

Supporting statement for submission of **Black Isle Local Place Plan** to The Highland Council

5th August 2024

0. INTRODUCTION

This statement accompanies the submission of the Black Isle Local Place Plan to The Highland Council by the Black Isle Partnership.

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

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

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

The Plan covers the area conventionally referred to as the Black Isle, including Muir of Ord and Conon Bridge to the west. The area is shown on Map 1 on page 6 of the Plan.

The primary purpose of the Plan is to provide an up-to-date statement of the community's aspirations for the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change. More specifically, it aims to:

- Focus on long term strategic challenges facing the whole of the Black Isle.
- Keep the best of what we value about the Black Isle, and shape it for the better.
- Inform local and national decision-making about public services, budgeting, planning policy and other policy areas.
- Support community action, for example as supporting evidence for funding bids.
- Provide a framework for individual local communities to prepare their own more detailed plans should they wish.
- Build on the good work that is already happening across the Black Isle, and make the most of opportunities such as the Green Freeport.

The Plan contains a **vision**, with overarching outcomes that the Black Isle becomes a zero-carbon, sustainable and resilient community with opportunity and health and wellbeing for all (see chapter 3 of the Plan). To achieve that, the Plan contains four priority “**Calls for Action**” generated through community engagement:

- Community infrastructure (chapter 4)
- Think global, act local (chapter 5)
- Affordable homes for all (chapter 6)
- Getting about (chapter 7)

This submission statement contains the following information as required by Regulation 5(1) of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021:

1. Contact details for the Black Isle Partnership, the community-controlled body which is submitting the Plan for registration.
2. Evidence of undertaking the steps in Regulation 4 prior to submission of the Plan.
3. Statement explaining of regard given to the Local Development Plan and National Planning Framework in preparing the Local Place Plan.
4. Statement setting out why the community body considers that the Local Development Plan should be amended.
5. Statement setting out the community body's view of the level and nature of support for the Local Place Plan, and the basis on which the community body has reached that view.
6. The constitution of the Black Isle Partnership as the community-controlled body which is submitting the Local Place Plan.

1. CONTACT DETAILS

Becky Richmond, Local Place Plan Project Manager, Black Isle Partnership: bip@blackisle-partnership.co.uk

2. STATUTORY INFORMATION NOTICES

The draft Local Place Plan was emailed on 19th January 2024 to:

- Highland Councillors for Ward 9 (Black Isle, which is entirely within the area covered by the Local Place Plan) and 8 (Dingwall and Seaforth, a part of which is covered by the Local Place Plan):
 - Cllr Sarah Atkin, Ward 9
 - Cllr Lyndsey Johnston, Ward 9
 - Cllr Morven-May MacCallum, Ward 9
 - Cllr Sean Kennedy, Ward 8
 - Cllr Graham MacKenzie, Ward 8
 - Cllr Angela MacLean, Ward 8
 - Cllr Margaret Paterson, Ward 8
- Adjoining Community Councils (those in bold are entirely or partly within the Plan area):
 - Alness Community Council
 - Ardersier and Petty Community Council
 - Auldearn Community Council
 - **Avoch and Killen Community Council**
 - Beaully Community Council
 - Cawdor and West Nairnshire Community Council
 - **Conon Bridge Community Council**
 - **Cromarty Community Council**
 - Crown and City Centre Community Council
 - Culloden Community Council
 - Dingwall Community Council
 - **Ferintosh Community Council**
 - **Fortrose and Rosemarkie Community Council**
 - Invergordon Community Council

- **Killearnan Community Council**
- Kilmuir and Logie Easter Community Council
- Kirkhill and Bunchrew Community Council
- **Knockbain Community Council**
- Maryburgh Community Council
- **Muir of Ord Community Council**
- Muirtown Community Council
- Nairn River Community Council
- Nairn West and Suburban Community Council
- Nigg and Shandwick Community Council
- **Resolis Community Council**
- Smithton 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 as appendices.

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) ^{iv}
- [Highland-wide Local Development Plan](#) (2012) ^v
- [Inner Moray Firth Local Development Plan 2](#) (2024) ^{vi}
- [Conon Bridge Locality Plan](#) ^{vii}

As explained on page 7 of the Local Place Plan, whilst the plan is rooted in our community aspirations, it also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in the two parts of the ‘statutory development plan’.

The vision, calls for action and maps in chapters 3 to 8 of the Local Place Plan reflect the policy agendas contained in the statutory development plan, particularly National Planning Framework 4 and the Inner Moray Firth Local Development Plan as its most recent components.

The plan also takes account of other relevant policy documents:

- National Performance Framework 4
- National Strategy For Economic Transformation (2022)
- Highland Outcome Improvement Plan 2017-2027
- Highland Indicative Regional Spatial Strategy
- Highlands and Islands Enterprise Strategy 2023-28

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

The Local Place Plan seeks to deliver on those objectives, plus their subsidiary agendas including active travel, community wealth-building, community empowerment, local living, rural revitalisation, a more balanced population and a growing skilled workforce.

This plan also contains suggestions for the next reviews of local and national policy, which are summarised in the final chapter. We hope these will be taken into account by national and local governments. For the Local Development Plan, that next review will be taking place in the near future.

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 chapter 1 and appendices 2, 3 and 4 of the Plan.

The Black Isle Partnership 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 Appendix 8 (pages 60-61) of the Local Place Plan, together with reasons, as required by Scottish Government Circular 1-2022 'Local Place Plans', paragraphs 32-33.^{viii}

We trust that the Council will find our suggestions helpful, along with those from other communities, as it develops the Highland Local Development Plan. This is an opportunity to use planning policy and other levers to better tackle issues facing 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.

6. CONSTITUTION OF THE BLACK ISLE PARTNERSHIP

Regulation 5(1)(a) of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021 requires a copy of the written constitution of the community body which is submitting the Local Place Plan: the Black Isle Partnership.

The Black Isle Partnership's current constitution, updated and submitted to Companies House in 2024, is submitted as a separate document.

APPENDICES (separate documents)

1. Information Notice emailed to local Councillors.
2. Information Notice emailed to local & adjoining Community Councils.
3. Copy of the latest 2024 constitution of the Black Isle Partnership (the community-controlled body which is submitting the Local Place Plan) as submitted to Companies House.

ⁱ <https://bit.ly/blackisleLPP2024>

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

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

^{iv} <https://www.transformingplanning.scot/national-planning-framework/>

^v www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

^{vi} https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

^{vii} <https://highlandcpp.org.uk/wp-content/uploads/2024/02/Connon-Bridge-Locality-Plan-1.xlsm>

^{viii} <https://www.gov.scot/publications/circular-1-2022-local-place-plans/>