



**FORT AUGUSTUS  
& GLENMORISTON**  
OUR PLACE, OUR PLAN

# **Fort Augustus & Glenmoriston Local Place Plan**

This Plan can also be downloaded from [bit.ly/FAGLPP](https://bit.ly/FAGLPP)

## **Acknowledgements**

Thank you to the many local people and organisations who helped to create this plan.

Preparation of this Local Place Plan was co-ordinated by [Fort Augustus & Glenmoriston Community Council](#) and [Fort Augustus & Glenmoriston Community Company](#), with support from [Glenmoriston Millennium Hall Community Association](#), [West Glenmoriston Community Company](#) and [Nick Wright Planning](#).

Contact details for the Community Council can be found at [www.fortaugustus-glenmoriston-cc.co.uk/contact.php](http://www.fortaugustus-glenmoriston-cc.co.uk/contact.php)

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# Foreword

Kate Forbes MSP for Skye, Lochaber & Badenoch



Depopulation of Highland communities continues to be one of the greatest barriers to economic growth – and our people are our greatest resource – with their ideas, their families and their commitment to rural communities. I am greatly heartened to see the repopulation of the area at the heart of this local place plan – and one of the key recommendations is to provide more affordable homes. The hugely successful efforts of the Fort Augustus and Glenmoriston Community Company with the Caledonian Court development show what can be achieved. Whilst that took three years of hard graft, it also demonstrated how extremely capable this local community is.

The southern Loch Ness area is absolutely iconic – visitors have no problem in finding their way here, there are also a number of major renewables developments being talked about, and both of these matters bring their challenges as well as opportunities. To that end I thank everyone who has engaged with the consultation process for this place plan – there are a lot of helpful ideas and it is particularly useful to have low-hanging fruit which will hopefully give the plan a sense of momentum and also to encourage us all with progress. I can assure you my constituency office and I will make full use of the valuable data as we seek to serve you to the best of our abilities.

It is absolutely imperative that public bodies also take cognisance of this place plan. This is an opportunity for organisations like Highland Council to use the core points from the plan, and genuinely do things differently. There is a wealth of data and knowledge captured, and we cannot allow that expertise to sit in a place plan gathering dust on a shelf. I hope public bodies can use this place plan meaningfully and also be creative with their own traditional models of engagement to ensure the data is used to maximum effect. It should not be perceived as a threat, but

rather a huge opportunity for everyone to work together.

This plan is a helpful start. Community needs are changing and evolving all the time, and there will never be a perfect ‘finished article’. So perhaps if you missed the local events, or ran out of time to send your thoughts by email to the original draft consultation – there is still time for your own input. The organisers are acutely aware they have not reached everyone – so please come forward, engage and continue to do so as the various stages of the plan are implemented.

I count it an immense privilege to be your constituency MSP, and I look forward to seeing the plan being further developed, and different parts being put into action.

# 1 Introduction

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**This community-led Plan is our shared agenda for the future, guiding what we do as a community and influencing public services and private investment.**

The aims of the Plan are to:

- **Support community action** - for example, helping local communities to access funding and resources.
- **Improve public services** - as an evidence base to inform local and national decision-making on transport, housing, education, health, economic development, planning and other public services.
- **Build consensus** - to focus on what needs to happen rather than get stuck in debate, so we are ready to move quickly when resources and support become available.

The Plan maps out the next stages of our development as a community, building on what has been achieved since our last [Community Action Plan](#) was prepared in 2018.

It is based on community engagement during 2024 (see chapter 2), and contains our ambitions expressed in a vision for the future (chapter 3) and actions (chapter 4). Implementation is explained in chapter 5.

Map 1 on the next page shows the area covered by the Plan, which corresponds with the Fort Augustus and Glenmoriston Community Council boundary. To see the boundary in detail, please visit the Highland Council's [interactive map of Community Council boundaries](#).<sup>1</sup>

Approximately 1,100 people live in the Community Council area according to the 2022 Census. Although the area covers extensive

upland tracts of forestry, moorlands and mountains, most of our population is concentrated in the Great Glen and Glenmoriston. Over half our population lives in Fort Augustus (620 according to the National Records of Scotland 2020 estimate), which is also the main focus for local services including shops, Post Office, schools, medical centre, care home, garage and filling station, as well as being a major tourist destination with a concentration of visitor accommodation and attractions. The smaller villages of Invermoriston and Dalchreichart each have community halls (as does Fort Augustus), and Invermoriston also has a community shop (again, as does Fort Augustus).

Tourism is a major part of our local economy, focussed on Fort Augustus and its significant number of visitors. Although tourism is a mainstay of the economy, managing the sheer number of visitors in a small historic village brings challenges. Other sources of employment include forestry, estates, transport and other local services.

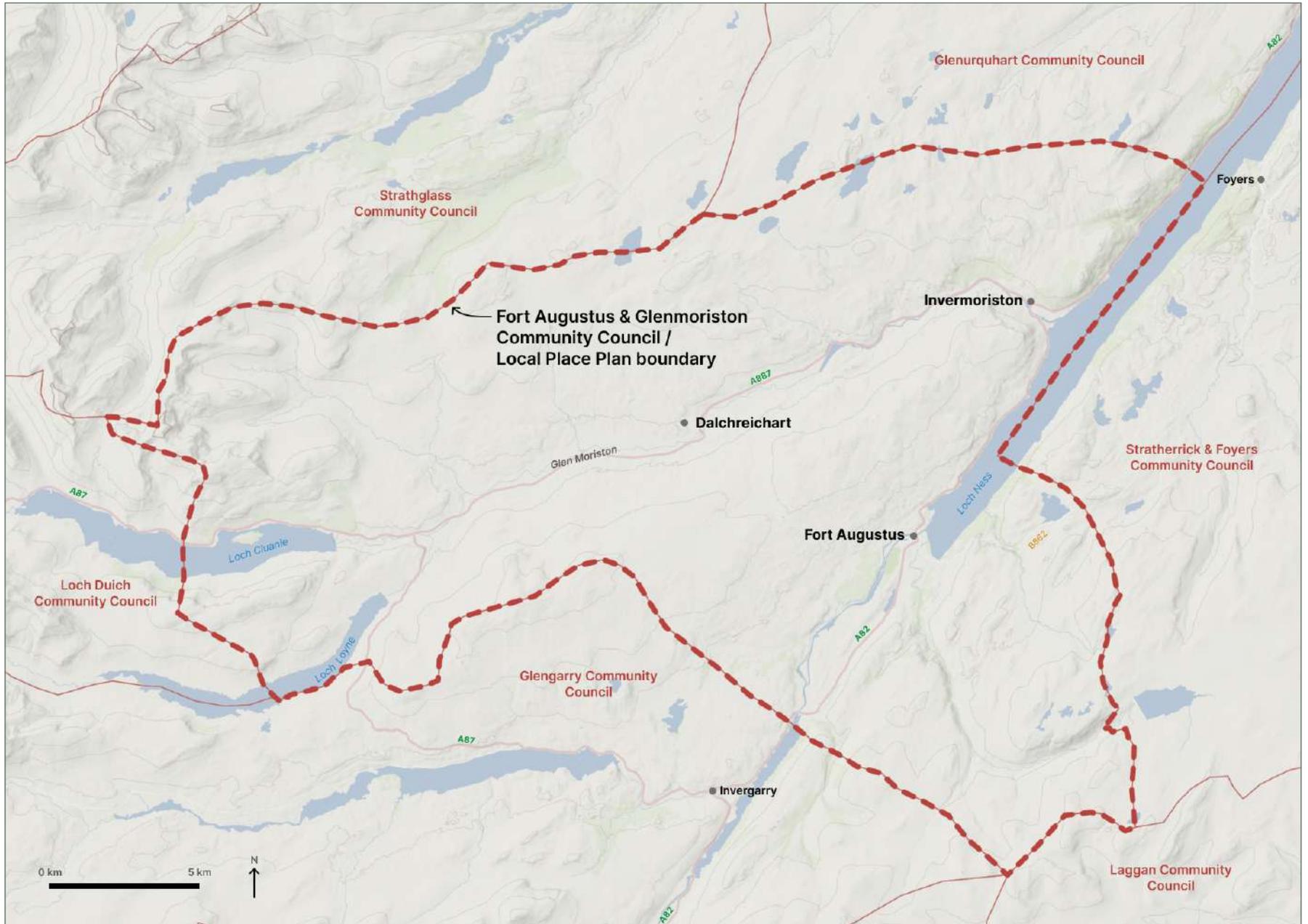
We have an active [Community Council](#) and [Community Company](#) for the whole area and, in Glenmoriston, smaller community organisations in [Invermoriston](#) and Dalchreichart. Together, these community organisations provide valuable services, buildings and activities for local residents. As in many communities, the scope of their activities is constrained by both resources and capacity as explained on page 20. All are run by volunteers, with the Community Company benefitting from a small paid staff.

