

Supporting Statement for the Strathdearn Local Place Plan 2026-2031

Prepared by: Strathdearn Community Council

Date: 29/06/2026

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1 Introduction

The preparation of the Strathdearn Local Place Plan 2026-2031, published on 29/06/2026, was led by Strathdearn Community Council, with valuable support from Strathdearn Community Developments and the Strathdearn Community Charitable Trust.

The Local Place Plan area matches the Strathdearn Community Council area, which covers the rural parish of Moy, Dalarossie, and Tomatin, and is situated by the River Findhorn, about 15 miles from Inverness. A map of the Local Place Plan area can be seen in Chapter 2 of the Local Place Plan.

The Strathdearn Local Place Plan:

- Sets out a vision for its Community, Places, Environment, and Infrastructure from 2026 to 2031.
- Sets out eight key themes that reflect the needs and aspirations of its community: Children and young people; travel and transport; housing; health and well-being; safety and environment; local business; Moy priorities; and communications; and whose corresponding actions will guide the work of its local community organisations from 2026 to 2031 for the benefit of Strathdearn.
- Identifies twenty-eight proposals for the development or use of land and buildings, relating to Strathdearn's Places, Environment, and Infrastructure:
 - Places (15 proposals) e.g. sports facilities (mountain bike trail, outdoor football/shinty sports pitch), play facilities, housing, community areas, business units.
 - Environment (one proposal): peatland restoration.
 - Infrastructure (12 proposals), e.g. footpaths, carparking, walking and cycling routes, re-opening Tomatin railway station.
- Identifies land and buildings of particular significance to the local area, including the Strath, The Strathdearn Hub, Hazelbank Community Wood, and the Crooked Mile walkway.
- Suggests changes to the local development plans for the Strathdearn Local Place Plan area, e.g. creating new development allocations, retaining existing allocations, and safeguarding land.

This Supporting Statement forms part of the submission of the Strathdearn Local Place Plan 2026-2031 by Strathdearn Community Council to The Highland Council.

2 Contact details

The contact email address for Strathdearn Community Council is: strathdearncc@gmail.com

The webpage for Strathdearn Community Council is: <https://strathdearn.org/community-council/>

3 Regard given to the Local Development Plan

The Strathdearn Local Place Plan had regard to the following Local Development Plans that cover its Local Place Plan area, as shown in Chapters 1, 4, 9, and 11 of the Strathdearn Local Place Plan:

- Highland-wide Local Development Plan (HwLDP) (2012): www.highland.gov.uk/hwldp
- Inner Moray Firth Local Development Plan 2 (IMFLDP2) (2024): www.highland.gov.uk/imf
- Cairngorms National Park Local Development Plan (CNPLDP) (2021): <https://cairngorms.co.uk/our-work/local-development-plan>

4 Regard given to the National Planning Framework

Strathdearn Local Place Plan had regard for policies in Scottish Government's fourth National Planning Framework (NPF4) (www.gov.scot/publications/national-planning-framework-4/), as shown in Chapters 1, 4, 9, and 11 of the Strathdearn Local Place Plan.

The preparation of Strathdearn Local Place Plan also had regard for the guidance in Planning Circular 1/2022: Local Place Plan (www.gov.scot/publications/circular-1-2022-local-place-plans/).

5 Regard given to the Locality Plan

At present, there is no formal Locality Plan published by the Inverness Community Partnership or the Badenoch and Strathspey Community Partnership for the Strathdearn Local Place Plan area.

The Strathdearn Local Place Plan had regard for the draft Locality Plan for its area, which is the Draft Inverness Locality Plan (2024) (<https://highlandcpp.org.uk/wp-content/uploads/2024/04/Inverness-Area-Action-Plan.pdf>), as shown in Chapters 1, 4, 9, and 11 of the Strathdearn Local Place Plan.

6 Reasons for amendments being sought to the Local Development Plan

The reasons for changes sought to the Local Development Plan for the Strathdearn Local Place Plan area are set out in Chapter 11 of the Strathdearn Local Place Plan, as follows:

- Table 17 shows suggested changes, with reasons, to the Highland Local Development Plan.
- Table 18 shows a suggested change, together with the reasons, to the Cairngorms National Park Local Development Plan.

7 Community support for the Local Place Plan

The community engagement process that was used to develop the Strathdearn Local Place Plan is set out in Chapter 5 of the Strathdearn Local Place Plan.

Strathdearn Community Council carried out a wide range of community engagement activities as part of its preparations for the Strathdearn Local Place Plan, to find out the aims and aspirations of its local community. The engagement activities were designed to reach the full range of ages in the community from toddlers to older people, and included an online and paper survey, drop-in sessions, face-to-face chats, focus groups, comment boards, and drawing activities.

