



## OUR FUTURE

This plan represents the community's vision for a cleaner, greener more prosperous and healthy future for Croy and Tornagrain.

**Croy and Culloden Moor Community Council**

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# CROY AND TORNAGRAIN LOCAL PLACE PLAN

Date: 16/02/26

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## LIST OF ACRONYMS

<b>LPP</b>	Local Place Plan
<b>CCMCC</b>	Croy and Culloden Moor Community Council
<b>TCA</b>	Tornagrain Community Association
<b>HTSI</b>	Highland Third Sector Interface
<b>DTAS</b>	Development Trusts Association Scotland
<b>IMFLDP</b>	Inner Moray Firth Local Development Plan
<b>MUGA</b>	Multi-Use Games Area
<b>IMFLDP2</b>	Inner Moray Firth Local Development Plan 2
<b>SSSI</b>	Site of Special Scientific Interest

## INTRODUCTION AND PURPOSE

This Local Place Plan (LPP) been prepared by Croy and Culloden Moor Community Council (CCMCC) with assistance from Tornagrain Community Association (TCA) and wider groups and residents of the communities of Croy and Tornagrain, and the surrounding area. This LPP represents the community's vision for the future, and their hopes and ambitions, to inform future development plans and to shape development and investment.

### THE AIMS AND PURPOSE OF OUR LPP ARE TO:

- Capture the current profile of the area and options for shaping its character and identity.
- Gather and represent the community's priorities for the future.
- Create a collective community proposition for improving the experience of those living, working, visiting and transiting through the area.
- Generate ideas for how partners can work collectively to deliver this vision for the future.
- Act as a portfolio that can assist all partners that operate in the area to lobby for funding to make things happen.

The views and priorities in this plan represent those of the communities we represent that were able to participate in consultation. They are a not endorsed by the Community Council in any way that reflects members desire or personal thought. The Community Council is submitting this LPP to the Highland Council with the understanding that it may be based on the views (of a limited number of residents) which the Community Council does not necessarily support.

With thanks to:

- Croy Village Hall
- Tornagrain Community Association
- Moray Estates
- The residents, landowners and businesses of Croy, Tornagrain and surrounding area.
- Participating associated groups and bodies such as Croy Church, Tornagrain Church.

As the LPP is focussed on areas proposed for further development (Croy and Tornagrain), this LPP has not proposed projects in outlying areas such as Loch Flemington or Sunnyside. Should development be proposed in these areas a wider consultation will need to be carried out and new priorities may be discovered.

## EXISTING PLANS

The Inner Moray Firth Local Development Plan 2 [IMFLDP2] and National Planning Framework 4 identify and detail Placemaking Priorities for Croy (Placemaking Priorities 8) and Tornagrain (Placemaking Priorities 34).

The Placemaking Priorities highlight many areas that our communities would welcome more focus and improvements: delivery of primary and secondary education, road network specifically B9006, preserving Loch Flemington and other SSSI's, facilities/services in Tornagrain, maintenance of green and blue networks and other items as detailed in the IMFLDP2.

This LPP confirms and aligns with the overall goals of the Inner Moray Firth Local Development Plan 2 [IMFLDP2] and National Planning Framework 4. However, further issues and opportunities are also identified and are contained in this LPP. These include:

1. Delivery of more play and recreational space specifically in Croy
2. Maintenance, preservation and enhancement of the “Green Heart” in Croy
3. Safeguarding more of our important archaeological and environmental locations. Including those with specific historical importance.
4. More action required on road networks beyond “the junction of the B9006 and B9091”.
5. Creation of a new nature area near Croy
6. Provision of a community hub in Croy

The sentiment of the community is that no further development of new homes should proceed until these needs are addressed in addition to those in the Placemaking Priorities in the IMFLDP2.

## How this represents our community.

We have carried out several consultations with our community to understand their priorities and challenges. The Tornagrain Community Association (TCA) have supported a number of these.



### COMPREHENSIVE CONSULTATION

Our consultations have taken place throughout 2024 including the Croy Primary School Gala and meetings with local groups. A transport and active travel event focused on gathering ideas for transport improvements and removing barriers to active travel. More recent exhibitions held at Croy Village Hall and the Milk Barn Café in Croy have helped refine the plan. In addition, we have engaged landowners such as Moray Estates and community representatives such as Croy Primary Parent Council, local church groups and community groups.

To date over 400 responses have been gathered at these events.

Our community has been invaluable in building our LPP. The open and honest discussions about where we live – our place – has been enlightening and rewarding. Challenges have been raised, opportunities presented, and stories have been told about the amazing folklore and cultural heritage of Croy and the surrounding area.

The community helped to build this plan and alongside our elected members and neighbouring community councils provided feedback to refine and invigorate our future.

**Croy and Culloden Moor  
Community Council  
Tornagrain Community  
Association**



# Local Place Plan

## **SHAPE THE FUTURE**

Explore community suggestions and share your ideas for a **brighter tomorrow** at our upcoming community event focused on building a plan that represents the requirements of the community.

**Join us at the Milk  
Barn, Croy.**

**November 1st, 3pm to 7pm  
Drop in and see what the  
community has asked for.**

# August 14th 2024

HELP MAKE A

## Local Place Plan

**Drop-in to Croy Village Hall  
4-7pm**

Local community groups in the area have been asked for ideas that could be included in a Local Place Plan for our Community Council area.

Come hear what the local groups have said and to add your own ideas...

