors. To encourage and support tourism.	Pages 26, 28




Location	Proposal	Reason	Plan links
Loch Torridon and Loch Diabaig	A requirement that fish farm development and management should require strong community engagement and partnership working.	To identify assets which are significant for the local community. To support a thriving economy whilst protecting the marine ecosystem. To protect costal assets.	Pages 23, 27, 29, 30
Loch Torridon	A requirement that loch and shore developments should be done in partnership with the local community.	To identify assets which are significant for the local community. To support and manage sustainable development. To protect the marine ecosystem.	Pages 23, 29, 30
Loch Diabaig	An aspiration that the loch could be community owned or managed.	To identify assets which are significant for the local community. To support a thriving economy whilst protecting the marine ecosystem.	Pages 5, 23, 29
Torridon	Development of new National Trust visitor centre with options for grey waste disposal.	To identify land or buildings which are significant for the local community. To encourage and support tourism.	Pages 16, 31
Fasaig	Repurpose Torridon Primary School – creating affordable housing and/or small business units	To identify land or buildings which are significant for the local community. To provide quality affordable rural homes. To enable live-work units and micro-businesses.	Pages 24, 25, 31






Location	Proposal	Reason	Plan links
Fasaig	Creation of safe walking routes in areas where there are no pavements.	To create safe active travel routes and support Local Living.	Pages 26, 31, 34
Fasaig	Development of a playpark next to former primary school	To identify land or buildings which are significant for the local community. To increase opportunities for play. To encourage and support tourism.	Pages 26, 31
Fasaig	Build affordable homes in the area behind Darroch Park	To provide quality affordable rural homes.	Pages 24, 31
Fasaig	Improvements to shore path, including art works and bridge linking Fasaig to Annat,	To identify land or buildings which are significant for the local community. To improve physical and mental health through outdoor recreation for locals and visitors. To encourage and support tourism.	Pages 26, 31
Beinn Eighe and Loch Maree NNR	Protection of the landscape and wildlife.	To identify land or buildings which are significant for the local community. To protect, restore and enhance natural assets making best use of nature-based solutions. To protect biodiversity and carbon-rich soils. To encourage and support tourism.	Pages 13, 32



Location	Proposal	Reason	Plan links
Kinlochewe	Retention of post office and shop.	To identify land or buildings which are significant for the local community. To support community wealth building and Local Living.	Pages 24, 33
Kinlochewe	Development of a playpark next to village hall.	To identify land or buildings which are significant for the local community. To increase opportunities for play. To encourage and support tourism.	Pages 26, 33
Kinlochewe	Implementation of flood prevention measures in SEPA designated flood risk area.	To strengthen resilience to flood risk.	Pages 8, 18, 33
Kinlochewe	Repurpose Kinlochewe Primary School for community use.	To identify land or buildings which are significant for the local community. To support community wealth building.	Pages 25, 33
Kinlochewe	Development of a safe pedestrian path network, including a river walk and linking to existing footpaths in Glen Torridon and the Beinn Eighe and Loch Maree NNR.	To identify land or buildings which are significant for the local community. To create safe active travel routes and increase health and wellbeing and active travel opportunities for locals and visitors. To encourage and support tourism.	Pages 26, 33

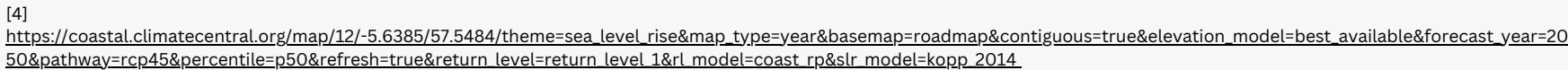


Location	Proposal	Reason	Plan links
Kinlochewe	New mountain bike tracks developed as part of hydro scheme tracks.	To increase opportunities for play. To encourage and support tourism.	Pages 26, 28
Kinlochewe	Need for Council to work with community to identify areas where small scale housing development could be sited.	To provide quality affordable rural homes.	Pages 8, 24, 25
Coastline	Flood risk prevention through natural flood risk management and adaptation.	To protect coastal assets. To strengthen resilience to flood risk.	Pages 8, 18, 41 - 44

