

# Live Life Morvern Local Place Plan

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Report produced by Planning Aid Scotland + Iglu Studio Ltd with and for the Morvern Community

April 2026



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Terms and Acronyms 1:

Policy type	Code	Description
Development Policy	DEV	Development proposal for already planned development on a specific site(s), where that development is controlled by planning regulations and policy
Regulatory Policy	REG	Proposal to allocate, regulate or shape potential future development by site, area or theme
Status of development proposal	Description	
In process	This development has already started	
Planned	This development is in its planning stages	
Concept	This development remains an idea at this stage	

Terms and Acronyms 2:

Acronym	Description
CAP	Community Action Plan
CAOLAS	Community Association of Lochs and Sounds
CC	Community Council
EIA	Environmental Impact Assessment
FLS	Forestry and Land Scotland
LDP	Local Development Plan
LLM	Live Life Morvern
LPP	Local Place Plan
MCC	Morvern Community Council
MCDC	Morvern Community Development Company
MCT	Morvern Community Trust
MCTC	Morvern Community Trading Company
MCW	Morvern Community Woodlands
MGGW	Morvern Games and Gala Week
MHS	Morvern Heritage Society
NHS	National Health Service
NPF4	National Planning Framework 4
NTS2	National Transport Strategy 2

# 1 INTRODUCTION

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## PREFACE

This draft plan has been prepared based on our Community Action Plan Live Life Morvern, public engagements in July 2024 and the submission of proposals from local groups, companies and landowners.

Morvern Community Council embarked on this project as a response to the community's desire to take more ownership and be more involved in future development on the peninsula and to ensure the community has some control.

The steering group, consisting of local residents representing Morvern Community Council, MCDC, MCW, Morvern Games and Gala week, has, over the last 3 months, gone through all the proposals, gathered as much information as we could, and discussed their potential impact on the community.

It has been our aim during this process to consider each proposal with a view to supporting the future of Morvern to enable the peninsula to thrive.

This draft plan presents you with all the proposals and provides the community with an opportunity for a final say.

The steering group has, for each proposal, indicated whether we support it, whether we have concerns or if it is a proposal where we are looking for more feedback from the community. We would very much appreciate both positive and negative feedback to enable us to judge the support within the community for the individual proposals. We encourage all residents, interest groups and businesses on Morvern to engage with this process. Reviewing the comments you provide



during the consultation we will go through the proposals one last time and decide if we need to change our position on any of the proposals before the plan is submitted to Highland Council.

It is important to note that all comments made through the consultation process will form part of the final submission.

The steering group decided that the original proposal regarding the designation of additional area for SSSI and the proposals from Killundine and MCDC regarding potential onshore windfarms were taken out of the draft plan and suggested that they would be subjected to individual consultations.

# 1 INTRODUCTION

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## INTRODUCTORY STATEMENT

This document lays out in draft form a Local Place Plan (LPP) for Morvern. The plan has been prepared by local people to lay out a vision for Morvern, shaped by input from the whole community. The vision and ideas in our Community Action Plan Live Life Morvern (LLM) from 2022 formed the basis of the proposals it contains.

This plan takes another step beyond LLM. It seeks to influence how development will happen in Morvern in the future, and how the use of land and buildings should be enabled or regulated. Our hope is that it provides workable solutions to make Morvern function well, improve our wellbeing, and make it an even better place to live. The plan has been developed over the last year and you can access the dedicated web page [here](#).

The main goal of this Local Place Plan is to influence the statutory document that controls development and the use of land and buildings in our area, called the Local Development Plan (LDP). The next Local Development Plan for the Highlands region is currently being prepared. Once finalised and adopted, it will influence and control development in our area until the mid-2030s.

Proposals for inclusion were invited from all sections of the community with the hope of finding solutions that balance everyone's needs and the needs of our environment, utilising existing policies and resources in realistic and creative ways to find a way forward.

## HOW THE PROPOSALS WERE DEVELOPED

'Proposal' means a 'concept or plan designed to shape development'. A proposal could be for an intended future physical intervention (development). Or a proposal could suggest a planning policy concept or framework intended to guide or shape any future plans (regulation). Over the course of developing this plan, the steering group sought proposals from sought from individuals, community groups and businesses across the peninsula.

There are 22 proposals covering a range of topics and locations. It is important to note that proposals may or may not happen, but they would be affected by Highland Council planning decisions. The proposals outlined are at different stages both in planning and resourcing and their inclusion in the plan does not mean they are being funded by community resources.

# 1 INTRODUCTION

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## THE DEVELOPMENT OF THE REPORT

Morvern Community Council (MCC), Morvern Community Development Company (MCDC), Morvern Community Woodland (MCW), Morvern Games and Gala Week (MGGW), Morvern Heritage Society (MHS) have formed a steering group to develop the plan. The steering group has had help from Planning Aid Scotland (PAS) who have done similar work in communities across Scotland.

The Morvern LPP Steering Group are: Megan Whyte (MGGW); Henriette Laidlaw (MCC, MCDC); Sam Firth (MCDC, MCW, Rhemore Croft); Douglas Taylor (MCC); Annabel Lawrence (CAOLAS); Sarah Jones (MCDC Housing); Peter Lawson (Killundine Estate).

Even if responsibility for preparation of a LPP is delegated to a group that represents wider interests than just the Community Council, (as in this case), a designated Community Body must formally submit the plan to the local authority. For this plan, the Community Body is Morvern Community Council.

The plan has been funded by Morvern Community Trust and donations from Ardtornish, Nc'Neen Distillery and Highland Council. We would also especially like to thank Bonny Mealand and Katy Donnelly (the Planning Aid Scotland Local Engagement Associate) for all their hard work and support.

## WHAT AREA DOES THE LPP COVER?

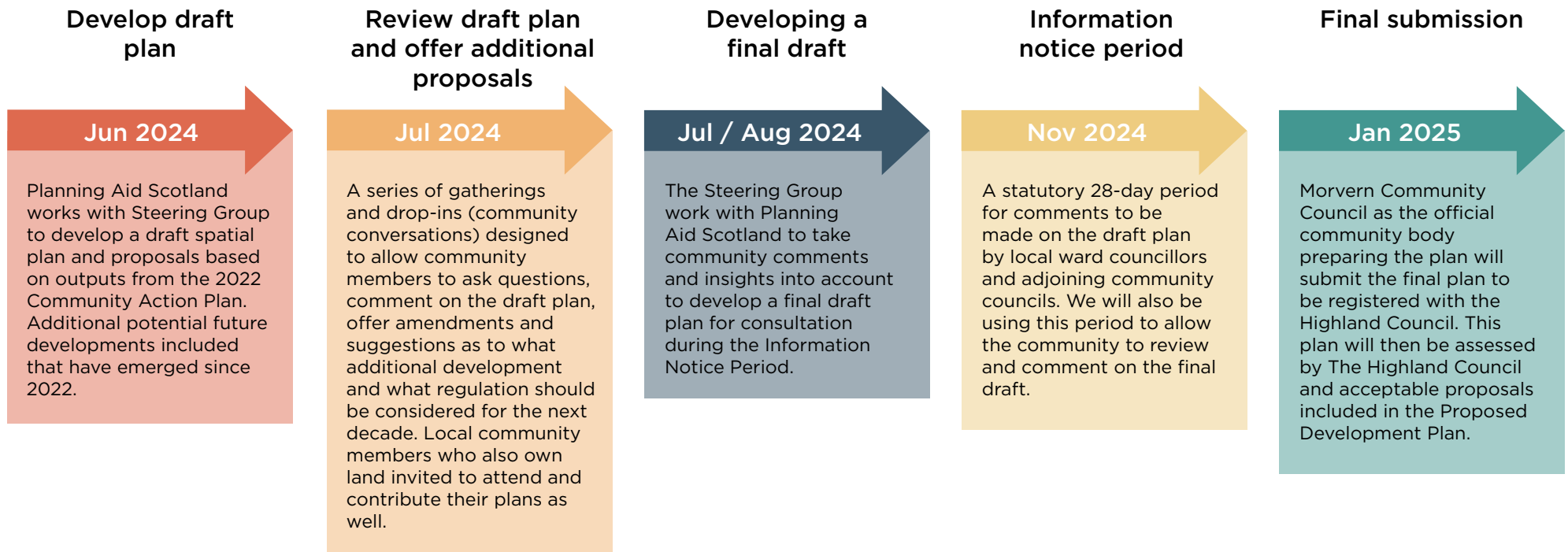
The Local Place Plan addresses issues within the boundary of Morvern Community Council (outlined in the graphic below):



# 1 INTRODUCTION

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## HOW HAS THE PLAN BEEN PUT TOGETHER?



To keep in touch with the latest developments and sign up to our mailing list, please go to:

[www.morvern.org/morvern-community-council](http://www.morvern.org/morvern-community-council)

To contact Morvern Community Council, visit the website above or email [morverncc@gmail.com](mailto:morverncc@gmail.com)

# 1 INTRODUCTION

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## THE PROCESS SO FAR

- The LPP steering group started in May 2024 by making a detailed assessment of all of the ideas in the 2022 Community Action Plan which had relevance to the spatial planning system and were connected to development or the use of land and buildings.
- An assessment was then also made of any ideas for future development that had emerged over the last 2 years.
- An initial shortlist of proposals was developed.
- In July, we laid these initial proposals before the community for feedback and input at a series of three sessions that took place in Drimnin and Lochaline. We also held sessions in Lochaline Social Club and with local young people.
- Next, in August and September, over several sessions the steering group collaborated to develop this draft document.
- Significant consideration was given to all consultation responses received in July during these discussions, and balanced solutions sought.
- As the draft emerged, the steering group was also able to shape and hone the detailed wording of the draft.

# 1 INTRODUCTION

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## STATEMENT ON COMMUNITY SUPPORT

The Morvern Local Place Plan has been developed and collated with extensive community input, the final proposals reflecting the aspirations, concerns, and priorities of local residents, businesses, and organisations. The steering group, composed of representatives from various community bodies, has undertaken a thorough review of all proposals, ensuring they align with the broader vision for sustainable development in Morvern.

Throughout the engagement process, there has been strong support for initiatives that promote economic growth, housing development, environmental protection, and community infrastructure. Key areas of consensus include the need for improved housing opportunities, enhanced community facilities, better transport connectivity, and a sustainable approach to tourism and land and sea use.

While the majority of proposals have been met with widespread approval, certain topics - such as onshore wind developments and some of the conservation area designations - have generated mixed opinions and was deemed to need more details and background information. As a result, the steering group has recommended that these matters be subject to detailed and specific consultations to ensure balanced decision-making that takes all perspectives into account.

The steering group is committed to ensuring that this plan reflects the genuine needs and aspirations of the community. The consultation process has been instrumental in refining the proposals, and alongside this plan, all feedback from the engagement process will also be



submitted to The Highland Council as part of the submitting and validating the plan.

It is our collective hope that this plan will inform and guide future development in Morvern in a way that enhances both the built and natural environment while supporting a thriving, resilient community.

# 2 CONTEXT

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## GENERAL CONTEXT

If you are interested to read more about the background and context of Morvern to inform your decisions, please read our [Community Action Plan Live Life Morvern](#).

## PLANNING CONTEXT: EXISTING LOCAL DEVELOPMENT PLAN

Understanding the existing planning policy context for Lochaline and Morvern can help us articulate our vision for the future of our place, even if that vision is different from the policies currently laid out.

Highland Council's current [West Highland and Islands Local Development Plan \(2019\)](#) lays out the following placemaking principles for Lochaline (pages 106 and 107):

### PLACEMAKING PRIORITIES - LOCHALINE

- To replicate and consolidate the existing pattern of development west of the A884 and where a seaward outlook is available.
- To encourage tourist facilities/other small business proposals at the marina. Water infrastructure may require upgrading to enable development.
- Safeguard better agricultural land to the north and west of the settlement and retain and enhance green networks around the village margins.

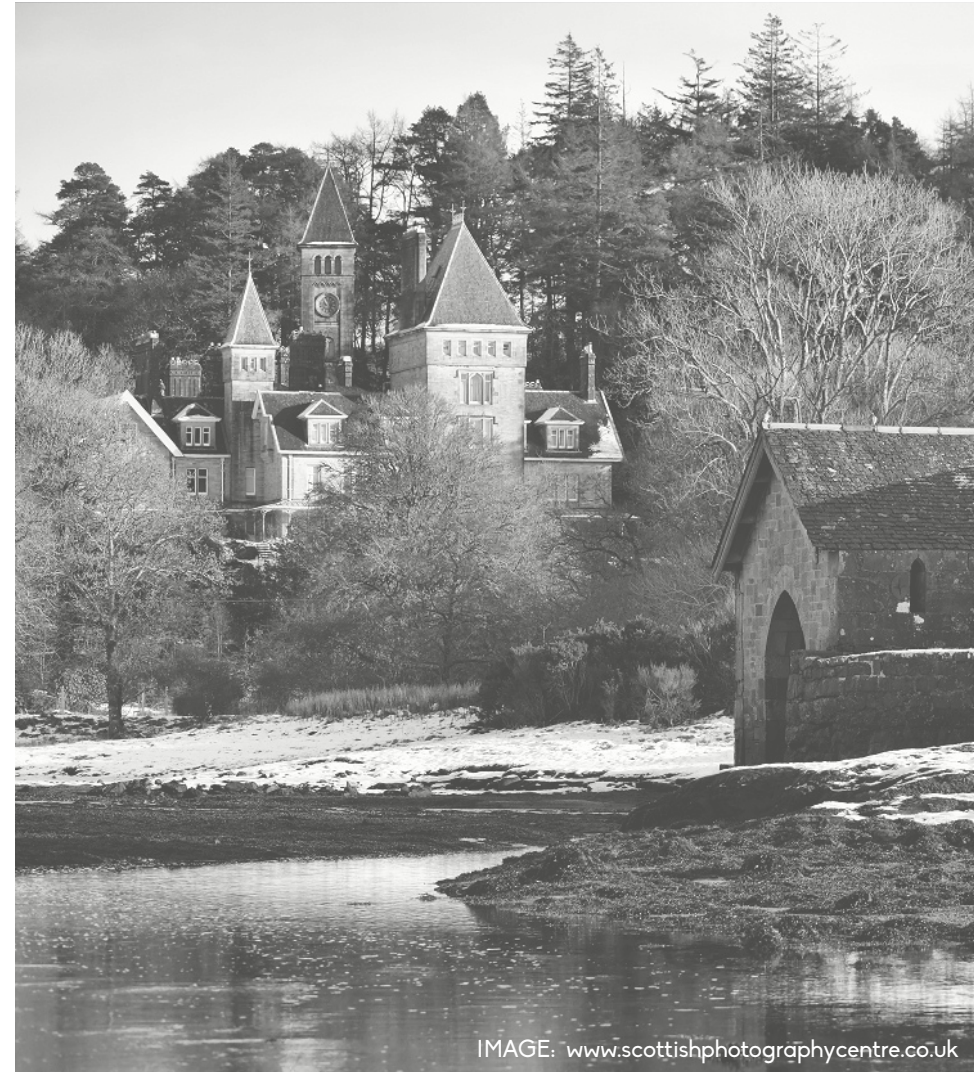


IMAGE: [www.scottishphotographycentre.co.uk](http://www.scottishphotographycentre.co.uk)

## 2 CONTEXT

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- Improve intra village connectivity via active travel and green networks connections.
- To safeguard the adjoining Inner Hebrides & the Minches Special Area of Conservation (SAC) and other local nature conservation designations.

Lochaline is also classed as a Growing Settlement in the current plan (p12), meaning development is also currently controlled by Policy 3:

### POLICY 3 - GROWING SETTLEMENTS

Development proposals that are contained within, round off or consolidate the Growing Settlements (listed) will be assessed against the extent to which they:


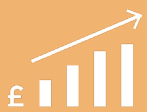





- Take account of the issues and placemaking priorities identified for the individual Growing Settlements.
- Are likely to help sustain, enhance or add to facilities with proposals being located within active travel distance of any facility present.
- Are compatible in terms of use, spacing, character and density with development within that settlement and demonstrate high quality design.

- Can utilise spare capacity in the infrastructure network (education, roads, other transport, water, sewerage etc.) or new/improved infrastructure can be provided in a cost efficient manner, taking into account the Council's requirement for connection to the public sewer other than in exceptional circumstances.
- Avoid a net loss of amenity or recreational areas significant to the local community.
- Would not result in adverse impact on any other locally important natural or cultural heritage feature, important public viewpoint/vista or open space.

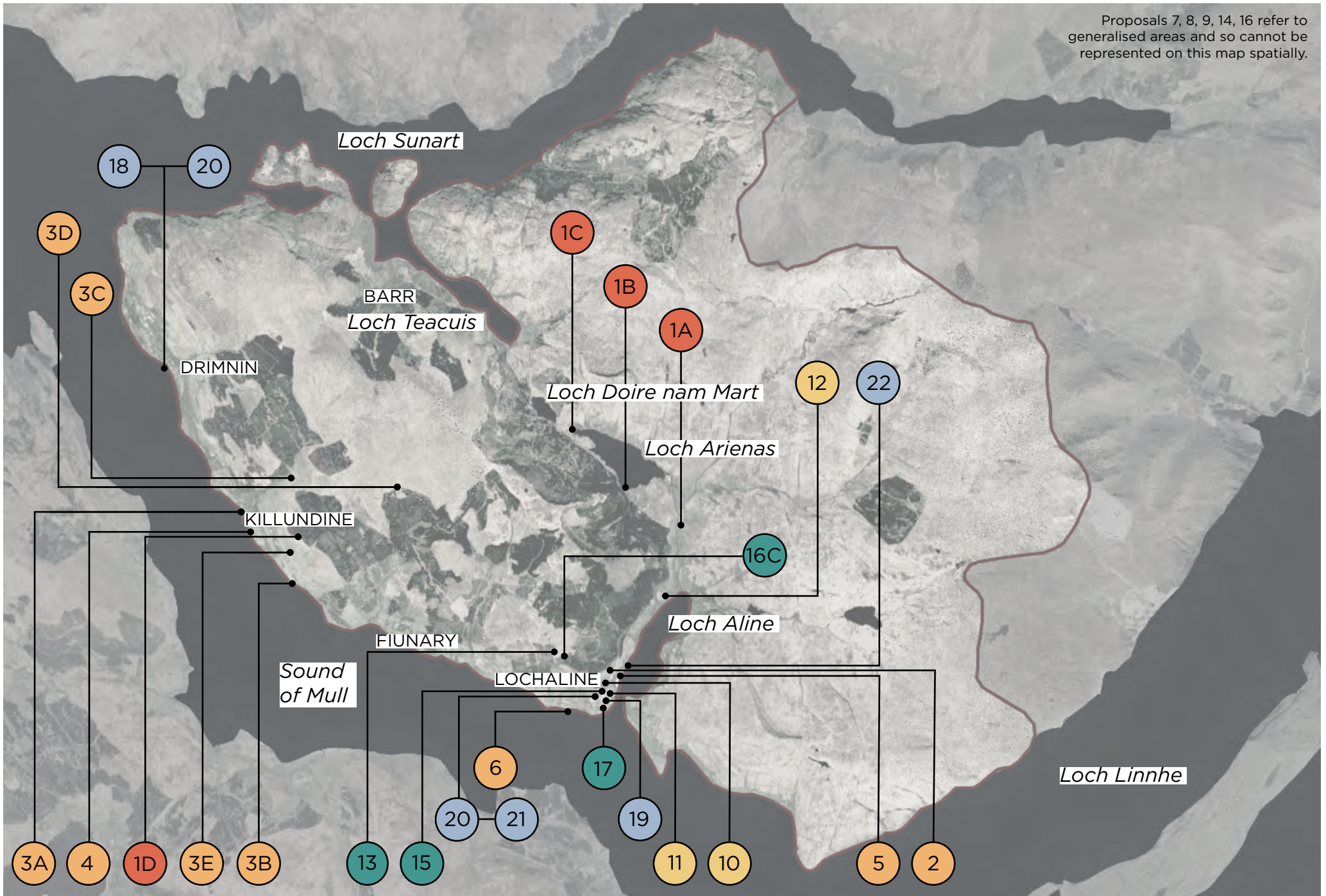
Please note that many other existing policies also control development in Morvern and Lochaline.

Of particular relevance are those laid out in [National Planning Framework 4](#) which is already in force and will continue to lie at the heart of the future Local Development Plan for the Highlands that this Local Place Plan is attempting to influence.

# 3 LOCAL PLACE PLAN PROPOSALS

<p>Proposal 1 - Adapting to flooding</p>		<p><b>CLIMATE ADAPTATION</b></p>
<p>Proposal 2 - Knock Park development          Proposal 3 - Killundine development          Proposal 4 - Rhemore Croft development          Proposal 5 - Toilet, shower and campervan waste facilities          Proposal 6 - Community buy-out of Timber Pier          Proposal 7 - Establish new casual accomodation (hotel, b&amp;b or bunkhoused)</p>		<p><b>ECONOMY AND TOURISM</b></p>
<p>Proposal 8 - Upgrade and improve path network around peninsula</p>		<p><b>MOVEMENT</b></p>
<p>Proposal 9 - Sustainable housing for Morvern          Proposal 10 - Affordable housing (MCDC)          Proposal 11 - Sheltered housing (MCDC)          Proposal 12 - Housing sites (Ardtornish Estates)</p>		<p><b>HOUSING</b></p>
<p>Proposal 13 - Lochaline community forest</p>		<p><b>LOCHALINE COMMUNITY FOREST</b></p>
<p>Proposal 14 - Local Landscape Area (Sound of Mull coast - Auliston Point to Inninmore)          Proposal 15 - Community nature reserve          Proposal 16 - Built heritage and archaeological sites recommended for scheduling and listing          Proposal 17 - Bringing brownfield and vacant land in Lochaline back into use</p>		<p><b>HERITAGE, LAND AND SEA</b></p>
<p>Proposal 18 - Drimnin Hall          Proposal 19 - Lochaline Village Hall          Proposal 20 - EV charging sites          Proposal 21 - Cabin for young people          Proposal 22 - Marina development MCTC</p>		<p><b>COMMUNITY LIFE AND LOCAL RESOURCES</b></p>

Proposals 7, 8, 9, 14, 16 refer to generalised areas and so cannot be represented on this map spatially.







# CLIMATE ADAPTATION

## OVERVIEW

We want our plan to lay out ways our community can help address the causes of climate change and meet Scotland's net zero targets (mitigation). But we also want our plan to enable Morvern to anticipate and prepare for the consequences of climate change (adaptation). Proposals in this section focus on adaptation. Potential future development that could meet our goals for mitigation include Killundine and Community Wind (covered in chapter 5).

### ADAPTING TO EMERGING FLOOD RISKS

- Flooding of various types is one of the main risks our community faces. We will therefore work closely with statutory authorities in line with the best current Government guidance to improve resilience against coastal flooding (from storm-surge and rising seas) and river and surface water flooding (from excess rainfall).

### COASTAL FLOODING

We support:

- Exploring options to adapt to erosion caused by rising sea levels.
- Exploring appropriate nature-based solutions to guard against coastal flooding. Current research undertaken by the University of Edinburgh in their Dynamic Coast project has produced a sea level and coastal erosion risk assessment for Scotland. Morvern is included in this assessment. <https://www.dynamiccoast.com/webmaps>

Options include:

- Enhancing coastal resilience and ecological health by planting native vegetation such as erosion-resistant native plants and sustainable landscaping techniques to stabilise coastlines and create natural buffers.

### RIVER FLOODING

- A study should be commissioned to analyse flood risk in our area, particularly regarding the Killundine and Aline rivers.
- We want to ensure contingencies are in place should significant river flooding occur, such as ensuring an alternative emergency access route to Lochaline through Ardtornish

### SURFACE WATER FLOODING (EXCESS RAINFALL)

We support:

- Upgrading and maintaining existing legacy drainage systems to handle increased water volume.
- Exploring appropriate nature-based solutions to guard against surface flooding.

Options include:

- Wetlands or bioswales to absorb excess rainwater and reduce runoff; Sustainable Drainage Systems (SuDS); green roofs to absorb and retain rainwater; permeable pavements; and rain gardens (landscaped depressions that capture and filter rainwater.
- Ensuring roads, drain; and wall maintenance by the council, particularly along key roads in the area.



# CLIMATE ADAPTATION

## PROPOSAL 1 ADAPTING TO FLOODING

### Proposal Type: DEV

**Vision for Proposal:** Ensure the resilience of Morvern against flooding impacts.

All waterways on Morvern are at risk of flooding. The following locations have been identified as high risk:

#### 1A) River Aline and Claggan Bridge

- The river Aline is susceptible to flooding with significant impact on the Claggan Bridge and other parts of the A884 leading to road closure.
- Claggan Bridge supports key route to and from Morvern:
  - » A need for research and infrastructure investment to minimise likely impacts during high rainfall.
  - » Contingency planning required – ensure alternative route maintained in case of emergency.
    - Explore need to reinforce/upgrade access road via Ardtornish.
- Research upstream solutions to mitigate flooding on River Aline:
  - » Upstream storage areas for excess rainwater likely required to absorb heavy rainfall.