**WHAT  
NEEDS TO  
BE  
IMPROVED?**

**WHAT DIFFERENCE CAN AN  
LPP MAKE TO THE COMMUNITY?**

**WHAT IS  
VALUED?**

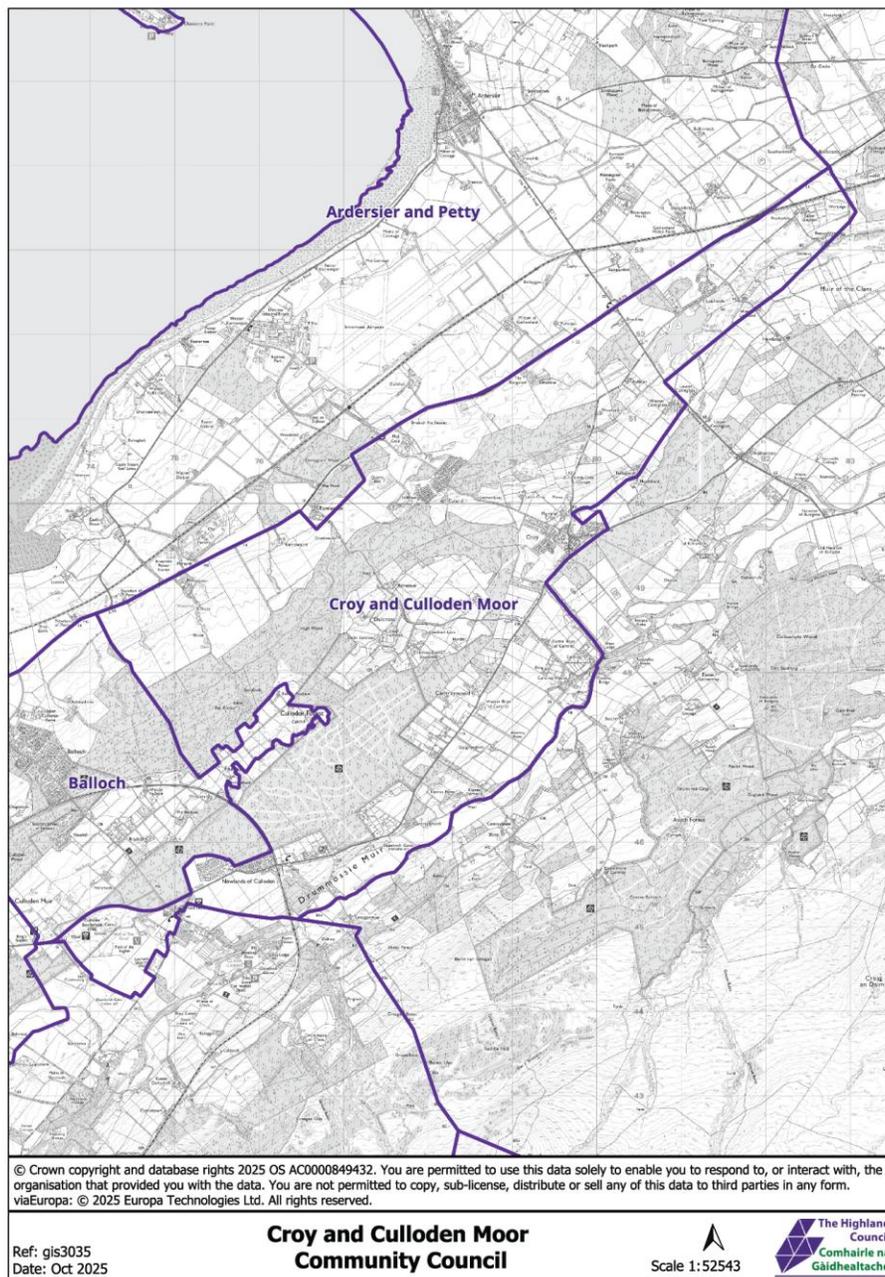
**WHAT CAN BE  
ACHIEVED?**



# ALL WELCOME

## CROY & TORNAGRAIN TODAY

The boundary of the area, shown below, reflects a historic administrative boundary of the Community Council and is the area proposed under this LPP. The emphasis of this LPP focuses on Croy and Tornagrain as currently these areas are seeing the most current and potentially future development.



With a unique profile of activities and range of communities and existing land uses, the area finds itself at the centre of a period of transition. It is an area of stark contrasts with significant housing and employment areas and transport hubs, mixing with some isolated communities with limited access to services. The community are looking to embrace the opportunity to shape future change and ensure that decisions made can benefit those living, working and visiting the area. The character of the area is described under the following key themes:

## Natural Heritage

The area is characterised by the gentle slopes that run from the Moray Firth to the north-west to the upper Nairnside communities and farms that overlook the Nairn River and glen to the southeast.



The most notable natural water feature is Loch Flemington that plays host to rare seasonal birds and unique natural qualities. Habitat assessments have been conducted on Loch Flemington to bring it back to its former healthy status. Blue green algae depleted oxygen levels from the water and impacting on the aquatic balance. A buffer zone around the loch to prevent leaching from crop treatments. This will allow

natural regeneration and would be beneficial to improve water quality.

Throughout the area native woodland both evergreen and deciduous persists alongside larger commercial woodlands. These hold a variety of important species such as Red Squirrel, Pine Marten and Crested Tit. Much of the local agricultural land also supports a wide biodiversity including Deer, Badgers and many bird and insect species.