This means that the local community cannot deliver this Plan on its own. Turning the Plan into reality will need collaboration and support from the Highland Council, Scottish Canals, Transport Scotland, the Scottish Government and others (see chapter 5).

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<sup>1</sup> [www.highland.gov.uk/info/772/politicians\\_elections\\_and\\_democracy/364/community\\_councils](http://www.highland.gov.uk/info/772/politicians_elections_and_democracy/364/community_councils)

Map 1  
Local Place  
Plan  
boundary



## 2 How we got here

### What next for Fort Augustus & Glenmoriston?

Since our last community-led plan was produced in 2018 - the [Fort Augustus and Glenmoriston Community Action Plan](#) - a great deal has been achieved in our local communities:

- [New medical centre](#)
- [Sunflower Home Care / 3 Glens Community Care](#)
- New affordable homes, including [12 new homes at Caledonian Court](#)
- Community Caretakers team
- Community shops in [Fort Augustus](#) and [Invermoriston](#)
- Refurbishment of [Dalchreichart Hub](#)
- Expansion of car park in Fort Augustus
- Invermoriston playpark

But life, and communities, do not stand still. Between the 2011 and 2022 [censuses](#), the population of our Community Council area increased by 9% (see table below).

Population change 2011-22 in Fort Augustus and Glenmoriston Community Council area (census data)			
	Population 2011	Population 2022	Change 2011-2020
age 0-15	135	139	+ 1 %
age 16-64	626	697	+ 11 %
age 65+	309	391	+ 26 %
All residents	1,070	1,163	+ 9 %

All of those extra people need homes, services and facilities. Even more challenging, the number of people aged 65 or older increased by a massive 26% (80 people). At the other end of the age scale, the Council's 2024 [school roll forecasts](#) show that Kilchuimen Academy operated at 39% capacity in 2023-24, forecast to drop to just 16% by 2032-33; Kilchuimen Primary was at 65% capacity in 2023-24, forecast to drop to 47% by 2029-30. Those figures are alarming because they raise questions not only about the viability of key public services, but of the community as a whole.

So, in 2024, the question we asked ourselves as a community was: ***what next for Fort Augustus and Glenmoriston?***

This Plan answers that question, highlighting where we should focus our energies next, and whose support we will need. This chapter explains how we went about answering the question and creating the Plan.

## 2021 review of our Community Action Plan

We reviewed our 2018 Community Action Plan relatively recently, in 2021. Although people said we had achieved a lot, it was clear there was more still to do.

The results of that review were a useful starting point for this new Plan, so we produced an infographic summary in posters and online to help people to reflect on what had changed since 2021 - so helping to answer the question *What next for Fort Augustus and Glenmoriston?*

You can see the infographics posters in [Appendix 1](#). A full report of the review online is at [bit.ly/4dA4NkF](https://bit.ly/4dA4NkF)

## How the community prepared this Plan

All community engagement activity was undertaken in line with the [National Standards for Community Engagement](#)<sup>2</sup> and the Scottish Government's [draft How To Guide on Local Place Plans](#)<sup>3</sup>.

### Stage 1: June/July 2024

The initial stage of work focussed on gathering ideas and identifying community priorities. It comprised a number of activities:

- A simple community survey based around the question *What next for Fort Augustus and Glenmoriston?* It was available for completion on paper and online (see Appendices 2 to 4).
- Creation of a dedicated website [www.ourfutureplan.net](http://www.ourfutureplan.net) to tell the story of the Plan. It was regularly updated throughout the process as a source of online information and to promote engagement.
- Community drop-in events in Fort Augustus, Invermoriston and Dalchreichart in June 2024 to explain the work and encourage people to participate.

<sup>2</sup> [www.voicescotland.org.uk](http://www.voicescotland.org.uk)

<sup>3</sup> [www.ourplace.scot/local-place-plans](http://www.ourplace.scot/local-place-plans)

- Schools engagement with all Primary and Secondary age pupils at Kilchuimen Campus in Fort Augustus.
- Associated publicity and information-sharing in the community magazine [Ness News](#), social media, bulletin and posters.

The community's aspirations emerging from this first stage of work are shown in the infographics on subsequent pages and [Appendices 2-5](#). They offer a fascinating insight into our community's needs and aspirations.

*right* Screenshot of dedicated website

*below* Drop-in event in Fort Augustus



## Community events

Events held in Fort Augustus, Invermoriston and Dalchreichart in June 2024 were an opportunity to talk about the villages over tea and cake. Lots of good ideas were suggested, as shown by the selected quotes below. Transcriptions of all comments can be seen in [Appendix 4](#).

