



## **Supporting Statement**

### **for the Glengarry Local Place Plan 2026 – 2031**



**Prepared by Glengarry Community Council**

**April 2026**

The Glengarry Local Place Plan was developed in association with Athena Solutions Ltd and with support from the Glengarry Trust.



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# 1 Introduction

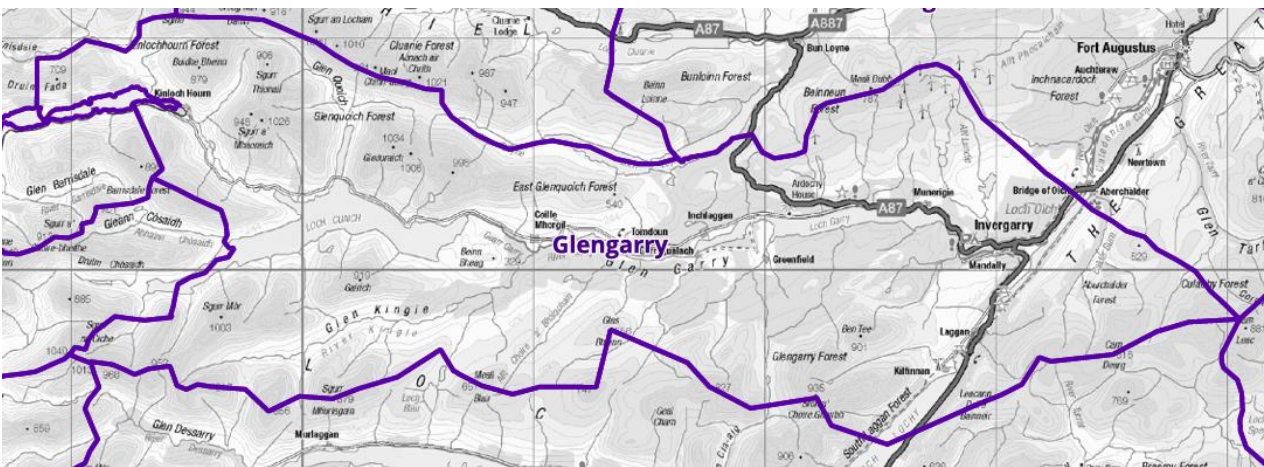
Glengarry Community Council (GCC) has responsibility for responding to planning and development in the area. GCC is committed to engaging with the community to ensure that their views are at the forefront of any representation made and is therefore leading in the development of the ‘**Glengarry Local Place Plan**’.

The Glengarry Local Place Plan (LPP) builds upon the substantial work and consultation done by the Glengarry Community Development Trust (GCDDT) for the projects within the local [Community Action Plan](#) (CAP). The development of both the CAP and LPP has been assisted by Athena Solutions Ltd and therefore there is much synergy between the two, with the LPP drawing out and adding to the spatial elements of the CAP.

The funding to develop this LPP has in large part been provided by [The Glengarry Trust](#) for which grateful thanks. Also, we thank various contributors and assistance given by local groups and people, such as the Glengarry Heritage Centre for provision of historical information and the Community Hall for accommodation throughout.

Although this first version of the Glengarry LPP is planned to run until 2031, it should be thought of as a ‘live’ document that, with appropriate consultation and agreement, will be amended regularly as required.

The area covered by the Glengarry Local Place Plan is the whole of Glengarry:



This document supports the finalised LPP that it is intended will be presented to the Highland Council (HC) in early 2026. This timing is aligning with the ongoing HC consideration of a Highland Local Development Plan (HLDP).

The ‘**finalised**’ LPP is based upon the consulted ‘proposed’ LPP that was published by GCC on 19<sup>th</sup> December 2025, alongside the feedback forms and required notifications.

## 2 Contact Details

All Glengarry Community Councillors are happy to be approached to discuss any matters related to Glengarry Community Council.

We maintain a web presence at [www.glengarrycommunitycouncil.co.uk/who-we-are](http://www.glengarrycommunitycouncil.co.uk/who-we-are)

Our postal address is:

Glengarry Community Council, Glengarry Community Hall, Invergarry, PH35 4HG

However, as that post box is not constantly monitored, the best way to formally contact us is by email at:

[glengarrycommunitycouncil@gmail.com](mailto:glengarrycommunitycouncil@gmail.com)

Glengarry Community Council is listed on the Highland Council [Local Place Plan register](#).



### 3 Regard Given to the Local Development Plan

In preparing the Glengarry LPP the community had regard to two Local Development plans:

- The [Highland Wide Local Development Plan \(adopted 2012\)](#) (HwLDP 2012) and
- The [West Highlands and Island Local Development Plan \(adopted 2019\)](#) (WestPlan 2019).

The elements of the WestPlan 2019 that relate to Invergarry are set out as an appendix in the LPP. Many of the spatial considerations flow from that, now rather dated, document. Also, we are aware that the HwLDP 2012 is under the process of review and, indeed, it is intended that this LPP may be included within that process.

The plan is rooted in our community aspirations and community projects but it also reflects, for example at section 2, the planning policy aims of creating sustainable, liveable and productive places as expressed in Local Development Plans.