The CCMCC area enjoys access to a range of woodland, parkland and green space held on neighbouring historic estates such as Kilravock and Cawdor.

## Cultural Heritage

Our glens, meadows and woodlands have been occupied for thousands of years. In the Early Middle Ages, the region where the village of Croy is situated was settled by the Picts

prior to the merger of the Pictish and Gaelic kingdoms under Cínaed mac Ailpín to form the basis for the early Kingdom of Alba. This is evidenced by pieces of pictish jewellery from



*The Croy Hoard was dug up at Croy in 1875 by a girl planting potatoes.*

around 800AD which have been found in the area, many of which are displayed at the Inverness Museum and the National Museum of Scotland.

Culloden Battlefield is the standout historic and landscape heritage feature of national importance. The site of the Battle of Culloden is located w approximately 7 miles (11 kilometres) west of Croy. The Jacobite army would have passed close to the village on the night of 15 April 1746 as part of their failed attempt to attack the government forces camped near Nairn.

The local parish church was built in 1764 with significant repairs to the building made in 1829. The building is a typical Presbyterian rectangular church with a ball finial on the east gable and a birdcage bellcote on the west gable. The B-listed parish manse was built in 1855 by the Scottish architect James Matthews.

The Croy village hall was built in 1907 with the aid of local funding in addition to a grant from the Carnegie Library fund. The land where the hall stands was donated by the Kilvarrock estate. A war memorial commemorating 27 local victims of the First World War was erected next to the village hall in 1919 with an additional 11 names added after the Second World War.

## Living and Working

The area has been a working landscape for generations. The main employment for several hundred years has been from the land in agriculture, farming, crofting and estate management. Traditionally Croy was the main living area in the community council area.

However, in the last 20 years and particularly the last 5 large developments have taken place in Croy and Tornagrain. In Croy itself 40 houses were built in Ardgowan in 2015. Public consultation raised a number of concerns regards pressures being put on to local infrastructure and services. Many of these were not addressed adequately. In 2020 a further 100 houses were completed again with minor improvements in infrastructure, services and no delivery of play and recreation space to date. To make matters worse the only playing field in Croy was fenced off by the Highland Council to form part of the primary school, further restricting the community and young people in particular access to open space outside school hours/term-time.

Conversely, Tornagrain is a planned town in the early phases of delivery with careful consideration for current residents and future growth. At the time of writing there is a shop, pharmacy and café, a GP surgery under construction, and sites designated for schools, mixed business uses and recreational space. The quality of planning in Tornagrain highlights the lack of consideration put into planning of housing in Croy – a village less than one mile away.

Major employers sit just outside the boundary at Inverness Airport, the adjacent Business Park and West Fraser. The CCMCC area lies equidistant between two large employment hubs of Nairn and Inverness and major employment is set to return to the former McDermotts Yard at the Port of Ardersier under the guidance of Haventus.

## Connections

The transport network in the area plays a large part in the area's unique qualities. The Highland's principal airport, the Inverness to Aberdeen rail line and adjacent A96 trunk road, and the airport railway station, are notable features along the area's northern boundary. By contrast the otherwise rural road network faces increased pressures from the growing number of housing in the area, with inadequate public transport and increased intensity of traffic on roads that appear unable to cope. Whilst the area enjoys some excellent routes for walking and cycling, including connections to our surrounding landscape, some pavements in and around our communities are poor or non-existent, in some cases with dangerous unpleasant crossings. Connections within and between our villages and services rely overwhelmingly on private car travel.

## Services and Facilities

There is a primary school in Croy that delivers nursery through to primary 7 education. This currently serves Croy and Tornagrain children until a proposed primary school is completed in Tornagrain (proposed 2027) to serve Tornagrain. The primary school in Croy has been retained alongside the proposed primary school. There is an NHS dentist in Croy and a Pharmacy in Tornagrain.

Tornagrain also has a shop and a cafe and plans to add more amenities in the future. Croy on the other hand has lost most of the local services over the years including fuel station, recycling facilities and local shop. There is a bakery and cafe in Croy. Croy and Tornagrain have a community space in the form of a village hall and meeting room respectively. Croy Village Hall supports a number of local groups such as scouts and karate as well as hosts music and social events.

## OUR CHALLENGES

Although our communities are proudly unique, which is reflected in our priorities, there are still many challenges and opportunities which cross the area.

### Community Challenges

- There is a lack of recreational space in Croy. There is no dedicated sports area such as accessible playing field and there is no adequate social or recreational space for children and young adults beyond the age of six.
- There is a feeling that Croy has been let down by local authorities, agencies and landowners and that sometimes these bodies do not properly listen to the community or take our concerns and needs seriously.
- The cultural and environmental heritage of the area needs safeguarding to ensure it is protected for future communities and maintain a sense of identity.

### Living and Working Challenges

- Lack of affordable homes for families and young people means that some businesses struggle to recruit, and younger people leave because of lack of public transport and local employment opportunities.
- Lack of housing for elderly and those requiring additional support.
- There are insufficient services in Croy and this means that the community has to travel to access services such as a shop.
- The community feels that there is insufficient space to work and that there is inadequate resources, services and infrastructure for new employees to become established in the area.

### Transport and Connectivity Issues

- There are inadequate local paths to support walking and cycling, with poor integration and signage. This means that some villages and parts of the community feel disconnected and resort to commuting by car.
- Our public transport is not suitable. We need better connections and integration with other services, such as Inverness Airport railway station and services using the A96.
- The road network struggles to cope with peak levels of traffic, particularly the Croy to Tornagrain route at school drop-off / pick-up and during occasional A96 diversions.
- The Scottish Government's announcement to back down or delay the A96 dualling project will have implications for getting around and highlights the need to address and improve the conditions for sustainable travel.