#### 1B) Kinlochteachuis Road - near head of Loch Arienas – flood protection required.

#### 1C) Kinlochteachuis Road – near carpark for Aoineadh Mor Historic Township – flood protection required.

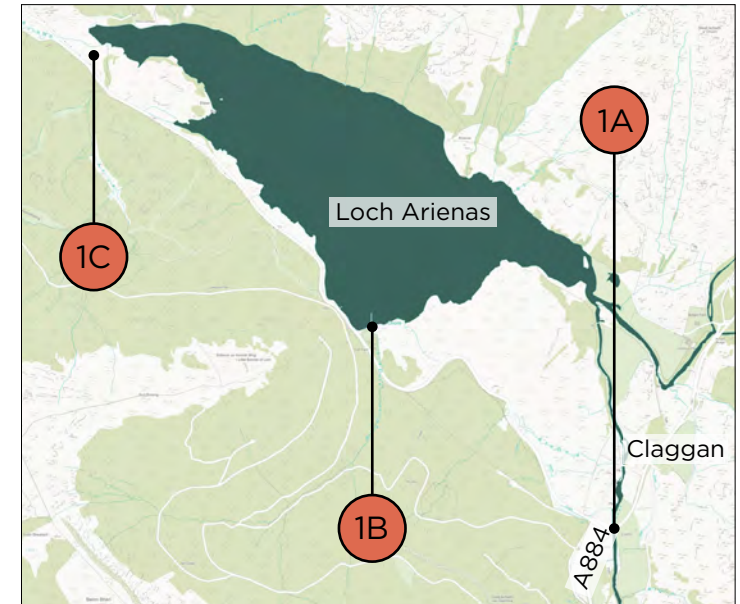
- Flooding at section of road near Loch Arienas
  - » Consider a stone track on high bank on road at that point – gravel road.

#### 1D) Killundine Bridge

- Flooding of ditches – ensure proper maintenance of all factors contributing to flooding

**Status:** Concept

**LPP Steering Group Position:** Anticipating future impacts of climate change on our road network is critical to ensure Morvern remains connected even during storms and other extreme weather conditions. This proposal outlines some of the locations that have been identified as high risk. In the feedback from the community consultation other areas are identified and more may become high risk in the future given the changing situation. The steering committee would welcome and encourage a full study into potential risk areas and mitigation across Morvern’s road networks.







# ECONOMY AND TOURISM

## OVERVIEW

Morvern has a remote and beautiful coastal location, and supports local industry including aquaculture, forestry, farming, mining and whisky distilling. Tourism is another important driver of the local economy. These goals need to be pursued in a sustainable way that also reflects our desire to be stewards for ourselves and future generations of the local environment.

## SUPPORTING LOCAL BUSINESSES

We want to:

- Continue to support sustainable local enterprise that generates local jobs and provides local community benefit.
- Support development of work and storage units at Knock Park.
- Encourage appropriate and sustainable business development that will provide and safeguard local jobs as well as meet the aims of the wider Community Action Plan.
- Support MCDC's aspirations to buy and renovate the West Pier and enable future timber extraction from that location.

## ENERGY GENERATION

- We want to ensure that development of renewable energy on the peninsula, whether by the community or by commercial enterprise, emerges in consultation with the community and takes account of the need to balance or aims for biodiversity, net zero targets and community benefit (see chapter 5).

## SUPPORTING TOURISM

- Support development of motorhome aires at Knock Park.
- Support the plans at Knock Park for catering services linked to the proposed leisure facility.
- There is an appetite for more eating options to serve locals and tourists alike. We welcome new catering enterprises to diversify

the catering offer in Lochaline. We support a positive planning policy environment for enabling commercial catering enterprises of all varieties in the area.

- There is a lack of casual accommodation – such as hotel rooms, b&bs or bunkhouse facilities. The community would view favourably plans to establish such facilities.

## LINKS TO COMMUNITY ACTION PLAN AIMS

In 2031 and beyond, we envisage a Morvern that:

- Is a model carbon-negative community: a leader in renewable energy creation that positively contributes to national net zero targets.
- Is an affordable, economically viable and creative place.
- Has an established reputation for high-quality tourism.
- Has diversity of local businesses.

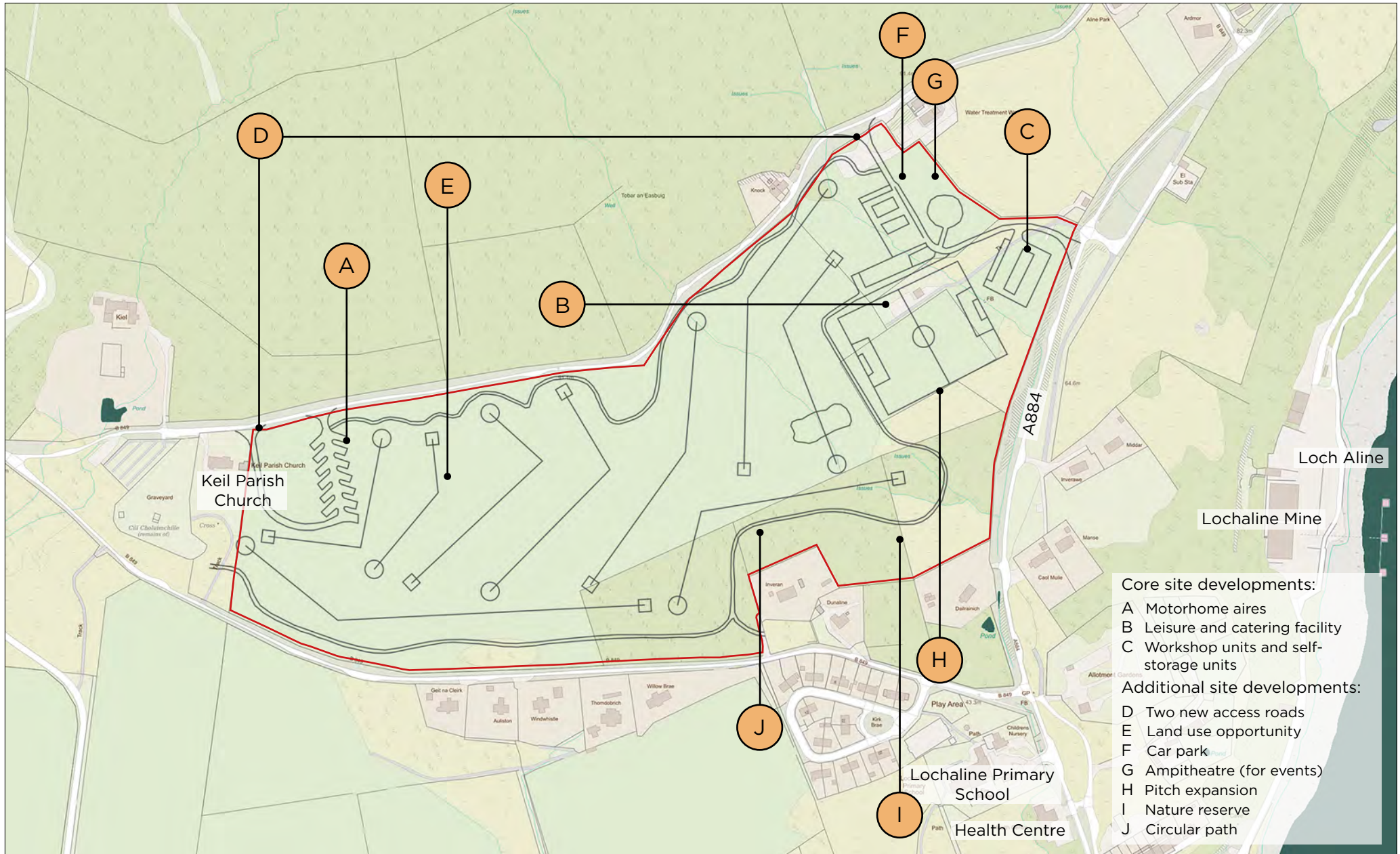
## LINKS TO COMMUNITY ACTION PLAN OBJECTIVES

### *Business and jobs*

- Quality year-round work in a variety of employment areas
- Including existing sectors of mining, farming, transport, aquaculture, forestry, education, health, manufacturing, hospitality and other services including sustainable local green jobs, high-quality craft skills, work connected to the sea, and the trades.
- Local enterprise that gets the support it needs to thrive
- Fit for purpose business accommodation.

### *Tourism*

- Sensitive and slow tourism in winter and summer
- Responsible marine and land-based eco-tourism
- More tourist accommodation being available





### **Proposal Type:** DEV

**Vision for Proposal:** Seven ancillary developments which complement the core site proposal are detailed below. Three core site developments are discussed as separate proposals on the following page (see proposals 2 A-C). The developments aim to:

- Support creation of local jobs and opportunities.
- Enable new tourist attractions.
- Enhanced activity facilities for the community.

D) New access roads - two new access points to Knock Park would be necessary to support the creation of the car park and motorhome park.

E) Land use opportunity site available for future proposals. Ideas include a shared space for grazing and/or small solar farm.

F) Car park - a car park to support the increase in footfall at Knock Park.

G) Amphitheatre - an amphitheater to potentially support future large-scale events such as a music festival.

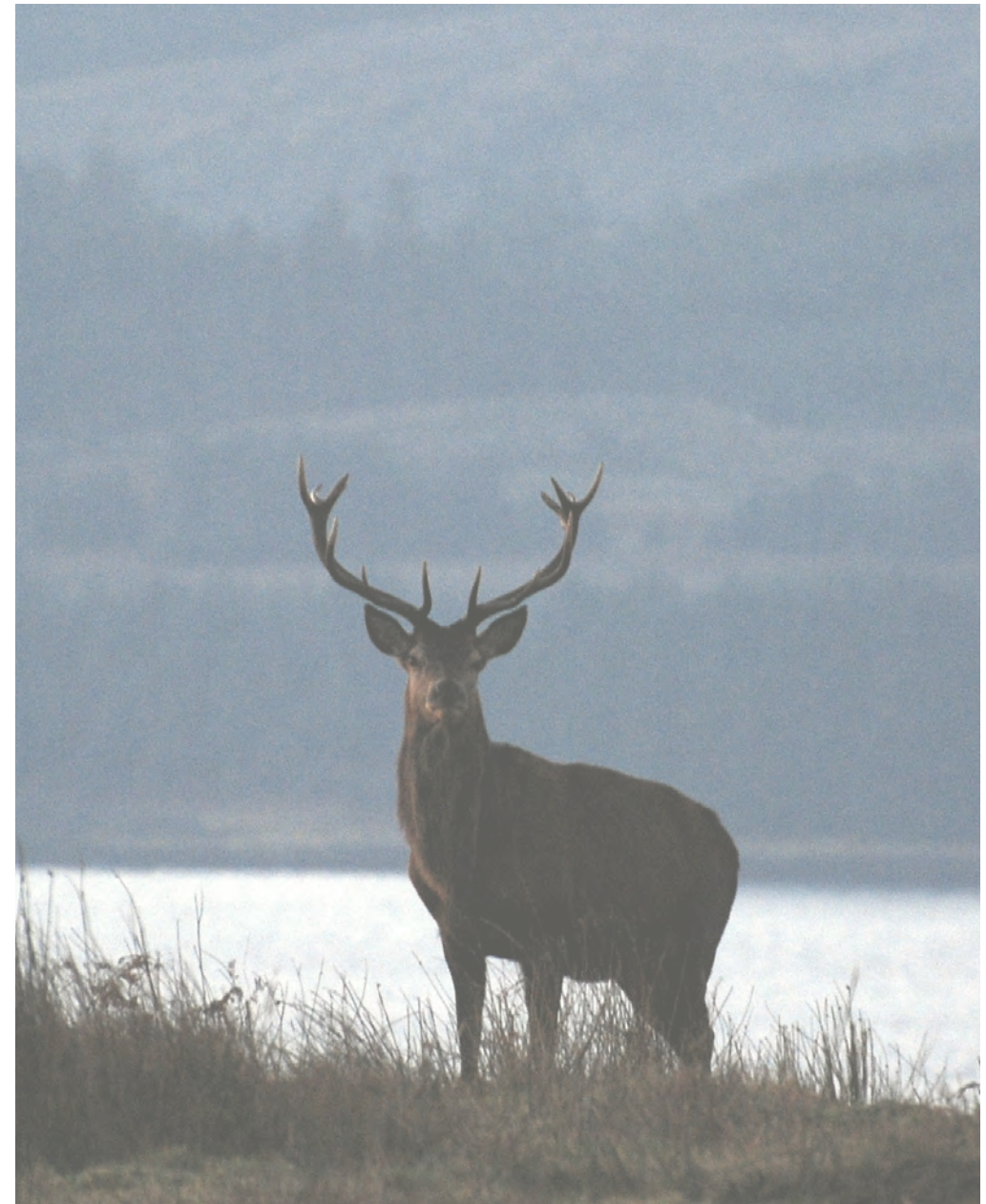
H) Pitch expansion - expansion of the existing sports pitch, to support future sporting events.

I) Nature reserve - this would replace the coniferous plantation to the east of the site with native trees and a pond.

J) Circular Path - a new circular pathway around the Knock Park site, supporting the desire for improved path networks in Morvern.

**Status:** Planned

**LPP Steering Group Position:** The steering group fully supports all of the developments proposed at Knock park. By bringing services such as water this could also benefit Keil church and thereby facilitate a broad use of the building by the church congregation and the wider community. The feedback from the community consultation gives a clear indication of support and we would like to encourage the committee to move forward with these proposals.





### PROPOSAL 2A: MOTORHOME AIRES

**Proposal Type:** DEV

**Vision for Proposal:** Motorhome aires: 10-13 motorhome spaces, as well as WC facilities and access to power. This development would generate ongoing income to support Knock Park as a social enterprise. Potential for additional local job opportunity. It is likely that different key elements of the development will be brought forward in earlier phases, especially plans for the motorhome aires and work/storage units.

*Potential visual impact of this site:* Consideration has been given to this issue. Because of the sloping nature of this site, parked campervans will sit lower down, minimising visual impact in this location. Care will be taken during the detailed design phase to ensure that the setting of the listed building of Kiel church and graveyard will not be impacted, and this will be assessed in due course as a routine part of the planning process.

*Archaeology:* The archaeological remains of the Royal Observer Corps underground monitoring post bunker will be preserved (see appendix). Impact of site on remains of Tom na Sabhal farmstead and cattle market – which have value but are not deemed worthy of Scheduling (see Additional maps – Heritage) may be required to be assessed by the local authority as part of the development.

*Facilities:* Waste disposal bins and chemical disposal point will be provided; provision of a shower block will be considered.

**Status:** Planned

**Additional Info/Notes:** Significant consultation of the community has already taken place for this development. Kiel church elders are in favour of the development. The opportunity to support development of a water supply to Kiel Church (and thereby facilitate use of this building by the church congregation and wider community) will be explored. MGGW will take the views into consideration, with the possible elevation of the site, using the naturally sloped area.

### PROPOSAL 2B: LEISURE AND CATERING FACILITY

**Proposal Type:** DEV

**Vision for Proposal:** A new leisure and catering facility, featuring a bar and catering facilities, seating and an events room. An office for administration and shower rooms to support use of the pitches would be provided. Potential also to include a gym in this development.

It is planned that the catering services and bar would be available for private hire for events including weddings. The facility will be open to all, not a membership facility.

**Status:** Planned

### PROPOSAL 2C: WORKSHOP UNITS AND SELF-STORAGE UNITS

**Proposal Type:** DEV

**Vision for Proposal:** Creation of multi-purpose units able to be used as workshops and/or storage. An option for rooftop solar panels may be explored. This development would generate ongoing income to support Knock Park as a social enterprise. It is likely that different key elements of the development will be brought forward in earlier phases, especially plans for the motorhome aires and work/storage units

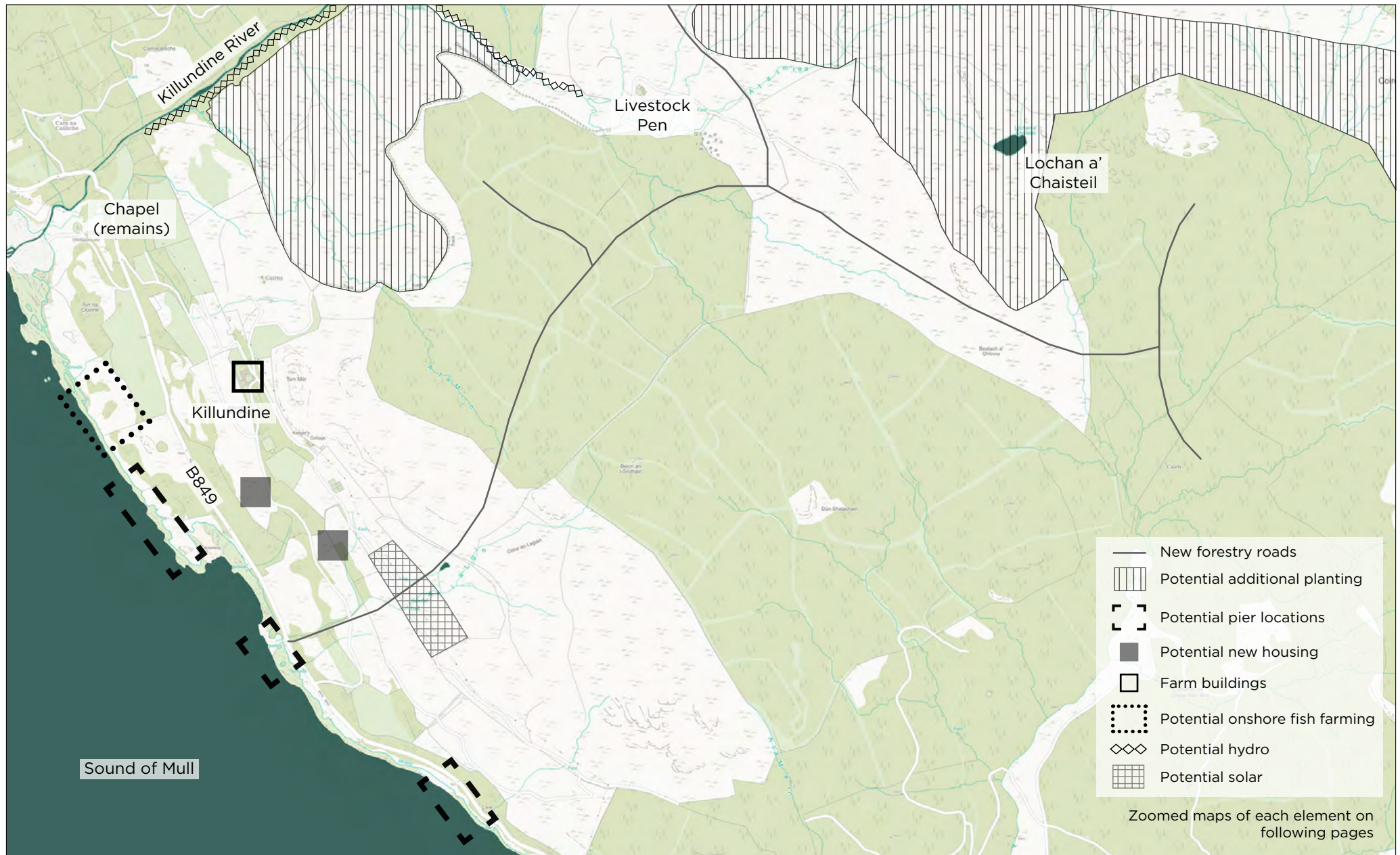
**Status:** Planned

**LPP Steering Group Position (for 2A, 2B, and 2C):** Support



# ECONOMY AND TOURISM

## PROPOSAL 3 KILLUNDINE DEVELOPMENT





### **Proposal Type:** DEV

**Vision for Proposal:** Killundine, which lies between Lochaline and Drimnin, was purchased in 2021 by the Lawson Family. It is undergoing a significant investment phase, including restoration of derelict properties, restoration of the farm, the creation of jobs and a significant native woodland regeneration programme. Mature timber will be harvested over the next decade, there are proposals to create additional woodland areas and the potential for peatland restoration for carbon sequestration.

The Lawson family are conscious of the Killundine feasibility survey carried out by MCW, the Community Action Plan (CAP) and the need to bring in extra jobs and explore options for community funding to the area.

Opportunities are being explored for renewable energy generation: hydroelectricity, wind energy & solar energy all with potential battery storage. These proposals are at an early stage and will be subject to usual consultations, planning, environmental and grid constraints. (see for example National Planning Framework 4 policy 11 Energy). More detail on the proposal for wind can be found in chapter 5.

Outputs of the 2022 Live Life Morvern included a vision of a carbon-positive Morvern being a high priority. Elsewhere LLM suggested development of a community-run fish farm. The proposals laid out below have been developed with these outputs in mind.

The vision for development at Killundine is interconnected and involves integration of the following:

- Onshore Fish Farm (Proposal 3A)
- Pier (Proposal 3B)
- Solar & Hydro (Proposal 3C)



- Forestry, tracks, peatland restoration (Proposal 3D)
- Staff and supplementary housing (Proposal 3E)
- Wind (see chapter 5)

**Additional Info:** Killundine intends to work as openly and transparently as possible with the community around development of any proposals on its land.

Killundine is committed to fulfilling best practice with regard to the Scottish Land Commission's guidance on Community Engagement in Decisions related to Land.

As any of these proposed developments come forward all statutory consultation requirements will be complied with.

**LPP Steering Group Position:** The steering group has indicated their position for each proposal 3A-3E on the following pages.



### PROPOSAL 3A: ONSHORE FISH FARM

**Proposal Type:** DEV

**Vision for Proposal:** Onshore Fish Farm (indicative location in dotted area on map, right).

Opportunities are being explored for onshore fish farming which could provide additional local jobs. Energy requirements could be provided by proposed on-site renewable energy projects. Outputs of the 2022 LLM included development of a community-run fish farm. The proposals have been developed with this output in mind.

*Species farmed:* potentially halibut or salmon, but depends on potential future development partner.

*Environmental protection:* All legislation required would be complied with. An onshore development has been proposed to help minimise environmental impact. Assessment would be complied with during any planning application process, shaped amongst others by NPF4 Policies 32 Aquaculture 4 Natural Places – for more details on what assessments would be required, see chapter 4 Statements proposal 3A.

**Status:** Concept

**LPP Steering Group Position:** Currently, there is not community support for this proposal.





### PROPOSAL 3B: PIER

**Proposal Type:** DEV

**Vision for Proposal:** Killundine has a requirement to remove standing timber and would like to explore the potential for a pier on the adjoining coastline. A Pier at Killundine could facilitate renewable development and provide a long-term benefit for extracting timber, not only from Killundine, but also for the FLS-run Fiunary forest. This in turn would reduce traffic on the A884, A861 and Corran links. Three indicative locations are shown in dashed lines on the three maps titled B1, B2, and B3.

Morvern has a very large resource of commercial timber. Some timber leaves the peninsula by sea via the West Pier in Lochaline but currently the majority of timber is extracted by road via the A884 and A861 then by the Corran ferry. This involves a considerable volume of heavy traffic and can result in long delays at Corran.

