

Strathdearn Local Place Plan

Preparations for the Plan – 1st stage

Background and Additional Information

Prepared by: Strathdearn Community Council

Published on: 12.03.2026

Contents

Foreword.....	2	5.6 Services and facilities	8
1 Glossary of key terms.....	2	5.7 Natural environment.....	8
2 Introduction	2	5.8 Outdoor access	8
2.1 A new community-led plan	2	5.9 Built heritage.....	8
2.2 CAP versus LPP	2	5.10 Employment.....	9
2.3 Purposes for choosing an LPP.....	2	5.11 Travel and Transport.....	9
2.4 Overview of this report	2	6 Strathdearn today – future.....	9
3 Local Place Plans	3	6.1 Assets.....	9
3.1 Introduction of LPPs	3	6.2 Opportunities	10
3.2 How are LPPs used	3	6.3 Needs	10
3.3 Who can prepare LPPs.....	3	6.4 Challenges	10
3.4 How are LPPs prepared	3	7 LPP community engagement.....	11
3.5 Formal invitation to prepare LPPs	4	7.1 LPP awareness raising	11
3.6 LPP submission deadline	4	7.2 1 st stage consultation	11
3.7 Strathdearn LPP target submission	4	7.3 Proposed LPP consultation.....	11
4 Policy considerations.....	4	7.4 Previous community research	11
4.1 Development Plan	4	8 Next steps	12
4.2 National Planning Framework	4	8.1 1 st stage consultation analysis	12
4.3 Local Development Plan: adopted.....	4	8.2 Preparation of the Proposed LPP	12
4.4 IMFLDP2 Development Allocations	5	8.3 2 nd stage consultation.....	12
4.5 IMFLDP2 Placemaking Priorities.....	5	8.4 Finalised LPP preparation	12
4.6 Local Development Plan: emerging	5	8.5 LPP submission.....	12
4.7 HLDP Call for Development Sites.....	5	8.6 LPP validation	12
4.8 HLDP Call for Ideas	6	8.7 LPP registration	13
4.9 Locality Plans.....	6	9 How to find out more	13
4.10 Other relevant documents	6	9.1 In writing	13
5 Strathdearn description	7	9.2 In person	13
5.1 LPP area map.....	7	9.3 Online resources	13
5.2 Location.....	7	10 Acknowledgements	13
5.3 Population.....	7	11 Sources	14
5.4 Schools	7		
5.5 Housing	7		

Foreword

Strathdearn Community Council is leading the preparation of a new community-led plan for the Strathdearn Community Council area.

Following the Local Place Plan awareness-raising sessions that we held in 2025, we are pleased to announce the start of our 1st stage preparations for Strathdearn Local Place Plan.

This Background and Additional Information report is designed to support the community consultation that forms a key part of our 1st stage preparations.

This report provides a concise version of the information that will be on display at the six community drop-in sessions in February 2026, meaning that anyone who is unable to attend a drop-in session can still view the details that the Community Council will be using when preparing the Strathdearn Local Place Plan.

We hope you find this report helpful.

Susan Falconer

Chair of Strathdearn Community Council

1 Glossary of key terms

This report uses the following acronyms:

CAP	Community Action Plan
LDP	Local Development Plan
LPP	Local Place Plan

2 Introduction

2.1 A new community-led plan

Strathdearn Community Council is leading the preparation of a new, community-led plan for the Strathdearn area. This new plan will serve to refresh the [Strathdearn Community Action Plan \(CAP\) 2022-27ⁱ](#), while also meeting the requirements for a Local Place Plan (LPP).

2.2 CAP versus LPP

There are [similarities between CAPs and LPPsⁱⁱ](#), but key differences too, as follows:

[Community Action Plansⁱⁱⁱ](#) are plans that involve engaging with the community to

produce a [common vision^{iv}](#) for improving local services, environment, and/or economy. CAPs identify community needs both around spaces and places, and beyond spaces and places.

CAPs may be taken into consideration when the Local Development Plan (LDP) is created and may be taken into consideration when Local Authority Planners make decisions on local planning applications, at the Local Authority Planners' discretion.

LPPs [focus on creating proposals for the development or use of land and buildings^v](#) in the local area. While not part of its statutory function, LPPs can also include identifying community needs beyond spaces and places.

LPPs will be taken into account by Local Authority Planners when preparing the Local Development Plan. LPPs may be taken into consideration when Local Authority Planners make decisions on planning applications, at the Local Authority Planners' discretion.

2.3 Purposes for choosing an LPP

Strathdearn Community Council's purposes in preparing an LPP are as follows:

- To guide the development of policy, decision-making, and investment for Strathdearn, by The Highland Council and other public agencies.
- To provide the Strathdearn Community Council with a point of reference for responding to planning applications.
- To guide action, resourcing, and future spend for the benefit of Strathdearn.
- To support funding bids for community proposals contained in the LPP.

2.4 Overview of this report

This report describes the Scottish Government statutory process for LPP preparation.

This report introduces and describes the LPP area, including current understanding of its assets, opportunities, needs, and challenges, and planning policy context.

3 Local Place Plans

3.1 Introduction of LPPs

Scottish Government introduced [LPPs](#)^{vi} as a way for community bodies to engage with their local community, to find out their local area's aims and aspirations, and to encourage community involvement with the planning process. The right for communities to prepare LPPs was introduced through changes brought about by the Planning (Scotland) Act 2019.

The statutory requirements for LPPs are set out in [The Town and Country Planning \(Local Place Plans\) \(Scotland\) Regulations 2021](#)^{vii}

3.2 How are LPPs used

Annex B of the Scottish Government [Local Development Plans guidance \(2023\)](#)^{viii} sets out how Planning Authorities in Scotland use LPPs.

Material consideration for planning

Registered LPPs may be used as a material consideration when Local Authority Planners consider planning applications in the LPP area.

During LDP preparation

Elements of a registered LPP can become part of the Local Development Plan for its area. This can occur when elements from a registered LPP are included in the Proposed LDP for the LPP area and if those elements remain following LDP statutory consultation.

