

Strathdearn Local Place Plan

2026-2031

(Proposed)



Prepared by: Strathdearn Community Council

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Acknowledgements

On behalf of the Strathdearn community, the preparation of this Local Place Plan was led by the Strathdearn Community Council, with valuable support from Strathdearn Community Developments and the Strathdearn Community Charitable Trust.

We wish to give special thanks to the local residents, community groups, community organisations, Strathdearn Primary School, Strathdearn Church, local landowners, and businesses operating in the Strathdearn area who gave their time to engage with the plan preparation process, and without whom there would be no Strathdearn Local Place Plan.

Susan Falconer

Chair of Strathdearn Community Council

May 2026



Strathdearn Community Charitable Trust



Front cover images

Main image: Hazelbank Community Wood (Photo credit: Louise Ramsay)

Top-left: Community-owned and community-built housing in Tomatin

Middle-left: Woodland at Loch Moy

Bottom-left: The Strathdearn community-owned hall in Tomatin

Photo credits

Unless stated otherwise, all photos used in this Local Place Plan were taken by Helen Bailey.

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- The location of land and buildings identified on maps in this Local Place Plan are approximate and are not to be used for scaling or measurement.

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Abbreviations

CADISPA	Conservation and Development in Sparsely Populated Areas
CAP	Community Action Plan
CNPA	Cairngorms National Park Authority
HLDP	Highland Local Development Plan (emerging plan for Highland)
HwLDP	Highland-wide Local Development Plan (adopted in 2012)
IMFLDP	The first Inner Moray Firth Local Development Plan (adopted in 2015)
IMFLDP2	Inner Moray Firth Local Development Plan 2 (adopted in 2024)
LDP	Local Development Plan
LEDS	Local electricity discount schemes
LPP	Local Place Plan
NPF4	National Planning Framework 4, adopted in 2023
PRIN	Partnership for Rural Inverness and Nairn
SCC	Strathdearn Community Council
SCCT	Strathdearn Community Charitable Trust
SCD	Strathdearn Community Developments
SDA	Settlement Development Area (as indicated in the Local Development Plan)
THC	The Highland Council
WRT	White River Trading Ltd.

Plan-specific abbreviations

C	Changes suggested to the local development plan
D	Dalarossie land/buildings of significance to the local area
EN	Environment-related proposals for the Strathdearn area
Glen road	Local name for the section of the C1121 that starts at the junction by the Findhorn Bridge in Tomatin and finishes at Coignashie
IN	Infrastructure-related proposals for the Strathdearn area
M	Moy land/buildings of significance to the local area
O	Other features indicated on maps included in this Local Place Plan
Old A9	The C1121 as it runs through Tomatin and the B9154 running through Moy are both also referred to as the old A9.
Old-old A9	Local name for the Crooked Mile walkway in Moy (see Map 16)
P	Priorities contained within the list of community actions
PL	Place-related proposals for the Strathdearn area
S	Strathdearn land of significance to the local area
Shop Brae	Local name for the road descending from the U2829 junction with the C1121
The Strath	Local name for the part of Strathdearn upstream of the A9 trunk road
T	Tomatin land/buildings of significance to the local area

Guide to contents

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1 Introduction

Local Place Plans

Local Place Plans were introduced by the Scottish Government as a way for community bodies (Community Councils and Community-Controlled Bodies) to engage with members of their local community, to find out their community's aims and aspirations for the development and/or use of land and buildings in their local area, and to encourage involvement with the planning process.

The right for communities to prepare Local Place Plans was introduced through changes brought about by the Planning (Scotland) Act 2019ⁱ. The statutory requirements for Local Place Plans are set out in The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021ⁱⁱ and Planning Circular 1/2022: Local Place Plansⁱⁱⁱ contains guidance for communities preparing Local Place Plans.

Strathdearn Local Place Plan

Strathdearn covers the rural parish of Moy, Dalarossie, and Tomatin, and is located by the River Findhorn, 15 miles south of Inverness. Strathdearn Community Council is a statutory body that exists to make sure that the local voices in Strathdearn are heard by local and national organisations.

The preparation of Strathdearn Local Place Plan – carrying out community engagement, developing the vision, actions and proposals, and conducting the statutory consultation – was led by Strathdearn Community Council, with valuable support from Strathdearn Community Charitable Trust (SCO37168) and Strathdearn Community Developments (SCO44487).

Strathdearn Local Place Plan is the fourth community plan for Strathdearn. Strathdearn Community Council started preparing the Strathdearn Local Place Plan at the end of September 2025 and aims to submit its finalised version at the end of June 2026, so that the Strathdearn Local Place Plan will be checked for validation and registered by The Highland Council by the end of September 2026.

For any Strathdearn Local Place Plan enquiries, please contact the community council by email at: localplaceplan@strathdearn.org or by post at: The Strathdearn, Tomatin, Inverness, IV13 7YN.

Community Engagement

Strathdearn Community Council carried out a wide range of community engagement activities as part of its preparations for the Strathdearn Local Place Plan, to find out the aims and aspirations of the local community. The engagement activities were designed to reach the full range of ages in the community from toddlers to older people, and included an online and paper survey, drop-in sessions, face-to-face chats, focus groups, comment boards, and drawing activities.

Comments were received from local residents, landowners, community groups, businesses operating in Strathdearn, Strathdearn Primary School, and Strathdearn Church of Scotland. The Local Place Plan community engagement activities included representatives from Strathdearn Community Council, Strathdearn Community Developments, White River Trading, and the Moy Sub-Committee.

National and Local Policy

National Planning Framework

The Strathdearn Local Place preparation had regard to the National Planning Framework 4 (NPF4) (2023)^{iv}, which sets out the Scottish Government's national spatial principles, regional priorities,

national developments, and overarching planning policy themes (Sustainable Places, Liveable Places, Productive Places), and to the NPF4 delivery programme V4 (2026)^v.

Local Development Plans

The Strathdearn Local Place Plan preparation had regard to the three local development plans that cover its area. The Local Place Plan area is mainly located in The Highland Council development plans area and accordingly, it had regard to the following two Highland Council local development plans:

- Highland-wide Local Development Plan (HwLDP) (2012)^{vi}
- Inner Moray Firth Local Development Plan 2 (IMFLDP2) (2024)^{vii}

A small part of the Strathdearn Local Place Plan area is located in the Cairngorms National Park Authority area and accordingly, the Strathdearn Local Place Plan preparation also had regard to the Cairngorms National Park Local Development Plan (CNPLDP) (2021)^{viii}.

Locality Plans

The Strathdearn Local Place Plan area is mainly located in the Inverness Community Partnership area^{ix}, for which there is currently no formal Locality Plan, but there is a Draft Inverness Area Locality Plan (2024)^x, which accordingly, the Local Place Plan preparation had regard to. A small part of the Strathdearn Local Place Plan area is located in the Badenoch and Strathspey Community Partnership area^{xi}, for which there is currently no formal Locality Plan.

Superseded Local Plans

Change is a constant for any area, as reflected by the changing adopted land-use plans for an area. This Local Place Plan makes reference to previous Local Plans for Strathdearn, which while no longer part of the adopted Development Plan – and thus hold no statutory weight in the consideration of land use and development in Strathdearn – still serve to provide useful context for the local area. The superseded Local Plans referred to in this Strathdearn Local Place Plan are:

- Inner Moray Firth Local Development Plan (IMFLDP) (adopted 2015, superseded by IMFLDP2)
- Inverness Local Plan (INLP) (adopted 2006, superseded by HwLDP and IMFLDP)

How will the Strathdearn Local Place Plan be used?

Strathdearn Local Place Plan will be used at a local community level, over the next five-years, to:

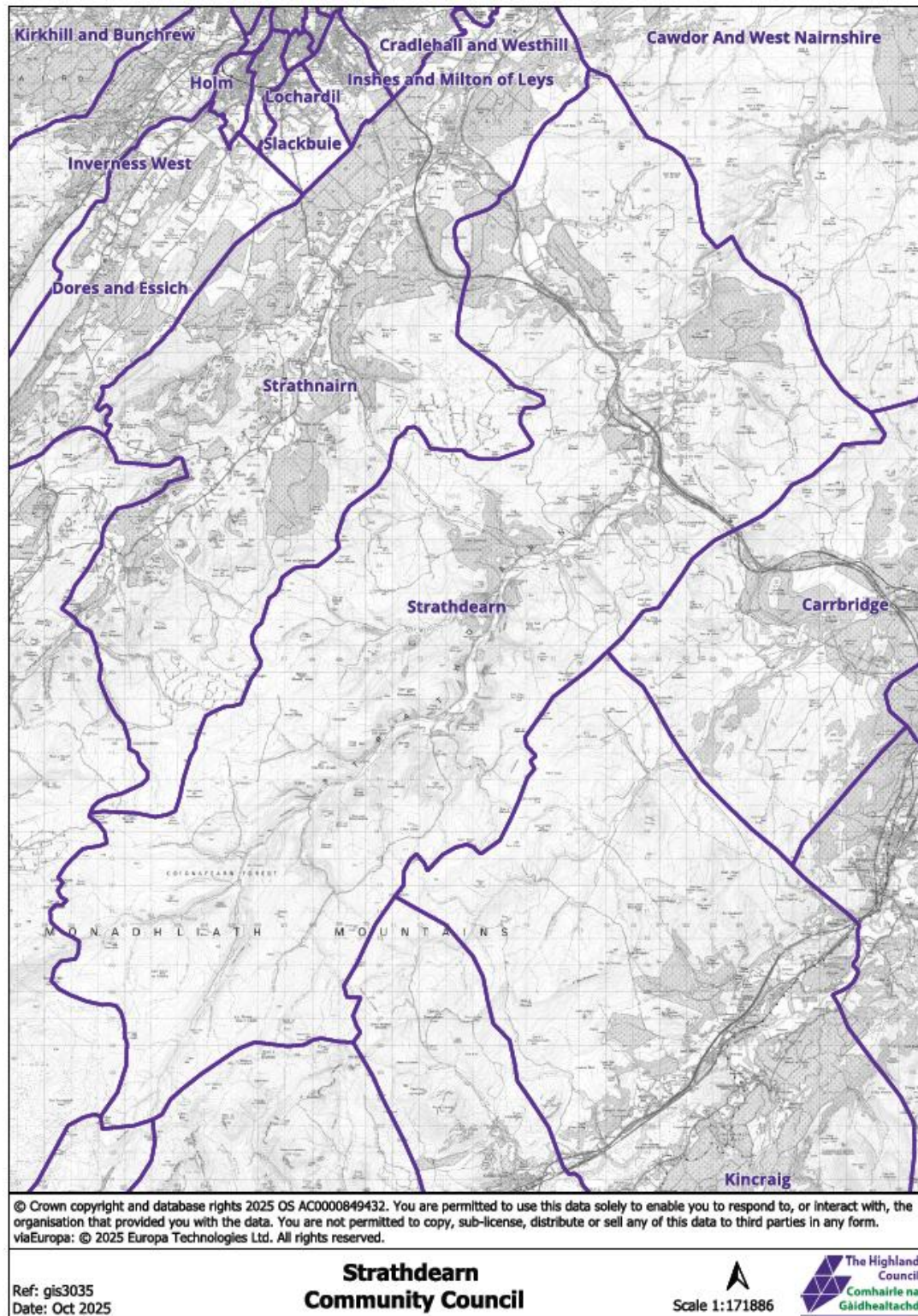
- guide Strathdearn Community Developments in their action, resourcing, and future spend for the benefit of Strathdearn, including the allocation of community benefit funds.
- provide Strathdearn Community Council with a point of reference for responding to planning applications.
- support funding bids for community proposals contained in the Strathdearn Local Place Plan.