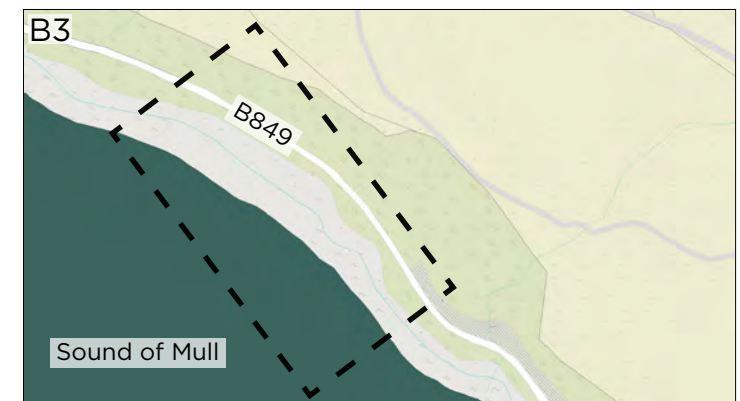
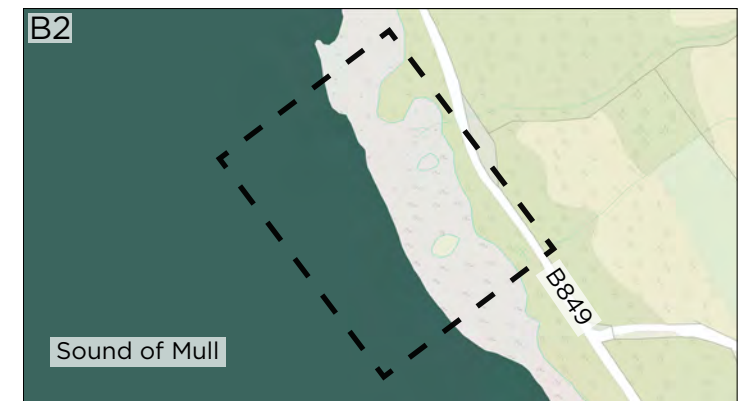
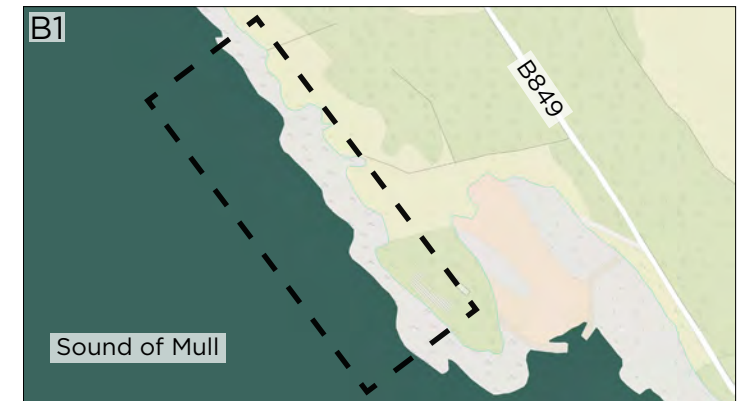
#### *Existing marine facilities suitable for timber extraction*

The West Pier in Lochaline is currently controlled by Iggesund and provides limited capacity for other timber operators. The pier is in need of significant investment. Drimnin has a floating timber pier at Auliston Point- this serves Drimnin Estate, Mungosdail & Carnacailliche on a periodic basis.

The siting of a potential pier would require extensive environmental assessment, marine surveying and road access.

**Status:** Concept

**LPP Steering Group Position:** Currently, there is not community support for this proposal.





### PROPOSAL 3C: SOLAR (C1) AND HYDRO (C2) RENEWABLE ENERGY

**Proposal Type:** DEV

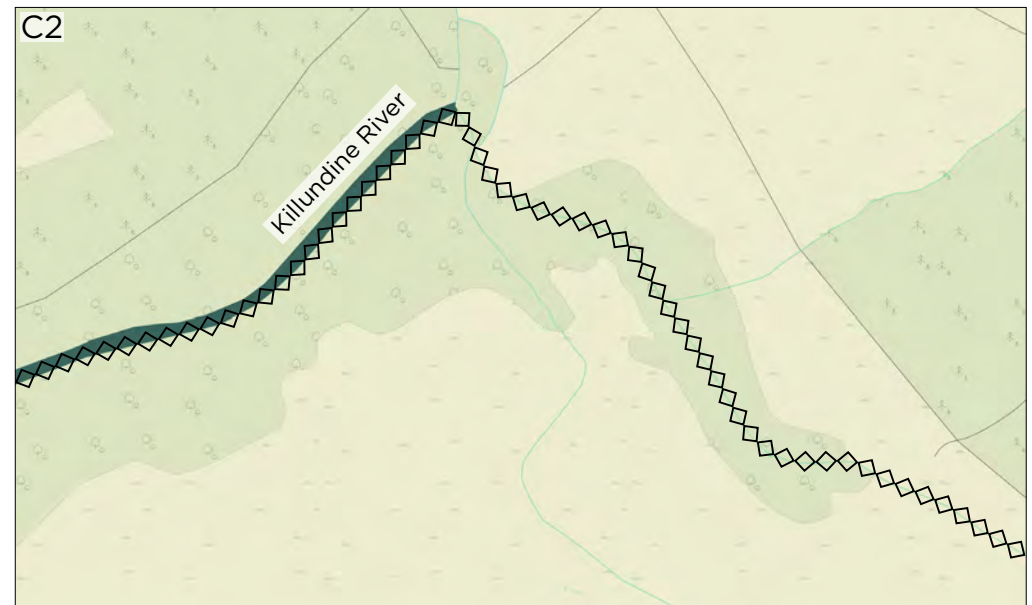
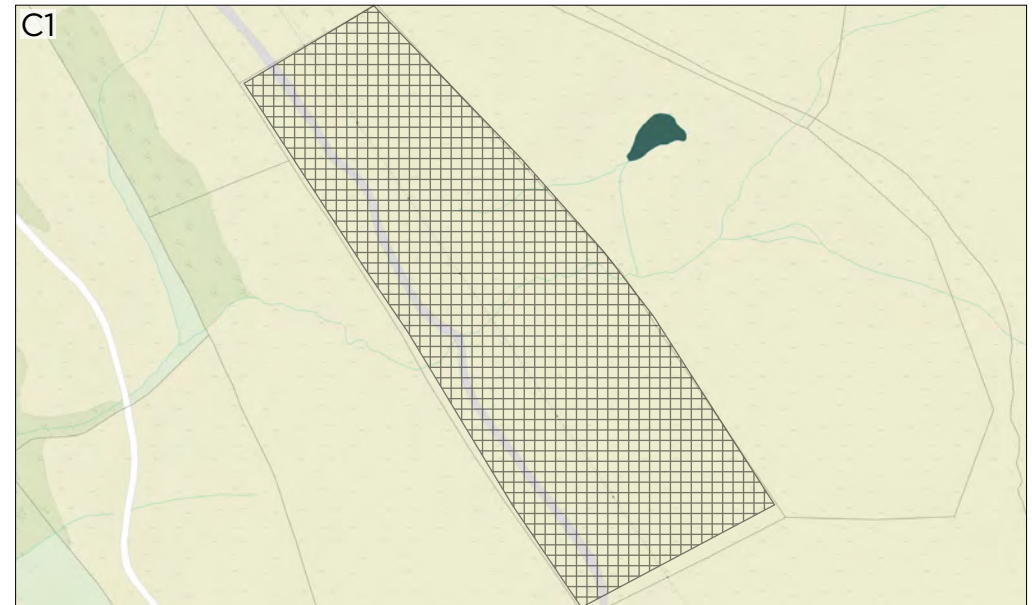
**Vision for Proposal:** Opportunities are being explored for renewable energy generation including hydroelectricity & solar energy, both with potential battery storage. These proposals are at an early stage and will be subject to usual consultations, planning, environmental and grid constraints.

The Lawson family are conscious of the Killundine feasibility survey carried out by MCW.

Significant renewable energy production for on-site use would be required for the onshore fish-farm proposal to be viable.

**Status:** Concept

**LPP Steering Group Position:** There is community support for this proposal with the caveat that the local community would want to understand fully the community benefits and ensure there were no disbenefits to the community either in terms of preventing community Solar and Hydro schemes or any negative environmental impacts.





### PROPOSAL 3D: FORESTRY, TRACKS, PEATLAND RESTORATION

**Proposal Type:** DEV

**Vision for Proposal:** Forestry, including new forestry roads.

*Forestry (D1, D2):* Mature timber is to be harvested over the next decade, there are proposals to create additional woodland areas. Indicative locations are laid out in hatched green in the plan above.

*Forestry roads (See larger map):* New forestry roads are required to enable access for timber extraction and potentially for renewables developments should they go ahead. Indicative locations are laid out in black routes in the plan above.

*Peatland restoration:* There is an option for peatland restoration for carbon sequestration in the natural bowl between Rapla and Benbuie.

**Status:** Planned

**LPP Steering Group Position:** The steering group supports the restoration of peatland and the establishing limited tracks as necessary to carry out the work. There is generally support in the community for the woodland proposal with the caveat that there is some concern if this will all be Sika.

### PROPOSAL 3E: STAFF AND SUPPLEMENTARY HOUSING

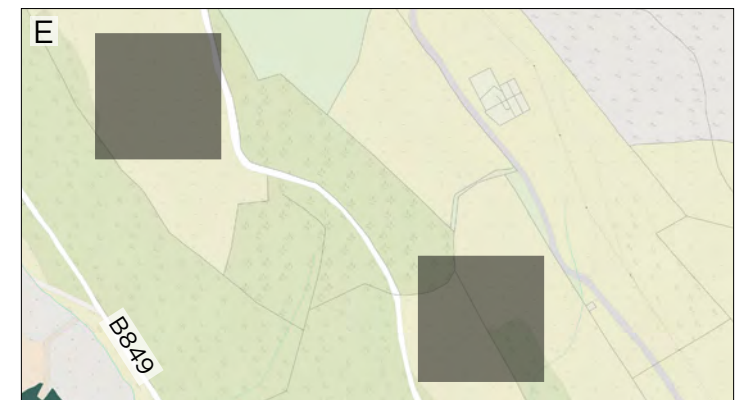
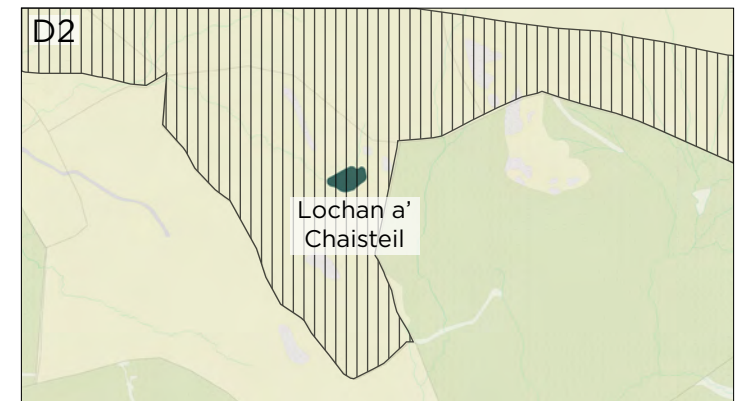
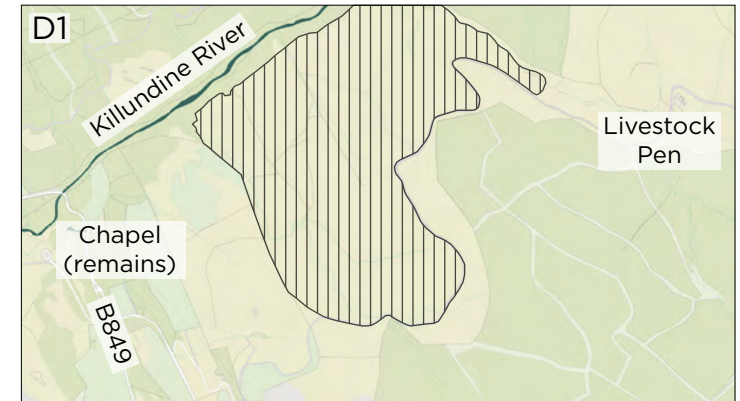
**Proposal Type:** DEV

**Vision for Proposal:** New staff and supplementary housing.

*Additional dwelling houses for staff:* While existing buildings are being restored, there is also an ambition to create two additional houses and additional farm buildings to support the business and to accommodate staff.

**Status:** Planned

**LPP Steering Group Position:** There is general community support for this but, with reference to the housing section, as long as these houses are not for holiday homes.





### Proposal Type: DEV

**Vision for Proposal:** Rhemore is owned and managed by Sam and Alasdair Firth and is run as a traditional croft with the aim of food self-sufficiency with a small surplus, while protecting and regenerating the land. The majority of the croft is SSSI woodland (Scotland's Rainforest) with some of the most species-rich hazelwood rainforest on the planet. The croft includes a rich mosaic of other habitats including wood pasture and the marine intertidal zone, which includes salt marsh and seagrass beds.

The increased interest in tourism driven by the unique wildlife and nature found in Morvern's rainforests and marine environment is an incentive to provide more accommodation, as is the continued interest in this coastline for scientific study, but we are keen to limit development as much as possible to protect the area.

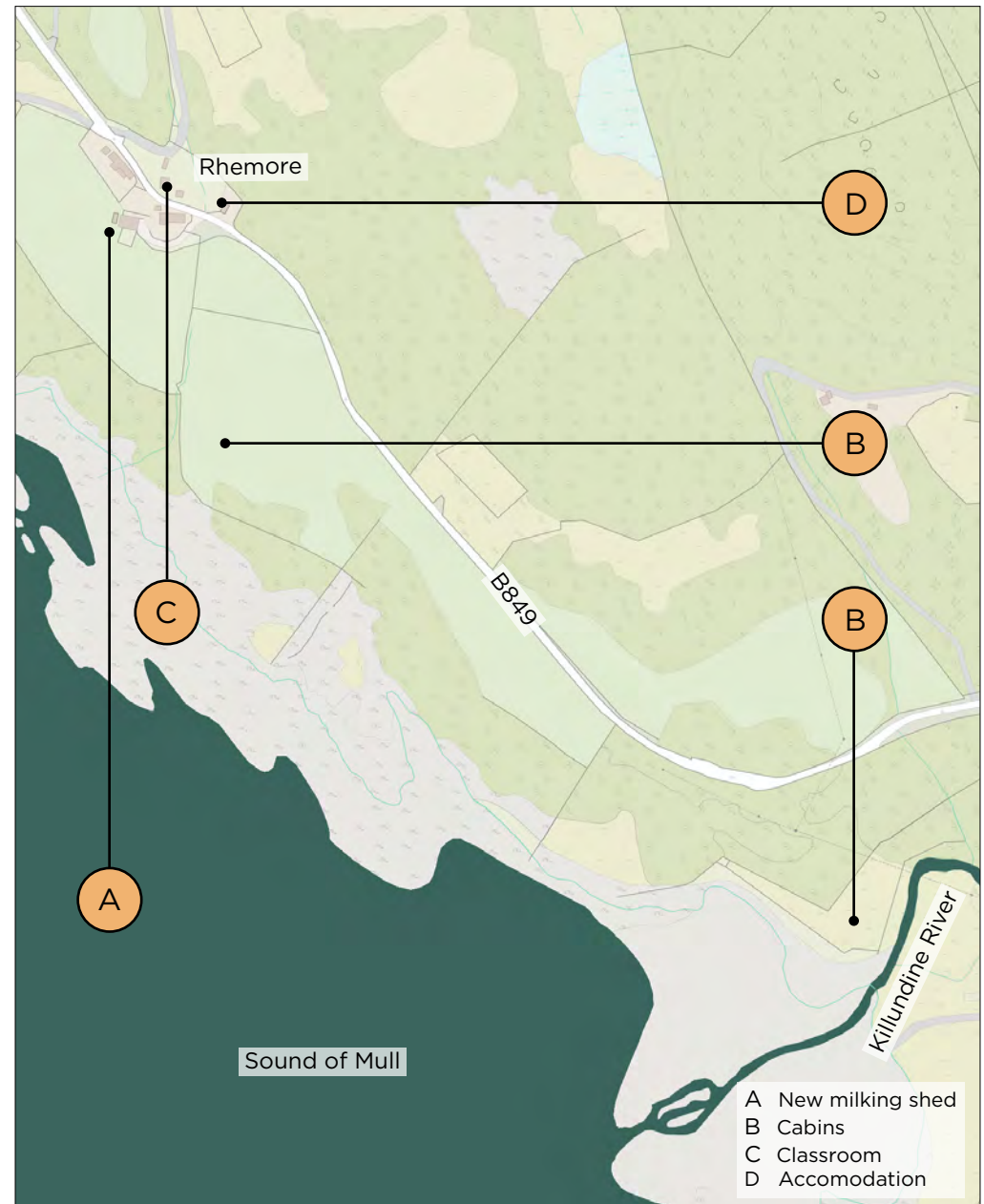
Any other future development will be low impact and discrete or concentrated near the existing house and farm buildings. There is already planning permission approved for an additional residence at the croft.

Future development proposals may include:

- Building cabins as accommodation for guests and visitors
- Converting existing buildings into an educational space for running workshops and courses, a bunk house, and farm shop

**Status:** Concept

**LPP Steering Group Position:** The steering group considers the development of an education space to be of benefits to the peninsula and support the proposal. There is general support from the community for these developments. Proposals from private individuals and groups were encouraged for submission to the local place plan by the steering group.





# ECONOMY AND TOURISM

## PROPOSAL 5 TOILET, SHOWER AND CAMPERVAN WASTE FACILITIES

### Proposal Type: DEV

**Vision for Proposal:** To modernise the public conveniences and campervan waste facilities of Lochaline to be fit for use by tourists and meet the aspirations in the Community Action Plan to build Morvern's reputation for sustainability and high-quality tourism.

Upgrade and improve existing toilet block into a modern facility including disability facilities with access to showers, if necessary developing a pricing structure to ensure its sustainability. It is envisaged that locals with a need to use the facility regularly could be issued with a token for free. Provide high quality campervan waste disposal facilities on the same site.

**Status:** Concept

**LPP Steering Group Position:** We consider this development to represent essential infrastructure for serving and increasing our tourism offer.





### **Proposal Type:** DEV

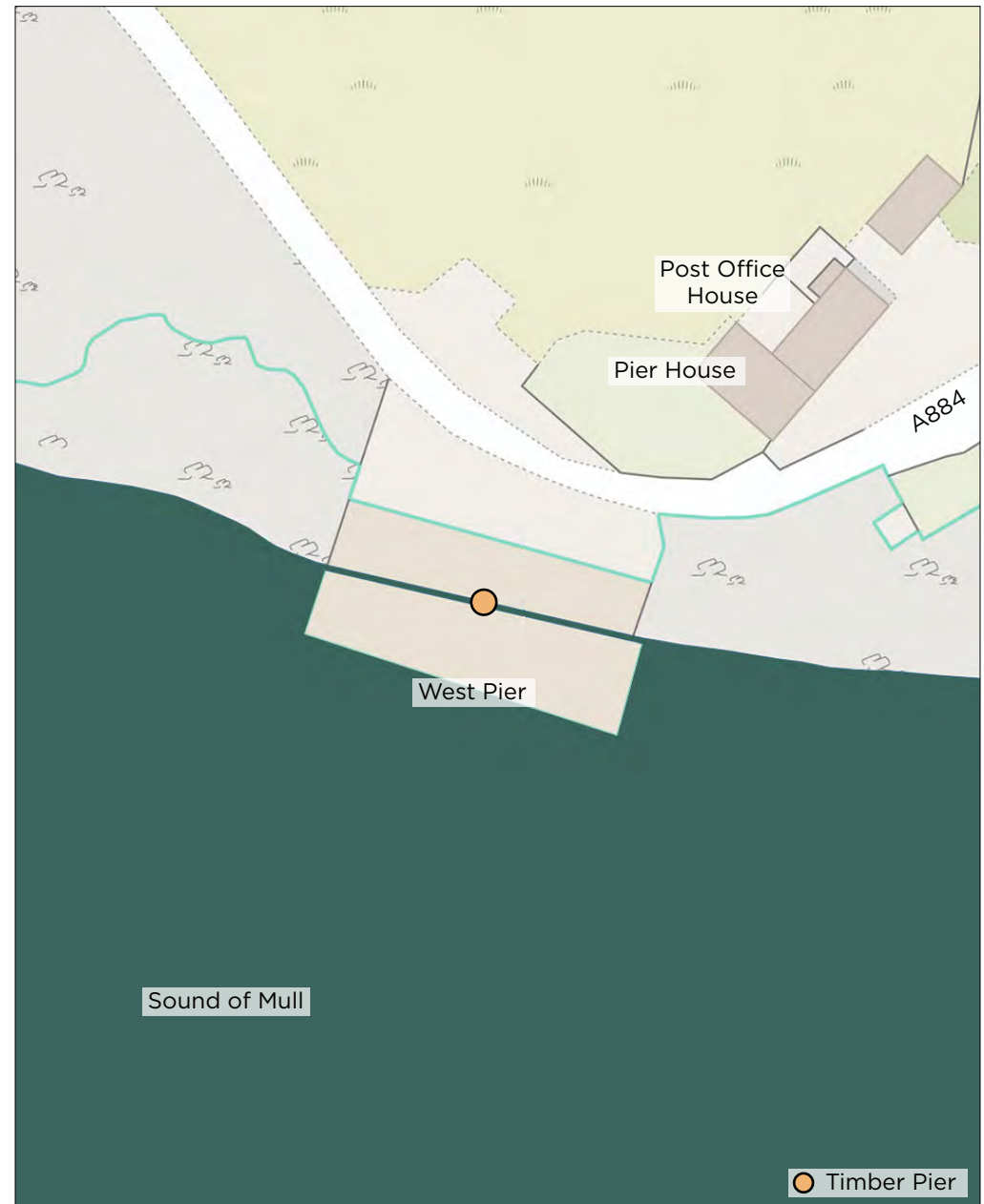
**Vision for Proposal:** The community buys the timber pier.

A community owned pier will ensure that the management of this space is in the control of the community and the benefits from the pier are shared equitably throughout the community as residents will benefit from improved facilities, improved and safe access, income from revenue for commercial use of pier and provision of safe access to and egress from the sea.

- Upgrade the pier and make it accessible for multiple users.
- Add rubbish collection facilities.
- Add some small rentable huts for fishermen to use while on pier.

**Status:** Concept

**LPP Steering Group Position:** There is not currently community consensus for a provision of a timber Pier at Killundine.





# ECONOMY AND TOURISM

## PROPOSAL 7

### ESTABLISH NEW CASUAL ACCOMMODATION (HOTEL, B&B OR BUNKHOUSE FACILITIES)

#### **Proposal Type:** DEV

**Vision for Proposal:** There is a lack of casual accommodation on the peninsula, this both restricts tourism and the ability of contractors to find accommodation on the peninsula.

The community would like to see an established facility to cater for casual dining (Sunday lunch) while providing a place where visitors and locals can eat year round.

Establish a new hotel or b&b with dining facilities. At this point no location has been identified specifically, however the community would be positive towards such an initiative.

**Status:** Concept

**LPP Steering Group Position:** We consider this development to represent essential for serving and increasing our offers to visiting tourists and contractors.







# MOVEMENT

## OVERVIEW

As part of developing a plan for sustainable transport solutions for our area, we want to significantly enhance Morvern's walking, wheeling, cycling and riding infrastructure for the benefit of all.

### ENHANCED WALKING AND CYCLING INFRASTRUCTURE

We want to create a more accessible Morvern for all capabilities and ages. Options include:

- Delivering an improved network of dedicated bike paths and walking routes for residents and visitors of all ages and abilities.
- Developing better walking, wheeling, cycling and bridle connections between key destinations, but also attractive longer and shorter looped walks for leisure purposes.
- Continuously updating an accurate and accessible digital record of accessible routes using open-source community mapping.
- Working closely with landowners to maintain and upgrade existing routes.
- Ranking of the listed routes to focus on the most desired routes initially.

### LANDOWNER RIGHTS AND POTENTIAL PATHS

In proposing these potential paths and path networks we are mindful not only of Right to Roam laws but also the rights and responsibilities of community members who own land:

- We realise that any path development can only be undertaken with landowner consent, and may take time to achieve depending on resources.
- We acknowledge that local landowners have their own estate management plans and wish to use these aspirational maps as a basis for future dialogue and conversations.
- It is intended that formal routes proposed in this plan may be able to access support from community funds (if/when they become

available) as a way of helping local landowners share the costs of implementation and maintenance.

### DISCLAIMER

Some of these routes are incomplete or unsuitable to walk at this stage: inclusion of routes in this plan is not an invitation or encouragement to actually walk some of these paths in their current state. More generally we encourage anyone walking in the countryside to respect the Countryside Code and the land itself.

Please note that an overview map of these proposals is provided on the following page.

## LINKS TO COMMUNITY ACTION PLAN AIMS

In 2031 and beyond, we envisage a Morvern that:

- Anticipates a healthy community with an excellent offer for walking, wheeling and cycling across the peninsula, serving locals and tourists alike, where people can choose less polluting modes of transport to travel beyond the area as far as feasibly possible, and where travel is safe and unproblematic on well-maintained routes and the hierarchy of road users is respected and catered for appropriately.

