

Prepared by:



Strathnairn LOCAL PLACE PLAN

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www.strathnairn.org.uk



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1. Executive Summary

Purpose and Vision

This Local Place Plan (LPP) sets out a community-led vision for the future development and use of land in Strathnairn. It reflects the aspirations, priorities, and ideas of residents, aiming to shape a more sustainable, inclusive, and vibrant place. The plan empowers the community to actively participate in the planning system, as enabled by the Planning (Scotland) Act 2019.

Key Objectives:

- **Enhance Local Livability:** Improve public spaces, green infrastructure, local services and community facilities
- **Support Sustainable Development:** Identify sites for housing, business and industry, tourism infrastructure; enhance local economy and self-sufficiency
- **Promote Sustainable Transport Solutions:** Expand walking, cycling, and wheeling routes to reduce individual car dependency, increase health and promote low-carbon and shared solutions. Allocate sites and spaces for infrastructure related to sustainable transport solutions throughout the community.
- **Preserve Heritage and Environment:** Protect local wildlife, natural landscapes and wildland spaces, dark skies, historic buildings and structures; , plus enhance biodiversity, nature restoration, and dark sky protection.
- **Establish appropriate homes for future generations:** Affordable, appropriate, and well placed homes for the needs of the community.
- **Build Climate Resilience:** Propose flood mitigation, tree planting, low-carbon initiatives, enhance biodiversity and nature restoration.

Spatial Proposals

All proposals are mapped to clearly indicate land use intentions. These include:

- New housing clusters near existing infrastructure and established settlements
- Wildlife corridors, community gardens and growing spaces
- Community connections improvements for rural living
- Designated conservation zones, wildlife and lands protection, and heritage trails



Community Engagement

The plan was developed through extensive engagement with residents, businesses, and stakeholders. Methods included awareness raising through a range of means and media, surveys, workshops, and public meetings, ensuring wide-ranging participation and representation of diverse voices.

Status and Next Steps

Once submitted to the local authority, this LPP will be considered in the preparation of the Highland-wide Development Plan. It serves as a statutory expression of community priorities and will guide future planning decisions.



Photo: Denise Nixon

2. Acknowledgements



Preparation of this Local Place Plan was facilitated by Strathnairn Community Council on behalf of the local community; and follows on from a Community Action Plan developed by Strathnairn Development Company.

The plan has not been influenced by the Community Council, it has been generated out of genuine, organic input from the community itself and has involved residents, community groups, businesses and landowners. This local place plan covers the Strathnairn Community Council boundary area as a whole in line with the Highland Council Boundary Area map (Map 2 and 11.1).

The Strathnairn Community Council asserts its rights as the primary custodian and author of the Local Place Plan. Any use or adaptation of the document must acknowledge the Community Council's ownership rights and align with the community's interests.

All professional mapping has very kindly been done by Jillian MacLennan. Small adjustments have been made by this writing team to some maps in the interest of showing important concepts.

All photos used in this document have been credited to their owner and we are thankful to the community for submitting photos to be used.



Photos (I-R): Jonny Porteous, David Lumsden, Jade Robinson

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Funding towards to Local Place Plan has been provided by Strathnairn Community Benefit Fund



3. Introduction

A Local Place Plan (LPP) is a community-led plan that sets out proposals for the potential development and use of land. It is an expression of the community's aspirations and solutions which can influence the local planning policy. Local Place Plans were introduced by the [Planning \(Scotland\) Act 2019](#) (1). They enable communities to focus on their aspirations as well as their needs. Local Place Plans can highlight planning and spatial design issues and propose the development or use of land. This Local Place Plan has been developed in line with current legislation and guidance.

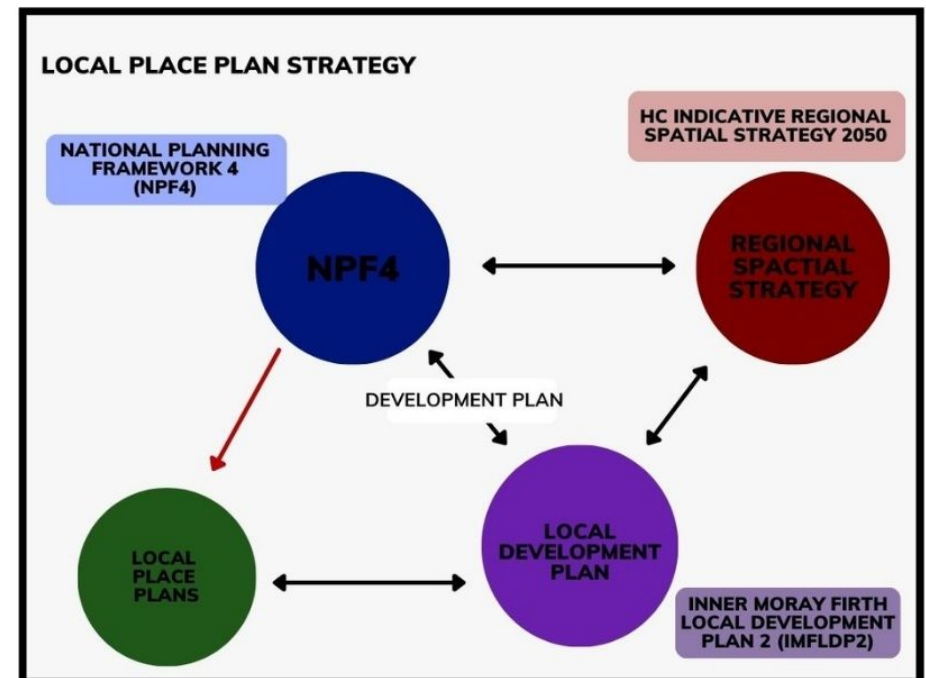
The purpose of the Local Place Plan is to:

- Help the Highland Council, Community Council, and other relevant bodies consider the impact of planning applications on our local community
- Inform Highland Council's future Local Development Plan
- Influence external investment by Highland Council, other public bodies, funders, landowners, and businesses in ways that support our local community
- Complement and bridge the [Strathnairn Community Action Plan](#) (2)(CAP) by linking this thorough and detailed piece of earlier work to wider Highland Council planning and [HOIP](#) (3)

The Local Place Plan is a community-led plan, based on information gathering and consultative processes to understand needs twinned with local aspirations and has been prepared by the people of Strathnairn. It is the community's agenda for the next decade to keep what the community values about Strathnairn, consider where change is needed, how it might be achieved and shape it for the better. But it will also guide wider community action and inform decision-making by various stakeholders. The plan will take time to implement, and it will evolve as time progresses. It will act as a guide, resource or tool for the local community, and can determine how the community works with public and private sectors for common purpose.

Who Is The Plan For?

- Local community (residents, businesses, community organisations, and other local stakeholders)
- The Highland Council and its Community Planning Partners
- The Scottish Government, and national agencies and investors



While the plan is rooted in our community's aspirations, it follows the Scottish Government's '[Place Principle](#)' (4) and reflects the national planning policy aim of creating sustainable, liveable, and productive places.

4. Engagement

All engagement activity was planned and delivered in line with the [National Standards for Community Engagement](#) (5) and the Scottish Government's '[How to Guide on Local Place Plans](#)'.(6)

Local facilitators have also participated in Planning Aid Scotland's timely courses on 'Local Place Planning'. Therefore, we need to be certain it has taken place, confirmed with evidence, including addressing widespread inclusivity. [Place Standard Tool Inclusive Communication Toolkit](#) (7) provides more information for this.

Community feedback and support was found in that events were well attended with specific information found in Appendix 10.4

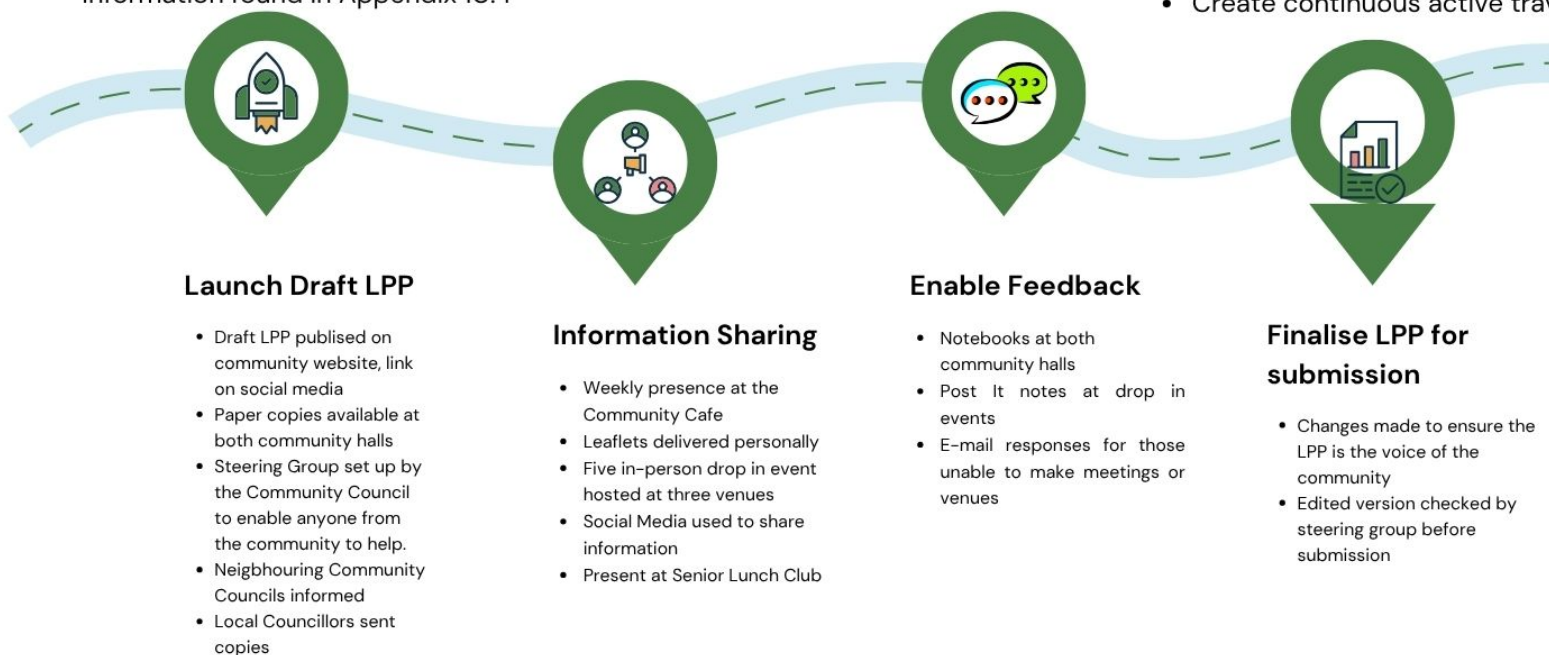


The [HwLDP](#) (8), sets out a vision that by 2030, that the Highlands area will:

- Be better connected
- Have more efficient public service provision
- Have more affordable housing
- Have a more diverse economy
- Have rationalised and protected its lifeline services
- Be reconnected with its land and natural resources
- Have a greater and more diverse age profile of population than currently projected
- Be a place of outstanding natural and cultural heritage
- Have re-established and promoted its unique identity

In particular, the Highland Council [Inner Moray Firth Local Development Plan 2](#) (Placemaking Priorities 41) (9) lists Farr and Inverarnie as growing settlements and states:

- Limit development to existing clusters (and with specific boundaries)
- Safeguard land for community/retail use
- Deliver affordable housing
- Safeguard woodland
- Limit flood risks
- Create continuous active travel



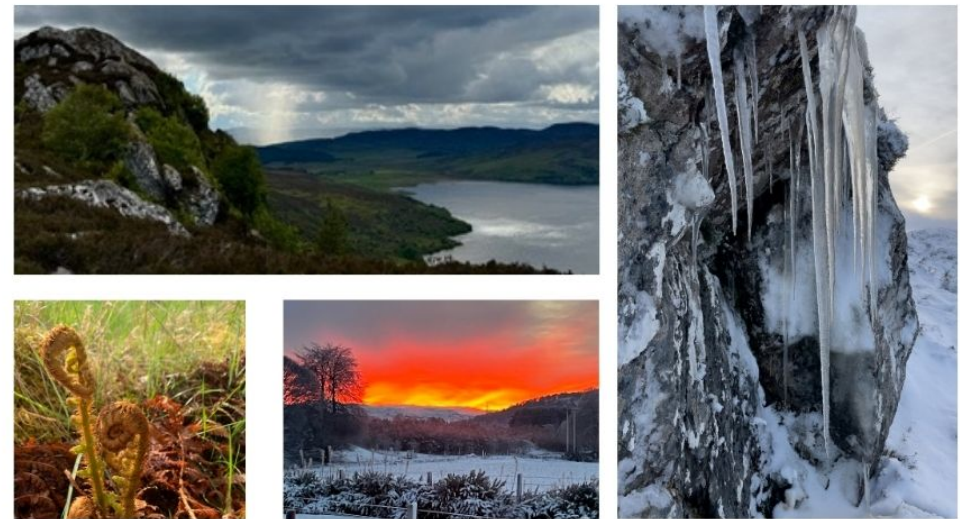
Photos: Beth Rose

5. Implementation

This plan is intended to cover up to a 10-year period. Grass roots works or equivalent projects can happen immediately. Most, however, are likely to take several years to come to fruition. The Plan builds on activities that are already underway which are known to be in the pipeline, from local or community-led projects to regional or national or major government initiatives.

The community has a large number of community groups and bodies which are a huge asset which shows the community's vibrancy. These community groups and bodies along with external partners, can all help in implementing the plan, as well as inform future reviews of national and local policy.

Delivery of the Local Place Plan will only be successful if the local community, national and local government, other public bodies, funders, businesses, and landowners work together for common purpose. Everybody needs to be involved and pull in the same direction if the Plan is to become a reality.

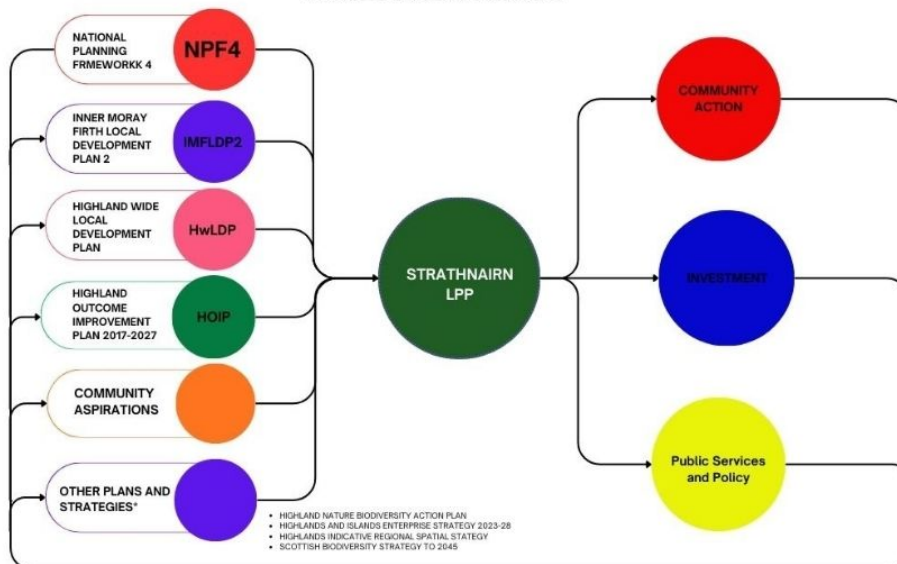


Photos (clockwise from top left): Reg Simpson, Mark Coyler, Fiona Main, Jayne Colyer

But, for these to be addressed, the Highland-wide Development Plan needs to:

- Name the community as a stakeholder, to be directly included in early level discussions around sites for housing, roads, community facilities, infrastructure, services and development of any scale and all scale industrialization and economy options. While planners have specialist expertise, communities bring lived experience, local knowledge and expertise that may identify issues and needs that planners are unaware of
- Commit Highland Council to working with stakeholders and the community to ensure community empowerment in local democracy
- Recognise that flood risk presents a challenge for roads and development in parts of Strathnairn, and to strengthen resilience to flood risk is needed and fast.
- Include a commitment to linking planning policy to a detailed study of the impact of climate change on hills, lochs, and river areas to strengthen resilience, to promote its unique ability and maintain its place of outstanding natural and cultural heritage

RELATIONSHIP OF LPP WITH WIDER PLANS AND ACTIONS

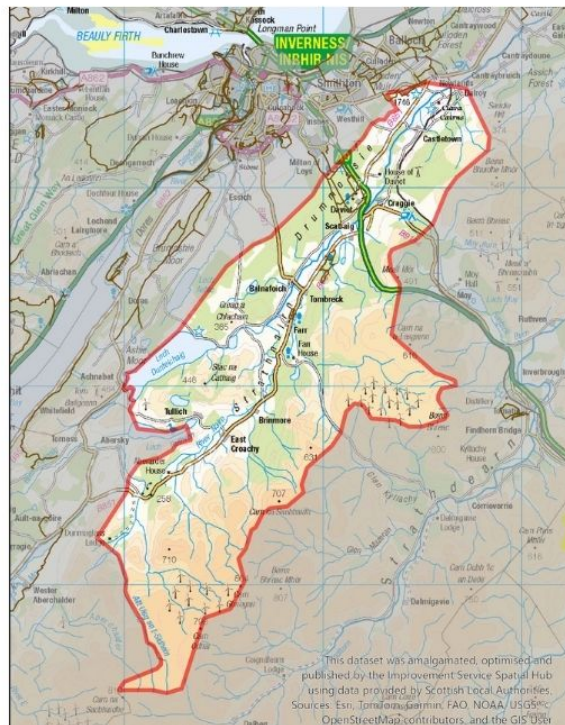


6. Strathnairn: As We Are Now

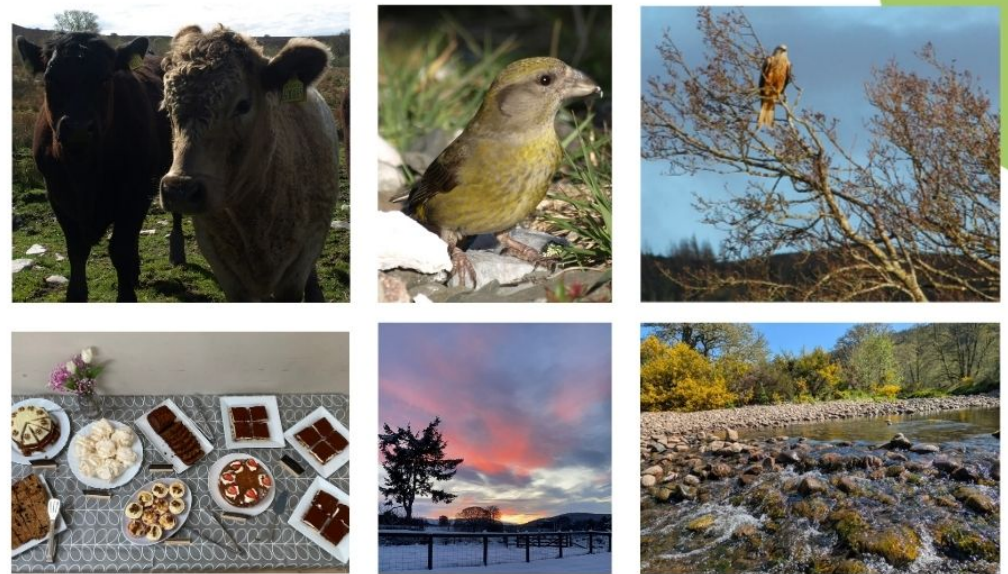
Strathnairn lies 8 miles south of Inverness with the Monadhliath providing the stunning hills as its southern upland backdrop. Its borders reach to the south by Dunmaglass, following the River Nairn through Croachy, Brin, Farr, Daviot, Nairnside, and Castletown before the borders reach the edges of Culloden Battlefield at Leanach.



Map 1. Location of Strathnairn Community Council within Scotland



Map 2. Strathnairn Community Council Boundary



Photos: Clockwise from Top left: Uillie Rose, Tim Rose, Caroline Tucker, Farr Primary School, Isabelle Main, Senior Lunch Club

The area's main assets are twofold: its natural environment of the mountains, forests, and lochs; but equally the close proximity to an urban centre and the connectivity this brings. Housing ranges from isolated farms and crofts to clusters and settlements within its rich biodiversity. This is one of several reasons people want to live here; and equally the reason why Strathnairn attracts its fair share of visitors seeking out the remaining places rich in culture, heritage and wilderness in Scotland. The 2021 [CAP](#) (10) saw that residents rated the area as 'a great place to live, in a great location with beautiful surroundings. Key was its rural location...the quietness, to the dark skies'.