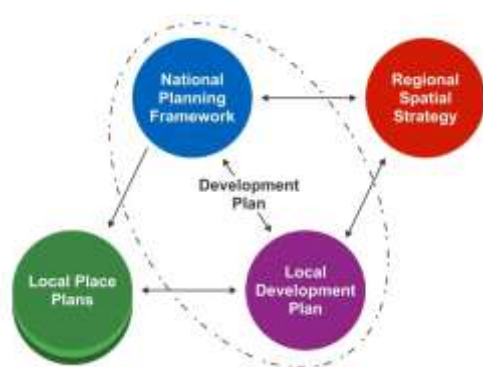


Figure 1 – Local Place Plans in policy context ([Scottish Government](#)^{ix}, 2023, p1)

Figure 1 shows the relationship between the Development Plan and LPPs. Section 4 gives

more information on the Development Plan, which is comprised of the National Planning Framework and an area's adopted LDP.

Discretionary use

Registered LPPs are used at the discretion of the Planners at the Local Authority that is responsible for registering the LPP, which for the Strathdearn LPP is The Highland Council.

3.3 Who can prepare LPPs

LPP preparation must be led by a qualifying community body. Community Councils are automatically enabled by the LPP legislation, meaning that Strathdearn Community Council is automatically permitted to lead the preparation of an LPP for Strathdearn.

3.4 How are LPPs prepared

When preparing an LPP, there are steps that must be completed and information that must be included, for an LPP to pass the validation check for registration (see Section 8.7).

To help communities understand the legal requirements for LPP preparation, Scottish Government published [Planning Circular 1/2022: Local Place Plans](#)^x.

Also to help communities understand the LPP requirements, The Highland Council published [Local Place Plan Template Guidance](#)^{xi} and a [LPP Flow Chart](#)^{xii} showing the four main steps: Draft, Proposed, Finalised, and Registered.

3.4.1 Community consultation

Finding out the aims and wishes of the local community is a vital part of preparing an LPP.

3.4.2 Statutory consultation

It is a legal requirement to consult with certain persons on the Proposed LPP.

For the statutory consultation, the Proposed LPP must be sent to every Community Council within or adjoining the LPP area, and to every Councillor whose Ward is covered by the LPP area, regardless of how small the overlap. The Strathdearn LPP area is located mainly within Ward 19: Inverness South, with some overlap

with three other Wards, so the statutory consultation for the Proposed Strathdearn LPP will be sent to the following:

Councillors

- Ward 19 Inverness South: K Gowans, D Macpherson, D McDonald, A Sinclair
- Ward 20 Badenoch and Strathspey: J Bruce, M Cockburn, R Jones, B Lobban
- Ward 12 Aird and Loch Ness: C Ballance, H Crawford, D Fraser, E Knox
- Ward 18 Nairn and Cawdor: L Fraser, M Green, B Jarvie, P Oldham

Community Councils

- Newtonmore C
- Laggan CC
- Stratherrick and Foyers CC
- Strathnairn CC
- Cawdor and West Nairnshire CC
- Carrbridge CC
- Kincaig CC
- Kingussie CC

3.5 Formal invitation to prepare LPPs

Local Authorities are required to issue a [formal invitation to prepare LPPs](#)^{xiii} at the start of each LDP preparation cycle.

LDPs in Scotland are prepared on a [10-year cycle](#)^{xiv}, an increase on the [previous 5-year cycle](#)^{xv}. However, the 2019 Act introduced the provision for [LDPs to be amended between review cycles](#)^{xvi}, to enable the planning system to respond to newly emerging matters.

3.6 LPP submission deadline

LPPs can be submitted anytime.

However, to be taken into account during the preparation of the LDP for the LPP area, LPPs must be registered by a certain point in the LDP preparation process.

The Highland Council is currently preparing a new, single LDP, called the Highland Local Development Plan (HLDP).

The Highland Council's current deadline for LPP registration during the HLDP preparation, is that LPPs need to pass the validation checks and be [registered by end-September 2026](#)^{xvii} for them to be taken into account in the HLDP preparation from the outset.

LPPs registered after September 2026 will be taken into account at the next available opportunity in the LDP cycle (see Section 3.5) which may include some consideration in the preparation of the Proposed HLDP.

3.7 Strathdearn LPP target submission

Strathdearn Community Council is aiming to submit the Strathdearn LPP to The Highland Council at the end of June 2026 for validation checking and registration.

4 Policy considerations

4.1 Development Plan

LPP preparation must have regard for the national and local planning policy documents that make up the two parts of the statutory development plan for the LPP area.

4.2 National Planning Framework

The national spatial strategy is contained in the Scottish Government's National Planning Framework, which sets out the spatial principles, regional priorities, national developments, and national planning policy for Scotland. [National Planning Framework 4](#)^{xviii} (NPF4) (2023) is the current version.

4.3 Local Development Plan: adopted

The LPP area lies mainly in The Highland Council Development Plans area, while a very small part is in the Cairngorm National Park Authority (CNPA) area. Therefore, the LPP preparation will have regard to three LDPs: The Highland Council's [Highland-wide Local Development Plan](#) (HwLDP) (2012)^{xix} and [Inner Moray Firth Local Development Plan 2](#) (IMFLDP2) (2024)^{xx}, and CNPA's [Cairngorms National Park Local Development Plan](#) (CNPALDP) (2021)^{xxi}

4.4 IMFLDP2 Development Allocations

The IMFLDP2 Development Allocations for Strathdearn are all in Tomatin (see Figure 2) and comprise the following land uses:

TM01: Housing – Indicative capacity 12

TM02: Housing – Indicative capacity 36

TM03: Business, tourism, retail – Former Little Chef site, development in line with planning application [18/00962/FUI](#)^{xxii}

TM04: Business, industry – Former Railway Station

TM05: Distillery expansion

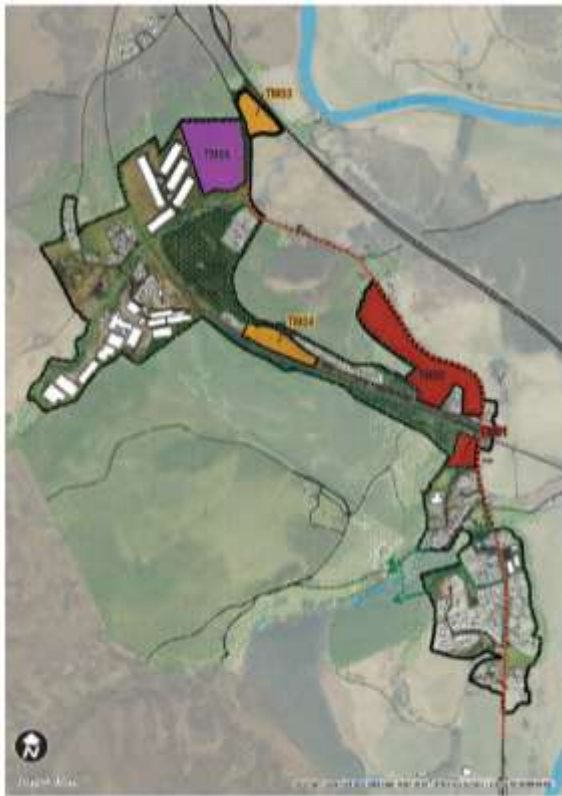


Figure 2: Tomatin Development Allocations ([The Highland Council, 2024, p299](#)^{xxiii})

4.5 IMFLDP2 Placemaking Priorities

The Placemaking Priorities for Tomatin are:

- Create a new mixed-use development close to the A9 junction to take advantage of its upgrade and the passing trade and employment opportunities that may flow from it.