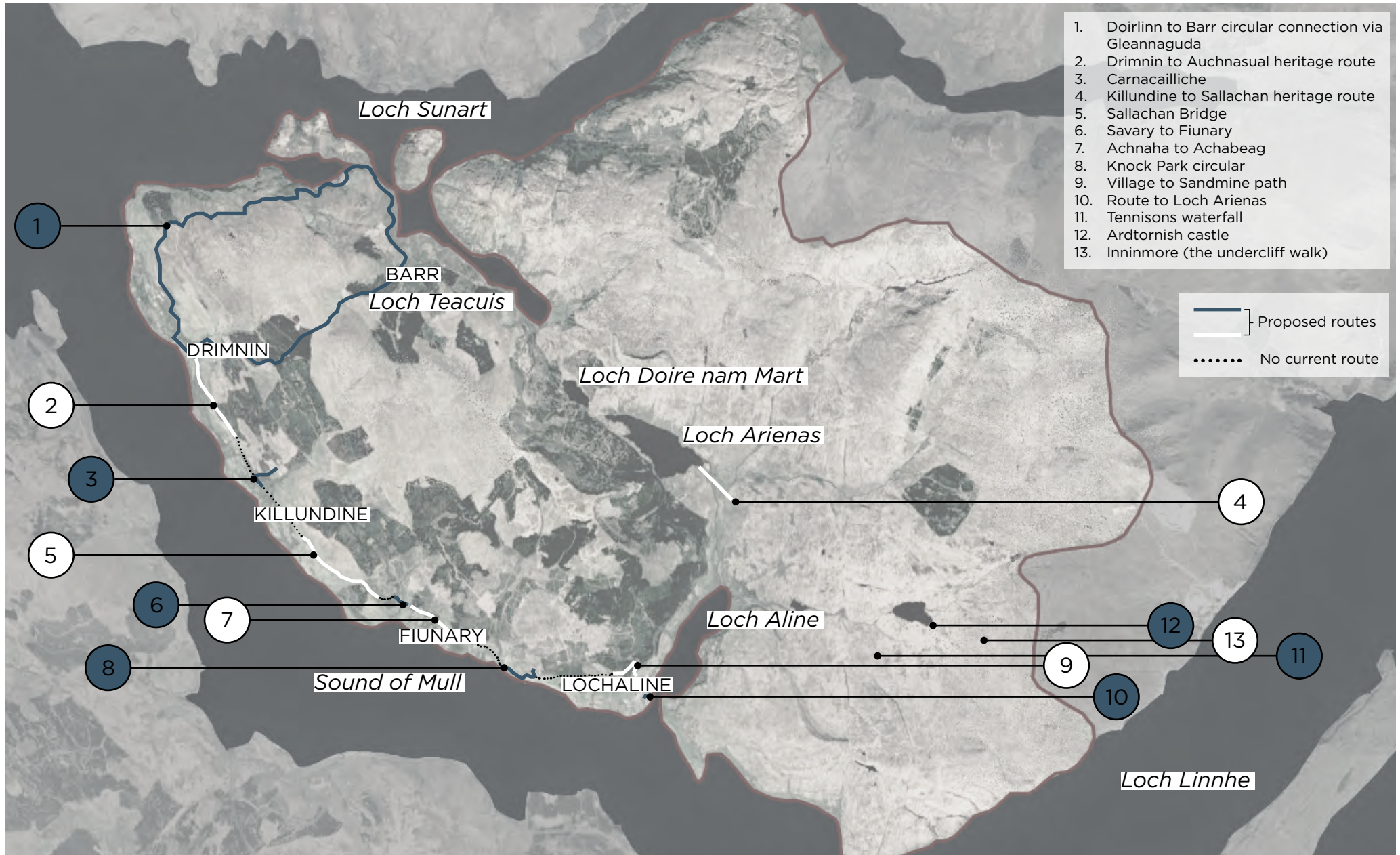
## LINKS TO COMMUNITY ACTION PLAN OBJECTIVES

- Reinstatement of path to Arienas Point
- Develop path network around Lochaline
- Develop walking routes on wider peninsula
- Upgrade and install bicycle routes



# MOVEMENT

## PROPOSAL 8 UPGRADE AND IMPROVE PATH NETWORK AROUND THE PENINSULA





# MOVEMENT

**Proposal Type:** DEV

**Vision for Proposal:** To maximise opportunities for walking, wheeling and cycling access across the peninsula of Morvern. For the local community and local landowners to work hand-in-hand to enable path upgrades and maintenance. To develop a network of routes that facilitates circular journeys, building on existing outward and return routes. To re-create where possible the old drovers road – which can then form a coastal route linking up Inninmore. To celebrate and protect the heritage value of key historic routes.

Three sectors of route development are highlighted in the overview map of aspirational routes above: A) Dorlinn/Barr loop; B) Routes located within the Ardtornish estate and C) Offroad coastal route connecting Drimnin and Lochaline and then further to Inninmore.

Sectors A and B lay out routes that would add significant leisure value for locals and tourists alike across the peninsula. Sector C lays out a vision for an eventual walking and/or active travel link to be walkable along the coast from Lochaline to Drimnin. By detailing routes 1-10, we have attempted to clarify routes where existing connections or historic routes may already exist in part or could be instated to enable such an overall link. However, we are aware that there remain sections between these stretches that would also have to be established in some form (marked in dotted black) for our full aspirations to be realised.

(Please note that the dotted black lines do not demark actual proposed routes, but rather the aspiration to identify potential links required).

Please note that maps of all known existing paths can also be found in the appendix, for reference. All maps have been constructed in [Community Maps Scotland](#) on behalf of the Morvern Community



Council, establishing an initial database of existing and aspirational routes that can be updated and used for marketing and planning purposes in the future.

**Status:** Concept

**LPP Steering Group Position:** We consider the maintenance of existing pathways and development of appropriate new pathways to be extremely important to encourage walking, wheeling, cycling and riding across Morvern.





# HOUSING

## OVERVIEW

The housing market in Morvern is constrained and under pressure. Locals and families who want to move here are unable to find anywhere to live. It is our desire to maintain a healthy school roll and support a vibrant young community. Employers are struggling to recruit owing to a lack of housing options for potential employees. More affordable and social housing is required to make our community sustainable in the long term. This situation is compounded by increasing numbers of second homes reducing market supply for local people and providers of tourism accommodation. Morvern is seeing an influx of young people returning to the peninsula and new young people finding work here. Addressing the housing situation is therefore an urgent issue, in the context of a national housing emergency being declared. Furthermore, many of our existing houses lack insulation and are not energy efficient. This results in higher bills and a negative impact on the environment.

## PROVISION OF AFFORDABLE AND SOCIAL HOUSING

We recognise that there is a shortage of affordable and social houses on the peninsula, as traditional council houses have been bought privately. We want to see an increase in the number of affordable and social housing units becoming available by:

- Supporting the development of affordable and social housing, especially a mix of 2, 3 and 4 bedroom housing with land attached to allow for growing food.
- » Supporting community organisations to acquire unused plots of land in the village to build appropriate housing for rent.
- » We recommend that any registered landlord consider the local needs when selling a property.
- » Encouraging private landowners to build new affordable housing with close consultation with the community to ensure that the houses meet the needs of the community.

## EXPLORING INNOVATIVE RESPONSES TO HOUSING NEEDS

We want to encourage innovative solutions in housing provision. Options include:

- Supporting the community acquisition of land for woodland crofts as they contribute to a sustainable, greener future and incentivise younger people to stay in the area.
- » Encouraging private landowners to create new opportunities for local people to have access to land for crofting and self-build.
- Encouraging appropriate housing that serves the needs of different groups locally including young people, workers, elderly people, disabled people and families.
- Ensuring accessible design principles are incorporated to ensure usability for all ages.
- Building or renovating houses designed for co-living allowing younger people to move to the area for work and live in a communal environment with significant economic and social benefits. These houses should have some land around them to allow for sustainable food growth.
- Supporting the building of Tiny Homes to make it easier for young people to build their own home.

## REQUIRING SUSTAINABLE, ENERGY EFFICIENT HOUSING

We want to ensure housing development is adapted to future climate change and maximises rehabilitation of existing land and property.

Options include:

- Prioritising the use of existing vacant, brownfield or underdeveloped sites.
- To renovate our current housing stock to maximum energy efficiency ensuring it is cheap to run and supports our 'beyond net zero' ambition. To support the building of carbon neutral affordable housing.



# HOUSING

- Promoting carbon neutral affordable housing through the use of sustainable building materials and insulation (recycled materials, low-emission products, and renewables) in both new build and renovation projects, to enhance energy efficiency, reduce waste, and minimise environmental impacts.
- Bringing any unoccupied or abandoned houses into community ownership allowing them to be used as a primary residence.

## LINKS TO COMMUNITY ACTION PLAN AIMS

In 2031 and beyond, we envisage a Morvern that:

- High quality, sustainable housing of all tenure types available for everyone who needs it, including family homes to attract new families to the area. This will include homes for care workers able to serve our elders in their own homes, and seasonal housing to best enable local tourism to thrive. The housing stock will have been upgraded for maximum energy efficiency, older derelict stock repurposed and brought back into circulation and will represent a sustainable mix of primary and secondary homes.

## LINKS TO COMMUNITY ACTION PLAN OBJECTIVES

- Explore provision of further affordable housing provision beyond MDC's Phase 2.
- Promote 21st century crofting.





### **Proposal Type:** REG

**Vision for Proposal:** To rebalance housing provision in Morvern by laying down policy proposals designed to regulate and shape residential development in Morvern to ensure the long-term sustainability of the community by balancing a variety of different types of housing, including supported living, as well as different kinds of housing use such as second homes, holiday homes and short term lets.

### DEVELOPING BALANCED HOUSING STOCK

*Tenure and type:* All housing development brought forward in Morvern should be brought forward in the context of a full, professionally delivered Local Housing Needs and Demand Audit (LHNDA) that is used as a basis to ensure the needs of local people for affordable housing are met. The LHNDA should assess and recommend a suitable mix and proportion of housing tenure, types and market segmentation (luxury, affordable) that takes into account the requirement to develop a sustainable housing market in Morvern. The goal is to ensure the future viability of the community in terms of requirements for primary residences and tourist accommodation. The LHNDA should be reviewed on a regular basis.

Housing development brought forward by the five local estates to be shaped by policies embedded within their own land management strategy around housing that have been developed in consultation with the community and clearly meet the requirements laid out in a Local Housing Needs and Demands Audit is welcome.

The LHNDA should also assess the need for access to social housing and be used to shape and deliver a local response to social housing need by the Housing department of Highland Council.

### FINDING THE BALANCE IN NUMBER OF SECOND HOMES

*Second home ownership:* We propose that the Highland Council as a planning authority assess and review the potential for a policy intervention to recognise a distinct use class of “second home” within national planning legislation and if possible the emerging local development plan. This could potentially enable legislation and planning support for communities striving to find the right balance between second homes, holiday homes, short term lets and permanent residences.

### CHANGE OF USE

We are concerned that houses within the settlement area of Lochaline are being purchased with a view to short term let, this tendency removes housing stock from local inhabitation.

### LOCATION OF HOUSING

Housing development of all types of tenures in Morvern (including affordable, social and private housing for owner-occupation and rent) should first be located within walking distance of existing local resources and utilise existing vacant and brownfield land within the settlement boundary. Second home development should be encouraged outside of *existing settlement boundaries on the peninsula*.

### ENSURING APPROPRIATE TRAFFIC CONTROL AND ACTIVE TRAVEL CONNECTIONS

Any new housing developed in line with Policy 3 of the existing LDP and extending along the roads out of the village should require pavement extensions on public and private roads accessing these settlements to enable walkability and provide safety for all road users. For any resultant extension of the settlement boundary Highland Council Transportation should address the requirement for speed restrictions to be extended to enforce reduced speeds on all road traffic arriving at the new perimeter of the settlement.



# HOUSING

**Proposal Type:** DEV

**Vision for Proposal:** Morvern Community Development Company continue to seek to expand affordable housing capacity in Morvern. The next proposed development of ten homes has been submitted for planning permission.

The application can be viewed in full here: [23/03950/FUL](https://www.morvern.gov.uk/23/03950/FUL) - Erection of 10 dwellings - Land 70M East Of Dunaline Lochaline Morvern

**Landowner:** MCDC

**Status:** In process: Submitted for planning consent. As of September 2024, assessment is ongoing (application currently undecided).

**LPP Steering Group Position:** Support





**Proposal Type:** REG

**Vision for Proposal:** To develop sheltered and accessible housing including a communal accessible outdoor area.

This could either be a community project, a private developer or a joint project between the community and care providers.

To have the site behind Lochaline Surgery assessed and allocated for a proposed sheltered housing development in the forthcoming LDP.

To enable and underpin future conversations about land purchase with existing owner, and de-risk any eventual land purchase agreements.

**Site:** Land located to west of Morvern Medical Centre.  
Site details available via the [Scottish Land Information Service](#).

**Landowner:** Likely NHS, but exact land ownership to be determined

**Status:** Concept

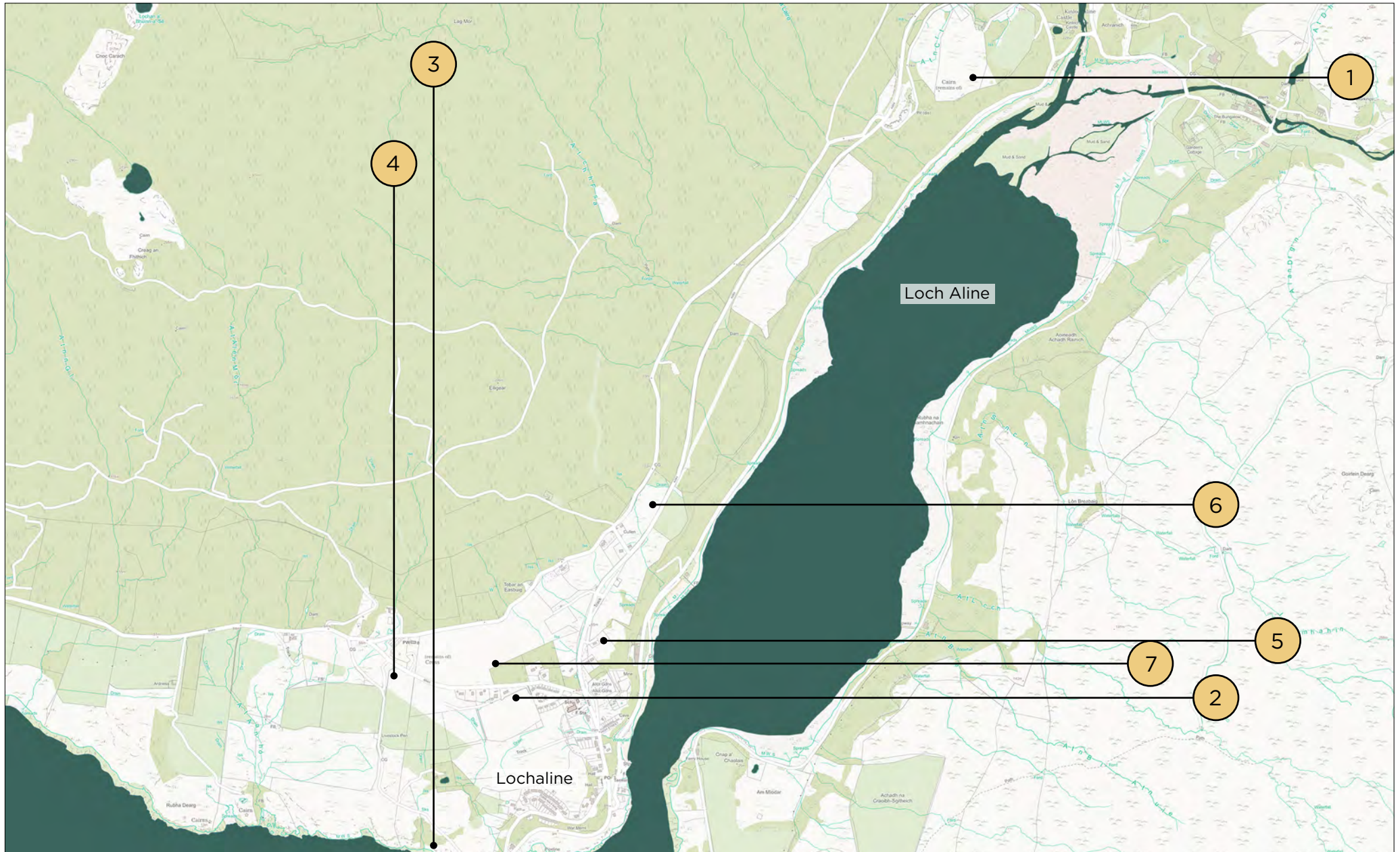
**LPP Steering Group Position:** Support





# HOUSING

## PROPOSAL 12 ARDTORNISH HOUSING DEVELOPMENT (OVERVIEW)





# HOUSING

**Proposal Type:** DEV

**Sites:** *Site 1)* Cadha Ruadh: Two locations here would be accessible from A884. A total of 13 units are proposed over two locations at this site.

*Site 2)* Lochaline site A (land to the west of Morvern Crescent) was initially proposed for housing, but Ardtornish now acknowledges its potential value as a local nature conservation area. We have therefore discussed this site under proposal 13.

*Site 3)* Lochaline site B (Land north of West toilet). Three units proposed. Site adjacent to existing properties Talla and St Andrews. Planning permission granted in 2012, but lapsed in 2015.

*Site 4)* Land south-east of Kiel Church: Four units proposed, with a shared access point. Plots are approximately 0.4 acres in size.

*Site 5)* Land to east of Knock Park - three units proposed as this site, at a larger 2.52 acres per plot.

*Site 6)* Land north of comms station - up to seven units proposed for this site.

*Site 7)* Lochaline site C (Land to west of Kirk Brae) location proposing a mix of affordable housing and self-build plots.

*Information amended from the housing briefing document prepared by Savills on behalf of Ardtornish Estate, publicly available.*

Ardtornish have articulated an initial vision for the sites above in a briefing document by Savills. While acknowledging that Ardtornish have their own estate management plan, Ardtornish also invited the LPP Steering Group to consult the community and lay out a resultant community perspective on their proposals.

**Landowner:** Ardtornish Estate

**Status:** Planned subject to private investment

**LPP Steering Group Position:** We have laid out our response to proposals for sites 1, 3-7 on a site-by-site basis below. Overall, it is



our position that we wish to see the right type, the right ratio and the right place for housing development on Morvern. The community, using MCDC, would welcome conversations to collaborate on bringing some or all of these sites forward to develop affordable housing.

**HOUSING DEVELOPMENT (SITES 1, 3, 4, 5, 6)**

**Locations:** Various sites around the Lochaline area

**Status:** Planned

**LPP Steering Group Position:** Housing development on these sites that takes into account and meets the requirements of proposal 7 Sustainable Housing for Morvern would be welcomed.



## LOCAL NATURE CONSERVATION AREA (SITE 2)

**Status:** Concept

**LPP Steering Group Position:** Initially proposed for housing, but Ardtornish now acknowledge its potential value as a local nature conservation area. We have therefore discussed this site under proposal 13.

## HOUSING DEVELOPMENT (SITE 7)

*Indicatively proposed as a location for affordable and self-build properties*

**Location:** Land to west of Kirk Brae

**Status:** Planned

**LPP Steering Group Position:** If Ardtornish does press ahead with housing on this site, full assessment of the following planning issues at detailed design stage should be assessed, and if necessary refused (if not suitably compliant with NPF4 and all relevant LDP policies and guidance):

- Loss of agricultural land.
- Intensification of traffic movement through existing residential area of Kirk Brae as a result of the new development.
- Loss of daylight to habitable rooms in existing properties to east.
- While it is acknowledged that (in light of the prevailing sun-path to the south) material loss of sunlight to existing neighbouring garden ground to the east is unlikely to be materially significant, assessment of the potential impact regarding this issue would be welcomed.



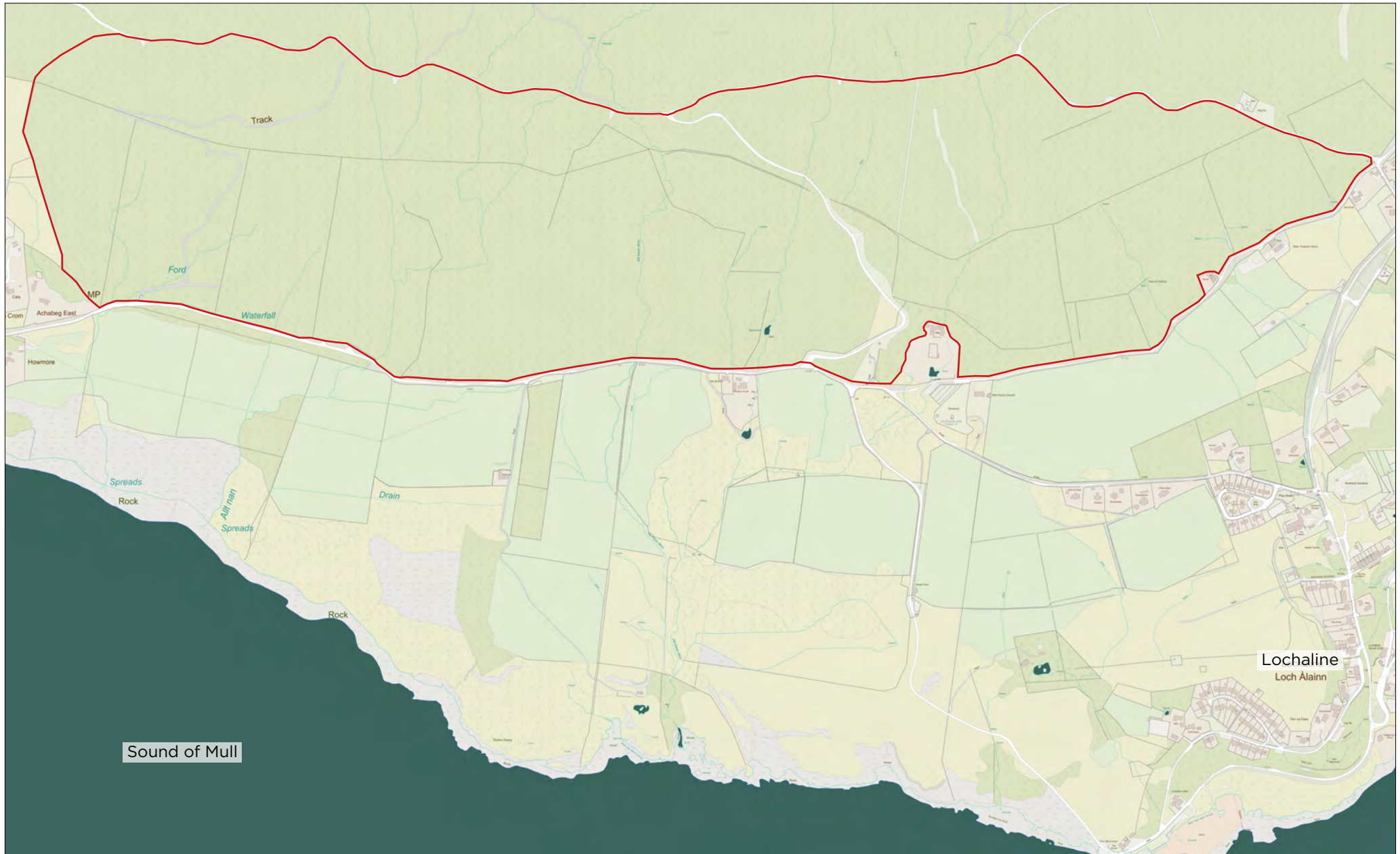
IMAGE: [www.scottishphotographycentre.co.uk](http://www.scottishphotographycentre.co.uk)





# LOCHALINE COMMUNITY FOREST

PROPOSAL 13  
LOCHALINE COMMUNITY FOREST



Sound of Mull

Lochaline  
Loch Alainn



**Proposal Type:** DEV

**Vision for Proposal:** This proposal aims to create a community forest on land currently owned by Forestry and Land Scotland, which the local community would purchase and own. A feasibility study is currently underway.

The aim of this purchase would be to address the following community needs:

- 1) There are few maintained footpath networks within walking distance of Lochaline, and existing footpaths in forestry areas are currently being lost in the next phase of clear felling.
- 2) Clear felling around the village is unsightly and many would prefer to see continuous cover broadleaf woodland
- 3) Crofting is a traditional part of Highland culture that allows people to create land-based business and/or supplement income from other jobs supporting their lives here. There are many benefits only available to registered crofts. There are currently only three registered crofts in Morvern although there are a few other successful small holdings. Many people already living locally desire access to land for small scale land-based businesses.
- 4) Many people locally would like access to manage and maintain a forestry plot to harvest their own firewood as a way of being economically more self-sufficient.
- 5) There is a need to maintain the existing school roll, at the same time there is a housing shortage. A number of local people (including many young people from Morvern) have indicated they would prefer to design and build their own houses as a more permanent solution to renting affordable homes in the village.

The Community Woodlands Association (CWA) is conducting a feasibility study on behalf of Morvern Community Woodlands to explore whether purchasing this woodland could meet some or all

of these needs and will be consulting further with the community. Potential outcomes could include creating amenity woods with new path networks, a small number of woodland croft tenancies, common woodlots, and “shared equity” housing plots. In initial consultations 30 people in Morvern expressed an interest in having a woodland croft. The proposed site would not be suitable for more traditional agricultural crofts.

MCW recognises the importance for the community to retain ownership of any land purchased through public funds for “the community” and that any land purchased in this way must not be transferred into individual ownership.

MCW also recognises the need to ensure any smallholding tenancies are productively managed and MCW will ensure the community body owning the land retains the power to remove individuals from tenancies if the land is not managed.

MCW will ensure any housing is built on land that either remains in the ownership of the community or is sold to individuals privately by a community body that has bought the land for this purpose without the use of public funds. MCW also recognises the need for any properties built to remain as permanent residences in perpetuity. The feasibility study will explore mechanisms to achieve this if it is possible.

