

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

Wednesday 11th September 2024

0. INTRODUCTION

This statement accompanies the submission of Lochalsh Local Place Plan to The Highland Council by Kyle And Lochalsh Community Trust.

The Local Place Plan can be seen online and downloaded from bit.ly/LochalshLPP.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 area covered by the Plan is indicated by the red dashed line in Map 1 in the Local Place Plan itself (to see an online version of that map enabling accurate zooming on the boundary, visit bit.ly/LLPPboundary).

The scope of the Plan lies entirely within the areas covered by seven Community Councils:

- Dornie and District Community Council
- Glenelg and Arnisdale Community Council
- Loch Duich Community Council
- Kyle Community Council
- Lochalsh Community Council
- Plockton and District Community Council
- Stromeferry and Achmore Community Council

Within those seven Community Council areas (all of whom are members of the [Lochalsh Collaboration](#)), the Local Place Plan only includes areas that lie within the postcodes covered by Kyle and Lochalsh Community Trust as described in its Articles of Association dated 21 May 2021 (see appendix).¹ This means that some largely unpopulated areas on the northern, eastern and southern edges of the combined Community Council areas are not covered by this Plan, as shown in Map 1 in the Plan; the only permanently occupied settlement in those excluded areas is at Cluanie on the A87 near the west end of Loch Cluanie.

¹ Article 4 is the relevant section and it states that "The Trust has been formed to benefit the community of Kyle and Lochalsh, Ross-shire as defined by Postcode district IV40 excluding postcode units IV40 8PF, IV40 8NX, IV40 8NY, IV40 8PG, IV40 8PE, IV40 8PD, IV40 8NU, IV40 8NS, IV40 8NT, IV40 8PB, IV40 8PA and IV40 8NG (which cover the Isle of Raasay) and postcode unit IV40 8JJ. But including postcode units: IV41 8PG, IV53 8UG, IV53 8UY, IV53 8UH, IV53 8UR, IV53 8UN, IV53 8UP, IV53 8UX, IV53 8UJ, IV53 8UT, IV53 8UU, IV53 8UW, IV52 8TP, IV52 8TE, IV52 8TJ, IV52 8TR, IV52 8TL, IV52 8TT, IV52 8TW, IV52 8TY, IV52 8TN, IV52 8UB, IV52 8TZ, IV52 8TQ, IV52 8TS, IV52 8TG, IV52 8TH, IV52 8TU, IV52 8TX, IV52 8TF, IV52 8TD"

This Local Place Plan complements the [Lochalsh Community Action Plan](#), which was produced by local communities in 2021. This new Plan shows how local communities would like the priorities in the Community Action Plan to be implemented on the ground across Lochalsh, through a series of maps.

The Community Action Plan's vision for 2032 is of a better life in Lochalsh from the cradle to the grave, focussing particularly on:

- New parents
- Children
- Young people aged 16-30
- New parents
- Families
- Working adults
- People with disabilities or physical/mental health issues
- Older people

To achieve that vision, the Plan's top priorities are:

- Housing that is affordable on local salaries.
- Better year-round, well-paid employment.
- More training, apprenticeships & work premises.
- Childcare for parents to work & socialise.
- More cultural, sporting & social facilities & activities for all ages, especially <30s.
- Visitor facilities to increase benefit & reduce harm from tourism.
- Better social care & support locally, especially for older & disabled people.
- Mental health support services for all ages, particularly <30s.
- Better transport: public transport, walking & cycling, community transport & low carbon options.
- Recycling options locally.
- Local food: land for growing & promotion of local produce.

The Lochalsh Local Place Plan translates priorities from the Community Action Plan into actions that occupy a physical space and can be mapped. Any Community Action Plan actions that cannot be mapped continue to be very relevant, and community organisations and public agencies will continue to strive to deliver them; this Local Place Plan does not diminish or replace the unmapped priorities in the Community Action Plan.

What this Local Place Plan does is show how the Community Action Plan's vision and priorities will be implemented spatially across Lochalsh.