- Develop new housing, particularly affordable housing to help retain young people and attract new people to the community.
- Create a continuous active travel connection between Tomatin and Moy.
- Undertake a Scottish Transport Appraisal Guidance (STAG) study to explore potential for reinstating a rail halt to enhance public transport options for residents, attract business and tourists and reduce traffic on A9.
- Consider vehicle parking improvements at the community hub, including provision of EV charging points and disabled spaces.
- Preserve and enhance green networks within and around the settlement, particularly areas of woodland and watercourses, for the benefit of active travel use and biodiversity.

4.6 Local Development Plan: emerging

The Highland Council's new HLDP is currently in the process of being prepared and is [due to be adopted by the end of Q1 in 2029/30](#)^{xxiv}.

The CNPA is also in the process of preparing a new LDP, the Cairngorm National Park Local Development Plan (CNPALDP), which is due to be adopted in 2028/29.

The HLDP and the CNPA's new LDP's Evidence Reports are both still to be submitted for the [Scottish Government LDP Gatecheck](#)^{xxv}, so it is probable that neither the HLDP nor CNPA's new LDP will be advanced enough for the Strathdearn LPP to have significant regard for them during its preparation.

4.7 HLDP Call for Development Sites

The Highland Council ran a '[Call for Development Sites](#)'^{xxvi} from 31/01/2025 to 02/05/2025, for landowners, developers, and others to suggest a range of sites they wish the Council to consider for the HLDP.

The Highland Council's consultation portal for the 'Call for Development Sites' (now closed)

shows the guidance and the information relating to [Negative Attributes Requiring Mitigation](#)^{xxvii} when suggesting sites.

The Highland Council will decide in 2027 what sites it proposes to include in the HLDP.

The Proposed HLDP will then be subject to a statutory public consultation and objection process in 2027-2028.

Suggested sites for Strathdearn

No suggested sites were submitted for Strathdearn during the HLDP 'Call for Development Sites' that closed on 02/05/2025, as shown by The [Highland Council's HLDP Suggested Sites map](#)^{xxviii}.

Confirmation has been obtained directly from The Highland Council that existing IMFLDP2 Development Allocations (see Section 4.4) will be included in the Council's consideration of sites for inclusion in the Proposed HLDP.

LPPs can propose sites for development

Communities preparing LPPs can propose sites for development. However, consideration of sites for LDP preparation is dependent on the date that an LPP is registered as to whether the sites are considered in the current or future LDP preparation cycle (see Section 3.5).

4.8 HLDP Call for Ideas

There is to be an opportunity to submit HLDP-related suggestions to The Highland Council.

The Highland Council will be holding a [Call for Ideas](#)^{xxix} to inform the preparation of the HLDP, with details to be announced on the Council's [HLDP webpage](#)^{xxx} at a future date.

4.9 Locality Plans

The LPP preparation will have regard for Locality Plans prepared by the [Inverness Community Partnership](#)^{xxxi}, which covers most of the LPP area, and the [Badenoch and Strathspey Community Partnership](#)^{xxxii}, which covers a small part of the LPP area.

4.10 Other relevant documents

The LPP preparation will have regard for other relevant documents, including:

- [The Highland Council Development Plans Newsletter 2026](#)^{xxxiii}
- [Revised Highland Outcome Improvement Plan 2024-2027](#)^{xxxiv}
- [Highland Indicative Regional Spatial Strategy to 2050](#)^{xxxv}
- [Highlands and Islands Enterprise Strategy 2023-28](#)^{xxxvi}
- [Highland Delivery Programme](#)^{xxxvii}
- [Highland Sustainable Tourism Strategy 2024-2030](#)^{xxxviii}
- [Onshore Wind Energy Guidance](#)^{xxxix}
- [Forest and Woodland Strategy](#)^{xl} and [Trees and Woodland Guidance](#)^{xli}
- [Green Networks Guidance](#)^{xlii}
- [Rural Housing Guidance](#)^{xliii}
- [Biodiversity Enhancement Guidance](#)^{xliv}
- [Physical Constraints Guidance](#)^{xlv}
- [Protected Species Guidance](#)^{xlvi}



Figure 3 – LPP awareness-raising on 27/11/2025 (Bailey, 2025)

5 Strathdearn description

5.1 LPP area map

The Strathdearn LPP area matches the area within the boundary of the Strathdearn Community Council area (see Figure 4).

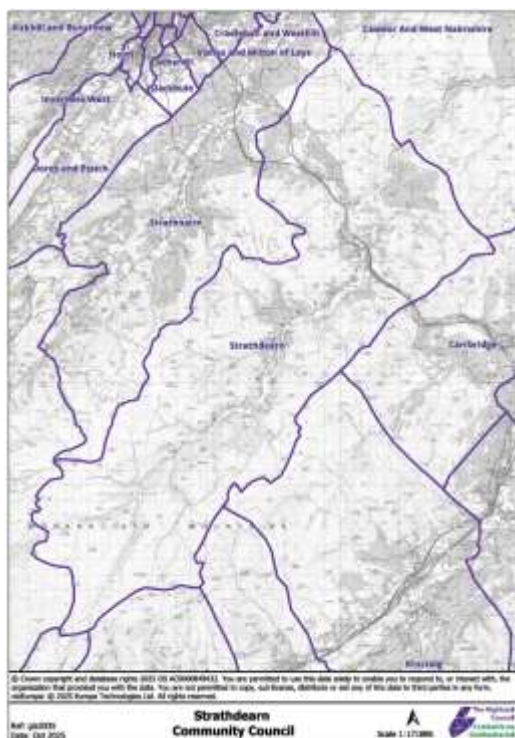


Figure 4: Strathdearn Community Council boundary ([The Highland Council](#)^{xlvii}, 2025)

5.2 Location

The Strathdearn LPP area covers the rural parish of Moy, Dalarossie, and Tomatin, and is situated by the River Findhorn. The LPP area is chiefly covered by postcode area IV13, with small areas of PH23 to the east, IV2 to the north and west, and PH32 to the south.

