

Supporting statement for submission of **Ardgour Local Place Plan** to The Highland Council

4th February 2024

Updated 10th March 2024

0. INTRODUCTION

This statement accompanies the submission of Ardgour Local Place Plan to The Highland Council by Ardgour Community Council.

The Local Place Plan can be seen online and downloaded [here](#).ⁱ

The Local Place Plan and this statement have been prepared in accordance with:

- [Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)ⁱⁱ
- [Scottish Government Planning Circular 1/2022 Local Place Plans](#)ⁱⁱⁱ

The Plan covers Ardgour Community Council area. The area runs northwards from Kingairloch in the south, through Clovullin and Treslaig to the south side of Loch Eil, plus extensive areas of mountain and glen running inland towards Strontian and Loch Shiel.

The primary purpose of the Plan is to provide an up-to-date statement of current issues we face and our aspirations for the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area.

The Plan contains a vision and four priority “Calls for Action” generated through community engagement:

- Services and Facilities
- Better Connections
- Community, Culture and Landscape
- Affordable Homes for All

Our intention is to help our young people stay and find work, make it attractive and welcoming for working families to move here, and have a thriving community where people can make a living, keep our cultural heritage and identity alive, and sustain services and facilities.

More generally, the purposes of the Local Place Plan are to:

- Guide planning policy and decision-making, public services and investment by the
- Provide our Community Council with a point of reference to respond to planning applications.
- Guide our own community action and resourcing, including prioritising future spend by the Ardgour Glensanda Development Trust and exploring its potential to have greater positive community impact.

- Support funding bids for initiatives referred to in the plan, whether they are led by the local community or public bodies visualise how the actions in the Community Action Plan will land on the ground, and to influence planning policy and other public, private and community sector services and investment.

This submission statement contains the following sections:

1. Contact details for the Community Council.
2. Evidence of meeting the requirements for consulting on the Local Place Plan.
3. Statement explaining of regard given to the Local Development Plan and National Planning Framework in preparing the Local Place Plan.
4. Explanation of the Community Council's view of the level and nature of support for the Local Place Plan.
5. Statement explaining how the Local Development Plan should be amended.

1. CONTACT DETAILS

Ardgour Community Council: secretary.ardgourcc@gmail.com

2. STATUTORY INFORMATION NOTICES

The draft Local Place Plan was emailed on 6th November 2023 to:

- Highland Councillors for Ward 21 (Fort William and Ardnamurchan):
 - Councillor Sarah Fanet
 - Councillor Thomas MacLennan
 - Councillor Angus MacDonald
 - Councillor Kate Willis
- Adjoining Community Councils:
 - Appin Community Council
 - Caol Community Council
 - Ballachulish Community Council
 - Duror and Kentallen Community Council
 - Fort William, Inverlochy and Torlundy Community Council
 - Glenfinnan Community Council
 - Kilmallie Community Council
 - Lismore Community Council
 - Morvern Community Council
 - Nether Lochaber Community Council
 - Sunart Community Council

Those emails constitute the Information Notices required to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. Copies are attached to this statement as appendices.

3. REGARD GIVEN TO EXISTING PLANS

In preparing the Local Place Plan, the community had regard to the following plans:

- [National Planning Framework 4](#) (NPF4)^{iv}
- [Highland-wide Local Development Plan](#) (2012)^v
- [West Highlands and Islands Local Development Plan](#) (2019)^{vi}

As explained on page 6 of the Local Place Plan, whilst the plan is rooted in our community aspirations, it also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in the two parts of the ‘statutory development plan’.

The vision, calls for action and maps in chapters 3 to 8 of the Local Place Plan reflect the policy agendas contained in the statutory development plan, particularly National Planning Framework 4 and the West Highland and Islands Local Development Plan as its most recent components. The plan also takes account of other relevant policy documents:

- National Performance Framework 4
- National Strategy For Economic Transformation (2022)
- Highland Outcome Improvement Plan 2017-2027
- Highland Indicative Regional Spatial Strategy
- Highlands and Islands Enterprise Strategy 2023-28

All of these documents share overarching objectives relating to climate change, health and wellbeing and sustainable & resilient communities.

This plan seeks to deliver on those objectives, plus their subsidiary agendas including active travel, community wealth-building, community empowerment, local living, rural revitalisation, a more balanced population and a growing skilled workforce.

This plan also contains suggestions for the next reviews of local and national policy, which are summarised in the final chapter. We hope these will be taken into account by national and local governments. For the Local Development Plan, that next review will be taking place in the near future.

4. SUPPORT FOR THE LOCAL PLACE PLAN

For more information on the community engagement process used to develop the Local Place Plan, along with the levels of participation, please refer to:

- Section 1 and appendices 2-6 of the Plan itself.
- The dedicated website for the Local Place Plan, which contains a narrative describing the community engagement process: www.ardgourcommunitiestogether.net

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

5. AMENDMENTS TO THE LOCAL DEVELOPMENT PLAN

The Local Place Plan contains a number of suggestions for the Council to consider as it prepares the forthcoming Highland Local Development Plan. These are contained in the table on pages 34-37 of the Local Place Plan, together with reasons, as required by Scottish Government Circular 1-2022 'Local Place Plans', paragraphs 32-33^{vii}.