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

- Guide planning policy and decision-making, public services and investment by the Council, its Community Planning Partners, and others.
- Provide our Community Councils with a point of reference to respond to planning applications.
- Guide our own community action and resourcing.

- Support funding bids for initiatives referred to in the plan, whether they are led by the local community or public bodies.

This submission statement contains the following sections:

1. Contact details for the Community Trust, the community body which is submitting the Local Place Plan for registration.
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 Trust's view of the level and nature of support for the Local Place Plan.
5. Statement suggesting how the next Local Development Plan should be amended in the light of this Plan.

1. CONTACT DETAILS

Kyle and Lochalsh Community Trust: info@lochalsh.uk

2. STATUTORY INFORMATION NOTICES

The draft Local Place Plan was emailed on 20th May 2024 to:

- Highland Councillors for Ward 5 (Wester Ross, Strathpeffer and Lochalsh):
 - Councillor Chris Birt
 - Councillor Isabell (Biz) Campbell
 - Councillor Liz Kraft
 - Councillor Patrick Logue
- Community Councils (those with an asterisk are adjoining the Local Place Plan area):
 - Dornie and District Community Council
 - Glenelg and Arnisdale Community Council
 - Kyle Community Council
 - Lochalsh Community Council
 - Loch Duich Community Council
 - Plockton Community Council
 - Stromeferry and Achmore Community Council
 - *Fort Augustus and Glenmoriston Community Council
 - *Glengarry Community Council
 - *Kyleakin and Kylerhea Community Council
 - *Lochcarron Community Council
 - *Marybank, Scatwell and Strathconon Community Council
 - *Sleat Community Council
 - *South Knoydart Community Council
 - *Strathglass 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
- [West Highlands and Islands Local Development Plan](#) (2019)^{vi}

As explained on page 10 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 proposals in chapters 2 to 10 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 the development plan's 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

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

This Plan seeks to deliver on those overarching policy 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.

Suggestions for the next reviews of local and national planning policy 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 1-3 of the Plan itself.

The Community Trust is satisfied that the Local Place Plan provides an accurate and evidence-based representation 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 tables in chapters 2 to 10 on pages 34-37 of the Local Place Plan, together with reasons, as required by Scottish Government [Circular 1-2022](#) ‘Local Place Plans’, paragraphs 32-33^{vii}.

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 more effectively 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.

Some of the suggestions will also need changes to the ‘national’ part of the statutory development framework – the National Planning Framework. We request that the Council pass these suggestions on to the Scottish Government.

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

APPENDICES (OVERLEAF)

- Information Notices emailed to local Councillors and adjoining Community Councils.
- Kyle and Lochalsh Community Trust’s constitution.

ⁱ <https://www.nickwrightplanning.co.uk/resources/Aw0FbD/file>

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} www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highlands_and_islands_local_development_plan

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

Draft Lochalsh Local Place Plan - deadline 18th June

20 May 2024 at 09:25

Dear Cllr Birt, Cllr Campbell, Cllr Kraft, Cllr Logue and Kate Forbes MSP,

I am contacting all Ward 5 Councillors and our constituency MSP on behalf of Kyle and Lochalsh Community Trust. Our local community has prepared a draft Local Place Plan for our area to complement the existing [Lochalsh Community Action Plan](#). It has involved additional community engagement over the last few months.

The draft Lochalsh Local Place Plan has now been published online for public consultation at www.lochalsh.uk/preliminary-LPP, with a closing date for public comment of Monday 10th June 2024. Please do share that link with your local networks across Lochalsh, and encourage people to take a look and respond.

We are legally required to send an “Information Notice” to each local authority Councillor for the area covered by the Plan. This is to comply with Section 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#). This email constitutes the Information Notice required by the Regulations, and is being sent to all Ward 5 Councillors. We have also included Kate Forbes as our constituency MSP.

1. Proposed Local Place Plan

The draft Plan and comment form are online at www.lochalsh.uk/preliminary-LPP.