## OUR FUTURE VISION & PRIORITIES

From consultation, the community's vision reflects the period of accelerated change the area is in. It seeks to shape change that is occurring now and to address gaps in investment, missed opportunities or changes in priorities.

The vision has been developed by taking account of the strategic issues that affect decisions but also the bottom-up priorities of people of all ages that live, work and enjoy the Croy and Culloden Moor area.

The vision has been subject to consultation with local people, businesses, partner organisations and our elected members.

### Cross Community Vision

The CCMCC area comprises two proudly unique settlements (Croy and Tornagrain) and many smaller settlements that face different challenges and have different opportunities, but we also have a vision about how we will work together across common goals.

We aim for a community that has safer roads and good public transport, with connected paths through our beautiful, clean and healthy woods and fields. Where there are enough affordable homes, good year-round job opportunities, public transport and care for all who need it. Services that are accessible to all, and good relationships within and between our communities; where we share events and activities, supporting each other in turn.

Croy should continue to be a pleasant rural village, with a green heart and a strong community spirit. Croy will be a clean, safe and tidy place to live, where our children and young people will enjoy access to a wide range of recreational and social spaces. Croy will be a village that everyone can live and work in, with access to a range of services and community facilities.

Tornagrain should continue to grow maintaining the vision and feel of a traditional Scottish market town: clean, tidy, prosperous, where developments and amenities are continually delivered to the community.

Our beautiful landscape will be well-managed for people and nature, with good paths and trails. We will be an inclusive and engaged community, working together and with local agencies to make Tornagrain a great place to live.

Our nature and cultural heritage will be prominent and protected.

## PRIORITIES AND ACTIONS

The community's priorities and actions aim to embrace and shape the change that is underway in the area, ensuring infrastructure and services match that pace of change, safeguard what is important and address gaps in investment. There is a strong desire for communities to become more resilient, taking advantage of the services and facilities in the area, but also to feel better connected to each other – physically, socially and culturally – and the surrounding towns and City.

**OUR PRIORITIES ARE LISTED BELOW WITH FURTHER DETAIL OUTLINED IN THE REST OF THIS SECTION:**

1. Address the critical shortfall in open and green recreational space in Croy.
2. Protect and enhance the “green heart” of Croy village centre.
3. Continued delivery of Tornagrain development plan, including key services and wider communication.
4. Improvements in transport and infrastructure.
5. Create a high-quality walking, cycling and wheeling network.
6. Provision for a community hub with any further housing development in Croy
7. Safeguarding our main historical and natural sites.
8. Creation of a nature area to protect our green space and natural beauty

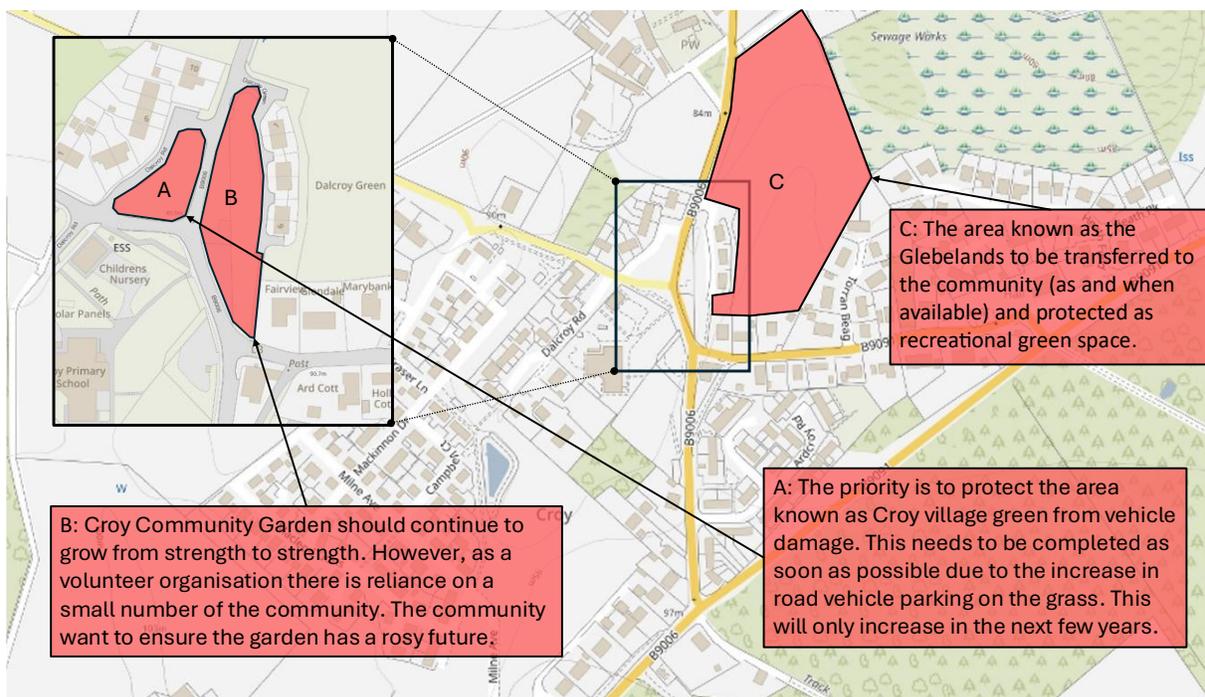


## 2. Protect and enhance the “green heart” of Croy village centre.

### *What the community consultation told us*

The community is proud of the green areas at the heart of Croy. There was strong feeling that this area needs to be protected and promoted to ensure it can be continually enjoyed. There was some feeling that planning in Croy had no “masterplan” and had forgotten about protecting the green heart of Croy. Recently delays to the opening of a new primary school in Tornagrain have increased the number of vehicles using the green for parking as more of the community is driving to the primary school. In recent years Croy Community Garden has grown into a valuable asset. The community were keen to ensure this continues and is supported and enhanced.