The LPP has been developed with awareness of a large number of policy documents that all share the same overall objectives for well-being, health, sustainability, economically active and vibrant communities:

- National Strategy For Economic Transformation (2022)
- Highland Outcome Improvement Plan 2017-2027
- Highland Indicative Regional Spatial Strategy
- Highlands and Islands Enterprise Strategy 2023-28
- Highland Strategic Tourism Infrastructure Development Plan
- Highland Council Sustainable Tourism Strategy 2024-30

This Local Place Plan very much aims to deliver on those same overall objectives.

## 4 Regard Given to the National Planning Framework

**Statement of regard to National Planning Framework 4 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 Scotland**

This Local Place Plan acknowledges and affirms NPF4's Spatial Strategy Priorities for North Scotland. All proposals within this document align with the following core priorities, where they are relevant, together with any extent of non-alignment.

“This part of Scotland can continue to make a strong contribution towards meeting our ambition for a net zero and nature positive country by demonstrating how natural assets can be managed and used to secure a more sustainable future. By guiding RSS and LDPs in this area, our strategy aims to:

- Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections.
- Maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities.
- Support local economic development by making sustainable use of the areas' worldclass environmental assets to innovate and lead greener growth.
- The following national developments will also support delivery of the spatial strategy for this area:
  - Pumped Hydro Storage
  - Strategic Renewable Electricity Generation and Transmission Infrastructure
  - Circular Economy Material Management Facilities
  - National Walking, Cycling and Wheeling Network
  - Digital Fibre Network.”

The Local Place Plan considers planning policy aims of creating sustainable, liveable and productive places as expressed in National Planning Framework 4 (NPF4). Section 8 gives a statement of policy intent to match NPF4 and extracts NPF4 - Cross-cutting Outcome and Policy Links: Rural Re-vitalisation. (p18).

Glengarry Community Council believes that there is no non-alignment with the core priorities.

GCC are clear that the first priority, protecting natural assets while also investing in engineered solutions to climate change, requires a balance to be struck between protecting our natural heritage and providing solutions for renewable energy.

GCC are clear that this balance must take into account the views of local communities and communities of interest who must live with these infrastructure developments as key stakeholders in the decision-making process. This engagement must be sufficiently timeous to allow meaningful consultation on very complex proposals.

The community of Glengarry is very aware of the emphasis to reach Net Zero within NPF4 as we are at the 'centre' of a mass of existing, proposed and 'in development' energy projects. The pressure

has led GCC, in reflection of the wishes of the community, to sign up to the Convention of Community Councils motions to halt major infrastructure projects until a robust national energy strategy is developed, with awareness of the impact on remote rural communities and, particularly, the tourism industry. Whilst this may be interpreted as ‘against’ NPF4 this would be incorrect. Policy 1 of NPF4 is:

- Policy Intent: To encourage, promote and facilitate development that addresses the global climate emergency **and** nature crisis. (Bold emphasis added)
- Policy Outcomes: Zero carbon, nature positive places.

The community of Glengarry believes that the ‘balance’ expected in NPF4 is not in place and that the protection of the natural ecology and landscape of our remote wild areas has taken second place to the attempts to reach Net Zero. This emphasis must be re-balanced into the future.

In this regard, the GCC refers to the following text at NPF4 Annex B p.125:

This area also makes an important contribution to our climate change targets by supporting renewable energy generation. Repowering and extending existing wind farms will optimise their productivity and capitalise on the area’s significant natural energy resources, and there is potential to increase offshore wind energy capacity. **A carefully planned approach can reduce environmental and other impacts and retain more benefits locally [our emphasis].**

Community ownership of renewable energy projects at all scales could play a key role in improving resilience, empowering local people to take control of their own assets and helping tackle fuel poverty.

Pumped hydro storage at Cruachan and other sites such as Coire Glas can support the energy network, as well as providing tourism and recreation opportunities, and we expect to see a growth in solar power.

As technologies continue to develop, storage and other forms of generation will grow. The electricity distribution and transmission network will require upgrading to support the large increase in onshore and offshore electricity generation required to achieve net zero, as well as to meet new demand from heat and transport. There will also be a need for more community-scale energy generation to serve the needs of local communities directly and build resilience

In producing this LPP, GCC 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 over (see NPF4 p18):

Extract from National Planning Framework 4 (NPF4) (page 18)

**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. [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 Regard Given to the Locality Plan

The Local Place Plan was developed having regard to the following locality plans:

- [Lochaber Area Place Plan](#)
- [Lochaber Community Partnership](#)
- [Highland Outcome Improvement Plan 2024 – 2027](#)

The priorities of all three Locality Plans are based upon People, Place and Prosperity (see right).

These priorities are the same as for our LPP.

Glengarry Community Council directly engaged with the development of the Lochaber Area Place Plan and welcomed the opportunity.

The same umbrella of priorities are being considered by both the Lochaber Community Partnership and are within the Highland Outcome Improvement Plan.

The Glengarry LPP helps drive our community towards those goals, particularly under ‘place’ as it relates to any spatial and planning & development topics, such as housing, business and transport.