### COMMUNITY-WIDE

*"Need to focus on younger ones more – better park to hang out, more after school groups / youth clubs – open up school field after school"*

*"We need a dentist!"*

*"include an action about resources/capacity in the community to deliver the plan – as well as projects like housing & shops"*

### FORT AUGUSTUS

*"More and more tourists – we rely on them for work – but don't have the infrastructure to cope!"*

*"We need to think big – reopen old wooden bridge over the Oich, create loop path via old railway bridge"*

*"No staff accommodation – even Scottish Canals have converted their flat to be holiday accommodation. Staff have nowhere to live!"*

*"Need to fix our existing parks – Abertarff play area, Abertarff Green needs a play area"*

*"Need a shop like a Co-op – community shop is great, but Penny Petroleum is like a service station"*

*"Tourism is imposed on us, not done with us – e.g. Rabbits buses on Station Road"*

### INVERMORISTON

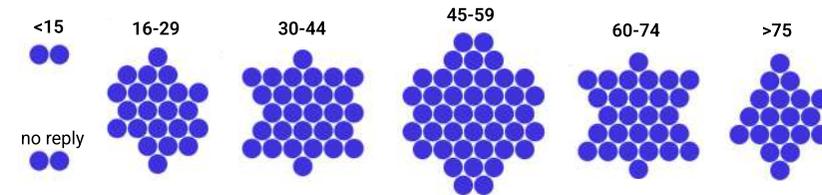
*"Look at fitting a fence around the play area"*

*"We need a 30mph sign for Invermoriston and 20mph on the bridge"*

## Community survey

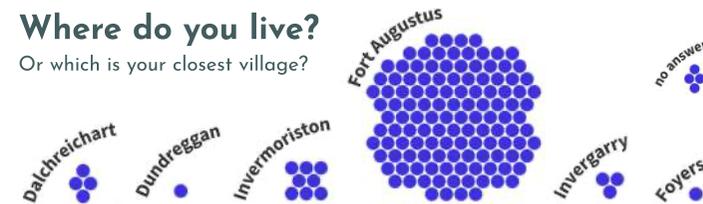
The survey questions are shown in [Appendix 2](#). 144 people responded to the survey online or on paper, from a population of 1,143 (2022 Census data). Over 90% of respondents lived in the area. In the graphics below, each purple dot represents one survey respondent.

### What age are you?



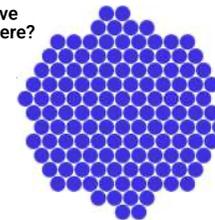
### Where do you live?

Or which is your closest village?



### Do you...

live here?



work here & live elsewhere?

have a second home here?

no reply

The next three pages summarise people's responses to the survey.

Although there were few responses from under 15s, all Kilchuimen Primary and Academy pupils contributed via sessions in the school. Their suggestions are summarised on page 12.

## Community priorities

In the survey, people were asked how important the 2018 Community Action Plan priorities are today, and to add any new ones that they thought might be missing.

The charts on the right show the importance that respondents now attach to the 2018 priorities. Responses are shown for the whole Community Council area (top right), and Fort Augustus & Glenmoriston only (below right).

The 2018 priorities are shown below. [Appendix 3](#) has more detail, including people's suggestions of new priorities which have emerged since 2018.

### Community & Recreation

e.g. leisure facilities, outdoor play & sport, activities & events, community information

### Housing

e.g. developing new housing for locals & local employees

### Environment & Heritage

e.g. making the area more attractive, developing local paths & long distance trails, making more of environment & heritage, promoting renewable energy use, recycling, local produce

### Transport & Access to Services

e.g. improving local health & care services, transport, childcare, broadband & ICT

### Parking, Traffic & Roads

e.g. improving parking, roads & pavements, traffic calming (impact of night traffic & HGVs)

...across the whole Community Council area



...in Glenmoriston only



...in Fort Augustus only





## Young people's suggestions

All pupils at Kilchuimen Campus in Fort Augustus had the opportunity to suggest how they thought their community could be better, thanks to the Pupil Council and teachers.

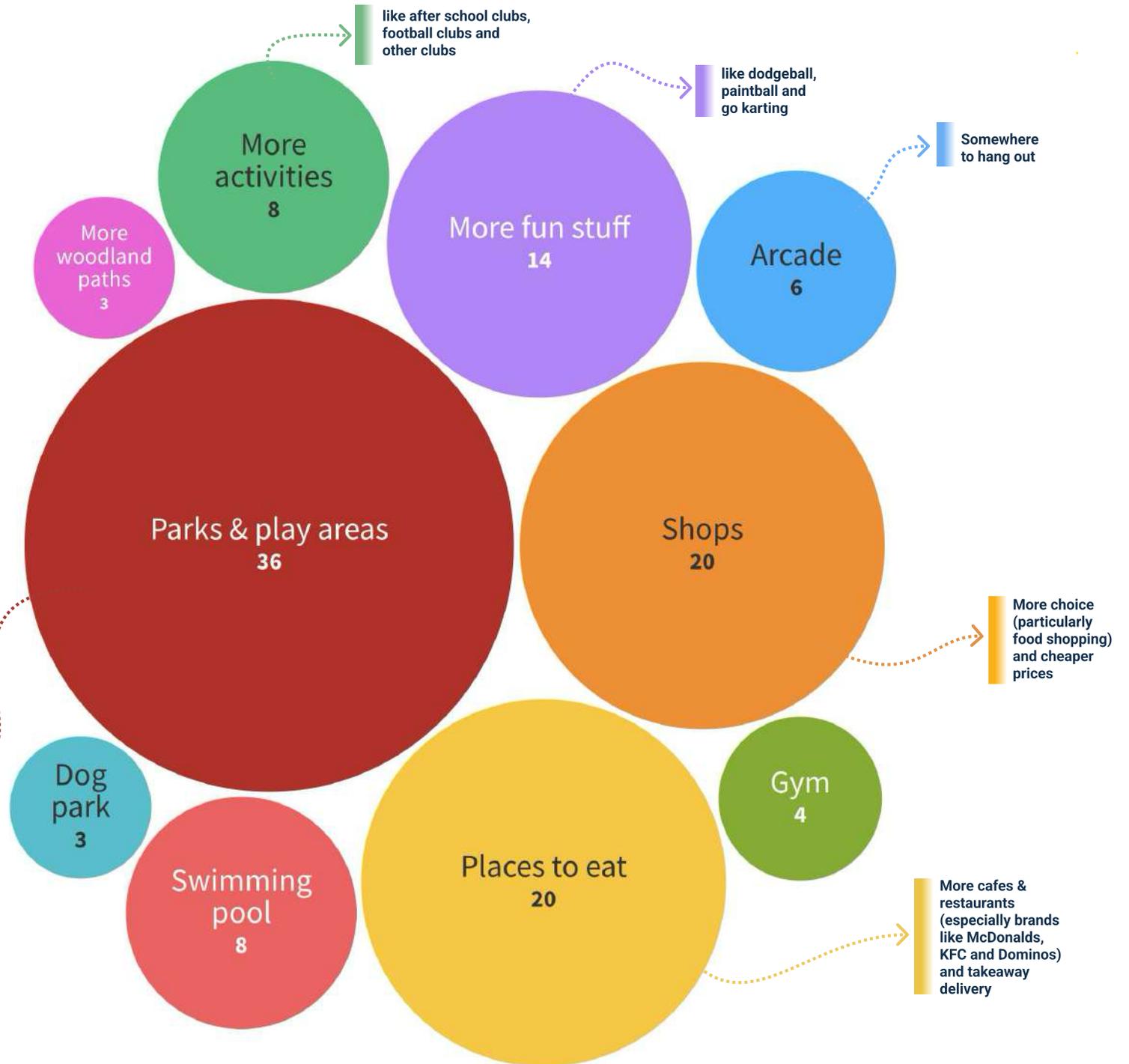
171 written comments were provided by pupils. This graphic shows the most common suggestions.

