



STRATHERRICK
AND FOYERS

LOCAL
PLACE
PLAN



Finding space for
our aspirations

May 2023

Acknowledgements

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1. INTRODUCTION

This Local Place Plan contains the spatial proposals to realise our local community’s vision and action areas for the Stratherrick and Foyers Community Council area, which are contained in our Stratherrick and Foyers Community Action Plan (2021).¹ The Local Place Plan is intended to cover a 5-10 year period until approximately 2030.

The plan is rooted in our local **community aspirations**, gathered through community engagement in 2021 for the Community Action Plan and again in 2022-23 for this Local Place Plan (see page 8 for more information).

As well as being rooted in community aspirations, this Local Place Plan also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in National Planning Framework 4 (2023)² (including Policy 15 on Local Living and 20 Minute Neighbourhoods), as well as taking account of the Inner Moray Firth Local Development Plan (adopted 2015)³, Highland Wide Local Development Plan (adopted 2012)⁴ and Inner Moray Firth Local Development Plan 2 (proposed plan 2022)⁵. The policy agendas contained in these documents, particularly NPF4 as the most recent component of the development plan, have been taken into account in preparing the plan as suggested in government guidance⁶, most importantly in framing the overall vision on pages 7, 10 and 11 of the plan.

The **purposes** of this Local Place Plan are:

- To complement our Community Action Plan by showing how our villages could look in the future once its vision and action plan have been implemented.
- To help the Community Council and Highland Council consider the impact of planning applications on our local communities.
- To inform Highland Council’s review of the Local Development Plan (see summary at end of section 10).
- To influence investment by Highland Council, other public bodies, funders, landowners and businesses in ways that support our local community (see section 10 for more information).

¹ <https://www.communityfuture.net/community-action-plan>

² <https://www.gov.scot/publications/national-planning-framework-4/>

³ https://www.highland.gov.uk/info/178/development_plans/202/inner_moray_firth_local_development_plan

⁴ https://www.highland.gov.uk/info/178/development_plans/199/highland-wide_local_development_plan

⁵ https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

⁶ See Scottish Government Planning Circular 1-2022: Local Place Plans, paragraph 29:

<https://www.gov.scot/publications/circular-1-2022-local-place-plans/>



Relationship with Community Action Plan

The vision and action areas that form the framework for this Local Place Plan were developed through extensive community engagement during 2021, and are contained in our [Community Action Plan](#) published in late 2021.

The Community Action Plan's vision is to nurture our environment, sustain our economy and develop our community (as shown in the central section of the accompanying diagram). The action areas in the Community Action Plan are:



Community Life

Actions enabling the community being able to meet and be active.



Outdoors, Nature & Heritage

Actions to sustain and nurture our landscape and heritage for locals, visitors and nature itself.



Getting Around

Actions enabling people to get around safely and sustainability, with or without a car.



Our Homes

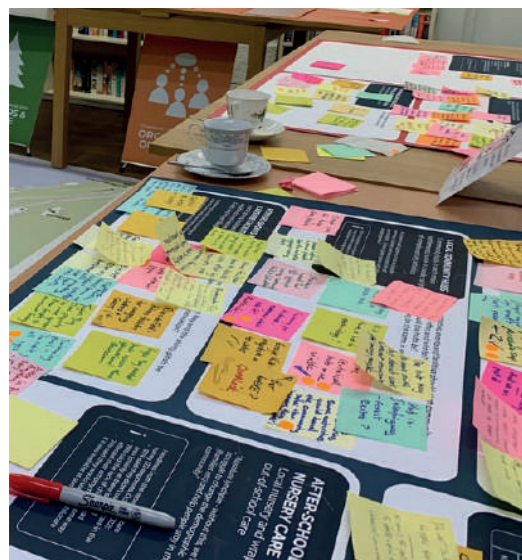
Actions to give everyone in the community access to a good quality affordable home.

(The [Community Action Plan](#) also contains a fifth action area: Organising Ourselves. This does not cover 'spatial' elements for a Local Place Plan, but encompasses how we as a community will work together to create opportunities for people and make things happen. It is covered in detail in the Community Action Plan.)



Community engagement

To complement those building blocks of community engagement from the [Community Action Plan](#), additional community engagement was undertaken specifically for the Local Place Plan in late 2021 and early 2022:



1. **Five staffed drop-in events around the Community Council area** in November 2022, publicised via flyers, posters, social media, an e-bulletin to over 200 recipients and word of mouth. Around 100 people participated in the drop-in events (the total population of the Community Council area is around 800). The full results of the events can be seen online at www.communityfuture.net/posts/52 and in an engagement report (bit.ly/3hOthQ5, 1.3mb PDF), which was shared soon after the events. The [Communities Housing Trust](#) participated in three of these events, relating to settlements where they have housing proposals or land interests.

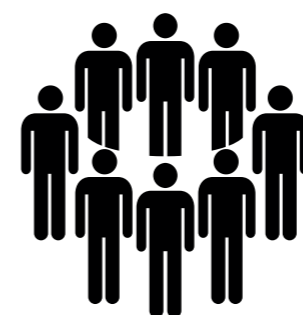


2. **Other facilitated activities** at the same time included sessions with pupils at schools in Foyers, Gorthleck and Fort Augustus, a visit to the parent-and-toddler group, discussions with individual community organisations and a business breakfast. Around 25 people participated in these additional events, which were designed to reach people who might not normally participate in public events. We also tried to organise an event for the estate and farming communities; although this proved impractical, estate and farm owners and workers were invited to the business breakfast.

3. **Public feedback** on the draft plan, which was published online and in hard copy for comment in March and April 2023. Over 360 people viewed the draft plan, and 40 people commented. More information on the consultation, a summary of all comments received, and how they informed the final plan can be seen online at bit.ly/3Kojzz2 (PDF 0.4mb).

All community engagement activity was undertaken in line with the National Standards for Community Engagement⁷ and the Scottish Government's draft How To Guide⁸ for communities on Local Place Plans.

Combined with the foundation of the [Community Action Plan](#), these community engagement activities were designed to ensure that the Local Place Plan was a true reflection of community aspirations. In addition, the team undertook background research to get a good understanding of policy, data, constraints and opportunities relating to planning, housing, energy efficiency, forestry, heritage, nature conservation, demographics, transport, health, education, childcare and community activity. Facts and figures about the Community Council area can be found in section 2 of our [Community Action Plan](#).



6 community events attended by **126** people generating **470** comments



3 school sessions attended by **25** young people



1 draft plan viewed by over **350** people generating **60** comments

How to read this plan

The plan has a number of sections:

- Section 2 contains the overall vision, which is shared with the [Community Action Plan](#).
- Sections 3 to 9 contain the plan's proposals. They are presented in a series of maps and accompanying notes which use the Community Action Plan's action areas as a framework (see above).
- Section 3 covers the Community Council area as a whole, and has important general information that applies throughout the area (including the villages). There are links back to relevant sections of the Community Action Plan.
- Sections 4 to 9 provide more detail for each village: Errogie, Foyers (and nearby Boleskine), Gorthleck, Inverfarigaig, Torness and Whitebridge. Again, there are links back to relevant sections of the Community Action Plan.
- Section 10 outlines the next steps to make the plan a reality, including the roles of different organisations and a summary of suggested changes to existing plans and policies changes (as required by planning legislation).

⁷ <https://www.scdc.org.uk/what/national-standards>

⁸ <https://www.ourplace.scot/home/local-place-plans>

2. VISION

The accompanying diagram was originally contained in section 3 of our [Community Action Plan](#). It demonstrates how community action, supported by other organisations, contributes to national agendas highlighted in National Planning Framework 4 like climate change, health, education, the economy and inequality.

Some of the activities described in the diagram are already happening, others are proposed in the Community Action Plan and this Local Place Plan.

Ultimately, our central focus is to create a healthy, happy and prosperous community in line with planning policy objectives.