Comments were received from local residents, landowners, community groups, businesses operating in Strathdearn, Strathdearn Primary School, and Strathdearn Church of Scotland. The Local Place Plan community engagement participants included representatives from the following local community organisations: Strathdearn Community Council, Strathdearn Community Developments, White River Trading, and the Moy Sub-Committee.

The community engagement carried out for the Local Place Plan preparation was complemented by learnings from the previous community-led plan, the Strathdearn Community Action Plan 2022-2027: <https://strathdearn.org/wp-content/uploads/2022/05/StrathdearnActionPlan-b.pdf>.

Strathdearn Community Council is satisfied that the Strathdearn Local Place Plan provides an accurate and evidence-based representation of its local community's views.

8 Evidence of compliance with Regulation 4

The proposed Local Place Plan information notices were sent on 13/05/2026, with a closing date of 12/06/2026, to the necessary Councillors and Community Councils, as shown in Sections 8.1 and 8.2 below, and in the Appendix of this Supporting Statement.

The Information Notices included a hyperlink to the Strathdearn Local Place Plan webpage (<https://strathdearn.org/local-place-plan/>) where the Proposed Strathdearn Local Place Plan and the feedback form were published.

8.1 List of Councillors to whom the proposed Local Place Plan was sent

Ward 19: Inverness South	
Ken Gowans	ken.gowans.cllr@highland.gov.uk
Duncan Macpherson	duncan.macpherson.cllr@highland.gov.uk
Duncan McDonald	duncan.mcdonald.cllr@highland.gov.uk
Andrew Sinclair	andrew.sinclair.cllr@highland.gov.uk
Ward 20: Badenoch and Strathspey	
John Bruce	john.bruce.cllr@highland.gov.uk
Muriel Cockburn	muriel.cockburn.cllr@highland.gov.uk
Russell Jones	russell.jones.cllr@highland.gov.uk
Bill Lobban	bill.lobban.cllr@highland.gov.uk
Ward 12: Aird and Loch Ness	
Chris Ballance	chris.ballance.cllr@highland.gov.uk
Helen Crawford	helen.crawford.cllr@highland.gov.uk
David Fraser	david.fraser.cllr@highland.gov.uk
Emma Knox	emma.knox.cllr@highland.gov.uk
Ward 18: Nairn and Cawdor	
Laurie Fraser	laurie.fraser.cllr@highland.gov.uk
Michael Green	michael.green.cllr@highland.gov.uk
Barbara Jarvie	barbara.jarvie.cllr@highland.gov.uk
Paul Oldham	paul.oldham.cllr@highland.gov.uk

8.2 List of Community Councils to whom the proposed Local Place Plan was sent

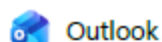
Newtonmore Community Council	nvccsec@gmail.com
Laggan Community Council	chairlcc@laggan.com
Stratherrick and Foyers Community Council	email.sfcc@aol.com
Strathnairn Community Council	secretary@strathnairncc.com
Cawdor and West Nairnshire Community Council	cawdorandwestnairnshirecc@gmail.com
Carrbridge Community Council	councilsecretary@carrbridge.com
Kincraig Community Council	kincraigcommunitycouncil@outlook.com
Kingussie and Vicinity Community Council	kvcc-secretary@outlook.com

9 Conclusion

Strathdearn Community Council looks forward to the registered Strathdearn Local Place Plan being taken into account in planning and development deliberations and determinations affecting the Strathdearn Local Place Plan area.

10 Appendix

10.1 Information notice sent to the Councillors on 13/05/2026



Strathdearn Proposed Local Place Plan - consultation - closes 12 June 2026

From Helen Bailey <helenbailey@strathdearn.org>

Date Wed 13/05/2026 18:24

To ken.gowans.cllr@highland.gov.uk <ken.gowans.cllr@highland.gov.uk>;
duncan.macpherson.cllr@highland.gov.uk <duncan.macpherson.cllr@highland.gov.uk>;
duncan.mcdonald.cllr@highland.gov.uk <duncan.mcdonald.cllr@highland.gov.uk>;
andrew.sinclair.cllr@highland.gov.uk <andrew.sinclair.cllr@highland.gov.uk>;
john.bruce.cllr@highland.gov.uk <john.bruce.cllr@highland.gov.uk>; muriel.cockburn.cllr@highland.gov.uk
<muriel.cockburn.cllr@highland.gov.uk>; russell.jones.cllr@highland.gov.uk
<russell.jones.cllr@highland.gov.uk>; bill.lobban.cllr@highland.gov.uk <bill.lobban.cllr@highland.gov.uk>;
chris.ballance.cllr@highland.gov.uk <chris.ballance.cllr@highland.gov.uk>;
helen.crawford.cllr@highland.gov.uk <helen.crawford.cllr@highland.gov.uk>;
david.fraser.cllr@highland.gov.uk <david.fraser.cllr@highland.gov.uk>; emma.knox.cllr@highland.gov.uk
<emma.knox.cllr@highland.gov.uk>; laurie.fraser.cllr@highland.gov.uk
<laurie.fraser.cllr@highland.gov.uk>; michael.green.cllr@highland.gov.uk
<michael.green.cllr@highland.gov.uk>; barbara.jarvie.cllr@highland.gov.uk
<barbara.jarvie.cllr@highland.gov.uk>; paul.oldham.cllr@highland.gov.uk
<paul.oldham.cllr@highland.gov.uk>