Strathdearn Local Place Plan will also be used by The Highland Council, the Cairngorms National Park Authority, and by other public agencies to guide the development of policy, decision-making, and investment for the Strathdearn area.

Strathdearn Local Place Plan will remain on The Highland Council's online register until it is removed or replaced by Strathdearn Community Council (www.highland.gov.uk/localplaceplanregister).

2 Local Place Plan boundary map

The Strathearn Local Place Plan area matches the same land contained within the Strathearn Community Council area boundary, as shown in Map 1.



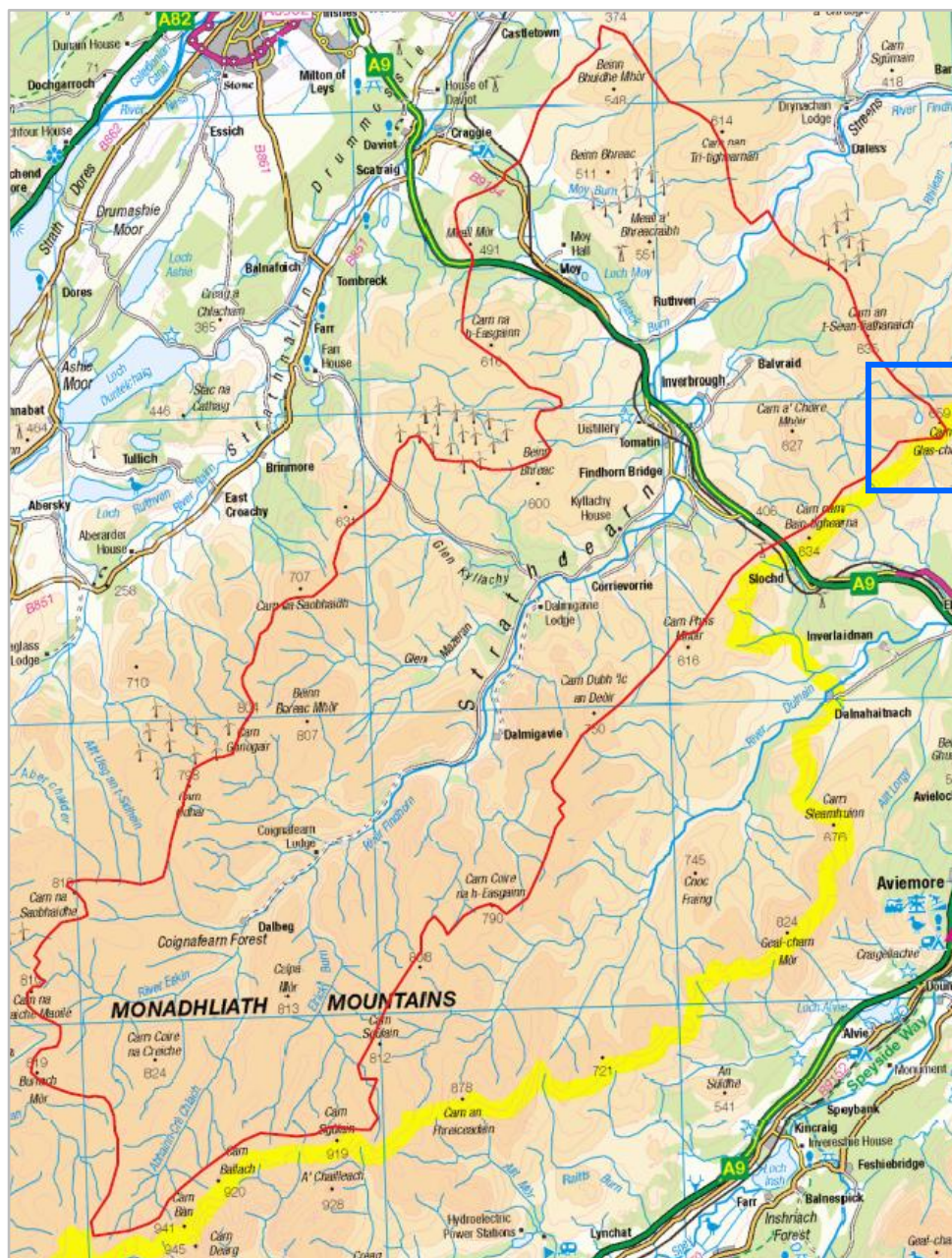
Map 1: Strathearn Community Council area^{xii}

(Map source: © Crown copyright and database rights 2025, OS AC0000849432)

The Strathdearn Local Place Plan area (see red boundary line in Map 2) is located mainly within The Highland Council development plans area. A small part of the Strathdearn Local Place Plan area also lies within the boundary of Cairngorms National Park Authority area (see yellow line in Map 2).

The main part of the Strathdearn Local Place Plan area that is also in the Cairngorms National Park Authority area, lies in the location of the Fiona Càrn Glas-choire^{xiii}, as shown in the blue box in Map 2.

The Strathdearn Local Place Plan area boundary follows the watershed of the upper River Findhorn. Strathdearn forms part of the wider Monadhliath Mountains. The Strath, a much-treasured peaceful place with a sense of remoteness, is the part of the Strathdearn area that is located upstream of the A9 trunk road (see road marked in green in Map 2).



Map 2: Strathdearn Local Place Plan area and Cairngorms National Park Authority boundary

(Map source: The Highland Council Open Map Data, 2026^{xiv}; contains Highland Council information licensed under the Open Government Licence 3.0)

3 Strathdearn area description and context

Location

The Strathdearn Local Place Plan area covers the rural parish of Moy, Dalarossie, and Tomatin, and is situated by the River Findhorn, about 15 miles from Inverness.

The Local Place Plan 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 Local Place Plan area is mainly within The Highland Council development plans area, with a small part of the Local Place Plan area also covered by the Cairngorms National Park Authority area.

The Urban Rural Classification^{xv} for most of the Strathdearn Local Place Plan area is 'Remote Rural Areas', with the area containing Tomatin, Moy, and the A9 classed as 'Accessible Rural Areas'.

Strathdearn's main settlement, Tomatin, was shaped by General Wade's Military Road, the River Findhorn, the distillery, railway, and the A9 trunk road. The roads that run through Tomatin and Moy are the C1121 and B9154 respectively, with both also referred as the 'old A9'. The 'new' A9, which bypassed both of these places, cuts through land that once held Tomatin's 9-hole golf course^{xvi}.

Population

According to the Census 2022, the population of Strathdearn is 674. The Strathdearn Community Council area has an area of 428km² ^{xvii}, which equates to a population density of 1.57 persons/km². The Census 2022 shows a 7% increase in the total population and a 44% increase in residents aged 65 years or over since the Census 2011 (see Table 1). There are around 330 households in Strathdearn.

Table 1: Population change in Strathdearn

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

* The Census 2022 population breakdown by age values, obtained directly from The Highland Council, were calculated using the Census 2022 Output Area Population figures.

Facilities and services

The Local Place Plan area features a primary school, churches, hall, café, shop, covered sports pitch, publicly accessible toilets, two play park areas, community woodland, two burial grounds, and a recycling point. There publicly accessible toilets are located at the community-owned hall and are opened by the community for public use, supported by the Highland Council comfort scheme^{xix}.

There is one primary school in the Local Place Plan area, Strathdearn Primary School, which has a capacity for 75 pupils. In 2025, its [primary pupil roll was 35](#)^{xx} and [nursery pupil roll was 12](#)^{xxi}, which is a decrease on the 39 primary children and an increase on the eight nursery children enrolled in 2021^{xxii}. There is no secondary school in Strathdearn. Strathdearn Primary is in the catchment for Millburn Academy in Inverness. Highland Council school transport collects primary and secondary pupils each school day from Coignafearn and within and takes them to Tomatin and Inverness.