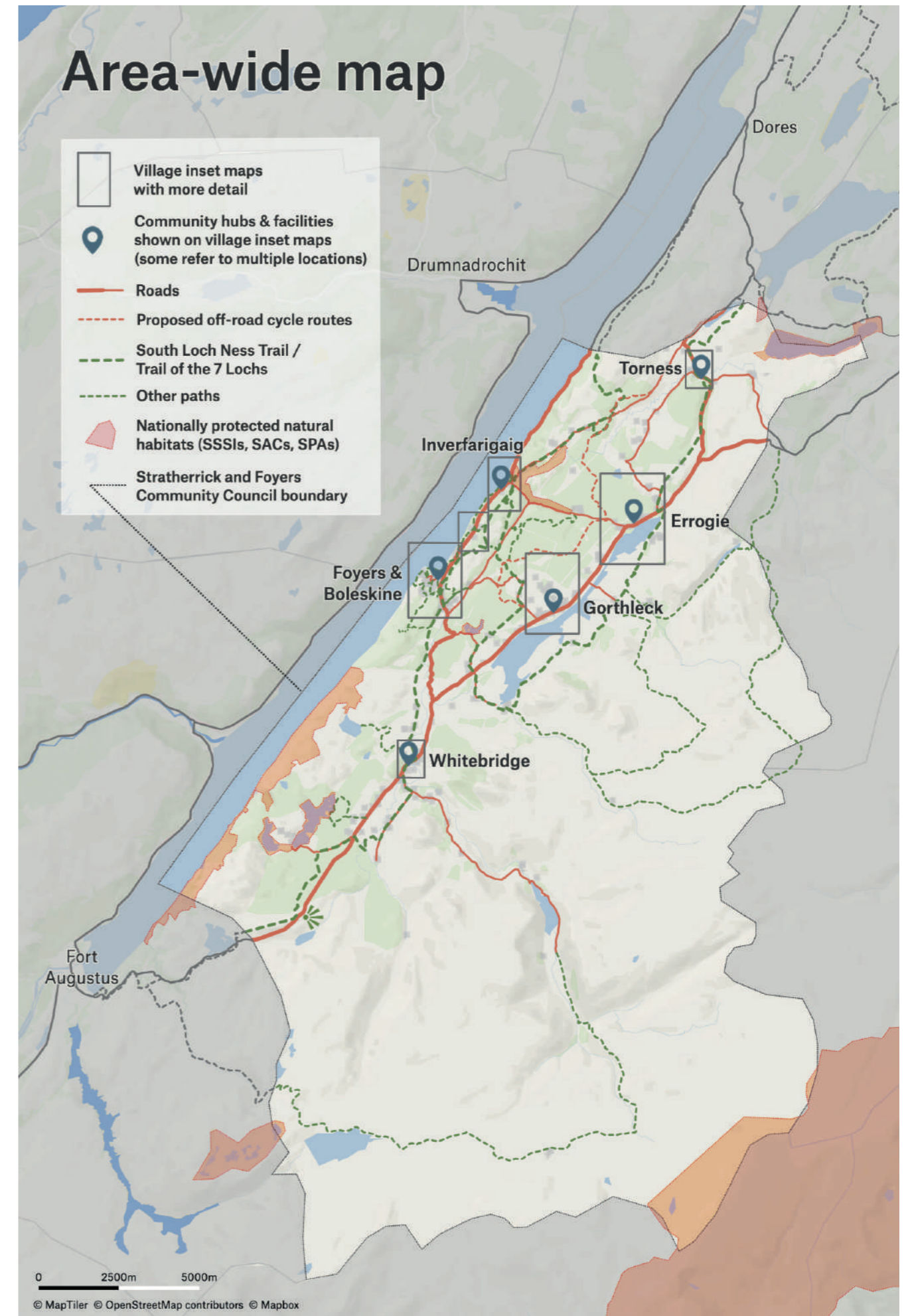
Developed from the National Performance Framework (Scottish Government), Achieving Better Community Development (SCDC) and the determinants of health (Dahlgren-Whitehead)

3. THE AREA AS A WHOLE

This section of the Local Place Plan covers the Community Council area as a whole, and has important general principles and proposals that relate to the whole area (including the areas covered by the detailed village maps in sections 4 to 9).

The overall map shows the areas covered by each of the detailed village maps, and proposals that relate to the area as a whole. The accompanying text provides more detail and refers to issues not covered on the overall map, such as housing.

The action areas (e.g. Community Life) and actions (e.g. retain the shop) relate directly to the [Community Action Plan](#), which contains more information.



This theme is about enabling the local community to meet and be active. The Community Action Plan contains the following action areas:



Retain Foyers Post Office and shop

As the only shop and Post Office in the area, these are vital community facilities which should be kept open. Community acquisition is being considered. For more information, see the [Community Action Plan](#) (section 6: Community Life).

Create & maintain local community hubs

We are a dispersed community. Although we are used to travelling around between villages, not everyone has access to a car and other means of transport are difficult.

We are creating a network of hubs in each settlement so people have somewhere local to meet and be active, in line with National Planning Framework 4 promoting Local Living and '20 Minute Neighbourhoods' (Policy 15). Hubs can be community buildings, cafes and hotels. Each hub will provide basic community facilities such as space to meet or keep warm, with varied cultural, recreational, learning, enterprise and outdoor facilities (such as play space and community growing) at each hub to make the network viable and respond to the character of the building or location (such as the former Errogie Church and Inverfarigaig forest school) and local aspirations. The settlement maps provide more information.

Implementation of improved community/public transport is important to enable access to the hubs (see [Community Action Plan](#), section 7: Getting About).

In addition, the consultation for this Plan revealed demand for workshops for rent, but we do not know the scale or nature of this demand without undertaking further research.

The village maps contain more specific proposals (see sections 4 to 9 below), and with more background information in the [Community Action Plan](#).

External partners: Highland Council, Highlife Highland, Highlands and Islands Enterprise

Provide after-school / nursery care

The lack of significant childcare in the area is a barrier to working families. The community is exploring how to fill this gap. Depending on how this is done, it may involve using local community hubs and/or the two local primary schools. For more information, see the [project webpage](#) on the Stratherrick and Foyers Community Trust website.

Create sports and recreational facilities in Foyers

Our local community has very few sports and recreational facilities, which reduces opportunities for residents of all ages as well as the offer for visitors. Popular activities like going to the gym, for example, require an hour and a half's round trip to Inverness. Despite having Loch Ness on our doorstep, we have limited ability to access the loch for watersports. The Foyers map contains more information about how to improve the situation.

Explore the future of local schools

Our primary schools in Foyers and Gorthleck are vital and provide excellent education, but they are small and the Foyers roll forecast in particular is worrying. We would like to retain education provision in the community, and would like to explore how best to do that in discussion with the Council (including consideration of childcare, transport and the roles of schools in the local community).

This theme is about sustaining and nurturing our natural and cultural heritage for locals, visitors and nature itself, working collaboratively with landowners. The Community Action Plan contains the following action areas:



The village maps contain more specific proposals (see sections 4 to 9 below), and with more background information in the [Community Action Plan](#).

External partners: landowners, Forestry and Land Scotland, Highland Council, Visit Inverness Loch Ness

Paths and places

Our greatest assets are our countryside and our people, according to the community survey (online at www.communityfuture.net/surveyresults). But enjoying the great outdoors depends on being able to access it and to have facilities, interpretation and things to do. This is true for residents and visitors alike, and we are mindful of the need to sensitively balance the vital economic contribution of tourism whilst avoiding problems related to excessive visitor numbers that some parts of the Highlands experience.

Our path network is excellent, but there are some gaps to fill. The network needs maintenance and investment in drainage, steps, signage, benches, bridges, interpretation, accessible surfaces, opening up views and so on. Some busy routes require people to walk on roads without footways. Our aspirations are:

- Short local off-road loops from settlements which are safe for families, including wheelchair-accessible routes.
- A network of multi-use routes linking villages, key viewpoints and points of natural and historic interest.
- Longer trail loops like the [South Loch Ness Trail](#), the [Trail of the 7 Lochs](#) and mountain bike trails high into the Monadhliath mountains.

Natural and built heritage

Our area also has a rich heritage, from nationally important habitats (such as Inverfarigaig woodlands and eagles in the Monadhliath mountains) to built heritage including the A-listed Wade Bridge in Whitebridge and aluminium smelter in Foyers; a number of historic B-listed structures including Boleskine House, old church and burial ground; and several scheduled monuments.

Key elements of our natural and built heritage should be protected and enhanced in line with National Planning Framework 4.

For example:

- Habitat enhancements to increase biodiversity (such as control of rhododendrons near Foyers and enhancement of native woodland between Inverfarigaig SSSI and Erroglie).
- Water quality improvements (e.g. blue-green algae in Loch Mhor).

Our three strategic objectives in the Community Action Plan included Nurturing our Environment - which included conserving, enhancing and future-proofing our natural

environment; collaborative land management and land use; and respecting our rural identity. Enhancement of biodiversity and habitats like native woodland is therefore an important general principle, both within designated nature sites (see map on page 13) and across the area as a whole.

Play parks and greenspace

Families and young people are our future, and playparks are a vital ingredient for our community to be family-friendly alongside opportunities for jobs, housing, transport and education. Our aim is to have a rolling programme of investment across the community so that each village has up-to-date play provision, with a focus on natural adventure play for all ages such as woodland play, bike pump track and outdoor gym. We also want to enable other ideas like community growing, outdoor sculpture and art, and places for dark-sky watching.

Community woodland

Forestry is part of our DNA: it has long been part of our landscape and economy. Acquiring a community woodland is an aspiration in the Community Action Plan; this could be in various locations near Foyers, Glenlia or Inverfarigaig, possibly linking with the proposed community hub in the former forest school at Inverfarigaig.

Community rangers

The Community Action Plan proposes an expanded year-round Community Ranger squad to work on path management, outdoor learning, enforcement and so on. The proposed community hub in Inverfarigaig could be a local base.

For more information on each of these points, see the settlement sections, the [project webpage](#) on the Stratherrick and Foyers Community Trust website and the [Community Action Plan](#).