Numbers indicate how many young people made each suggestion. Circles are sized proportionately.

An interactive version of this graphic, enabling you to zoom in and read the detail more easily, is online at [www.ourfutureplan.net](http://www.ourfutureplan.net)

Transcriptions of all comments are in [Appendix 4](#).

Better parks generally, with many specific suggestions about play parks (e.g. specific new items such as a zipline) and sports facilities (e.g. shinty, bike tracks and revamp Fort Augustus tennis court)



## Stage 2: November 2024

After completion of the first stage of the work, a draft Local Place Plan was shared online (see [www.ourfutureplan.net/draft-plan](http://www.ourfutureplan.net/draft-plan)) and in hard copy at community events in Fort Augustus/Invermoriston and in local shops. Feedback was encouraged via a simple form, available online or in hard copy. Comments received (see [Appendix 6](#)) were used to finalise the Plan, which was then approved by the Community Council.

## The bigger picture

Whilst this 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':

- [National Planning Framework 4 \(NPF4, 2023\)](#)<sup>4</sup>
- [Highland-wide Local Development Plan \(2012\)](#)<sup>5</sup> and [Inner Moray Firth Local Development Plan \(2024\)](#).<sup>6</sup> Key map-based extracts of the Inner Moray Firth Local Development Plan are in [Appendix 7](#).

NPF4's spatial principles are:

- Just transition
- Conserving and recycling assets
- 'Local Living'
- Compact urban growth
- Rebalanced development
- Rural revitalisation

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<sup>4</sup> [www.gov.scot/publications/national-planning-framework-4/](http://www.gov.scot/publications/national-planning-framework-4/)

<sup>5</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>6</sup> [www.highland.gov.uk/imf](http://www.highland.gov.uk/imf)

<sup>7</sup> [nationalperformance.gov.scot](http://nationalperformance.gov.scot)

<sup>8</sup> [www.gov.scot/publications/scotlands-national-strategy-economic-transformation/](http://www.gov.scot/publications/scotlands-national-strategy-economic-transformation/)

<sup>9</sup> [highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/](http://highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/)

<sup>10</sup> [www.highland.gov.uk/download/downloads/id/22899/highland\\_indicative\\_regional\\_spatial\\_strategy\\_to\\_2050.pdf](http://www.highland.gov.uk/download/downloads/id/22899/highland_indicative_regional_spatial_strategy_to_2050.pdf)

<sup>11</sup> [www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/](http://www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/)

<sup>12</sup> [www.highland.gov.uk/downloads/file/25436/strategic\\_tourism\\_infrastructure\\_development\\_plan](http://www.highland.gov.uk/downloads/file/25436/strategic_tourism_infrastructure_development_plan)

<sup>13</sup> [www.highland.gov.uk/download/meetings/id/84114/item\\_6\\_sustainable\\_tourism\\_strategy\\_2024-2030](http://www.highland.gov.uk/download/meetings/id/84114/item_6_sustainable_tourism_strategy_2024-2030)

This Local Place Plan reflects the policy agendas contained in the statutory development plan, particularly NPF4 and the Inner Moray Firth Local Development Plan as the statutory development plan's most recent components.

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

- [National Performance Framework](#)<sup>7</sup>
- [National Strategy For Economic Transformation \(2022\)](#)<sup>8</sup>
- [Highland Outcome Improvement Plan 2017-2027](#)<sup>9</sup>
- [Highland Indicative Regional Spatial Strategy](#)<sup>10</sup>
- [Highlands and Islands Enterprise Strategy 2023-28](#)<sup>11</sup>
- [Highland Strategic Tourism Infrastructure Development Plan](#)<sup>12</sup>
- [Highland Council Sustainable Tourism Strategy 2024-30](#)<sup>13</sup>

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

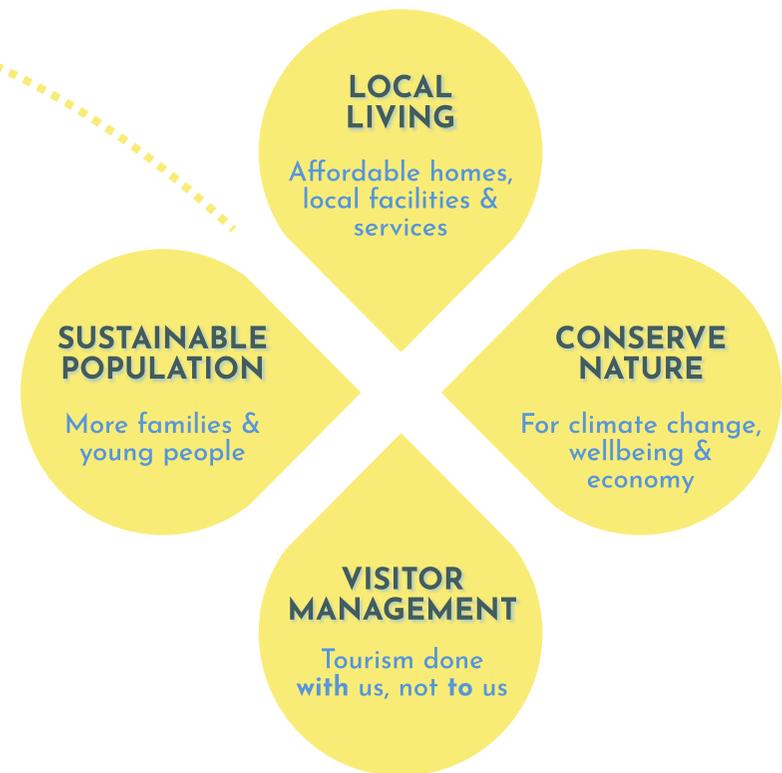
This Plan seeks to deliver on those overarching policy objectives, plus their subsidiary agendas including active travel, community wealth-building, community empowerment, local living, rural revitalisation, a more balanced population and a growing skilled workforce.

**Suggestions for future 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.**

# 3 Our vision for the future

Our vision for the community has **four ambitions:**

- **Sustainable population:** we need more families and young people to sustain our community, economy and services - in the form of gradual restructuring of our age structure rather than significant population growth.
- **Local Living:** accessing all the elements of a “good place”, locally. This is in line with national planning policy’s ‘Local Living’ focus (see previous page) and the [Place Standard](#).
- **Visitor management:** tourism sustains our local economy, particularly in Fort Augustus, but the sheer number of visitors must be better managed to improve safety & reduce negative community impacts.
- **Conserve nature:** we live and work in an area of unrivalled natural heritage, from rugged uplands to wooded glens and the steep-sided Loch Ness and Great Glen. Conservation of this heritage is vital for our wellbeing, economy & identity and to tackle climate change.



The **priorities and actions described in chapter 4** will help deliver this vision, as well as delivering national agendas locally - including those outlined in National Planning Framework 4 (see previous page) and the [Place Principle](#), for example rural re-population, local living, community wealth building, health & wellbeing and zero carbon.