## Priorities



## 6 Reasons for amendments being sought to the Local Development Plan

The Glengarry Local Place Plan is a forward-looking document that adds to the various references to Glengarry (particularly Invergarry) in existing Local Development Plans, as outlined above. The existing documents, it is fair to say, are ‘dated’ (2012 and 2019) and the community of Glengarry looks forward to the outcome of the current ongoing review.

Highland Council’s West Highland and Islands Local Development Plan (LDP 2019) lays out policies governing ‘Settlement Development Areas’ (p234) across the region, of which Invergarry is one. Current placemaking priorities for Invergarry in the LDP (2019) are tabulated below.

Priority	Relevant proposals in this LPP
1. To hold development to the floor of the glen, avoid encroaching on steeply rising land either side and to promote growth of the village to both east and west.	Section 7.2 Appropriate Housing
2. Support a local community woodland proposal which includes an idea for a small-scale community café and meeting space combined with woodland paths.	Section 7.1 – current LDP. Section 7.3 Socially Connected. 7.4 Economically Thriving and 7.5 Environmentally Conscious.
3. To encourage servicing improvements, most notably in terms of a comprehensive public sewerage.	Section 7.2 Appropriate Housing

Invergarry 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 above);	See above
2. are likely to help sustain, enhance or add to facilities with proposals being located within active travel distance of any facility present;	Section 7.2 Appropriate Housing Section 7.5.3 Access Plan
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;	Section 7.3.1 regarding the impact of reduced speed limits on developable land
5. avoid a net loss of amenity or recreational areas significant to the local community; and	No proposals in this LPP trigger this criterion Section 7.1 Retention of Open Space Section 7.5.3 Access Plan
6. would not result in adverse impact on any other locally important natural or cultural heritage feature, important public viewpoint/vista or open space.	No proposals in this LPP trigger this criterion

Whilst these priorities and criteria are generally agreed with in the Glengarry LPP, there are specific elements identified in the Glengarry LPP that should be considered for future LDPs. This includes the identification of specific proposals to:

- Work with others to provide specific housing (Proposal at ref: 7.2.2)
- Improve school and road safety (Proposal refs at 7.3.1, 7.3.2 and 7.3.3)
- To develop an access/walks plan (Proposal at ref: 7.5.3)
- To establish a Heritage Trail at, but not limited to, a re-established Daingean trail (Proposal at ref: 7.6.2)

It is intended that a future LDP should take account of these specific matters that reflect the expressed wishes of the Glengarry community and align with ongoing projects.

## 7 Community support for the Local Place Plan

Section 5 of the Glengarry LPP fully describes the engagement process. This was primarily initiated for the Community Action Plan and has been instrumental in developing the Glengarry LPP. But that is not the end of the process. The LPP has been regularly on the GCC monthly meeting agenda

for full transparency and the proposed plan was subject to further consultation and widely circulated in order that community comments are fully included. In addition to web and social media, posters were placed in Invergarry and a full printed copy was available within the village Post Office.

All feedback regarding the proposed LPP was considered and collated, with a GCC response given (appendix 9.5). As appropriate, the feedback led to changes within the finalised LPP.

Glengarry Community Council is satisfied that the Local Place Plan provides an accurate and evidence-based view of local community views.

## 8 Evidence of compliance with Regulation 4

Glengarry Community Council was advised by the [Development Plans Team](#) that we would need to inform all the Councillors of Ward 11 (Caol and Mallaig), Ward 5 (Wester Ross, Srathpeffer and Lochalsh) and Ward 12 (Aird and Loch Ness). Therefore, the following Councillors were notified of our proposed LPP on 19<sup>th</sup> December 2025 (appendix 9.1).

- Ward 11 – Sammy Cameron, John Grafton, Liz Saggars
- Ward 5 – Chris Birt, Isabelle (Biz) Campbell, Liz Craft & Patrick Logue
- Ward 12 - Chris Ballance, Helen Crawford, David Fraser & Emma Knox

The surrounding Community Councils are<sup>1</sup>:

- Fort Augustus & Glenmoriston,
- Glenelg & Arnisdale,
- Lochduich,
- South Knoydart and
- Spean Bridge, Roy Bridge & Achnacarry.

Each of these community councils were notified of our proposed LPP on 19<sup>th</sup> December 2025 (appendix 9.2).

Also on 19<sup>th</sup> December 2025, we requested feedback from the Development Plans Team, with a view to ensuring, as expeditiously as possible, that we comply with the Scottish Government requirements (appendix 9.3).

We circulated the proposed LPP with feedback form via the Glengarry Community Council [website](#). This was posted on 19<sup>th</sup> December 2025. Also, a paper copy was placed in the village Post Office with a number of feedback forms and notices were put up in the three usual poster locations within Glengarry. Finally, a notice was published on Facebook (with thanks to [Glengarry Community Hall](#).)

A feedback date of longer than 28 days was given, due to the Christmas break and a deadline date was set for **31<sup>st</sup> January 2026**.

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<sup>1</sup> Acting on advice from the *Development Plans Team* we sent the notification to two further community councils on 20<sup>th</sup> December 2025 – Morar and Laggan, with which we have very small boundary contact. (Appendix 9.4). Further, on 22<sup>nd</sup> December 2025, we were informed that South Knoydart community council are, at the time of writing, in abeyance.

