

Dear Sir/Madam

Strathdearn Community Council (SCC) is seeking your insight and invite you to join a **Landowner Focus Group** to discuss preparation of a new **Strathdearn Local Place Plan (LPP)**. The LPP will cover the community council area, as set out below:



SCC will be submitting a Local Place Plan (LPP) to The Highland Council (THC) validation checking process at end-June 2026.

LPPs are community-led plans focused on creating proposals for the development or use of land and buildings. They differ from Community Action Plans (CAPs) that identify community needs and services, as **THC Planners will take registered LPPs into account when preparing the Local Development Plan (LDP)**, whereas CAPs may only be taken into consideration for LDP preparation.

Registered LPPs may be used by THC planners as a material consideration when determining planning applications in the local area, which mirrors CAPs, which may be used as a material consideration when planning applications are determined.

Finding out the aims and wishes of people who live and work in the community is a vital part of LPP preparation. **The Business Focus Group purpose is to bring their perspective to the LPP preparation.**

When: 7.00pm to 9.00pm on 1 April 2026

Where: The Strathdearn hall, Tomatin, IV13 7YN

Facilitator: Duncan Bryden

Landowner Focus Group agenda:

1. Welcome and purpose
2. Brief context and area special qualities
3. What are your long-term intentions for your land?
4. What opportunities/demand do you see for development, diversification, or environmental enhancement? Bearing in mind place realities.
5. What barriers do you face (planning, infrastructure, viability, regulatory issues)?
6. What would make it easier to bring forward land for community-supported uses?
7. What should the area look like in 10 - 20 years? Strathdearn 2045?
8. What do win-win outcomes look like for landowners and the community?
9. Your top three priorities
10. Any final reflections and what next LPP steps

I realise that you will have many demands on your time. However, I do hope that you, or a colleague, will be able to share your insight and contribute through the LPP to a thriving future for Strathdearn.

I would be most grateful if you could reply by email to indicate if you are able to attend and if you have any queries on what is proposed. Thank you in anticipation.

Yours sincerely

Susan Falconer – Chairperson Strathdearn Community Council

Email: localplaceplan@strathdearn.org

Notes:

- Refreshments will be available on arrival and during the session
- Background information on Strathdearn and the LPP preparation process can be found at <https://strathdearn.org/background-and-additional-information/>
- The LPP survey for those who live, operate business, and/or own land in Strathdearn, is open until 4pm on Friday 13 March, and can be completed online at: <https://strathdearn.org/local-place-plan/>. Paper copies of the survey can be obtained from The Strathdearn and the surveys in Word format can be requested by emailing localplaceplan@strathdearn.org