This theme is about enabling people to get around safely and sustainably, ideally without a car in line with National Planning Framework 4's sustainable transport policies, the [National Transport Strategy \(2020\)](#) and the related [STPR2 \(2022\)](#). The [Community Action Plan](#) contains the following action areas, each of which is supported by STPR2:



Safer road network

Most villages lack pavements, let alone cycle space, meaning that pedestrians and cyclists are compelled to walk on the road. Road improvement schemes like that in Errogie demonstrate that it is possible to make the road network safer for pedestrians and cyclists, reduce speeds through villages, retain our rural character and accommodate traffic.

We would like to continue to work with Highland Council to sensitively design and implement improvements in villages across the area, prioritising the locations shown on the settlement maps in this plan in addition to the Council's South Loch Ness Road Improvement Strategy. The 'brief' for these projects should include:

- Sensitive design to blend in with our rural environment, without appearing urban or suburban. For example, materials should be natural wherever possible (wood, stone, vegetation) and design features should be rural in character, within the constraints of road design regulations.
- Existing features such as the old bridge in Lower Foyers and Wade Bridge in Whitebridge should be repaired and incorporated into proposals wherever possible.
- Within villages, speed limits should be no more than 30mph and roads should be designed to encourage drivers to adhere to the speed limit through sensitively designed entranceways, narrowings etc.

The village maps contain more specific proposals (see sections 4 to 9 below), and with more background information in the [Community Action Plan](#).

Key partners: Highland Council, Hitrans

Community transport

Being such a dispersed rural community, transport is a particular issue in Stratherrick and Foyers - within the community, and to get to our nearest towns at Fort Augustus and Inverness. We are therefore exploring how to build on the existing volunteer driver scheme operated by Boleskine Community Care to offer practical, green alternatives to driving, especially for younger and older people and those without access to a car. Possibilities include a community taxi or minibus and ebikes.

Safe walking and cycling to schools and community hubs

The ability to cycle safely between villages is also important, for residents and visitors. At its most basic, this could involve signage or markings along roads to remind drivers of the presence of cyclists, particularly the B852 through Stratherrick where vehicle speeds can be high. Back roads and the South Loch Ness Timber Haul Route can be used to create a signposted 'quiet lanes' cycling network to Foyers, Gorthleck, Errogie and Inverfarigaig in particular.

This theme is about giving everyone in the community access to a good quality affordable home. The Community Action Plan contains the following action areas:



Affordable community-owned homes

We need to keep and attract young people and working families to keep our community alive. We need to find ways of providing housing that is affordable for working people and those retiring from tied estate accommodation. Whether homes are newly built or refurbished, we want to make sure that it is well designed, high quality and low carbon. And we want to make sure that homes are 'recycled' and become available to others who need it when occupants move on.

At the same time, we want to conserve our landscape - our biggest and most precious asset, alongside our people - and avoid it being ruined by indiscriminate development. So it is important that we get the right kind of housing in the right place.

A local housing needs survey undertaken by the Communities Housing Trust in 2022 found that Stratherrick and Foyers "has a significant shortfall of affordable housing which is negatively impacting the community and local businesses. Residents have left the area to find housing and young economically active people are unable to move into the area."

Our focus is therefore to support implementation of [Policy 29](#) of National Planning Framework by:

- Developing low-cost rented homes for local people who need them.
- Keeping them in community ownership, to ensure that they continue to be available for those who need them most.
- Ensuring that design and construction are low carbon, high quality with appropriate space standards and amenities.
- Maximising opportunities for local people and businesses to be involved in supply and construction, whether new build or conversion, including local apprenticeships and work opportunities.

In terms of **tenure and development** types, we anticipate a mixture of approaches such as community-led development for rent, low cost home ownership, shared equity, [Rural Housing Burdens](#) and self-build plots.

In terms of **design**, new homes and their associated accesses and gardens should not look urban or suburban, but should be sympathetically designed and sited for their rural context. The aim should be to enhance rural character and existing communities, and achieve zero-carbon development - through:

- Design and layout of new development
- Local materials and procurement
- Eco-friendly design
- Good indoor and outdoor space standards
- Appropriate tenure and size mix
- Outdoor play, green space and (where possible) community facilities

In terms of **location**, our preference is for new housing to be developed within the existing settlements identified in this plan and/or on brownfield sites where possible, in line with National Planning Framework 4's Local Living / 20 Minute Neighbourhood [Policy 15](#) and [Policy 17](#). A number of priority housing sites are identified on the settlement maps. Other opportunities that arise within settlements should be considered too.

Outwith settlements:

- Our extensive forestry and woodland provides opportunities for [woodland crofting](#) and off-grid eco-homes to stem depopulation and enable people to live off the land sustainably, in line with [Policy 29](#) of National Planning Framework 4. We have no specific sites in mind. Proposals should be sensitively located and designed in line with this plan.
- Retention of croftland for local families should be supported, for example by introducing a loan scheme to make it affordable to purchase crofts rather than they are decrofted and sold as plots.

Zero-carbon homes for all

Cold damp winters, expensive fuel bills and old properties mean that it can be difficult and expensive to heat homes, particularly for people in poorer quality accommodation who are experiencing fuel poverty. Our community has approximately 375 households, around 75% of which are owner-occupied, 20% private rented and 5% social rented. 71% of respondents to the local housing needs survey in 2022 (see above) said that their home would benefit from energy efficiency measures, and 52% were in fuel poverty (spending more than 10% of their incomes on energy bills, even before the energy price hikes in late 2022).

We support financial assistance from local and national government to upgrade existing properties on lower Council Tax bands to higher Energy Performance Certificate ratings.

We would also like it to be simple for existing homes to be able to secure planning consent to upgrade and extend their property to modern standards or provide additional living space, for example solar panels, extensions and so on. This is an important part of sustaining local communities by enabling people to affordably adapt their homes so that they can stay in the local area.

The village maps contain more specific proposals (see sections 4 to 9 below), and with more background information in the [Community Action Plan](#).

External partners: Communities Housing Trust, Highland Council, Scottish Government, Registered Social Landlords, Local Energy Scotland and Home Energy Scotland.

Affordable broadband for all

Since the Community Action Plan was published in late 2021, the availability of broadband across the community is now largely being resolved through a combination of local community-led delivery using the Cromarty Firth Wireless Network and the Scottish Government's [R100 programme](#). We support the continuing rollout of the R100 programme.

Specialist accommodation: elderly | care | respite

Specialist accommodation would enable local residents who need more specialist care to continue living here, and would complement the award-winning home care services provided by [Boleskine Community Care](#). This could be located in any of the settlements. w

The proposals on the village maps in sections 4 to 9 are colour-coded with these Community Action Plan priorities:



**COMMUNITY
LIFE**



**GETTING
ABOUT**



**OUR
HOMES**



**OUTDOORS,
NATURE &
HERITAGE**

4. ERROGIE

This section of the Local Place Plan focuses on Errogie. The map and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. new community hub) relate directly to the [Community Action Plan](#), which contains more information.

1

New community hub at Errogie Kirk

Re-use former Errogie Kirk for community hub with meeting space, including indoor and outdoor facilities for visitors and residents such as toilets, outdoor play, community growing, green space, crafts, music, wildlife conservation, history, heritage and basic retail or vending to complement Foyers Stores. See 'Area-wide' section for more information about the network of community hubs and importance of community/public transport to access them.

2

Reduce traffic speeds and extend footways

Make walking and cycling safer by lowering the speed limit to 30mph, extending footways throughout 30mph limit, and improving safety for cyclists. Speed reduction measures should also be introduced around the Farraline junction (where there are houses) and at the entrances to the village. Details to be discussed in consultation with the local community. See 'Area-wide' section for more information about sympathetic design.

Key partner: Highland Council

3

Create safe cycling links

Sign and improve safe cycling connections towards Gorthleck, Foyers and Inverness, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads. See also proposal 4 below.

External partners: Forestry and Land Scotland, Highland Council



4

Create local short walks

Create opportunities for local walks with safe, accessible, signed pedestrian links to the Trail of the 7 Lochs and Timber Haul Route. See also proposal 3 above, and 'Area-wide' section for more information about paths across the area as a whole.

External partners: landowners, Highland Council, NatureScot

5

Improve community greenspaces

Maintain 'village green' at road junction and improve grounds of Errogie Kirk, with potential for seating, play, planting and community growing. See 'Area-wide' section for more information about play parks across the area as a whole.

Key partner: Highland Council

6

Improve access to the loch

Enable access to loch for activities such as swimming and kayaking, for example at the proposed Errogie Kirk community hub and/or other safe locations which do not cause disruption for existing residents.

External partners: landowners, Highland Council, NatureScot

7

New affordable homes where appropriate

Encourage small-scale development of new homes on appropriate sites within the village or woodland crofts in the wider area, prioritising occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve our landscape and heritage. No particular sites are identified as priorities. See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

External partners: Communities Housing Trust, Highland Council

Foyers proposals

Boleskine is 1km north-east (see map on page 30)



5. FOYERS AND BOLESKINE

This section of the Local Place Plan focuses on Foyers and nearby Boleskine. The maps and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. keep the shop) relate directly to the [Community Action Plan](#), which contains more information.

