

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

28th November 2024

0. INTRODUCTION

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

The Local Place Plan can be seen online and downloaded at bit.ly/kinlochlevenLPP and the appendices at bit.ly/kinlochlevenLPPappendices (that link is also contained in the main Local Place Plan document).

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

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

The proposed Plan covers Kinlochleven Community Council, as shown in the map on page 5 of the proposed 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 guide community action and help public bodies, landowners, businesses and funders consider how they can best support positive change. More specifically, the plan aims to:

- *Build consensus* - within the community and across the public and private sectors, to get things done rather than stuck in debate.
- *Support community action* - for example, helping community projects to get funding.
- *Improve public services* - including education, health, transport, employability and planning (and to complement the forthcoming Kinlochleven Locality Plan that will address inequalities).

The proposed Plan contains a **vision** and over 30 **projects and actions** generated through community engagement during 2024. The story of how the plan was developed is described at www.kinlochlevenfutures.net.

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. Statement explaining how the Local Development Plan should be amended.

1. CONTACT DETAILS

Kinlochleven Community Council chair: kinlochlevencommunitycouncil@gmail.com

2. STATUTORY INFORMATION NOTICES

The draft Local Place Plan was emailed on 26th August 2024 to:

- Highland Councillors for Ward 21 (Fort William and Ardnamurchan):
 - Councillor Sarah Fanet
 - Councillor Thomas MacLennan
 - Councillor Angus MacDonald
 - Councillor Kate Willis
- Adjoining Community Councils:
 - Ballachulish Community Council (not adjoining, but sent out of courtesy)
 - Fort William, Inverlochy and Torlundy Community Council
 - Glencoe and Glen Etive Community Council
 - Nether Lochaber Community Council
 - Spean Bridge, Roy Bridge and Achnacarry Community Council
 - [NB: Rannoch Community Council in Perth and Kinross is also adjoining, but is not currently formed.]

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)ⁱⁱⁱ
- [Highland-wide Local Development Plan](#) (2012)^{iv}
- [West Highlands and Islands Local Development Plan](#) (2019)^v

As explained on page 8 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 and actions in chapters 3 and 4 of the Local Place Plan therefore 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.

The Local Place Plan also takes account of other relevant policy documents:

- National Performance Framework
- 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. This 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 the Plan itself and its dedicated website at www.kinlochlevenfutures.net, which contains a narrative describing the community engagement process.

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 Appendix 5 of the Local Place Plan, together with reasons, as required by Scottish Government Circular 1-2022 'Local Place Plans', paragraphs 32-33^{vi}.

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.

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.

APPENDICES (overleaf)

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

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

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

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

^{iv} www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

^v www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highlands_and_islands_local_development_plan

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

Information Notice: proposed Kinlochleven Local Place Plan

Chair KCC <chair.kcc.scot@gmail.com>

26 August 2024 at 09:25

To: david_kitson71@yahoo.co.uk, secretary@fitcc.org, info@glencoe-glenetivecc.org, mail@netherlochabercc.org.uk, sbrbacc@yahoo.com

Cc: Nick Wright <nick@nickwrightplanning.co.uk>, Kinlochleven <kinlochlevencommunitycouncil@gmail.com>

Dear Community Councils,

I am writing on behalf of Kinlochleven Community Council, which has been working with the local community in Kinlochleven to prepare a Local Place Plan for the Community Council area, in accordance with the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021.

The proposed Kinlochleven Local Place Plan has now been published for public comment. It can be viewed and commented on online for public consultation at www.kinlochlevenfutures.net/draft-plan. Hard copies are available in Kinlochleven Library, the Leven Centre, and Kinlochleven Community Trust's office in the Kinlochleven Business Park. Please do share the proposed Plan with your local networks and encourage people to take a look and respond.

The Community Council, as the body which will ultimately submit the Plan to the Highland Council, is legally required to send all adjoining Community Councils an **Information Notice** by virtue of Section 4 of the above Local Place Plan Regulations.

This email constitutes the statutory Information Notice. If you wish to respond, please note that the Regulations give 28 days to respond from the date of this email.

1. Proposed Local Place Plan

The proposed Plan, a summary version and feedback form are available online at www.kinlochlevenfutures.net/draft-plan.

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

The proposed Plan covers Kinlochleven Community Council, as shown in the map on page 5 of the proposed 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 guide community action and help public bodies, landowners, businesses and funders consider how they can best support positive change. More specifically, the plan aims to:

- *Build consensus* - within the community and across the public and private sectors, to get things done rather than stuck in debate.
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- *Improve public services* - including education, health, transport, employability and planning (and to complement the forthcoming Kinlochleven Locality Plan that will address inequalities).

The proposed Plan contains a **vision** and over 30 **projects and actions** generated through community engagement since the start of 2024. The story of how the plan was developed is described at www.kinlochlevenfutures.net.

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 proposed Local Place Plan, please email them to me or submit them via the online feedback form. The deadline is Friday 27th September 2024.

I am sending a similar Information Notice to the Ward 21 Highland Councillors for the Plan area, as required by the Local Place Plan Regulations.

Kind regards,

Mark Taylor

Chair, Kinlochleven Community Council

Sent to the following Community Councils:

- Ballachulish Community Council david_kitson71@yahoo.co.uk
- Fort William, Inverlochy and Torlundy Community Council secretary@fitcc.org
- Glencoe and Glen Etive Community Council info@glencoe-glenetivecc.org

- Nether Lochaber Community Council mail@netherlochabercc.org.uk
- Spean Bridge, Roy Bridge and Achnacarry Community Council sbrbacc@yahoo.com

Information Notice: proposed Kinlochleven Local Place Plan

Chair KCC <chair.kcc.scot@gmail.com>

26 August 2024 at 09:25

To: Sarah Fanet <sarah.fanet.cllr@highland.gov.uk>, Angus MacDonald.cllr@highland.gov.uk,

Thomas MacLennan.cllr@highland.gov.uk, Kate Willis <Kate.Willis.cllr@highland.gov.uk>

Cc: Nick Wright <nick@nickwrightplanning.co.uk>, Kinlochleven <kinlochlevencommunitycouncil@gmail.com>

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The Community Council, as the body which will ultimately submit the Plan to the Highland Council, is legally required to send all elected members for the Plan area an **Information Notice** by virtue of Section 4 of the above Local Place Plan Regulations.

This email constitutes the statutory Information Notice. If you wish to respond, please note that the Regulations give 28 days to respond from the date of this email.

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If you have comments on the proposed Local Place Plan, please email them to me or submit them via the [online feedback form](#). The deadline is Friday 27th September 2024.

I am sending a similar Information Notice to Community Councils within and adjacent to the Plan area, as required by the Local Place Plan Regulations.

Kind regards,

Mark Taylor

Chair, Kinlochleven Community Council

Sent to:

- Cllr Sarah Fanet
- Cllr Angus MacDonald
- Cllr Thomas MacLennan
- Cllr Kate Willis