### *Priorities*



### *Actions*

1. Liaising between school, Highland Council and local residents regarding protecting location A. Suitable funding would need to be secured and a plan approved to ensure the aesthetic of the proposed structure is complementary to the area.
2. Support is given from a wide range of parties to help Croy Community Garden go from strength to strength. Find out what is needed to provide more resilience to the team caring for this asset.
3. C discuss with landowners regards their future plans and let them know these areas are important to the community. Register with relevant organisation should they become available for community transfer.

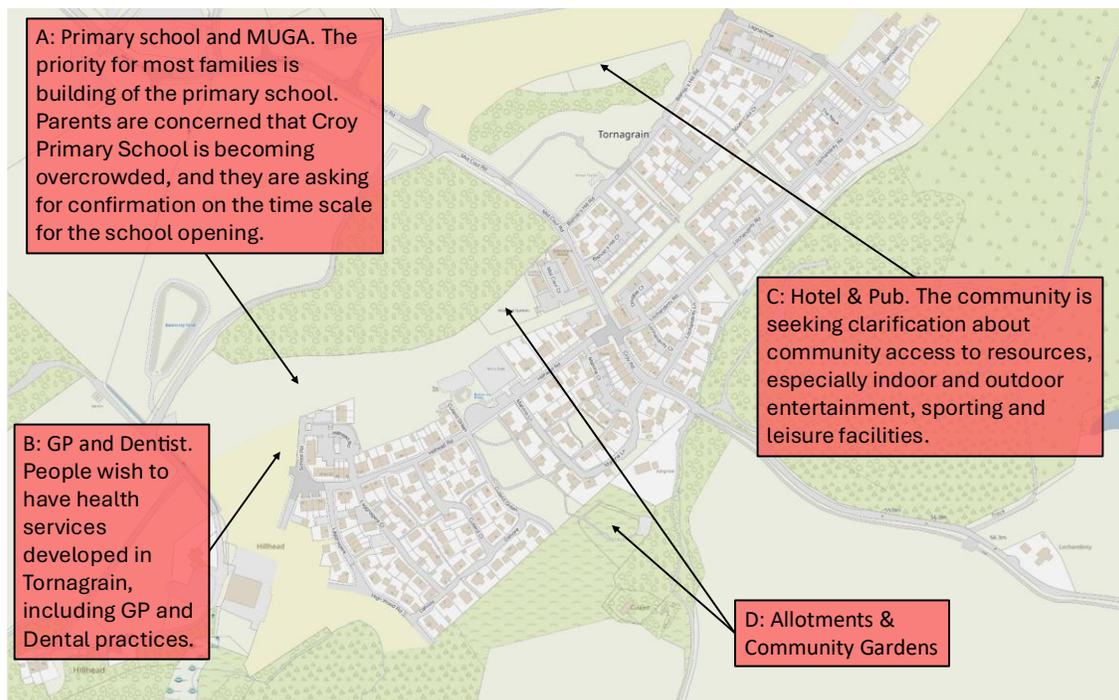
### 3. Continued delivery of Tornagrain development plan, including key services and wider communication.

#### *What the community consultation told us*

The Tornagrain residents are mostly very satisfied with the overall masterplan. The current commercial and recreational facilities are appreciated and very well used. However, many of the residents would welcome improved communication from Moray Estates regarding ongoing and future development.

There is a need to plan for support services and housing for older people and those with additional needs.

#### *Priorities*



#### *Actions*

1. Moray Estates to provide better and more frequent communication updates to help residents understand what is happening in their community.
2. Highland Council and Moray Estates to encourage consultation with the community regarding the building and use of the Primary School which needs to begin promptly.
3. To Ensure it is written and agreed that the MUGA is available to the community as a priority and accessible outside of school hours for local teams and clubs.
4. Moray Estates to communicate estimated time scale for the opening the GP and Dental practices.
5. Moray Estates to clarify exactly what is meant by the provision of an Alms House.

## 4. Improvements in transport services and infrastructure.

### *What the community consultation told us*

There is a strong feeling that the public transport network in the area could operate far more effectively in connecting communities, employees, learners and visitors. As an area adjacent to the airport, rail station and business park and with significant communities, there is a cluster of pent-up demand, both as an origin, destination and transport interchange for journeys by communities, employees and visitors. The area's role as a strategic transport corridor should benefit and integrate all communities in the area. There are concerns about the cost of public transport and calls for it to be better integrated, more reliable, more frequent and throughout the day/night to reduce the need to own a car. It was noted that the Highland Railcard was available to residents, but this only applies to travel to/from Inverness and certain Highland routes.