The feasibility study will also provide detailed site surveys assessing water supply impacts and options for connecting mains water to new and neighbouring accommodations. The goal is to assess the suitability of specific areas for croft creation, the economic viability of the project, and the environmental and community benefits, while ensuring alignment with local needs and regulations. Further community consultation will be undertaken as part of the feasibility study.





# HERITAGE, LAND AND SEA

## OVERVIEW

The Community Action Plan (2022) reflected the strong duty of stewardship felt by the community towards the beauty and richness of Morvern's natural and built environment. Many of the natural habitats in Morvern are of national and even international significance and are a key asset for the community in attracting tourism. National Planning Framework 4 policies 1, 3, 4, 6, 7 and 10 promotes a planning strategy that encourages nature recovery and restoration for Morvern. Live Life Morvern also laid out a goal of balancing social, economic and environmental goals to ensure sustainability for all interests. Achieving the right balance involves many actors, stakeholders and interests.

### SUSTAINING THE BEAUTY OF THE LANDSCAPE AND PROTECTING NATURAL ECOSYSTEMS

We want to steward the beauty of our landscape and biodiversity by:

- Affirming and expanding the existing Local Landscape Area designations to the north-east and north-west of the peninsula to also cover the main strip of land along the coast between Drimin and Lochaline, and further south.
- Exploring a potential future reassessment of existing and potential on-land SSSI sites (Sites of Special Scientific Interest) relating mainly to hazelwood rainforest on the coast of the peninsula (see chapter 5).
- Supporting the development of a network of biodiversity corridors, potentially linked to proposals for new active travel routes across the peninsula as detailed in proposal 6 and supported by NPF4 policy 3 'Biodiversity' (see chapter 5).
- Affirming the value of the Sound of Mull and Duart Marine Protected Area (MPA) and also the biodiversity value of the intertidal zone along the coast (see Chapter 5).
- Developing and protecting accessible local nature reserves at Knock Park (proposal 2) and to the west of the village (proposal 13).

- Protecting the biodiversity present in the intertidal zone along our coasts and in the Sound of Mull and Sunart MPA (see Chapter 5).

### PROTECTING AND ENHANCING OUR BUILT HERITAGE AND PUBLIC SPACES:

We want to maximise the potential of our built heritage and brownfield sites by:

- Submitting key heritage properties to be assessed for listed status by Historic Environment Scotland, while retaining those already listed.
- Encouraging existing vacant and brownfield land in Lochaline to come into productive use.
- Mapping and monitoring all sites of historic heritage interest on the peninsula (see the Appendices).
- Encouraging the creativity of local residents and groups to continue to shape our public spaces and protect our rich local history.

## LINKS TO COMMUNITY ACTION PLAN AIMS

In 2031 and beyond, we envisage a Morvern that:

- Our rich heritage is cherished, protected and enhanced both as a good in itself but also as a key component of our tourism offer.
- We want to promote Morvern's wild places, protect its woodland and especially its remaining Atlantic rainforest and maximise the flourishing of native flora and fauna

## LINKS TO COMMUNITY ACTION PLAN OBJECTIVES

- Protecting and enhancing the heritage of Kiel church and grounds
- Heritage conservation
- Protecting the Atlantic rainforest



Those interested in crofts, small holdings, or plots will be required to provide business plans demonstrating the financial viability of their projects. Crofting tenancies will be available to those already living nearby who wish to start land-based businesses.

*Proposed land uses for this site:*

1. Crofting use
2. Common woodlots
3. Amenity woodland with new path networks
4. Shared equity housing plots
5. Licensed residential park for [Tiny Houses](#)
6. Small-scale renewable energy projects including solar with battery storage
7. Other community-owned developments for community benefit.

**Status:** Planned: feasibility studies in progress by the Community Woodlands Association funded by the Scottish Land Fund and the Highland Council Community Regeneration Fund. This will involve further consultation.

**Landowner:** As existing: Forestry Land Scotland

**LPP Steering Group Position:** Support. In recognition of the lack of access to land for many local people on the peninsula the steering group supports any landowner or community group choosing to create woodland croft's, agricultural crofts, smallholdings or housing plots for local people.

## **Further Information:**

### *Woodland Crofts*

- Crofting is a unique Scottish landholding system integral to Highland and Islands life and culture.
- A croft is a tenured land unit governed by the Crofting Acts, recorded in the Crofting Commission Register.
- Crofts provide affordable land access, promoting sustainability, entrepreneurship, and community growth.
- Crofters must live nearby, manage the land productively, and can pursue other income sources.
- Woodland crofts on former forestry sites must comply with UK Forestry standards, regulated by Forestry Commission Scotland (FCS) through legal powers and incentives.

### *Common Woodlots*

- Common woodlots allow locals to harvest sustainable wood fuel, managed by the community.

### *Housing Plots*

- The proposal could also include shared equity housing plots with a rural housing burden, separate from crofts, for those who want to build homes without managing land.

### *Tiny Homes*

- Based on recent consultations a Tiny House/Park Home site could be hidden within the woodland if this is desired.

### *Renewables*

- The site has potential for renewable energy generation or battery storage, providing energy and income to support crofts and woodland management and an investigation into this is part of the feasibility study.

### *Paths*

- Layout and design of the site could also incorporate a multi-use path connecting Knock Park to Acheabeg.





**Proposal Type:** REG

**Vision for Proposal:** This Local Landscape Areas (LLAs) already exist to the north-west and south-east of the peninsula. Designating this additional land as a LLA aims to:

- Help to protect a landscape from inappropriate development.
- Encourage positive landscape management.
- Develop an awareness of the landscape qualities that make particular areas distinctive.
- Promote a community's sense of pride in its surroundings.

In planning terms, a LLA designation does not in and of itself prevent development or protect local biodiversity. Any development in an LLA (housing or otherwise) must demonstrate that it doesn't have a detrimental impact on the visual aesthetics of the wider landscape and key public views (for example in the siting, massing or materials used in the development).

Policy 4 NPF4 - Natural Places defines the criteria against which a planning assessment is made that takes account of development in a LLA:

- a) Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.
- b) Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where:
  - i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified;



- ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance.

**Landowner:** Multiple landowners

**Status:** Concept

**LPP Steering Group Position:** There is community support for this proposal with the caveat that it does not affect the development of affordable housing for local people or other sympathetic development.



**Proposal Type:** REG

**Vision for Proposal:** A community nature reserve dedicated to protecting and supporting the flourishing of local species especially the Marsh Fritillary Butterfly.

The proposal seeks to have this site designated as a local nature conservation site on the basis of the reported presence of Marsh Fritillary Butterfly. A professional conservation assessment may be required as evidence to support this proposal. It is envisaged that the area would be fenced to clearly demark the nature conserve, with the potential to add a designated path through the reserve for locals/visitors to enjoy and for experts to use to monitor.

**Site Description:** Land to the west of Morvern Crescent

**Status:** Concept. Land is undeveloped but has previously been proposed in a recent housing briefing document developed by Savills on behalf of Ardtornish Estate as a potential future housing site. In more recent conversations Ardtornish Estate has indicated that it is committed to ensuring that this site in whole or in part is retained for its conservation value, in connection with the presence of Marsh Fritillary Butterfly.

**Landowner:** Ardtornish

**Additional Info:** The [Marsh Fritillary](#) is threatened, not only in the UK but across Europe, and is, therefore, the object of much conservation effort. The Marsh Fritillary was once widespread in Britain and Ireland but has declined severely over the twentieth century. It is now confined to the western side of Britain and Ireland.

**LPP Steering Group Position:** Support





# HERITAGE, LAND AND SEA

## PROPOSAL 16A BUILT HERITAGE AND ARCHAEOLOGICAL SITES RECOMMENDED FOR SCHEDULING AND LISTING





## Sites worthy of Scheduling (in no particular order)

1	Hut Circle	Most likely of Bronze Age date at Teanga nan Allt, Achleanan, Drimnin.	Prehistoric site
2	St Columba's Stone	An early medieval (6th-11th century) cross-inscribed stone situated beside the track across Crois Bheinn between Mungosdail and Barr, Loch Teacuis.	Medieval religious site
3	Arienas township	A multi-phase settlement is situated at NM 6885 5140 on a peninsula projecting into the NE side of Loch Arienas.	Pre-clearance township
4	Savary township	A large settlement is situated, centred on NM 639 460, in Fiunary forest.	Pre-clearance township
5	Camas Salach township	A small, well-preserved settlement situated on the north shore of Morvern, in a nature reserve, formerly owned by SNH and now by the RSPB.	Pre-clearance township
6	Alltachonaich township	A small settlement, one of a series of cleared townships in Gleann Geal.	Pre-clearance township
7	Srath Shuardail township	A small settlement situated at the south end of the Allt Srath Shuardail.	Pre-clearance township
8	Beinn Iadain township	A small settlement situated at the foot of Beinn Iadain.	Pre-clearance township
9	Oronsay township	Amongst many houses and buildings scattered around Oronsay Island, one group of nine buildings on the central portion to the North of Druim Mor may be considered as a separate township.	Pre-clearance township
10	Sornagan township	A settlement situated on the SW slopes of Loch na Droma Buidhe.	Pre-clearance township
11	Coire Bhorradail	The remains of 50 shieling huts situated at the foot of Coire Bhorradail.	Shieling settlements
12	Allt Buidhe	A small group of shieling huts situated by the Allt Buidhe Mor at the foot of the Fiddlers Burn gorge.	Shieling settlements
13	Allt an Doire Dharaich Copper Mine	Remains of a copper mine situated alongside the old track from Achranich and Loch Tearnait to Glensanda.	18th C mine

## Sites worthy of Listing

14	Lochaline Old Pier	The Old Pier at Lochaline (not to be confused with the West Pier or the present Calmac ferry pier) at the mouth of Loch Aline.	19th C pier
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**Proposal Type:** REG

**Vision for Proposal:** To ensure that the archaeological and built heritage of Morvern is protected for future generations.

- Listed Building status is only given to above ground structures. Scheduling is the only legal protection available to archaeological sites.
- More detail regarding each of these sites, including location co-ordinates can be found in an additional document entitled *Archaeological Sites Worthy of Preservation*.
- The community would like already designated and future designated sites to have:
  - Access
  - Signage and some explanation
  - A plan for maintenance

**Status:** Concept

*Pre-clearance townships*

- Pre-clearance townships worthy of scheduling listed above (3-10) are all well-preserved and are ranked in order of importance and preservation. Four pre-clearance townships have so far been scheduled (Auliston, Port a Bhata, Inniemore and Uladail).
- However, considering the impact of the clearances in Morvern (a population of 2,137 in 1831 reduced to a population of 320 today), several more are worthy of protection and may be considered for scheduling.

**LPP Steering Group Position:** Support. We are grateful to Jenny Robertson for her work in laying out her professional knowledge of the archaeology of the area to provide suggestions for the potential Scheduling or Listing of key assets not already recognised for their value by Historic Environment Scotland.





# HERITAGE, LAND AND SEA

**Proposal Type:** DEV

**Vision for Proposal:** Establish a museum for Morvern past and present. Reflecting the peninsula, its inhabitants, industries and the innovation of the community.

An innovative building reflecting Morvern, its environment and its people past and present.

To showcase Morvern via:

- Artifacts
- Introduction to what you can find on Morvern with some explanations (Why there, what was it used for.....)
- Live feeds from places such as MorVolt, Coalas

**Site Description:** This should be located within the village of Lochaline. Ideas for location are:

- Small land by harbour
- Miners car park
- Shoreline by mine trail

**Status:** Concept

**Landowner:** TBD

**LPP Steering Group Position:** Support





**Proposal Type:** Concept

**Vision for Proposal:** Kiel Church and associated monuments are of importance locally as functioning assets and should be retained in community ownership should the Highlands and Islands Presbytery (formerly Lochaber Presbytery) of the Church of Scotland decide to sell the church.

Consideration could be given to setting up Community Right to Buy proceedings to enable a community right of first refusal should the property be designated for market sale in the future. In any development of the adjacent Knock Park site, a water supply could be brought to Kiel Church and thereby facilitate use of this building by the church congregation and wider community.

**Landowner:** Church of Scotland

**Status:** Concept

**LPP Steering Group Position:** Support





**Proposal Type:** DEV

**Vision for Proposal:** Several plots of land within the Lochaline settlement boundary have been identified as vacant or brownfield and the community are keen to improve the look of these town centre locations and maximise their value for community use. Options include provision of paths, seating and commissioning installations by local artists. This could be on a permanent or temporary basis. Planning consent may be required for some initiatives.

*Site A* - Tidy up of scrub on steep incline

*Site B* - Convert into a garden area with bench to make the most of the view across the loch. Soldier Well, Miner Path also located here.

*Site C* - Develop management plan for hazelwood at centre of the village. Control height of growth, maintain path. Consider enabling views from bench within wood. Site may be suitable for youth cabin (see proposal 18).

*Site D* - Woodland used to be maintained by FLS. Thin trees, add path to connect Tor Na Faire directly to the beach. Limit growth to maintain views.

*Site E* - There is already a good collection of wildflowers and orchids on this patch. Tidy up parking area and plant a natural screen around the parking area. Maintain the rest as wildflowers. There is an old petrol tank under this ground.

*Site F* - This land is already hardcore and would be ideal to place some picnic benches – again beautiful views and nicely sheltered (could be an option for placing a museum see proposal 14B).

*Site G* - Some seating and maybe some smaller fruit trees or cherry trees to make the space look lovely beyond the daffodil season. The large tree down there could be a feature in the winter, if it is

lit up. Note that some of this land could also be used to deliver proposal 5.

*Site H* - Mine Trail – secure maintenance and widen path to allow two people to walk side-by-side. Also, it would be good to place a bench down from the trail (could be an option for placing a museum see proposal 14B)

*Site I* - Beach by Lochaline Hotel. Tidy up the beach area, add additional sand as before and aim to improve access for locals while keeping it tidy. Add signage to encourage users to use the beach responsibly. Add rubbish bin at exit from beach to encourage users to deposit rubbish responsibly. Clear the track from the carpark to the beach. Designated parking for more convenient access. Make the area more attractive, monitor the need for more facilities as popularity grows.

*Site J* - Mine Carpark – tidy up, sort out landscaping and add seating area (could be an option for placing a museum see proposal 14B).

**Landowner:** This proposal would require permission from the following landowners and local community groups have begun this process:

- A&B: Ardtornish
- C: MCDC
- D&E: Forestry and Land Scotland
- F: Calmac
- G: ownership uncertain, possibly in community ownership
- Mine trail: ownership uncertain

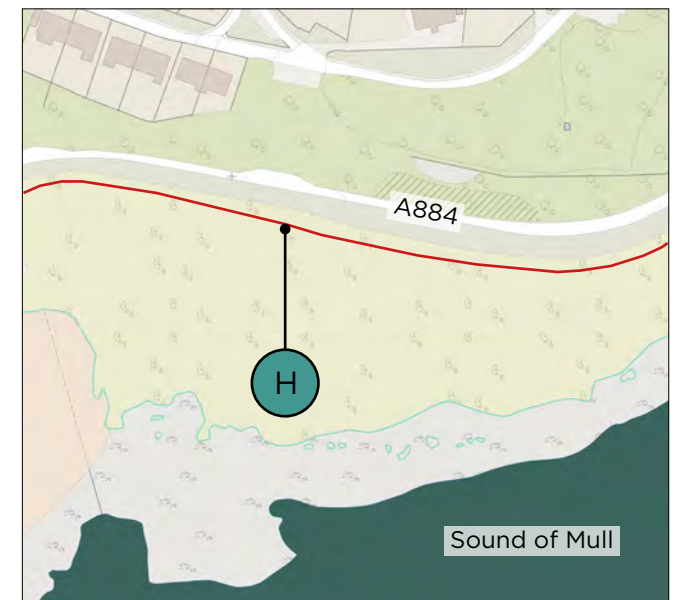
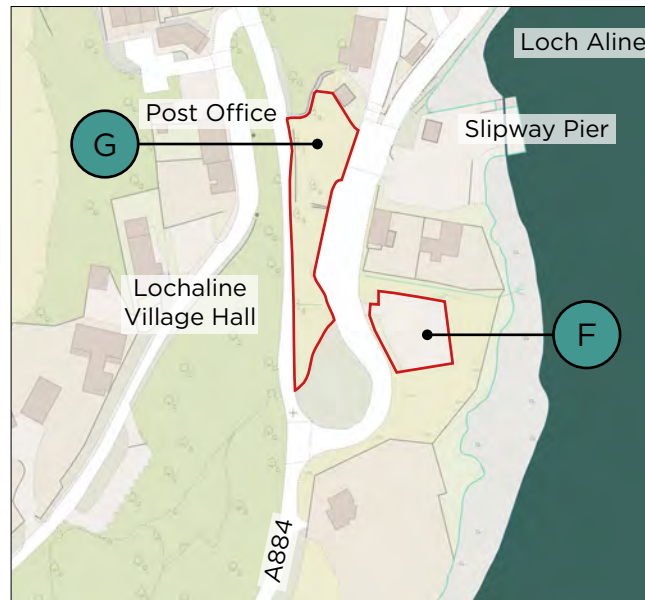
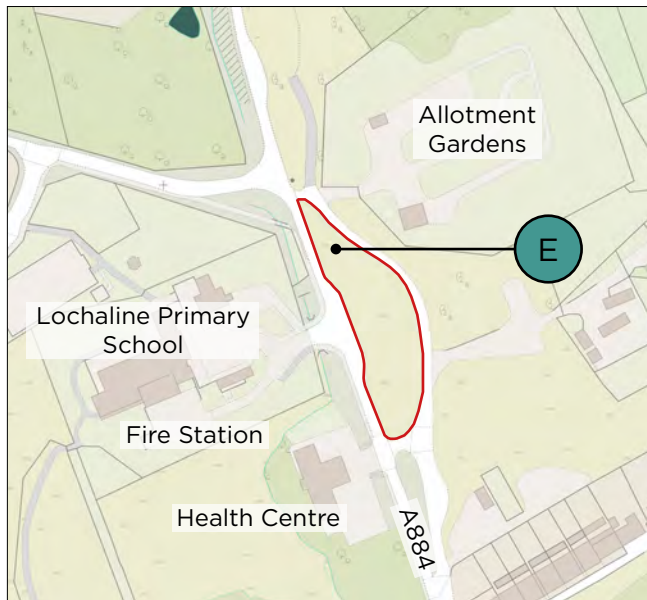
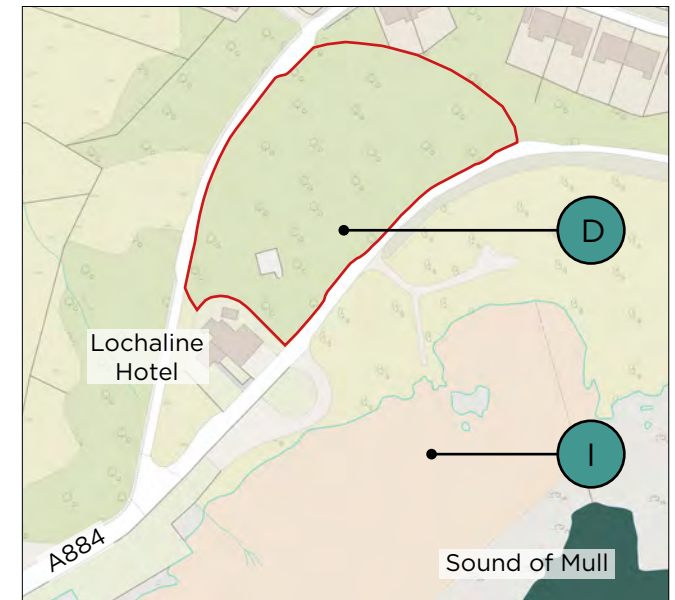
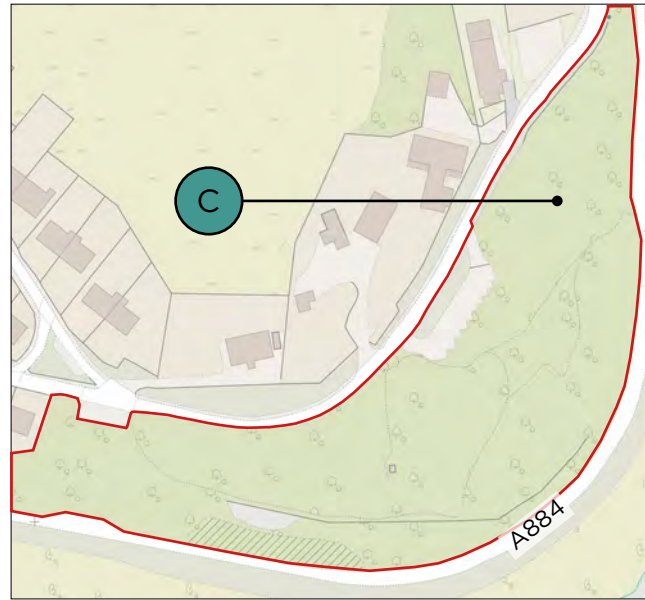
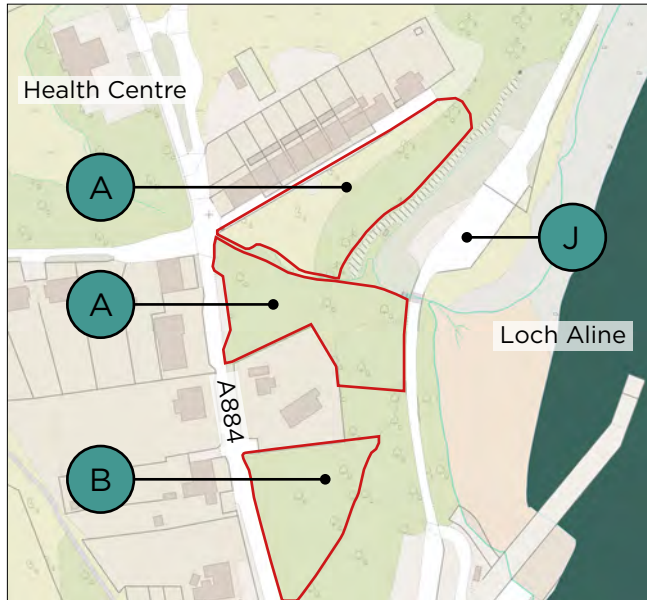
**Status:** Concept

**LPP Steering Group Position:** We support all efforts to make Lochaline beautiful and welcoming and use local creativity to bring the area to life.



# HERITAGE, LAND AND SEA

## PROPOSAL 17 BRING BROWNFIELD AND VACANT LAND IN LOCHALINE INTO USE FOR THE COMMUNITY







# COMMUNITY LIFE AND LOCAL RESOURCES

## OVERVIEW

Morvern and its surrounds need vibrant and accessible community buildings and services that cater to the diverse needs of residents. Such places enable residents to connect, build relationships, and participate in the civic life of the community. The strategy to bring vacant buildings and land into productive use goes hand-in-hand with this aim.

## FIT FOR PURPOSE COMMUNITY SPACES

We want to ensure that Morvern has sufficient fit-for-purpose community spaces to serve all the needs of our whole community, to complement Lochaline Village Hall, Drimnin Village Hall, the Hub and the Social Club. Such places will serve as platforms for residents to participate in local activities and decision-making processes. They will offer access to fitness facilities and social activities and can contribute to a healthier and happier population. And they will offer educational programmes and workshops catering to various interests and age groups.

## LINKS TO COMMUNITY ACTION PLAN AIMS

In 2031 and beyond, we envisage a Morvern that:

- Local facilities have been upgraded and maintained to the highest standard.

## LINKS TO COMMUNITY ACTION PLAN OBJECTIVES

- Repair and restoration of Drimnin Village Hall
- Village maintenance
- Refurbishment/community running of the public toilets
- Continue to develop marina to maximise opportunities from sailing traffic



IMAGE: [www.scottishphotographycentre.co.uk](http://www.scottishphotographycentre.co.uk)



**Proposal Type:** DEV

**Vision for Proposal:** Drimnin Hall is a key resource for the people of Drimnin and the wider Morvern community, providing a place for weekly Saturday morning library sessions, monthly film nights, an annual BBQ & raffle, events with Morvern Games and Gala week, wine tastings, a Burn's Supper and a Bonfire night.

Drimnin Hall is a former Victorian schoolhouse. A long-term development plan for the hall is proposed as a community-led restoration project, offering opportunities to learn new skills and get involved in fundraising and grant applications.

Future improvements could include:

- Improving the ceiling and lighting
- Modernising the outdoor toilet block
- Re-introducing the existing fireplace
- Expanding parking provision
- Undertaking a noise impact assessment and installing suitable mitigation to prevent noise impact on surrounding properties

**Status:** Concept

**LPP Steering Group Position:** Support





**Proposal Type:** DEV

**Vision for Proposal:** The Hall is central to village life and its core objective is to promote the benefit of the inhabitants of Lochaline and Morvern. To enhance education and to provide facilities to support the social welfare for recreational and leisure time.