## 9 Appendices

### Appendix 9.1 Copy of the Information Notice to Local Councillors

Dear Ward 11, 5 and 12 Councillors

I am contacting you on behalf of Glengarry Community Council. Our local community has prepared a proposed Local Place Plan for Glengarry.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Ward 11 (Caol and Mallaig) and, in small part, Wards 5 (Wester Ross, Srathpeffer and Lochalsh) and 12 (Aird and Loch Ness)) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

#### 1. Proposed Local Place Plan

The proposed Local Place Plan is available at: [Glengarry Local Place Plan | GCC](https://www.glengarrycommunitycouncil.co.uk/glengarry-local-place-plan) (<https://www.glengarrycommunitycouncil.co.uk/glengarry-local-place-plan>) and attached.

The feedback form is available at that same web address (as a downloadable open document text form) and attached.

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

The proposed Local Place Plan covers the area of Glengarry.

The proposed Local Place Plan contains proposals to make our roads safer, improve access to walks and our countryside, protect and enhance our environment, landscape and ecology and protect our cultural heritage.

The purpose of our proposed Local Place Plan is to identify our demographics, heritage, landscapes (protected and otherwise), community strengths, needs, areas for development and aspirations, in order to attract and guide funding and to influence the new Highland Local Development Plan.

#### 3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made

If you have comments on our proposed Local Place Plan, please email them to us or submit them via the feedback form. The deadline for comments is **31<sup>st</sup> January 2026**.

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

Please let us know if you have any queries.

Kind regards,

George Cross (Chairman, Glengarry Community Council)

## **Appendix 9.2 Copy of the Information Notice to adjoining Community Councils.**

Dear Community Council

I am contacting you on behalf of Glengarry Community Council. Our local community has prepared a proposed Local Place Plan for Glengarry.

We are legally required to send each Community Council whose area is wholly or partly within our Local Place Plan area, or adjoins it, the information below. This is in order to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Community Councils required by those Regulations.

This Information Notice is therefore being sent to the following Community Councils: Fort Augustus & Glenmoriston, Glenelg & Arnisdale, Lochduich, South Knoydart and Spean Bridge, Roy Bridge & Achnacarry.

### **1. Proposed Local Place Plan**

The proposed Local Place Plan is available at: [Glengarry Local Place Plan | GCC](https://www.glengarrycommunitycouncil.co.uk/glengarry-local-place-plan) (<https://www.glengarrycommunitycouncil.co.uk/glengarry-local-place-plan>) and attached.

The feedback form is available at that same web address (as a downloadable open document text form) and attached.

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

The proposed Local Place Plan covers the area of Glengarry.

The proposed Local Place Plan contains proposals to make our roads safer, improve access to walks and our countryside, protect and enhance our environment, landscape and ecology and protect our cultural heritage.

The purpose of our proposed Local Place Plan is to identify our demographics, heritage, landscapes (protected and otherwise), community strengths, needs, areas for development and aspirations, in order to attract and guide funding and to influence the new Highland Local Development Plan.

### **3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made**

If you have comments on our proposed Local Place Plan, please email them to us or submit them via the feedback form.

The deadline for comments is **31<sup>st</sup> January 2026**.

Please let us know if you have any queries.

Kind regards,

George Cross (Chairman, Glengarry Community Council)

### **Appendix 9.3 Copy of email request for feedback to [Development Plans Team](#)**

Hi [lpp@highland.gov.uk]

Thank you, very timely. I hope I write to the correct email address here but, if not, please forward to the right one.

You may have noticed that we've just sent the relevant notifications to the Ward Councillors and our surrounding community councils. You were copied in to ensure we covered all the relevant requirements. For completeness, I include the relevant link and attachments here as well.

Proposed LPP and Feedback form can be found at: [Glengarry Local Place Plan | GCC](#)

We are following the attached flow chart that suggests Highland Council can provide feedback on our proposed plan regarding the Scottish Government LPP requirements. We welcome such feedback, either using the form or directly by email.

Thank you and kind regards

George

### **Appendix 9.4 Copy of the Information Notice to two further Community Councils.**

Dear Community Council

I am contacting you on behalf of Glengarry Community Council. Our local community has prepared a proposed Local Place Plan for Glengarry. I've been advised by 'Local Place Plans' at Highland Council ([LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)) that, although we have very small boundary contact, it is wise to send this to you.

We are legally required to send each Community Council whose area is wholly or partly within our Local Place Plan area, or adjoins it, the information below. This is in order to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Community Councils required by those Regulations.

This Information Notice is therefore being sent to the following Community Councils: Fort Augustus & Glenmoriston, Glenelg & Arnisdale, Lochduich, South Knoydart and Spean Bridge, Roy Bridge & Achnacarry. To which Morar and Laggan are now added.

#### **1. Proposed Local Place Plan**

The proposed Local Place Plan is available at: [Glengarry Local Place Plan | GCC](#) (<https://www.glengarrycommunitycouncil.co.uk/glengarry-local-place-plan>) and attached.

The feedback form is available at that same web address (as a downloadable open document text form) and attached.

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

The proposed Local Place Plan covers the area of Glengarry.