The [Urban Rural Classification](#)^{xlviii} for most of the LPP area is 'Remote Rural Areas', with the area with Moy, Tomatin, and the A9 classed as 'Accessible Rural Areas'.

IMFLDP2's [Table 2 – Settlement Hierarchy](#)^{xlix} describes Tomatin as a Tier 3 main settlement, with partially sustainable, local scale growth.

The Highland Council [Local Living Mapping](#)ⁱ Walkability Results for Tomatin (see Figure 5) indicates a central spine with a 'High Level of

Walkable Services' with a small adjacent area with 'Some Walkable Services'. Over half of the Local Living mapped area for Tomatin is classed as having 'Few Walkable Services'.

5.3 Population

According to the Census 2022 (see Table 1) the resident population of Strathdearn is 674.

The Strathdearn Community Council area has [an area of 427.6km²](#)^{li}, which equates to a population density of 1.58 persons/km².

Table 1: Population change in Strathdearn

Population	Total	15 years or under	16-64 years	65 years or over
2011 ^{lii}	631	134	410	87
2022*	674	147	396	125
Change	+7%	+10%	-3%	+44%

* The Census 2022 values are estimates that were obtained directly from The Highland Council and which were calculated using the Census 2022 Output Area Population figures.

5.4 Schools

Strathdearn Primary School has capacity for 75 pupils. In September 2025, its [primary pupil roll was 35](#)^{liii} and [nursery pupil roll was 12](#)^{liiv}. There is no secondary school in the LPP area. Most of Strathdearn's secondary-school aged children attend Millburn Academy.

5.5 Housing

[Census 2011](#)^{liv} data for the LPP area shows that the majority of housing is detached or semi-detached; just over half of houses in the area are owned; and council or other social housing totals less than 10% of housing available in Strathdearn. These figures are similar to the Census 2001 data quoted in the Strathdearn CAP 2022-27. However, where houses in the area that were rented from a private landlord was just over 20% in the

Census 2001, this value saw a decrease to 13.1% in the Census 2011 data.

The north-west part of the LPP area is in the [IMFLDP2 Hinterland Area](#)^{lv}, where The Highland Council's spatial strategy for new housing development in the open countryside aims to minimise adverse environmental and economic effects.

5.6 Services and facilities

The LPP area services and facilities include:

- Strathdearn Hub with office, event space, shop, and café (the Hub is a registered [Highland Comfort Scheme Provider](#)^{lvii}).
- Snug at The Strathdearn
- Post office (part-time)
- [Mobile library](#)^{lviii}
- Strathdearn Primary school
- [After-school care scheme](#)^{lix}
- Broadband
- Community groups (e.g. Art Club)
- Churches
- [Recycling site](#)^{lx}: glass, textiles, shoes
- Defibrillators
- Polling station II19F in The Strathdearn
- Burial grounds at Moy and Dalarossie

5.7 Natural environment

The LPP area is in the NatureScot [Landscape Character Type \(LCT\) 221: Rolling Uplands–Inverness](#)^{lxi}, whose key characteristics include smooth rounded hills, open heather moorland, small patches of woodland, single track roads, uninhabited interior largely inaccessible to vehicles, striking colour and textural contrast between strath floors and moorland vegetation, and expansive views. LCT221 is also characterised by “...few signs of active management in the interiors, creating a strong perception of remoteness, although this is affected by a number of large wind farm developments”.

The north-east part of the LPP area is in the [Special Landscape Area](#)^{lxii}: [Drynachan, Lochindorb and Dava Moors SLA](#)^{lxiii}.

The south-west part of the LPP area is in the NatureScot non-statutory designation '[20. Monadhliath Wild Land Area 2014](#)^{lxiv}'.

The Findhorn Valley, known as Valley of the Raptors, has a reputation for Golden Eagle.

Three mini meadows have been created in Tomatin, thanks to the effort of community volunteers, enthusiastic help from the local primary school children, kind loans of land from Tomatin Distillery (two patches) and George Macleod (one patch), and a grant for fencing. One mini meadow is registered on the [Meadow Mosaic map](#)^{lxv}.

5.8 Outdoor access

The [Strathdearn Access Map](#)^{lxvi} (SCD, 2021) gives suggested walking and cycling routes, and signposts to places of interest, including Jacobite sites, such as Wade's Road, and items of historic interest, such as the [life-size replica of the Invereen Pictish stone](#)^{lxvii}.

[National Cycle Network Route 7 \(NCN7\)](#)^{lxviii} passes through the LPP area and travels through the centre of Tomatin; Route 7 forms part of the famous 'Sea to Sea' cycle route.

The [Core Paths](#)^{lxix} in Strathdearn comprise two in Tomatin, the 3.06km 'Distillery Wood' track (reference IN27.02) and 1.9km 'Allt Neacrath Loop' earth path (reference IN27.03), plus the 1.64km 'National Cycle Route 7 by A9' tar path (reference IN27.01) by Slochd Summit.

The IMFLDP2 Tomatin map (Figure 2) includes '[green networks](#)'^{lxx} whose inclusion in the LDP serves to promote greenspace linkages and safeguard and enhance wildlife corridors.

A [Seasonal Ranger](#)^{lxxi} has been patrolling Moy, focusing on public engagement and education, including responsible outdoor practice.

5.9 Built heritage

Built heritage in the LPP area includes listed bridges (e.g. Tomatin Viaduct, Findhorn

Bridge, Findhorn Viaduct) and listed buildings (e.g. Dalarossie Church and burial ground).

5.10 Employment

Employment in Strathdearn include:

- Food and drink, including [Tastes of Tomatin café](#)^{lxxii}, and [Tomatin Distillery](#)^{lxxiii}
- [Tourist accommodation](#)^{lxxiv}
- [The Strathdearn](#)^{lxxv} events
- [Strathdearn Primary School](#)^{lxxvi}
- [Strathdearn Daycare Centre](#)^{lxxvii}

5.11 Travel and Transport

[Coach and bus services](#)^{lxxviii} for the area are:

- 37: Inverness – Carrbridge – Aviemore
- 300: Tomatin – Inverness
- E9: Between Edinburgh and Inverness

Recent road alterations in Tomatin include:

- Introduction of a [20mph limit](#)^{lxxix}
- Extension to the [30mph limit](#)^{lxxx}
- Traffic calming at [Tomatin Viaduct](#)^{lxxxi}
- Traffic calming at [Allt Neacrath bridge](#)^{lxxxii}
- Introduction of footpaths

Recent [A9 Tomatin to Moy dualling](#)^{lxxxiii} works include the Lynebeg realignment, installation of Moy rail bridge and Dalmagarry flood wall, and the re-opening of National Cycle Route 7.