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

The Local Place Plan area extends from from Arnisdale and Corran in the south (on Loch Hourn) to Kyle of Lochalsh, Plockton and Strome ferry in the north. Whilst the population is concentrated along the coast and sea lochs, the area also contains extensive areas of mountains and glens running inland towards Loch Cluanie, Glen Affric, Loch Mullardoch and Loch Monar.

The draft Plan covers the following Community Council areas:

- Dornie and District Community Council
- Glenelg and Arnisdale Community Council
- Kyle Community Council
- Lochalsh Community Council
- Loch Duich Community Council
- Plockton Community Council
- Strome ferry and Achmore Community Council

The primary purpose of the Plan is to complement our existing Community Action Plan by mapping how its priorities should land on the ground across our communities over the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area. The overall aim of the two Plans is to create thriving, sustainable communities across Lochalsh where people have opportunities, amenities and services from the cradle to the grave.

The draft Plan contains an overall map of the Lochalsh area plus a number of more detailed village maps, as listed below:

- Auchtertyre and Kirkton
- Balmacara and Reraig
- Dornie
- Glenelg
- Inverinate and Ratagan
- Kyle of Lochalsh
- Plockton
- Stromeferry and Achmore

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 the attached proposed Local Place Plan, please email them to me or our facilitator Nick Wright nick@nickwrightplanning.co.uk, or submit them via the [online feedback form](#).

The deadline for comments is **Tuesday 18th June 2024**. Please let us know if you need more time.

We are sending similar Information Notices to our adjoining Community Councils as required by the Local Place Plan Regulations.

Please let me know if you have any queries.

Best wishes/le dùrachdan

Susan Walker
Community Development Officer

Lochalsh Collaboration

Kyle & Lochalsh Community Trust

Draft Local Place Plan - deadline 18th June

20 May 2024 at 09:41

Dear Community Councils,

I am contacting you on behalf of Kyle and Lochalsh Community Trust. Our local community has prepared a draft Local Place Plan for our area to complement the existing [Lochalsh Community Action Plan](#). It has involved additional community engagement over the last few months.

The draft Lochalsh Local Place Plan has now been published online for public consultation at www.lochalsh.uk/preliminary-LPP, with a closing date for public comment of Monday 10th June 2024. Please do share that link with your local networks across Lochalsh, and encourage people to take a look and respond.

We are legally required to send an "Information Notice" to each Community Council within the area covered by the Plan, and also to those Community Councils adjacent to the Plan area. This is to comply with Section 4 of the [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#). This email constitutes the Information Notice required by the Regulations.

We have also copied the notice to Development Trusts covered by the draft Plan, for their information.

1. Proposed Local Place Plan

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The Local Place Plan area extends from Arnisdale and Corran in the south (on Loch Hourn) to Kyle of Lochalsh, Plockton and Strome Ferry in the north. Whilst the population is concentrated along the coast and sea lochs, the area also contains extensive areas of mountains and glens running inland towards Loch Cluanie, Glen Affric, Loch Mullardoch and Loch Monar.

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- Kyle Community Council
- Lochalsh Community Council
- Loch Duich Community Council
- Plockton Community Council
- Strome Ferry and Achmore Community Council

In addition, this Information Notice is also being sent to Community Councils which are adjacent or close to the Plan area:

- Fort Augustus and Glenmoriston Community Council
- Glengarry Community Council
- Kyleakin and Kylerhea Community Council
- Lochcarron Community Council
- Marybank, Scatwell and Strathconon Community Council
- Sleat Community Council
- South Knoydart Community Council
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The deadline for comments is **Tuesday 18th June 2024**. Please let us know if you need more time.

We are sending similar Information Notices to the elected Highland Councillors for Ward 5 (Wester Ross, Strathpeffer and Lochalsh) as required by the Local Place Plan Regulations.

Please let me know if you have any queries.

Best wishes/le dùrachdan

Susan Walker
Community Development Officer

Lochalsh Collaboration

Kyle & Lochalsh Community Trust