



DUROR &  
KENTALLEN

# Local Place Plan

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31/8/2024



*Prepared by:* Members of Duror & Kentallen Community Council

Supporting statement for submission of

**Duror and Kentallen Local Place Plan**

to The Highland Council

31/08/2024

## **INTRODUCTION**

This statement accompanies the submission of Duror and Kentallen Local Place Plan to The Highland Council by Duror and Kentallen Community Council.

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

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

- Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021<sup>1</sup>
- Scottish Government Planning Circular 1/2022 Local Place Plans<sup>2</sup>

The Plan covers the Duror and Kentallen Community Council area. The area is bounded by Loch Linnhe to the west with Glen Duror and forests to the east, Ballachulish to the north and Appin, which sits in Argyll and Bute Council area, to the south.

The primary purpose of the Plan is to provide an up-to-date statement of current issues the community faces and aspirations for the next 5-10 years. This will help the community council, public bodies, landowners, businesses and funders consider how they can best support positive change in the area.

The Plan summarises our assets, opportunities, needs and challenges which were identified through community engagement, and in particular focuses on:

- Improved transport and connections.
- Better healthcare services.
- Housing for older and young families.
- Local facilities.
- Job opportunities for younger people.

Our intention is to improve the sustainability of life in the villages for the current community. We aim to help our young people stay and find work and enable our older residents to stay in the community that has been their home for much of their lives. We also want to encourage working families to move here. Our goal is a

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<sup>1</sup> <https://www.legislation.gov.uk/ssi/2021/353/contents/made>

<sup>2</sup> <https://www.gov.scot/publications/circular-1-2022-local-place-plans>

sustainable, thriving community where people can make a living, keep our cultural heritage and identity alive, enjoy our landscape and sustain services and facilities.

More generally, the purposes of the Local Place Plan are to:

- demonstrate our community strengths.
- ascertain our community needs and aspirations.
- identify areas requiring development.
- attract and guide funding.
- influence the new Highland Local Development Plan.

This submission statement contains the following sections:

1. Contact details for the Community Council.
2. Evidence of meeting the requirements for consulting on the Local Place Plan.
3. Statement explaining of regard given to the Local Development Plan and National Planning Framework in preparing the Local Place Plan.
4. Explanation of the Community Council's view of the level and nature of support for the Local Place Plan.
5. Amendments to the Local Development Plan
6. Appendices

## **1. CONTACT DETAILS**

Duror and Kentallen Community Council:

Email: [dkccinfo@gmail.com](mailto:dkccinfo@gmail.com)

## 2. STATUTORY INFORMATION NOTICES

The draft Local Place Plan was emailed on 13/07/2024 to:

- Highland Councillors for Ward 21 (Fort William and Ardnamurchan):
  - Sarah Fanet
  - Angus MacDonald
  - Thomas MacLennan
  - Kate Willis
- Adjoining Community Councils:
  - Appin Community Council
  - Ardgour Community Council
  - Ballachulish Community
  - Lismore Community Council

Those emails constitute the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. Copies are attached to this statement in the Appendix.

## 3. REGARD GIVEN TO EXISTING PLANS

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

- National Planning Framework 4 (NPF4)<sup>3</sup>
- Highland-wide Local Development Plan (2012)<sup>4</sup>
- West Highlands and Islands Local Development Plan (2019)<sup>5</sup>

As noted on page 5 of the Local Place Plan, it reflects planning policy aims of creating sustainable, liveable and productive places as expressed in the two parts of the 'statutory development plan'.

The aim, priorities to focus on and maps of the Local Place Plan reflect the policy agendas contained in the statutory development plan, particularly National Planning Framework 4 and the West Highland and Islands Local Development Plan as its most recent components.

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<sup>3</sup> <https://www.transformingplanning.scot/national-planning-framework>

<sup>4</sup> [www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/199/highland-wide\\_local\\_development\\_plan](http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan)

<sup>5</sup> [www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/582/west\\_highlands\\_and\\_islands\\_local\\_development\\_plan](http://www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highlands_and_islands_local_development_plan)

The plan also takes account of other relevant policy documents:

- Highland Outcome Improvement Plan 2024-2027<sup>6</sup>
- Highland Indicative Regional Spatial Strategy<sup>7</sup>
- Highlands and Islands Enterprise Strategy 2023-28<sup>8</sup>

All of these documents share overarching objectives relating to climate change, health and wellbeing and sustainable & resilient communities.