The proposed Local Place Plan contains proposals to make our roads safer, improve access to walks and our countryside, protect and enhance our environment, landscape and ecology and protect our cultural heritage.

The purpose of our proposed Local Place Plan is to identify our demographics, heritage, landscapes (protected and otherwise), community strengths, needs, areas for development and aspirations, in order to attract and guide funding and to influence the new Highland Local Development Plan.

### **3. Information as to how and to whom any representations on the content of the proposed Local Place Plan should be made and the date by which they should be made**

If you have comments on our proposed Local Place Plan, please email them to us or submit them via the feedback form.

The deadline for comments is **31<sup>st</sup> January 2026**.

Please let us know if you have any queries.

Kind regards

George Cross (Chairman, Glengarry Community Council)

## **Appendix 9.5 Feedback for the proposed Glengarry Local Place Plan**

### ***Introduction***

The consultation for the Glengarry Local Place Plan (LPP) was posted online (on the Glengarry Community Council (GCC) [website](#)) on 19<sup>th</sup> December 2025, with subsequent publication via social media. A paper copy was placed in the village Post Office with a number of feedback forms. Also, notices were put up in the three usual poster locations within Glengarry. The required notification was sent to Councillors (in Wards 5, 11 and 12) and our neighbouring six Community Councils on the same date.

The feedback closed on 31<sup>st</sup> January 2026. However, GCC has left the opportunity to email GCC open whilst the LPP is finalised. It is the intention of GCC to create an online map (using [Parish Online](#)) to keep the document ‘live’ and thereby enabling future engagement and development of the plan, rather than it being ‘static’.

We were acting upon advice received from <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)> and also requested feedback, also around 19<sup>th</sup> December 2025 (Appendix 9.5A).

The following is a summary of comments deemed relevant to the LPP. The intention is to amend the ‘proposed’ LPP to become the ‘finalised’ LPP in the light of the comments received. Not all can or will be accommodated (not least as some are not in the remit of GCC) but all will be considered into the future, particularly in any ‘live’ mapping online. GCC is committed to developing an online map to display and develop the LPP so that it remains relevant into the future.

We received response on feedback forms and via personal contacts/email (including from Highland Councillors).

### ***Comments on feedback forms***

We received six feedback forms. Although this is not a huge number, GCC notes that there are only 372 residents; that Glengarry is, given the number of major developments in our area, suffering

‘consultation fatigue’; and the previous CAP consultation was essentially doing the same thing, for the various projects.

The returned forms were completed extensively and thoughtfully. Only two completed demographic data so no differentiation can be made for this.

Repeated or similar comments are shown by a number thus: **[3]**

### **1. What are the key planning and development issues facing Glengarry?**

Lack of jobs that are not tourism

Health care – local

Resilience issues.

Housing/Transport/Building Community

Impact of infrastructure projects – and how locals (inc. businesses) included in these – leads to loss of attractiveness.

#### **GCC Response to Qu.1 replies**

*GCC agrees that these are key issues and is dealing with them in many ways. Whilst fully accepting GCC has a role to play in all areas, some here are not ‘spatial’ (eg: provision of health care/resilience) and, therefore, will not form part of the LPP. Those that are spatial (eg housing, infrastructure) are considered further below.*

### **2. What are your thoughts on the suggested proposals for Glengarry?**

Below GCC has collated the feedback responses and highlighted those matters that it has considered for the finalised Local Place Plan.

Those highlighted red **[R]** are either not spatial or beyond the remit of GCC and this LPP, so not commented here. Those in green **[G]** are already included or have now been included, as far as reasonable. Where required, GCC response is given in square brackets thus: *[GCC considers...]*

#### **a. Appropriately housed (actions):**

Agree **[2]**. Support. **[G]** *[GCC welcomes this support. No change.]*

Make infrastructure project housing/buildings available. **[G]** *[GCC agrees and has included reference to this at 7.2.2]*

Lack of housing - Link to jobs **[2]** **[G]** *[GCC has included reference to this at 7.2.2 and 7.4.]*

Affordable housing for families. **[G]** *[GCC agrees and has included reference to this at 7.2.2]*

Who are Ardochy houses for, and how funded? Who will build them? Locals? **[R]**

Are GCC/GCDT to become social landlords and, if so, is this appropriate? **[R]**

Interest for Greenfield smallholdings/crofts idea (with some clarification) but need housing in village. [G] [GCC welcomes support for smallholdings and identifies that the general aspiration in for housing in the village is already within the LPP as a concept within '20minute neighbourhoods.].

Concern over business possibilities of smallholdings/crofts. [R]

Housing within walking distance to school. Housing/crofts at Mandally. Footpaths to Mandally. [2] [G] [GCC welcomes the identification of possible housing locations and has included an extra paragraph at 7.2.2. This links to the need for access/paths and the concept of '20minute neighbourhoods.].

Discourage developers from owning all the houses, we would not need to build so many. [R]

Housing being taken out of stock by staff accommodation. [R]

Follow Fort Augustus good example. [G] [GCC is aware of the good work being done by the community company in Fort Augustus. Glengarry is smaller and a lack of 'capacity' within the community is noted within the LPP (7.5.1). However, the Fort Augustus model is in mind and the Glengarry Community Development Company (GCDT) is constituted to take on this type of activity. Therefore, the concept of a 'community company' is already within the LPP. No change.]