There are a total of three bus services servicing the Local Place Plan area: The Highland Council (300), Stagecoach (37), and Ember (E9). There is a weekly Post Office at The Strathdearn hall, and the Dingwall and Moray Firth Mobile Library service has regular stops at Tomatin, Lynebeg, and Moy.

The Church parish of Moy and Dalarossie has an active congregation using The Strathdearn Hub and the Free Presbyterian church at Morile at the south gateway to Tomatin village. Dalarossie Church has four services a year at the kind arrangement of the new custodians.

Strathdearn is serviced by mobile communications, and a large part of the area has superfast fibre broadband installed. Water is provided via a relatively new water treatment works in Tomatin, plus several properties in the area – in Moy, Tomatin, and throughout the Strath – have private water supplies. There is a wastewater treatment plant in Tomatin, which has limited capacity, and there are several properties throughout the Strathdearn area that have private wastewater arrangements.

Housing

The [Census 2011](#)^{xxiii} data shows that the majority of housing in the Strathdearn Local Place Plan area is detached or semi-detached. Just over half of the houses in the Local Place Plan area are owned, with council or other social housing totalling less than 10% of the housing available in Strathdearn. The Census 2011 housing figures for Strathdearn are similar to the Census 2001 figures quoted in the Strathdearn Community Action Plan 2022-27^{xxiv}, except for houses rented from a private landlord, which equated to just over 20% in the Census 2001, but had reduced to 13.1% in the Census 2011.

In 2026, the construction of six community-owned affordable houses was completed in Tomatin within easy walking distance to the primary school and other local facilities. The leasing of the community-owned housing is being managed for the community by the Communities Housing Trust.

Business and employment

Many of the businesses operating in Strathdearn are linked to food and drink (Tomatin Distillery and visitor centre and the community-owned café in Tomatin); holiday accommodation; and land-based activities, such as farming (including crofting), forestry, and country sports. There are trades working from home bases, including builders, electricians, and joiners. There has been a growth in home workers linked to broadband, new meeting spaces in The Strathdearn Hub, and improving transport links, with activities range from consulting to research. Local Employment in the Strathdearn area is closely linked to tourism, which in turn links closely to the local landscape.

Landscape

The 100km/62-mile River Findhorn, one of the longest rivers in Scotland, is a significant natural feature in the Local Place Plan area. Its upper river, from its source to the west of Coignafearn, to Tomatin, flows through open hill and moorland with large areas of peat, while its middle river flows from Tomatin to Sluie through heather hill and gravel banks and rocky gorge^{xxv}.

The key landscape characteristics of the Local Place Plan area 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. The Strath is approximately 22-miles long and extends from the headwaters of the River Findhorn, following the river's course through the parishes of Dalarossie, Tomatin, and Moy. The Strath is characterised by its strong perception of remoteness, though this characteristic of the local landscape has been affected by the wind farm development^{xxvi}.

The southern part of the Strathdearn Local Place Plan lies within the Monadhliath Mountains. The Local Place Plan area also features the Drynachan, Lochindorb and Dava Moors Special Landscape Area^{xxvii} to the north-east and the Monadhliath Wild Land Area^{xxviii} to the south-west.

Built heritage

Built heritage in the Local Place Plan area includes the A-listed Aultnaslanach Viaduct in Moy, which is the only wooden trestle railway bridge on a Scottish mainline railway^{xxix}, and the B-listed bridges spanning the Findhorn at Tomatin: the Findhorn Viaduct and Findhorn Bridge.

Other listed structures include Eilean nan Clach crannog in Loch Moy, the Moy Obelisk on the island in Loch Moy, Tomatin Railway Viaduct, Dalarossie Church, and Dalarossie and Moy burial grounds^{xxx}.

Outdoor access

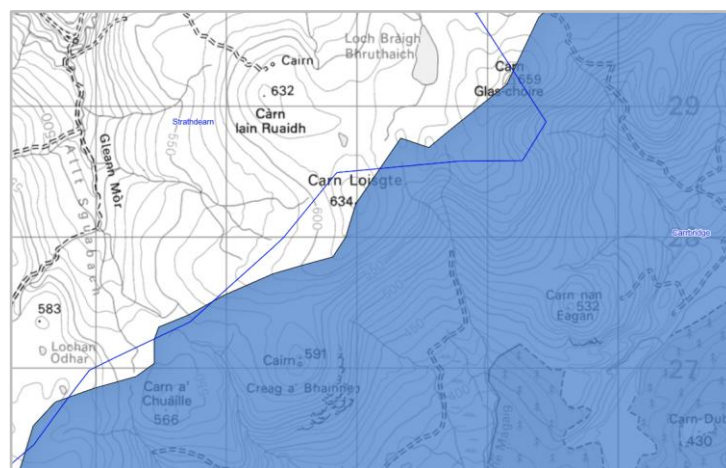
Outdoor access in the Local Place Plan area is aided by three Core Paths, one of which is part of the National Cycle Network Route 7^{xxxi}. The [Strathdearn Access Map](#)^{xxxii} (SCD, 2021) gives suggested walking and cycling routes, and signposts to places of interest, including Jacobite sites, such as General Wade's Military Road, and items of historic interest, such as the [life-size replica of the Invereen Pictish stone](#)^{xxxiii}.

4 National and local planning policy

4.1 Policy in the Strathdearn context

In line with the requirement of Section 1(4)(a) of Schedule 19 of the *Town and Country Planning (Scotland) Act 1997*, as amended by Section 14 of the *Planning (Scotland) Act 2019*, the preparation of a Local Place Plan must have regard to the adopted policy documents that make up the two parts of the statutory development plan – national and local – for the Local Place Plan area.

The Strathdearn Local Place Plan area is covered by two terrestrial planning authority areas. The Strathdearn Local Place Plan area is mainly within The Highland Council development plans area, with a small part of its Local Place Plan area also being within the boundary of the Cairngorms National Park Authority. The area covered by both terrestrial authorities consists mainly of a small area of land at the north-east boundary of the Strathdearn Local Place Plan area, in the location of the Fiona Càrn Glas-choire (see Map 2 above and Map 3 below), with some other smaller areas on the Strathdearn Local Place Plan boundary also covered by both terrestrial planning authority areas.



Map 3: Strathdearn Local Place Plan area within Cairngorms National Park Authority area^{xxxiv}
(Map source: © Crown copyright and database rights 2026, OS AC0000849432.)

The statutory development plan for the Strathdearn Local Place Plan area therefore includes the National Planning Framework 4 and three Local Development Plans, as shown in Table 2.

It should be noted that where this Local Place Plan refers to Supplementary Guidance, this refers to guidance that has been adopted as part of the Local Development Plan, and which holds the same status as the adopted Local Development Plan. When the emerging Local Development Plans are adopted, Supplementary Guidance will cease to be a statutory part of the Local Development in its current adopted form, which for the Cairngorms National Park Authority, is expected to be by 2028 and for The Highland Council, is expected to be in 2029/2030 (see Chapter 4.3.4 for more details).

it is important to note that: “Whether an LDP has been adopted prior to or after the adoption and publication of NPF4, legislation states that in the event of any incompatibility between a provision of NPF and a provision of an LDP, **whichever of them is the later in date is to prevail** (Town and Country Planning (Scotland) Act 1997 (“the 1997 Act”); section 24(3))” (Scottish Government, 2023)^{xxxv}.

Regulation 2 of *The Town and Country Planning (Local Place Plans) (Scotland) Regulations 2021*^{xxxvi} also statutorily requires Local Place Preparation to have regard to any Locality Plans for the Local

Place Plan area, as is therefore also indicated in Table 2 for the Strathdearn Local Place Plan area, noting that Locality Plans do not form part of the adopted statutory development plan.

Table 2: Policy for Strathdearn Local Place Plan preparation

Policy Documents (*Forming part of the adopted development plan)	Development plan*	Adopted*	National	Local	The Highland Council Development Plans area	Cairngorms National Park Authority area
National Planning Framework 4 (2023)	✓	✓	✓			
Highland-wide Local Development Plan (2012)	✓	✓		✓	✓	
Inner Moray Firth Local Development Plan 2 (2024)	✓	✓		✓	✓	
Cairngorms National Park Local Development Plan (2021)	✓	✓		✓		✓
Draft Inverness Area Locality Plan (2024)				✓	✓	

As the Strathdearn Local Place Plan area is covered by two terrestrial planning authority areas – The Highland Council development plans area and the Cairngorms National Park Authority – Strathdearn Community Council sought clarification as to which of these two authorities would be the validation authority for the purpose of validation checking and registering the Strathdearn Local Place Plan.

The Highland Council Development Plans Team confirmed in March 2026 that The Highland Council is the validation authority for checking and registering the Strathdearn Local Place Plan, and that it will inform the Cairngorms National Park Authority when the Strathdearn Local Place Plan is registered.

Note: For the preparation of any future development proposals for the Strathdearn community, the policy documents applicable to the local area at that current time must be read as a whole.

4.2 National Planning Framework 4

[National Planning Framework 4 \(NPF4\)](#)^{xxxvii} sets out the national spatial strategy and associated policies for the development and use of land and buildings in Scotland.

NPF4 has six overarching spatial principles: JUST TRANSITION, CONSERVING AND RECYCLING ASSETS, LOCAL LIVING, COMPACT URBAN GROWTH, REBALANCED DEVELOPMENT, RURAL REVITALISATION, and 33 policies designed to help NPF4 meet its three key spatial themes of Sustainable Places, Liveable Places, and Productive Places. Under the theme of Productive Places, development proposals linked to community ownership and management of land are supported by Policy 25(b).