It currently provides a place for local activities such as choir practice, children's gymnastics, badminton, yoga, the community council meetings and other community meetings. It hosts events such as the bi-weekly URRAM lunches and it is the center for many community celebrations such as birthdays, games and gala week, the annual Christmas faire, the pensioners' Christmas lunch etc.

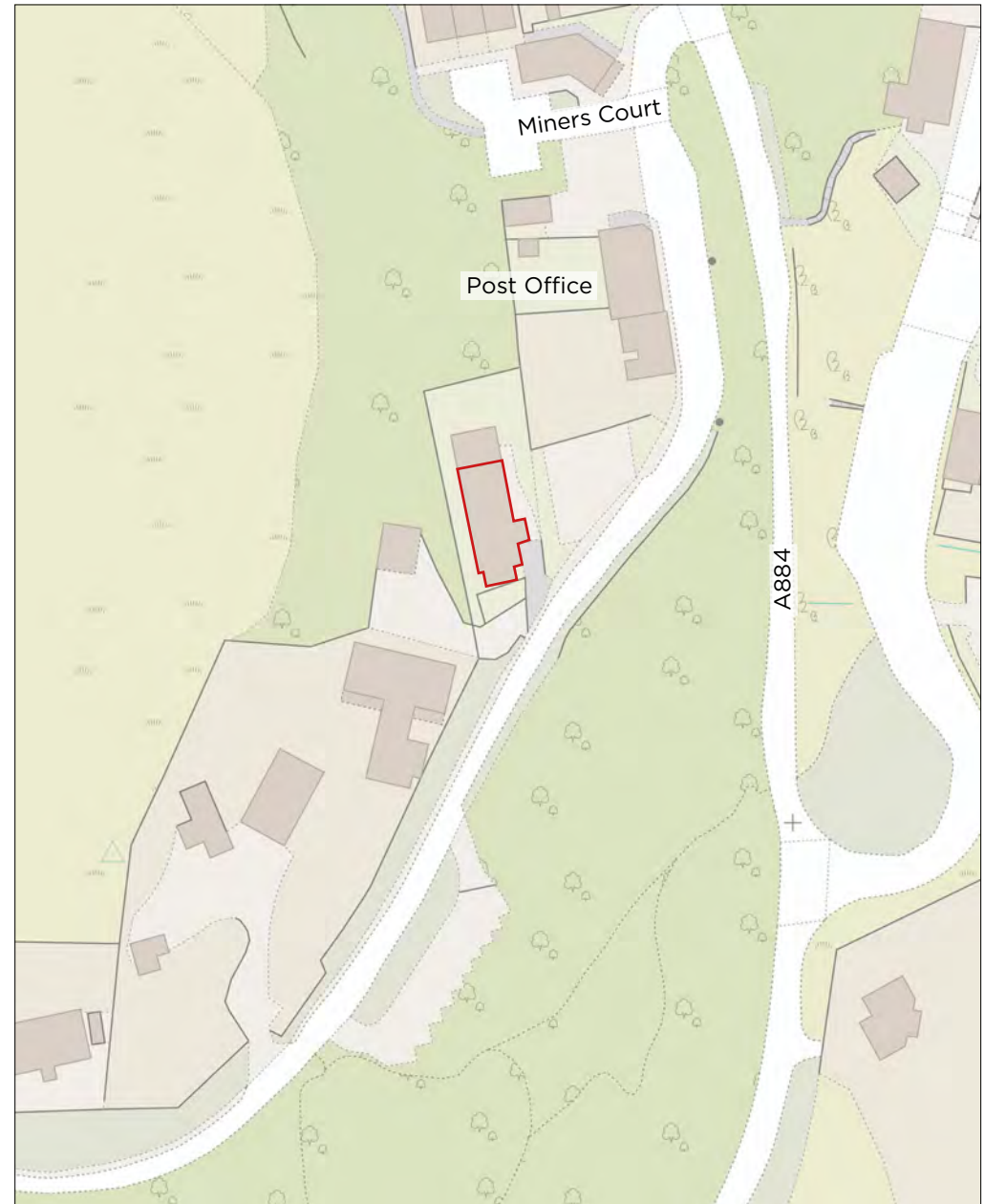
The village hall would benefit from an upgrade to improve and expand the facilities to enable broader activities.

The improvements could include:

- More versatile rooms (maybe the ability to divide the main space)
- Better provision of storage so all rooms are usable
- Upgraded kitchen to allow for pop-up catering
- Refurb of outside to improve curb appeal.

**Status:** Concept

**LPP Steering Group Position:** Support





# COMMUNITY LIFE AND LOCAL RESOURCES

## PROPOSAL 20 ADDITIONAL EV CHARGING POINTS

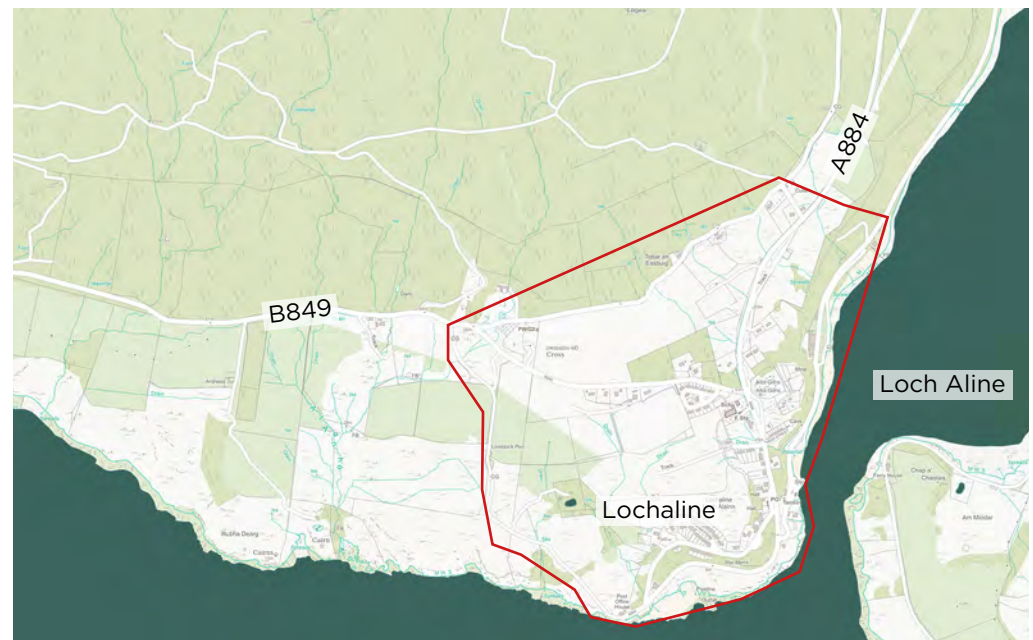
**Proposal Type:** DEV

**Vision for Proposal:** Ensure Morvern is fully prepared for switch to electric vehicles.

Future usage of charging points is likely to increase, and ongoing assessment should be made of the need to install EV points in key locations over the next decade, including Drimnin and potentially additional charging points in Lochaline as well.

**Status:** Concept

**LPP Steering Group Position:** Support





# COMMUNITY LIFE AND LOCAL RESOURCES

**Proposal Type:** DEV

**Vision for Proposal:** Allocate site for cabin/meeting place to be built and run by young people in Morvern.

Location should be within easy walking distance of Lochaline as the majority of young people are located within the village.

**Potential Locations:**

- A - scrubland south of allotment
- B - land to west of Dunara
- C - lower hazelwood copse (MCDC)

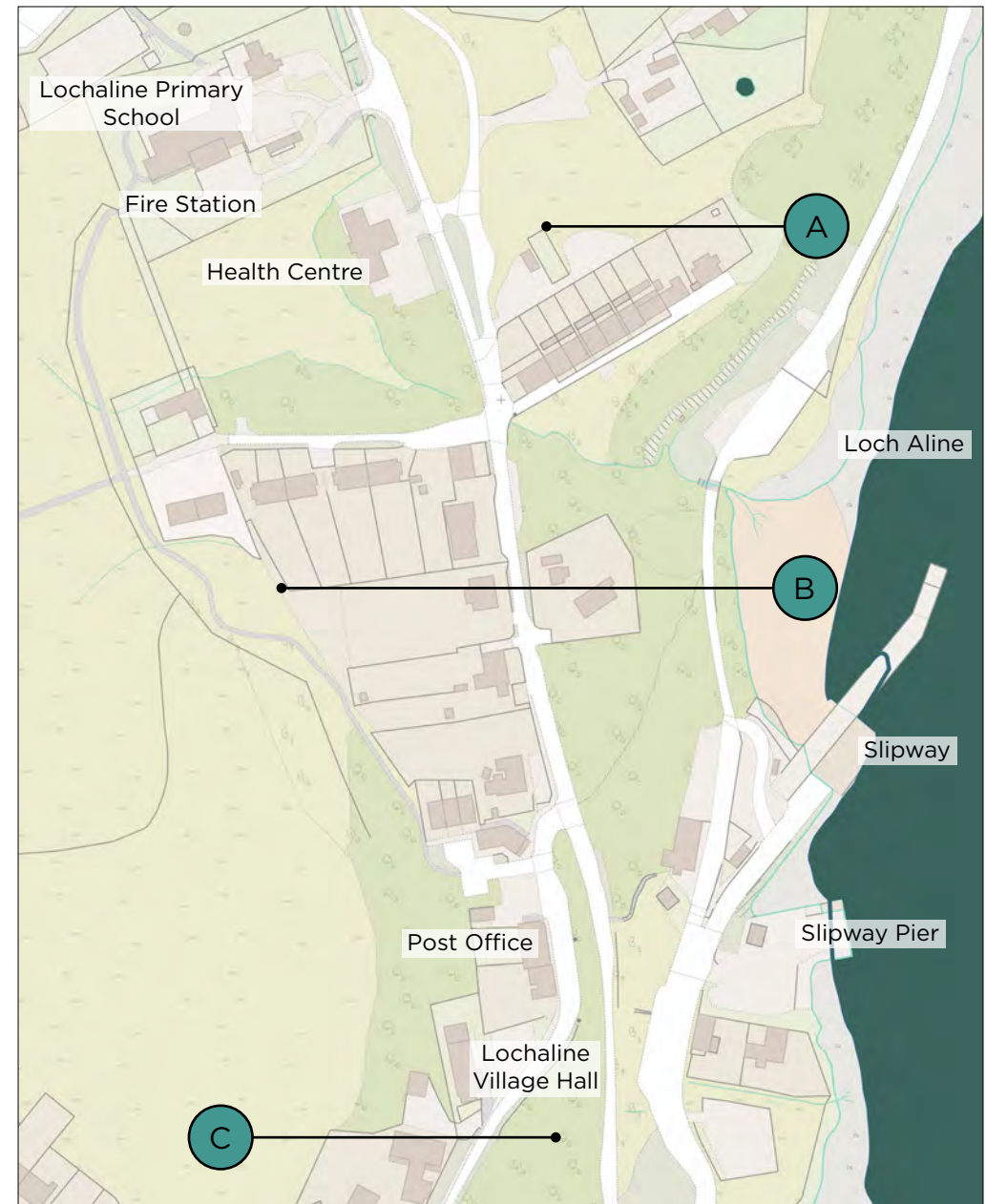
**Issues:**

- Consult community (especially young people) on potential sites.
- Ensure young people's agency to build or explore for themselves is protected.
- Offer skills of adults in Morvern to help them.
- Start as mini project and nurture - let it grow as it emerges.
- Could be a temporary installation.
- Consider access to services (or not) - what is feasible?
- Who will be responsible for the space - young people develop rules like sixth form room at school?
- Site in Lochaline required: monitoring and access to services.

**Lead Organisation:** Young people themselves, MCDC

**Status:** Concept

**LPP Steering Group Position:** Support, once a suitable location has been found





# COMMUNITY LIFE AND LOCAL RESOURCES

**Proposal Type:** DEV

**Vision for Proposal:** Increase capacity for larger vessels and services at the harbour to facilitate catering and entertainment for larger gatherings for both locals and visitors to the Marina, such as regattas.

Improvement to the Marina could increase local employment opportunities and diversify the income stream for the Marina.

Four key elements are proposed to meet this aim, all of which are indicative at this stage and would emerge through future consultation:

*A.* Develop entertainment/meeting area to north of shore facility building.

- Phase 1 - BBQ area, pizza oven and possibly an entertainment area with a bar.
- Phase 2 - upgrade and expand to a more permanent structure with kitchen facilities, upper deck.

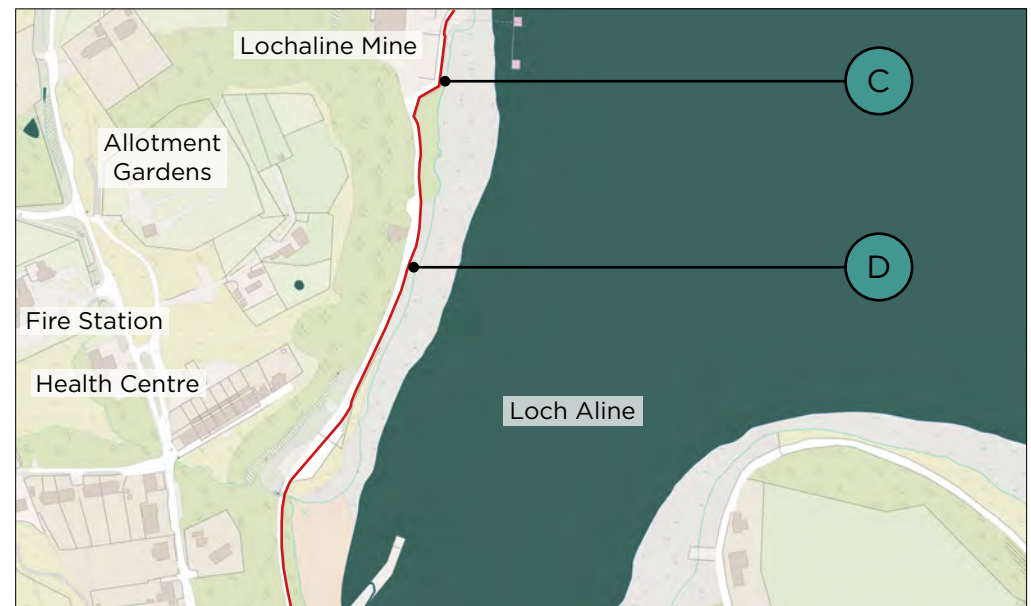
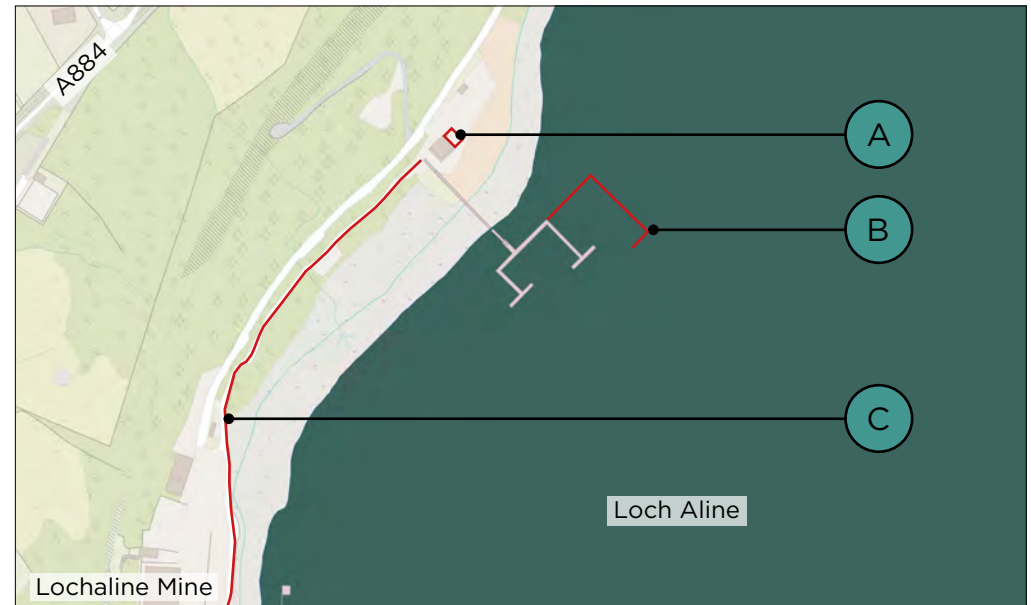
*B.* Increase capacity and capability of pontoons for all yachts but primarily for larger vessels (commercial cruising vessels, large private vessels and commercial work boats)

*C.* Upgrade private road from social club to marina. Improvements will assist with access and egress from both the Mine and Harbour facilities, improve drainage, pedestrian and cyclist access. Estimated max length of road improvements are 820m. Include lighting from Social club to Mine office, the latter would improve the use of the road and make it safer for employees who travel there daily.

*D.* Improve and extend the path next to the road from Social club to Mine office. MCTC and the Mine to finance.

**Status:** Concept

**LPP Steering Group Position:** Support





# 4 OUTLINE VISIONS FOR THE FUTURE

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## INTRODUCTION

This chapter is designed to lay out various outline visions for the future of land use and development in Morvern that remain at their earliest stages, but which the LPP steering group has become aware are currently being explored or considered.

*Please note that this chapter does not set out or endorse any of the following descriptions as actual land-use or development proposals to be assessed for inclusion in the next LDP via this LPP: they are included here for information purposes only.*

## LINKS TO COMMUNITY ACTION PLAN

- We envisage a Morvern where we are living sustainably and lightly in relationship to our land, coast and marine environment. We want to ensure that our land and sea resources are used well to maximise carbon sequestration.
- Seagrass restoration.
- Create marine management plan for Loch Aline - including loch-wide conservation measures.

## MARINE HABITAT RESEARCH AND CONSERVATION (CAOLAS)

The coastal area of Morvern on the Sound of Mull is nationally important for sea and intertidal species. This area holds a significant part of the global population for many species and habitats that have international status, including Scottish priority marine features (PMFs).

## CAOLAS VISION STATEMENT

CAOLAS are setting out two linked proposals that we hope will help contribute to sustainable management of our local inshore waters around Morvern. At this stage we are seeking feedback before proceeding further.

These proposals, if adopted, should help ensure that marine life and the jobs it supports, particularly fisheries and recreation, is able to thrive and prosper in the face of increasing environmental pressures, particularly rising sea temperatures, sea level rise and coastal erosion and ocean acidification. This protection, in itself, will contribute to increasing our natural capital, providing security for marine regeneration and recovery projects, and providing a more resilient marine and coastal area. It will also increase awareness of the value of our unique local biodiversity and thereby help look after it. The proposals involve increasing the recognition of the amazing marine life we have and protecting it from destructive practices by legally preventing these practices from happening in certain areas.

We are focusing on two particular locations:

- Loch Aline, which is the location of our native oyster re-introduction project.
- The intertidal zone around Morvern, particularly along Loch Linnhe and the Sound of Mull.

Both Loch Aline and the whole intertidal zone in these areas are currently completely unprotected by any designation and fall through gaps in the planning system; in practice this means that the complex

# 4 OUTLINE VISIONS FOR THE FUTURE

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relationships between our land, rivers and seas are not taken into account in planning decision making. We envisage different routes to protection in different areas: a focused approach on Loch Aline and a wider approach for the more extensive areas of coastline. More details are given below.

## LOCH ALINE

Loch Aline is the location of our NRF-funded Native Oyster Reintroduction Project which we have been running for the past three years. This project has taken the first steps to re-create a functioning native oyster reef system where it formerly existed in the loch.

We are proposing the development of a Marine Management Plan for Loch Aline. This MMP would be developed through a collaborative process involving loch users and the local community. The MMP would give a strong foundation for expansion of our restoration projects and outline a route to share the benefits from these projects in the wider community, for example through ecotourism, a sustainable fishery and recreational use.

## INTERTIDAL ZONE AROUND MORVERN

Over the past two years CAOLAS have undertaken research (funded by the Highlands and Islands Environment Foundation) to identify areas of high biodiversity around our coastline.

We are now considering two potential routes that might lead to protection for these areas:

- Designation of inshore areas as part of a Local Landscape Area
- Designation of these inshore nature-rich sites as part of a Nature Network

The intertidal areas along the Sound of Mull and Loch Linnhe adjoin the Marine Protected Area and a number of terrestrial SSSIs and SAC but have no protection in themselves. We see these as key areas to achieve long-term joined up sustainable management of the whole ecosystem, linking the riparian areas, which historically were extremely important for their salmon and sea trout fisheries, with the inshore marine area, which is a nurse ground for juvenile fish and a key component of the marine ecosystem. We foresee two potential routes to achieve this protection, both of which have their strong points and weaknesses.

The first proposal is for creation of a Local Landscape Area (LLA) along the Sound of Mull. There are already two LLAs in existence in Morvern, the first covering Loch Sunart out to Auliston Point and the second covering Loch Linnhe out to Innimore. We would like to extend this protection along the Sound of Mull, thereby ensuring that some of these very rich areas we've identified through our work over the past few years are also protected. This could involve either enlargement of the existing LLAs or creation of a new LLA on the Sound of Mull.

The second proposal is to create a Nature Network, joining up marine, intertidal and terrestrial habitats. Nature Networks (NNs) are a recently-introduced programme intended to support joined-up management to benefit nature and communities and we envisage that a NN programme in Morvern would support projects to increase community resilience, for example by ensuring we have robust plans in place to deal with sea level rise and coastal erosion, taking into account key areas of biodiversity and supporting nature. We hope to work with other local environmental groups on these proposals. Both LLAs and NNs would ensure that nature is considered in detail when planning decisions are being taken, which is not currently the case.

# 4 OUTLINE VISIONS FOR THE FUTURE

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## NEXT STEPS

CAOLAS proposes 1. the development of a Marine Management Plan for Loch Aline and 2. community consultation on creation of additional designations (i.e. Local Landscape Area and/or Nature Network) that connect the land, intertidal and marine environment and provide a basis for sustainable development and management. For more information please email [ADMIN@CAOLAS.org](mailto:ADMIN@CAOLAS.org).

## POTENTIAL ADDITIONAL SSSI SITES PROTECTING MORVERN'S RAINFOREST (MORVERN COMMUNITY WOODLANDS)

*Please note that this section does not set out or endorse the following description as an actual land-use or development proposal to be assessed for inclusion in the next LDP via this LPP: It is included here for information purposes only.*

The coastal area of Morvern on the Sound of Mull is internationally important for a range of wildlife and habitats including mammals such as otter and wildcat, and oakwood and hazelwood rainforest and rainforest river gorges. Temperate rainforest is an extremely rare habitat globally, and in Scotland this habitat is thought to cover around 30,000ha. Of this total, only a small proportion is coastal temperate rainforest, occurring in close association with adjacent marine and intertidal habitats. It is estimated that up to 10 percent of the total global area of one of the rarer types - hazelwood rainforest - may be found in this part of Morvern.

Some areas of Morvern, including parts of the Sound of Mull coastal strip, already contain designated [Sites of Special Scientific Interest](#)



(SSSI) and [Special Areas of Conservation](#) (SAC) (mostly covering existing oakwood rainforest), and there are two Local Landscape areas already designated to the north west and south east of the peninsula.

However, some areas of hazelwood rainforest are omitted from the [Ancient Woodland Inventory](#) (AWI), (possibly because they were originally mapped as 'scrub', not woodland). This means that although they are ancient woodlands they are not as highly protected against adverse development as may be appropriate and landowners cannot access support for protection. There are proposals to update the AWI but these have not yet been progressed. When this happens it will be important to ensure that these areas are included.

# 4 OUTLINE VISIONS FOR THE FUTURE

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MCW affirms the text of Policy 3 Biodiversity in NPF4 which states: “LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.” NPF4 Policy 3 also asserts that:

- Any proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development. Applications for individual householder development, or which fall within scope of (b) above, are excluded from this requirement.
- Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

There is a need to ensure that this policy is carefully applied in the assessment of all development that could affect hazelwood and oakwood rainforest, or otherwise impact biodiversity, whether covered by existing SSSI designation or not.