Given the lack of suitable alternatives, the reliance on cars is likely to continue, and people want improvements to the rural road network, which in some areas is not considered to be fit for purpose. The road connecting Croy and Tornagrain is notably suffering from the volume of daily traffic, particularly for journeys to and from the primary school in Croy, with deteriorating road verges, recurring issues with potholes and flooding drains.

### *Priorities*

With a number of growing communities and a range of employment destinations and transport interchanges, public transport services directly serving the area need to be more frequent, affordable and reliable to compete with the private car. The strategic transport corridor that runs through the area needs to be more accessible to people living and working here. Road condition and capacity needs to be improved on key routes.

### *Actions*

1. Improve frequency and timing of public transport services connecting communities along the B9006 with the airport and railway station. Consider extending services to connect to West Nairnshire communities and Nairn.
2. Work with local landowners and transport agencies to improve ease of access to strategic bus services using the A96 corridor including provision of bus stops near Mid Coul roundabout, and increasing the number of services calling in to our communities.
3. Upgrade road connecting Croy and Tornagrain to twin-track road.
4. Upgrade B9006 at Sunnyside, Install traffic calming measures and improve pavements
5. Encourage better integration of bus and rail services.
6. Promote more affordable bus fares and expansion of the Highland Railcard scheme.

## 5. Create a high-quality walking, cycling and wheeling network

### *What the community consultation told us*

This priority recognises the strong support from across the community for provision of a comprehensive network of safe and segregated routes for walking, cycling and wheeling. Feedback highlighted that most journeys rely on private car travel and the community strongly supports the need to improve the conditions for active travel to reduce reliance on private car journeys.

Within communities there are some examples of safe routes for walking and cycling, but most routes are in short stretches only and require cyclists to alternate between shared paths – some of which are too narrow - and shared roads. Even more recent developments such as Tornagraim have pavements that do not meet the required standards for pedestrians and bikes to share, except for the short section of wider shared-use path towards the A96.

There is frustration at the lack of direct paths between settlements, particularly as our communities could be linked into a direct Inverness to Nairn route. There is no east west route available towards the coast. The B9006 is not deemed to be a safe route for cycling without provision of a segregated route alongside. The National Cycle Network which currently runs along Nairnside to the south offers no real benefit other than relatively quiet roads for recreational use by more confident cyclists. The only safe active travel link to Inverness runs along the forest path through High Wood where Sustrans are exploring the feasibility of diverting the National Cycle Network to directly connect Inverness, Nairn and communities in between.

The proposed A96 dualling project would make a major difference with a segregated active travel route running the entire length of the route between Inverness and Nairn. Any delay or lack of action on the project reinforces the need for alternative options to be progressed.

### *Priorities*

The longer-term aspiration is to connect all communities with a good standard of shared-use and segregated routes that reduce the need to own and/or use a car. New developments should include safe segregated and shared-use routes as standard on all routes.

Within our communities the priority is to focus on providing safe, segregated routes for active travel where possible, and improving the awareness and safety of all road and path users where sharing is the only option. Existing routes to the railway station need proper maintenance and safety improvements.

Across the wider network, the potential diversion of the National Cycle Network holds major potential to improve the main active travel corridor to Inverness and Nairn, utilising existing links to connect to Tornagrain, Croy and other smaller settlements. There are opportunities to address missing links or deliver short sections of paths that would bring significant benefits in connecting the CCMCC area and wider communities to each other and to employment, education and leisure facilities, as well as other transport hubs in the railway station and airport.

A separate Transport Strategy for the area will pull together all of the suggested actions. It is also hoped that an Active Travel Masterplan could be prepared to better support delivery of identified improvements, especially in light of the A96 scheme and active travel routes being significantly delayed or dropped. (more detail map in Appendix



### Actions

1. Support the delivery of the short section of path from Croy towards Clephanton that would connect to the network delivered by the West Nairnshire Active Travel Group.
2. Support Sustrans and the Highland Council in the feasibility and delivery of the diversion and improvement of the Inverness and Nairn National Cycle Network through Tornagrain and Croy with connections to other settlements.
3. Address missing links in routes and improve connections between local communities, services and facilities, including Cantraybridge College, the Highland Cycle Ability Centre, Tornagrain Church, the original Tornagrain village.
4. Protect and enhance off-road networks through estates and woodlands.