The LPP area has two electric charging points: at Tomatin Distillery and the Strathdearn Hub.

6 Strathdearn today – future

This section outlines current understanding of the assets, and some possible opportunities, needs, and challenges for the LPP area.

6.1 Assets

6.1.1 Community-owned assets

Strathdearn Hub

Hall/sports venue, office space, café, and shop opened in 2019, following construction of a

new building and alterations to the existing hall (planning application [16/03510/FUL](#))^{lxxxiv}.

Affordable housing

Six, new affordable houses in Viaduct View, Tomatin, are due to complete in April 2026.

Communities Housing Trust, the letting agent acting on behalf of Strathdearn Community Developments, [is currently assessing the applications](#)^{lxxxv} that were received during the application period, which was open from 13/02/2026 to 09/03/2026.

Affordable housing has been a long-term community aspiration, with it being a key issue in the [Strathdearn CAP 2022-2027](#)^{lxxxvi} and a theme in the [CAP in 2010](#)^{lxxxvii}.

The houses have been built on IMFLDP2 Development Allocation TM01, with land [gifted to the community](#)^{lxxxviii} by Tomatin Estate in 2021, and construction [project-managed by SCD](#)^{lxxxix}. Twelve units were proposed, but due to technical issues associated with flood risk, the proposal was reduced to six units (planning application [20/05029/FUL](#)^{xc}).

A Social Investment Scotland [case study](#)^{xci} showcases the new affordable housing.

Multi-use games area

Covered, outdoor 505m² synthetic pitch, with uses including five-a-side football, tennis, and junior hockey/shinty matches. Built in 2010 (planning application [07/00817/FULIN](#))^{xcii}

Hazelbank Wood

Strathdearn owns 21.6 hectares of woodland in Tomatin: Hazelbank Wood (see Figure 7) and Neacrath Strip, and is a [Community Woodlands Association Group Member](#)^{xciii}.

Play areas

- Toddlers play area at The Strathdearn Hub
- Old Mill Road Play Park, with community-owned equipment, on land kindly loaned by Tomatin Estate for this specific use.

Other community-owned assets include:

- [E-Bikes](#)^{xciv} and E-bike charging station
- Welcome signs to Tomatin and Moy (planning application [26/00190/ADV](#)^{xcv})
- Planters and benches

6.1.2 Other assets

Other assets in the LPP area, include:

- Primary school
- Local businesses, e.g. Tomatin Distillery
- Natural heritage, e.g. landscape, wildlife
- Built heritage, e.g. listed bridges

6.2 Opportunities

From previous community engagement and current local knowledge, some possible opportunities have been identified:

- Extending Superfast Broadband
- Campervan campsite
- Moy forestry management agreement (Moy Sub-Committee currently exploring)
- Local electricity discount scheme for residents of Strathdearn ([LEDS](#))^{xcvi}
- Re-opening Tomatin Railway Station is in Strathdearn CAP 2022-27 and IMFLDP2's Placemaking Priorities (see Section 4.5).
- Strathdearn Primary School, opened in 2002, is nearing the end of its [25-year Public Private Partnership \(PPP1\)](#)^{xcvii}.
- Protect strath to aid LCT221's perception of remoteness and aid birdwatching tourism
- Former Little Chef development site is in IMFLDP2 as Development Allocation TM03. (planning application [18/00962/FUL](#)^{xcviii})

6.3 Needs

From previous community engagement and current local knowledge, some possible needs have been identified:

- Carers in the community
- Public and community transport
- Affordable housing: TM01 resulted in six, rather than the planned 12 affordable units
- Additional burial ground, as the Moy and Dalarossie sites are nearly full

- Overflow carparking for the Hub
- Reliable communications, e.g. masts
- Handy Person, e.g. to help move a piece of furniture
- Indoor community space for informal socialising unconnected to formal activity
- Outdoor community space for informal socialising and formal community activities
- Campervan campsite – Tomatin north junction closing may increase wild camping

6.4 Challenges

From previous community engagement and current local knowledge, some possible challenges have been identified:

- Procuring land for Hub overflow carparking
- Procuring land for affordable housing and as a Development Allocation in the HLDP
- Procuring land for new burial ground and as a Development Allocation/s in the HLDP
- Wind farms – Strathdearn Windfarm Interim Advisory Group formed in response to [wind farm development in the area](#)^{xcix} and serves to [keep residents informed](#)^c.
- Campervan wild camping
- Procuring land for campervan campsite with barrier and keypad entry
- Community transport: procuring vehicle and land for storage, driver availability
- Public transport timetabling
- Tomatin has areas with few walkable services (see red shading in Figure 5).

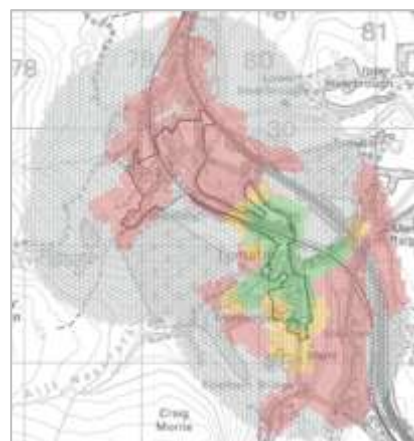


Figure 5 – Tomatin Local Living Mapping ([The Highland Council](#))^(ci)

7 LPP community engagement

The community engagement for the Strathdearn LPP is being conducted in line with the seven [National Standards for Community Engagement](#)^{cii}: Impact, Communication, Methods, Working together, Planning, Support, and Inclusion.

7.1 LPP awareness raising

November 2025: drop-in sessions

Two drop-in sessions held at The Strathdearn hall on 22/11/2025 and 25/11/2025 (see Figure 3), offered the opportunity for the community to ask LPP questions and to view LPP related information, including policy documents and LPPs registered for nearby community council areas. The sessions were hosted in-person for the duration (four-hours each), and attracted 10 attendees on 22/11/2025, and 19 attendees on 25/11/2025 which included pupils and staff from the local primary school. The LPPs on display were:

- [Stratherrick and Foyers LPP](#)^{ciii}
- [Our Nairnshire LPP](#)^{civ}
- [Dores and Essich LPP](#)^{cv}

November 2025: engagement survey

An LPP community engagement survey was open between 03/11/2025 to 28/11/2025, to ask about the community's preferred days and times for LPP consultation.