## Appendix 1 - Map of National Trust Estate Boundary

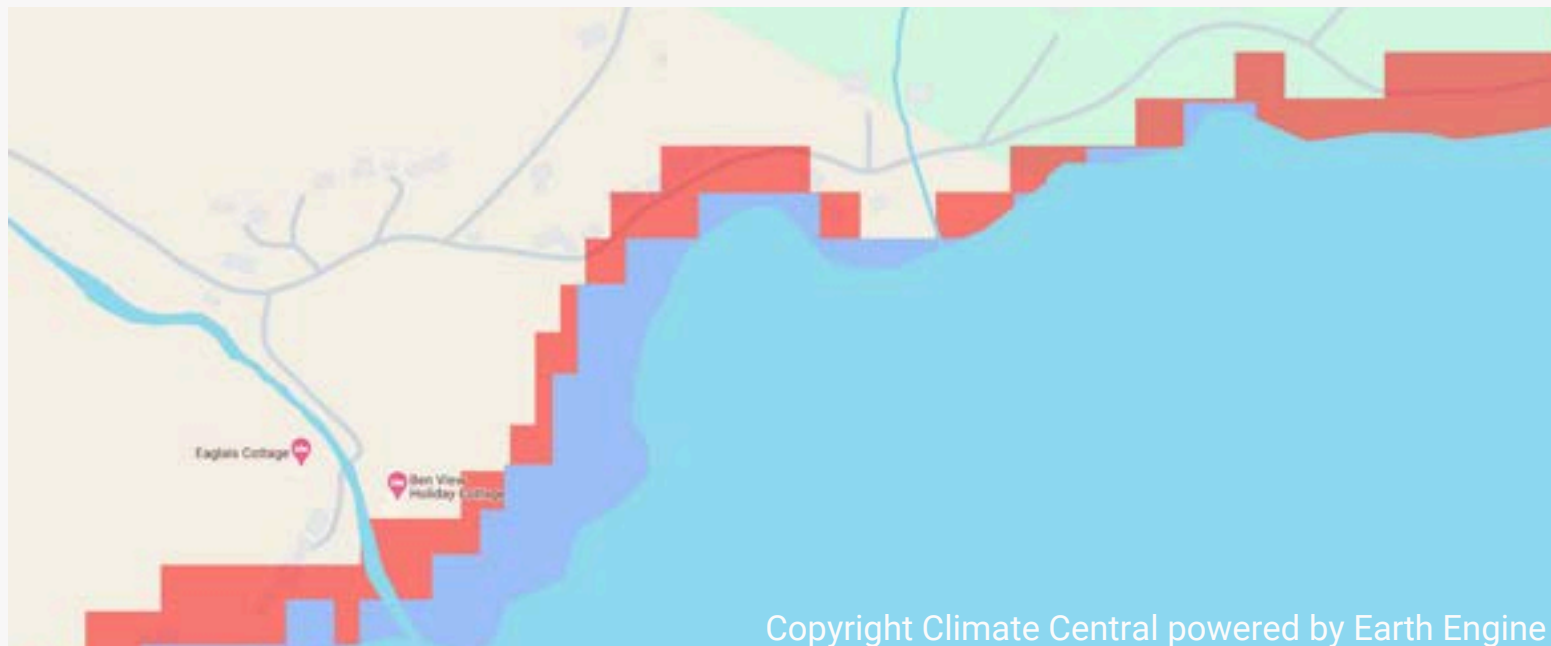




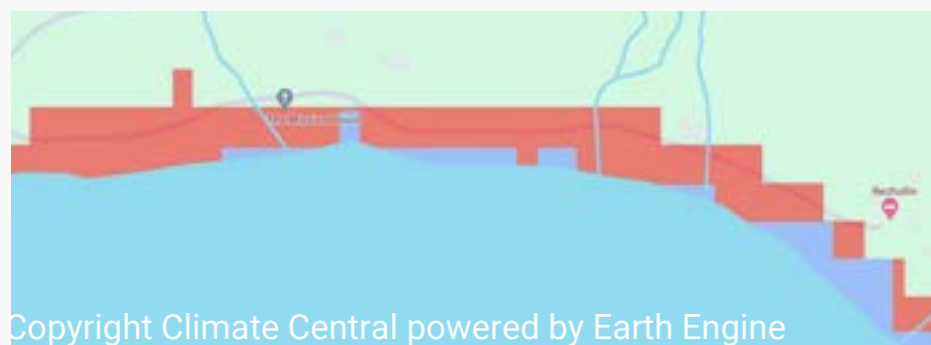




## Map of projected coastal impact - extracts



# Inveralligin



[4]  
[https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea\\_level\\_rise&map\\_type=year&basemap=roadmap&contiguous=true&elevation\\_model=best\\_available&forecast\\_year=2050&pathway=rcp45&percentile=p50&refresh=true&return\\_level=return\\_level\\_1&slr\\_model=coast\\_rp&slr\\_model=kopp\\_2014](https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=rcp45&percentile=p50&refresh=true&return_level=return_level_1&slr_model=coast_rp&slr_model=kopp_2014)

## Map of projected coastal impact - extracts



# Diabaig

[4]  
[https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea\\_level\\_rise&map\\_type=year&basemap=roadmap&contiguous=true&elevation\\_model=best\\_available&forecast\\_year=2050&pathway=rcp45&percentile=p50&refresh=true&return\\_level=return\\_level\\_1&slr\\_model=coast\\_rp&slr\\_model=kopp\\_2014](https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=rcp45&percentile=p50&refresh=true&return_level=return_level_1&slr_model=coast_rp&slr_model=kopp_2014)

## Map of projected coastal impact - extracts



# Fasaig

[4]  
[https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea\\_level\\_rise&map\\_type=year&basemap=roadmap&contiguous=true&elevation\\_model=best\\_available&forecast\\_year=2050&pathway=rcp45&percentile=p50&refresh=true&return\\_level=return\\_level\\_1&rl\\_model=coast\\_rp&slr\\_model=kopp\\_2014](https://coastal.climatecentral.org/map/12/-5.6385/57.5484/theme=sea_level_rise&map_type=year&basemap=roadmap&contiguous=true&elevation_model=best_available&forecast_year=2050&pathway=rcp45&percentile=p50&refresh=true&return_level=return_level_1&rl_model=coast_rp&slr_model=kopp_2014)





## Appendix 3 - Comments from consultation on the plan

We held consultation events in Torrington and Kinlochewe in July 2024, where we presented information about Local Place Plans and consulted on our draft plan. We provided displays and hand held copies of the draft plan and invited the community to comment on these. There were community councillors and support staff available to answer questions, talk people through the process and gather their comments. We also encouraged people to identify any important places or development potential that we might have missed, and used large scale maps of the area to allow them to pinpoint the locations they were talking about.