#### **b. Socially connected (actions):**

Agree speed is a concern [3]. [G] [GCC welcomes this support. No change.]

Consider speed on our minor roads. [G] [GCC agrees and, as far as possible, wishes to influence speed reduction throughout Glengarry. Reference to the consultation finding and the inclusion of 'minor roads' is now noted at 7.3.1.]

Concerned about road safety. GCC/GCDT not engaging with Transport Scotland. No mention of crossing. Can GCC/GCDT self finance this. [G] [GCC agrees with the concern but notes that this issue is broadly covered at 7.3.2. It should be noted that, since December 2024, GCC has set up a Local Liaison Group that meets quarterly with many of the local infrastructure stakeholders, including Transport Scotland. GCC will continue to engage with all relevant groups, including the acquisition of funding, to establish both a crossing and reduced speed limits. No change]

More parks/gardens/public spaces/paths (accessible [3]) Signposting paths – interconnected network. Better signage and links to Great Glen Way. [G] [GCC agrees and the proposed LPP at 7.5.3 references an access plan for paths bridges and signposting. An extra bullet has been added to include better reference to the Great Glen Way. Further, at 7.6, there is now inclusion of the new initiative for a community garden.]

Repair café. [2] Current café to be open more days – and evenings. [G] [As noted within the LPP, other community groups have responsibility for the Hall and Café. However, GCC agrees with the general principle and will influence and support where it can. Reference is included at 7.3.3.]

Keep hall cheap for locals – encourage connections [3]. [R]

Consider facilities for showers (after sports) – idea to use new GCDT amenity building. Wider use of this building. [G] [At 7.6 reference has been included in the final LPP to this idea in a general way. This includes activities at the Hall and the GCDT 'depot'.]

**c. Economically thriving (actions):**

Agree [2]. [G] [GCC welcomes this support. No change.]

Digital now getting better (satellite & fibre provision) [G] [Noted and already in the LPP at 7.4.]

More diverse businesses needed. [G] [GCC agrees and reference has been added at 7.4.]

Need plans for small business units. Business Hub [2] [G] [GCC agrees and reference has been added at 7.4.]

Retail/grocer in village – alongside PO – open for longer. [G] [GCC generally, rather than specifically, agrees and reference has been added at 7.4.]

More tourist facilities (coffee van/similar.) [G] [GCC generally, rather than specifically, agrees and reference has been added at 7.4.]

Need transport for remote areas (Faichem/Greenfield/Kinloch Hourn) – identify more bus stops. [G] [GCC accepts the difficulty of establishing new bus routes. However, we support the concept as public transport is identified as a high priority. There may be opportunity on the A87 to provide more service and thereby give greater access to that more remote part of Glengarry and a supportive comment has been added at 7.4. Additionally, reference has been made to a new transport service provided by [3Glens Community Care](#).]

Need to get away from just being ‘commuter village’ with people only ordering online. [G] [GCC agrees and this fear is now expressed at 7.4.]

Concern over frequency of power cuts (and mobile) - damages businesses. [R]

Need more to support/recognise the tourism industry in this section. (walkers'/kayakers/Munros/Corbetts/hikers/ cyclists) – risk to all from ongoing and long term infrastructure and forestry works.) [G] [GCC agrees and a paragraph is added at 7.4. This sits alongside the existing section 7.5.1 where the impact of major infrastructure works on Glengarry is discussed, including reference to the community council convention that, amongst other matters, highlights the negative impact upon tourism.]

Not convinced the workers will give much to local area long term as they just move on. [R]

Example of lack of practical help from Coire Glas project – already impinging and will get worse – must consider this cumulatively. [G] [As mentioned above, section 7.5.1 discusses impacts of major infrastructure projects generally (rather than one specific project). No change.]

**d. Environmentally conscious (actions):**

Better public transport – more flexible [6] (esp. to FA and FW) [R]

Local food – community garden. [2] [G] [At 7.6 reference has been included in the final LPP].

Better recycling (electronics/clothing/donations) - link to ‘repair café’ [2] [G] [At 7.6 reference has been included in the final LPP].

Better litter picking. Including at Viewpoint. [2] [G] [Short clarifying statement added at the end of 7.5.2].

Clarify what is meant by ‘maintaining viewpoint’. [G] [Short clarifying statement added at the end of 7.5.2].