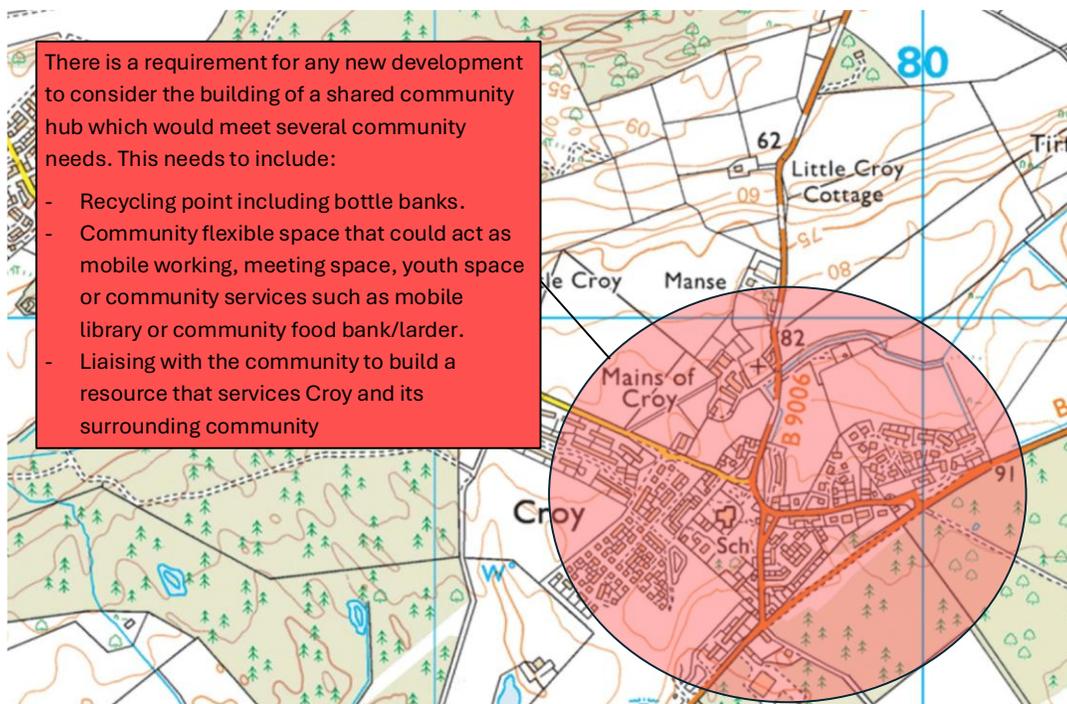
5. Seek improved maintenance and safety improvements of the A96 road crossing connecting communities to the station, airport and business park.
6. Promote the preparation of an Active Travel Masterplan for Croy and Tornagrain.

## 6. Provision for a community hub in any further housing development in Croy

### *What the community consultation told us*

The community in Croy identified an opportunity to provide a wider range of services. The community feels strongly that over time the village has grown and at the same time services have depleted. The community has lost: a post office, a convenience store/village shop, youth club, playing field, recycling point. There are concerns that adding more housing without incorporating services and facilities that support the community will have further detriment.

### *Priorities*



### *Actions*

1. Agree with future developer/Highland Council the provision of a community hub as described as part of any new development.
2. Identify partner organisations to help with establishing a community hub and ongoing management for any new development in Croy.
3. Consult with the community regarding priorities at the time.

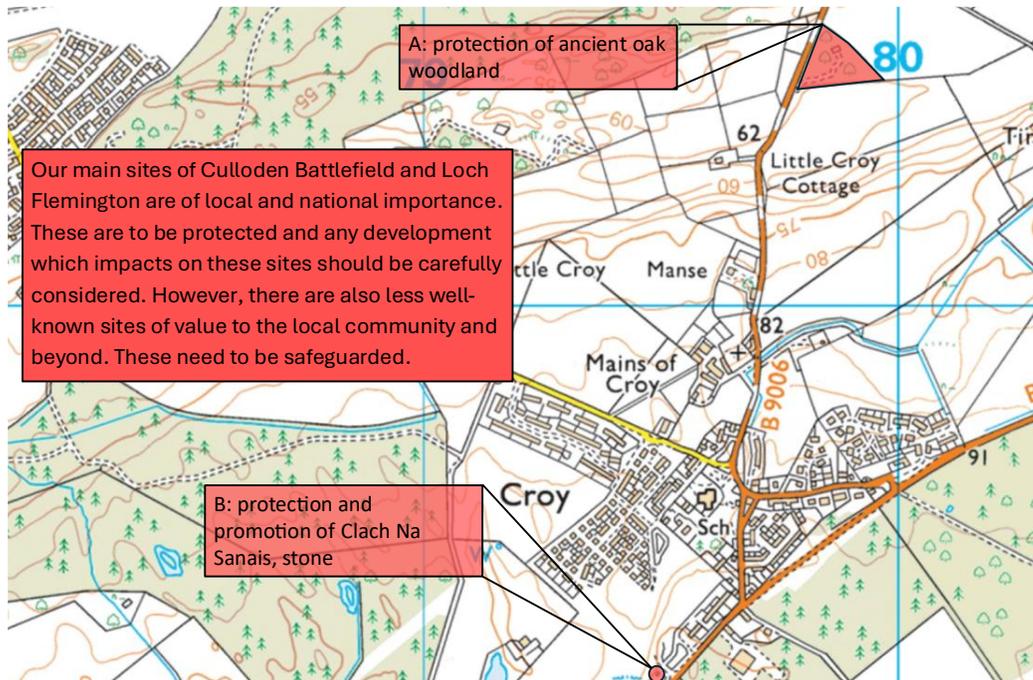
It is strongly recommended that any future development completes this step as part of any new development in Croy and that Highland Council do not approve of planning without these conditions and those mentioned in priority one being addressed.

## 7. Safeguarding our main historical and natural sites.

### *What the community consultation told us*

The community is very passionate about the historical context of our rural place. There are nationally important sites such as Culloden Battlefield. However, there are other sites that matter to the community. These need to be protected.

### *Priorities*



### *Actions*

All new developments need to have no detrimental impact on Loch Flemington and/or Culloden Battlefield.

Site A – oak woodland.

1. Liaise with landowners to protect woodland and investigate whether a TPO or equivalent could be applied.
2. Engage with the school and community in nature projects should as nest box building and insect hibernation homes.

Site B – historic stone “Clach Na Sanais”, the whispering stone.

