

Supporting Statement for Strathnairn Local Place Plan

Prepared by: Strathnairn Community Council

Date: 21.08.2026

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1. Introduction

This Supporting Statement forms part of the Local Place Plan (LPP) submission to The Highland Council and is accompanying the Strathnairn Local Place Plan (amended 21.8.26) which was led by Strathnairn Community Council.

This local place plan covers the Strathnairn Community Council boundary area as a whole in line with the Highland Council Boundary Area map (see LPP map 11.1).

With the community consultation process showing positive support, the principle themes and concerns were:

- Protection of Strathnairn's rural character, landscape, natural environment, and heritage
- Appropriate and affordable housing
- Improved sustainable transport, walking, cycling, and wheeling connections
- Protection and enhancement of community facilities and services
- Climate and flood resilience
- Support for local economic activity, farming, food production, and sustainable tourism
- Ensuring future development is appropriately located, supported by infrastructure, and respects the character and environmental qualities of Strathnairn

With these principle themes which emerged from the community engagement and consultation process, the Proposed Local Place Plan has six themes to address these:

1. Homes
2. Services and Facilities
3. Local Economy, Culture, and Heritage
4. Sustainable Travel
5. Community Connections
6. Natural and Rural Environment

The concerns for the communities' future have been documented under the 'Priorities' section for each theme.

2. Contact details:

Strathnairn Community Council: secretary@strathnairncc.com

Lead LPP Co-ordinator: Beth Rose, Strathnairn Community Council

Email address: beth@strathnairncc.com

3. Regard given to the Local Development Plan

The Strathnairn Local Place Plan references both the Highland-wide Local Development Plan (HwLDP) (2012) (see LPP pages 6, 7, 22, 32, 33), and the Inner Moray Firth Local Development Plan 2 (IMFLDP2) (2024) (see LPP pages: 6, 11, 14, 18, 22, 29, 28, and 33)

4. Regard given to the National Planning Framework

Strathnairn LPP has had regard for the National Planning Framework 4 and its relevant policies and principles which can be found throughout the Local Place Plan (see LPP pages: 5, 7, 11, 14, 15, 22, 29, 32, 33).

5. Regard given to the Locality Plan

While no Locality Plan was found for the Strathnairn area, the Inverness Community Partnership's Highland Outcome Improvement Plan (2024-2017) ([2024-2027-HOIP-Finalised-Format-1.pdf](#)) which covers the Highland's, and therefore Strathnairn, was used and references can be found on LPP page 5, 7, 11, 14, 18, 22, 29, 33)

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

The Local Place Plan includes proposals relating to the development and use of land which are intended to inform the preparation of the Highland Local Development Plan and future planning decisions. The principle changes and priorities which this LPP seeks to influence the future Local Development Plan include:

- Appropriate and affordable housing
- Protection of Strathnairn's rural character, landscape, natural environment, and heritage
- Improved sustainable transport, walking, cycling, and wheeling connections
- Protection and enhancement of community facilities and services
- Climate and flood resilience
- Support for local economic activity, farming, food production, and sustainable tourism
- Ensuring future development is appropriately located, supported by infrastructure, and respects the character and environmental qualities of Strathnairn

References for these amendments can be found on pages 11-38, with specific mention on pages: 13, 17, 21, 24-28, 31, 38.

It also identifies wider community aspirations, projects, services and initiatives which fall outside the scope of land-use planning, but which are important to achieving the community's overall vision.

These wider aspirations are included to identify community priorities and opportunities for partnership working and delivery. They should not be interpreted as land-use allocations or as planning policy proposals unless specifically identified as such within the Local Place Plan.

7. Community support for the Local Place Plan

Strathnairn Community Council considers that there is broad support for the Local Place Plan and its overall vision and priorities.

The draft Plan was made available online and in paper form to provide opportunities for the community to comment. The draft Local Place Plan also drew from the community engagement for the Strathnairn Community Action Plan, as referenced in the LPP.

The Plan was developed through extensive community engagement, including a community steering group, community cafés, five drop-in events at three venues, leaflet distribution, social media, the Senior Lunch Club, feedback notebooks, Post-it notes and email responses.

The detailed evidence of engagement and feedback is provided in Appendix 10.4 of the Local Place Plan. The engagement process resulted in changes to the draft to ensure that the final Plan reflected the community's views and priorities (both can be found online: www.strathnairn.org.uk). Of the comments and feedback responses, all were in favour and supported the Local Place Plan. One did ask for a wording change to ensure the maps were understood to be conceptual during the final review before submission. A clarification was added confirming that indicative and conceptual maps are illustrative only, do not constitute site allocations or development boundaries, and do not imply planning authority support for development on individual sites.

The principal themes arising from the engagement were the need for appropriate and affordable housing; protection of Strathnairn's rural character, landscape, biodiversity and heritage; improved public transport, walking and cycling connections; protection and improvement of community facilities and services; greater resilience to flooding and climate change; and support for local businesses, farming, food production and sustainable tourism.

These themes are reflected in the priorities and proposals contained within the final Local Place Plan.

The engagement also identified concerns about the effects of further development on rural roads and infrastructure, flooding, water and drainage, the natural environment and landscape, loss of agricultural land, and the pressure for housing development arising from Strathnairn's proximity to Inverness and the A9.

These concerns informed the Plan's approach to the location and form of housing, protection of the rural landscape and natural environment, transport and infrastructure, and climate and flood resilience.

The Community Council recognises that views were not necessarily identical on every issue. The final Local Place Plan therefore seeks to reflect the principal themes, priorities and concerns which were identified through the engagement rather than suggesting that every individual holds the same view.