December 2025: LPP Pop-Up

An LPP Pop-Up was held at the Winter Market at The Strathdearn on 06/12/2025 (see Figure 6). The LPP Pop-Up was hosted in-person for the duration of the market (four hours) and attracted 20 attendees from the local community and wider area.

7.2 1st stage consultation

This 1st stage preparations set out a baseline for the Strathdearn area, including some possible assets, opportunities, needs, and challenges, and invites comments and feedback, to gain an understanding of the

community's aims and aspirations for Strathdearn now, and in the future.

Comments and feedback are being sought by a variety of means, to maximise opportunity for community involvement. The 1st stage consultation includes public drop-in sessions, engagement with the local primary school, surveys, and focus groups.

7.3 Proposed LPP consultation

The 2nd stage consultation, to invite comments and feedback on the Proposed Strathdearn LPP, will be conducted in line with the Scottish Government statutory requirements for LPP consultation, including allowing no less than 28-days for the submission of comments.

7.4 Previous community research

The LPP preparation will have regard for previous community research, including:

- [Strathdearn CAP 2022-2027](#)^{cvi}
- [Gym survey 2021](#)^{cvi}
- SCD Housing and Community Needs survey 2020
- [Moy CADISPA Report 2016](#)^{cvi}
- [Hall Consultation Summary 2015](#)^{cix}
- [Hall consultation survey 2015](#)^{cx}
- [Strathdearn Feasibility Study 2015](#)^{cx}
- [Report on current issues 2014](#)^{cxii}
- [Strathdearn Development Plan 2013](#)^{cxiii}
- [Strathdearn CADISPA Report 2011](#)^{cxiv}



Figure 6 – LPP Pop-Up on 06/12/2025 (Bailey, 2025)

8 Next steps

8.1 1st stage consultation analysis

After the 1st stage consultation period has ended, the feedback gathered from the drop-in sessions, surveys, and focus groups will be analysed using quantitative methods, such as descriptive analysis (e.g. count, percentage) and qualitative methods, such as applying coding (labels) to various elements across the responses to reveal common themes.

8.2 Preparation of the Proposed LPP

The results from the 1st stage consultation will be used by Strathdearn Community Council to develop a Proposed LPP.

The Proposed LPP will contain a wealth of new information, as prepared by the Strathdearn Community Council, including:

- Proposals for the development or use of land and buildings
- Proposals for other community actions
- Identification of land of particular significance to the local area
- Identification of buildings of particular significance to the local area
- Suggested amendments to the Local Development Plan

8.3 2nd stage consultation

When Strathdearn Community Council has finished preparing the Proposed LPP, it will invite feedback on the Proposed LPP and the other documents forming the LPP submission: a Supporting Statement and a Community Engagement report.

This 2nd stage consultation, anticipated to be held in May 2026, will be carried out as per the statutory requirements for LPP consultation and communicated as follows:

Strathdearn community: will be notified via the May edition of the Strathdearn News, and via posts on the Strathdearn website and Strathdearn Facebook page.

Wider area: will be notified by email using a [Information Notice](#)^{cxv}, as per the statutory LPP requirements. This includes any community council adjoining the LPP area and any councillors within the LPP area. The latter consultation requirement applies regardless of how small the overlap of an LPP area into a Ward area.

See Section 3.4.2 for the community councils and councillors who will be informed of the Proposed Strathdearn LPP consultation.

8.4 Finalised LPP preparation

After the 2nd stage consultation has ended, the feedback gathered from the 2nd stage consultation will be analysed.

The 2nd stage consultation results will be used by Strathdearn Community Council to amend, as required, and confirm the proposals for the development or use of land and buildings, and community actions, in the LPP area.

8.5 LPP submission

When Strathdearn Community Council has finished preparing the Strathdearn LPP and supporting documents, it will submit the Finalised Strathdearn LPP submission to The Highland Council Development Plans Team for validation and registration.

8.6 LPP validation

Checking process for validation

Before an LPP is registered, it is checked by the Planning Authority for the LPP area to make sure that it meets the statutory requirements for Local Place Planning.

The Highland council is the validation authority for the Strathdearn LPP area.

Extent of the validation checking

The LPP validation checking process is restricted solely to verifying that an LPP submission meets the Scottish Government requirements for Local Place Planning.

Beyond this remit, the Planning Authority has no say as to what a community body may or

may not include in their LPP, including the nature of their proposals for the development or use of land and buildings, or any other community actions.

Timeframe for validation checking

The Highland Council states that the minimum time anticipated for The Highland Council checking process for Local Place Plan validation is typically 10-working days^{cxvi}.

However, due to the number of LPPs currently being checked by The Highland Council, it is likely to be longer than this timeframe.

8.7 LPP registration

When the Strathdearn LPP has passed The Highland Council's validation check against the Scottish Government's requirements for Local Place Planning, it will be confirmed as Registered and placed on The Highland Council LPP register, as follows:

- [Register of Registered LPPs](#)^{cxvii}
- [Map of Registered LPPs](#)^{cxviii}

9 How to find out more

9.1 In writing

To ask questions about the LPP preparations for the Strathdearn area, you can contact Strathdearn Community Council by email: localplaceplan@strathdearn.org or post: The Strathdearn, Tomatin, Inverness, IV13 7YN.

9.2 In person

You can hear an update on the Strathdearn LPP and ask questions about the LPP at the Strathdearn community council meetings.

The LPP is currently included as a regular agenda item at the Community Council meetings, which are held on the second Tuesday of each month at The Strathdearn.

For information on the start times for the Strathdearn Community Council meetings, plus other information such as agendas, please visit the [Strathdearn News](#)^{cxix} page on the Strathdearn community website.

9.3 Online resources

To find out more about the Strathdearn LPP, visit the [Strathdearn LPP webpage](#)^{cxx} where you can read the latest about its preparation.

To read more about LPP preparation in general, the following links provide good, clear, detailed sources of information on LPP preparation and submission:

- [The Highland Council LPP webpage](#)^{cxxi}
- [SCDC LPP webpage](#)^{cxxii}
- [Planning Aid Scotland LPP webpage](#)^{cxxiii}

10 Acknowledgements

The Strathdearn Local Place Plan preparation is being led by the Strathdearn Community Council, with assistance from Strathdearn Community Developments.