1 Keep Foyers Stores and Post Office

As the only shop and Post Office in the area (plus the associated cafe), this is a vital community facility which should be kept open. Community acquisition is being considered. For more information, see the [Community Action Plan](#) (section 6: Community Life). See also proposal 13 below (mobility hub).

External partners: Scottish Land Fund, Highlands and Islands Enterprise

2 Support and develop community hubs

Local hubs provide vital services to Foyers and the Community Council area as a whole, including:

- **The Hub** (for small community events, community-led health and wellbeing)
- **Foyers Medical Centre** (for NHS healthcare)
- **Camerons Tearoom** (as a place to meet, wellbeing role)

See the 'Area-wide' section for more information about the network of community hubs across the community as a whole. External partners: NHS

3 Keep and make more of school

Essential community facility which should be retained, and offers scope as a focus for more community activity out of school hours (e.g. play equipment, child-care or other community activities). See 'Area-wide' section for more information about the future of schools in the area.

Key partner: Highland Council

4 Recognise key businesses

Local cafes, hotels and the campsite are important community assets, in addition to the community hubs and school mentioned in box 2. They provide important local services, facilities and employment, in addition to their economic role in supporting tourism.

External partners: Highlands and Islands Enterprise, Highland Council

5 Provide recreational facilities at Riverside field

Better outdoor recreational facilities for the area as a whole are a key aspiration of the [Community Action Plan](#), which identifies land at the Riverside field in Lower Foyers for this purpose. Planning consent has been granted in principle for a masterplan indicating various recreational activity areas, green space, paths, landscaping and parking (ref.21/02331/PIP); detailed consent has subsequently been granted for access, parking and drainage works (ref.22/00473/FUL).

The proposal aims to benefit Foyers and Stratherrick as a whole by enabling more local people to enjoy exercise and sport, reducing the need to travel to Inverness or elsewhere to participate, and supporting the visitor economy by providing more things to do. For more information, see the [Community Action Plan](#) (section 6: Community Life) and the [project webpage](#) on the Stratherrick and Foyers Community Trust website.

The details should be sensitive to the concerns and aspirations of adjacent residents and to the local landscape, and should be integrated with improvements to the adjacent play park.

6

Improve walking and cycling

Make it safer and easier to walk and cycle between Lower and Upper Foyers, including the school, community hubs and businesses. Improvements should include reducing traffic speeds in the village, extending the speed limit north to Foyers Lodge, and reopening Lower Foyers Bridge (see proposal 14).

External partner: Highland Council

7

New 'mobility hub' by Foyers Stores car park and bus stop

The car park, bus stop and public toilets by Foyers Stores offer an opportunity to create an integrated [mobility hub](#), which could also offer ebikes and electric vehicle charging as well as easy transition between different modes of transport.

External partners: HITRANS, Highland Council

8

Create safe cycling links

Sign and improve safe cycling connections towards other settlements, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads.

External partners: Forestry and Land Scotland, Highland Council

9

Potential ferry link from pier

Encourage more use by boats and ferries from Drumnadrochit and along the loch.

External partners: Highland Council, boat operators

10

New affordable homes where appropriate

Encourage small-scale development of new homes on appropriate sites within Foyers or woodland crofts in the wider area, prioritising:

- Sites within or immediately adjacent to Upper or Lower Foyers.
- Occupancy by local people, workers and families in order to sustain the community.
- Sensitive development that conserves our landscape and heritage.

Two potential areas within or on the edge of Lower Foyers are indicated on the map, but their feasibility and viability is unknown. Other appropriate sites may also come forward.

See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

External partners: Communities Housing Trust, landowners, Highland Council

11

Upgrade recreational facilities at Foyers Bay

Despite having Loch Ness, Scotland's second largest loch, on our doorstep, we have limited ability to access the loch for watersports. The [Community Action Plan](#) identifies land at Foyers Bay for a slipway and watersports storage, enabling better access to the loch for residents and visitors to swim, kayak and sail. For more information, see the [Community Action Plan](#) (section 6: Community Life) and the [project webpage](#) on the Stratherrick and Foyers Community Trust website.

There is scope to provide visitor facilities as part of the [Great Glen Canoe Trail](#), and to reuse the former shinty pitch to create open space, an activity trail and so on.

External partners: landowners, Scottish Canals, Highland Council, Highlife Highland

12

Invest in play parks

Maintain and improve the play parks in Upper and Lower Foyers, with a focus on natural equipment, adventure play and play for all ages. Improvement should involve local young people, and should be considered in conjunction with adjacent Riverside Field recreational proposals (see proposal 4 above). See 'Area-wide' section for more information about play parks across the area as a whole.

External partners: Highland Council

13

Improve Falls of Foyers paths and viewpoints

The Falls of Foyers are an important visitor attraction for the area, very close to the shop, Waterfall Cafe and public toilets (see proposals 1 and 6). The path network to the viewpoints is in need of repair and upgrading, which will also improve pedestrian access between Lower and Upper Foyers. There is also scope to make more of the Falls, for example promoting days when the full flow of the river is spectacularly released over the Falls for maintenance on the [hydro scheme](#).

External partners: Highland Council, NatureScot, SSE Renewables

14

Improve local path networks

Ongoing maintenance, signage and opening up views through woodland thinning, for short accessible local loops. See 'Area-wide' section for more information on path networks in general.

External partners: landowners, Highland Council, NatureScot, Forestry and Land Scotland

15

Reopen Lower Foyers Bridge for pedestrians

Repair and reopen historic [B-listed bridge](#) for pedestrians as part of local path network.

External partners: Highland Council, Historic Environment Scotland

16

Improve South Loch Ness Trail

Ongoing maintenance, signage, opening up views through woodland thinning, and improving safety on the on-road section. See 'Area-wide' section for more information on path networks in general.

External partners: landowners, Highland Council, NatureScot, Forestry and Land Scotland

17

Invest in our heritage

Foyers has many historic sites which would benefit from interpretation and in some cases maintenance, for example:

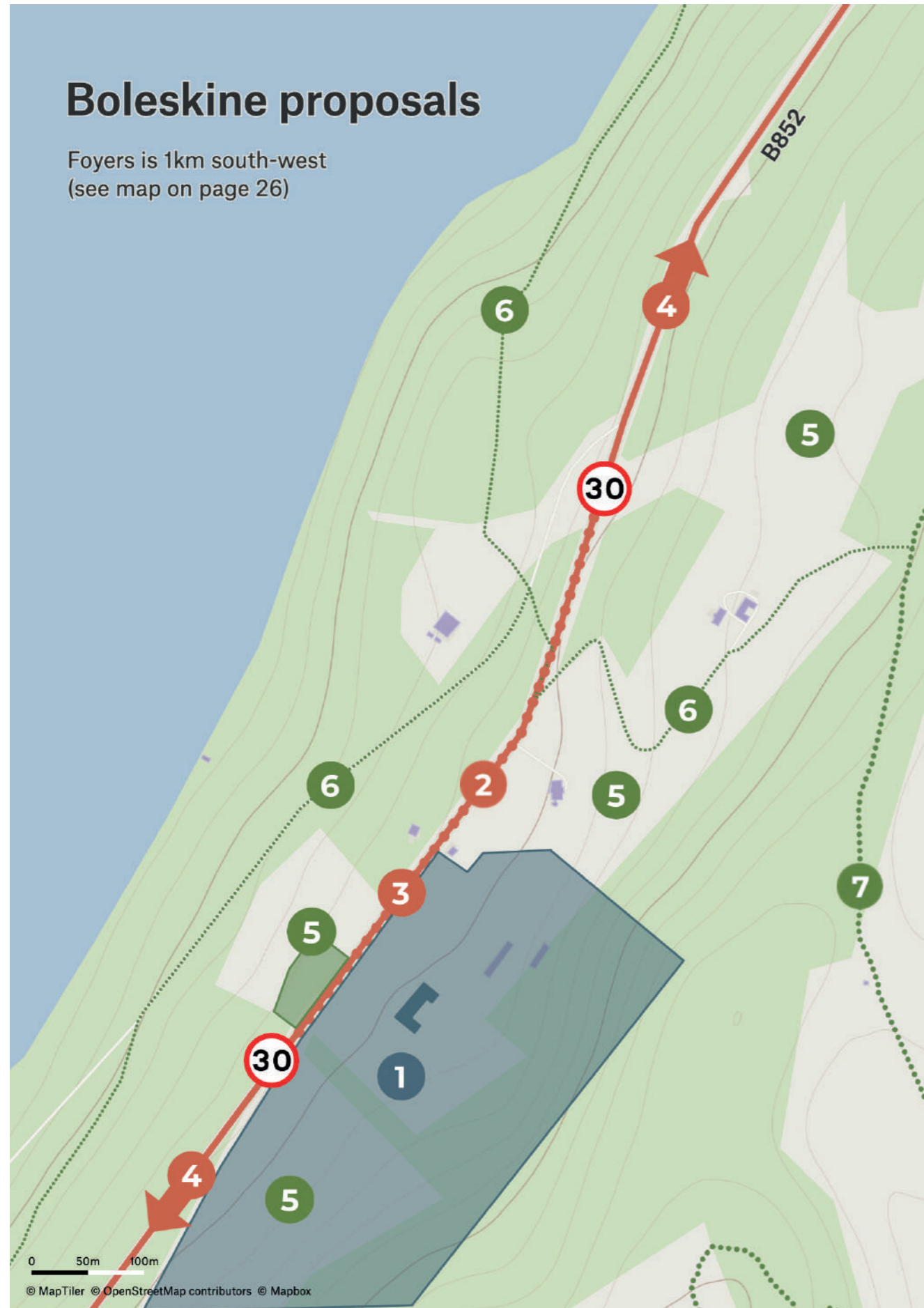
- [Aluminium factory](#) - A-listed, one of first of its type in the world in 1896 (still in use by SSE Renewables).
- [Foyers Cemetery](#) and [Fraser Monument](#)
- [Foyers Pier](#)

More historical information and other sites can be seen on the [South Loch Ness Heritage Group website](#) and [Canmore online historic database](#).