The eighteen national developments set out in NPF4 are to help Scottish Government deliver its spatial strategy for Scotland. Of these national developments, the following is impactful to the Strathdearn Local Place Plan area: **National development 3**. Strategic Renewable Electricity Generation and Transmission Infrastructure – this Scotland-wide national development supports renewable electricity generation, repowering, and expansion of the electricity grid, to help meet the Scotland’s net zero emissions targets (aligns with key spatial theme: Sustainable Places).

The Strathdearn Local Place Plan area lies within NPF4's 'North region', which it describes being as renowned for its stunning landscape, rich biodiversity and cultural heritage. The North region's extensive areas of woodland and peatland, coupled with few sources of industrial significant industrial emissions, means that emissions in this region are partly offset by climate sequestration from the area acting like a net carbon sink. The North region's economic sectors, including tourism, food and drink, distilling, and clean energy, are sustained by key characteristics of the area, including its environmental quality, landscape, and wildlife.

NPF4 states that people in the North region's rural heartland often depend on the car, an ageing population will put pressure on some services, and population decline is an ongoing risk – there are long standing issues of affordability of homes in rural areas, coupled with the challenges of fuel and transport poverty, and there needs to be more alternatives to low skilled and low paid jobs.

The NPF4 (2023: 26) national spatial strategy for the North Region aims to:

- "Protect environmental assets and stimulate investment in natural and engineered solutions to climate change and nature restoration, whilst decarbonising transport and building resilient connections" to deliver **sustainable places**.
- "Maintain and help to grow the population by taking a positive approach to rural development that strengthens networks of communities" to deliver **liveable places**.
- "Support local economic development by making sustainable use of the area's world-class environmental assets to innovate and lead greener growth" to deliver **productive places**.

4.3 Local Development Plans

4.3.1 Highland-wide Local Development Plan

The Highland-wide Local Development Plan (2012) contains policies that apply to the whole of The Highland Council Development Plans area. The Highland-wide Local Development Plan policies of interest to the Strathdearn Local Place Plan area are the Spatial Strategy - General Policies, as the key locations within the Strathdearn Local Place Plan are not included in the area-specific policies.

The Highland-wide Local Development Plan states on page 180 that Chapter 25 (Tomatin) of the Inverness Local Plan (2006) is to continue in force; however, Chapter 25 was superseded when the Inner Moray Firth Local Development Plan (2015) was adopted.

The Highland-wide Local Development Plan will continue to be part of the adopted development plan for the Strathdearn Local Place Plan area until it is replaced by the new Highland Local Development Plan, which is due to be adopted in 2029/2030 (see Chapter 4.3.4).

4.3.2 Inner Moray Firth Local Development Plan 2

The Strathdearn-specific information in IMFLDP2 is focused on Tomatin, which it describes as a small village and a Tier 3 main settlement, with partially sustainable, local scale growth^{xxxviii}

The IMFLDP2 Placemaking Priorities for Tomatin (see Figure 1) relate to housing, business, transport (active travel, rail, electric vehicle charging, and car parking), and biodiversity. The local community has achieved several of the IMFLDP2 placemaking priorities, with the completion of the community-owned affordable housing, installation of electric charging at The Strathdearn Hub, and purchase of Hazelbank Community Wood. The Moy community is currently in discussion with Forestry and Land Scotland regarding a Forestry Management Agreement for an area of woodland in Moy.

Placemaking Priorities 32

Tomatin

- 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.

Figure 1: IMFLDP2 Placemaking priorities for Tomatin ^{xxxix}

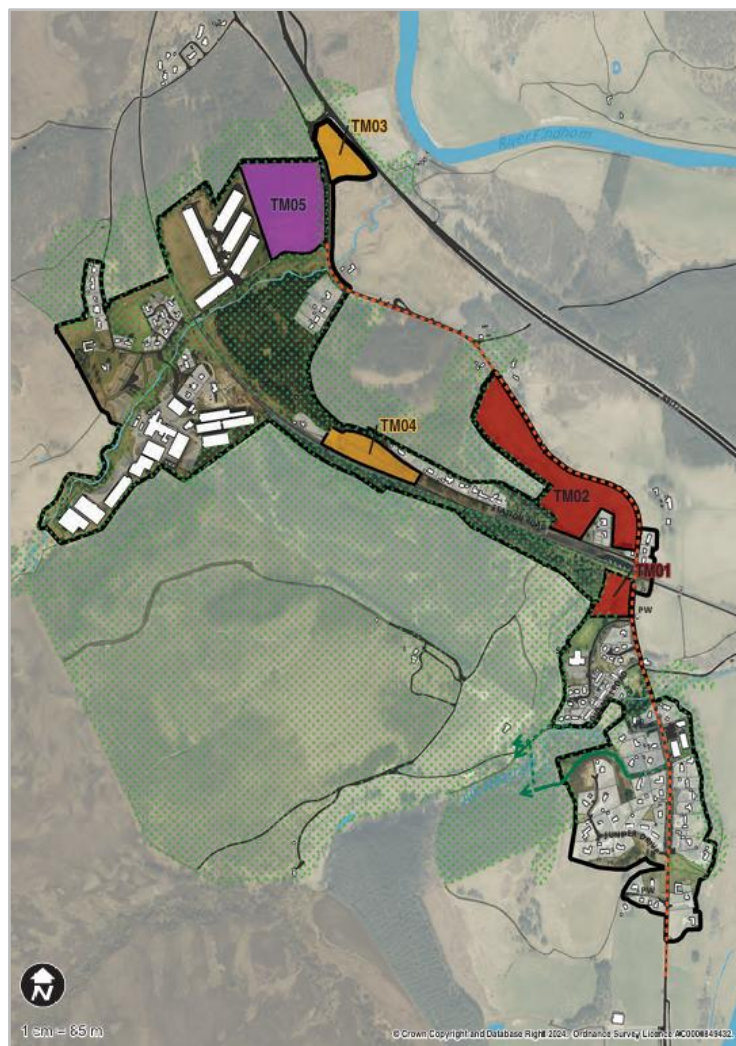
The IMFLDP2 Development Allocations for the Strathdearn area are all located in Tomatin Settlement Development Area (SDA) (see Map 4) (the legend for Map 4 is shown in Figure 2). A summary of the current development status for Tomatin's Development Allocations, to the best of Strathdearn Community Council's knowledge, is provided in Table 3 below.

Table 3: Status of IMFLDP2 Development Allocations for Tomatin

Allocation number	Area	Allocated use	Status in May 2026	Planning
TM01: North of Ard Park ¹	0.8 ha	12 houses	Developed with six affordable houses.	20/05029/FUL ^{xi}
TM02: North West of Railway Viaduct ²	4.7 ha	36 houses	Undeveloped. Status unknown.	N/A
TM03: Former Little Chef site ³	1 ha	Business, tourism, retail	In development. Status unknown.	18/00962/FUL ^{xli}
TM04: Former Railway Station	1.3 ha	Business, industry	Undeveloped. Status unknown.	N/A
TM05: Distillery expansion	3.8 ha	Distillery use	Warehouses built.	22/05279/FUL ^{xlii}

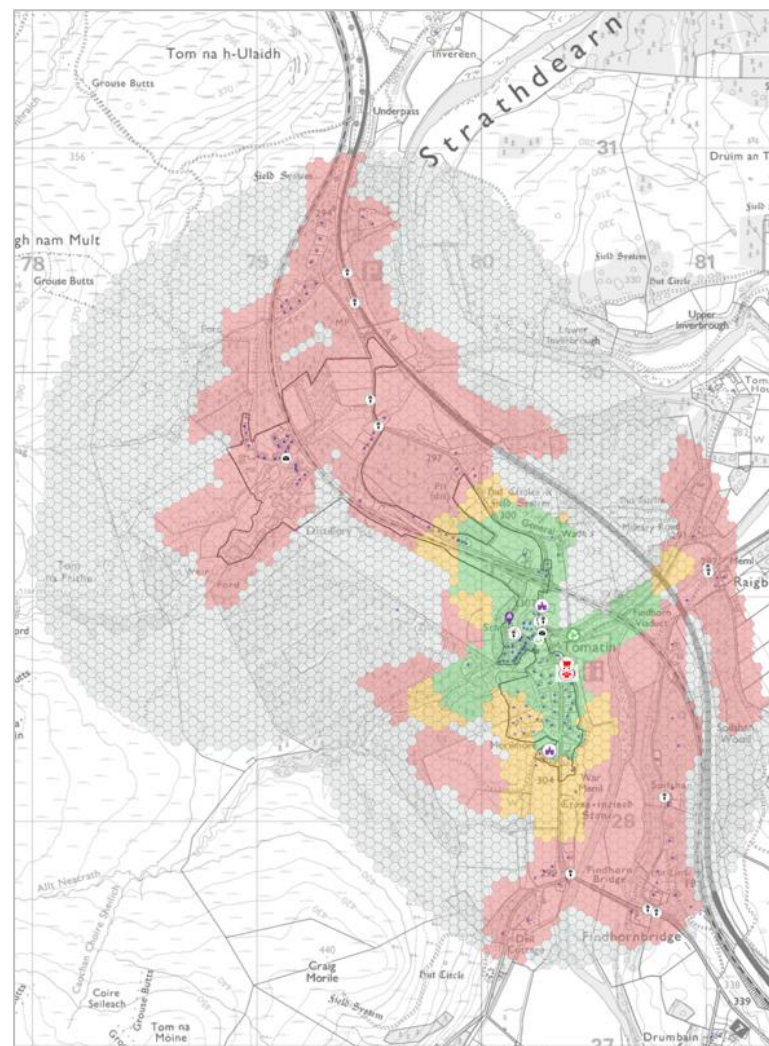
Notes

1. Due to technical issues associated with flood risk, the proposed capacity of twelve units was reduced to six.
2. TM02 is stated in the Highland Deliverable Housing Land Pipeline (31 March 2025)^{xliii} as having the following constraints: Marketability, Drainage, Peatland, and No Public Sewerage.
3. TM03 has been listed as a Derelict site (Site Code: 327 TOM1) on the Scottish Government Vacant and Derelict Land Survey Site Register since 2005.^{xliv}