7. Opportunities and Challenges

Opportunities

- Strathnairn has many areas of outstanding natural beauty and character enjoyed by many people; creating great places to live and visit.
- We can protect the identity and setting of the area's rural character and rich biodiversity by avoiding sporadic extension and/or industrialisation.
- There are extensive opportunities to preserve peatland for carbon sequestration and flood prevention.
- Strathnairn offers many wildlife corridors and natural network channels as conduits for the movement of people, wildlife and waters particularly along and across watercourses, woodland areas and uplands.
- The local Community robustly supports community initiatives to enhance local amenities
- Due to proximity to Inverness, Strathnairn is uniquely placed to expand and connect its sustainable travel network to provide both fantastic leisure opportunities, connections to other beautiful areas, as well as options for a characterful and safe commute for many residents of all ages.
- Ensuring the natural visualisations and landscapes are protected of its own natural beauty and neighbouring prominent tourist sites are preserved.
- Strathnairn has potential as the country's next Dark Skies Park (application in process).
- Many ways to enhance local economy and employment opportunities by supporting local farmers, crofters, inviting sustainable and responsible tourism and encouraging small business ventures.

Challenges:

- Being a geographically spaced community, communication and community engagement can be fragmented
- Limited public services (medical, library, access points, etc)
- Ensuring people have ways to access information, news, and connect as a community
- Roads and infrastructure is already unable to cope with the current traffic volume and there are real concerns as to the impact of even higher traffic volumes of traffic and increased size of vehicles and load associated with proposed development.
- Multiple threats to the existing natural environment posed by proposed development, traffic, lighting etc.
- Constant pressure to develop housing due to the proximity to Inverness and the A9 – this threatens farmland, natural assets and landscape
- There are inadequate paths for walking, cycling and horse riding. Many feel the only method of commuting safely is by car.
- Public transport is not suitable. People can not depend on it due to its limited service and poor connectivity.
- Access to trains for longer distance journeys are limited (long term parking as cars are needed to reach the train station).
- There has been an increase of flooding in the area which causes some of the community to become cut off. Rivers Brin, Flichity, and Nairn have all burst banks in recent years, with build-up of river silt levels meaning little rainfall is needed for council roads to become flooded
- Lack of affordable housing means those with lower income have to leave the area
- Lack of additional support for the elderly, vulnerable and people with additional day-to-day support needs

8. Priorities

The Priorities that came out in the community engagement were:



8.1 Homes

Housing in Strathnairn comes in many shapes and sizes and in ages spanning hundreds of years of Scottish history. It is possible to find renovated ancient croft cottages, 70's community housing, old castles, bungalows, farmhouses as well as modern architectural designs. However, increasing house prices, lack of smaller homes and limited facilities makes it difficult for young people, older generations, and those with additional support needs, to stay in the community.

There has been a relatively high number of new houses built within the local area over the past 20 years, with distinct groups at [Farr, Inverarnie](#) (9), Daviot, and the Balnafoich-Daviot road. However, few of these new houses have specifically tackled the more recent issue of affordable housing. Isolated examples do exist of Alban Housing at Inverarnie beside Farr Community Hall and the [Communities Housing Trust's](#) (11) housing in Daviot and Inverarnie.

In addition to the lack of housing, facilities and necessary infrastructure may also be influencing housing opportunities for the community. In the 2011 census there was a slightly lower proportion of people aged 75 and over, compared to the Highlands and this may be due to the lack of services available for this age group accessible from the community. The CAP identified a need for a small number of affordable housing in and around our existing settlements, in combination with investment in schools, health, and infrastructure to ensure all age groups have access to the facilities required.

To deliver these aims, a concerted effort will be needed rather than relying on any single initiative. The Community wishes for housing which meets the needs outlined above but is also in keeping with the rural character of the area's natural surroundings, eco-friendly and efficient.

A detailed and independent 'Housing Need Assessment' should be carried out by an approved body (such as the Communities Housing Trust) before embarking on any housing project in the area. This will determine the need, mix, volume, locale etc.

There is already identified opportunity in the [Inner Moray Firth Local Development Plan 2](#) (9) for housing developments (mixed tenure) associated with the villages of Farr and Inverarnie. There would also be opportunities for infill in other small villages and developments along the major transport artery of the A9 (Map 3, 11.2, 11.3).

Everyone, regardless of age, needs to be able to access a home that:

- They can afford
- Is energy efficient, low carbon and has low running costs
- Fits in sensitively within the local environment
- Has the potential to be adapted
- Has low impact on biodiversity
- Connects to appropriate infrastructure and community facilities
- Has access to land suitable for food growing/fostering self-sufficiency

NPF4 POLICY ALIGNMENT

Policy 15: Local living and 20-minute neighbourhoods.

Policy 16: Quality homes.

Policy 17: Rural Homes.

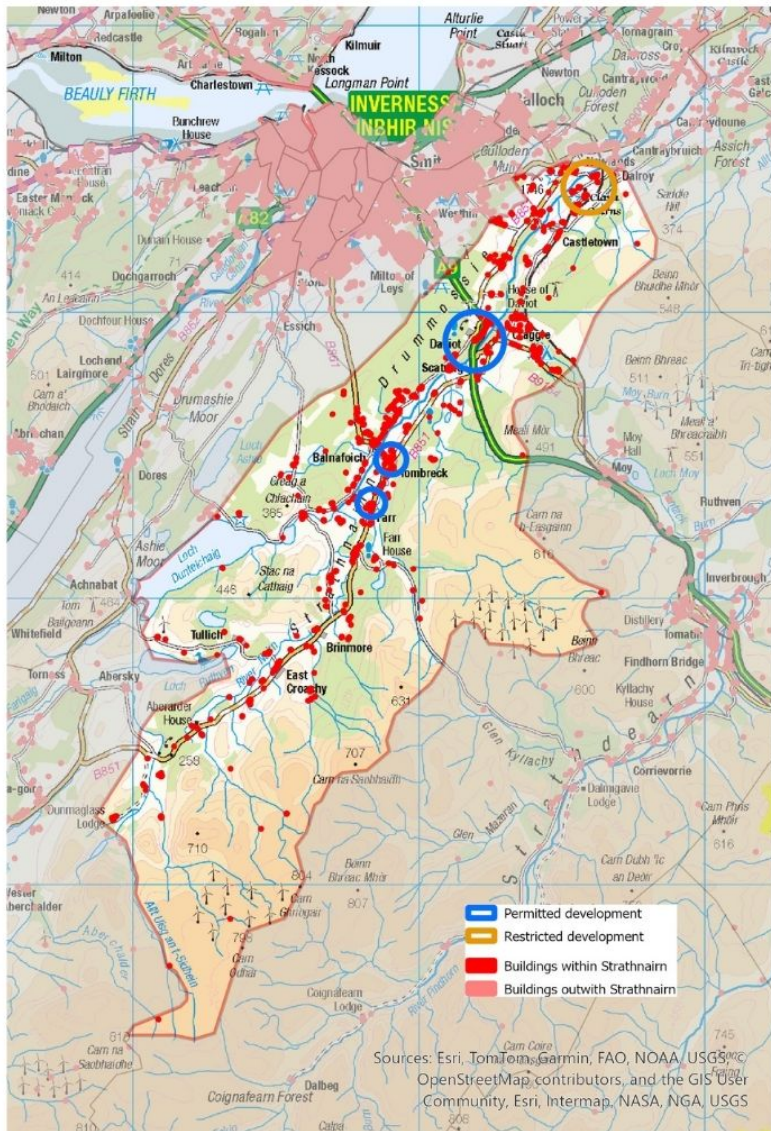
HOIP 2017–2027

Theme: Infrastructure (affordable and accessible housing, better awareness and co-ordination of public transport, developing the market)



Photo: Jonny Porteous

8.1 Homes



The Community would wish to be party to the choice of the style of any housing developments, which should fit in with the natural, historical and architectural forms already present in the Strath surroundings. An appropriate form of affordable housing could include short terraces (max. 5 houses such as in Croachy), detached and semi-detached houses or repurposed buildings (schools, churches).

It is also not appropriate to put in housing in this rural area without access to appropriate growing space and opportunities for self sufficiency and resilience. If shared/common, this would include very local and walkable allotments of community gardens or own garden space suitable for growing.

Finally, Strathnairn is home to a number of people with additional housing support needs who have extremely limited options for independent living in and around the Inverness area. The only way to provide people with life choices is to ensure a variety of housing opportunities in and around the Highlands, including in rural areas such as Strathnairn. This not only gives an opportunity for people to remain close in their area of choice but also may provide employment for people providing support in such accommodation. The need for supported housing in Strathnairn is significant and must be considered when planning for development.

Classification in planning

In terms of housing and development, we as a community wish to remain a rural area. In the local plans there is a reference of Strathnairn as are (even though we are classed as hinterland to Inverness; nonetheless, as a community we want to retain a distinct rural character). We are looking for meaningful connection but not coalescence. We want to retain the ability to move around, travel, have a degree of independence in movement, and access to urban facilities, but are looking to retain unique characteristics of the individual villages and settlements regions, set apart from each other, and distinct separate from the city of Inverness. One of the means of achieving this would be preserving the existing moorland and woodland separating Strathnairn from Inverness as “green belt”, either by means of legal protection or community buyout.



Photo: Justyna Szczachor



Housing priorities

Community Priorities

Preserve the Strath's rural-rich landscape, habitats, and agro-cultural and forestry character when considering any new development

New builds to be suitable, energy efficient homes for people with ties to Strathnairn to live.

New builds should be tightly clustered around existing settlements to avoid losing its rural nature.

Enable residents with additional living needs to live independently in appropriate accommodation with the right support and be near their families; allowing safe participation in community life/activities

Stop development in areas where existing residents are suffering from over-development (water quality, flooding, overused access tracks, damage to existing water, sewage pipes, broadband, etc)

Appropriate areas would have public transport links, amenities (shop, community facilities), safe road access for walking and wheeling (such as 20mph areas, kerbing)

Planning and HwLDP Priorities

Any development must be accompanied by investment in public transport connections, sustainable travel networks, community wellbeing, schooling, and protecting the rural roads.

All developers must meet the 10% affordable housing requirement with no option to commute

Ensure green belt area separating Strathnairn from Inverness, and the Monadhliaths in the south, are respected and not developed, (e.g., Bogbain, Culloden Moor, Daviot Woods, Inverarnie Woods and Tomfat Woods, vast moorland North of Inverarnie woods, and the Monadhliaths).

Consider road access (no up-grading roads to develop), no large businesses or excessive holiday homes with poor road access/facilities (e.g. Torrdaroch road)

Enable planning for community-led development of supported accommodation on community land

Protect existing housing from effects of inappropriate overdevelopment when granting planning (water supply/drainage). E.g., halt any further development in Culloden Moor area until water pressure and drainage issues have been resolved.

Stakeholders

- Housebuilder(s)
- Highland Council
- Scottish Government
- Planners
- Landowners
- Developers
- Landlords
- Housing Association
- Communities Housing Trust
- SCC
- SDC
- SCBF
- SEPA
- Home Energy Scotland
- Scottish Water
- Affordable Housing Association

Examples of potential initiatives

Create a housing working group to work on funding and planning for affordable housing

Facilitate community buyout of green belt land
Solar panning on community buildings and houses.
All new builds to incorporate swift bricks.

Terrace house (like Croachy, Forestry cottage style) along from Daviot West to Balnafaich, Inverarnie, Farr.

Create a housing working group to work on funding and planning for supported accommodation

Council-funded supported accommodation

Private business supported accommodation in the community

8.2 Services and Facilities

Community Owned Buildings

The most prominent community-owned buildings in Strathnairn are the two volunteer-run community halls: Strathnairn (Daviot) Hall and Farr Community Hall. Both host a range of community-led and other activities and events.

Farr Community Hall was recently undergoing some refurbishment (2024 to 2026) with the aim to increase the hall's community space availability. The hall's weekly 'What's On' schedule reflects a vibrant community with many community led activities, geared to all ages and backgrounds including: Toddlers, Senior Lunch Club, a weekly Community Cafe, fitness classes and a thriving traditional music school. The space is utilised by Highlife Highland Mobile Library as there is no public library in the area. It is also utilised by the Post Office, a local fish merchant and a fish and chip van which all visit the Hall regularly. Work on Farr Hall addressed community feedback with the majority of residents wanting to utilise and improve current assets rather than build new ones. This aligns with sustainability, conserves resources and reduces waste, while maintaining greenspaces in the community. Funding for these upgrades have been through the Strathnairn Community Benefit Fund (SCBF).

Strathnairn Hall has been identified as needing hall improvements and the local community are very keen to keep it as a community space; consequently work on this is underway.

Existing church buildings, such as Daviot Church and St Paul's, in addition to functioning as a place of worship, are also available as a community space and have been utilised for meetings, concerts, crafting and other events.

More recently, in 2024, the community took on ownership of the historic Dunlichity Church and its graveyard, through [Strathnairn Heritage Association](#) (12). It is envisaged that in time this building will become part of a heritage trail. There are two play parks, various woodlands, including community owned woodlands, and there are a number of popular lochs preserved and used by wildlife, locals, and visitors. Clava Cairns and Culloden Battlefield attract a large number of visitors, and the scenic landscape throughout Strathnairn is valued by many.

NPF4 POLICY ALIGNMENT

Policy 15: Local living and 20-minute neighbourhoods.

Policy 21: Play, recreation and sport

HOIP 2017-2027

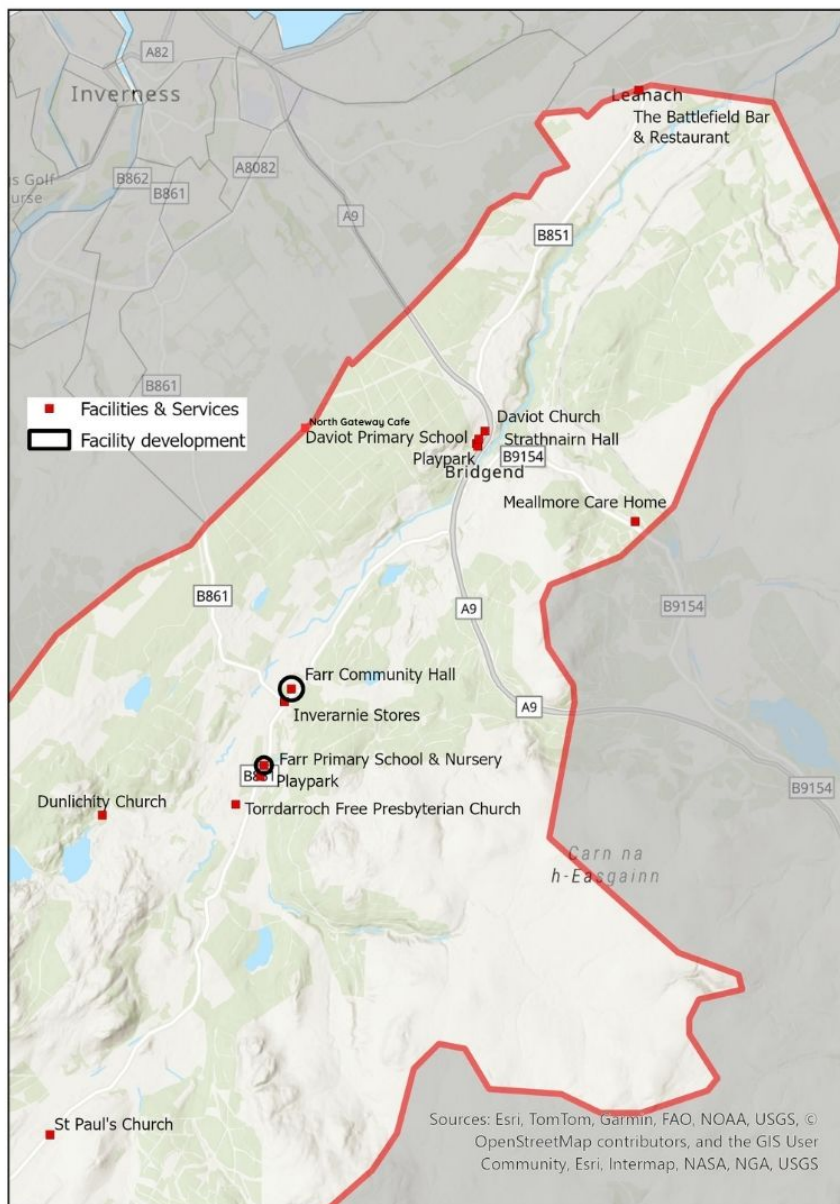
Theme: Infrastructure (community transport Investment and Support)

Community safety and resilience.
Mental health and wellbeing



Photo: Beth Rose

8.2 Services and Facilities



Map 4: Current facilities and services

There is no medical practice situated in Strathnairn, with many using [Foyers](#) (13), Culloden, Crown and other GP facilities for primary health care. Most other key medical services are accessed in Inverness. In challenging weather conditions, such as winter or flooding, these journeys can take considerably longer or become cut off.

[Daviot Care Home](#) (14), located at Meallmore, is a nursing care home for a range of residents. The building itself has a rich history, originally built as a hunting lodge for the clan Macintosh (map 11.5)

An independent shop in Inverarnie has been at the core of the community for many years. Recycling facilities are found at the parking area at Daviot West and Farr Community Hall and a new car charger is available at Farr Hall. Several churches exist within the community including Daviot Church of Scotland, St. Paul's Episcopal Church, and Torrdarroch Free Presbyterian Church. The Battlefield Bar and Restaurant is located on the north-east edge of Strathnairn. and the The North Gateway Cafe is at Daviot Woods.

There are a large number of community-led groups in the area each serving a different purpose, addressing local needs, and delivering a range of opportunities and support (Appendix 10.2).

Several other community needs have also been identified, such as a local gym, pump track, pub, restaurant, and community larder. There is a strong need for an all weather sport facility, which could double up as a hireable event venue.



Photo: Beth Rose

8.2 Services and Facilities

Schools

Strathnairn was historically served by two schools: Daviot and Farr Primaries (maps 11.4 and 11.5)

In 2024, [Daviot Primary School](#) (15) underwent 'temporary' mothballing and was shut to pupils, with subsequent re-distribution of pupils to Milton of Leys Primary and Tomatin Primary. This action, without sufficient local dialogue or engagement, raised concerns amongst parents of a dual nature: why was Farr School not included as a logical alternative, which would have also enabled these pupils to make use of school transport, and secondly, a potential threat on the future of Farr Primary school. A group of parents from the Daviot catchment has since formed and campaigned publicly in seeking a solution through engaging with Highland Council representatives and Strathnairn Community Council. Currently, the Community's position is that the school in Daviot should re-open to accommodate the increasing number of children in upcoming housing developments along the A9. In the interim, it is felt that incorporating children from the Daviot East area and further into Farr would go a long way towards improving community cohesion and involvement of community residents on both sides of the A9, and enabling all children within the geographical community area to use school transport, reduce excess car travel, and help towards greener travel.

As of 2026, [Farr Primary School and Nursery](#) (16) is currently the only working primary in Strathnairn. Other primary schools which the community naturally feed into are Bun-Sgoil Ghaidhlig Inbhir Nis, Aldourie, Milton of Leys, Cradlehall and Balloch Primary. These are predominantly determined by the school's catchment across the Strath. Beyond primary level all secondary school age pupils must travel to Inverness, feeding into Inverness Royal Academy, Milburn Academy and Culloden Academy. Further education facilities in Inverness are delivered locally through the University of the Highlands and Islands and its associated Inverness College. Transport is provided for all primary and secondary stages within their catchments.





Services and Facilities Priorities

Community Priorities

- Community resilience facilities
 - Accessibility in main halls with generators, kitchen access, and internet
 - Flood prevention projects
 - Winter fuel supplement
 - Community care for those in need
- Provision of more services and facilities associated with and around/proximity Farr Hall
 - Library
 - Multi-use sports facility outdoor
 - Indoor gym facilities
 - Community markets/shop access
 - Off road cycle access – MTB trails/Pump Track
 - Community sauna
- Enable children from Daviot East access to Farr School as their local community school, within reason in line with the community council area
- Close Daviot Primary school and priorities the building for the benefit of the community.

Planning and HwLDP Priorities

- Acquire land around current facilities
- Revision of school catchment areas / consultation with local community
- Potential transfer to community ownership of the current Daviot Primary School building
- Designate land surrounding Farr Hall as prioritised for expansion of community facilities, subject to community buyout
- Ensure cycling options are incorporated into planning
- Extension of care services to incorporate area
- Accessible library facilities for the community

Stakeholders

- Community Hall Trustees
- Planners
- Highland Council
- Community Council
- Council and Community Planning Partners
- Highlife Hihgland
- Developers
- Community
- Sports Scotland
- Parent Council
- Working Group(s)
- Scottish Government
- Private sector
- Public Sector
- HITRANS

Examples of potential initiatives

- Set up a charity based on a Community Care Model
- Decide what we need as a community (all weather pitches, gym, pump track, sauna)
- Sustainable finance for projects.
- Financial input and requirements for facilities,
- Support and sustain for future generations a local shop that is available and accessible.
- Review usage of Daviot Primary and engagement on best use of building

8.3 Local Economy, Culture, and Heritage

Local economy including food production

There is a natural shift towards and interest in securing a local supply of produce, skills and services. We have seen an influx of skilled workers who provide services to the local community and include: joiners, fencers, tree surgeons, plant operators and landscapers, hairdressers, child care providers and food outlets, to name a few.

The community is rich in crofters and farmers, and it is possible to buy local pork, lamb, turkey, beef, eggs, bread, honey, and vegetables. A popular local produce market has been run at Farr Hall. There was interest amongst visitors and stallholders to make it a regular occurrence, giving local producers an opportunity to sell their produce. More recently, there has been significant pressure on farmers to sell land for development. This is a worrying trend in our community. Despite being so close to city amenities, we are acutely aware of how important food sovereignty and other aspects of self-sufficiency are to our community. We are frequently affected by adverse weather and other emergencies, necessitating local resilience.