External partners: landowners, Highland Council, Historic Environment Scotland, SSE Renewables

Boleskine proposals

Foyers is 1km south-west
(see map on page 26)



1 Restore Boleskine House as heritage and nature hub

Boleskine House is a B-listed 18th century building which is on the [Buildings At Risk Register](#) due to fire damage. Proposals include repair and opening it to the public with a new visitor centre and cafe, offering the local community and visitors eco-friendly meadows, footpaths, benches, viewpoint and car parking which can also serve Boleskine Old Parish Church. The detailed proposals should be developed in consultation with the local community.

External partners: Historic Environment Scotland, Visit Inverness Loch Ness, Nature Scot, Highland Council

5 Conserve heritage and landscape

Boleskine has a number of historic sites which would benefit from investment and interpretation including [Boleskine House](#), [Old Boleskine Parish Church](#) and [Boleskine Graveyard](#) (see [South Loch Ness Heritage Group](#) website for more information).

The landscape setting of open agricultural fields, dating from before General Roy's survey of Scotland in the mid 18th century, is important to protect from further development.

External partners: landowners, Highland Council, Historic Environment Scotland, South Loch Ness Heritage Group

2 Reduce traffic speeds and create footways

Make walking and cycling safer by installing a 30mph speed limit, footways, gateway features to slow traffic, and improving safety for cyclists. Details to be discussed in consultation with the local community. See also 'Area-wide' section above for more information about sympathetic design.

External partner: Highland Council

6 Improve local path network

Ongoing maintenance, signage and opening up views through woodland thinning, for short accessible local loops. See 'Area-wide' section for more information on path networks in general.

External partners: landowners, Highland Council, Forestry and Land Scotland, NatureScot

3 Install bus shelter and sign at stop

Provide bus stop signs, information and bus shelter. The shelter should be sensitively designed with community input (e.g. [Avoch bus shelter](#), Black Isle).

External partner: Highland Council

7 Improve South Loch Ness Trail

Ongoing maintenance, signage, opening up views through woodland thinning. See page 17 for more information on path networks in general.

External partners: landowners, Forestry and Land Scotland, Highland Council, Nature Scot

4 Create safe cycling links

Sign and improve safe cycling connections towards Foyers and Inverfarigaig, part of a community-wide network using roads and forest tracks.

External partners: Highland Council, Forestry and Land Scotland

6. GORTHLECK

This section of the Local Place Plan focuses on Gorthleck. The map and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. upgrade village hall) relate directly to the [Community Action Plan](#), which contains more information.

1 Upgrade Stratherrick Village Hall

Continue to upgrade Village Hall, grounds and car park as community hub with meeting space (including possibility of exercise space or minigym), toilets and vending machine or basic retail to complement the shop in Foyers; plus mix of indoor and outdoor space for community groups, celebrations, dances, film nights and parties. See 'Area-wide' section for more information about the network of community hubs and importance of community/public transport to access them.

2 Keep and make more of school

Essential community facility which should be retained, and offers scope as a focus for more community activity out of school hours (e.g. play equipment, community growing, child-care and other community activities). See 'Area-wide' section for more information about the future of schools in the area.

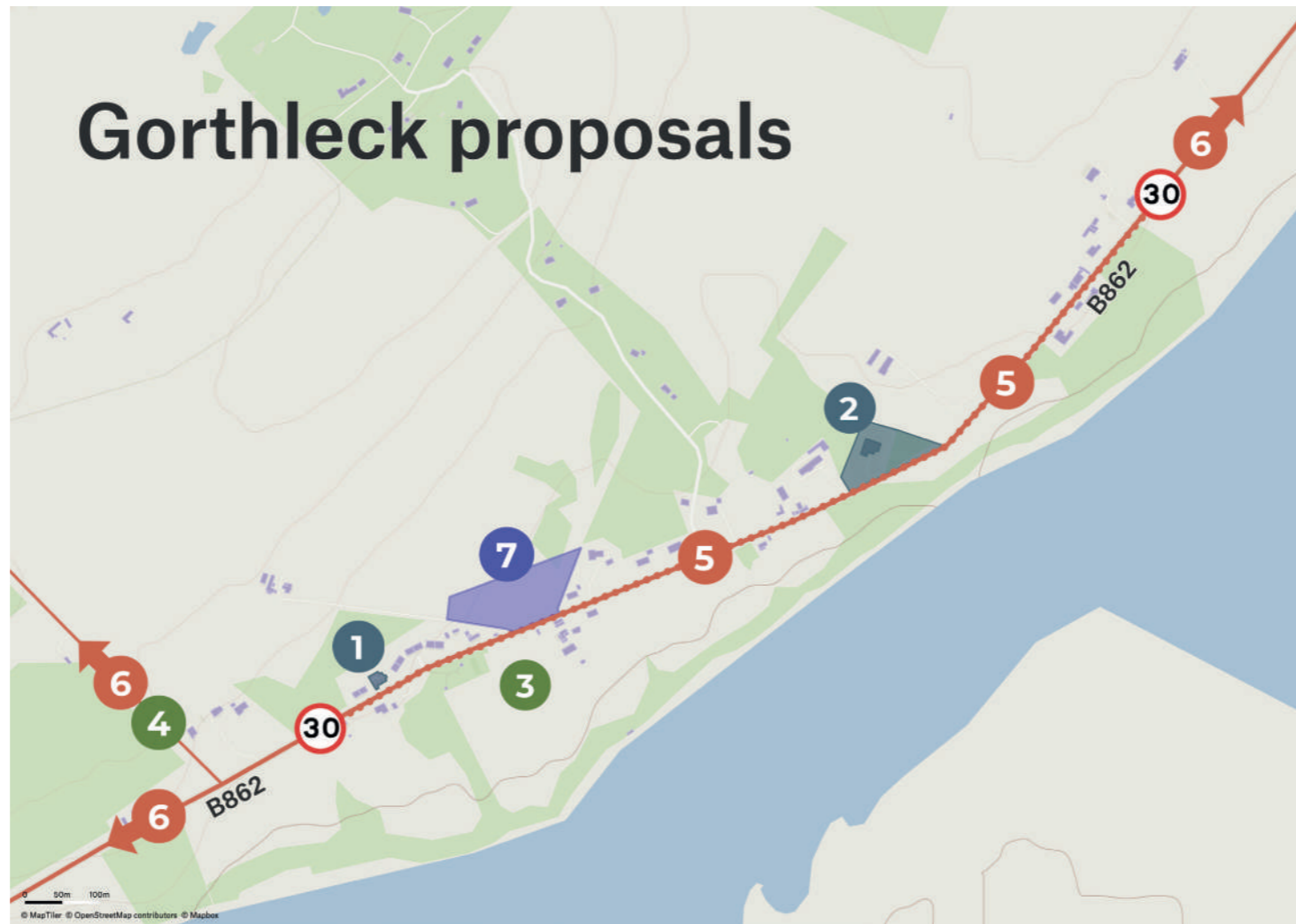
External partner: Highland Council

3 Improve outdoor play and recreation

The existing play park and recreation ground is in poor condition, and there is uncertainty over its continued existence. Investment in good quality outdoor play and community green space is essential, whether it is at the existing location shown on the map (adjacent to the Hall and car park) or elsewhere, such as linked to the school.

Wherever it is, it should include improved play equipment (ideally with natural materials, adventure play, and play for all ages), open space and seating, also considering facilities like a community growing, pump track and a sensory garden. Design and siting should involve the local community and school, and it should be safely accessible on foot and by bicycle. See 'Area-wide' section for more information about play parks across the area as a whole.

External partners: landowners, Highland Council



4 Create local short walks

Create opportunities for local walks, for example a safe, accessible, signed pedestrian link past the fire station to the [Trail of the 7 Lochs](#) and Timber Haul Route. See also proposals 5 and 6 below, and 'Area-wide' section for more information about paths across the area as a whole.

External partners: landowners, Highland Council, NatureScot

5 Reduce traffic speeds and create footways

Make walking and cycling safer by installing a 30mph speed limit, footways, gateway features to slow traffic, and improving safety for cyclists. Details to be discussed in consultation with the local community. See also proposal 4 above, and 'Area-wide' section for more information about sympathetic design.