Map 4: IMFLDP2 Tomatin development allocations
(The Highland Council, 2024, p299)^{xlv} (see legend in Figure 2)

(Map source: © Crown Copyright and Database Right 2024. Ordnance Survey Licence AC0000849432)



Map 5: Walkability results for Tomatin
(The Highland Council Local Living Mapping, 2024)^{xlvi} (see legend in Figure 3)

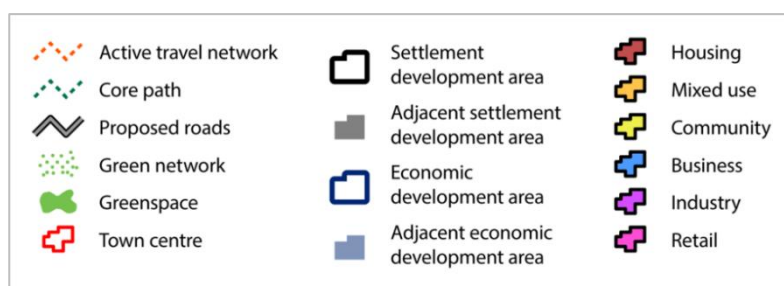


Figure 2: IMFLDP2 map legend (The Highland Council, 2024, p69)^{xlvii}

The IMFLDP2 Development Allocations map for Tomatin (see Map 4) includes [‘green networks’](#)^{xlviii} across the Tomatin Settlement Development Area, including the whole of Distillery Wood (which also features two Core Paths), part of Hazelbank Community Wood, and around the east and south sides of The Strathdearn Hub. The inclusion of green network in the Local Development Plan is to promote greenspace linkages and safeguard and enhance wildlife corridors.

According to IMFLDP2 (page 377), green networks “...may serve one or more of the same functions as greenspaces but in a less formal or more strategic way. Green networks provide the physical, visual and habitat connections for greenspaces and therefore ensure accessibility for both wildlife and people. Development can be more flexibly accommodated within or adjacent to a green network as long as the network's connectivity and integrity is maintained and it is incorporated into a development as a positive landscape and design feature”. Note: Greenspaces have formal protection from development; there are no areas of greenspace mapped in the IMFLDP2 Tomatin SDA.

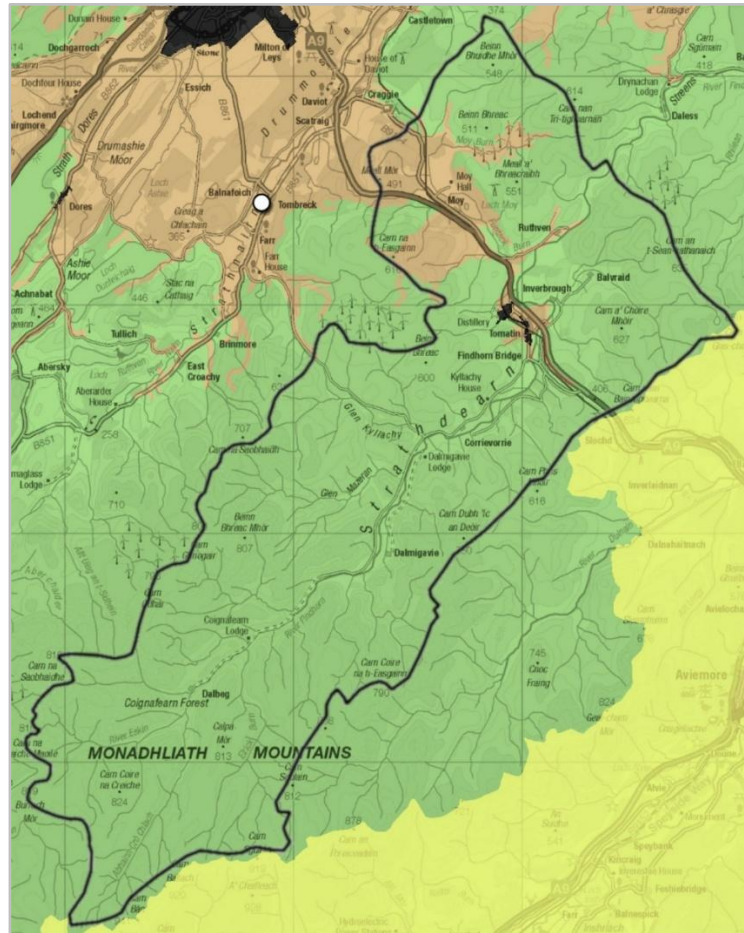
The IMFLDP2 Development Allocations map for Tomatin indicates an active travel route from the south end of Tomatin village along the C1121 (the ‘old A9’) to the entrance of the road that leads to Tomatin Distillery. Due to recent speed reductions, part of this indicated active travel route is now designated as 20mph or 30mph, while part of the indicated route remains as national speed limit.

Regarding wastewater, IMFLDP2 states that there is limited capacity at Tomatin’s treatment works and encourages prospective developers to engage early with Scottish Water to assess the impact of development and identify whether further works are necessary to the current facilities.

The north-west part of the Strathdearn Local Place Plan area is in the [IMFLDP2 Hinterland Area](#)^{xlix}, where The Highland Council’s spatial strategy for new housing development in the open countryside aims to minimise adverse environmental and economic effects. The Highland Council’s Rural Housing Supplementary Guidance¹ indicates that different planning policy applies to proposed housing in the countryside, depending on the proposed location, which for Strathdearn, as shown on the Council’s Rural Housing Policy Map (see Map 6), as outlined below:

- **Black area in Strathdearn** (this is the Tomatin SDA in IMFLDP2)
In this area, NPF4 Policy 16 applies. This policy includes support for proposals for new homes on land allocated that is allocated for housing use in the LDP, and support for housing that improves affordability, including affordable homes and self-provided homes (self-build).
- **Orange area in Strathdearn** (includes a large part of Tomatin, Moy, and Ruthven)
Refer to NPF4 Policy 17(a) and/or the Housing Group Exception in the Council’s Rural Housing Supplementary Guidance. NPF4 Policy 17(a) includes support for a housing site allocated for land within the LDP, and support for the reuse of brownfield land, and for housing demonstrated to be necessary to support the sustainable management of a viable rural business or croft.

- **Green area in Strathdearn** (includes part of Tomatin, and the Strath, which includes Dalarossie)
Refer to NPF4 Policy 17(a), 17(b) and/or 17(c). In addition to some of the support provided by NPF4 Policy 17(a), as described directly above, Policy 17(b) gives consideration to Local Living and affordable housing, while Policy 17(c) includes supporting identified local housing outcomes.



Map 6: The Highland Council Rural Housing Policy for Strathdearn^{li}

4.3.3 Cairngorms National Park Local Development Plan

The Cairngorms National Park Authority Local Development Plan (2021)^{lii} does not explicitly refer to Strathdearn, Tomatin, Moy or Dalarossie. In addition, the following is noted:

- The Cairngorms National Park Authority Local Development Plan Settlements (strategic, intermediate, rural) are not located near to the north-west boundary of the Park Authority area.
- There are no Cairngorms National Park Authority Local Development Plan (2021) development allocations located in the vicinity of the area of the Strathdearn Local Place Plan that is covered by the Cairngorms National Park Authority (see Map 2).
- There are no Core Paths located near the north-west boundary of the Cairngorms National Park Authority area in its Core Paths Plan (2015)^{liii} or on The Highland Council's Core Paths map^{liv}.

Within the larger of the parts of the Strathdearn Local Place Plan area that are covered by the Cairngorms National Park Authority area, there is a hill with a summit of note, the Fiona Càrn Glas-choire, for which a change is suggested for Cairngorms National Park Authority to take into account in the preparation of the Cairngorms National Park Authority Local Development Plan (see Table 18).

4.3.4 Emerging Local Development Plans

The Highland Council

The Highland Council confirmed in its February 2026 Development Plans Newsletter^{lv} that the Highland Local Development Plan is due to be adopted in 2029-2030. The Highland Council's Local Place Plan registration deadline, in relation to the preparation of the new Local Development Plan, has been extended, and Local Place Plans registered by end-September 2026 will be taken into account in the Highland Local Development Plan preparation from the outset^{lvi}.

The Highland Council ran a '[Call for Development Sites](#)'^{lvii} 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 Highland Local Development Plan. 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](#)^{lviii} 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.

No suggested sites were submitted for Strathdearn during the Highland Local Development Plan 'Call for Development Sites' that closed on 02/05/2025, as shown by The [Highland Council's HLDP Suggested Sites map](#)^{lix}. Confirmation has been obtained directly from The Highland Council Development Plans Team that existing IMFLDP2 (2024) Development Allocations (see Map 4) will be included in the Council's consideration of sites for inclusion in the Highland Local Development Plan.

The Highland Council will be holding a [Call for Ideas](#)^{lx} to inform the preparation of the Highland Local Development Plan, with details to be announced on www.highland.gov.uk/hldp at a future date.

Cairngorms National Park Authority

The Cairngorms National Park Authority confirmed in its November 2025 Development Plans Scheme^{lxi} that it has reached the point at which new registered Local Place Plans cannot be taken into account by the Cairngorms National Park Authority in preparing its new Local Development Plan, but that any Local Place Plans registered in the future may still be taken into account in future planning decisions or in the preparation of a future Local Development Plan.