There is a community allotment available to rent at Farr Estate which is run by a local group (Fearnag Growers). This is a well used space, not only for food production, but also facilitating local cohesion, cultural growth and Gaelic language promotion. A community market garden could generate more food and provide local jobs and support people's wellbeing.

Furthermore, a seed swap, based at Farr Hall, takes place in the growing season. For two years, growers have shared commercial and self-saved seed, with the latter being extremely popular. This shows an interest in an aspect of seed and thus food sovereignty and much further work could be instigated to build this locally.

While these are notable enterprises, the community is aware of more need for securing the economical and cultural future of our area. Farmers need security of their land, individuals need access to land for small scale business, small scale farming enterprises, all in an equitable manner. The whole community needs a further space and enterprise to produce food, compost and seed on a sharing basis.

NPF4 POLICY ALIGNMENT

Policy 15: Local Living and 20-minute neighbourhoods

Policy 25: Community wealth building

HOIP 2017-2027

Theme: Poverty Reduction
community Participation & Dialogue
Infrastructure
mental health and wellbeing



Photo: Farr Gala 2025.
Justyna Szczachor

8.3 Local Economy, Culture, and Heritage

Cultural and historical sites

Strathnairn has a wealth of cultural and historical heritage. Sites include the famous [Clava Cairns](#) (17), a group of three cairns located at the north east edge of Strathnairn (map 5 and 11.6). A hugely significant and exceptionally well-preserved prehistoric site which are maintained by Historic Environment Scotland and attracting international visitors, Clava Cairns is a well-preserved Bronze Age cemetery complex of passage graves of ring cairns, standing stones, and kerb cairns. It is a fantastic example, open to all, of the distant history of the Scottish Highlands, dating back about 4,000 years. Clava Cairns are part of a series of significant, but less well known, ring cairns that stretch all the way up through the community. Other ring cairns can be found at Daviot, Gask, Tordarroch and Farr. Tordarroch and Loch Ruthven are both areas possessing a significant concentration of items of archaeological interest.

Strathnairn wraps around [Culloden Battlefield](#) (18), maintained by the [National Trust of Scotland](#) (19). This is one of the world's most intact battle sites and rightly recognised as being of national significance. It attracts an increasing number of visitors to the site due to its historic significance, with a phenomenal [374,000](#) (20) visitors in 2024 and offers panoramic views from the site across and beyond the Strath. Recently, it has become known that one of the proposed windfarms in Strathnairn will now feature in this view.

Associated with the Battle of Culloden was the Moy Riot; a monument to which (see photo) stands in a forestry plantation and is accessible from a layby on the A9.

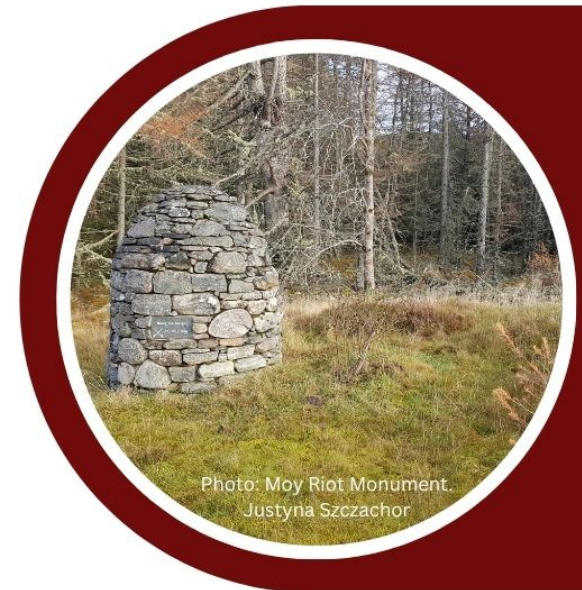
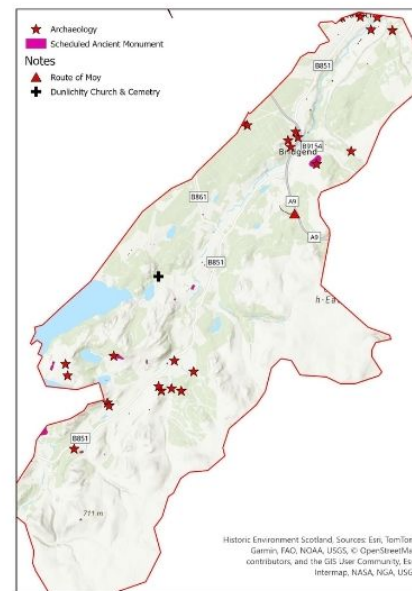
A famous War Memorial at Craggie, which annually serves as a meeting place for memorial celebrations of war veterans.

Dunlichity Church was purchased as an asset transfer by [Strathnairn Heritage Association](#) (18) who seek to record, recognise, and preserve local heritage, knowledge, culture information, and historical sites for future generations. It currently serves as an archive centre and is undergoing extensive repairs to make it a functional meeting and archive space (map 11.4).

There has been an interest in forming a conceptual Strathnairn Heritage Trail. This trail would encompass many archaeological and historical sites, provide information and context to our local community's past.

Gaelic

Strathnairn has experienced a strong resurgence in the Gaelic heritage and language which is entwined with the land. Of the total population of Strathnairn, over [6%](#) (21) speak Scottish Gaelic, which is listed as 'definitely endangered' in the [UNESCO Atlas of Endangered Languages](#) (22). In the category for 15 years of age and under, [14.4%](#) (21) can understand, speak, read or write Gaelic. Regular language groups, lessons, and events are held within the community in Gaelic.



Map 5: Archeological and major cultural sites

8.3 Local Economy, Culture, and Heritage

Tourism

Strathnairn, due its geographical location and natural beauty, serves as a destination within the Highlands. Due to the proximity to Inverness and Culloden Battlefield, our community has a large proportion of private holiday lets which are used robustly throughout the year. We are a popular destination for outdoor sports and leisure, including wild camping, hiking, water sports, cycling and bird watching, to name a few. These activities attract tourists from afar, as much as residents from nearby Inverness.

Visitors frequently stop at sites such as Clava Cairns, Littlemills Woods (with the Esker trail) and Loch Ruthven (RSPB site) but we do not have major tourist facilities such as parking facilities, toilets, shops or visitor centres.

The existence of tourism in our area presents both significant opportunities as well as challenges to local residents. There is no doubt that enterprises such as private holiday lets are a valuable income stream, There is demand for businesses such as cafes, a larger shop, camping and campervan accommodation and facilities such as toilets. Such facilities would no doubt be robustly used by locals and visitors alike, as demonstrated by the example of the North Gateway Cafe which is thriving.

Challenges include inappropriate parking, dangerous driving, wildfires from unsafe camping practices, littering, noise and other antisocial behaviour from some campers and occasionally in private holiday lets as well.

Our community would ideally reach a point where tourism in our area is sustainable, gives income opportunities to locals and does not negatively impact our residents, wildlife, or environment. Ideally, small local businesses would be supported, any new facilities built in a sensitive and respectful manner and our area would remain able to attract visitors with its calm, rural unspoilt landscape and access to a variety of natural resources such as clean air, water, quiet roads, natural woodlands, protected trails, pristine cultural sites and its plethora of biodiversity.

Places of worship

Within Strathnairn there is a chioce of places of worship of Christian denominations, used by a fair proportion of the community. St Paul's Church, Tordarroch Free Presbyterian Church and Daviot Church function as active places of worship as well as meeting and cultural spaces. Farr Hall hosts a Sunday school for children.



Photo: Jonny Porteous



Local economy, culture and heritage priorities

Community Priorities

- Obtain community ownership of a variety of assets (particularly land) for economical, recreational/sports, educational, and cultural purposes
- Consider community acquisition of important cultural and heritage sites
- Support local small business and create local employment opportunities
- Promote local self-sufficiency and growing spaces for food security
- Promote sustainable tourism practices with awareness of the impact of holiday accommodation on neighbours, housing, and community
- Regulating summer tourist traffic on local roads, including campervan parking and safety
- Create opportunities for locals to benefit from passing tourist traffic
- Create a conceptual Strathnairn heritage trail connecting heritage and cultural sites
- Protect and preserve heritage sites from industry, roads, and other development
- Obtain dark sky status to safeguard from light pollution, allow stargazing, and protect night time wildlife,
- Acquire community land strategically in order to prevent “housing creep” of mass developments from the Inverness direction into Strathnairn
- Protect the single track roads to allow those who work the land and area to not be threatened by dangerous, increase traffic.

Planning and HwLDP Priorities

- Maintain rural roads with appropriate passing places to ensure locals, visitors, and wildlife are protected from industrialisation and avoid disruption (and ensure the twin tracked travel corridors of the A96, A82, A86 as used for HGVs and travelling traffic).
- Protect recognised cultural, heritage, and naturally biodiverse sites from development or destruction by industrialisation
- Protect public access to these sites by supporting creation of paths and supporting landowners to create such access
- Support planning permission for small, local business and their facilities.
- Favor small, local businesses over large franchise businesses when developing facilities in Strathnairn (e.g. shops, cafe, restaurant, etc)
- Support community ownership of land for community food production,
- Strict consideration when considering planning permission/change of use for holiday properties (placement, impact on the community, housing needs, adequate facilities).
- Road safety to ensure vehicles share the road with all road users (see examples)

Stakeholders

- Highland Council
- SCC
- SDC
- SCBF
- Community Groups
- Local businesses
- Skills Development Scotland
- Visit Scotland

Examples of potential initiatives

- Create a community market garden for growing local fruit and vegetables
- Local markets at halls for producers to sell
- Create heritage trail
- Maintain a local shop that is accessible for users.
- Adequate signage of passing places for visitors to experience the tranquility of rural roads.
- Create maps of wildlife corridors, woodlands, and rivers to protect the charism and agricultural livelihood of the area
- Community employment of people to help facilitate facilities, information, and events (eg. markets).
- Lower speed restrictions to ensure people, livestock, wildlife and livelihoods are safe. e.g., 20 mph past houses, regular bus stop places and high incident areas, 40 mph sections for large sections of road).
- Increase signage of farm, sheep, deer on roads.

8.4 Sustainable Travel

With the ever-increasing number and size of HGVs, pickups, and vans due to the rapid expansion of wind farms, hydro scheme developments, and associated major infrastructure, there has been a decrease in people choosing to using active transport on those routes. Unsurprisingly, several serious road traffic accidents have occurred in recent years.

Those wishing to travel who do not have a vehicle, including people needing to access non-emergent medical facilities or services other than emergency services, have to rely on friends, neighbours, or use the community owned bus / car which utilises volunteer drivers. Strathnairn Community Access & Transport Association (SCATA) was formed in 2004. SCATA exists as a charity to provide transport services for individuals, local clubs and groups, sports groups and community initiatives, Farr Primary School and other charities. SCATA, in absence of reliable public transport, provides a vital link for members of the community.

Roads

The main arterial road through the community, and giving access to a string of ribbon settlements along its length and other routes, is the B851 from Dunmaglass to Daviot, and then from Daviot to Clava Cairns; intersected at Daviot by the A9. This is a heavily trafficked route, and results in constant need of repair. This can be principally owing to damage by high volumes of traffic; a disproportionately high number of heavy goods vehicles for the classification and make up of the road; and severe/seasonal weather conditions associated with the Strath. Generally, roads in Strathnairn are single track. The Tordarroch bridge has repeatedly been damaged by HGVs attempting to cross it, resulting in it being closed for considerable lengths of time.

NPF4 POLICY ALIGNMENT:

Policy 13: Sustainable Transport.

HOIP 2017 – 2027 Themes:

Community safety and resilience;
Mental health and wellbeing.
infrastructure
community Participation & Dialogue

HwLDP POLICY ALIGNMENT:

Policy 56: Travel
Policy 77: Access to the Outdoors



Photo: Kaitlyn Sutton

Public transport

Public transport is extremely limited with the area poorly served by public or commercial transport links. For example: there is an infrequent bus run by The Highland Council along the B851 from Whitebridge to Inverness Bus Station via Inverness Royal Academy. However, this service runs infrequently, mostly on school days and is often cancelled. Similarly, a new service to transport the community into Inverness from Leanach and Nairnside, was not openly published, and then shortly withdrawn recently. Transport from Culloden end has connections Westhill and Balloch but it does not operate at times when it would be useful for residents or tourists alike.

The nearest train station is Inverness, from where important connections can be made to Edinburgh, Glasgow, Aberdeen, Wick, and Kyle of Lochalsh. Parking around the train and bus stations is limited and has a negative effect on people's choice of travel.

However, there is known to be an existing platform at Daviot; no longer operational but which has the potential to take locals to Inverness by rail, or indeed connect them to the South.

Active travel

There are only minimal sections of designated footpaths or cycle tracks, typically associated with settlement, but most certainly not found at all. Moreover, existing shared use off-road routes are often fragmented, don't lead anywhere useful or are subject to occasional non-compliance with the Scottish Outdoor Access Code. Therefore B Class and minor roads are jointly shared with a diverse range of users: meaning everything from pedestrians (of all ages), cyclists, horse riders, wheeled, and the wider farming community all need to share road space with residential and commercial traffic with many users showing little awareness for sharing the road with non vehicle users.

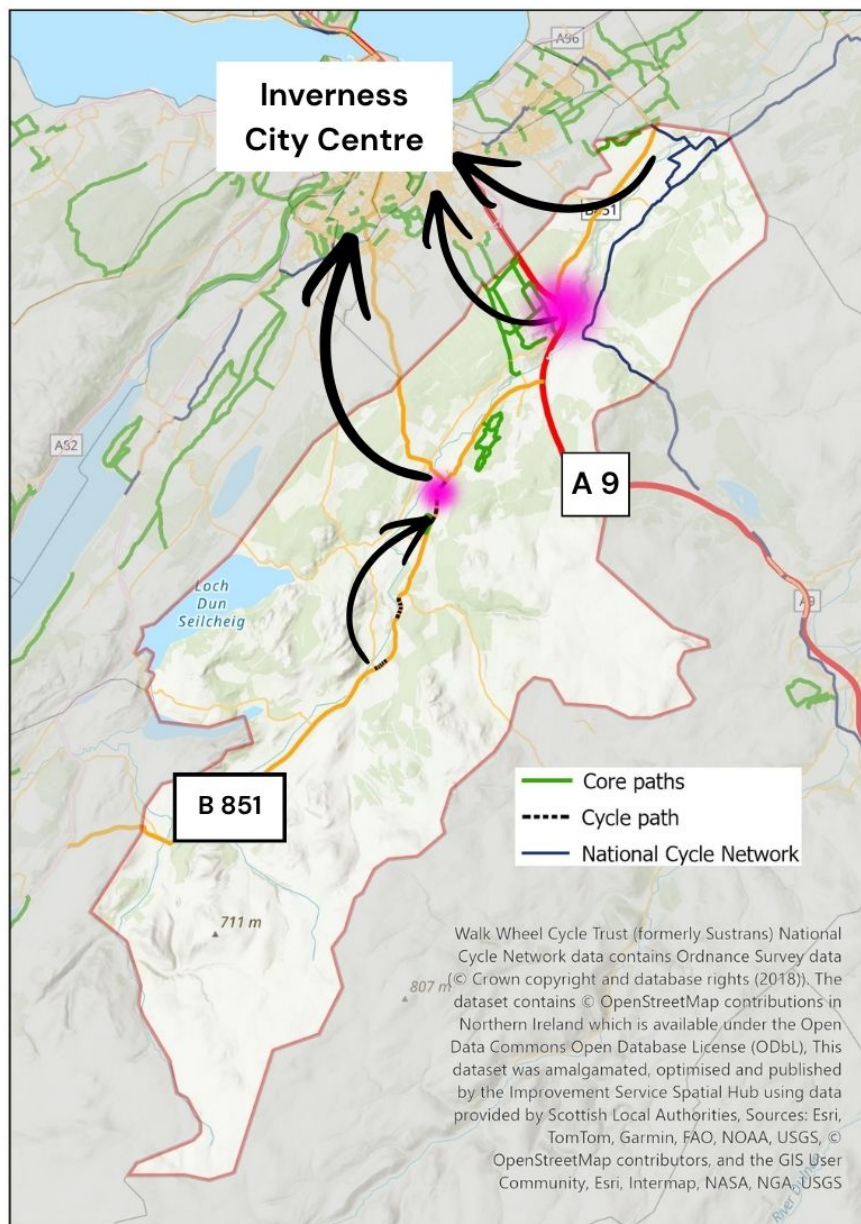
There is an attractive option of woodland tracks, including sections of General Wade's Way, connecting several areas to Inverness off-road, therefore offering safe and interesting commutes. However, the connections to those from the rest of Strathnairn are patchy.



Photo: Beth Rose



Public transport development priorities



Map 6

Bearing in mind the existing public transport connections, housing developments, active travel routes, and community facilities, it is proposed that two natural transport “hubs” would emerge, connecting residents to Inverness and A9 South, with active travel, motorised and community transport feeding into them. These “hubs” place themselves naturally in Inverarnie and Daviot (either West, by the church, or East, by the War Memorial – both currently have active bus stops). This solution would require restructuring of active travel routes, parking, safe crossings of major roads (e.g. A9) and bus stop infrastructure.

Map 6: Public transport proposal. Core paths and existing shared use paths and National Cycle Network route within Strathnairn. Conceptual public transport connections (arrows) between distinct areas, proposed Strathnairn transport hubs and the City of Inverness with particular focus on:

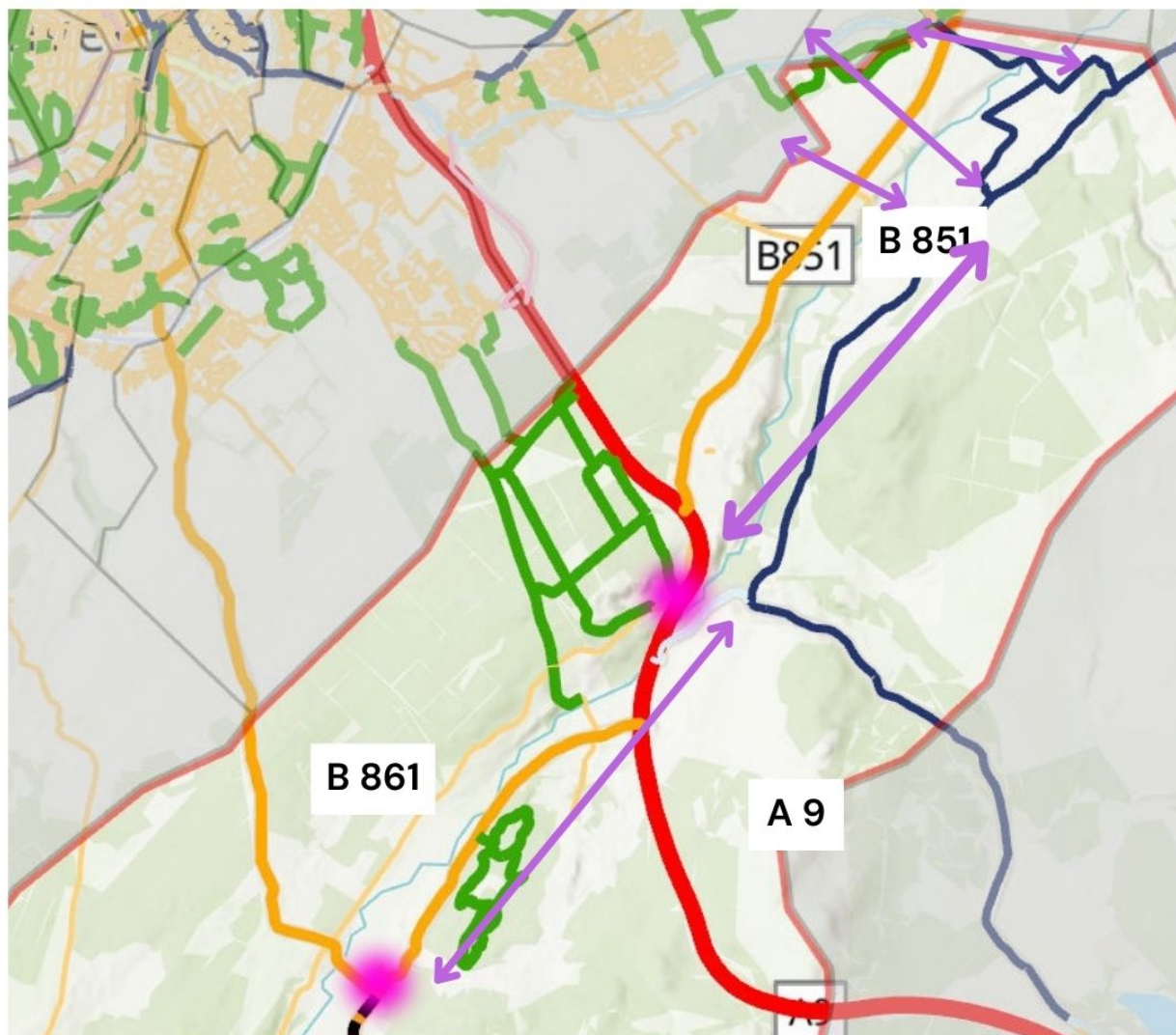
- effective transport “hubs” with frequent public transport to Inverness and to the South of the A9.
- connecting the area West of the A9 along the B851 to said transport “hubs” with a potential role of community transport (such as SCATA)
- better public transport from the Culloden end of Strathnairn into Inverness City Centre