Cc strathdearncc <strathdearncc@gmail.com>

Dear Ward 19, 20, 12, and 18 Councillors

I am contacting you on behalf of Strathdearn Community Council.

Our local community has prepared a proposed Local Place Plan for the Strathdearn Community Council area.

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies mainly in Ward 19 Inverness South, with some overlap with Ward 20 Badenoch and Strathspey, Ward 12 Aird and Loch Ness, and Ward 18 Nairn and Cawdor) 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 from our Local Place Plan webpage: <https://strathdearn.org/local-place-plan/>

The feedback form is available as:

- an online form at: <https://forms.cloud.microsoft/e/GTXprzve42>
- as a Word document, which you can download from: <https://strathdearn.org/wp-content/uploads/2026/05/SLPP-Feedback-Form-2.docx> and complete and return to us by email to: localplaceplan@strathdearn.org

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

Our proposed Local Place Plan area matches the area contained within the Strathdearn Community Council boundary. A small part of our Local Place Plan area is covered by both The Highland Council Development Plans area and the Cairngorms National Park Authority, therefore, the Strathdearn Local Place Plan has had regard to local policy from both authorities, as required.

The Strathdearn Local Place Plan contains our vision for our community for the next five-years, our community actions and priorities, and our proposals for the development and use of land and buildings for our Place (including sports facilities, play facilities, housing, community areas, and local business), Environment

(peatland restoration), and Infrastructure (including footpaths, carparking, walking and cycling routes, and re-opening Tomatin railway station).

The purpose of our proposed Local Place Plan is to:

- guide Strathdearn Community Developments in their action, resourcing, and future spend for the benefit of Strathdearn, including the allocation of community benefit funds.
- provide Strathdearn Community Council with a point of reference for responding to planning applications.
- support funding bids for community proposals contained in the Strathdearn Local Place Plan.
- guide the development of policy, decision-making, and investment for the Strathdearn area, including influencing the 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 submit them via our online feedback form (<https://forms.cloud.microsoft/e/GTXprzve42>) or email them to us at localplaceplan@strathdearn.org using our Word-based feedback form (<https://strathdearn.org/wp-content/uploads/2026/05/SLPP-Feedback-Form-2.docx>).

The deadline for comments is 23:59 on Friday 12 June 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.

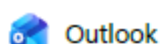
Kind regards
Helen Bailey

On behalf of Strathdearn Community Council

Strathdearn Community Developments
Company No: SC462621
Charity No: SC044487
Registered Address: The Strathdearn, Tomatin, Inverness-shire, IV13 7YN
www.ourscd.org



10.2 Information notice sent to the Community Councils on 13/05/2026



Strathdearn Proposed Local Place Plan - consultation - closes 12 June 2026

From Helen Bailey <helenbailey@strathdearn.org>

Date Wed 13/05/2026 18:17

To nvccsec@gmail.com <nvccsec@gmail.com>; chairlcc@laggan.com <chairlcc@laggan.com>; email.sfcc@aol.com <email.sfcc@aol.com>; secretary@strathnairncc.com <secretary@strathnairncc.com>; cawdorandwestnairnshirecc@gmail.com <cawdorandwestnairnshirecc@gmail.com>; councilsecretary@carrbridge.com <councilsecretary@carrbridge.com>; kincraigcommunitycouncil@outlook.com <kincraigcommunitycouncil@outlook.com>; kvcc-secretary@outlook.com <kvcc-secretary@outlook.com>

Cc strathdearncc <strathdearncc@gmail.com>

Dear Community Councils

I am contacting you on behalf of Strathdearn Community Council.

Our local community has prepared a proposed Local Place Plan for the Strathdearn Community Council area.

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:

- Newtonmore Community Council
- Laggan Community Council
- Stratherrick and Foyers Community Council
- Strathnairn Community Council
- Cawdor and West Nairnshire Community Council
- Carrbridge Community Council
- Kincraig Community Council
- Kingussie Community Council

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On behalf of Strathdearn Community Council

Strathdearn Community Developments

Company No: SC462621

Charity No: SC044487

Registered Address: The Strathdearn, Tomatin, Inverness-shire, IV13 7YN

www.ourscd.org