The Cairngorms National Park Authority confirmed in the National Planning Framework 4 – Delivery Programme v4, that it anticipates adoption of its new Local Development Plan before May 2028^{lxii}.

4.4 Locality Plans and other policy-related information

Locality Plans

At present, there is no formal Locality Plan published by the Inverness Community Partnership or the Badenoch and Strathspey Community Partnership for the Strathdearn Local Place Plan area. There is a Draft Inverness Locality Plan (2024)^{lxiii}, prepared by the Inverness Community Partnership, to which the Strathdearn Local Place Plan preparation has accordingly had regard.

The Draft Inverness Locality Plan (2024) makes no specific reference to the Strathdearn area or any of its constituent areas (Moy, Tomatin, Dalarossie). However, as Strathdearn is located in the Inverness Community Partnership area, the Strathdearn Local Place Plan preparation had regard to the four *Outcomes* of the Draft Inverness Locality Plan, as shown below with their associated Key Objectives:

- *Poverty Reduction* – Key Objective: More People in Inverness will live a life free from the experience of Poverty
- *Mental Health and Wellbeing* – Key Objective: People in Inverness City and Area will benefit from good mental health and wellbeing
- *Access to Services* – Key Objective: People in Inverness City and Area will experience fewer barrier to accessing local services.
- *Community Safety and Resilience* – Key Objective: People in Inverness City and Area will benefit from living in strong, safer and more resilient communities.

Other policy-related information

The Strathdearn Local Place Plan preparation had regard to the following policy-related information:

[Revised Highland Outcome Improvement Plan 2024-2027](#)^{lxiv}

This overarching plan for the Highland Community Planning Partnership covers both The Highland Development Plans area and the Cairngorms National Park Authority area. The HOIP's vision, to maximise opportunities and tackle inequality, is delivered through three strategic priorities (People, Place, Prosperity), and includes addressing challenges of housing, transport, and childcare, which the HOIP states are the key barriers to sustaining local communities.

[Highland Delivery Programme](#)^{lxv}

This delivery programme includes information for identifying, monitoring and implementing actions for delivering growth in the Main Settlements defined in IMFLDP2 (2024), which includes Tomatin.

[Community Asset Transfer](#)^{lxvi}

The Highland Council [community asset properties map](#)^{lxvii} was reviewed to ensure the Strathdearn community was aware of any Council-owned assets that may be of interest for the community to submit a request for ownership, leasing, management, or use. The Highland Council-owned community assets referred to in this Local Place Plan are: Strathdearn Primary School, Tomatin War Memorial, Moy cemetery, Dalarossie cemetery, and Tomatin recycling point (see Chapter 6).

[Local Living Mapping](#)^{lxviii}

The Highland Council's Local Living Tool was created to show how well places in Highland meet the local living principles contained in NPF4 *Policy 15: Local Living and 20 minute neighbourhoods*.

The Council’s Local Living Tool plots the location of services such as shops, parks, leisure facilities, and learning facilities, and shows how accessible these services are within a 10 minute (800 metre) walk distance. Information on the Local Living Tool is available at: [and the score and colour ratings produced by the Local Living Tool are shown in Figure 3.](#)

Total Score	Description
12.0-16.0	Very High Level of Walkable Services
8.0-13.9	High Level of Walkable Services
4.0-7.9	Some Walkable Services
>1.1-3.9	Few Walkable Services
0-1.1	Very Few Walkable Services

Figure 3: The Highland Council Local Living Tool ratings^{lxix}

The Highland Council’s Local Living Walkability results for Strathdearn, which is focused on Tomatin, indicate 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’. For full results of The Highland Council’s Local Living Walkability for Tomatin, see Map 5, located beside the current IMFLDP2 Development Allocations in Tomatin (see Map 4).

[Self-build register](#)^{lxx}

The Highland Council’s register of parties expressing an interest in acquiring self-build land in The Highland Council development plans area was sought from the Council, as this may help indicate the level of interest in self-build housing in the Strathdearn Local Place Plan area.

[Development Guidance](#)^{lxxi}

Regard was had to Development Guidance published by The Highland Council, including the following Supplementary Guidance: [Green Networks Guidance](#)^{lxxii} and [Physical Constraints Guidance](#)^{lxxiii}.

[Highland Play Sufficiency Assessment](#)^{lxxiv}

Regard was had to The Highland Council Council’s analysis of the Play Park at Old Mill Road, Tomatin in the Council’s [play sufficiency map](#)^{lxxv} and [draft Play Sufficiency Assessment](#)^{lxxvi}.

[Core Paths interactive map](#)^{lxxvii}

Regard was had to The Highland Council’s Core Paths interactive map, which shows the Core Paths in The Highland Council development plans area and the Cairngorms National Park Authority area. The Core Paths Plan for both terrestrial planning authorities are being updated, as follows:

- Following a public call in 2019, The Highland Council is currently updating the Core Paths Plan for the Inner Moray Firth area^{lxxviii}.
- Following informal consultation in 2025, the Cairngorms National Park Authority are reviewing their Core Paths Plan^{lxxix}.

5 Community engagement

5.1 Local Place Plan community engagement

5.1.1 National Standards for Community Engagement

The Strathdearn Local Place Plan community engagement was conducted with regard to the seven National Standards for Community Engagement^{xxxx}: Impact, Communication, Methods, Working together, Planning, Support, and Inclusion, as described in Figure 4.



Figure 4: National Standards for Community Engagement

5.1.2 Local Place Plan awareness raising

From November to December 2025, awareness raising activities were carried out to:

- 1 Introduce the Strathdearn Community Council's intention to prepare a Local Place Plan.
- 2 Explain the differences and similarities between the previous community-led plan – Strathdearn Community Action Plan 2022-2027 – and a place-based Local Place Plan.
- 3 Explain the Local Place Plan preparation process, and the future steps planned by Strathdearn Community Council, including the key opportunities for the community to have their say.
- 4 Establish the communication channels relating to the preparation of the new community plan.

The awareness raising activities involved:

- Local Place Plan drop-in sessions were held at The Strathtearn hall on 22/11/2025 and 25/11/2025 to offer the opportunity for the community to view Local Place Plan related information, including policy documents and registered Local Place Plans and to ask questions. The sessions were hosted for the duration (four-hours each), and attracted 10 attendees on 22/11/2025, and 19 attendees on 25/11/2025, which included P7 pupils and staff from the local Strathtearn Primary School.
- A Local Place Plan community engagement survey was open from 03/11/2025 to 28/11/2025, to ask the community's preferred days/ times for taking part in community engagement activities.
- A Local Place Plan Pop-Up was held at the Winter Market at The Strathtearn hall on 06/12/2025, to share information about the Strathtearn Local Place Plan preparations, including details of the community engagement activities planned for 2026. The Pop-Up was hosted for the duration of the market (four hours) and attracted 20 attendees from the local community and wider area.

5.1.3 Local Place Plan community engagement

From February to April 2026, community engagement activities were carried out to find out the aims and aspirations of the Strathtearn community for their local place, as outlined below. A summary of the community engagement activities' participation and outputs is shown in Table 4.

Activities in February 2026

Survey for residents, businesses, landowners

Three surveys, designed to capture the aims and aspirations of Strathtearn residents (aged 12 and over), businesses operating in the Strathtearn area, and local landowners (resident and non-resident in Strathtearn), were launched on 04/02/2026 and were open for responses until 13/03/2026. The surveys were available online using MS Forms, in paper copy, and as a Word fillable form.

Drop-in sessions

Six drop-in sessions were held during February at The Strathtearn hall to enable the community to view information about the Strathtearn area and about the Local Place Plan process, ask questions, and make comments both in written form and verbally. The drop-in sessions included four weekdays, and two weekend days, over the following dates: 10/02/2026, 12/02/2026, 21/02/2026, 22/02/2026, 23/02/2026, and 25/02/2026. In addition to the school visit (see below), there was a total of 17 attendees at the drop-in sessions, comprising 14 attendees from IV13 and three from outwith IV13.

Strathtearn Primary School P1-P7 pupils drop-in session visit

The P1-P7 pupils from the local primary school visited the Local Place Plan drop-in session at The Strathtearn hall on 25/02/2025, where they took part in a drawing activity on the theme of 'My future Strathtearn'. The pupils were also invited to write comments on sticky notes for the comment boards, which asked the children to comment on what they liked, what they did not like, what they wanted to see staying the same, and what they wanted to see changed in Strathtearn.

Activities in March-April 2026

Focus groups with businesses operating in Strathtearn and local landowners

Facilitated, in-person focus groups for businesses operating in the Strathtearn area, and for landowners (resident and non-resident in Strathtearn) took place at The Strathtearn on 31/03/2026

and 01/04/2026 respectively, with specific agendas for each focus group to guide the sessions. Five people attended both sessions, so out of the total 20 attendees, there were 15 unique attendees.

Consultation with community groups

Local community groups were invited to share their aims and aspirations for their local place on behalf of their group members. Group comments were submitted by email, in person, and by phone.

Strathdearn Primary School in-school drawing activities for Nursery and P1-P7 pupils

The pupils from the local primary school took part in two drawing activities kindly led in-school by the teaching staff. Both activities were all-age, to include nursery and primary pupils. One drawing activity asked the children to create a design on a sheet of paper on the theme of a 'A place in my local place', while the other drawing activity invited the children to colour in bubble letters spelling 'Local Place Plan' on the theme of 'What I love about my local place'.