**Transport hub –
Inverarnie and Daviot**

**Crucial public transport
connections between
strategic travel hubs**



Active travel development priorities

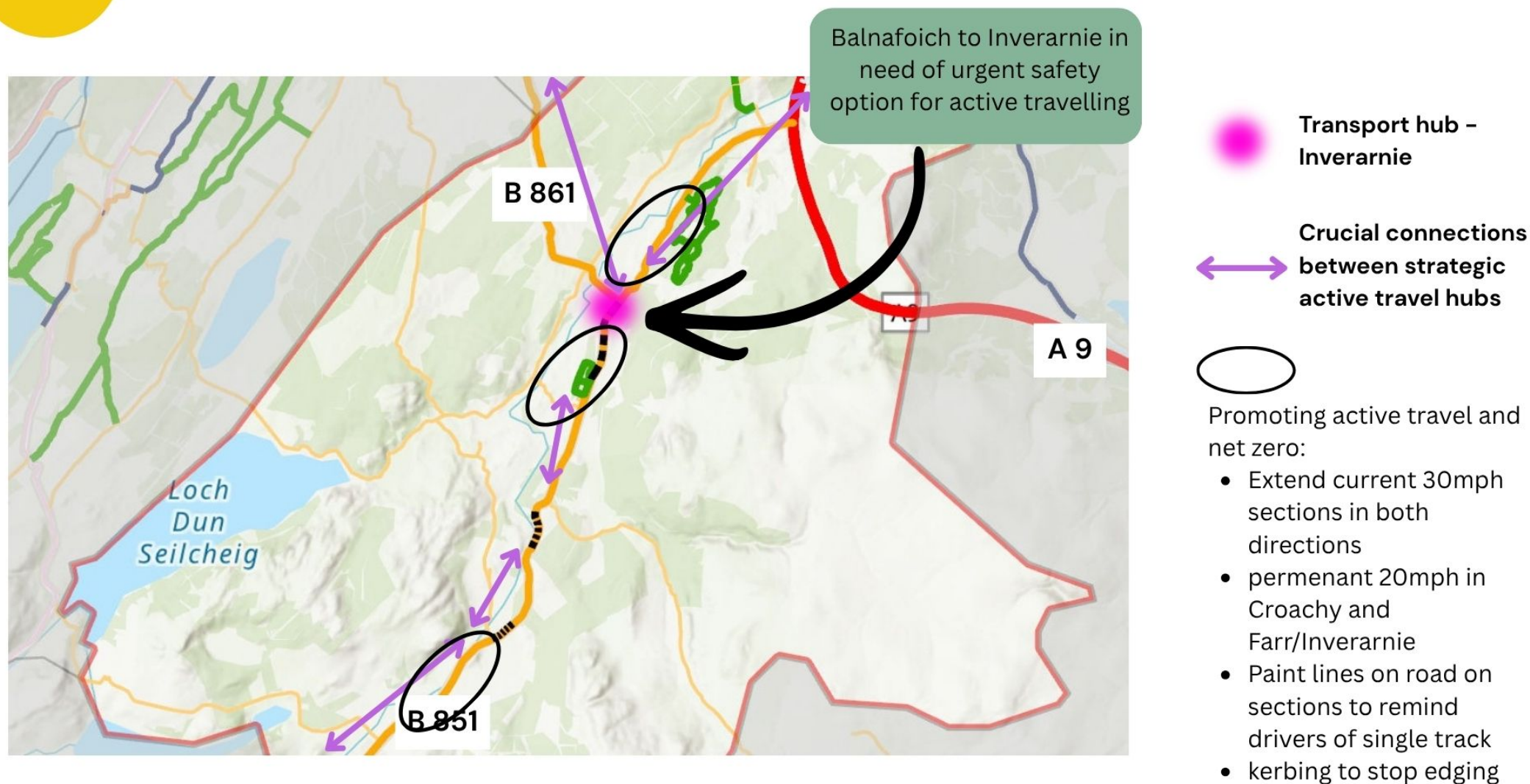


Map 7: Conceptual vision of active travel connectivity improvements – East of the A9. Particular focus on:

- Improving active travel links from Nairnside, Castletown and Culloden Battlefield areas – addressing issues such as overgrown paths, speed limits, and narrow roads with increasing housing developments
- Enabling safe active access to Daviot (Community Hall, playpark, school) for residents along the B851 East of the A9
- Connecting Daviot East to Inverarnie via off-road active travel route



Active travel development priorities



Map 8 Conceptual vision of active travel connectivity improvements – West of the A9. Particular focus on:

- Connecting up off-road travel routes West along the B851 to Farr Village and Inverarnie
- Connecting the Community of Daviot East with an off-road travel route to Inverarnie
- Improving the section between Inverarnie to Balnafoich in particular (dangerous blind bend) and onwards towards Inverness



Sustainable Travel Priorities

Community Priorities

- Provide a consistent active travel (cycle, pedestrian, horse) network around our local communities, prioritising connectivity between hubs, facilities and amenities.
- Prioritise groups of people who don't use care in planning for travel connections
- Foster community cohesion by allowing all groups easy and safe access to community facilities and hubs
- Establish, maintain and improve a safe active travel route to Inverness as an alternative commute/access to facilities
- Connect up windfarm tracks for cycle/hacking; to each other and to the community.

Planning and HwLDP Priorities

- Create a traffic-free shared use path between Daviot East and Inverarnie along the B851
- Create traffic free shared use paths between Farr village and houses in the Sockich bend area
- Create safe off-road access between Daviot East and West to enable Nairnside residents access to Strathnairn hall
- Plan an off-road route between Nairnside and community facilities in Daviot East to serve multiple young families living in clusters of housing along the East part of the B851
- Secure RoW use of path from B851 to unclassified road leading to General Wade's route through Daviot woods
- Ensure green belt protection of Daviot and Inverarnie woods with access to General Wade's route
- Incorporate kerbing to minimise damage to soft verges and protect waterpipes, broadband, and sewage network that run beside the roads.

Stakeholders

- Highland Council
- SDC Active travel group
- HITRANS
- Sustrans
- RoW society Scotland
- Highland Council
- developers
- SDC active travel group
- Paths for All
- SCATA
- BEAR
- SSE
- SCC
- SDC
- Any developers and new industrial bodies active in the area or utilising the road to access their business/project.
- Transport Scotland
- Scottish Government

Examples of potential initiatives

- Continue talks with landowners regarding possible active travel routes
- Contact RoW Society to clarify access to off road paths in Bogbain, Nairnside and Culloden Moor areas
- All development which requires more than 5 HGVs must have them fitted with a tracker



Sustainable Travel Priorities

Community Priorities

- Improve public transport options for all residents with priorities being: Daviot to Inverness, Farr to Inverness, Culloden and Nairnside to Inverness
- Construct and maintain all roads with respect for most vulnerable, such as non-motorised, users
- Regular maintenance of rural roads to a safe and acceptable standard
- Minimising industrial use of our rural roads, and when this is unavoidable, HGV's and contractors to use roads with respect for locals' safety
- No major upgrades to roads unless major safety issue (single track roads, dualling etc)
- in light of dualling of the A9 and the projected increase in traffic, we will be left with 2 dangerous right turns crossing 4 lanes of traffic. This is not only dangerous but also effectively divides the community in 2 as many more vulnerable users will not cross the A9 for that reason

Planning and HwLDP Priorities

- Highland Council prioritises Strathnairn in planning a regular, reliable and accessible public transport service between Inverness and: Daviot East, Daviot West (along A9), Culloden Moor, Farr and Inverarnie and Croachy (map 6)
- all new and upgraded roads to be accompanied by provision for off-road use, or an alternative route nearby
- Majority of traffic directed to current A class roads (travel corridors - map 11.8)
- no plans to upgrade narrow or single track roads for the purpose of directing industrial or major construction traffic
- incorporate more speed limits in populated areas and plan for effective enforcement
- reassurance that the 2 junctions crossing 4 lanes of traffic at Daviot Church and with the B851 (Fort Augustus turn-off) will be made safe

Stakeholders

- Highland Council
- SDC Active travel group
- HITRANS
- Sustrans
- RoW society Scotland
- Highland Council
- developers
- SDC active travel group
- Paths for All
- SCATA
- BEAR
- SCC
- SDC
- SSE
- Any developers and new industrial bodies active in the area or utilising the road to access their business/project.
- Transport Scotland
- Scottish Government

Examples of potential initiatives

- Expand SCATA bus – allow private transport to connect residents with crucial facilities and other transport hubs, particularly including Nairnside and Daviot East
- Fund, create and run a hybrid dial-a-bus minibus service to “plug” holes in public transport between areas which are understandably difficult to connect with buses
- Get South Loch Ness area added to the Active Travel Masterplan Area (Inner Moray Firth Sustainable Transport Network).

8.5 Community Connections

Geography and demographics

With the A9 as a major trunk road, splicing through the Strath, coupled with an incremental expansion in all directions of the bordering city of Inverness, there are several intersecting routes of access to Strathnairn along its length. Consequently, the demographic of Strathnairn and its relationship with the neighbouring city has changed from past times. With its relative ease of access to work, training opportunities, and services within an urban setting, it is now distinctly 'home' to both rural and urban workers; based locally or much further afield. As everywhere, Strathnairn welcomes a plethora of people, the community of native Strathnairners and their descendants lives alongside people who have made the area their new home, often in relation to the above work opportunities. Resultantly, just as many people live in commuting settlements around Daviot, Farr, Nairnside and Leanach as in remote, distant farms, crofts, villages and estate houses.

This geographic and demographic profile results in inequality of access to community facilities between the East and West side of the A9, both in terms of transport options and the availability of community facilities and services. This is in need of urgent addressing as people of all generations report lack of access to safe travel routes, recreational areas, services and facilities which the community does or could provide, given better general connectivity within the community.

Technology and connectivity

Internet connectivity is crucial to everyday life for many Strathnairn residents and becomes even more of a necessity in adverse weather. The proximity of Inverness is deceiving; many residents 2 miles from the A9 regularly get snowed in in winter, many roads are untreated, and delivery vans rarely visit more distant parts of the strath. Despite the urgent need, internet access is not reliable and a number of affordable options are marred with problems. It is imperative for the local authority to aid with providing the technology for modern internet connectivity to all individual households to facilitate remote working, schooling, banking, shopping and healthcare. In particular, both Strathnairn and Farr halls should have infallible access to internet for events, work, during the community cafe, in the event of emergencies and also to improve technological literacy of residents who need it most. The halls would benefit from having online and offline access to a variety of resources and documents, including this Local Place Plan, meeting minutes and others, available to the public.

NPF4 POLICY ALIGNMENT

Policy 24: Digital infrastructure

Policy 15: Local Living and 20 minute neighbourhoods

Policy 21: Play, recreation and sport

HOIP 2017-2027

Theme: Infrastructure (digital connectivity)



Photo: Bob Irwin

8.5 Community Connections

Resilience and connection – Community Hub

The community have long requested the halls be used in emergencies such as adverse weather. A generator, internet access, facilities for hot food and drinks and basic shelter and tools would be desirable to facilitate this. Also, a network of community volunteers would go a long way to build connections and trust by helping in adverse times.

Day-to-day, our community strives to live and connect more locally. A local allotment group (Fearnag Growers), based at Farr Estate, makes use of productive gardens, promotes community connectivity through access to skill sharing, practical skill learning and socialising. These innovations reduce greenhouse gas emissions by lowering food miles, builds local resilience for future sustainability, and unlocks further community and business opportunities and infrastructure as identified in [NPF4](#) (p 125, Annex Part 3) (23). There have been calls for building further on this idea and enabling the sharing of other resources locally, such as tools, workspaces and practical skills. It would be appropriate for these enterprises to exist as part of our community Hub. A new community charity/trust who can access assistance and gather funding for land and building acquisition has been discussed and requires stakeholders and interested parties to meet. Community land transfer assets could give options for various means, such as pump tracks, mountain bike trails, community growing, and much more.



Photo: Julie Macrae



Community Connections Priorities

Community Priorities

Creation of a Community Hub with a physical location (Farr Hall) and associated groups and resources, including:

- permanent library
- community resource library with access to community documents
- computer and video conferencing facilities
- work space
- market space
- tool share

Community response ability

- emergency response volunteer team – help with snow clearance, transport etc in emergencies for vulnerable people
- volunteer care and small jobs for vulnerable people
- Emergency response preparedness
- generator at Farr Hall and Strathnairn Hall
- reliable WiFi access at both halls
- equipment to facilitate hot drinks and meals at both halls at times of emergency

Multi-use all weather outdoor facility

- sports facilities, including gym
- outdoor pitches
- skate park
- local mountain bike trails and well-maintained paths

Planning and HwLDP Priorities

- enabling community acquisition of land, including woodland
- development of community land into growing spaces, leisure spaces, educational areas
- allowing expansion of facilities in and around Farr Hall and Strathnairn Hall to meet demands of a Community Hub, within deeds and previous agreements
- explore the provision and of reliable and modern Internet connections to every home and business in Strathnairn

Stakeholders

- Strathnairn Community Council
- Highlands Third Sector Interface
- Highlands and Islands Enterprise
- Highland Council

Examples of potential initiatives

- Resilience building
- Support community organisations
- more opportunities for social activities, hotdesking, home working,
- Set up a community group for land acquisition

Allow spaces at both community halls for market/pop-up shops or business

Better and more reliable Wifi, internet connection at both halls and in private homes

Generate posts within the community – Development Officer, and a Community Network facilitator

Community Land acquisition

Growing spaces/market gardens
Forestry enterprise

8.6 Natural and Rural Environment

A lot can be said and written about the natural environment of Strathnairn. Both natural and man-made ecosystems in the area are extremely valued for their beauty and people have long learned to use the natural capital of fresh air, clean water, wild food, views, grazing, building materials and soils. The other unifying feature of all of our natural capital is that it is felt by the community to be under threat. Many resources we have are sought after by large industries or developers, with little say in the matter by the people whose lives are affected daily by such ventures.

Most Strathnairn residents see a balance to be had when it comes to using our natural capital. We wish much of our land to remain untouched, or indeed rewilded, or used for the benefit of the local people for enterprises, leisure or food production. We welcome innovation and improvements, but not at the cost of living next door to pollution, noise, large volume traffic, destruction and constant uncertainty. We also recognise that, while there are undoubtedly many economic and social needs within our society, many of them result from the destruction of the natural environment. We also understand the potential of natural capital to mitigate many significant problems and see this as a more valuable way to use this existing resource than to extract or degrade it.

Through its proximity to Inverness, but distinctly rural character, the area is a popular destination with people, both locals and visitors, attracted to the natural beauty, tranquillity, stunning wilderness, and rich cultural heritage. Outdoor activity opportunities include immersion experiences of hiking, climbing, mountain biking, cycling, water sports, fishing, stargazing and stalking. The recently developed Scotland's Land Use Strategy vision 2026 – 2045 (24) appears to address some of the issues seen in Strathnairn in terms of land. We are in close community with some of the major landowners in our area and are aware that their concerns and drivers are often different from those of the people who use the land. From our consultation it emerged clearly that the people living in our community have broadly similar priorities in terms of land use and these do resonate with the broad goals outlined in the [document](#) (25).

NPF4 POLICY ALIGNMENT

Policy 1: Tackling the climate and nature crisis

Policy 3: Biodiversity

Policy 4: Natural Places

Policy 5: Soils

Policy 6: Forests, woodlands and trees

HwLDP

Policy 57: Natural, Built and Cultural Heritage



Photo: David Huxtable-Reid

8.6 Natural and Rural Environment

Farming and Crofting

Farming and crofting activities are the mainstay of livelihood for a number of our residents with the land being interspersed in the community (map 11.9 and 11.20). Strathnairn historically used to be an important food supply source for all of the Highlands of Scotland. The train station in Daviot facilitated collection and distribution of crops North of Inverness as well as towards Grantown on Spey. As first settlers marched up the Strath, along the river Nairn, they populated the area with grazing and growing spaces and were known to extract timber and firewood as well as rock and sand. The remains of these enterprises are widely visible on the form of cairns, old walls, stone houses and enclosures and small, disused quarries.

The current Vision for Agriculture sets out to support small and regenerative farming, increase biodiversity and support local food supply chains of high-welfare and high-quality, globally competitive products. This along with numerous other environmental and economical policies should make it imperative that access to land remains intact in this area, and that it does not clash with the interests of absentee conglomerates or profit-oriented or destructive enterprises. Local people and landowners should be prioritised in their ability to access suitable land for food production and incentivised to do so with care for biodiversity, public access, long-term climate and environmental goals for the benefit of everyone, including themselves.

The Strathnairn area contains a considerable amount of land (including other privately owned woods) that could be acquired under the Community Land Asset Transfer which could further support community growing and composting schemes, recreation and local business opportunities and protect the community from development or coalescence with Inverness (e.g., map 11.10). Engagement with the community in the management of invasive species and deer populations has been raised. Strathnairn has been involved with the control of sika to help reduce the risk of crossing with native red deer. This could include the linked promotion of venison as a sustainable, high-quality food source. A commercial community market to increase resilience and reduce carbon emissions is a future potential. Further development of infrastructure that supports a sustainable food economy in an environmentally sensitive manner would be welcomed (and aligns with NPF4 Policies 1, 3, 4, 6 and 32, [HLDP](#) (26) vision and Highland Outcome Improvement Plan (HOIP) Community Safety and Resilience outcome)



Photo: Beth Rose

8.6 Natural and Rural Environment

Littlemills Eskers

The Littlemill / Inverarnie esker complex in Strathnairn near Inverarnie and Littlemill (NH 695352–NH 717377), represents one of the finest assemblages of glaciofluvial landforms in northern Scotland. It is protected as a [Site of Special Scientific Interest \(SSSI\)](#) (27) and included in the [Geological Conservation Review \(GCR\)](#) (28) as the Littlemill Fluvioglacial Landforms site (map 11.21).

These eskers are a key component of Scotland's postglacial landscape heritage, recording depositional processes related to the wastage of the Late Devensian ice sheet.

The site, formally designated in the Geological Conservation Review (GCR ID: 378), is recognized for its national scientific significance. It constitutes one of the most outstanding examples in Scotland of well-preserved glaciofluvial landforms, providing an exceptional record of subglacial drainage systems and palaeohydrological processes. The Littlemill complex offers an exemplary archive of glaciofluvial processes and sedimentary dynamics associated with deglaciation.

Moreover, the quarry exposures at Mid-Lairgs possess considerable research and educational value, revealing detailed internal sedimentary structures and depositional sequences that elucidate the dynamics of the former ice-sheet environment.

The Inverarnie Esker Trail, a marked interpretation route through the forest, enables visitors to walk along ridge crests and observe kettle holes, making it a powerful educational and recreational resource. Tourism is integrated responsibly: trail design minimizes disturbance of geomorphic forms, enabling conservation alongside public engagement.

The protection of the Littlemill eskers is essential for:

- supporting geomorphological and Quaternary research,
- enhancing geoscience education and public understanding,
- preserving the integrity of the postglacial landscape of Strathnairn.

Threats and need for enhanced protection:

- Forestry expansion (especially conifer planting) could obscure ridgelines, reducing the ability to observe and study esker morphology.
- Aggregate extraction (sand/gravel quarrying), historically present in the system, remains a potential threat if not strictly controlled. The SSSI documentation reports past quarry workings.
- Unregulated recreational use (off-trail walking, erosion of crest lines, damage to exposures) could degrade delicate features.
- Alterations to hydrology (drainage, infrastructure) could affect kettle hole water bodies and sub-surface sediment stability.



Photo: Bec Raynes

8.6 Natural and Rural Environment

Waterways

The River Nairn rises from the Monadhliaths and flows through the entire length of Strathnairn to enter the Moray Firth at Nairn. The headwaters of the River Nairn, the Allt Mor and Crom-allt Beag drop steeply down the western slopes of Càrn Ghriogair, their combined waters flowing beneath the B851 road and turning northeast-wards. It is joined by the River Brin, a burn draining Loch Duntelchaig, the River Farnack, and the Craggie Burn near the A9 road crossing at Daviot.

Owing to past geological activity, Strathnairn is home to many inland lochs and lochans plus other unique landscape features. Loch Ruthven is a protected wetland site with a triple SSI status. Maintained by RSPB as a [Nature Reserve](#) (29), it falls to a [Special Areas of Conservation](#) (30), a [Special Protection Area](#) (31), and a [Ramsar site](#) (32); and an area renowned for the rare [Slovenian grebes who use the site to breed](#) (33).

It is at a society's own peril to underestimate the significance of respecting bodies of water in any way possible. The significance of it supporting life is impossible to ignore, as are the many challenges it poses to human structures, including flooding and damage. Management of the water cycle is extremely complex but must be taken into account when radically changing the landscape and the impact of this on a community can not be underestimated. Much of this is acknowledged in the current policies such as the [Fourth Land Use Plan 2026-2031](#) (34), [Scotland's Climate Change Plan 2045](#) (35), and others.