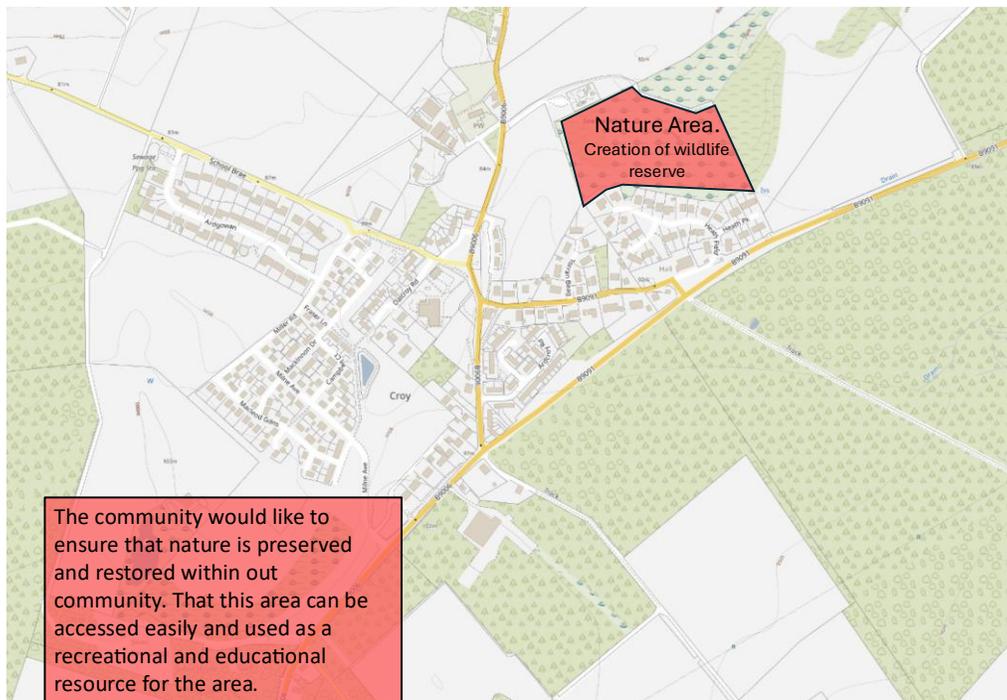
1. Meet and discuss with landowner suitable protection for the stone e.g. fencing or stone dyking.
2. Identify possible groups that would be interested in documenting and providing signage to encourage visitors.

## 8. Creation of a nature area to protect our green space and natural beauty

### *What the community consultation told us*

The community feel that nature in our area is important and needs to be protected and helped to flourish. Whilst areas out with our boundary (such as The River Nairn and surrounding riparian habitats) it was let that there was a need to protect and promote nature within the community boundary. Anecdotally a range of wildlife is known to use the area marked including birds of prey such as Red Kites and Kestrels, as well as mammals such as Badgers and Hares. The community would like nature to have a place in the future.

### *Priorities*



### *Actions*

1. Carry out an ecological survey on the proposed area to assess what wildlife is currently in the area.
2. Meet and discuss with landowners regarding protection of proposed site.
3. Identify partners to lead on creation of Croy local nature reserve.

## 9. Appendices

### *Appendix One – Compliance with Section 4*

On 5<sup>th</sup> February 2025 the draft Local Place Plan was emailed to the following Highland Councillors for Ward 17:

- Glynis Campbell-Sinclair
- Morven Reid
- Trish Robertson

In addition, the plan has been sent to adjoining Community Councils and Development trusts:

- Cawdor and West Nairnshire Community Council
- Ardersier and Petty Community Council
- Balloch Community Council
- Strathnairn Community Council

Those emails constituted 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 appendix two, below.

### *Appendix Two – Emails regarding compliance with Section 4*

#### **Email sent to Ward 17 Councillors**

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Dear Ward 17 Councillors

I am contacting you on behalf of Croy and Culloden Moor Community Council. Our local community has prepared a proposed Local Place Plan for Croy and Tornagrain.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Ward 17 ) 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 attached as a PDF

The feedback form is available at <https://forms.gle/VWDXLKAPDe2pXnzN6>

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

The proposed Local Place Plan covers the area of Croy and Tornagrain.

The proposed Local Place Plan contains proposals to

Address the critical shortfall in open and green recreational space in Croy.

Protect and enhance the “green heart” of Croy village centre.

Continued delivery of Tornagrain development plan, including key services and wider communication.

Improvements in transport and infrastructure.

Create a high-quality walking, cycling and wheeling network.

Provision for a community hub with any further housing development in Croy

Safeguarding our main historical and natural sites.

Creation of a nature area to protect our green space and natural beauty

The purpose of our proposed Local Place Plan is to represent the community’s vision for the future, and their hopes and ambitions, to inform future development plans and to shape development and investment.

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 or submit them via the feedback form <https://forms.gle/VWDXLKAPDe2pXnzN6>

The deadline for comments is March 6th 2025

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

Please let us know if you have any queries.

Kind regards

Alan

(Secretary CCMCC)

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**Email sent to adjoining community councils**

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Dear Community Councils

I am contacting you on behalf of Croy and Culloden Moor Community Council. Our local community has prepared a proposed Local Place Plan for Croy and Tornagrain.

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: Ardersier and Petty Community Council, Balloch Community Council, Cawdor and West Nairnshire Community Council and Strathnairn Community Council

#### 1. Proposed Local Place Plan

The proposed Local Place Plan is attached as a PDF

The feedback form is available at <https://forms.gle/VWDXLKAPDe2pXnzN6>

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

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Kind regards

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(Secretary CCMCC)

Appendix 3 – labelled map1 – referencing - Create a high-quality walking, cycling and wheeling network