External partner: Highland Council

6 Create safe cycling links

Sign and improve safe cycling connections towards Errogie, Foyers and Whitebridge, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads. See also proposal 4 above.

External partners: Forestry and Land Scotland, Highland Council

7 New affordable homes where appropriate

Encourage small-scale development of new homes on appropriate sites within the village or woodland crofts in the wider area, prioritising occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve our landscape and heritage.

One potential site is indicated on the plan, which has previously been granted planning consent in principle in 2015 (ref. 14/01981/PIP). It may also offer scope for a mix of low cost shared equity homes, sheltered/care accommodation, and other indoor and outdoor community uses. Other housing sites may also come forward.

See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

External partners: Communities Housing Trust, landowners, Highland Council

7. INVERFARIGAIG

This section of the Local Place Plan focuses on Inverfarigaig. The map and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. new community greenspace) relate directly to the [Community Action Plan](#), which contains more information.



1 New community greenspace

On both sides of road, develop community-led growing space, outdoor play and nature education, including enabling maintenance access to the communal septic tank on the lochside.

External partner: Forestry & Land Scotland

2 New community workshop and yard

Develop community-led space for outdoor storage, yard space, garaging and workshops, with potential for small-scale community-led enterprises such as bike repairs.

External partners: Forestry & Land Scotland, Highlands and Islands Enterprise

3 Potential community hydro

Investigate potential for community-led micro-hydroelectric generation using flow from River Farigaig and/or Allt Mhor.

External partners: landowners

4 Reduce traffic speeds and create footway

Make walking and cycling safer by installing a 30mph speed limit, gateway features to slow traffic (for example as in Dores), a footway at least on the loch side of the road, and safety improvements for cyclists. Details to be discussed in consultation with the local community. See 'Area-wide' section for more information about sympathetic design.

External partner: Highland Council

5 Install bus shelter and sign at stop

Provide bus stop signs, information and bus shelter (Inverness-bound at least, for IRA students) at the unmarked bus stop by the crescent.

The shelter should be sensitively designed with community input (e.g. [Avoch bus shelter](#), Black Isle).

External partner: Highland Council

6 Create safe cycling links

Sign and improve safe cycling connections towards Torness, Errogie and Foyers, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads. The Corkscrew Road through the Site of Special Scientific Interest should be predominantly a walking/cycling route (part of the [South Loch Ness Trail](#)) and maintained for local traffic only, with motor rallying discouraged given its location within [Inverfarigaig Site of Special Scientific Interest](#).

External partners: Highland Council, NatureScot, Forestry and Land Scotland

7 New ferry link from restored pier

Once the Farigaig pier has been restored, encourage use by boats and ferries from Drumnadrochit and along the loch.

External partners: Highland Council, boat operators

8 New affordable homes where appropriate

Build affordable family homes, prioritising occupancy by local people, workers & families in need in order to sustain the community. The site indicated on the map has been granted planning consent (ref.22/00424/FUL). Other smaller sites may also come forward. See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

External partners: Communities Housing Trust, Highland Council

9

New community/visitor hub in forest school

Community-led refurbishment of existing building and car park to form low-key trail base and heritage/nature learning centre for exploring Inverfarigaig Woods, Pass of Inverfarigaig and Loch Ness (including the Site of Special Scientific Interest and Special Area of Conservation), with interpretation, public toilets, hot drinks, meeting space and basic retail or vending to complement the shop in Foyers. Potential ranger base.

External partners: Forestry & Land Scotland, Highland Council, Visit Inverness Loch Ness, NatureScot

10

Restore pier

Restore historic Farigaig pier built by Thomas Telford in the early nineteenth century, including massive stone work and ironwork.

External partners: Scottish Canals, Historic Environment Scotland, Highland Council

11

Create slipway

Create slipway to enable access to the loch for swimming, kayaking etc by residents and visitors. No slipway between Foyers and Dores.

External partners: Scottish Canals, Highland Council

12

Improve lochside path to Foyers

Improve lochside path to Foyers Lodge and on to Foyers, including signage and drainage works. See 'Area-wide' section for more information about maintenance and improvement of paths network.

External partners: landowners

13

Manage and restore SSSI

Within Inverfarigaig [Site of Special Scientific Interest](#), remove non-native species, manage overgrazing by deer, improve habitats (including for beavers).

Opportunities for interpretation and education in the community hubs in Inverfarigaig (proposal 10) and Errogie (page 24, proposal 1) and with community rangers (see page 17).

External partners: landowners, NatureScot

14

Manage woodlands

Remove invasive species (including Japanese knotweed and non-native riparian woodland), tackle overgrazing, conserve native wildlife (including red squirrels, red kites, eagles, ospreys), open up forest walks and key views (see 'Area-wide' section for more information), provide heritage and nature interpretation.

External partners: F&LS, NatureScot, landowners

15

Improve South Loch Ness Trail

Ongoing maintenance, signage, opening up views through woodland thinning and improving safety on the on-road section (see also proposal 6). See 'Area-wide' section for more information on path networks in general).

External partners: landowners, Highland Council, NatureScot, Forestry and Land Scotland

16

Improve Trail of the 7 Lochs

Ongoing maintenance, signage, opening up views through woodland thinning and improving safety on the on-road section (see also proposal 6). See 'Area-wide' section for more information on path networks in general).

External partners: landowners, Highland Council, NatureScot, Forestry and Land Scotland

17

Restore Wade Bridge

Clear vegetation to open up view from road, provide interpretation, restore historic bridge before it completely collapses.

External partners: Highland Council, Historic Environment Scotland

18

Restore Bryce memorial

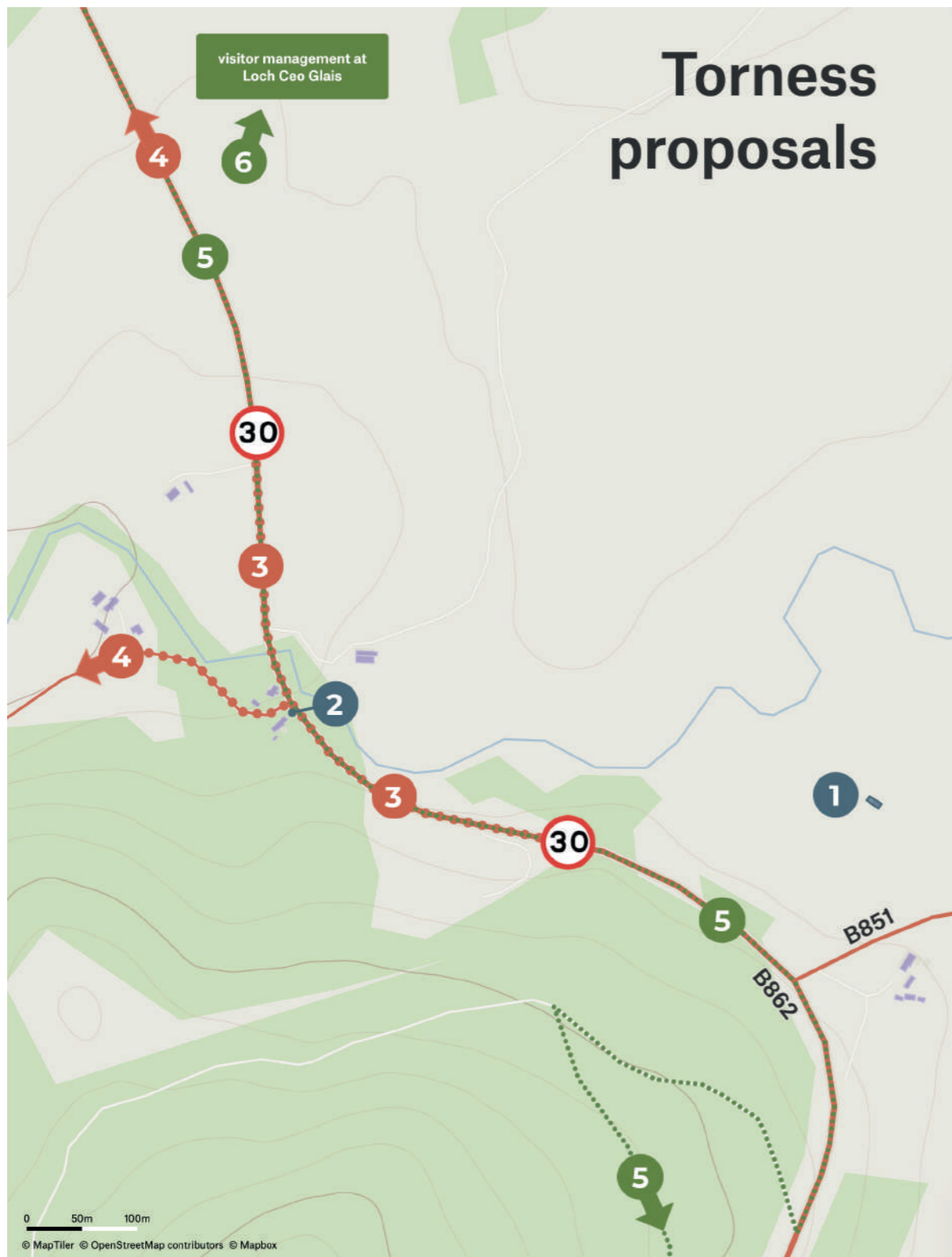
Restore historic roadside memorial in the Pass of Inverfarigaig.