Specific to our community, issues surrounding water management are exemplified by:

- leisure and tourism opportunities, including the challenge of keeping those open to all with appropriate access and not damaging to the landscape and wildlife or disruptive to others
- flooding – both in terms of mitigating flooding which is either natural (flood planes) or man-made through inappropriate building or land management and in terms of preventing flooding in the long term by tree planting, restoring river courses and natural drainage and preserving/restoring natural water storage e.g. peat, lochs
- food production – impact on water of agricultural runoff and the significance of this
- food production – necessity of water to food production for crops and livestock and supporting farmers in utilising this in the most sustainable and economical way
- drinking water – preserving levels and quality of this critical asset (Loch Duntelchaig is a drinking water reservoir)

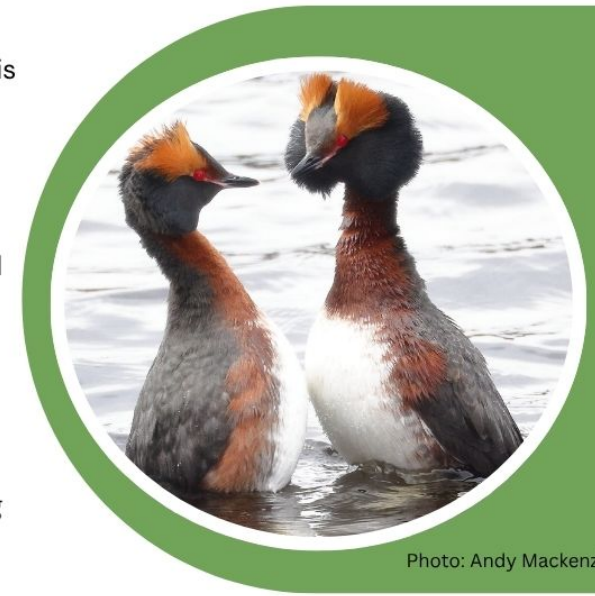


Photo: Andy Mackenzie

8.6 Natural and Rural Environment

Woodland Resources

Daviot Woods and Littlemill Woods are owned and operated by Forestry Land Scotland. Daviot Woods has a privately owned Cafe on site which is well attended and offers views of the surrounding area. Littlemill Woods contains the [Inverarnie Esker Trail](#) (36), part of the [Littlemill Fluvioglacial Landforms SSSI](#) (37) with some of the best examples of eskers and kettleholes in the country. A beautiful piece of woodland kindly managed in a natural way, with paths and board walks, has been shown to support species such as curlews, lapwings, crested tits, Scottish red crossbill, long eared owls, ruddy turnstone, red squirrels and pine martens.

Strathnairn has an active [Community Woodland](#) (38) group which looks after two woodland assets, Milton Woods and School Woods contain over 40 hectares of mixed woodland. Both see regular community events centred around invasive species control and clean ups, and the woodlands provide beautiful recreation areas in return. School Woods in particular is a valuable asset for Farr Primary School, seeing almost daily outdoor activities and educational opportunities for children. A small orchard was planted at Milton Woods and maintained by the community volunteers within the group.

The variety of ancient, regenerated, plantations, and other types of woodlands can be seen on maps 11.11, 11.14, and 11.15)

Nairnside Wood

Nairnside Wood (see maps in appendix) is a privately owned woodland managed by Tilhill. The community has long had a good relationship with the owner of this area who is often present on site and engages with the community in the form of letters, events and informal communication. The forest is in a re-planting cycle for commercial timber planting but has recently also been replanted with oak and Scots pine.

There are numerous walking, cycling and horse-riding routes running through the woodland. Crucially, several link to the General Wade's Way and into Inverness, thus providing a valuable commuting and access route to the city.

The forest holds significant educational and cultural value (see map in appendix), and is a popular site for recreation. The area is also welcoming to and supports a variety of wildlife.

The community wishes, with the support of the landowner, to protect this woodland from development, designate it as a green belt and wildlife corridor and preserve access to this natural, cultural and educational resource.



Photo: Reg Simpson

8.6 Natural and Rural Environment

Peatland

Scotland houses Europe's biggest area of peatland within its mountains and moors. Peatland holds enormous value as a habitat, carbon sink, water filter and flood prevention tool and is recognised as such in various pieces of legislation.

[Scotland's Climate Change Plan 2026-2045](#) (35), [The Environmental Strategy for Scotland 2026](#) (39), [Scottish Biodiversity Strategy to 2045](#) (40), and [Scotland's Fourth Land Use Strategy 2026-2031](#) (34) are just a few recent policies which set out nature-first and protective strategies for Scotland's natural capital and recognise the value of natural ecosystems for humans. Peatland is one of our greatest allies in this and should remain protected as a priority. For this, we need to ensure:

- land to be less fragmented and more integrated
- "wilderness" and "unspoilt" appearance valued – natural beauty
- cleanliness and care valued (lack of pollution, noise, permanent destruction)
- sustainability and long-term use potential – care for soils, old growth trees, peatland
- natural potential – flood prevention, water filtering, supporting wildlife/small amounts of livestock, carbon storage, leisure, tourism
- supporting food production in a sustainable way – enabling longevity of the industry and not just short-term profit, increased potential for local food supply, easy career routes into any scale farming and less uncertainty for farmers
- natural capital to be used wisely and sustainably to generate local resources including energy and building materials through enterprises providing local employment and other economic benefits directly to the community

Recently published detailed mapping available on NatureScot clearly shows the distribution of peat and other soils, with a large proportion of class 1 peatland in Strathnairn, maps 11.12 and 11.13)

Our peatland currently houses a number of windfarms and is also home to seasonal shooting economy, which also has numerous other impacts on residents. It can and is used for recreation, including wildlife-based ventures such as birdwatching. The swathes of peatland largely overlap with areas covered by the proposed Dark Skies community and so would provide much needed dark skies for night time stargazing activities too.



Photo: Darren Reed



Natural and Rural Environment Priorities

Community Priorities

- protect and preserve the existing landscape of Strathnairn
- reject attempts at mass industrialisation in a way which would be destructive to the landscape, natural assets or wildlife
- prioritise natural resources to be accessible to everyone, not just to industry
- obtain Dark Sky status for a Western part of Strathnairn
- minimise light pollution in other areas of Strathnairn to preserve the quality of living and wildlife
- protect the Inverarnie Eskers as a site for recreation, education and biodiversity for all to enjoy

Planning and HwLDP Priorities

- refuse any further planning for major industrial and energy infrastructure, including quarries
- refuse planning permission for any development which would negatively impact natural resources (water quality, landscape, woodland, habitats, air quality, noise pollution, disruptive traffic etc.)
- respect the Dark Skies status when considering industrial development in terms of the impact of construction lighting, permanent lighting and street lighting
- when considering planning permission, consider the effect of any permanent or temporary lighting (eg. down-facing street lighting)
- Maintain, regulate and preserve the protected landscape of the Inverarnie Eskers
- Protect Inverarnie Eskers as a scientific and educational resource
- Collaborate with local Stakeholders to align forestry management with geoconservation
- Special protection for wildlife corridor (map 11.10)

Stakeholders

- Strathnairn Stargazers
- SSEN and related energy infrastructure developers
- Highland Council – roads and lighting
- residents – personal lighting
- Forestry and Land Scotland
- Quarries active in the area and vicinity
- NatureScot

Examples of potential initiatives

- Strathnairn Stargazers to work with the community on obtaining Dark Sky status
- during the process of creating community housing, ensure sensitive lighting
- ensure integrated character of land use when considering planning applications
- manage natural capital in way that is not permanently destructive, fragmented, limiting access to areas of value, limiting potential for quality and sustainable food production or excessively disruptive to the lives of residents
- engage with land management in a way that is supportive of local economy and supports local jobs rather than bringing in workforce from elsewhere (withing possible limits)

9. Making it Happen

This Local Place Plan serves as a way of feeding this Community's hopes and wishes for Strathnairn into Highland-wide policy regarding planning, transport, recreation, housing, economy and broad environment. It reflects a multitude of conversations, meetings, fears and hopes shaped by generations of people who have inhabited and worked within these boundaries and beyond.

Our Community faces many challenges, but the overarching feature coming through this consultation is the desire for the future of our strath to be people-centered. We wish to balance technology with tradition, honour people of the past while inviting a new generation, and most of all, live in a place of certainty, beauty and hope for a good and prosperous future for all on this land.

In practical terms, an overarching issue highlighted in the CAP was a disconnect within the Community between engagement and uptake. Geography, accessibility of information, community coherence, differences and external demands could all be factors contributing to problems with engaging our community members in various projects. Communication in terms of community engagement, information sharing, knowledge transfer, are key to how communities interact and we strive to ensure that the Community as a whole is aware of wider issues and individuals have the opportunity to engage and participate in determining its future. These are definitely the key issues to address while forming grassroots movements to enact important changes and project.

Overall, the key to the successful outcome of the goals set out in this document, will be the cooperation of people. While we work hard on building coherence and unity within our Community, we wish to ask the Highland Council and all other Stakeholders to make it possible for us to thrive and work in peace and security to build our futures in Strathnairn.



Photo: Aileen Taylor

10. APPENDICES

10.1 Information gathering prior to draft LPP

10.2 Community Groups and Organisations

10.3 Related Information, policies, frameworks and initiatives

10.4 Community Engagement and Support



Photo: Beth Rose

10.1 Information gathering prior to draft LPP



Strathnairn
Community

☰

Strathnairn Community

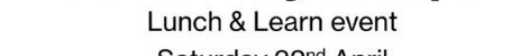
Welcome to Strathnairn – Fàilte gu
Srath Narann

Strathnairn lies 8 miles South West of
Inverness and borders the Monadhliath
Mountains. The Strath's borders reach
to the south by Dunmaglass, following
the River Nairn through Croachy,
Brin, Farr and Daviot, finally ending
near where the Clava Cairns and

 Strathnairn
Development
Company

Strathnairn Community Groups

Lunch & Learn event
Saturday 22nd April



SIMPLY STUNNING | ASTONISHINGLY GOOD 360 VIEWS OVER CAIRNGORMS, 3 STRATHS, GREAT GLEN, STRATHNAIRN, BEN WYVIS, BLACK ISLE, MORAY FIRTH COAST & BEYOND

ENJOY & PROTECT
OUR WILDLAND SPACES
HERITAGE | LANDSCAPE | DARK SKIES | ADVENTURE

PEATLAND, BIODIVERSITY, BOG ON CARN NA H-EAS SAINN | LYNNEMORE



STRATHNAIRN COMMUNITY
COUNCIL

***Community
Workshop
Follow-up***

**Monday 11th November 2024
7 - 8.30 PM
at Farr Community Hall**

EVERYONE WELCOME

STRATHNAIRN COMMUNITY HUB FEEDING GROUP

.....

STRATHNAIRN COMMUNITY HUB

.....

FEEDBACK LUNCH

.....

SATURDAY 27TH JANUARY
12.00 – 14.00

Farr Community Hall

.....

Soup and vegetables with vegetable options

Lunch from 12.00
Presentation 1.00
Q&A 1.30

.....

Come and see the draft proposals for the hub development and give us your feedback

.....

If you cannot make the 12.00 phone let us know your ideas by e-mail at community@strathnairn.gov.uk

What is a Local Place Plan?

1. **Draws on the Community Action Plan**

The Local Place Plan stems from the Community Action Plan (CAP) in the vision that was as the community have for the future. A Local Place Plan represents the requirements and visions of the community.

2. **Shape the future**

Local Place Plans are proposals from communities about how land is developed and used within their local area. It can describe the types of changes that local people want to see and be taken into account in the local authority development plan.

3. **Provides a tool**

Local Place Plans provide a tool for local communities to think about how to make their "place" better, agree priorities, address needs, propose solutions, and take action (often working with others) to make change happen.

4. **Provides a spatial vision**

Local Place Plans include a spatial vision – a plan – for the community that sets out where changes should happen, and a map which shows where. They can also contain an action plan laying out how changes will be delivered.

5. **Community based changes**

They can support community aspirations on the big challenges for a sustainable future Scotland, such as responding to the global climate emergency and tackling inequalities. They are an opportunity for real, community-led community-based change.

6. **Collaborations and capacity**

Local Place Plans can help develop local connections and collaborations and develop community capacity and improve social capital. Can open up discussions with, or lead to support from other stakeholders, other partners, external funders etc to realise community-led change.

[illegible]

10.2 Community Groups and Organisations

In Alphabetical order

- Daviot Church (Strathnairn and Strathdearn Church of Scotland)
- St Pauls Episcopal Church: Strathnairn
- FANS (Farr School and Nursery Supporters)
- Farr Baby and Toddlers
- Farr Community Hall SCIO
- Farr Conversations
- Farr Junior Shinty (organised by Boleskine Camanachd Club)
- Farr Juniors Sports Club
- Farr Primary Parent Teachers Association
- Farr Sunday School
- Fearnag Growers
- Feis Farr
- Keep Fit
- SCATA
- SHIFT
- Strathnairn Community Art Group
- Strathnairn Community Benefit Fund
- Strathnairn Community Council
- Strathnairn Development Company
- Strathnairn Community Woodlands
- Strathnairn (Daviot) Hall
- Strathnairn Farmers Association
- Strathnairn Heritage Association
- Strathnairn Music Initiative
- Sustainable Strathnairn

10.3 Related information, policies, frameworks, and initiatives

Bute House Agreement: [Bute House Agreement](#) (41)

Forestry and Land Scotland: [Daviot Wood](#) (42) and [Littlemill](#) (43)

Nature Scot: [NatureScot](#) (44)

Ramsar Sites: [Ramsar sites | NatureScot](#) (45)

NatureScot Site Link Map [SiteLink - Map Search](#) (46)

NatureScot Community led nature restoration funding [Supporting communities to lead local nature restoration](#) (47)

Aberarder Estate Woodlands Expansion [Aberarder Estate Woodlands Expansion](#) (48)

Crofting Commission [Search the register](#) (49)

Riverwoods [Home | Riverwoods](#) (50)

SEPA: [Water Classification Hub](#) (51)

SEPA North Highland Area Management Plan Catchment Summaries (2010) [NH_catchment_summaries_Ness](#) (52)

Woodland Trust <https://www.woodlandtrust.org.uk/> (53)

Plans and Strategies

Highlands Investment Plan [Highland Investment Plan](#) (54)

Highland Local Development Plan [Highland Local Development Plan \(HLDP\)](#) (26)

Highland-wide Local Development Plan [Highland-wide Local Development Plan](#) (8)

Inner Moray Firth Local Development Plan 2 [Inner Moray Firth Local Development Plan 2 \(IMFLDP2\)](#) (55)

National Planning Framework 4 [National Planning Framework 4](#) (23)

The Environment Strategy for Scotland: Visions and Outcomes [The Environment Strategy for Scotland: vision and outcomes](#) (56)

Scotland's Biodiversity Delivery Plan 2024 - 2030 [Biodiversity: delivery plan 2024 to 2030](#) (57)

Scottish Biodiversity Strategy to 2045 [Scottish Biodiversity Strategy to 2045](#) (40)

10.4 Community Engagement and Support

Community Engagement and Support



Awareness

Information was put on physical posters, on community boards, online, and on social media



Opportunities

Community LPP Co-ordinators were available over 10 weeks at the local Community Cafe, and at Community Council meetings for the community.



Responses

18 E-mail responses received
67 comments were provided in the comments books at both halls
2 letters were received via post



Communtiy Events

5 drop in events
1 Senior Lunch CLub
10 Community Cafes



Leaflets

Leaflets hand delivered by a team of volunteers within the community.
Extra leaflets were provided at both community halls

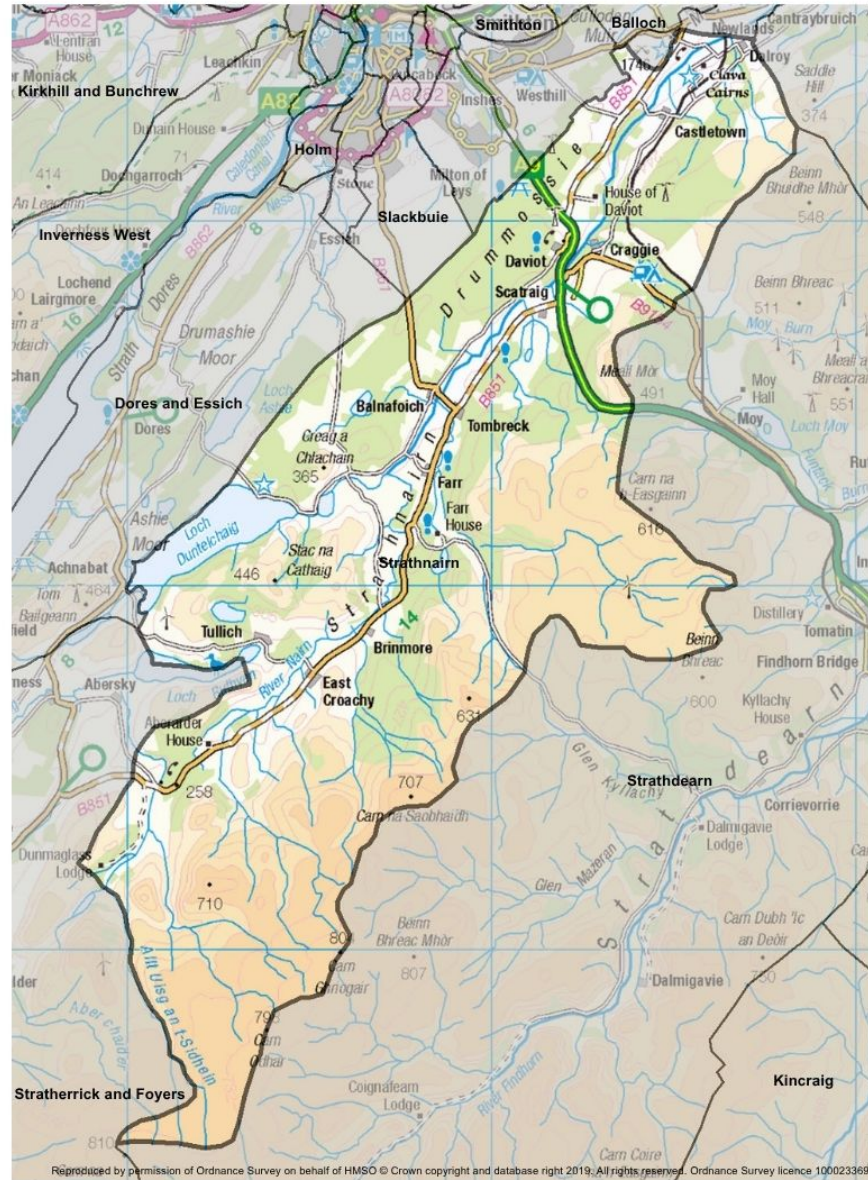


Edititiing

The Porposed LPP was placed online with the 28 days statutory notice for potential comments for further editing

11. Maps

Map 11.1 (larger scale). Strathnairn Community Council Boundary (Local Place Plan Area)