This plan seeks to deliver on those objectives including active travel, community wealth-building and empowerment, local living, and a more balanced population and a growing skilled workforce.

#### **4. SUPPORT FOR THE LOCAL PLACE PLAN**

For more information on the community engagement process used to develop the Local Place Plan, along with the levels of participation, please refer to pages 7-20 and appendices 1 and 2 of the Plan itself.

The Community Council is satisfied that the Local Place Plan provides an accurate and evidence-based view of local residents' views.

#### **5. AMENDMENTS TO THE LOCAL DEVELOPMENT PLAN**

The Local Place Plan contains a number of suggestions for the Council to consider as it prepares the forthcoming Highland Local Development Plan. These are contained in the table and map on pages 35-37 of the Local Place Plan.

On July 12th 2024 members of DKCC held a pre-submission meeting with the HC Development Plans Team. Their comments were incorporated into the plan.

We trust that the Council will find our suggestions helpful, along with those from other communities, as it develops the new Highland Local Development Plan. This is an opportunity to use planning policy and other levers to more effectively tackle issues facing small rural communities across the Highlands such as enabling access to services, facilities and opportunities; affordable housing for all; and enhanced active travel and public/community transport.

We would be happy to discuss our suggestions in more detail and look forward to hearing how the Council will take account of our suggestions.

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<sup>6</sup>

<https://highlandcpp.org.uk/wp-content/uploads/2024/03/2024-2027-Revised-HOIP-Approved-HCPP-Board-1st-March-2024.pdf.pagespeed.ce.-hsRMG9Zku.pdf>

<sup>7</sup>

[https://www.highland.gov.uk/download/downloads/id/22899/highland\\_indicative\\_regional\\_spatial\\_strategy\\_to\\_2050.pdf](https://www.highland.gov.uk/download/downloads/id/22899/highland_indicative_regional_spatial_strategy_to_2050.pdf)

<sup>8</sup>

<https://www.hie.co.uk/media/vczc0zca/hie-strategy-2023-28-final-031023.pdf>



## **6. APPENDIX**

Copies of the Information Notices emailed to local Councillors and adjoining Community Councils.

16 July 2024 at 15.50

Dear Ward 21 Councillors

I am contacting you on behalf of Duror and Kentallen Community Council. Our local community has prepared a proposed Local Place Plan for the Duror and Kentallen area.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Ward 21 Fort William and Ardnamurchan) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

### **1. Proposed Local Place Plan**

The proposed Local Place Plan is available

at [https://docs.google.com/document/d/1XwtVeQT4ZWSy9X\\_Wl6bliW-vhvvmuw8h2v2cl\\_b41CfY/edit?usp=sharing](https://docs.google.com/document/d/1XwtVeQT4ZWSy9X_Wl6bliW-vhvvmuw8h2v2cl_b41CfY/edit?usp=sharing)

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

The proposed Local Place Plan covers the area of the villages of Duror and Kentallen.

The proposed Local Place Plan contains proposals for improving facilities by extending the community centre, taking care of our natural environment, housing for the elderly and young families and having better transport connections.

The purpose of our proposed Local Place Plan is to demonstrate our community strengths and aspirations, identify areas for improvement, attract and guide funding, influence the new Highland Local Development Plan and to assist in the preparation of a Community Action Plan.

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

If you have comments on our proposed Local Place Plan, please email them to us at [dkccinfo@gmail.com](mailto:dkccinfo@gmail.com).

The deadline for comments is 15th August 2024.

We are sending similar Information Notices to our adjoining active Community Councils in Appin, Ardgor, Ballachulish and Lismore as required by the Local Place Plan Regulations.

Please let us know if you have any queries.

Kind regards

**Audra Sheffield**

**Secretary, Duror and Kentallen Community Council**

16 July 2024 at  
15.57

Dear Community Councils

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

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

This Information Notice is therefore being sent to the following Community Councils: Appin, Ardgor, Ballachulish and Lismore.

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Kind regards

**Audra Sheffield**

**Secretary, Duror and Kentallen Community Council**