External partners: Highland Council, Historic Environment Scotland

8. TORNESS

This section of the Local Place Plan focuses on Torness. The map and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. upgrade field sports centre) relate directly to the [Community Action Plan](#), which contains more information.



1

Clubhouse improvements

Continue to upgrade the field sports centre for club use and for occasional small local community activities. Create spaces for community growing and for children to meet, either here or elsewhere in the village.

See 'Area-wide' section for more information about the network of community hubs and importance of community/public transport to access them.

5

Improve Trail of the 7 Lochs

Ongoing maintenance, signage and interpretation, opening up views through woodland thinning, including safety improvements on the on-road section (see proposal 3), for short local walks and visitors. See 'Area-wide' section for more information on path networks in general.

External partners: landowners, Highland Council, NatureScot

2

Bus stop and postbox

Provide postbox, bus stop signs, information, bus shelter and cycle storage, with the bus stop ideally moved to the bridge to avoid interfering with parking outside the houses and the noticeboard. The location and design should be agreed with community input (e.g. [Avoch bus shelter](#), Black Isle).

6

Visitor management at Loch Ceo Glais

Work with Ranger service to improve visitor behaviour and littering at picnic spots. Improvements should include picnic benches and parking improvements.

External partners: Highland Council, landowner

3

Reduce traffic speeds, make walking safer

Make walking and cycling safer by installing a 30mph speed limit and gateway features to slow traffic, and improving safety for walkers and cyclists. Details to include replacement placename / direction signage (in English/Gaelic) and repairs to hazardous roads. See 'Area-wide' section for more information about sympathetic design.

External partner: Highland Council

7

New affordable homes where appropriate

Encourage small-scale development of new homes on appropriate sites within the village or woodland crofts in the wider area, prioritising occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve our landscape and heritage. No particular sites are identified as priorities. See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

External partners: Communities Housing Trust, Highland Council

4

Create safe cycling links

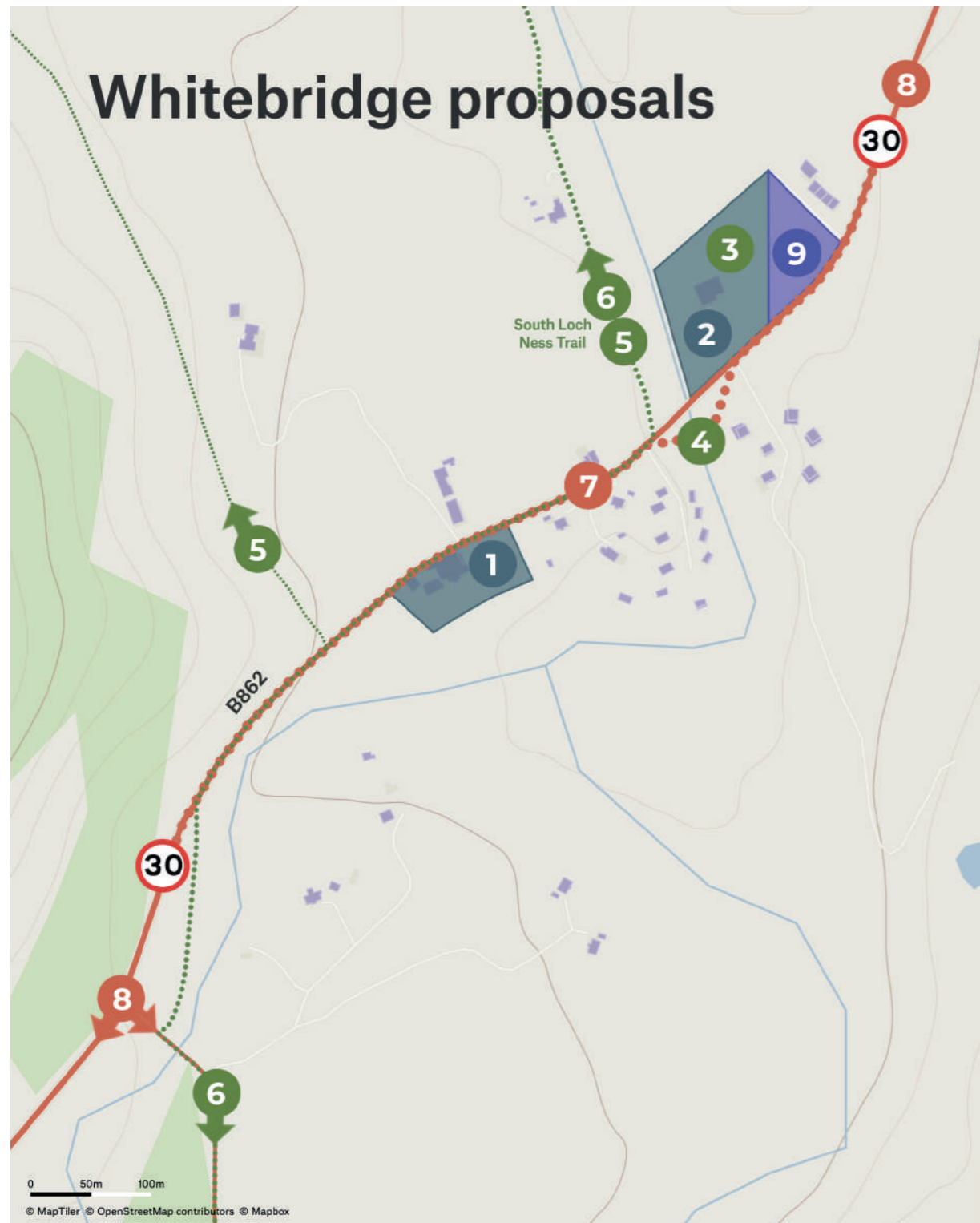
Sign and improve safe cycling connections towards Errogie and Inverfarigaig, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads. The aim should be to create local safe walking and cycling routes which also highlight heritage and landscape with signage and interpretation.

External partners: Forestry and Land Scotland, Highland Council

9. WHITEBRIDGE

This section of the Local Place Plan focuses on Whitebridge. The map and accompanying text should be read in conjunction with section 3, which covers general principles for the Community Council area as a whole.

The action areas (e.g. Community Life) and actions (e.g. support community hubs) relate directly to the [Community Action Plan](#), which contains more information.



1 Support Whitebridge Hotel as community hub

The hotel is an important place to meet socially and eat and drink, as well as its economic role in creating employment and supporting tourism. Community transport (see page 19) would help residents and visitors to access the hotel's facilities.

4 Restore Wade Bridge

The Wade Bridge at Whitebridge is an 18th century A-listed structure which, despite recent stabilisation, continues to be at risk. Significant repair works are needed in order to secure the bridge's future and reopen it to pedestrians, together with improved interpretation and signage (see also proposals 5, 6 and 7).

External partners: Highland Council, Historic Environment Scotland, landowners

2 Develop Wildside Centre as community hub

The Wildside provides vital services to Whitebridge and the wider area as a whole for community activities, meetings, classes, indoor and outdoor events, and as a base for community groups. It has scope for more intense use and additional activities such as a focus for:

- Visitors (e.g. campervan stop, nature trails, cafe, accessible/composting toilets).
- Local enterprise support (e.g. office/meeting space, equipment and facilities for local businesses and homeworkers).
- Basic retail or vending machine to complement the shop in Foyers.

There is plenty of space for outdoor activities (see proposal 3 below) and land for expansion if required.

See 'Area-wide' section for more information about the network of community hubs and importance of community/public transport to access them.

5 Create local short walks and improve access to woodlands

Create opportunities for local walks which are safe and accessible, including sections of the [South Loch Ness Trail](#) (see proposals 4, 6 and 7). See 'Area-wide' section for more information about paths across the area as a whole.

Discuss opportunities for improved community and visitor access to woodland plantation north of Whitebridge with landowner Dell Estate.

External partners: landowners, Highland Council, NatureScot

3 New play park and outdoor activities at Wildside Centre

The grounds of the Wildside Centre offer scope for some or all of the following:

- Play facilities (currently lacking in Whitebridge), with a focus on natural materials, adventure play, and play for all ages.
- Visitor facilities (such as camping/campervan space, nature trail etc).
- Community growing.
- Nature conservation and biodiversity.
- Bike pump track or space to learn to cycle safely.
- Sensory garden.

Decision-making and design should involve the local community and school, and it should be safely accessible on foot and by bicycle. See 'Area-wide' section for more information about play parks across the area as a whole.

6 Improve South Loch Ness Trail

Ongoing maintenance and signage, including reopening the Wade Bridge as part of the route and improving safety on the on-road section. See also proposals 4, 5 and 7, and 'Area-wide' section for more information about paths across the area as a whole.