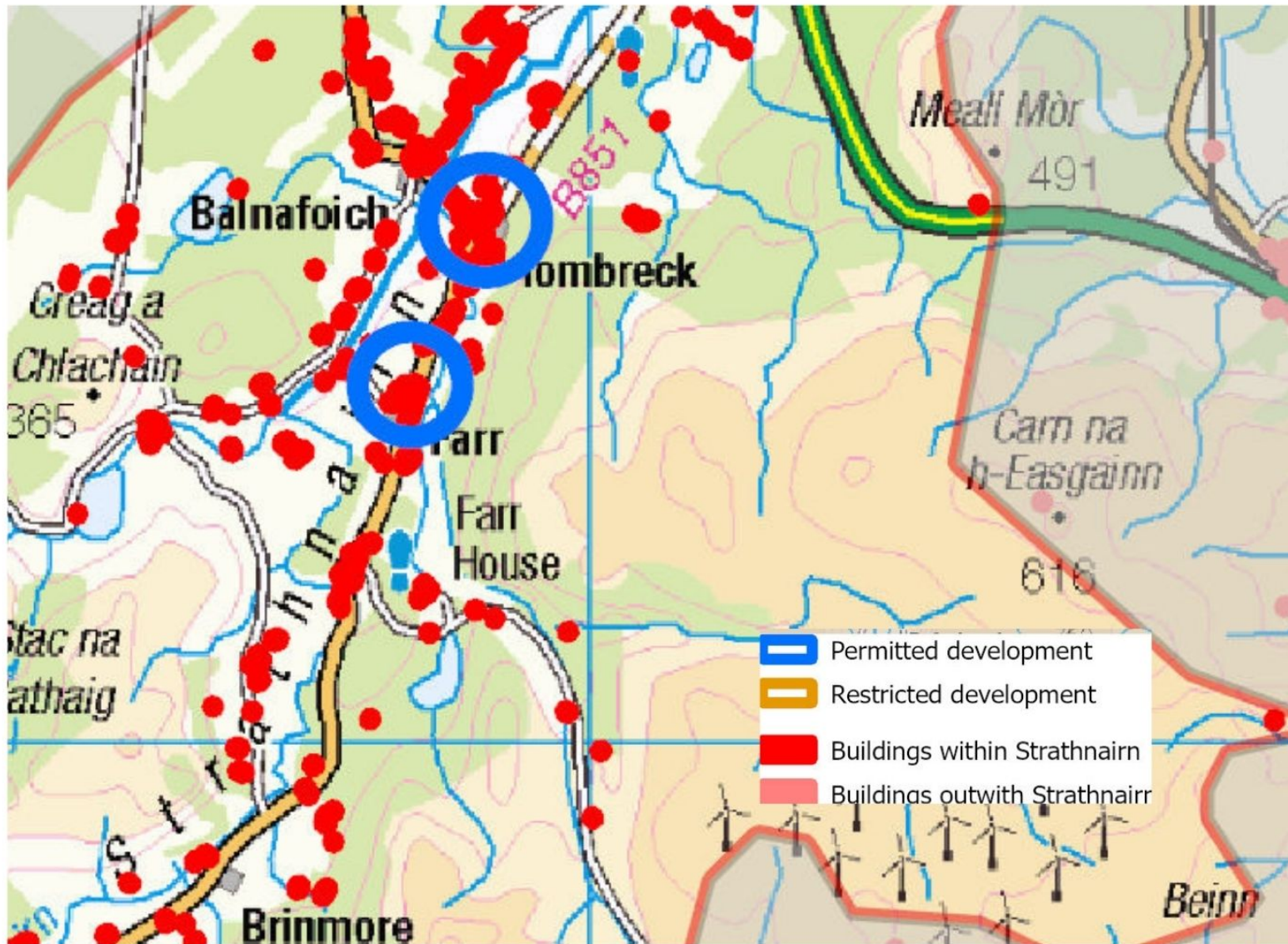


Ref: gis2077
Date: Sept 2019

Strathnairn Community Council Boundary



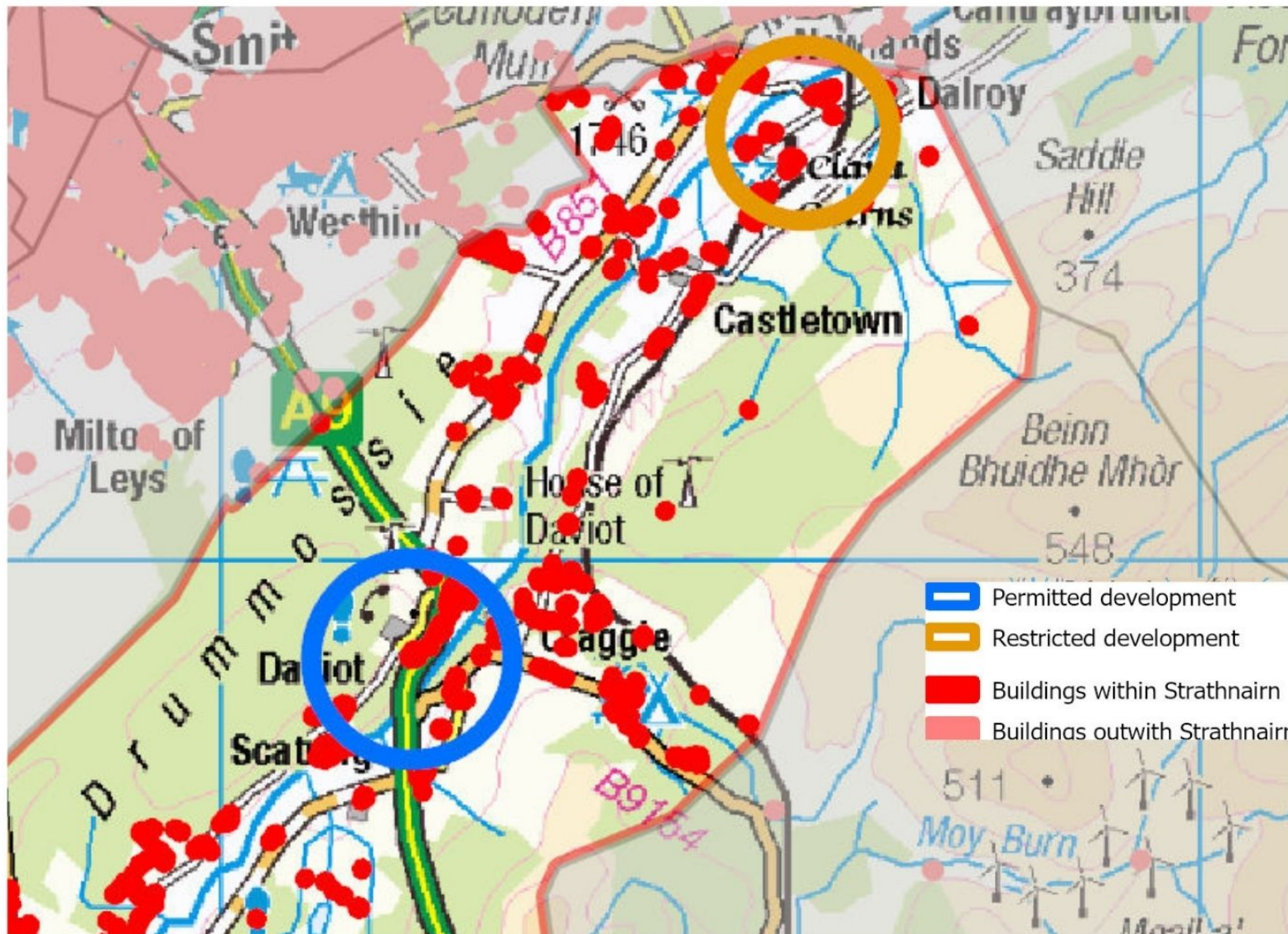
11. Maps



Map 11.2 Homes: Conceptual map of proposed clusters of housing development* around existing settlements of Farr and Inverarnie

*Please note these marked areas are indicative, and do not delineate any exact boundries.

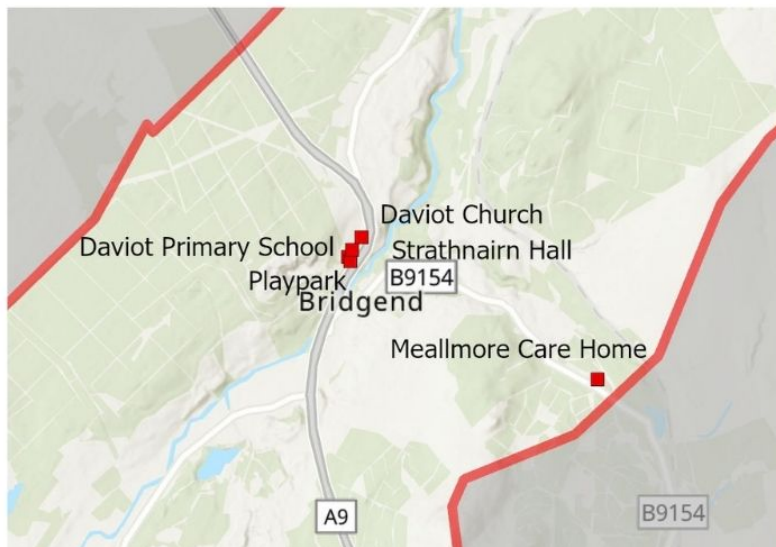
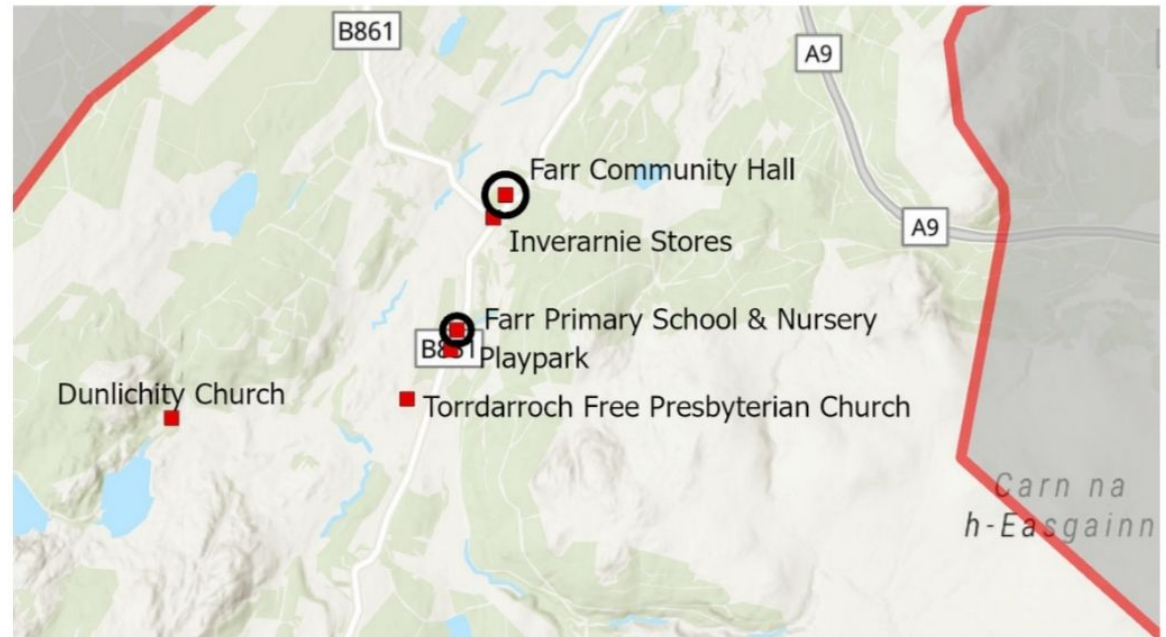
11. Maps



Map 11.3 Homes: Conceptual map of proposed clusters of housing development along the A9; Area around Clava Cairns/Culloden Battlefield with drainage issues, needing greater consideration regarding any further development.

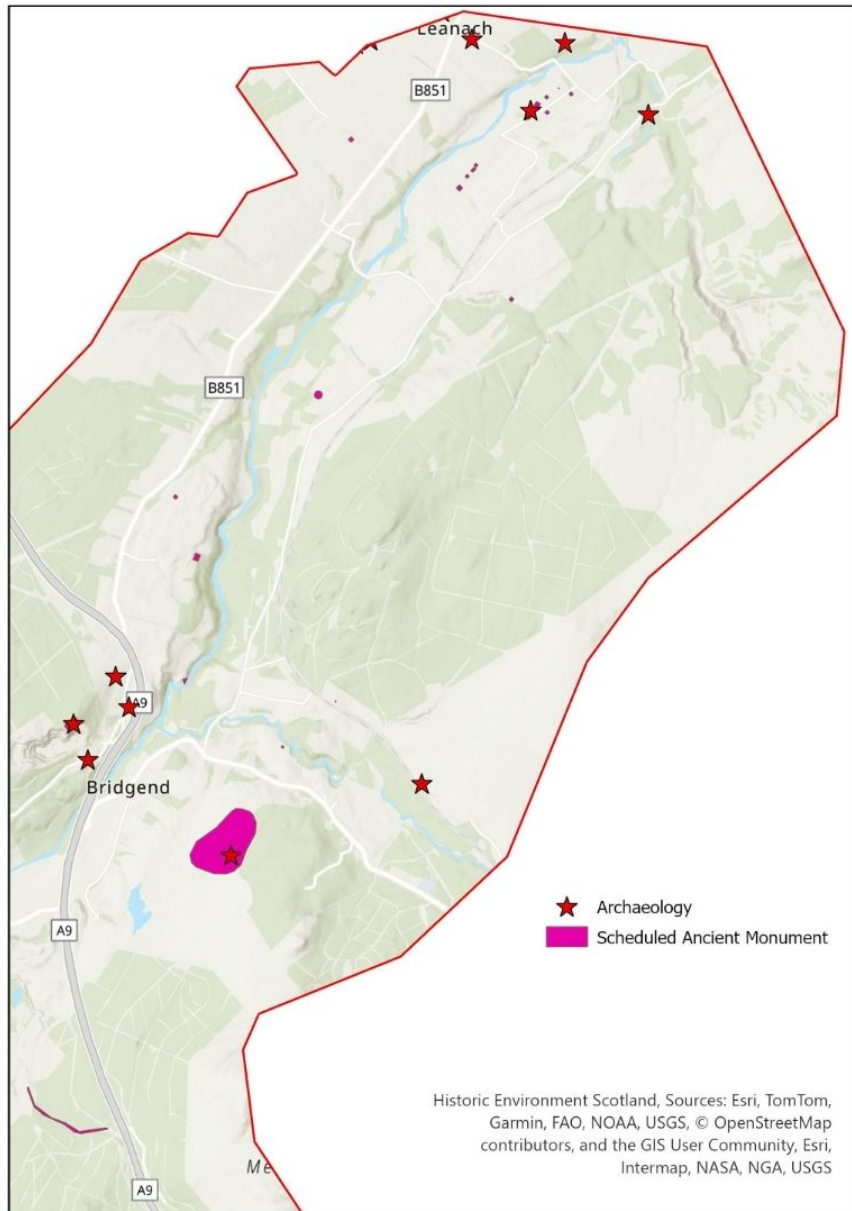
11. Maps

**Map 11.4 Services and facilities detail:
Inverarnie, Farr and Tordarroch**

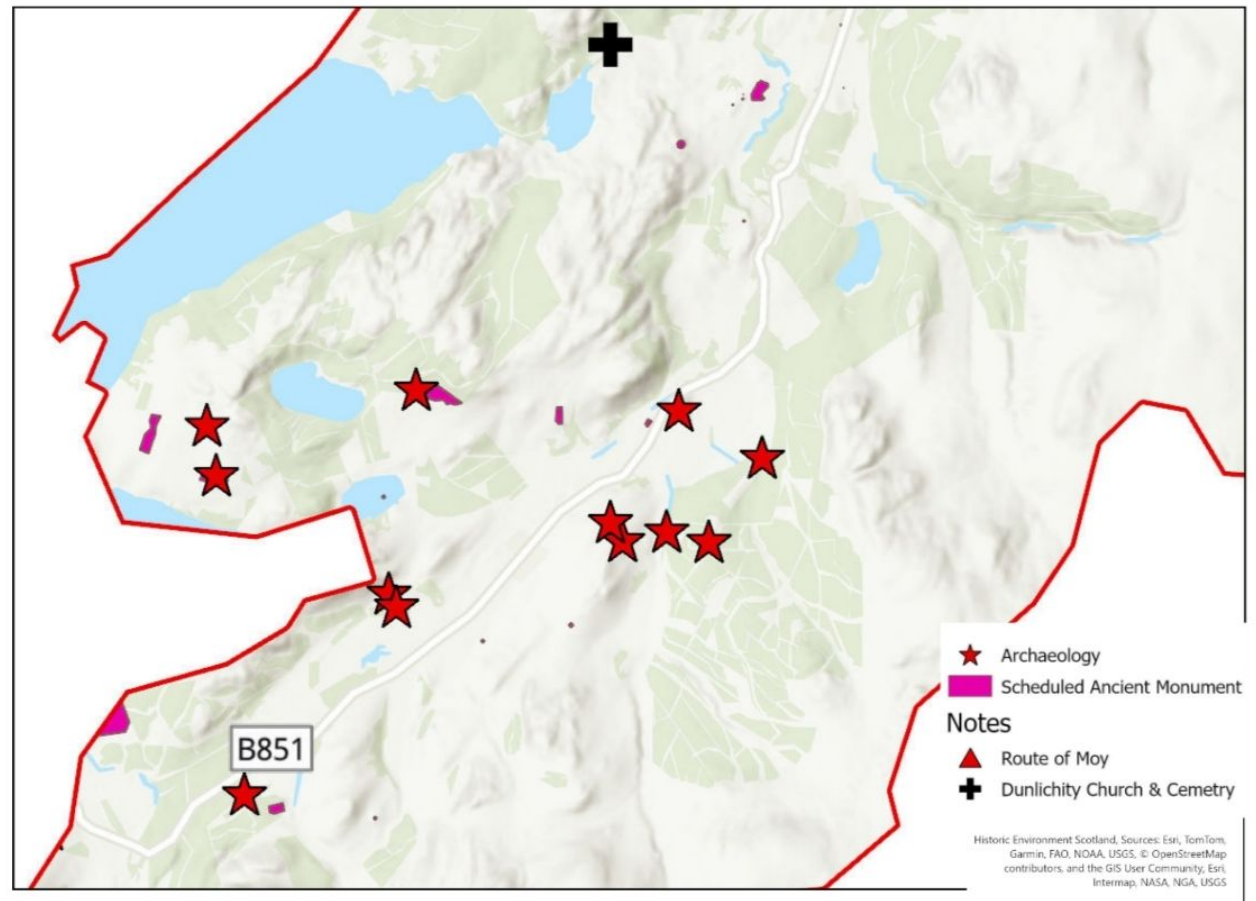


Map 11.5 Services and facilities detail: Daviot

11. Maps



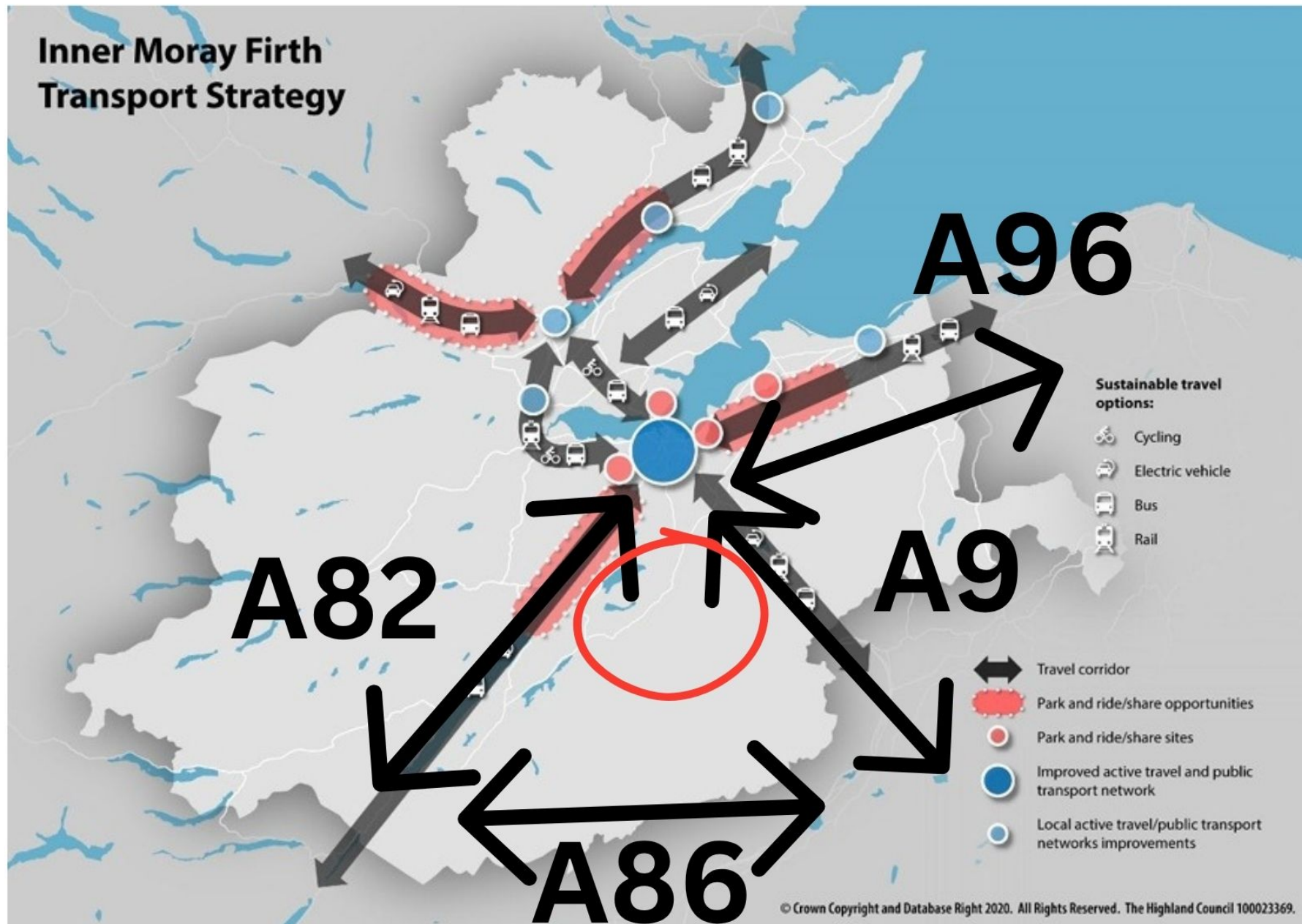
Map11.6 Culture and heritage: details of archeological sites – East of A9.



Map11.7 Culture and heritage: details of archeological sites – West of A9.