Communicating the community engagement activities

The Local Place Plan community engagement activities were communicated via the following means to maximise awareness of the plan in preparation:

- Strathdearn website
- Local Place Plan webpage (hosted on the Strathdearn website)
- Strathdearn Facebook page
- Notice boards in Tomatin and Moy
- Weekly 'What's On' calendar at The Strathdearn hall
- Strathdearn News, quarterly community newsletter, delivered by hand to around 330 households
- The Highland Council fortnightly community briefing
- Monthly Strathdearn Community Council meetings
- Two-monthly Strathdearn Community Developments meetings
- Direct messaging, comprising emails, with some hand delivered messages as required.

Table 4: Summary of the Local Place Plan community engagement activities

Activity	Method	Date	Participant (type)	Participant (no.)	Response
Survey	Online, one paper form	Feb/Mar 2026	Community	33 responded	33 completed responses
	Online	Feb/Mar 2026	Business	9 responded	9 completed responses
	Online, one Word form	Feb/Mar 2026	Landowner	9 responded	7 completed responses
Drop-in sessions	Six in-person sessions	Feb 2026	IV13 attendees (14), non-IV13 (3)	17 attendees	28 comments (IV13 only)
Strathdearn Primary drop-in session visit	Drawing activity	27/02/2026	P1-P7 school children	35 attendees	33 drawings
	Sticky notes	27/02/2026	P1-P7 school children	35 attendees	101 comments
Focus groups	In-person	31/03/2026	Business	13 attendees	Single focus group report
	In-person	01/04/2026	Local landowners	7 attendees	Single focus group report
Community organisation/groups	In-person	26/03/2026	Toddler Group	7 parent/carers	One group response
	Email	26/03/2026	Strathdearn Art Group	-	One group response
	Sticky notes	27/03/2026	Teen Social	13 attendees	27 comments
	Email	05/04/2026	Coffee Morning	-	One group response
	Phone call	08/04/2026	Chair of Moy Sub-committee	-	One organisation response
	Email	15/04/2026	Community Woodland Coordinator	-	One group response
Charity	Email	02/04/2026	Strathdearn Church of Scotland	-	Reverend and congregation
Strathdearn Primary in-school activities	Drawing activity	April 2026	Nursery-P7 invited to take part	28 children	28 coloured in bubble letters
	Drawing activity	April 2026	Nursery-P7 invited to take part	40 children	40 drawings

5.1.4 Results of the Local Place Plan community engagement activities

The community engagement activities carried out for the Local Place Plan preparation revealed some collective strong opinion, coupled with some mixed opinion.

An overview of aspects that are appreciated by the Strathdearn community and an indication of the community's future aspirations are as follows, with further explanatory information provided below.

Appreciated – The aspects of the local area appreciated by the community include:

- **Community spirit:** People, events, interaction between local groups, Facebook page
- **Outdoor activity:** Walking routes, community-owned woods, MUGA, play parks
- **Indoor activity:** Strathdearn Hub – great events, flexibility and willingness of staff, a focal point for the community to gather
- **Environment:** Natural beauty of the rural area (strath, mountains, and loch), presence of a Seasonal Ranger at Loch Moy
- **Built heritage:** Views towards the Findhorn viaduct from the Hub, views of the listed bridges
- **Location:** Remote but not too remote, well placed for visitors and businesses

Aspirations – The aspirations of the community for their local area include:

- **Care:** Childcare for 1-3 years and afterschool, adult care provision, handy person
- **Transport:** Community transport, public transport, carpark and bike rack at new A9 bus stop, increased carparking, snowploughing/gritting on the glen road, re-open train station
- **Housing:** Accessible housing for older residents, rented affordable housing, self-build plots
- **Outdoor activities:** Walking routes, mountain bike track, improved skate park, toddler pump track, pram-friendly loop at Hazelbank Community Wood, Playgroup summer play provision at Hazelbank Community Wood, Playgroup outside play area at the Hub, outdoor shinty/football pitch, outdoor space for informal socialising and organised community events
- **Environment:** Protect against wind farms, Moy Ranger, wildfire plan, peatland restoration
- **Communications:** Mobile phone connectivity, superfast fibre broadband
- **Business:** Small business units, short-term accommodation for temporary staff
- **Community benefit:** Electricity discount, community-owned renewables, carbon finance

Care in the community: There is a strong wish for the provision of adult care in the home, with a total of 82% of the Community survey respondents Strongly Agreeing or Agreeing with the need in the community. There is also a wish for housing that is suitable for older residents so they can stay in the area. Childcare for children aged from one-year of age to primary aged was expressed in terms of its importance in helping local residents to balance work responsibilities and to stay in the local area.

Natural beauty: There was strong sentiment that Strathdearn has a natural beauty that is important to the local community and which needs to be protected against over-industrialisation. The strath, the hills and woodland around Tomatin (especially Hazelbank Community Wood and Distillery Wood), and Loch Moy are appreciated for their rural setting, peace, wildlife, walking opportunities, and at night, for their dark skies. The view from The Strathdearn Hub across the River Findhorn with the bridges and Corrybrough Hill is considered special. The views around the upper part of the Strath,

Loch Moy, and The Streens are also considered to be special views in the local area. The local environment is valued by the residents and by the businesses who provide tourism-related services, who said that it is the natural beauty of the rural area that draws customers to the area and fear was expressed in relation to what impact the wind turbines may have on visitor numbers.

Hazelbank Community Wood: Great enthusiasm was expressed for Hazelbank Community Wood. It is clear, particularly from the primary school children, that the purchase of community woodland, and the effort being put into its sustainable and sensitive development, is greatly appreciated, and has resulted in a much-treasured, community-owned asset. In addition to leisure and recreation use, the community woodland is used for teaching and learning opportunities, where pupils from Strathdearn Primary School enjoy engaging in meaningful and valuable outdoor learning and forest schools, which supports their overall school experience and supports positive health and wellbeing.

Play and sport: The two play areas in Tomatin area are appreciated and enjoyed, and desire was expressed for a Playgroup outdoor play area at The Strathdearn. There is a strong desire for a form of bike track, with pump track and toddler pump track also mentioned. There is an aspiration for an outdoor sports pitch and outdoor socialising area. The 9pm closing of the covered sports pitch was mentioned as a negative factor relating to its availability for use. A skate park upgrade is desired.

Transport: The lack of public transport in the local area was raised in a lot of responses. Many called for a better bus service, with 27 out of the 33 community responses Strongly Agreeing or Agreeing that better/more frequent public transport was needed between Strathdearn and Inverness. Some of the responses included praise for the recently improved public bus service that come into effect with the introduction of the Ember E9 service to the local area. However, concerns were voiced over the distance from the bus turning circle by the A9 junction at Tomatin north to Tomatin village centre and how this is a potential barrier to older and infirm community members for accessing bus services.

Some responses called for community transport, including a community bus to get to health appointments, and being transported between Tomatin village centre and the bus stop by the A9 junction. Taxi vouchers were suggested as a potential alternative to community-owned transport, with the added benefit of providing local employment for someone providing taxi services.

There is a continued desire to re-open Tomatin railway station, with a total of 70% of the Community survey responses Strongly Agreeing or Agreeing that the station should be re-opened. This aspiration has featured in community plans for Strathdearn for the past twenty years. Issues relating to ploughing and gritting on roads, and on active travel routes was highlighted, and a lack of pupil transport from the distillery housing to the school and/or village shop was raised.

Speed limits on local roads: There was mixed opinion regarding the recent introduction of 20mph speed limits in Tomatin. Some respondents called for the removal of the 20mph speed limit and the reinstatement of the previous 30mph speed limit. Several suggested further speed reductions: to the north and south of Tomatin village, by the primary school, the top end of Old Mill Road, Station Road, between Porters Lodge and Tomatin village, near Drumbain junction, Moy, and on the glen road.

Street lighting: There was mixed opinion regarding street lighting, with dark skies valued by residents and tourist accommodation providers. There was some favour for street lighting, with low level bollards suggested for residential areas and active travel routes, such as Station Road. Lighting was also requested near the school, at the recycling point, and at the entrances to Tomatin village. Reactive lighting was put forward as an alternative, with other responses calling for streetlights to go off at night. Lighting outwith the village was expressed as not being in keeping with the rural area.

Development: There is a mixed opinion about development in the area, with some responses in favour of local development and some against. The development aspired to by the community centres around housing (accessible and affordable), carparking, road and footpath improvements, development to support local business (e.g. the creation of small business units), and the creation of outdoor sport and leisure facilities, e.g. bike track, sports pitch, outdoor gathering space. There was a general agreement regarding the areas that needed to be protected from development, which included the hills around the village of Tomatin, near the woodland (including Hazelbank Community Wood and Distillery Wood), the area south of the Strathdearn Hub and along the glen road, any place near the River Findhorn and up in the hills, the Strath, and the Monadhliath Mountains. Several responses expressed that development in Strathdearn should be concentrated around Tomatin.

Carparking: A need for more carparking was expressed for the café and hall, and to support local events without blocking allocated parking in neighbouring roads, with the creation of formal car parking spaces at the recycling point in Tomatin put forward as a suggestion in several responses. A need was expressed for parking at the bus turning circle by the A9 junction at Tomatin north, with suggestions that this parking area should include a bike rack and potentially also electric vehicle and bike recharging points. A need for carparking was also expressed at the entrance to Lynebeg, where the space for parking has become limited as a result of the A9 dualling works.

Burial ground: During the Local Place Plan awareness raising activities, concerns were raised that the burial grounds at Moy and Dalarossie might be nearing capacity. The Local Place Plan surveys sought opinion on the need for additional burial space, with one response suggesting that Drumbain Hill might be a location to consider for a future burial area. The Community survey showed that a total of 30% of respondents Strongly Agreed or Agreed that more burial space was required, while 67% of respondents were neutral. In April 2026, The Highland Council Environmental Health and Bereavement Services confirmed that the projected prepared capacity at these burial grounds is 19.9 years at Dalarossie and at least 20-years at Moy. The development of additional burial ground has therefore not been included in this five-year plan for the Strathdearn community.