Figure 7: Hazelbank Wood (Ramsay, 2025)

11 Sources

- ⁱ <https://strathdearn.org/wp-content/uploads/2022/05/StrathdearnActionPlan-b.pdf>
- ⁱⁱ www.scdc.org.uk/local-place-plans/lpp-cap-compared/lpps-caps-compared
- ⁱⁱⁱ www.scdc.org.uk/community-led-planning/what-are-communityled-action-plans
- ^{iv} www.pas.org.uk/what-we-do/community-led-plans/
- ^v www.pas.org.uk/what-we-do/community-led-plans/
- ^{vi} www.gov.scot/publications/circular-1-2022-local-place-plans/
- ^{vii} www.legislation.gov.uk/ssi/2021/353/contents/made
- ^{viii} www.gov.scot/publications/local-development-planning-guidance/
- ^{ix} www.gov.scot/publications/local-development-planning-guidance/
- ^x www.gov.scot/publications/circular-1-2022-local-place-plans/documents/
- ^{xi} www.highland.gov.uk/downloads/file/2460/local-place-plan-template-guidance
- ^{xii} www.highland.gov.uk/downloads/file/2456/local-place-plan-preparation-flow-chart
- ^{xiii} www.legislation.gov.uk/ukpga/1997/8/section/15A
- ^{xiv} www.legislation.gov.uk/ukpga/1997/8/section/16
- ^{xv} <https://blogs.gov.scot/planning-architecture/2024/02/28/national-planning-framework-and-local-development-plan-amendments/>
- ^{xvi} <https://blogs.gov.scot/planning-architecture/2024/02/28/national-planning-framework-and-local-development-plan-amendments/>
- ^{xvii} www.highland.gov.uk/localplaceplans
- ^{xviii} www.gov.scot/publications/national-planning-framework-4/
- ^{xix} www.highland.gov.uk/hwldp
- ^{xx} www.highland.gov.uk/imf
- ^{xxi} <https://cairngorms.co.uk/documents/cairngorms-national-park-local-development-plan-2021>
- ^{xxii} <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=P4YQYJIHLNU00>
- ^{xxiii} www.highland.gov.uk/downloads/file/3358/inner-moray-firth-local-development-plan-2-places
- ^{xxiv} www.highland.gov.uk/downloads/file/6347/development-plans-newsletter-2026
- ^{xxv} www.gov.scot/publications/development-plan-examinations/pages/gate-checks/
- ^{xxvi} www.highland.gov.uk/planning-area/highland-local-development-plan
- ^{xxvii} <https://consult.highland.gov.uk/kpse/event/111BB180-D5EF-454E-9C06-8933675E44A4>
- ^{xxviii} <https://highland.maps.arcgis.com/apps/instant/basic/index.html?appid=153c387da0234d73b19979c24f098484>
- ^{xxix} www.highland.gov.uk/downloads/file/6347/development-plans-newsletter-2026
- ^{xxx} www.highland.gov.uk/hldp
- ^{xxxi} <https://highlandcpp.org.uk/community-partnerships/inverness-community-partnership/>
- ^{xxxii} <https://highlandcpp.org.uk/community-partnerships/badenoch-and-strathspey-community-partnership/>
- ^{xxxiii} www.highland.gov.uk/downloads/download/242/development-plans-newsletter
- ^{xxxiv} <https://highlandcpp.org.uk/revised-highland-outcome-improvement-plan/>
- ^{xxxv} www.highland.gov.uk/planning-area/national-planning-framework/3
- ^{xxxvi} www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/
- ^{xxxvii} www.highland.gov.uk/deliveryprogrammes
- ^{xxxviii} www.highland.gov.uk/downloads/download/465/strategic-tourism-infrastructure-development-plan
- ^{xxxix} www.highland.gov.uk/onshorewind
- ^{xl} www.highland.gov.uk/directory-record/10642/forest-and-woodland-strategy
- ^{xli} www.highland.gov.uk/directory-record/10638/trees-and-woodland
- ^{xlii} www.highland.gov.uk/directory-record/10676/green-networks
- ^{xliii} www.highland.gov.uk/directory-record/10650/rural-housing
- ^{xliiv} www.highland.gov.uk/directory-record/10707/biodiversity-enhancement-planning-guidance
- ^{xliv} www.highland.gov.uk/directory-record/10680/physical-constraints-eg-railway-lines-gas-pipelines
- ^{xlvi} www.highland.gov.uk/directory-record/10675/protected-species