Support rewilding/natural regeneration. [G] *[The proposed LPP gives tacit support to this throughout and highlights the need for a Landscape Plan at 7.5.4. No change.]*

Dog Park (free for locals – tourists pay) [G] *[Added as an example at 7.6]*

Continue education our children to be environmentally aware. [R]

EV charging at hall. [G] *[Added as an example at 7.6]*

Much of plan (esp. woodland) is covered by statutory bodies anyway. [G] *[As noted at 4.2, GCC is a statutory body and is aware of other statutory bodies who have a fundamental role to play. GCC makes best efforts to actively engage to meet their statutory duties, within the limits of a volunteer organisation. No change.]*

Supports landscape plan [2] – useful tool to engage with woodland and infrastructure plans. Community should respond better to various woodland plans. [G] *[GCC welcomes this support. GCC makes best efforts to actively engage to meet their statutory duties, within the limits of a volunteer organisation. No change.]*

Agree with access plans – particularly should prioritise bridges – vital connections. [G] *[GCC welcomes this support. References are made to access, footpaths and bridges throughout. No change.]*

#### **e. Culturally vibrant (actions):**

Supports actions. [G] *[GCC welcomes this support. No change.]*

Increase use of hall [2]. Extend hall. Library (not just books) Music/ceilidhs/Crafts [G] *[GCC agrees in principle and references are added at 7.3.3 and 7.6.]*

Agree. Also should include recent (Forestry/Hydro and now Tourism) [G] *[GCC welcomes this agreement and notes these issues are generally dealt with throughout, especially with some of the new additions.]*

Changes have affected local worship – loss of congregations. [R]

Sports & Heritage trail/s – add all features of interest. [G] *[GCC accepts the principle and encourages it. For example, by reference to the Daingean trail and the intention to develop access and landscape plans. More detail will be forthcoming with specific projects. No change.]*

Gym sessions for women. [G] *[GCC agrees with the gym idea in principle. Reference is added at 7.3.3. It will be for others to define which groups of people to welcome as part of their business.]*

#### **f. Supporting Our Young People (actions):**

Supports actions. [G] *[GCC welcomes this support. No change.]*

Need more for ‘teens’ [3]. (link to transport [2]). Library+ ‘maker space’. [G] *[GCC agrees and added a paragraph to the LPP at 7.7.]*

More funding needed [2]. (Easy access to funding info.) Gym (and other activities – sports etc) [3] - for health & wellbeing. [G] *[GCC generally agrees and added a paragraph to the LPP at 7.7.]*

Outdoor skills (link to community woodland) [3] [G] *[GCC agrees and added a paragraph to the LPP at 7.7.]*

Need better young representation on community groups. [G] [GCC agrees and added a paragraph to the LPP at 7.7.]

Safe place for youngsters. [G] [GCC agrees and added a paragraph to the LPP at 7.7.]

### **3. Is there anything else you would like to add?**

Community self sufficiency (link to community garden and resilience). [G] [GCC agrees and reference has been included at 7.6 in the final LPP]

‘Elderly & Infirm’ not covered. [G] [The LPP vision is for residents to be appropriately housed, socially connected, economically thriving etc. This applies to all people - not just the elderly. Therefore, the elderly and infirm are considered throughout, as with all.]

Concern over lack of response to CAP – keep LPP open for ongoing response. [G] [GCC agrees with the principle of full consultation and will keep it open for as long as possible. No change.]

Keep the plan ‘live’ for future flexibility [2]. [G] [GCC firmly believes that the development of a ‘live’ map (rather than it be ‘set in stone’ for five years) enables future engagement and flexibility of the LPP. This will require ongoing effort. No change.]

Better event communication. (email/instant messaging/post) [G] [As a voluntary organisation, GCC works at capacity and welcomes others with the right skill sets to help us. No change.]

Better (more transparent) comms – GCDT/GCC and community [2]. [G] [As a voluntary organisation, GCC works at capacity and welcomes others with the right skill sets to help us. No change.]

Developers should be ‘adding to the community’ [2]. [G] [GCC agrees and ongoing work on various liaison groups helps GCC influence investments being targeted. Indeed, just having an LPP directs developers towards those matters that the community has indicated should be done. No change.]

A number of specific suggestions by LPP section – each to be considered for inclusion. Includes reference to: Munros/Corbetts; Bridges; Core Paths (in detail); ie: circular walks/Loch Lundie/Loch Oich/Great Glen Way/waterfall trail/Cape Wrath trail etc. [G] [Small additions made throughout.]

### **Comments received by personal/email contacts:**

Correction/deletion required for Shinty Pitch sentence. [G] [The reference to ownership has been deleted.]

Need to mention that LPP encourages/guides future community benefit. [G] [GCC notes that this is already referenced at the 4<sup>th</sup> bullet of the Introduction, as a ‘purpose’ of the LPP.]

It may be useful to include the term ‘intergenerational’ (for, say, activities) as this has worked well in some places across Europe. [G] [Reference included at 7.3.3]

More retail. Shop/grocer in village. [G] [Reference included at 7.4]

More housing in village – balanced against keeping open areas for walks/parks/farm park. [G] [At 7.2.2 is a discussion regarding appropriate housing, to which extra references have been added.]

How will worker camps (some 2,000+ staff) be used into future (following the approx. 10 year time frame whilst projects in development.) [C] [At 7.2.2 is a discussion regarding appropriate housing, to which extra references have been added.]

Housing Stock- possible sale to agency for conversion into long term lets. (Done in neighbouring CC). [C] [At 7.2.2 is a discussion regarding appropriate housing, to which extra references have been added.]