# 4 Actions to deliver the vision

This chapter describes the actions needed over the next 5-10 years to deliver the vision in the previous chapter. The actions are described in three parts, as shown below. The area-wide actions and village maps should be read together.

## Area-wide actions

page 16

YOUNG PEOPLE



page 16

MANAGING VISITORS



page 17

AFFORDABLE HOMES



page 18

COMMUNITY LIFE



page 18

JOB'S & BUSINESS



page 19

GETTING ABOUT



page 20

PATHS & NATURE



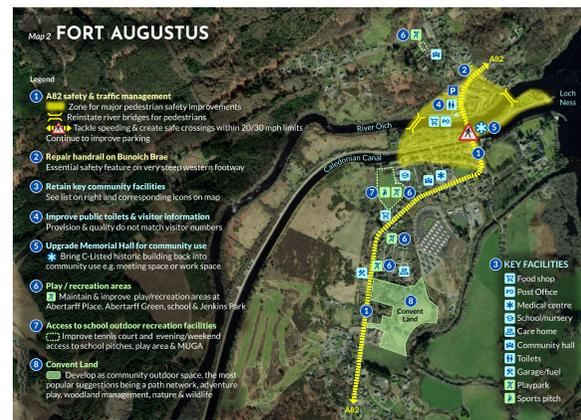
page 20

COMMUNITY CAPACITY



## Fort Augustus map

page 21



## Glenmoriston map

page 22



## Area-wide actions



### YOUNG PEOPLE

**We need to attract and retain young people - of school age, young families & workers. This means having a range of facilities, activities and opportunities, covering jobs, learning, recreation and play.**

Priorities for young people of school age include:

- Indoor space which is free to sit in after the end of the school day at 3pm, such as a library with access to a vending machine.
- More outdoor recreation opportunities e.g. bike tracks, adventure play, refurbishing Fort Augustus tennis court, and activities like after-school clubs, archery & access to Glenmoriston shooting range.
- Re-equip playparks in Fort Augustus at Jenkins Park and Abertarff Green – repairs and new equipment as older kit wears out, involving young people.
- Outside seating with shelter from the rain, e.g. at Jenkins Park.
- Improve public transport: better reliability and space on Citylink buses, local services to Whitebridge & Foyers.
- Discount card for local young people in Spar shop and cafes.

Where possible, these suggestions are marked on the village maps on pages 21-22. Others are difficult to mark on maps, but no less important. For example, making more of our [local apprenticeship scheme](#), a greater range of youth arts, sports and leisure activities outside school, and opportunities to learn to swim (e.g. [Embers Aquatics](#)).

#### KEY PLAYERS

- Community Council
- community bodies
- local businesses
- local community
- Highland Council
- High Life Highland
- funders

#### FIRST STEPS

- Implement Convent Wood proposals with input from young people.
- Implement other actions which benefit young people (e.g. play area improvements).
- Support proposals for youth activities in the area, including swimming lessons.



### MANAGING VISITORS

**Fort Augustus is overwhelmed with visitors. Our infrastructure cannot cope, particularly in the summer.**

The recently expanded car park often has 15 coaches plus cars and smaller buses, equating to an influx of around 1,000 people at any one time. Our meagre toilet facilities cannot cope. People's only access to the village's attractions is along the A82, with numerous conflict points between pedestrians and vehicles: narrow footways and carriageways, river and canal bridges, the Penny Petroleum forecourt, and a lack of safe crossing points (see pictures and video on page 19). And once they get to the internationally famous Loch Ness and Caledonian Canal, the visitor experience is distinctly underwhelming.

Tourism is vital to our economy. We are one of the Highlands' busiest tourist destinations. But a more positive experience is needed for visitors & locals, making more of our heritage & culture to create more rewarding and longer stays. Strategic focus is required from the Council, Transport Scotland, Visit Scotland and Visit Inverness Loch Ness - with a level of attention and resource similar to other priority locations in Highland Council's 2022 [Visitor Management Plan](#).

#### KEY PLAYERS

- Highland Council
- Scottish Canals
- HITRANS
- Transport Scotland
- BEAR Scotland
- Visit Scotland
- community bodies
- Sustrans
- Paths for All
- cruise ship sector
- Visit Inverness Loch Ness BID
- cruise boat companies
- Historic Environment Scotland
- local community
- funders

A comprehensive review of visitor management is needed. It should cover pedestrian movement and safety; traffic management along the A82 and reduction of unnecessary vehicular access along Canalside and Oich Road; parking provision; more and better toilet facilities; better public realm along the canal and Canalside; and visitor signage, information and heritage interpretation.

Action should include bigger public toilets, a network of new pedestrian routes and bridges to access the village centre and canal, improved maintenance of the canal's public realm. Many of these proposals were included in Scottish Canals' *Future Fort Augustus* proposals in 2019.

We would also urge closure of the inappropriately located motorhome spaces at the top of Canalside, which is too close to the school and has substandard vehicle access.

Conservation and interpretation of our heritage should be a key part of improving tourism's positive impact on the local community. The canal should obviously be the focal point, but as a community we have so much more to share than that: history, culture, leisure activities, scenery and nature.

#### FIRST STEPS

- Upgrade public toilets in Fort Augustus & Invermoriston, including maintenance budgets.
- Agree & deliver a public sector-led plan for pedestrian/vehicle movement, parking & visitor management in Fort Augustus, initially via HITRANS (see also 'Getting About' on page 19).
- Establish a dedicated collaborative visitor management organisation to plan and coordinate future action.



## AFFORDABLE HOMES

**We need more younger people for our population, services and facilities to be sustainable. That means that we need homes that are affordable for families, younger people and workers. Our intention is not to increase our overall population, but to gradually rebalance our age structure over time.**

The lack of affordable housing not only restricts the community's ability to have a more balanced age demographic. It also acts as a brake on the economy, by making it difficult for employers to attract staff and fill vacancies.

To tackle this, we need:

1. More affordable homes: new build / empty homes conversions, in range of tenures e.g. owned, private & social rented, shared equity).
2. More Council buyback of homes ('Open Market Purchase Scheme'), to make available for let.
3. Prioritise local need and/or work as criteria for social housing on the [Highland Housing Register](#).
4. Every resident looking for a house should join the Register, to provide evidence of local need.
5. Existing homes on lower Council tax bands to be upgraded to higher EPC ratings with grants / low-interest loans & streamlined consents, so that they are more climate friendly and cheaper to heat.
6. [Short Term Let Control](#) to manage future growth of second homes / holiday lets, as in Badenoch & Strathspey.
7. Encourage downsizing & sale to locals e.g. [the Welsh Government's voluntary Fair Chance scheme](#).

We are currently undertaking a housing needs analysis to help secure funding for more affordable homes. But we cannot tackle this alone. The Scottish Parliament announced in 2024 that the country is facing a [national housing emergency](#). We need support and resources from the Council and Scottish Government, beyond that proposed in the Scottish Government's 2024 [Housing Emergency Delivery Plan](#).