Feedback received during the preparation of the Plan was considered and changes were made to ensure that the final Plan reflected the community's views and priorities.

Strathnairn Community Council considers that the engagement demonstrated broad support for the vision and direction of the Local Place Plan. It is satisfied that the Proposed Strathnairn Local Place Plan provides an accurate and evidence-based representation of its local community's views.

8. Evidence of compliance with Regulation 4

The proposed Local Place Plan information notices were sent on 12/05/2026, with a closing date of 10/06/2026, to the necessary Councillors and Community Councils, as shown in Sections 8.1 and 8.2 below, and in the Appendix of this Supporting Statement.

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

Ward 12: Aird and Loch Ness

Chris Ballance chris.ballance.cllr@highland.gov.uk
Helen Crawford helen.crawford.cllr@highland.gov.uk
David Fraser david.fraser.cllr@highland.gov.uk
Emma Knox emma.knox.cllr@highland.gov.uk

Ward 18: Nairn and Cawdor

Laurie Fraser laurie.fraser.cllr@highland.gov.uk
Michael Green michael.green.cllr@highland.gov.uk
Barbara Jarvie barbara.jarvie.cllr@highland.gov.uk
Paul Oldham paul.oldham.cllr@highland.gov.uk

Ward 19: Inverness South

Ken Gowans ken.gowans.cllr@highland.gov.uk
Duncan Macpherson duncan.macpherson.cllr@highland.gov.uk
Duncan McDonald duncan.mcdonald.cllr@highland.gov.uk

Andrew Sinclair andrew.sinclair.cllr@highland.gov.uk

8.2 List of Community Councils to whom the proposed Local Place Plan was sent (12/05/2026)

Strathdearn
Stratherrick and Foyers
Dores and Essich
Slackbuie
Inshes and Milton of Leys
Cradlehall and Westhill
Balloch
Croy and Culloden Moor
Cawdor and West Nairnshire

9. Conclusion

10 Appendix

10.1 E-Mail sent to Ward Councillors (Wards 12, 18, and 19)

Dear Ward 12, 18, and 19 Councillors,

I am contacting you on behalf of Strathnairn Community Council. Our local community has prepared a proposed Local Place Plan for Strathnairn Community Council boundary area (see attachment).

We are legally required to send each local authority Councillor for our Local Place Plan area (which lies in Wards 12, 18, and 19) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

The proposed Local Place Plan contains proposals for:

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.

Build Climate Resilience: Propose flood mitigation, tree planting, low-carbon initiatives, enhance biodiversity and nature restoration.

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.

The purpose of our proposed Local Place Plan is to identify community strengths, needs, areas for development and aspirations, and in order to influence the new Highland LDP.

If you have comments on our proposed Local Place Plan, please email them to us.

The deadline for comments is Wednesday 10th June, 2026. Please let us know if you have any queries.

We are sending similar Information Notices to the following bordering community councils:

Strathdearn: strathdearncc@tiscali.co.uk

Stratherrick and Foyers: admin@sfctrust.org.uk or email.sfcc@aol.com

Dores and Essich: secretary.doresandessich@gmail.com or chair_decc@torbreck.org

Slackbuie: slackbuiecommunitycouncil@gmail.com or
slackbuiecommunitycouncil@yahoo.com

Inshes and Milton of Leys: inshesandmiltonofleyscc@gmail.com

Cradlehall and Westhill: CradlehallandWesthillcc@gmail.com

Balloch: ballochcc1@Gmail.com

Croy and Culloden Moor: croycullodenmoorcc@gmail.com

Cawdor and West Nairnshire: info.nwsc@gmail.com

as required by the Local Place Plan Regulations.

Please let us know if you have any queries.

Kind regards

Beth

Beth Rose, Strathnairn Community Council
Lead Local Place Plan Co-ordinator

10.2 Copy of e-mail sent to neighbouring community councils

Dear Community Councils,

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

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

This Information Notice is therefore being sent to the following Community Councils:

Strathdearn: strathdearncc@tiscali.co.uk

Stratherrick and Foyers: admin@sfctrust.org.uk or email.sfcc@aol.com

Dores and Essich: secretary.doresandessich@gmail.com or chair_decc@torbreck.org

Slackbuie: slackbuiecommunitycouncil@gmail.com or
slackbuiecommunitycouncil@yahoo.com

Inshes and Milton of Leys: inshesandmiltonofleyscc@gmail.com

Cradlehall and Westhill: CradlehallandWesthillcc@gmail.com

Balloch: ballochcc1@Gmail.com

Croy and Culloden Moor: croycullodenmoorcc@gmail.com

Cawdor and West Nairnshire: info.nwscc@gmail.com

The proposed Local Place Plan (see attachment) covers the area of Strathnairn Community Council boundary area.

The proposed Local Place Plan contains proposals for:

***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.

***Build Climate Resilience:** Propose flood mitigation, tree planting, low-carbon initiatives, enhance biodiversity and nature restoration.

***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.

The purpose of our proposed Local Place Plan is to identify community strengths, needs, areas for development and aspirations, and in order to influence the new Highland LDP.

If you have comments on our proposed Local Place Plan, please email them to us.

The deadline for comments is Wednesday 10th June, 2026. Please let us know if you have any queries.

Kind regards

Beth

Beth Rose, Strathnairn Community Council

Lead Local Place Plan Co-ordinator

10.3 List of Amendments made to Proposed Local Place Plan

1. Page 1: Date amended (21.08.26)
2. Page 6: Paragraph 5 ('IMFLDP' changed to 'IMFLDP2')
3. Page 11: Paragraph 6 ('IMFLDP' changed to 'IMFLDP2')
4. Page 38: Map number missing, added ('map 11.10')