11. Maps

Upkeep and maintenance on A listed roads with good connections allow Strathnairn to maintain its rural roads as we seek to just transition and assisting to net zero (NPF4) by cycling, walking and public transport where possible



Map 11.8 Utilising identified transport routes to promote sustainable travel on local roads

11. Maps

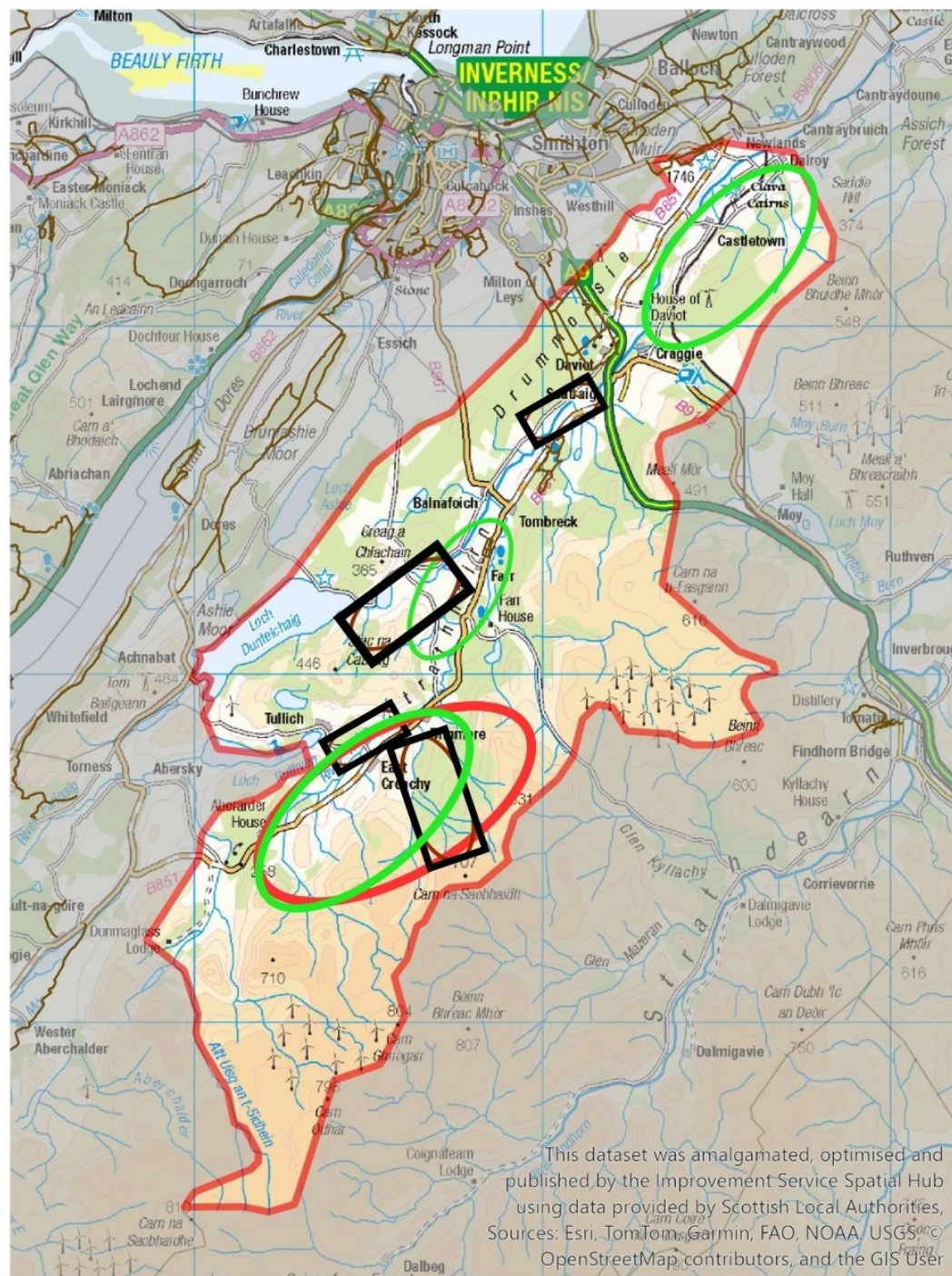
Crofting areas



Common Grazing
rights (see Crofting
Commission for
specific mapping)



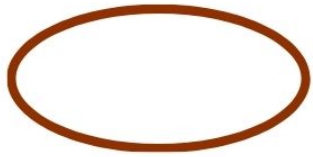
Agricultural land
needing protecting from
development



Map 11.9: Crofting and farming areas
(not to scale)

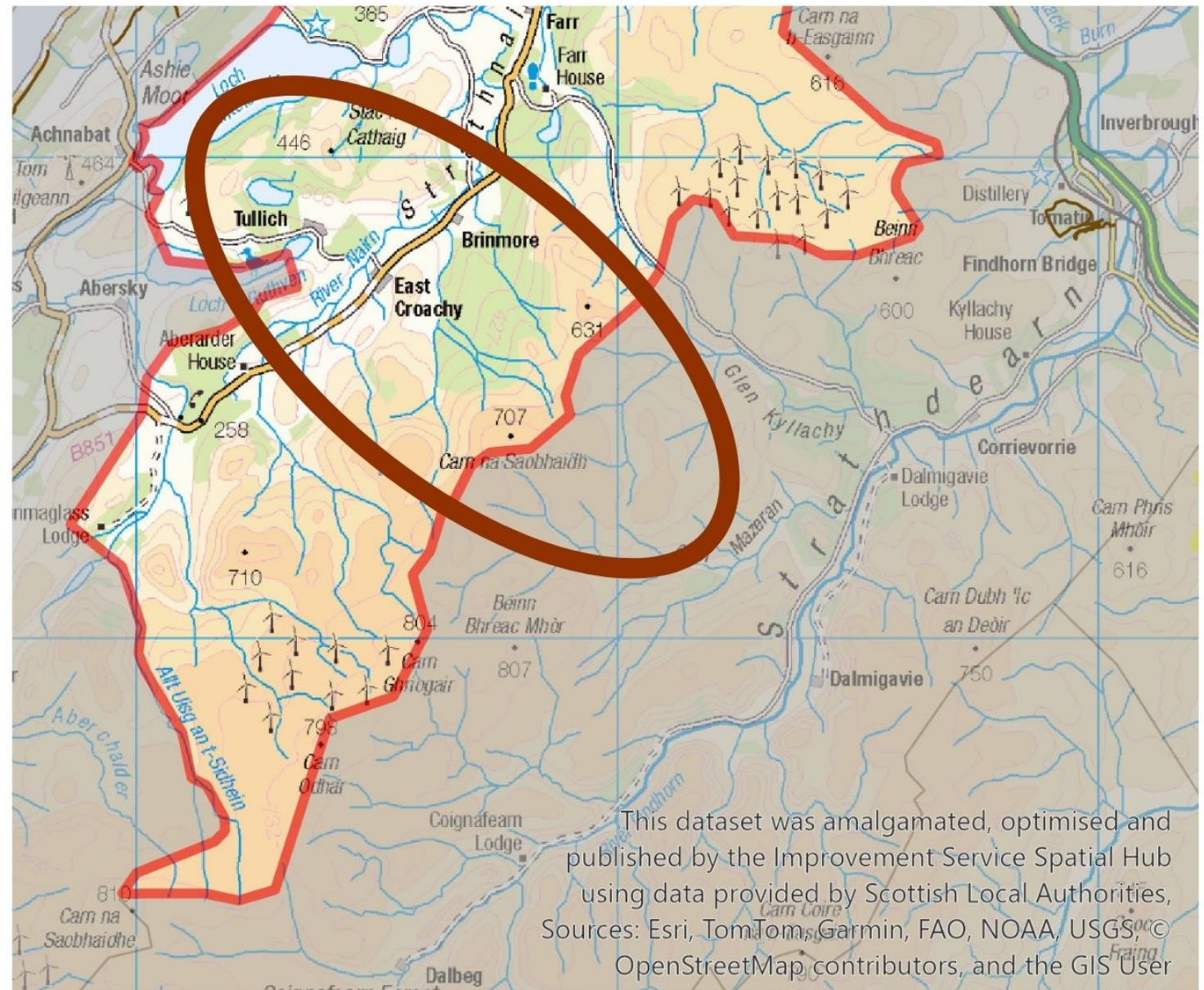
11. Maps

Map 11.10 : Proposed wildlife corridor with restricted development



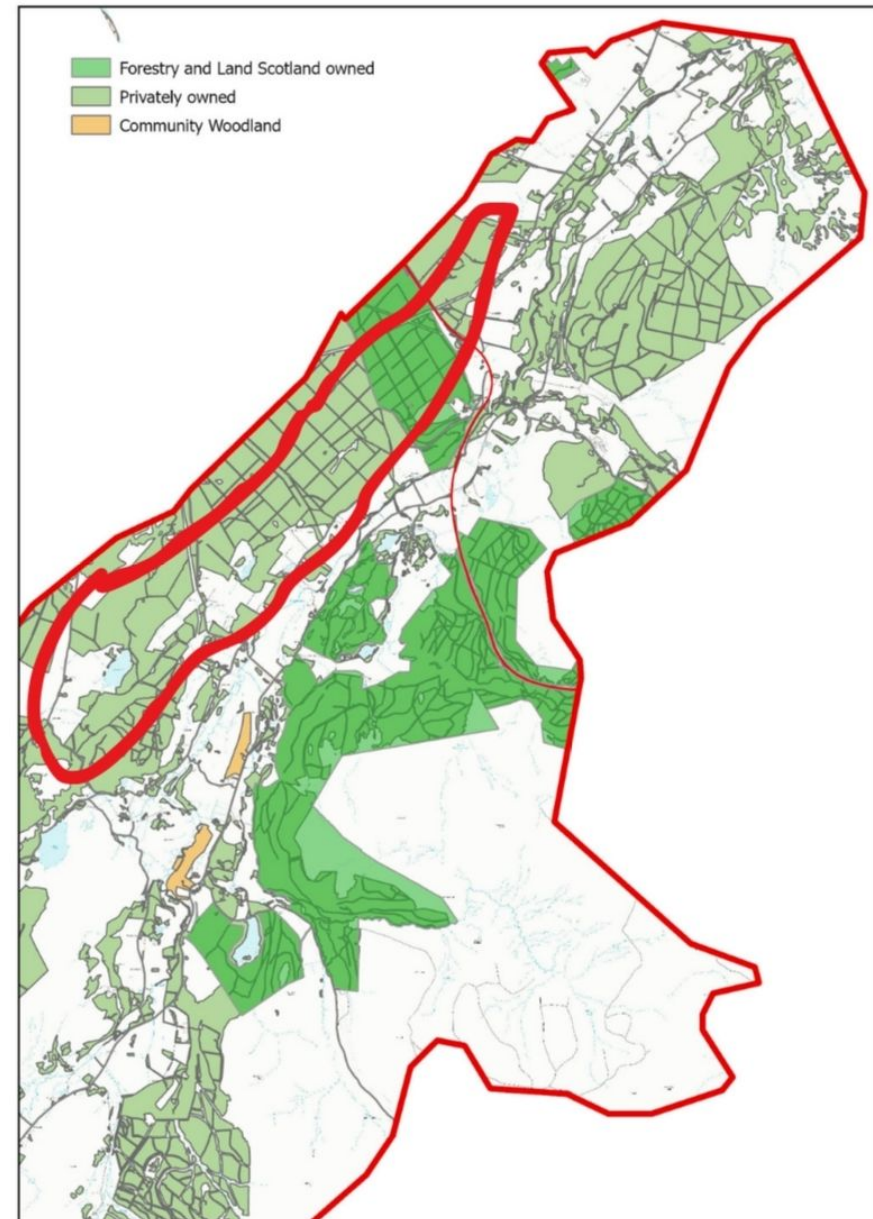
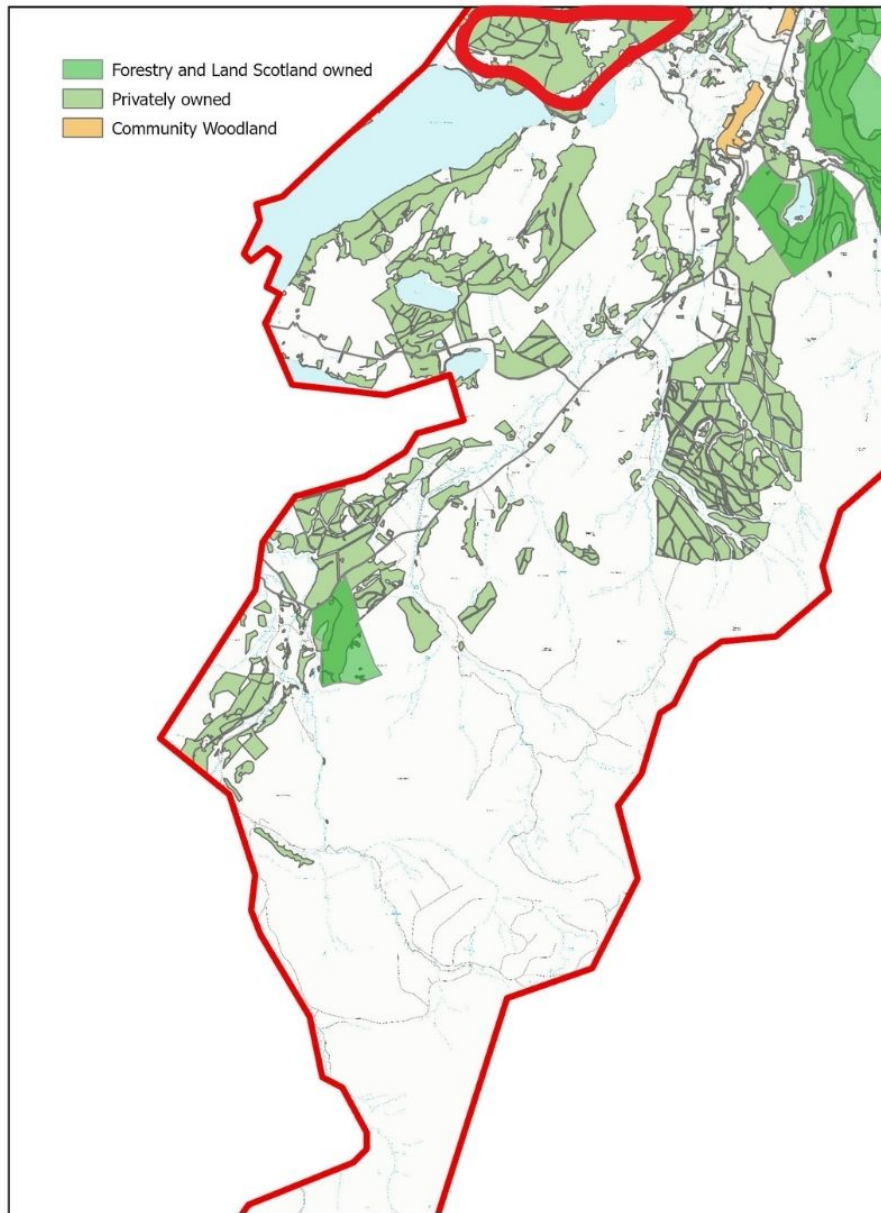
Wildlife corridor for protecting of animals bats, and birds needing to access between windfarm development inline with the Biodiversity Strategy (57), PEATACTION (58), and NPF4 (23). Mixture of high mountains, peatland, ancient woodlands, regenerative woodlands, SSI sites, wetlands, lochs, and dark sky quality.

This is in line with the crofting area (49), land estate proposals for regenerative woodlands (48), and several landowners.



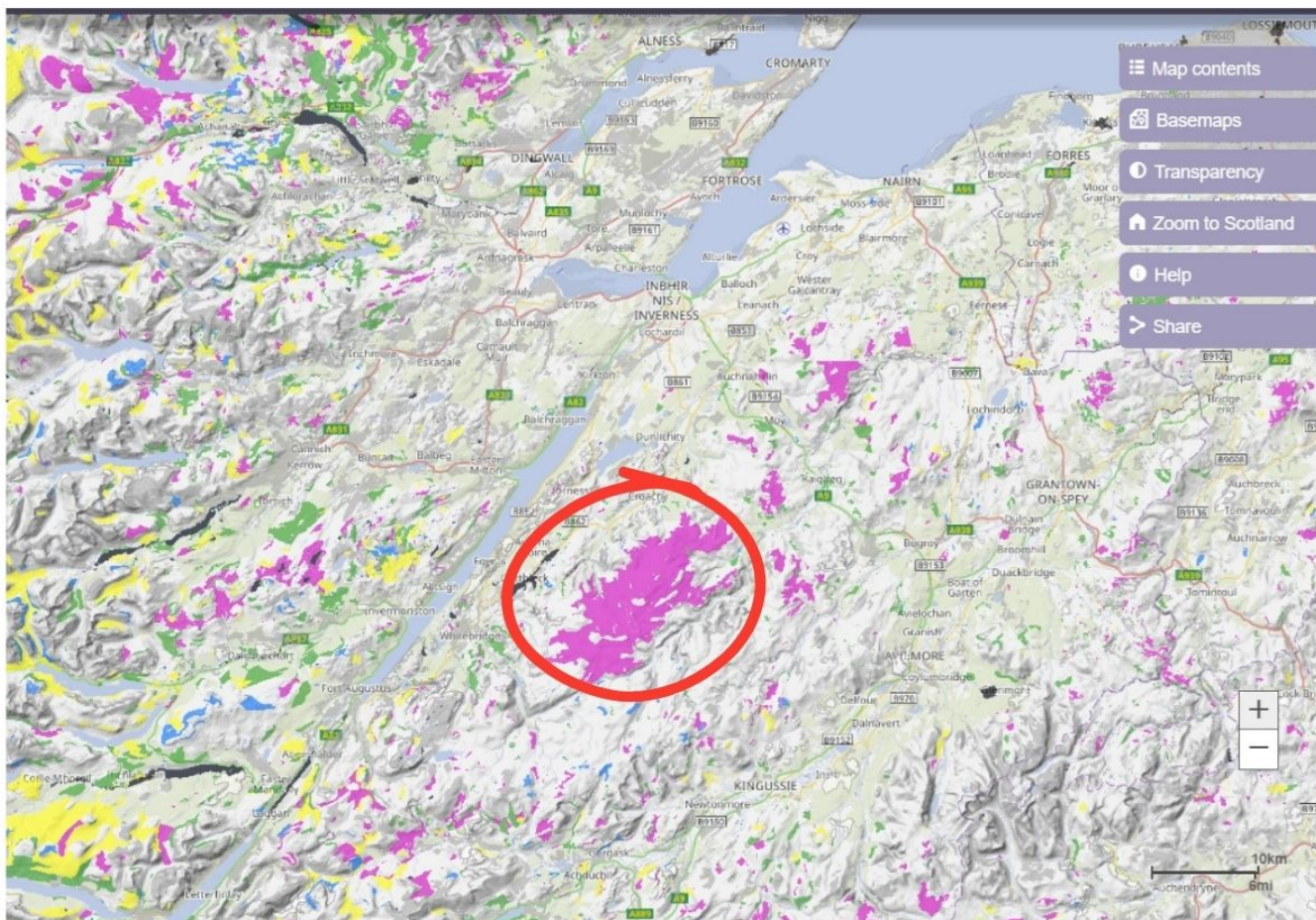
This dataset was amalgamated, optimised and published by the Improvement Service Spatial Hub using data provided by Scottish Local Authorities, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User

11. Maps – woodland



Maps 11.11 Distribution of woodland in Strathnairn, marking in red areas providing a natural “green belt” separating from urban creep which we wish to remain undeveloped.