External partners: landowners, Highland Council, NatureScot, Historic Environment Scotland, Forestry and Land Scotland

7

Reduce traffic speeds and create footways

Make walking and cycling safer by reducing speed limit to 30mph and extending it south by approximately 200 metres to include the [South Loch Ness Trail](#); installing footways, single file traffic and footway across bridge, and gateway features to slow traffic; and improving cyclist safety. Details to be discussed in consultation with the local community. See also proposals 4, 5 and 6, and 'Area-wide' section for more information about sympathetic design.

External partner: Highland Council, landowners, Historic Environment Scotland

8

Create safe cycling links

Sign and improve safe cycling connections towards Gorthleck and Foyers, part of a community-wide network using the South Loch Ness Timber Haul Road and back roads. See also proposal 4 above. External partners: Forestry and Land Scotland, Highland Council

9

New affordable homes where appropriate

Build affordable family homes, prioritising occupancy by local people, workers & families in need in order to sustain the community. One potential area of land, between Thain Road and the Wildside Centre, is indicated on the map. This could be used for a combination of new homes and community or enterprise uses, linked to the Wildside Centre (see proposals 2 and 3 above). Other smaller sites may also come forward. See 'Area-wide' section for more information about housing siting, design, delivery and occupation, and investment to upgrade existing homes.

Ahead of or alongside housing proposals, extending parking and garage facilities for Thain Road residents should be considered.

External partners: Communities Housing Trust, Highland Council, Highlands and Islands Enterprise

10. NEXT STEPS

This Local Place Plan, together with our [Community Action Plan](#), maps out how our communities can be improved over the next 5 to 10 years.

Some actions are already in progress, like play parks, community hubs and path improvements. Others will take longer, like building new homes or creating footways in villages. But work needs to start now on everything if we are to succeed.

Making change happen needs everybody to pull their weight. The Community Trust and the Community Council are key players, but they cannot do everything on their own. Community organisations, residents, businesses, landowners, the Council and other organisations - all have their part to play for the plan to become reality.

If individuals don't step up to help, this plan won't happen. So, if you want to see change happen in your local community, please get involved. Whether you want to run an event, fix paths or start a new initiative that helps to implement these plans, the Community Trust and Community Council are ready to assist.

Roles & responsibilities

With such wide-ranging plans, and responsibility for different elements across so many organisations, collaboration will be essential. For example, building affordable homes for local people is likely to involve a community organisation to lead the work like the Community Trust, funding from multiple sources, a specialist developer like Communities Housing Trust and planning permission from the Council.

Many organisations have a critical role in delivering this plan, as highlighted below and against the detailed proposals in sections 3 to 9.

	Community hubs, shop, schools	Sport, play, recreation	Roads & public transport	Off-road paths & trails	Nature & woodlands	History & heritage	Housing	Business
Local community	✓	✓	✓	✓	✓	✓	✓	✓
Landowners		✓		✓	✓	✓	✓	
Highland Council	✓	✓	✓	✓	✓	✓	✓	✓
Highlife Highland	✓	✓						
Hitrans			✓					
Sustrans			✓	✓				
Forestry & Land Scotland				✓	✓	✓		
NatureScot				✓	✓			
Historic Environment Scotland						✓		
Communities Housing Trust							✓	
Registered social landlords							✓	
Scottish Canals			✓			✓		
Visit Inverness Loch Ness				✓				✓

	Community hubs, shop, schools	Sport, play, recreation	Roads & public transport	Off-road paths & trails	Nature & woodlands	History & heritage	Housing	Business
Highlands & Islands Enterprise	✓	✓						✓
Scottish Government	✓	✓	✓	✓	✓	✓	✓	✓
Funders	✓	✓	✓	✓	✓	✓	✓	✓
Adjoining communities	✓		✓	✓	✓			

The local community: each of us individually, as local residents and businesses, needs to play our part as explained above. In terms of organisations, some key organisations have important roles in implementing the plans:

- Our many and varied community organisations who do great work on the ground to bring people together and provide local services and activities.
- The Community Council as the voice of the local community, particularly with the Highland Council and other public bodies.
- The Community Trust to support community initiatives, source and channel funding, and take the lead on larger community projects.
- Landowners (including estates, Forestry and Land Scotland, Communities Housing Trust and Highland Council) and businesses, and how they decide to invest and run their operations.

The Highland Council also has a fundamental role in supporting and delivering many elements of the plan, particularly in terms of planning, roads, public services, public spaces, visitor management and housing.

Other local and national public bodies have important roles in enabling and supporting specific elements of the plan:

- **Forestry and Land Scotland** as a major local landowner, including the forthcoming review of their South Loch Ness Land Management Plan.
- **Hitrans** in relation to public and community transport.
- **Sustrans** in relation to walking and cycling improvements.
- **Highlands and Islands Enterprise** in relation to economic and community development, jobs and business.
- **Visit Inverness Loch Ness** in relation to visitor management.
- **Adjoining Community Councils** where it would be beneficial to work together (e.g. in relation to economic development or transport).


Specific projects which different external organisations can help with are noted in sections 3 to 9 of this plan.



Future planning policy


The Local Place Plan proposes a number of suggestions for the Council to consider as it prepares the forthcoming Highland Local Development Plan. These are contained in the table below, together with reasons, as required by Scottish Government Circular 1-2022 'Local Place Plans', paragraphs 32-33 (<https://www.gov.scot/publications/circular-1-2022-local-place-plans/>).

We trust that the Council will find our suggestions helpful, along with those from other communities, as it develops the Highland Local Development Plan. This is an opportunity to use planning policy and other levers to more effectively tackle issues to communities across the Highlands such as enabling more active travel and public/community transport, affordable housing for working people, and access to services, facilities and opportunities.

We would be happy to discuss our suggestions in more detail, and look forward to hearing how the Council will take account of our suggestions.

Action area	Suggestion	Rationale
 <p>Community life</p>	Retain Foyers Post Office and shop	To retain critical local facilities. To identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).
	Create & maintain local community hubs including The Hub in Foyers, Foyers Medical Centre, Foyers Shop, Camerons Tearoom, Boleskine House, Stratherrick Village Hall (Gorthleck), Whitebridge Hotel, Wildside Centre (Whitebridge), Errogie Kirk, Torness field sports club and Inverfarigaig forest school	To support/create critical local facilities in our local communities. identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).
	Create recreational facilities in Foyers: Riverside Field and Foyers Bay	To create sports and recreational opportunities for residents and visitors. To identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).
	Explore the future of local schools	To retain and improve local schooling. To maximise the role of local schools in the community. To identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).

 <p>Outdoors, nature and heritage</p>	Improve local path networks including local short walks in each village and key tourist routes (e.g. Falls of Foyers, South Loch Ness Trail, and Trail of the Seven Lochs)	To contribute to health & wellbeing. To sustain local communities. To improve the visitor offer.
	Conserve key elements of our natural and built heritage as noted in sections 3 to 9, including: Wade bridges in Foyers and Inverfarigaig Lower Foyers Bridge The A-listed Foyers aluminium factory Foyers Cemetery and Fraser Monument Boleskine House, Old Church and Graveyard Foyers and Inverfarigaig piers Errogie kirk Inverfarigaig Site of Special Scientific Interest Bryce Memorial, Inverfarigaig	To conserve our heritage. To identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).
	Maintain and create play parks and greenspaces in each village (Errogie, Foyers, Gorthleck, Inverfarigaig, Torness and Whitebridge)	To provide local play and recreational opportunities in each village. To sustain local communities.
 <p>Our homes</p>	Develop affordable homes for local people who need them	To enable people to stay locally and to sustain our local communities.
	Ensure new developments are appropriately designed for rural communities and the landscape context (see section 3 for more detail)	To ensure new development is appropriate for our rural landscape and communities.
	Locate new developments within existing villages, including sites identified on village maps for Foyers, Gorthleck, Inverfarigaig and Whitebridge.	To promote 'local living \ 20 Minute Neighbourhoods', support our communities and tackle climate change.
	Explore potential for woodland crofting in appropriate forestry and woodland locations outwith the villages	To sustain the local population and enable people to live off the land sustainably.
	Explore potential for specialist accommodation: elderly care respite	To enable people in need to continue to live in their local community, and to free up homes for others.

	Explore potential for specialist accommodation: elderly care respite	To enable people in need to continue to live in their local community, and to free up homes for others.
	Zero-carbon homes for all: including making it easier for homes to be upgraded, adapted or extended	To enable people to live more healthily and cost effectively, to tackle climate change, and to sustain the local community.
	Potential community hydro on River Farigaig	To enable the local community to generate affordable power and income, and tackle climate change.
 Getting about	Safe walking and cycling: within villages (particularly linking schools, community facilities and bus stops) between villages (along minor roads and forest roads)	To improve pedestrian and cycle safety, including access to schools and community facilities. To encourage active travel and tackle climate change.
	Create mobility hub in Foyers at shop / car park / bus stops / public toilets	To encourage active travel and tackle climate change.
	Potential ferry links from Inverfarigaig and Foyers piers	To tackle climate change.