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 facing communities across the Highlands such as enabling access to services, facilities and opportunities; affordable housing for all; and enhanced active travel and public/community transport.

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.

APPENDICES (OVERLEAF)

Copies of the Information Notices emailed to local Councillors and adjoining Community Councils.

ⁱ <https://www.nickwrightplanning.co.uk/resources/rY8FjN/file>

ⁱⁱ <https://www.legislation.gov.uk/ssi/2021/353/contents/made>

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

^{iv} <https://www.transformingplanning.scot/national-planning-framework/>

^v www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

^{vi} www.highland.gov.uk/info/178/local_and_statutory_development_plans/582/west_highlands_and_islands_local_development_plan

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

Proposed Local Place Plan for the Ardgour Community Council area

Patricia Kennedy <pgkalba@outlook.com>

6 November 2023 at 08:27

To: "Sarah Fanet (Councillor)" <Sarah.Fanet.cllr@highland.gov.uk>, "angus.macdonald.cllr@highland.gov.uk" <angus.macdonald.cllr@highland.gov.uk>, "Kate Willis (Councillor)" <kate.willis.cllr@highland.gov.uk>, "Thomas MacLennan (Councillor)" <thomas.maclennan.cllr@highland.gov.uk>
Cc: "nick@nickwrightplanning.co.uk" <nick@nickwrightplanning.co.uk>

Dear Ward 21 Councillors,

We are contacting you on behalf of Ardgour Community Council. Our local community has prepared a draft Local Place Plan for the Community Council area, involving community engagement over the last few months.

The draft Ardgour Local Place Plan has now been published online for public consultation at www.ardgourcommunitiestogether.net/draftplan. Please do share that link with your local networks in Ardgour, and encourage people to take a look and respond.

We are legally required to send each local authority Councillor for our Community Council area (which lies within Ward 21 Fort William and Ardnamurchan) the information below, to comply with Section 4 of the Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021. This email constitutes the 'Information Notice' to local Councillors required by those Regulations.

1. Proposed Local Place Plan

The draft Plan and feedback form are online at www.ardgourcommunitiestogether.net/draftplan.

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

The draft Plan covers Ardgour Community Council area. The area extends from from Kingairloch through Clovullin and Treslaig to the south side of Loch Eil, plus extensive areas of mountain and glen running inland towards Strontian and Loch Shiel.

The primary purpose of the Plan is to provide an up-to-date statement of current issues we face and our aspirations for the next 5-10 years, to help public bodies, landowners, businesses and funders consider how they can best support positive change in the area

The draft Plan contains a vision and four priority "Calls for Action" generated through community engagement:

- Services and Facilities
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Our intention is to help our young people stay and find work, make it attractive and welcoming for working families to move here, and have a thriving community where people can make a living, keep our cultural heritage and identity alive, and sustain services and facilities.

More generally, the purposes of the Local Place Plan are to:

- To guide planning policy and decision-making, public services and investment by the Highland Council, Community Planning Partners, the Scottish Government and other public agencies.
- To provide our Community Council with a point of reference to respond to planning applications.
- To guide our own community action and resourcing, including prioritising future spend by the Ardgour Glensanda Development Trust and exploring its potential to have greater positive community impact.
- To support funding bids for initiatives referred to in the plan, whether they are led by the local community or public bodies visualise how the actions in the Community Action Plan will land on the ground, and to influence planning policy and other public, private and community sector services and investment.

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

- If you have comments on the attached proposed Local Place Plan, please email them to us or our facilitator Nick Wright nick@nickwrightplanning.co.uk, or submit them via the online feedback form.
- The deadline for comments is Wednesday 13th December 2023.

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

Please let us know if you have any queries.

Kind regards,

Patricia Kennedy / Michael Foxley
Vice Chair/Chair
Ardgour Community Council

Information Notice - Proposed Ardgour Local Place Plan

Patricia Kennedy <pgkalba@outlook.com>

6 November 2023 at 08:37

To: "secretary@appincommunitycouncil.co.uk" <secretary@appincommunitycouncil.co.uk>, "caolcommunitycouncil2020@gmail.com" <caolcommunitycouncil2020@gmail.com>, "dkccinfo@gmail.com" <dkccinfo@gmail.com>, "secretary@fitcc.org" <secretary@fitcc.org>, "glenfinnancommunitycouncil@gmail.com" <glenfinnancommunitycouncil@gmail.com>, "secretary@kilmallie.org.uk" <secretary@kilmallie.org.uk>, "mandielismore@btinternet.com" <mandielismore@btinternet.com>, Kenny McLaughlin <morverncc@gmail.com>, Nether Lochaber <mail@netherlochabercc.org.uk>, "david_kitson71@yahoo.co.uk" <david_kitson71@yahoo.co.uk>, Sunart Community Council <sunartcommunitycouncil@gmail.com>
Cc: "nick@nickwrightplanning.co.uk" <nick@nickwrightplanning.co.uk>

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We are legally required to send each adjacent Community Council 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 adjacent Community Councils required by those Regulations.

Those adjacent Community Councils are: Appin, Ballachulish, Caol, Duror and Kentallen, Fort William, Glenfinnan, Kilmallie, Lismore, Morvern, Nether Lochaber and Sunart.

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Kind regards,

Patricia Kennedy / Michael Foxley
Ardgour Community Council