-
- xlvi <https://strathdearn.org/wp-content/uploads/2026/03/Strathdearn-Community-Council-Boundary-October-2025.pdf>
- xlvi www.gov.scot/binaries/content/documents/govscot/publications/advice-and-guidance/2022/05/scottish-government-urban-rural-classification-2020/documents/scottish-government-urban-rural-classification-2020-6-fold-map-os/scottish-government-urban-rural-classification-2020-6-fold-map-os/govscot%3Adocument/scottish-government-urban-rural-classification-2020-6-fold-map-os.pdf
- xlix www.highland.gov.uk/downloads/file/3357/inner-moray-firth-local-development-plan-2-strategy-and-general-policies
- ⁱ www.arcgis.com/apps/instant/interactivelegend/index.html?appid=61119b67e8264086a5f25394c67190d7
- ^{li} www.highland.gov.uk/downloads/file/4344/scheme-of-establishment-2025-draft
- ^{lii} <https://strathdearn.org/wp-content/uploads/2026/03/Strathdearn-CC-profile-based-on-Census-results-2011.pdf>
- ^{liii} www.highland.gov.uk/directory-record/11154/strathdearn-primary
- ^{liv} www.highland.gov.uk/directory-record/11155/strathdearn-primary-nursery
- ^{lv} <https://strathdearn.org/wp-content/uploads/2026/03/Strathdearn-CC-profile-based-on-Census-results-2011.pdf>
- ^{lvi} www.highland.gov.uk/downloads/file/3357/inner-moray-firth-local-development-plan-2-strategy-and-general-policies
- ^{lvii} www.highland.gov.uk/directory-record/11743/tomatin
- ^{lviii} www.highlifehighland.com/libraries/moray-firth-dingwall-mobile-library/
- ^{lix} <https://strathdearn.org/portfolio/strathdearn-daycare-centre/>
- ^{lx} www.highland.gov.uk/directory-record/12453/tomatin-next-to-sewage-works-iv13-7yn
- ^{lxi} www.nature.scot/sites/default/files/LCA/LCT%20221%20-%20Rolling%20Uplands%20-%20Inverness%20-%20Final%20pdf.pdf
- ^{lxii} www.highland.gov.uk/downloads/download/1202/special-landscape-area-citation
- ^{lxiii} <https://strathdearn.org/wp-content/uploads/2026/03/Special-Landscape-Area-2011-Drynachan-Lochindorb-and-Dava-Moors.pdf>
- ^{lxiv} www.nature.scot/sites/default/files/2021-06/Wild%20land%20Description%20Monadhliath-July-2016-20.pdf
- ^{lxv} www.highlandenvironmentforum.info/directory-project/tomatin-flower-meadow/
- ^{lxvi} <https://strathdearn.org/wp-content/uploads/2024/08/Strathdearn-High-Resolution-Access-Map.pdf>
- ^{lxvii} <https://strathdearn.org/invereen-stone/>
- ^{lxviii} www.walkwheelcycletrust.org.uk/find-a-route-on-the-national-cycle-network/route-7/
- ^{lxix} <https://highland.maps.arcgis.com/apps/webappviewer/index.html?id=2fd3fc9c72d545f7bcf1b43bf5c8445f>
- ^{lxx} www.highland.gov.uk/directory-record/10676/green-networks
- ^{lxxi} <https://strathdearn.org/2025/07/29/welcoming-our-seasonal-ranger-emma-mcbride/>
- ^{lxxii} www.tastesoftomatin.uk/
- ^{lxxiii} <https://tomatin.com/>
- ^{lxxiv} <https://strathdearn.org/where-to-stay/>
- ^{lxxv} <https://thestrathdearn.org/>
- ^{lxxvi} www.highland.gov.uk/directory-record/11154/strathdearn-primary
- ^{lxxvii} <https://strathdearn.org/portfolio/strathdearn-daycare-centre/>
- ^{lxxviii} <https://bustimes.org/localities/tomatin>
- ^{lxxix} www.highland.gov.uk/directory-record/10715/tomatin
- ^{lxxx} www.highland.gov.uk/downloads/file/1887/tomatin-30mph-speed-limit-extension-tro-plan
- ^{lxxxi} <https://strathdearn.org/2022/02/20/detailed-plans-for-tomatin-spinal-path-and-traffic-calming/>
- ^{lxxxii} <https://strathdearn.org/2022/02/20/detailed-plans-for-tomatin-spinal-path-and-traffic-calming/>
- ^{lxxxiii} www.transport.gov.scot/projects/a9-dualling-perth-to-inverness/a9-tomatin-to-moy/
- ^{lxxxiv} <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=OBFR1FIHHHV00>

lxxxv www.chtrust.co.uk/tomatin-scd.html?fbclid=IwZXh0bgNhZW0CMTAAc3J0YwZhcHBfaWQQMjlyMDM5MTc4ODIwMDg5MgABHuGMzWmVBzYDEYu42GmrR9gGiVhWk9MrzRHDBBssvkXEop-OwyxpMsEg1ALL_aem_ipciTiV_DlFX18axnUKc-Q

lxxxvi <https://thestrathdearn.org/wp-content/uploads/2022/05/StrathdearnActionPlan-b.pdf>

lxxxvii <https://strathdearn.org/2011/09/30/cadispa-strathdearn-community-study/>

lxxxviii <https://ourscd.org/community-housing-report/>

lxxxix <https://ourscd.org/community-affordable-housing/>

xc <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=QLG245IHI6V00>

xc i www.socialinvestmentscotland.com/impact/case-studies/strathdearn-community-developments/

xc ii <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=JNFIIXVIHR1000>

xc iii www.communitywoods.org/map-of-woodlands

xc iv <https://thestrathdearn.org/e-bikes/>

xc v <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=T8YLLYIHHUY00>

xc vi <https://localenergy.scot/casestudy/local-electricity-discount-schemes-leds/>

xc vii www.highland.gov.uk/land-property/school-estate-management/4

xc viii <https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=P4YQYJHLNU00>

xc ix <https://strathdearn.org/wind-farms/>

c <https://strathdearn.org/2026/01/22/please-share-your-opinions-on-two-new-wind-farm-proposals/>

ci www.arcgis.com/apps/instant/interactivelegend/index.html?appid=61119b67e8264086a5f25394c67190d7

c ii www.voicescotland.org.uk/national-standards

c iii www.highland.gov.uk/directory-record/10367/stratherrick-and-foyers

c iv www.highland.gov.uk/directory-record/10372/nairnshire

c v www.highland.gov.uk/directory-record/10380/does-and-essich-community

c vi <https://strathdearn.org/document-category/strathdearn-community-development/strathdearn-community-action-plan-2022-2027/>

c vii <https://strathdearn.org/wp-content/uploads/2021/12/Gym20Survey20Results20March202021.pdf>

c viii <https://strathdearn.org/wp-content/uploads/2021/12/Moy20Cadispa20Report20draft20-20Sept1620attach205.pdf>

c ix <https://strathdearn.org/wp-content/uploads/2021/12/Hall20Consultation20Summary202015.pdf>

c x <https://strathdearn.org/wp-content/uploads/2021/12/Hall20Consultation20Summary202015.pdf>

c xi <https://strathdearn.org/wp-content/uploads/2021/12/Nov20201520-20Strathdearn20Feasibility20Study20For20Community20Facilities20sm.pdf>

c xii <https://strathdearn.org/wp-content/uploads/2021/12/Amenity20Group20Report20Sept20201420-20Final.pdf>

c xiii <https://strathdearn.org/wp-content/uploads/2021/12/Strathdearn20Development20Plan20attach204.pdf>

c xiv <https://strathdearn.org/wp-content/uploads/2026/01/FINAL-STRATH-STUDY.pdf>

c xv www.highland.gov.uk/downloads/file/2459/local-place-plan-information-notice-template

c xvi www.highland.gov.uk/planning-area/local-place-plans/3

c xvii www.highland.gov.uk/localplaceplanregister

c xviii <https://highland.maps.arcgis.com/apps/instant/sidebar/index.html?appid=01a0cf2180c64c2cb8dc71dc22b>

bbfe1

c xix <https://strathdearn.org/>

c xx <https://strathdearn.org/local-place-plan/>

c xxi www.highland.gov.uk/localplaceplans

c xxii www.scdc.org.uk/local-place-plans/what-are-lpps

c xxiii www.pas.org.uk/what-we-do/community-led-plans/