All proposals for action were incorporated into the LPP and/or the Community Development Plan as appropriate.

Generally the plan seems quite comprehensive but potentially could include more information on designated housing development sites.

(KINLOCHEWE - subsequently actioned in the plan)

(we) would just like to say that we think you have done a fantastic job.... You can see how much work has gone into producing the plan and thought the way it was presented was fab and concise and addressed so many issues.

(community feedback on plan)

Empowering local residents (everywhere) to have a greater say in allocation of council/ social housing





**The plan was shared with the following neighbouring community councils and ward councillors on 12th June 2024, giving 28 days for comments to be returned to the community council email address: [chair@tkcc.scot](mailto:chair@tkcc.scot).**

Image courtesy of SCDC

**Community Councils:**

Gairloch Community Council  
Garve and District Community Council  
Lochbroom Community Council  
Lochcarron Community Council  
Shieldaig Community Council  
Wester Loch Ewe Community Council

**No comments were received from community councils.**

**Ward 5 Councillors:**

Chris Birt, Biz Campbell, Liz Kraft, Patrick Logue

**We received some feedback from Councillor Birt around the fact that land management should be considered within local place plans and we reviewed this section as a result.**

**Responding to feedback from community members at the consultation events, we added some proposals, particularly around local paths and pavements.**

**Following feedback from Highland Council we made some changes to the layout, including inserting additional maps and providing further information on proposed changes.**

**We shared the adjusted plan with neighbouring community councils and Ward 5 councillors again in September 2024 for their information.**



This Local Place Plan was produced by



with support from



The Local Place Plan complements the Torrison and Kinlochewe Community Development Plan. Both plans can be found on the Torrison and Kinlochewe Community Council website: [www.tkcc.scot](http://www.tkcc.scot)

Any enquiries should be directed to [secretary@tkcc.scot](mailto:secretary@tkcc.scot)