### **Councillor responses**

Four Highland Councillors responded with a range of positive and supporting comments (appendix 9.5B), for which grateful thanks. These included:

‘impressed / can I share / significant piece of work / wishing you success / interesting & comprehensive / good history context / good that communities are taking the time / congratulations / hard work’

### **GCC Response to Councillors**

*We thank the Councillors for taking the time to read our LPP and welcome the very positive replies from them.*

### **Appendix 9.5A – email thread for 'Local Place Plans' <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)>**

Just to inform you that South Knoydart Community Council is not currently active.

Community Support Officer (West and Mid)

**Sent:** 19 December 2025 15:52

**To:** 'Local Place Plans' <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)>

**Subject:** RE: Glengarry LPP

All understood. I looked at the Highland Council [community council contacts](#) page and noted that the South Knoydart contact is the generic [ccsupportWestandMid@highland.gov.uk](mailto:ccsupportWestandMid@highland.gov.uk) – which is where I sent it. So, any help from you there, on whether they are active or not, would be good.

I see what you mean about Morar – there is a small contact. I'll send to them tomorrow (at [morar.secretary@hotmail.com](mailto:morar.secretary@hotmail.com)) with an explanation.

For Laggan, there's even smaller contact. Of course I'm happy to send there as well - to [secretarylcc@laggan.com](mailto:secretarylcc@laggan.com), again tomorrow.

I noted that Fort Augustus and Glenmoriston have no listed contact on your page – but they are active and I have an email for them from our work previously (<[secretary@fortaugustus-glenmoriston-cc.co.uk](mailto:secretary@fortaugustus-glenmoriston-cc.co.uk)>.)

**From:** Local Place Plans <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)>

**Sent:** 19 December 2025 14:07

**Subject:** RE: Glengarry LPP

Yes, this is the correct email to use, thanks – and I have seen your emails to Councillors and to Community Councils that you've copied us in on, and also your email directly to us with your proposed LPP.

You have consulted the correct Councillors.

Regarding the Community Councils, all those who you have consulted are correct to consult. However, I note that South Knoydart CC and Morar CC also adjoin your area – and that Laggan CC adjoins to the extent that the point of one of the corners of your boundary meets a point of one of the corners of their boundary. I am unsure whether those community councils are currently formed and active – I have emailed a colleague to ask and am waiting to hear back, you may happen to know the situation yourself. If they are formed and active then you should certainly consult South Knoydart and Morar and I think it would be a wise precaution to also consult Laggan. You can always include in your covering message a recognition of the relationship between your area and these areas.

We will try to provide some feedback on your proposed LPP but please bear in mind that we are currently endeavouring to deal with a backlog, including formal validation checking of LPPs submitted to us for registration.

Development Plans Team, The Highland Council

**From:** GCC

**Sent:** 19 December 2025 10:17

**To:** Local Place Plans <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)>

**Subject:** RE: Glengarry LPP

Thank you. I'm just finalising the notification texts to both councillors and community councils. So timely.

I intend to send today - to all relevant parties. And to include Highland Council, so that you may also feedback to us on our proposed local place plan. Is this the correct email address to use?

**From:** Local Place Plans <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)>

**Sent:** 19 December 2025 10:09

**To:** GCC

**Cc:** 'Glengarry Community Council' <[glengarrycommunitycouncil@gmail.com](mailto:glengarrycommunitycouncil@gmail.com)>

**Subject:** RE: Glengarry LPP

Good to hear from you and of the progress with Glengarry's Local Place Plan.

I confirm that you do indeed need to send the proposed LPP to the Ward Members for all three wards. You may of course wish to point out in your covering message to them why the Members for Wards 5 and 12 are included, despite the majority of the LPP area being within Ward 11 – i.e. that it is a requirement, as some parts of the LPP area (albeit relatively small areas with little settlement) are within their wards.

Just a reminder that you also need to consult all of the adjoining community councils too.

Principal Planner, Development Plans Team, The Highland Council

**From:** GCC

**Sent:** 17 December 2025 15:08

**To:** Local Place Plans <[LPP@highland.gov.uk](mailto:LPP@highland.gov.uk)>

**Cc:** 'Glengarry Community Council' <[glengarrycommunitycouncil@gmail.com](mailto:glengarrycommunitycouncil@gmail.com)>

**Subject:** Glengarry LPP

We are in the process of sending out our proposed LPP with the required Information Notice. The boundary of Glengarry is primarily within Ward 11 but we have very small sections in both Wards 5 and 12.

Are we required to send to the Councillors in those two latter Wards? We are happy to do so but would not wish to burden the Councillors unnecessarily.

Glengarry Community Council

### **Appendix 9.5B – Councillor responses in full**

I was very impressed with your Place Plan and would like to share it with Morar, Arisaig and Mallaig Community Councils as they have just started on this particular tricky and time-consuming joint project, can I?

Liz (Saggers)

Thank you for this email and the significant piece of work in draft form. I wish you continued success as you progress this and thank you all for the work that has clearly gone towards the preparation of it.

Helen (Ward 12) Cllr Helen Crawford

Thank you for the opportunity to read and comment on your draft place plan

I found the plan interesting and comprehensive and the history helps to give good context

I don't have anything to add or suggest but it is really good that communities are taking to time to create these plans

David (Fraser)

Thank you George, and congratulations on all the very hard work which must have gone into the preparation of this plan.

Chris Ballance