Those affordable homes should, where possible, be within settlements which are within walking distance of community facilities. They may be new buildings or conversion of existing buildings. And new development should aim to build community, not just houses, which means that planning policy should ensure that it:

- Is targeted at local needs and working age population.
- Is located within villages (such as gap sites or underused areas).
- Is small scale, non-suburban in nature, sympathetically designed and do not overwhelm existing settlements in terms of scale or pace of development.
- Has necessary facilities and amenities such as play space, green spaces and good walking / cycling access.

The maps on pages 21 and 22 do not identify specific sites, as we lack sufficient knowledge of site conditions and landowner sensitivities (always a challenge for a community-led process in small communities). We hope that the Council and developers will use the bullet points above to inform policy and proposals respectively.

### KEY PLAYERS

- Highland Council
- Scottish Government
- landowners
- developers
- SSE & renewables developers
- funders
- Community Council
- Community Company

### FIRST STEPS

- Continue to identify potential properties that could be acquired for community housing or developed for affordable homes.
- Work with adjacent communities and Highland Council to implement Short Term Let Control area.
- Encourage people in need of homes to join the Highland Housing Register.
- Work with Highland Council and adjacent communities to lobby Scottish Government for wider package of support.
- Work with SSE on provision of workers' housing which can later be taken over by the community.



**Caledonian Court, Fort Augustus:** [community-led development of 12 homes](#) (houses and flats) for affordable rent by our local [Community Company](#)



## COMMUNITY LIFE

**Being a sustainable community for future generations means that we need good services and facilities, and a sense of shared community spirit. These things are vital for the health and wellbeing of current residents and to attract more younger people and families.**

Retaining our key existing facilities and services is essential: the school campus, medical centre, Three Glens Community Care, public toilets, village halls, food shops, care home, post office and play/sports areas. Losing any of these key facilities would undermine our sustainable population & 'Local Living' ambitions (see page 14).

Some of those facilities and services would benefit from upgrading and/or increased use, including:

- Recreational facilities, such as the play areas and tennis court in Fort Augustus, sports pitch in Invermoriston, and a sheltered outdoor location for young people in Fort Augustus (see page 16).
- Access to healthcare (especially dentistry).
- Affordable food shopping, particularly as more and commercial premises in Fort Augustus have turned to tourism in recent years.
- Public toilets (see 'Managing visitors' on page 16).
- Care provision to enhance the excellent services already provided by Three Glens Community Care, the Telford Centre and individual residents. The intention should be to make it easier for everyone, particularly older and more vulnerable people, to live well within their existing community ideally staying in their homes. This could include a range of actions such as home adaptations, home-based or community-based care services, intergenerational activities, making more use of the Telford Centre, and community transport (see also 'Getting about' on page 19).

- Indoor space for community activities, such as free-to-use youth space outwith school hours, activities for teenagers and families, and a men's shed (the men's shed group is looking at various potential locations to establish availability and viability).
- Washing and laundry facilities in halls for community resilience in event of emergencies such as power cuts or severe weather.

We continue to have a long term aspiration for a swimming pool despite no action having taken place since a [community-led feasibility study](#) in 2021. It is difficult to see how the capital and running costs of a swimming pool could be secured in the foreseeable future. In the meantime, this Plan suggests providing opportunities for learning to swim (see 'Young People' on page 16).

### KEY PLAYERS

- community bodies
- Highland Council
- High Life Highland
- funders

### FIRST STEPS

- Upgrade Fort Augustus play areas and tennis court, create outdoor shelter for young people.
- Acquire Fort Augustus Memorial Hall for community space.
- Community resilience facilities in halls.
- Open up campus outdoor recreation facilities outwith school hours.
- Local swimming lessons (see page 15).



## JOBS & BUSINESS

**We need to diversify our economy beyond tourism, especially in Fort Augustus, and make it easier to start businesses and create jobs. This will contribute to our overall vision of a younger population demographic (see page 14).**

1. Enhancing **childcare** will be an important element in achieving this. We are fortunate to have a Council-run nursery for ages 3+ at [Kilchuimen Campus](#), but lack provision outwith school hours and for children aged below 3. We need affordable & convenient wrap-around childcare to support parents and help them return back to work.

Other places in the Highlands such as [Stratherrick](#) and Kinlochberrie are in discussion with the Council and the [Care and Learning Alliance \(CALA\)](#) to develop new models of care using community or Council premises and a combination of paid/volunteer staff (with Kinlochberrie exploring [intergenerational](#) care involving children and older people).

2. Our existing **apprenticeship scheme** should be maintained, in partnership with adjacent communities, to continue to help young people get into employment and earn money.

3. **Space and facilities for small businesses and homeworkers** would support them to create viable businesses or work remotely from home. More work is needed to explore what this might look like: for example, [co-working space](#) for homeworkers or small businesses, display space for local crafters, or small workshops / studios for rent on easy terms.

### KEY PLAYERS

- Highland Council
- other childcare providers
- Skills Development Scotland
- HIE
- community bodies
- funders

### FIRST STEPS

- Initiate discussions with Stratherrick & Foyers Community Trust, Highland Council and CALA to establish wraparound childcare model, costs & sources of funding.
- Explore ways of providing space and facilities for small businesses with HIE.



## GETTING ABOUT

People need to be able to get about safely and affordably without a car - whether for short journeys within villages on foot or by bike, or longer journeys for work, shopping, healthcare, leisure or to see family and friends. This applies particularly to people who cannot drive or who are on low incomes, such as young people.

Getting about safely on foot and by bike within Fort Augustus and Invermoriston has already been mentioned in the 'Managing visitors' section on page 16. Proposals to improve pedestrian safety on the A82/887 trunk roads through the villages are shown in the maps on pages 21-22. Detailed actions should include resolving safety issues on the A82 River Oich and canal bridges in Fort Augustus, at the A82/A887 junction in Invermoriston, more pedestrian crossing points, fixing the handrail on the steep Bunoich Brae in Fort Augustus, and new pavements and reduced speed limits in Invermoriston. These are all marked on Maps 2 and 3 on pages 21 and 22.

Near Dalchreichart in Glenmoriston, there is a specific safety issue with signage on the eastbound A887(T) approaching Torgyle bridge and the Inverwick junction (see inset on Map 3, page 22). Inadequate advance signage, coupled with a blind bend before the single-track bridge and junction, leads to regular near misses.

Resolution of these issues needs a partnership approach involving Transport Scotland, BEAR Scotland, the Highland Council and Scottish Canals, ideally with a task group established that meets regularly and has community input (see page 24). HITRANS have indicated informally that they may be able to help bring partners together

Maintenance of minor roads also causes concern locally, such as the Dalcataig cul-de-sac south of the River Moriston in Invermoriston (see Map 3 on page 22).

In terms of public transport, our communities face a number of issues:

- Although we have [Citylink](#) buses hourly (summer) or two-hourly (winter) to Inverness and Fort William, it is difficult to get to work, study or hospital before 9am & return in the evening. Reduced bus frequency in the winter is also an issue.
- There are no local buses to nearby settlements such as Stratherrick and Foyers.
- Dalchreichart lacks a formal bus stop, making it impossible to book Citylink tickets in advance (which means that it can be impossible to board when buses are full).