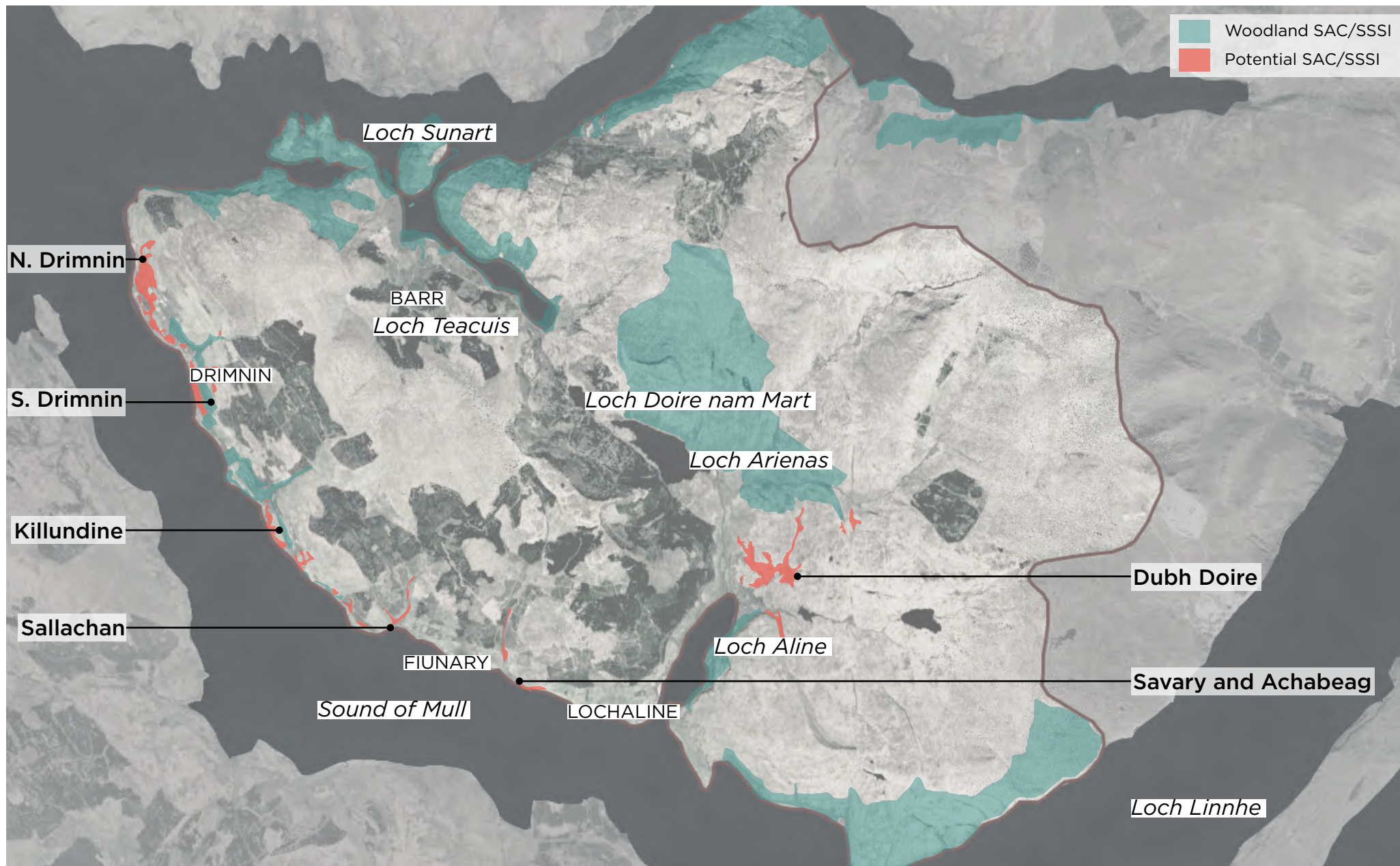
In addition, MCW is considering submitting a series of sites to [NatureScot](#) for potential SSSI designation. This includes areas currently undesignated as rainforest along the coastal strip from Auliston Point to Inninmore. At least half of the key hazelwood rainforest areas on the peninsula are not currently designated as SSSIs. Beyond the standard of NPF4 Policy 3, this designation would recognise and afford the highest possible protection to these internationally important areas of hazelwood rainforest. MCW is also considering submitting to NatureScot that some existing SSSI sites (or parts of sites) could be delisted as no longer being required.

To this end, MCW is currently consulting with local landowners regarding this option. Initial responses have generally been positive, with landowners seeing designation as a way to ensure support is available to protect the most important areas of their land. An indicative map is offered below to enable early discussions.

## LINKS TO COMMUNITY ACTION PLAN

- We envisage a Morvern where we are living sustainably and lightly in relationship to our land, coast and marine environment. We want to promote Morvern’s wild places, protect its woodland and especially its remaining Atlantic rainforest and maximise the flourishing of native flora and fauna. We want to ensure that our land and sea resources are used well to maximise carbon sequestration. And we want to be well-informed, proactive and passionate about our role as a community in stewarding all these natural and historic assets.

# 4 OUTLINE VISIONS FOR THE FUTURE



# 4 OUTLINE VISIONS FOR THE FUTURE

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## COMMUNITY WIND (MORVOLTS/MCDC)

*Please note that this section does not set out or endorse the following description as an actual land-use or development proposal to be assessed for inclusion in the next LDP via this LPP: It is included here for information purposes only.*

Over the next season MCDC (Morvolts) is considering bringing forward proposals for a community wind project. Discussions remain at the earliest stages and as a result a decision has been taken to not put forward a formal proposal in this LPP for assessment for the forthcoming LDP. Instead, we are initially committed to planning, funding and delivering a community-led consultation regarding future wind energy projects on the peninsula. This would cover both the idea of a community-led wind project and the implications of any future commercial wind development.

The following information is nevertheless laid out to initiate a conversation and encourage early debate, which will be explored more fully through the proposed consultation.

MCDC has the following goals at this stage:

1. Community Wind Project
  - a. to consider whether to bring forward a community wind project, in so doing helping attain both national goals and appropriate community benefit.
  - b. to ascertain the level of community support for this through a separate consultation process.
  - c. to indicate this prospective goal at an early stage to Highland Council planning department and eventually secure planning

consent for a scheme, subject to (b) above, but not make any formal proposal for assessment as part of the LDP process.

d. to explore any emerging potential for legislative and operational advances to enable energy generated locally to stay local.

e. if appropriate, to liaise with Killundine and their partners Low Carbon to explore opportunities and costs/benefits should a commercial wind farm be brought forward on the Killundine estate. This could involve 1) accessing any installed commercial grid infrastructure to enable community generated energy to be connected to the grid or 2) buying part of the commercial development as a community asset through shared ownership.

2. Commercial Wind on the peninsula
  - a. to undertake a community-led consultation process to ascertain community perspectives on commercial wind developments on the peninsula, in addition to any statutory consultation that may be required of any commercial wind developer as part of any formal planning process.

## COMMERCIAL AND PLANNING CONTEXT

We are aware of emerging commercial interest to develop wind as a renewable resource on the peninsula. The [Spatial Framework for Onshore Wind Energy Map 2020](#) (West Highland and Islands LDP Area), categorises land into 3 groups according to the indicative suitability, in planning terms, of the land to accommodate an onshore wind farm. The map identifies that Morvern has a higher proportion of areas with potential for wind farm development than almost any other community in the area covered by the map. NPF4 Policy 11

# 4 OUTLINE VISIONS FOR THE FUTURE

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indicates clearly that in assessing whether wind development should be consented, “significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets,” but it also states that “project design and mitigation will demonstrate how the following impacts are addressed:

- i.* impacts on communities and individual dwellings, including, residential amenity, visual impact, noise and shadow flicker;
- ii.* significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigation has been applied, they will generally be considered to be acceptable;
- i.* public access, including impact on long distance walking and cycling routes and scenic routes;
- ii.* impacts on aviation and defence interests including seismological recording;
- iii.* impacts on telecommunications and broadcasting installations, particularly ensuring that transmission links are not compromised;
- iv.* impacts on road traffic and on adjacent trunk roads, including during construction;
- v.* impacts on historic environment;
- vi.* effects on hydrology, the water environment and flood risk;
- vii.* biodiversity including impacts on birds;
- viii.* impacts on trees, woods and forests;
- ix.* proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;
- x.* the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and
- xi.* cumulative impacts.”

## COMMUNITY ASPIRATIONS

There are, and will continue to be, strongly held views within our community both for and against wind farms, and for different reasons. Some may want no wind turbines anywhere, others may want wind turbines if they are well sited in the landscape and don't impact biodiversity, and others may want them because they will generate income (directly in the case of community-ownership or indirectly in the form of community benefit payments) and/or because they help us in the fight against global warming.

We acknowledge that for both community and commercial windfarm developments there is a planning structure designed to:

1. assess the suitability and impacts of wind developments (see NPF4 policy 11 – Energy for how these developments will be assessed)
2. scrutinise major/national developments at the highest level (including full Environmental Impact Assessment and consideration by the Scottish Ministers rather than the local authority as to their acceptability)
3. ensure the delivery of statutory community engagement processes and annual community benefit payments.

This notwithstanding, we feel that the community should be able to influence the potential of wind generation on the peninsula through its own delivery of the best possible processes of community democracy. With regard to community wind development MCDC therefore intends to deliver a dedicated community-led consultation process to establish whether such a development should be initiated. With regard to commercial wind development, while we recognise that under the current planning system an independent community consultation

# 4 OUTLINE VISIONS FOR THE FUTURE

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process couldn't be asserted as binding upon a commercial actor who owns the land and secures planning consent through the planning system, we would nevertheless want to present to them the findings of a community-led consultation about commercial wind development on the peninsula in general.

## COMMUNITY CONSULTATION

Our priority is therefore to carry out an in-depth community-led consultation on the hopes, fears and expectations of the community towards wind development on the peninsula. We are aware that for any planning application for wind, Highland planning authority will require a series of reports to meet the criteria in NPF4 and other policy and legislative requirements which will be made public as part of the established planning process. Nevertheless, we plan to secure funding to provide professional help to deliver the most comprehensive consultation exercise that we can on the subject, all supported by feasibility studies and other such research findings commissioned by the community, both for our proposed community wind development and for wind development in general across the peninsula.

Such a commitment to a community-led consultation as outlined above may require designing a process at the outset that ensures transparency and clarifies from the start what the intended end result would be. For example, whether formal community decisions are intended to be reached corporately, the criteria as to how that aim might be achieved, and how binding we might expect any output to be on commercial actors considering whether to develop wind on the peninsula.

This will take some time, and longer than the community can wait to conclude this Local Place Plan with Highland Council. We are

aware that according to current timescales, submitting the evidence and findings of such a consultation as an Additional Document to supplement the Local Place Plan would need to be done by the end of Q1 2025. To this end our initial target date for completion of this consultation is January 2025.

## STATEMENT

We affirm the wording of NPF4 Policy 11 – Energy regarding the requirement of the Scottish Ministers for detailed assessment of the impacts on the environment, landscape and heritage of potential proposed wind developments on the peninsula and look forward to scrutinizing such documentation in due course. We also value the [Scottish Government Guidance on community benefit for onshore wind developments](#) and expect any future commercial wind development to take this fully into account. Opportunities may exist for a community-led wind development and/or shared ownership of any commercial wind farm that is brought forward. In such a scenario [Community Energy Scotland](#) and [Local Energy Scotland](#) are both bodies we can engage with to learn more about these opportunities. All these areas will be consulted on during the community-led consultation process outlined above.

## LINKS TO COMMUNITY ACTION PLAN

- Our vision for Morvern in 2031 pictures Morvern as a place where renewable energy production has been maximised but in a way that is sensitive to the environment and the needs of the local community.
- Campaign at national level to enable decentralisation of energy suppliers.



## 4 OUTLINE VISIONS FOR THE FUTURE

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trigger the start of the planning process shortly afterward. However, due to remoteness and highly specific challenges, such as access and grid connection, this project will operate on a varied timescale, including seeking earlier engagement with the local community (for example through this Local Place Plan). Further statutory community engagement will be required, and the first consultation would normally occur after scoping submission, planned in the next few months.

Killundine and Low Carbon intends work as openly and transparently as possible with the community from the earliest stages. Killundine is committed to fulfilling best practice with regard to the Scottish Land Commission's guidance on [Community Engagement in Decisions related to Land](#). Submitting information to this Local Place Plan evidences our commitment to also go beyond statutory requirements.

We are committed to supplying all the information required by the Scottish Ministers and Local planning authority for assessment at all stages of the process (as governed by NPF4 and especially policy 11 – Energy).

Wind developments such as this must engage in all statutorily required community consultation processes and carry out a separate [Environmental Impact Assessment](#) (EIA) for any future development (the most rigorous form of planning assessment about potential environmental impacts that can be mandated of any development in the UK).

We acknowledge plans for a community-led consultation process in addition to this Local Place Plan and any statutory consultation and EIA that we would need to undertake ourselves. Detailed professional reports and assessment will be available for public scrutiny through the relevant online planning portals in due course.

We lay out the information below to enable early conversations among the community at this stage. Please contact Peter Lawson at Killundine should you have any further questions.

### PROJECT INFORMATION

- **Maximum size and scope:** The project will need to be large enough to justify a subsea connection, which is estimated to be 100-120 MW (16-20 turbines). The scoping application will likely propose a larger scale to determine optimal turbine deployment from a planning perspective. This will help inform our final design.
- **Biodiversity:** bird surveys ongoing and due to be completed in the spring of 2025. Several other reports and surveys will be required to assess potential impact on biodiversity and these will be available for public scrutiny in due course.

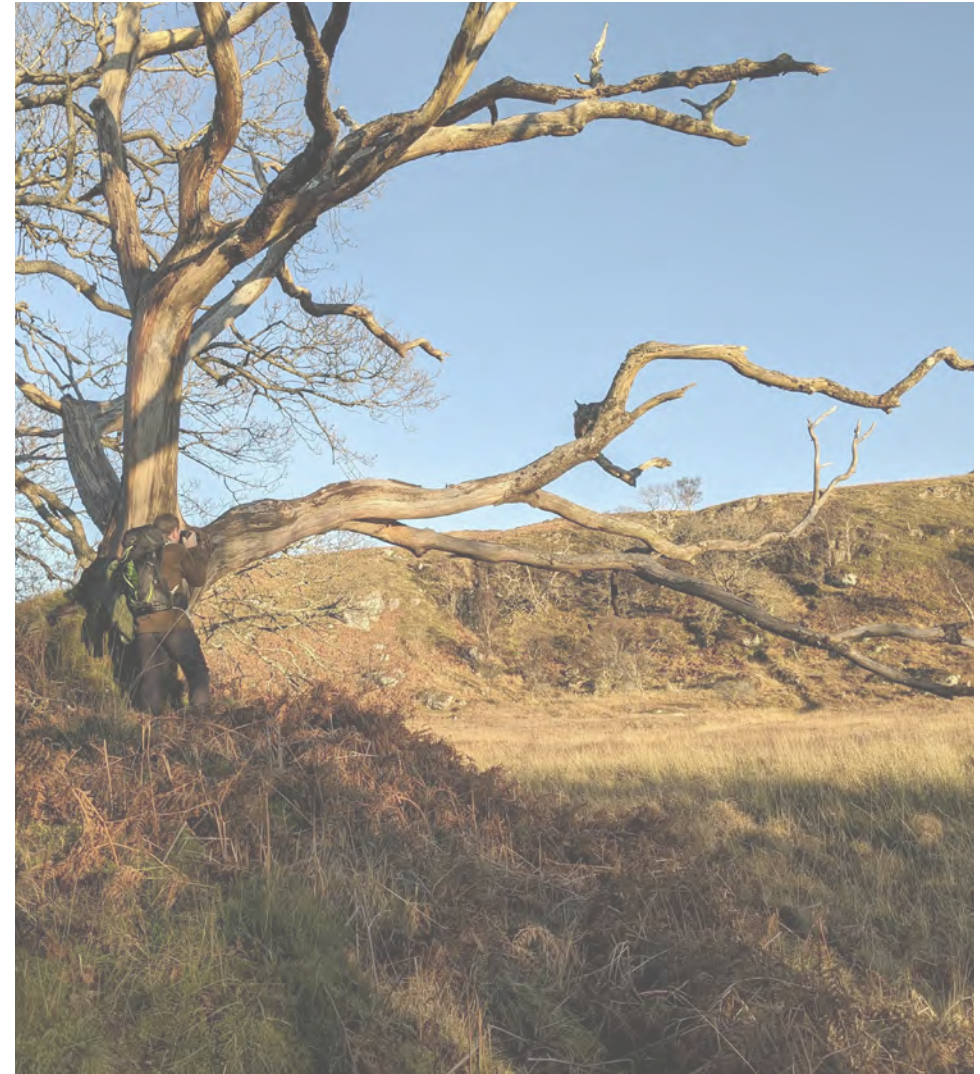
# 4 OUTLINE VISIONS FOR THE FUTURE

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- Community Benefit : A project of this size would bring substantial direct and indirect benefits to the local community. Most notably, an index linked £5,000 per MW/annum contribution to a dedicated community trust would be established. Potentially reaching £600k per annum, totaling £24m of direct investment over the project's lifetime. The community will decide on the mechanisms and deployment. Commercial wind projects are required to invest funds as community benefit to surrounding communities and this feature could support future community delivery of other goals in LLM and LPP. Other benefits can be discussed as the project progresses, and we welcome input in this. Killundine and Low Carbon are open to shared ownership of part of a renewable project by the community and also supporting community-led development on other sites. We have been in touch with MCDL and Morvolts to initiate early conversations in this regard, should they be required.

## LINKS TO COMMUNITY ACTION PLAN

- Our vision for Morvern in 2031 pictures Morvern as a place where renewable energy production has been maximised but in a way that is sensitive to the environment and the needs of the local community.



# 5 STATEMENTS

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## **STATEMENT OF REGARD TO NATIONAL PLANNING FRAMEWORK 4, THE HIGHLAND-WIDE LOCAL DEVELOPMENT PLAN (HWLDP) AND THE WEST HIGHLAND AND ISLANDS LOCAL DEVELOPMENT PLAN (2019) - INCLUDES PLANNING COMMENTARY AND STATEMENT OF LPP STEERING GROUP POSITION**

*(including extent of non-alignment if relevant)*

### **NPF4 SPATIAL STRATEGY PRIORITIES FOR NORTH AND WEST COAST AND ISLANDS**

This Local Place Plan acknowledges and affirms NPF4's Spatial Strategy Priorities for North and West Coast and Islands. All proposals within this document align with the following core priorities, where they are relevant:

1. Maximise the benefits of renewable energy whilst enhancing blue and green infrastructure, decarbonising transport and building resilient connections.
2. Support coastal and island communities to become carbon neutral, thus contributing to net-zero commitments and reducing fuel poverty.
3. Seize the opportunities to grow the blue and green economy, recognising the world-class environmental assets that require careful management and opportunities to develop skills and diversify employment.

In producing this LPP, we have been mindful to locate all proposals within NPF4's intended Rural Revitalisation outcome. To this end all LPP proposals are situated within the intended framework of policies laid out to the right of this page (see [NPF4 p18](#)):

### **CROSS-CUTTING OUTCOME AND POLICY LINKS: RURAL REVITALISATION**

Our strategy and policies support development that helps to retain and increase the population of rural areas of Scotland. The spatial strategy reflects a wide range of proposals for development in rural areas, supported by national developments that recognise the potential and need to expand key sectors including renewable energy, sustainable transport and green infrastructure.

Policy 17 promotes the development of rural homes, to ensure the needs of communities are met in a sustainable way. Similarly, Policy 29 encourages development that will contribute to rural economies and communities. Development proposals that contribute to the viability, sustainability and diversity of rural businesses are supported while ensuring planning policies take into consideration local characteristics. Both policies support development in previously inhabited areas in a way that is guided by LDPs. Greater constraint will be applied in areas of pressure whilst in rural areas with fragile communities, a more enabling approach has been taken to support communities to be sustainable and thrive. LDPs are required to set out an appropriate approach to development in areas of pressure and decline informed by an understanding of population change and settlement characteristics and how these have changed over time as well as an understanding of the local circumstances including housing and travel.

Many policies will also play an important role in supporting rural communities and population growth. Some focus on supporting sustainable development in key sectors for rural areas such as Policy 30 on tourism, which aims to ensure community, environmental and business considerations are fully taken into account.

# 5 STATEMENTS

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Policy 32 encourages sustainable aquaculture, whilst Policy 10 supports development in coastal areas that takes into account future vulnerability to climate change. Policy 11 supports opportunities for renewable energy development whilst Policy 24 will support the delivery of digital infrastructure to support investment and population growth in rural areas.

Care has been taken to ensure policies reflect the specific needs and constraints of rural areas. Policy 13 ensures that in assessing the transport impacts of development, the area's needs and characteristics are taken into account. Policy 15 aims to promote local living in broad terms, including through 20 minute neighbourhoods where practical, recognising varying settlement patterns and the particular characteristics and challenges of different areas in applying these principles in practice. Policy 28 also recognises the importance of retail facilities for rural communities and economies.

Alongside this, recognising that environmental quality is a key asset for rural areas, Policies 3, 4, 5 and 6 ensure that natural assets are protected and enhanced.



# 5 STATEMENTS

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The HwLDP is part of the Development Plan. However, the HwLDP was adopted in 2012 and the National Planning Framework 4 takes precedence at the time of writing this Local Place Plan. Therefore, this Local Place Plans focuses on the alignment with NPF4 and settlement policies within the [West Highland and Island LDP \(2019\)](#).

Priority	Relevant Proposals in this LPP
1. To replicate and consolidate the existing pattern of development west of the A884 and where a seaward outlook is available.	Proposals 7, 9, 10 and 11
2. To encourage tourist facilities/other small business proposals at the marina. Water infrastructure may require upgrading to enable this development.	Proposal 19. We also want to encourage tourist facilities/other small business proposals at Knock Park (Proposal 2)
3. Safeguard better agricultural land to the north and west of the settlement and retain and enhance green networks around the village margins.	Proposals 6, 7 and 13
4. Improve intra-village connectivity via active travel and green networks connections.	Proposal 6
5. To safeguard the adjoining Inner Hebrides & the Minches Special Area of Conservation (SAC) and other local nature conservation designations.	General support, Policy 13

# 5 STATEMENTS

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Lochaline is also classed as a Growing Settlement in the current plan (p12). Development proposals that are contained within, round off or consolidate a Growing Settlement will be assessed against the extent to which they (p21):

Criteria	Relevant Proposals in this LPP
1. take account of the issues and placemaking priorities identified for the individual Growing Settlements (see previous page);	See previous page
2. are likely to help sustain, enhance or add to facilities with proposals being located within active travel distance of any facility present;	Proposals 2, 4, 5, 7, 9, 10, 11, 15, 16, 17, 18, 19
3. are compatible in terms of use, spacing, character and density with development within that settlement and demonstrate high quality design;	Relevant at detailed design stage
4. can utilise spare capacity in the infrastructure network (education, roads, other transport, water, sewerage etc.) or new/improved infrastructure can be provided in a cost efficient manner, taking into account the Council's requirement for connection to the public sewer other than in exceptional circumstances;	Relevant at detailed design stage
5. avoid a net loss of amenity or recreational areas significant to the local community; and	No proposals in this LPP trigger this criteria
6. would not result in adverse impact on any other locally important natural or cultural heritage feature, important public viewpoint/vista or open space.	Relevant at detailed design stage

# 5 STATEMENTS

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Statements regarding individual proposals are laid out below:

PROPOSAL 1	ADAPTING TO FLOODING
Links to LDP, NPF4 and justification where not aligned	<i>NPF4:</i> Policy 2 - Climate mitigation and adaptation LDPs should support adaptation to the current and future impacts of climate change by taking into account climate risks, guiding development away from vulnerable areas, and enabling places to adapt to those risks.
LPP Steering Group Position	Anticipating future impacts of climate change on our roads network is critical for ensuring that Morvern remains connected even during storm scenarios.