11. Maps – peatland



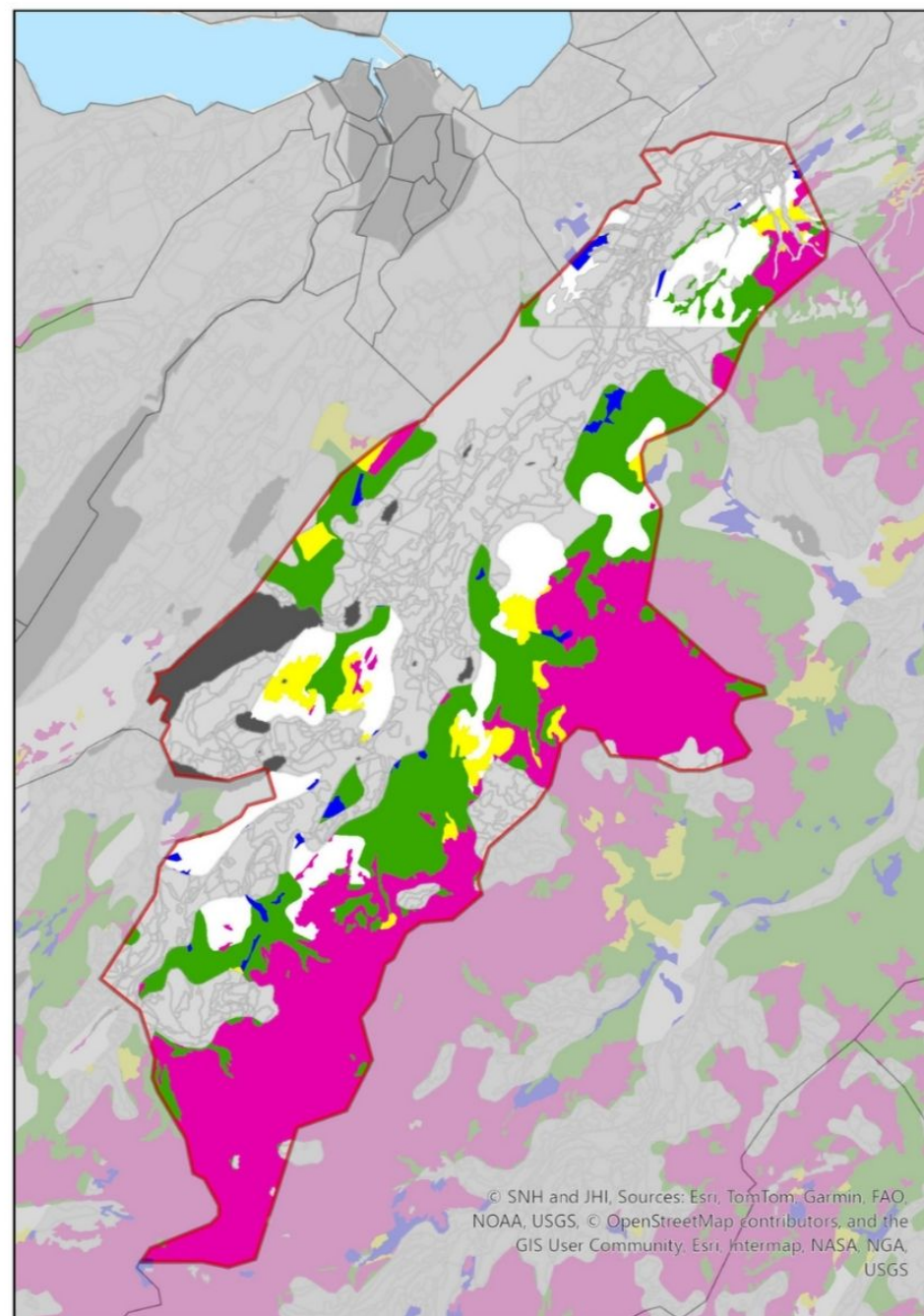
	Class description	Indicative soil	Indicative vegetation
	Class 1 - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Areas likely to be of high conservation value	Peat soil	Peatland
	Class 2 - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Areas of potentially high conservation value and restoration potential	Peat soil with occasional peaty soil	Peatland or areas with high potential to be restored to peatland
	Class 3 - Dominant vegetation cover is not priority peatland habitat but is associated with wet and acidic type. Occasional peatland habitats can be found. Most soils are carbon-rich soils, with some areas of deep peat	Predominantly peaty soil with some peat soil	Peatland with some heath
	Class 4 - Area unlikely to be associated with peatland habitats or wet and acidic type. Area unlikely to include carbon-rich soils	Predominantly mineral soil with some peat soil	Heath with some peatland
	Class 5 - Soil information takes precedence over vegetation data. No peatland habitat recorded. May also include areas of bare soil. Soils are carbon-rich and deep peat.	Peat soil	No peatland vegetation
	Mineral soil - Peatland habitats are not typically found on such soils (Class 0)	Mineral soils	No peatland vegetation
	Unknown soil type - information to be updated when new data are released (Class -1)	Not classified (unknown soil type)	Not applicable
	Non-soil (e.g. loch, built up area, rock and scree) (Class -2)	No soil	Not applicable

Map11.12 This snapshot from the Nature.scot database of peatland distribution shows the strikingly large area of class 1 peatland of high conservation value which Strathnairn is a large part of (see also detailed map on next page) – Open Data Source, <https://soils.environment.gov.scot/maps/thematic-maps/carbon-and-peatland-2016-map/> accessed May 2026

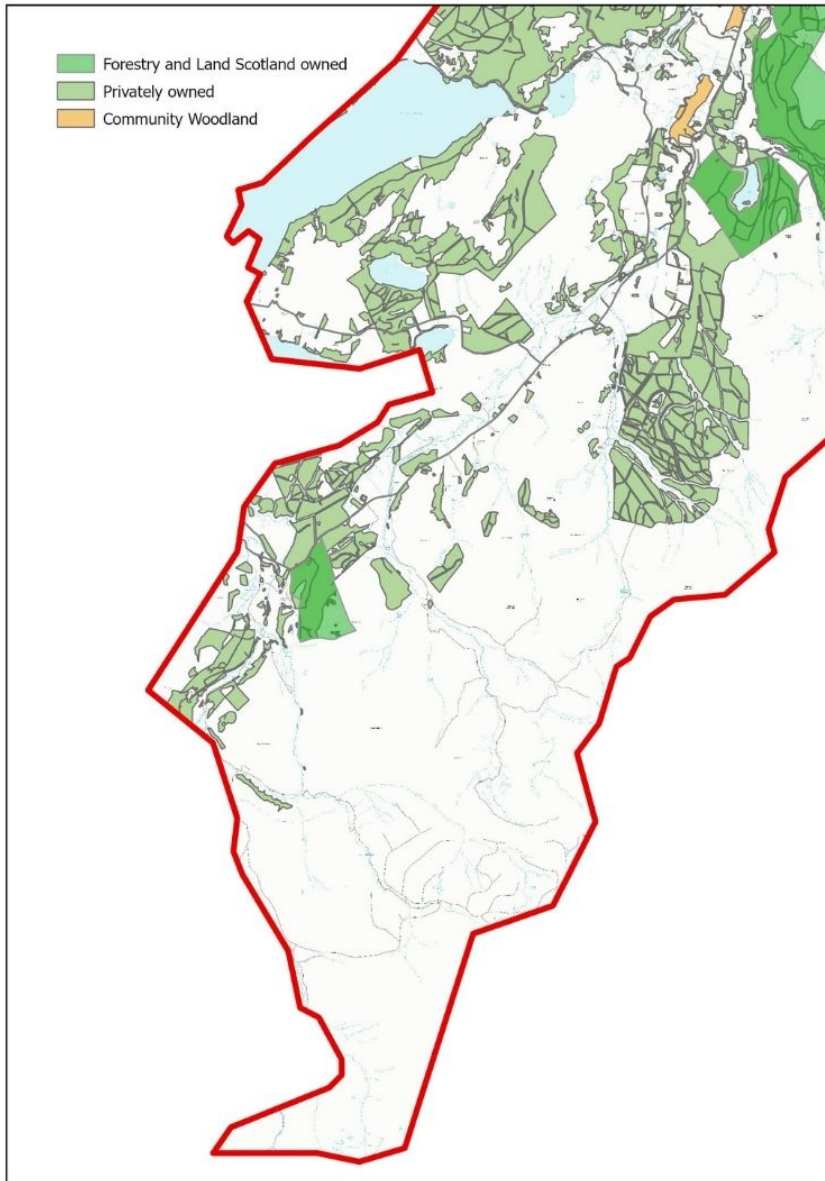
11. Maps

Map 11.13 Peat soils in Strathnairn.

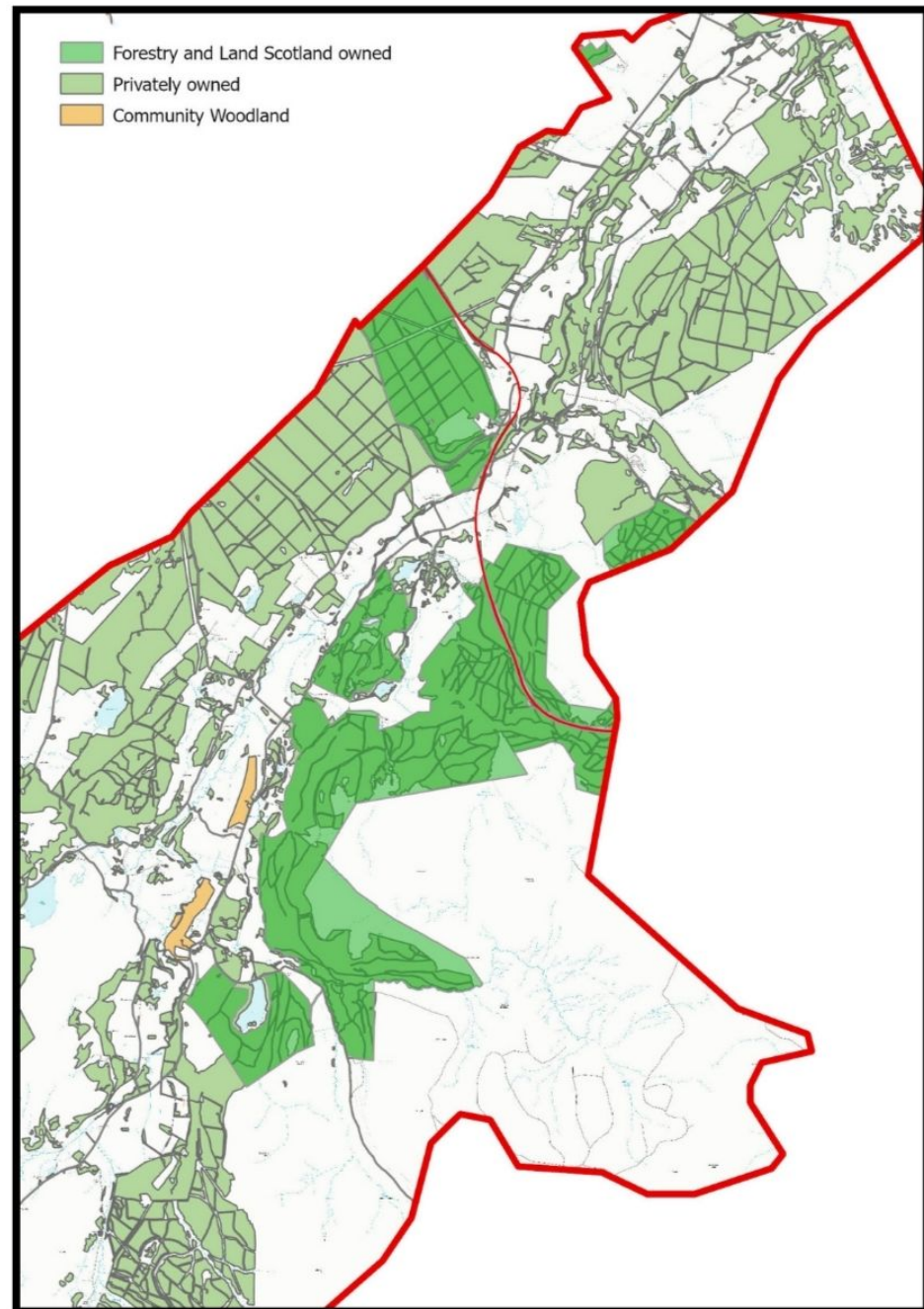
	Class description	Indicative soil	Indicative vegetation
	Class 1 - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Areas likely to be of high conservation value	Peat soil	Peatland
	Class 2 - Nationally important carbon-rich soils, deep peat and priority peatland habitat. Areas of potentially high conservation value and restoration potential	Peat soil with occasional peaty soil	Peatland or areas with high potential to be restored to peatland
	Class 3 - Dominant vegetation cover is not priority peatland habitat but is associated with wet and acidic type. Occasional peatland habitats can be found. Most soils are carbon-rich soils, with some areas of deep peat	Predominantly peaty soil with some peat soil	Peatland with some heath
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	Mineral soil - Peatland habitats are not typically found on such soils (Class 0)	Mineral soils	No peatland vegetation
	Unknown soil type - information to be updated when new data are released (Class -1)	Not classified (unknown soil type)	Not applicable
	Non-soil (e.g. loch, built up area, rock and scree) (Class -2)	No soil	Not applicable



11. Maps

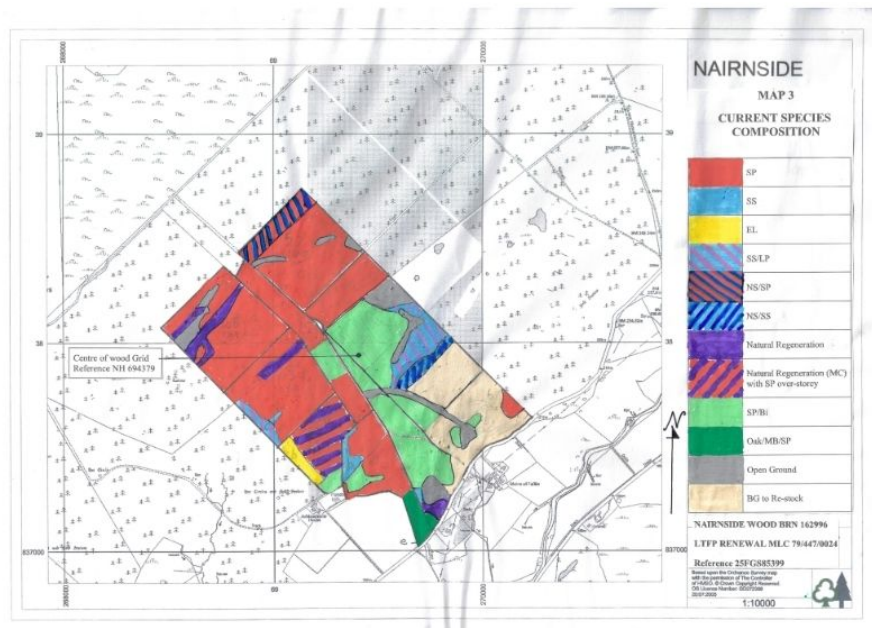


Map 11.14 Natural environment: Forestry within Strathnairn.
Detail - South end.



Map 11.15 Natural environment: Forestry within Strathnairn.
Detail - North end.

11. Maps – Nairnside Woods

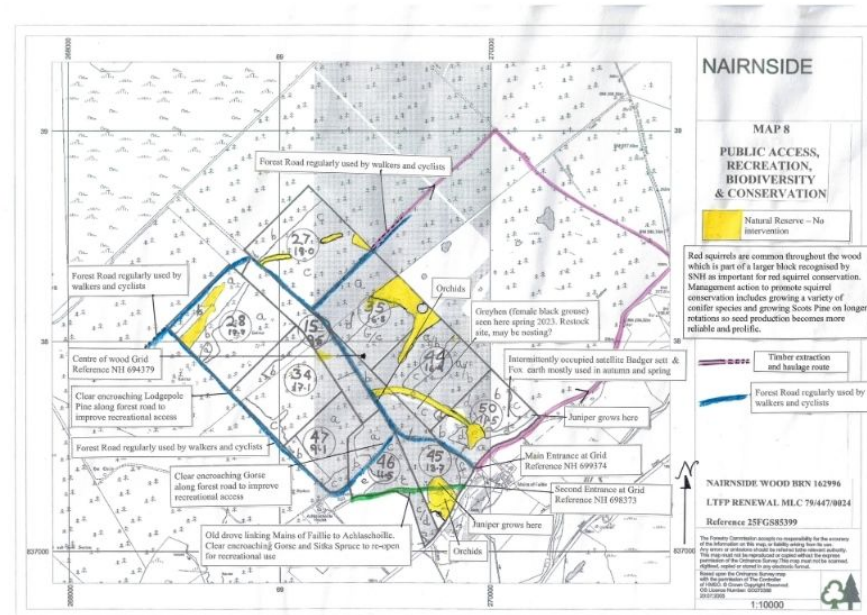


Map 11.17 Tree species composition within the boundary of Nairnside Woods. Courtesy of Mr Richard Whyte, with permission, 2026

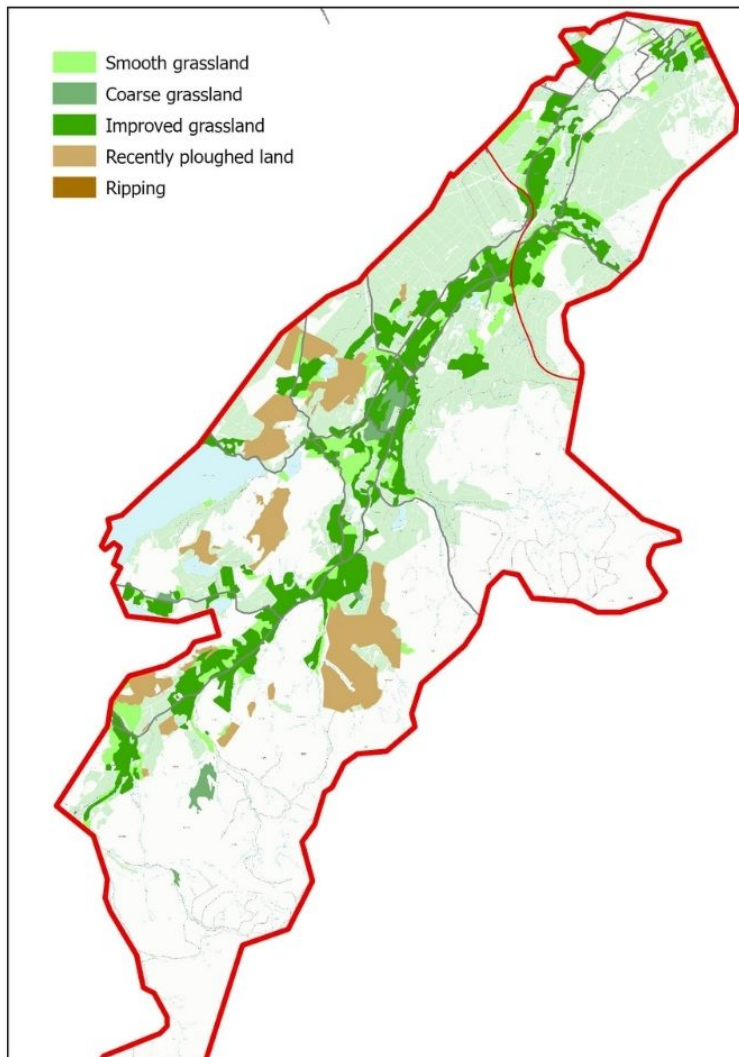
Map 11.19 Public access, recreation, ciodiversity and conservation within the boundary of Nairnside Woods. Courtesy of Mr Richard Whyte, with permission, 2026



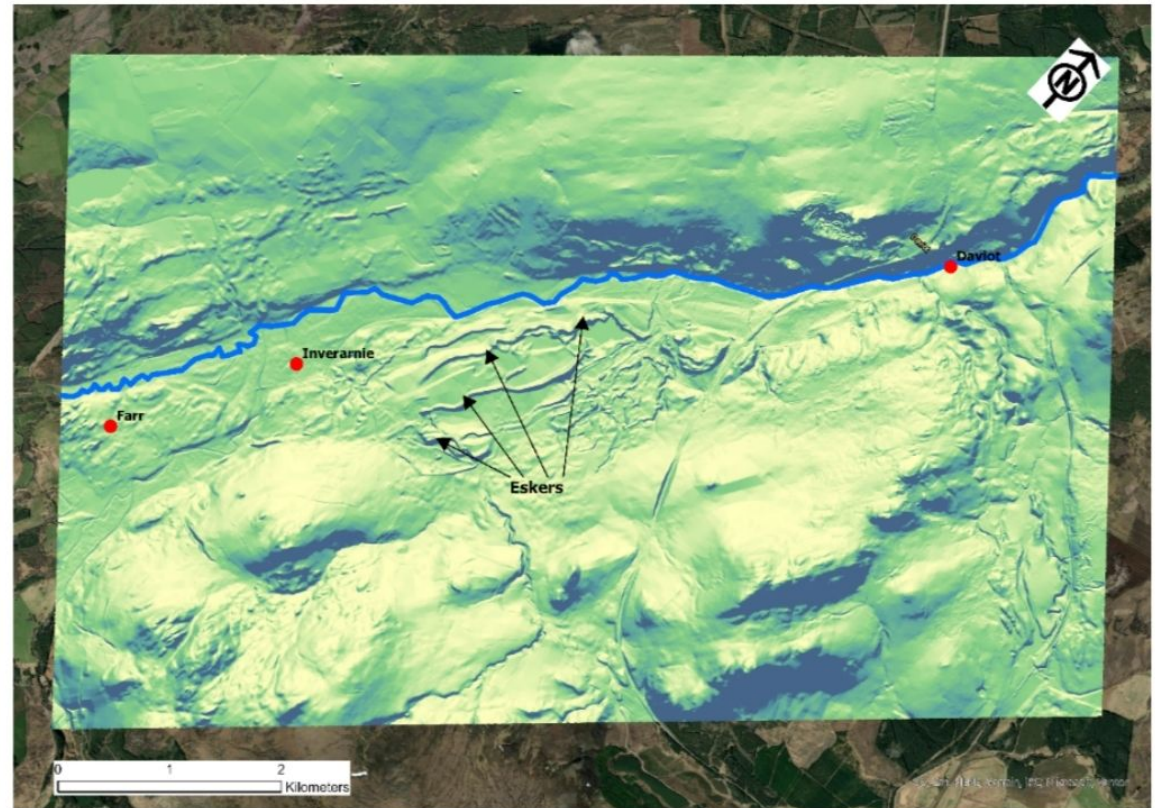
Map 11.18 Archeological sites within the boundary of Nairnside Woods. Courtesy of Mr Richard Whyte, with permission, 2026



11. Maps



Map 11.20 Land use within Strathnairn



Map 11.21 Topography of the Littlemill Eskers.

12. References for hyperlinks

1. <https://www.legislation.gov.uk/asp/2019/13/contents>
2. <https://www.strathnairndevelopment.scot/documents/>
3. <https://highlandcpp.org.uk/wp-content/uploads/2023/07/Highland-Outcome-Improvement-Plan-2017-2027.pdf>
4. <https://www.gov.scot/publications/place-principle-introduction/>
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