We will investigate community transport to help resolve these public transport issues, particularly the lack of local transport. There may be scope for a community transport scheme by teaming up with [3 Glens Community Care](#) (for older people) and our neighbours in [Stratherrick and Foyers](#). Community transport can take various forms, as [Transport for Tongue](#) and the Black Isle's [Ferintosh Wee Bus](#) demonstrate.

### KEY PLAYERS

- Highland Council
- HITRANS
- Highland Council
- Transport Scotland
- BEAR Scotland
- Citylink Scotland
- community bodies
- adjacent communities
- funders

### FIRST STEPS

- Repair Bunoich Brae handrail in Fort Augustus.
- Agree & deliver a plan with external partners for pedestrian/vehicle management on A82 in Fort Augustus and Invermoriston (see also 'Managing visitors' on page 16).
- Approach HITRANS, Highland Council and bus operators about bus timetabling, bus stops in Glenmoriston and community transport.
- Explore community transport with 3 Glens Community Care and neighbouring communities.



above A82 River Oich bridge between car park and village centre, Fort Augustus

below Junction of A82, Canalside and Oich Road, Fort Augustus (click on image to see 1 minute [video](#))





## PATHS & NATURE

We are fortunate to live amongst spectacular scenery. Easy access to the great outdoors is vital for the visitor economy and for the health and wellbeing of the local community.

Particular improvements which are needed:

- Maintenance of our extensive rural path network as and when required, such as forestry tracks affected by storm damage, particularly close to villages and the Great Glen Way.
- Reinstate public access to Loch Ness along the existing path on the north bank of the River Moriston from Invermoriston public car park (see Invermoriston map on page 22).
- Creating a local path network at Convent Wood in Fort Augustus (see Map 2 on page 21).
- Landowners and renewables companies ceasing to lock gates in deer fences on hill tracks, which prevents pedestrians from exercising their legal right of access.
- Improved signage, including long-distance routes such as the [Great Glen Way](#) and [Great Glen Canoe Trail](#).
- Free parking for local residents at local Forestry and Land Scotland car parks, similar to that at the main Fort Augustus car park.
- Provision of dog poo bins at busy locations.

We also encourage renewable power development proposal to include measures to conserve wildlife, regenerate woodland, enhance biodiversity and improve countryside access.

### KEY PLAYERS

- Forestry & Land Scotland
- landowners & estates
- renewables developers
- Highland Council
- Paths for All
- community bodies
- adjacent communities
- funders

### FIRST STEPS

- Request support from Council to resolve access to Loch Ness in Invermoriston.
- Improve path signage.
- Repair path damage where necessary.



## COMMUNITY CAPACITY

We are fortunate to have active community organisations. But they are constrained by resources and volunteer/staff capacity. This Plan relies on our community organisations for its delivery, so it is essential that they are adequately supported by the local community (particularly through volunteering and participation) and external partners and funders.

Our local organisations include an active [Community Council](#) and [Community Company](#) for the whole area and, in Glenmoriston, smaller but no less active community organisations in [Invermoriston](#) and Dalchreichart. Together, these organisations provide valuable services, buildings and activities for local residents. A small selection of our recent achievements is highlighted in the bullet points on page 6.

The capacity of each of these organisations is already over-stretched - even the Community Company with its staff complement.

Delivery of this Plan will only happen if these organisations are supported with more new volunteers and additional resources, not only for delivery of the specific actions identified in this chapter but also to champion and manage delivery of the Plan as outlined in chapter 5.

### KEY PLAYERS

- funders
- Highland TSI
- Highland Council
- High Life Highland
- Scottish Government
- community bodies
- local community

### FIRST STEPS

- Increased resources available to community organisations.
- Active support and participation for community organisations from the local community.
- Establish community-led Working Group to co-ordinate delivery of the Plan (see chapter 5).

Maps of proposals for Fort Augustus and Glenmoriston are on the following two pages.

# Map 2 FORT AUGUSTUS

## Legend

### 1 A82 safety & traffic management

- Zone for major pedestrian safety improvements
- Reinstatement river bridges for pedestrians
- Tackle speeding & create safe crossings within 20/30 mph limits  
Continue to improve parking

### 2 Repair handrail on Bunoich Brae

Essential safety feature on very steep western footway

### 3 Retain key community facilities

See list on right and corresponding icons on map

### 4 Improve public toilets & visitor information

Provision & quality do not match visitor numbers

### 5 Upgrade Memorial Hall for community use

Bring C-Listed historic building back into community use e.g. meeting space or work space

### 6 Play / recreation areas

Maintain & improve play/recreation areas at Abertarff Place, Abertarff Green, school & Jenkins Park

### 7 Access to school outdoor recreation facilities

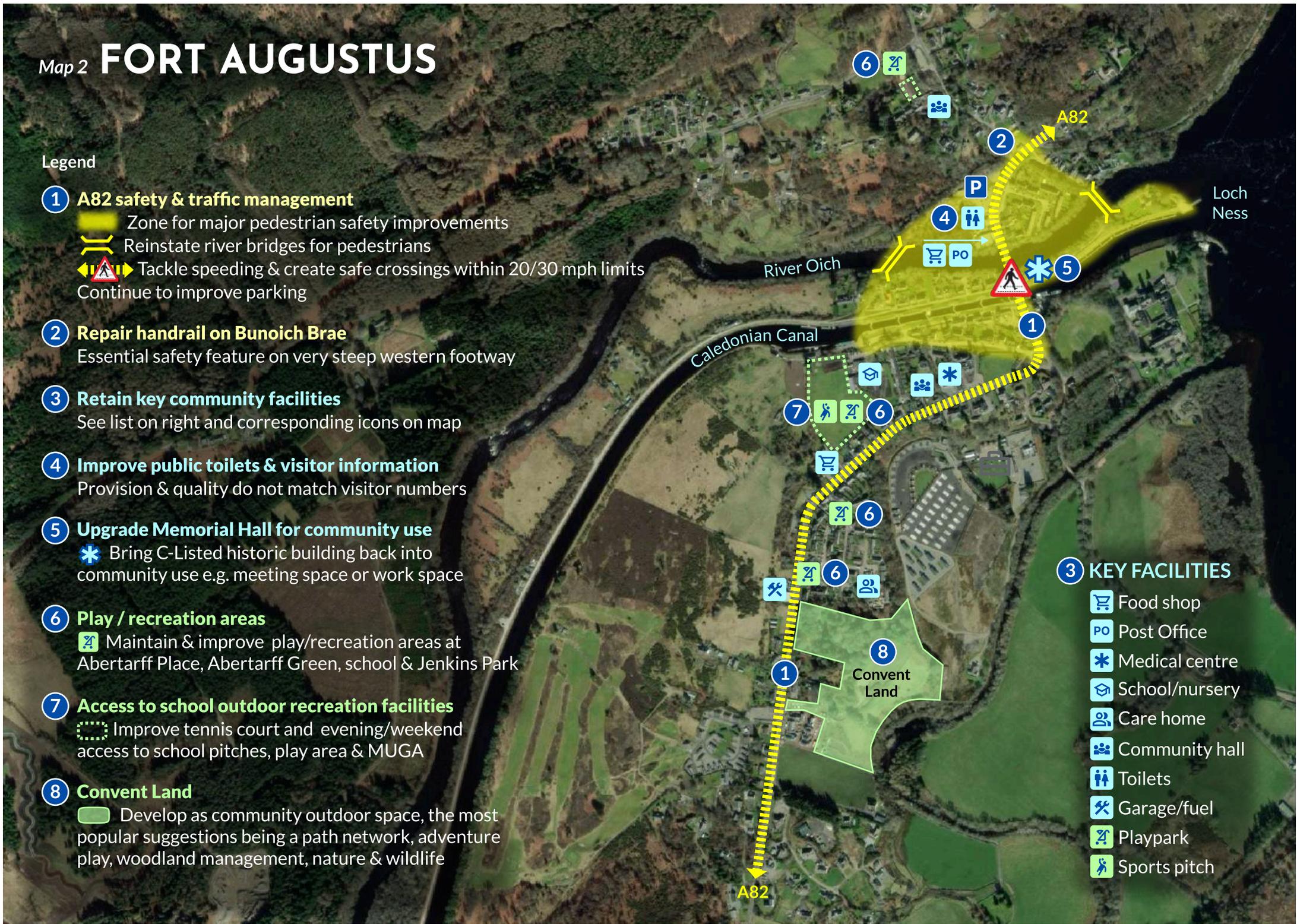
Improve tennis court and evening/weekend access to school pitches, play area & MUGA