# 5 STATEMENTS

PROPOSAL 2	KNOCK PARK DEVELOPMENT
Constraints	Sloping site, heritage sites including ROC structure and archaeological remains of township (unscheduled). Road access, utilities, drainage.
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 25 - Community wealth building            LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p> <p>Policy 26 - Business and Industry            LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services</p> <p>Policy 29 - Rural Development            Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported</p> <p>Policy 30 - Tourism            LDPs should support the recovery, growth and long-term resilience of the tourism sector.</p>
Planning commentary	<p>Indicative plans for the Knock Park site are in the process of being drawn up for potential pre-application consultation and eventual submission for detailed planning consent. While these plans are being drawn up for the site as a whole, it is likely that different key elements of the development will be brought forward in earlier phases, especially plans for the motorhome aires and work/storage units.</p> <p>Regarding work/storage units, it is noted that Permitted Development rights exist for change of use from class 4 business to class 6 storage and vice versa (with certain floor space limitations in the former case), allowing for maximum flexibility for the eventual tenants. The appropriate use class designation for this development will be specified in due course.</p>

# 5 STATEMENTS

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	<p>CLASS 4 - Business</p> <p>CLASS 5 - General Industry</p> <p>CLASS 6 - Storage or Distribution</p>	<p>a) Offices not within class 1A</p> <p>b) Research and development</p> <p>c) Light industry</p> <p>Use for the carrying on of an industrial process other than one falling within class 4</p> <p>Storage or distribution</p>	<p>Permitted change of up to 235 sq m to class 6</p> <p>Permitted change of up to 235 sq m to class 6</p> <p>Permitted change of up to 235 sq m to class 6</p> <p>Permitted change to class 4 or up to 235 sq m to class 6</p> <p>Permitted change to class 4</p>
<p>LPP Steering Group Position</p>	<p>Full support of all developments proposed at Knock Park. We encourage any development of the adjacent Knock Park site, a water supply could be brought to Kiel Church and thereby facilitate use of this building by the church congregation and wider community.</p>		

# 5 STATEMENTS

PROPOSAL 3	KILLUNDINE DEVELOPMENT
Constraints	Existing SSSI designations for Oakwood rainforest, Loch Sunart to Sound of Jura Nature Conservation Marine Protected Area for Common skate ( <i>Dipturus batis</i> ), quaternary of Scotland –glaciated channels/ troughs <a href="https://sitelink.nature.scot/site/10418">https://sitelink.nature.scot/site/10418</a> Historic Marine Protected Areas (HMPA) Duart Point, Mingary, Dartmouth
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 32 - Aquaculture</p> <p>LDPs should guide new aquaculture development in line with National and Regional Marine Planning, and will minimise adverse environmental impacts, including cumulative impacts, that arise from other existing and planned aquaculture developments in the area while also reflecting industry needs.</p> <p>Goal: To encourage, promote and facilitate aquaculture development and minimise any adverse effects on the environment, including cumulative impacts. Note that:</p> <p>b) Development proposals for aquaculture will be supported where they comply with the LDP, the National Marine Plan and, where relevant, the appropriate Regional Marine Plan.</p> <p>c) Development proposals for fish farms will demonstrate that operational impacts (including from noise, acoustic deterrent devices (where applicable) light, access, navigation, containment, deposition, waste emissions and sea lice, impacts on wild salmonids, aquaculture litter (and odour and impacts on other marine users)) are acceptable and comply with the relevant regulatory framework.</p> <p>d) Development proposals for fish farm developments will only be supported where the following impacts have been assessed and mitigated:</p> <ul style="list-style-type: none"> <li>i. landscape and visual impact of the proposal including the siting and design of cages, lines and associated facilities taking into account the character of the location;</li> <li>ii. the impact of any land based facilities, ensuring that the siting and design are appropriate for the location;</li> <li>iii. impacts on natural heritage, designated sites and priority marine features; and</li> <li>iv. impacts on historic marine protected areas.</li> </ul> <p>Policy 11 - Energy</p> <p>Project design and mitigation will demonstrate how the following impacts are addressed:</p> <ul style="list-style-type: none"> <li>i. impacts on communities and individual dwellings, including, residential amenity, visual impact, noise</li> </ul>

# 5 STATEMENTS

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- ii. significant landscape and visual impacts, recognising that such impacts are to be expected for some forms of renewable energy. Where impacts are localised and/or appropriate design mitigation has been applied, they will generally be considered to be acceptable;
- iii. public access, including impact on long distance walking and cycling routes and scenic routes;
- vi. impacts on road traffic and on adjacent trunk roads, including during construction;
- vii. impacts on historic environment;
- viii. effects on hydrology, the water environment and flood risk;
- ix. biodiversity including impacts on birds;
- x. impacts on trees, woods and forests;
- xi. proposals for the decommissioning of developments, including ancillary infrastructure, and site restoration;
- xii. the quality of site restoration plans including the measures in place to safeguard or guarantee availability of finances to effectively implement those plans; and
- xiii. cumulative impacts.

In considering these impacts, significant weight will be placed on the contribution of the proposal to renewable energy generation targets and on greenhouse gas emissions reduction targets.

## Policy 6 - Forestry, woodland and trees

The spatial strategy should identify and set out proposals for forestry, woodlands and trees in the area, including their development, protection and enhancement, resilience to climate change, and the expansion of a range of types to provide multiple benefits.

LDPs should identify and protect existing woodland and the potential for its enhancement or expansion to avoid habitat fragmentation and improve ecological connectivity, helping to support and expand nature networks

b) Development proposals will not be supported where they will result in:

- i. Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;
- ii. Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
- iii. Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy.

# 5 STATEMENTS

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	<p>Other relevant NPF4 policies include policies 10. Coastal development; 18. Infrastructure first; 26. Business and industry, and 29. Rural Development</p> <p>LDP - Current placemaking priorities for Lochaline in the LDP (2019: 106) seek to safeguard the adjoining Inner Hebrides &amp; the Minches Special Area of Conservation (SAC) and other local nature conservation designations.</p>
LPP Steering Group Position	No position - looking for feedback from community

# 5 STATEMENTS

PROPOSAL 4	RHEMORE CROFT DEVELOPMENT
<p>Links to LDP, NPF4 and justification where not aligned</p>	<p><b>NPF4:</b> Policy 29 – Rural Development            Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including:</p> <ul style="list-style-type: none"> <li>i. farms, crofts, woodland crofts or other land use businesses, where use of good quality land for development is minimised and business viability is not adversely affected;</li> <li>ii. diversification of existing businesses;</li> <li>iii. production and processing facilities for local produce and materials, for example sawmills, or local food production;</li> <li>iv. essential community services;</li> <li>v. essential infrastructure;</li> <li>vi. reuse of a redundant or unused building;</li> <li>vii. appropriate use of a historic environment asset or is appropriate enabling development to secure the future of historic environment assets;</li> <li>viii. reuse of brownfield land where a return to a natural state has not or will not happen without intervention;</li> <li>ix. small scale developments that support new ways of working such as remote working, homeworking and community hubs; or</li> <li>x. improvement or restoration of the natural environment.</li> </ul> <p>Policy 30 - Tourism            LDPs should support the recovery, growth and long-term resilience of the tourism sector.</p> <p>a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.</p>

# 5 STATEMENTS

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PROPOSAL 5	TOILET, SHOWER AND CAMPERVAN WASTE FACILITIES
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 15 - Local Living Development proposals will contribute to local living, including local access to publicly accessible toilets</p> <p>Policy 30 - Tourism LDPs should support the recovery, growth and long-term resilience of the tourism sector.</p> <p>a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.</p>
LPP Steering Group Position	We consider this development to represent essential infrastructure for serving and increasing our tourism offer.

# 5 STATEMENTS

PROPOSAL 8	UPGRADE AND IMPROVE PATH NETWORK AROUND THE PENINSULA
Constraints	Landowner consent, issues around liability for paths, ensuring and paying for maintenance, leveraging FLS duty to maintain paths on their own land.
Links to LDP, NPF4 and justification where not aligned	<p><i>NPF4:</i> Policy 13 - Sustainable transport Proposals to improve, enhance or provide active travel infrastructure will be supported.</p> <p>LDP - Current placemaking priorities for Lochaline in the LDP (2019: 106) seek to improve intra village connectivity via active travel and green networks connections.</p> <p><i>National Transport Strategy 2:</i> NTS2 states the following as policy goals relevant to this proposal (selection only)</p> <ul style="list-style-type: none"> <li>• Ensure sustainable, public and active travel access to employment, education and training.</li> <li>• Reduce emissions generated by the transport system to mitigate climate change; Reduce emissions generated by the transport system to improve air quality.</li> <li>• Support management of demand to encourage more sustainable transport choices.</li> <li>• Facilitate a shift to more sustainable and space-efficient modes of transport for people and goods.</li> <li>• Provide a transport system that promotes and facilitates active travel choices which help to improve people’s health and wellbeing</li> </ul>

# 5 STATEMENTS

PROPOSAL 9	SUSTAINABLE HOUSING FOR MORVERN
Pre-development steps required	Delivery of an independent Local Housing Needs and Demand audit (LHNDA) to enable planned homes to meet the criteria laid out in NPF4 policy 17 Rural Homes and ensure equitable delivery of homes of appropriate tenure and type for permanent residency.
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 15 - Local Living Stresses that LDPs should support local living, including 20-minute neighbourhoods within settlements, through the spatial strategy, including promotion of sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks.</p> <p>Policy 16 - Quality Homes Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes</p> <p>Policy 17 - Rural homes LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth. Development proposals for new homes in rural areas will consider how the development will contribute towards local living and take into account identified local housing needs (including affordable housing), economic considerations and the transport needs of the development as appropriate for the rural location. Development proposals for new homes in remote rural areas will be supported where the proposal:</p> <ul style="list-style-type: none"> <li>xii. supports and sustains existing fragile communities;</li> <li>xiii. supports identified local housing outcomes; and</li> <li>xiv. is suitable in terms of location, access, and environmental impact.</li> </ul> <p>LDP - Current placemaking priorities for Lochaline in the LDP (2019: 106) seek to safeguard better agricultural land to the north and west of the settlement and retain and enhance green networks around the village margins and to replicate and consolidate the existing pattern of development west of the A884 and where a seaward outlook is available. Development proposals that are contained</p>

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	<p>within, round off or consolidate a Growing Settlement will be assessed against the extent to which they (p21) are likely to help sustain, enhance or add to facilities with proposals being located within active travel distance of any facility present.</p>
<p>LPP Steering Group Position</p>	<p>We consider securing new mechanisms for Highland Council planning authority to control the levels of second home ownership in Morvern (not just building more homes to meet demand) to be critical for rebalancing the local housing market and provide sustainability and choice for people seeking to take ownership of a home on the peninsula for primary residency. Innovative mechanisms to shape the market should be explored, in a similar fashion to recent legislation allowing for planning authorities to establish short-term let control areas. We are signposting the situation in Norway as a source of inspiration to encourage these moves.</p> <p>Furthermore, while we recognise the need for private development to be viable financially and we welcome plans by Ardtornish to increase the number of homes available in the area, we believe it is essential that housing development take place in the context of a Local Housing Needs and Demand audit, thereby meeting identified local housing outcomes as required by policy 17 Rural Homes prior to consent.</p>
<p>Further Reasoning</p>	<p>The recent <a href="#">Chief Planner’s Letter</a> on Planning for Housing (June 2024) clarifies the following elements of NPF4 Policy 16 in relation to Housing, which are particularly relevant to the proposals in this LPP:</p> <p><b>Statements of Community Benefit:</b> “NPF4 provides at policy 16 part b) for proposals to explain how they will contribute positively to meeting local housing requirements, to local infrastructure services and facilities, and to residential amenity, using new Statements of Community Benefit.” We support this directive to ensure ease of assessment of community benefit from all new housing in our area.</p> <p><b>Improving affordability and choice:</b> “Policy 16 part c) supports proposals that improve affordability and choice, and address identified gaps in provision. A list of examples of the types of proposals this policy could support is provided. In relation to ‘identified gaps in provision’, decision makers may wish to consider the extent to which a proposed development of new homes will contribute to addressing recognised priorities of an area. This can be evidenced by a range of information available on local</p>

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housing matters, such as Local Housing Strategies, local authority housing emergency action plans or planned actions to support emerging economic opportunities.” We encourage the local authority to lay out expectations for affordability and choice in our area and provide developers with clear guidance as to how submissions can gain increased support by meeting recognised community needs, not just provision of stock designed to maximise profit.

*Beyond minimum affordable housing provision.* “Policy 16 part e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Policy 16 strengthened contributions to affordable housing from market sites to ‘at least 25%, with flexibility to local circumstances’.” We encourage the local authority to utilise the available flexibility to take a strong stance (with clear guidance and justification) to maximise the provision of affordable housing expected with any future housing development proposed for Morvern, because of the market pressures and affordability issues associated with this location.

*Regarding advocacy for a ‘Duty of Occupation’:* Owning and buying property in Norway - Norwegian Boplikt (‘Duty of Occupation’) regulatory system. Foreign citizens living in Norway and people living abroad may freely purchase housing or property in Norway. However, you should be aware that certain types of property may involve an obligation to live in the property (boplikt) or farm the land on the property (driveplikt). This applies to properties in popular holiday areas and agricultural properties. Agricultural properties may also be subject to a type of birthright (odelsrett). This means that you may lose the right to the property to someone with birthright. The same applies to purchase of a tenant-owned flat, where someone with pre-emption rights can take the flat from you. In all cases, you must be informed of this before you sign the agreement, and you will be given a refund.

<https://www.norden.org/en/info-norden/housing-norway>

Planning commentary

A full feasibility study (link to follow) is underway including planning assessment and assessment of water supply impacts and options for connecting mains water to new and neighbouring accommodations.

LPP Steering Group Position

Support

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PROPOSAL 10	AFFORDABLE HOUSING (MCDC)
Links to LDP, NPF4 and justification where not aligned	<i>NPF4:</i> See relevant policies listed under proposal 7 above.
Planning commentary	The application can be viewed in full here: <a href="#">23/03950/FUL</a> - Erection of 10 dwellings - Land 70M East Of Dunaline Lochaline Morvern
LPP Steering Group Position	We consider this development to represent essential infrastructure for serving and increasing our tourism offer.

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PROPOSAL 11	SHELTERED HOUSING (MCDC)
Pre-development steps required	Securing information about current land ownership and making all arrangements necessary for purchase of the land
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 9 - Brownfield, vacant and derelict land and empty buildings To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development, LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.</p> <p>Policy 16 - Quality Homes Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; a range of size of homes; homes for older people, including supported accommodation, care homes and sheltered housing.</p>
LPP Steering Group Position	Support
Further reasoning	Finding locations for the provision of a high quality care home in the local area will ensure our community's capacity to care for its elders in an environment they are familiar with. There is also an opportunity to provide additional on-site tied accommodation as homes for care workers as they support future residents. Providing such accommodation is essential given the ageing demographic of Scotland as a whole and the Highland region itself.

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PROPOSAL 12	ARDTORNISH HOUSING DEVELOPMENT (OVERVIEW)
Links to LDP, NPF4 and justification where not aligned	<i>NPF4:</i> See relevant policies listed under proposal 7 above
Planning commentary	We understand that Ardtornish is already being served by Savills as planning consultants. We encourage the estate managers for Ardtornish and its planning consultants to plan future housing development that takes LPP proposal 7 into account, works to an independent LHNDAs prepared for our area, and meets the requirements of our community and NPF4 Policy 17 - Rural homes (supporting and sustaining our existing fragile community and supporting identified local housing outcomes).
LPP Steering Group Position	While we recognise the need for private development to be viable financially and we welcome plans by Ardtornish to increase the number of homes available in the area, we believe it is essential that housing development takes place in the context of a Local Housing Needs and Demand audit, thereby meeting identified local housing outcomes as required by policy 17 Rural Homes prior to consent....especially with regard to increasing the tenure and type of stock most needed for owners committed primary residency in the area, including young people and families.

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PROPOSAL 13	LOCHALINE COMMUNITY FOREST
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 17 - Rural homes LDPs should set out tailored approaches to rural housing and where relevant include proposals for future population growth – including provision for small-scale housing such as crofts and woodland crofts. Development proposals for new homes in remote rural areas will be supported where the proposal:</p> <ul style="list-style-type: none"><li>i. supports and sustains existing fragile communities;</li><li>ii. supports identified local housing outcomes; and</li><li>iii. is suitable in terms of location, access, and environmental impact.</li></ul> <p>Policy 25 - Community wealth building LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; set out opportunities to tackle economic disadvantage and inequality; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p> <p>Policy 26 – Business and Industry (regarding future options for other community-owned developments for community benefit,). LDPs should allocate sufficient land for business and industry, taking into account business and industry land audits, in particular ensuring that there is a suitable range of sites that meet current market demand, location, size and quality in terms of accessibility and services</p> <p>Policy 29 – Rural Development Development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including crofts, and woodland crofts where use of good quality land for development is minimised and business viability is not adversely affected.</p>

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PROPOSAL 14	LOCAL LANDSCAPE AREA (SOUND OF MULL COAST: AULISTON POINT TO INNINMORE)
<p>Links to LDP, NPF4 and justification where not aligned</p>	<p><b>NPF4:</b> Policy 4 - Natural Spaces States that any development anywhere, “which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported,” regardless of whether a Local Landscape Area (LLA) designation is also in place.</p> <p>Should this proposal result in the successful designation of an LLA to cover the entire coastal area between Auliston Point and Inninmore, all development within its area (homes, industry, infrastructure etc) would need to additionally be assessed against the following criteria laid out in NPF4 policy 4 Natural Spaces: Development proposals that affect a site designated as a local landscape area in the LDP will only be supported where:</p> <ul style="list-style-type: none"> <li>i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or</li> <li>ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance</li> </ul>
<p>Planning commentary</p>	<p>Nota bene: a LLA designation has regard to the aesthetic qualities of the landscape only, and in and of itself does not provide any additional protections regarding biodiversity beyond what is already laid out in NPF4 Policy 3 Biodiversity and any other relevant policies or designations (such as SSSIs) that may apply.</p>
<p>LPP Steering Group Position</p>	<p>We are keen to discover the feelings of the wider community regarding what they consider the implications (benefits and costs) of such a designation to protect the aesthetic qualities would be, and are mindful that one concern may be the impact of such a designation on the main viable location for development on the peninsula.</p>

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PROPOSAL 15	LOCAL NATURE RESERVE
Pre-development steps required	Professional biodiversity survey to assess biodiversity on site in full and make recommendations as to appropriate boundaries and conditions to foster its use as a nature reserve and in particular protect the Marsh Fritillary.
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 4 - Natural Spaces            Development proposals that affect a site designated as a local nature conservation site or landscape area in the LDP will only be supported where:</p> <ul style="list-style-type: none"> <li>i. Development will not have significant adverse effects on the integrity of the area or the qualities for which it has been identified; or</li> <li>ii. Any significant adverse effects on the integrity of the area are clearly outweighed by social, environmental or economic benefits of at least local importance</li> </ul> <p>Policy 3 - Biodiversity            LDPs should protect, conserve, restore and enhance biodiversity in line with the mitigation hierarchy. They should also promote nature recovery and nature restoration across the development plan area, including by: facilitating the creation of nature networks and strengthening connections between them to support improved ecological connectivity; restoring degraded habitats or creating new habitats; and incorporating measures to increase biodiversity, including populations of priority species.</p>
Planning commentary	Securing designation of this site in part only as a local nature conservation site could have implications for siting housing development nearby on parts of the site left outwith the local nature conservation site. We have assumed for this draft that the local nature conservation site would cover the entire site, and await further instruction from Ardtornish in this matter.
LPP Steering Group Position	Support

# 5 STATEMENTS

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PROPOSAL 16	BUILT HERITAGE AND ARCHAEOLOGICAL SITES RECOMMENDED FOR SCHEDULING AND LISTING
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 7 - Historic assets and places</p> <p>Policy Outcomes: that the historic environment is valued, protected, and enhanced and that LDPs recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity. As a result, LDPs should identify, protect and enhance valued historic assets and places. In addition to recognising and protecting scheduled and listed buildings, non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible.</p>
Planning commentary	<p>We recognise that authority for scheduling or listing sites lies with Historic Environment Scotland not the local planning authority but have taken the opportunity to include this goal within the LPP as an appropriate place to record their local significance and in due course support them being submitted them to HES for assessment</p>
LPP Steering Group Position	<p>Support. We are grateful to Jenny Robertson for her work in laying out her professional knowledge of the archaeology of the area to provide suggestions for the potential Scheduling or Listing of key assets not already recognised for their value by Historic Environment Scotland.</p>

# 5 STATEMENTS

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PROPOSAL 17	BRINGING BROWNFIELD AND VACANT LAND IN LOCHALINE BACK INTO USE
Links to LDP, NPF4 and justification where not aligned	<p><i>NPF4:</i> Policy 9 - Brownfield, vacant and derelict land and empty buildings LDPs should set out opportunities for the sustainable reuse of brownfield land including vacant and derelict land and empty buildings to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.</p> <p>Policy 27 - City, town, local and commercial centres LDPs should support sustainable futures for local centres.</p> <p>Policy 31 - Culture and creativity Public art proposals which reflect diversity, culture and creativity will be supported. Development proposals for cultural uses that involve the temporary use of vacant spaces or property will be supported.</p>
LPP Steering Group Position	We support all efforts to make Lochaline beautiful and welcoming and to use local creativity to bring the area to life.

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PROPOSAL 18	DRIMNIN HALL
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 25 - Community wealth building</p> <p>LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could supporting community led proposals and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p>
LPP Steering Group Position	We consider this development to represent essential infrastructure for serving and increasing our tourism offer.

# 5 STATEMENTS

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PROPOSAL 20	EV CHARGING SITES
Links to LDP, NPF4 and justification where not aligned	<b>NPF4:</b> Policy 13 - Sustainable transport Proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs will be supported. This includes proposals: for electric vehicle charging infrastructure and electric vehicle forecourts, especially where fuelled by renewable energy.
Planning commentary	Suitable sites for EV charging infrastructure should be ascertained through a feasibility study.
LPP Steering Group Position	Support

# 5 STATEMENTS

PROPOSAL 21	CABIN FOR YOUNG PEOPLE
Links to LDP, NPF4 and justification where not aligned	<p><b>NPF4:</b> Policy 21 - Play, recreation and sport LDPs should identify sites for sports, play and outdoor recreation for people of all ages. New provisions should be well-designed, high quality, accessible and inclusive. Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.</p> <p>Policy 25 - Community wealth building LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could supporting community led proposals and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p>
Planning commentary	Suitable sites for the cabin should be ascertained through ongoing consultation, ideally led by local young people.
LPP Steering Group Position	Support, once a suitable location has been found

# 5 STATEMENTS

PROPOSAL 22	MARINA DEVELOPMENT (MCTC)
<p>Links to LDP, NPF4 and justification where not aligned</p>	<p><b>NPF4:</b> Policy 21 - Play, recreation and sport            LDPs should identify sites for sports, play and outdoor recreation for people of all ages. These spaces can be incorporated as part of enhancing and expanding blue and green infrastructure, taking account of relevant agencies' plans or policy frameworks, such as flood risk and/or water management plans. New provisions should be well-designed, high quality, accessible and inclusive.</p> <p>Policy 25 - Community wealth building            LDPs should be aligned with any strategy for community wealth building for the area. Spatial strategies should address community wealth building priorities; identify community assets; and seek to provide benefits for local communities. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could support community led proposals and enabling community led ownership of buildings and assets. Development proposals linked to community ownership and management of land will be supported.</p> <p>LDP - Current placemaking priorities for Lochaline in the LDP (2019: 106) encourage tourist facilities/ other small business proposals at the marina, recognising that water infrastructure may require upgrading to enable this development.</p>
<p>LPP Steering Group Position</p>	<p>Support</p>

# APPENDIX 1

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Proposal 14 of this LPP, 'Built heritage and archaeological sites recommended for Scheduling and Listing' lays out a series of sites recommended for Scheduling and Listing that are not already designated but are considered valuable enough to attain that status. However, Proposal NPF4 Policy 7 Historic Assets and Places also asserts that in addition to recognising and protecting scheduled and listed buildings, LDPs should ensure that non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. To this end we provide below an additional list of sites of local interest that we don't consider are worthy of national designation but remain of value. Further details on each site including location co-ordinates are downloadable in an Additional Document offered to supplement this LPP.

Heritage sites of local interest:

## Sites of local interest appearing in existing databases:

1. Claggin Cairns
2. Royal Observer Corps underground monitoring post
3. Barr House
4. Barr Barn / Wool Store and Sheepfank / Sheep dip

## Sites of local interest not appearing in existing databases:

5. Tom na Sabhal farmstead and cattle market. A small farmstead is situated on the upper B849 road from Knock House to Kiel Church.
6. Coffin Cairns. A collection of small cairns are arranged on either side of the Wishing Stone (a natural dyke) along the B849 from Lochaline to Drimnin
7. Ferry House Pier. A beautifully built pier is situated at Ferry House on the SE shore of the narrows across the mouth of Loch Aline
8. Lime Kiln. A lime kiln at the Fossil Burn on the SE shore of Loch Aline

# APPENDIX 1

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## Examples of historic landscapes that are of local significance:

10. Field System Achranich. An extensive field system is situated above the cliffs of Aoineadh Achadh Rainich at the NE end of Loch Aline

11. Field System Achagavel. An extensive field system is situated on the SW side of the A884 road between the track to Achagavel House and the upper reaches of the Black Water

12. Field System, Guala an Tuir. Extensive remains of unenclosed arable cultivation were recorded by the writer on a slope to the SW of Loch Tearnait

13. Charcoal Burners' Platforms, Loch Arienas. Charcoal was made in situ in woodlands all over the West Highlands in the 1790's providing the fuel supply to the Bonawe Iron Furnace, near Taynuilt

14. Displaced Persons' Camp at Kiel. The site of the displaced persons' camp at Kiel is to be used as a tree nursery for the RSPB project. While there is little left of the camp (only a brick chimney, which will hopefully be preserved), it is important to retain knowledge of this camp and its impact on Lochaline village.

## APPENDIX 2

Existing path network:

Disclaimer - Some of these routes are incomplete or unsuitable to walk at this stage: inclusion of routes in this plan is not an invitation or encouragement to actually walk some of these paths in their current state. More generally we encourage anyone walking in the countryside to respect the Countryside Code and the land itself.