### 8 Convent Land

Develop as community outdoor space, the most popular suggestions being a path network, adventure play, woodland management, nature & wildlife

### 3 KEY FACILITIES

- Food shop
- Post Office
- Medical centre
- School/nursery
- Care home
- Community hall
- Toilets
- Garage/fuel
- Playpark
- Sports pitch



**LEGEND**

**1 A82 safety & traffic management**

-  New crossing points
-  New speed limits
-  Extend footways on A82 & A887

**2 Dalcataig cul-de-sac**

-  Enhanced maintenance

**3 Car park**

- Improve surface

**4 Path network**

-  Maintain path network
-  Reinstate path to Loch Ness
- Reprint path leaflet

**5 Hall and toilets**

- Upgrade toilets, external space & info boards

**6 Retain community facilities**

-  Food shop
-  Community hall
-  Toilets
-  Playpark
-  Sports pitch

**Inset map DALCHREICHART**

**7 Road safety at A887 Torgyle Bridge**  
 Poor bridge / junction signage to south & west (see p.19)

13 km to A82

9 km to A87

Dalchreichart

Torgyle Bridge

map courtesy of Open Street Map



## 5 Making it happen

This Plan is ambitious. Even with resources and support, not all of the actions may be realised within the 5-10 year lifetime of the Plan. Everything depends on securing **funding, resources** and the **collaboration** of others.

Although there are lots of potential quick wins and practical actions that the community can lead, we need resources to deliver them. Local organisations are already over-stretched in terms of their resources and capacity, as described on page 19. They themselves will need support and resources to take the lead in championing and delivering this Plan.

### Partner support

A key purpose of this Plan is to secure that support by demonstrating to our partners - funders, Highland Council, Transport Scotland, Scottish Canals, the Scottish Government and others shown in the diagram on the right - that their support to deliver this Plan will **deliver their agendas too**. For example:

- Delivering more affordable homes will need support from the Scottish Government, the Highland Council and others - and will enable them to deliver their agendas of rural re-population, tackling the housing crisis and addressing child poverty.
- Tackling the visitor situation in Fort Augustus will need joint effort from Scottish Canals, Transport Scotland, the Highland Council and others - so will enable them to deliver their agendas of sustainable transport, climate change, road safety & community wealth building.

The [Rural Lens Approach](#) developed by the Scottish Rural and Islands Parliament neatly illustrates the range of actions and local and national players who need to be involved to achieve success across the board.

As this and other Local Place Plans are prepared across the Highlands, we hope that all of the partners identified below will use the evidence in this and other Plans to influence their own spending and service delivery, and to lobby for enabling support with other partners - at the national level in particular. This should include strategic issues such as housing, transport and community empowerment.

Our message to all our partners is: **we need your active participation and support!**

*We need your active participation & support!*

*Visit Inverness Loch Ness BID*

**SCOTTISH CANALS THE HIGHLAND COUNCIL**  
**TRANSPORT SCOTLAND SCOTTISH GOVERNMENT**  
*Highland Third Sector Interface HIE travel companies*  
**NHS Highland SSE Highland Care & Learning Alliance**  
*High Life Highland funders housing associations*  
*Forestry & Land Scotland adjoining communities*  
**local businesses & landowners BEAR Scotland**  
*Skills Development Scotland Paths for All*  
**Citylink Scotland Hitrans Sustrans**  
**Historic Environment Scotland**  
*and others*

## Delivery arrangements

This section describes how we as a community will organise ourselves to manage delivery, monitoring and review of the Plan, based on existing community organisations and our track record of delivery.

1. The Community Council will champion the Plan. Progress with delivery should become a regular standing item on meeting agendas.
2. A Working Group should be established to support and champion delivery of the Plan. Membership should be drawn from the Community Council, Community Company, local residents or businesses who wish to be involved, and key delivery partners such as the Highland Council, Scottish Canals and Transport Scotland. The Working Group should be able to invite participation from other delivery partners as required for specific actions in the Plan.
3. The Working Group may need to procure additional resource to deliver the Plan or individual elements of the Plan. This could take different forms such as assistance from delivery partners, consultant support or paid staff time.
4. The Working Group should establish arrangements for two-way communication with the wider local community – so that the local community is aware of delivery progress and can influence future delivery priorities.
5. Not everything in the Plan will be deliverable. Some actions may turn out to be impractical to deliver for unforeseen reasons; others may not be able to secure the necessary resources or external support. Part of the purpose of the Plan is to help secure resources and support for actions or indeed alternative solutions that the Working Group feel can deliver the Plan's vision to the benefit of the community..
6. The Working Group will be responsible for reviewing the Plan, which is likely to be needed after approximately 5 years.

In addition to those arrangements relating to the Plan as a whole, specific collaborative working arrangements will be required for complicated larger projects that cut across multiple organisations - such as visitor management in Fort Augustus and A82 pedestrian safety in Fort Augustus and Invermoriston.

## Planning policy & development management

This Plan focuses on our aspirations for our place. Although not all of those relate to statutory land use planning, the Plan does contain a number of planning-related actions which we hope the Council will support (a) in the next Local Development Plan and (b) through exercising their Development Management and other planning functions.

Actions that relate to land-use planning are summarised in Appendix 8, together with reasons why the Local Development Plan should be amended (as required by [Schedule 19 of the Planning \(Scotland\) Act 2019](#)).





**FORT AUGUSTUS  
& GLENMORISTON**  
OUR PLACE, OUR PLAN