Recycling facilities: The responses indicated that the community is generally happy with the current location of the recycling facilities in Tomatin, which is on Shop Brae near the waste treatment works. Some responses asked for the addition of battery recycling, better signposting for visitors to find the recycling point, more regular emptying of the facility, and street lighting in the area. Some responses mentioned that a green waste recycling point would be useful, with Station Yard and Hazelbank Community Wood suggested as a location. The Strathdearn Hub was mentioned both as an area where there could be recycling, but also as an area where there should not be recycling.

Land for development: The Local Place Plan community engagement did not result in identifying any new sites of land in Strathdearn for development by the community. Acquiring land is an ongoing challenge for Strathdearn and may be a limiting factor in future development, such as creating accessible and additional affordable homes, and long-desired outdoor facilities, such as a bike track.

One local landowner, via the Landowner Survey, expressed a willingness to occasionally open up a field in Tomatin for use by the community for overflow parking and/or perhaps for some other temporary activity, which is a kind offer that is welcomed and appreciated by the community.

Another landowner, Tomatin Estate, the owner of IMFLDP2 Development Allocation TM02, indicated an interest, following the Landowner Focus Group, in developing proposals with the community for a housing proposal for TM02, which could include an active travel route from Tomatin village centre to the Park and Ride carpark by the A9 junction at Tomatin north. As this development would not be

community-led, there is no associated proposal in this Local Place Plan. However, the proposal is reflected by suggested changes to the local development plan in Chapter 11 (see C21, C35, and C39).

Wild camping: There was mixed opinion regarding overnight stays by campervans in the Strathdearn area, with some observing anti-social behaviour, such as tipping waste into laybys, while others reported no issue. The Tomatin recycling point was mentioned several times in relation to campervan parking occurring in that area. There was not a strong opinion in favour of creating a formal campervan area with booking and PIN code entry.

Wind farm development: There was general view that the local area had experienced a large degree of development through the installation of wind farms and associated infrastructure, and a desire was expressed from all sectors and ages of the community for no more wind farms in the Strathdearn area. Comments referred to wind farm development's potential to destroy the landscape and the draw of this much-loved area, and called for protection of the Strath, as there is a fear that turbines may end up being visible on every horizon. The concern over the impact on the landscape also links to concerns over the impact on tourism for business purposes. Concerns were expressed about over-industrialisation of the local area, with many comments referring to turbines now being taller and having lights. Many responses expressed interest in discounted electricity through a Local Energy Discount Scheme (LEDS). Some interest was expressed in windfarm community ownership, with possible interest in a community-owned renewable energy project, but LEDS appears to be the most popular option. Responding to applications for wind development around the Strathdearn area is an ongoing and time-consuming task for the local community.

5.2 Previous community plans

Four community plans have previously been prepared for the Strathdearn area, three of which carried out an appraisal of the Strathdearn community as a whole and one, which focused specifically on the Moy community (see Table 5).

Table 5: Previous community plans for Strathdearn

Name	Known as	Published	Commissioned by
Strathdearn Community Action Plan 2022-2027 ^{lxxxi}	Strathdearn CAP	2022	A steering group comprising members of Strathdearn Community Council, Strathdearn Community Developments, Moy Sub-committee, and Strathdearn Community Charitable Trust, and local community members
The distribution of the Moy Wind Farm community benefit fund – The preferences of Local People ^{lxxxii}	Moy CADISPA ¹ study	2016	A Moy steering group
Strathdearn Community Planning Study ^{lxxxiii}	Strathdearn CADISPA ¹ study	2011	A steering group from Strathdearn Community Council
Strathdearn community appraisal	PRIN ³ study	2006	Strathdearn Community Council

Notes

1. CADISPA (Conservation and Development in Sparsely Populated Areas) Trust
2. Partnership for Rural Inverness and Nairn (PRIN).

Strathdearn community appraisal

The 2006 PRIN study's appraisal of the Strathdearn area highlighted areas for improvement that were considered key by the community for sustaining their local area – housing, transport, village facilities, and youth/sports facilities – and which included interest in re-opening Tomatin railway station.

Strathdearn Community Planning Study

The purpose of the 2011 CADISPA study was to identify and clarify issues of concern to the people living in the Strathdearn community, from which the community was required to develop their own action agenda. As part of CADISPA's recommendations, they recommended that the Strathdearn community develop a five-year action plan and set up a Local Development Trust to take forward the community's priorities; this led to the establishment of Strathdearn Community Developments (see Chapter 6). The 2011 CADISPA recommendations led to the following action within Strathdearn:

- Development and construction of a community-owned hall, café, and shop in Tomatin
- Installation of superfast fibre broadband to most households in Strathdearn
- Expansion of local path networks in Tomatin and Moy

- Establishment of Strathdearn Carers (a community care team serving older/infirm residents)
- Construction of a new children's play area
- Development of a new community website
- Purchase of e-bikes and installation of electric chargers and maintenance shed
- Creation of small works programme to improve the physical appearance of the community

The 2011 CADISPA study originally planned to cover the period from 2011-2016 but was extended to 10-years as many actions were still ongoing at the end of the five-year period – the development of affordable housing, development of after-school childcare services, and improvements to local walking and cycling routes. Re-opening the Tomatin railway station and mobile communications were also among the issues highlighted by the 2011 CADISPA study.

Moy Wind Farm community benefit fund - The preferences of Local People

The 2016 Moy CADISPA study conducted a needs survey of the residents of Moy, to help allow the Community Benefit funds generated from the Moy Wind Farm to be distributed in a way that was evidence-based, transparent, and fair. The Moy CADISPA study did not seek to prioritise its recommendations, but instead, it set out recommendations in response to the community's needs and wishes, for investigation and action as decided by the Moy community.

The recommendations included: broadband upgrade, community transport scheme, community improvement and maintenance plan, Moy community hub, and future proofing measures including energy efficiency measures for Moy households, extension to the then current Strathdearn Home Carer Service and installation of a defibrillator.

Strathdearn Community Action Plan

The Strathdearn Community Action Plan 2022-2027 is the most recent community plan for the Strathdearn area; its preparation was linked to discovering what legacy the community would like to see from the windfarms for the Strathdearn area.

The Strathdearn CAP identified main priorities for the local community grouped under seven themes:

- Children and young people
- Community transport
- Affordable housing
- Health and well-being
- Safety and the environment
- Support for local business development
- Moy-based priorities

The Strathdearn CAP reflected the community's ongoing interest in re-opening Tomatin railway station.

While the Strathdearn CAP was being prepared, the community were still progressing recommendations from the 2011 CADISPA study relating to affordable housing, after-school childcare services, and local walking and cycling routes.

5.3 Comparison of current and previous community engagement

The Strathdearn community has progressed many actions over the past two-decades, guided by the needs, wants, and concerns that have been raised since publishing its first community plan in 2006.

Over this time, while some actions have been completed to the delight of the community (e.g. the purchase of Hazelbank Community Wood), some issues of concern have remained a constant, either through not being met (e.g. re-opening Tomatin railway station), being met but then ceasing (e.g. Strathdearn Carers was established in mid-2015 but had to be handed back to the NHS due to a lack of clients, and difficulties in recruiting and retaining staff), or being met but continuing to be a community aspiration (e.g. affordable housing has been developed but there is demand for more).

A comparison of the four community plans that have been carried out for the Strathdearn area (see Table 6) gives an overview of the aims and aspirations of the Strathdearn community over time.

Table 6: Comparison of community plans for the Strathdearn area

Community priorities	Strathdearn PRIN 2006	Strathdearn CADISPA 2011	Moy CADISPA 2016	Strathdearn CAP 2022	Strathdearn LPP 2026
Community					
Provision of adult care in the home		✓	✓	✓	✓
Improve winter preparedness (e.g. ploughing, gritting)		✓	✓	✓	✓
Improve and maintain the appearance of Tomatin and Moy		✓	✓	✓	✓
Develop youth clubs	✓	✓		✓	
Develop afterschool care provision		✓		✓	✓
Improve/enable interaction among local residents		✓		✓	✓
Improve recycling facilities in Tomatin and Moy		✓	✓	✓	✓
Investigate marketing the area's cultural heritage to aid tourism		✓			✓
Medical services (district nurse, prescription delivery service)		✓			
Create educational opportunities		✓			
Develop community website		✓			
Household energy efficiency (e.g. insulation, solar panels)			✓	✓	
Investigate holding Moy resident events			✓		
Consider options for evening openings at the café				✓	
Explore feasibility of developing a gym				✓	
Tackle fuel poverty in Strathdearn				✓	
Electricity discount scheme					✓
Places					
Develop housing (rented affordable and accessible)	✓	✓		✓	✓
Develop youth facilities (e.g. play area, play opportunities)	✓	✓		✓	✓
Develop village facilities (hall, café, shop, toilets)	✓	✓			
Develop outdoor sport facilities (e.g. games pitch)	✓			✓	✓

Community priorities	Strathdearn PRIN 2006	Strathdearn CADISPA 2011	Moy CADISPA 2016	Strathdearn CAP 2022	Strathdearn LPP 2026
Creation of small industrial units with storage, workshop, office		✓		✓	✓
Investigate the creation of a Moy community meeting place			✓	✓	
Acquire land for community use, e.g. woodland, for socialising				✓	✓
Develop/improve skate park				✓	✓
Develop a bike/pump track				✓	✓
Environment					
Land to be released to enable tenanted farms to be established		✓			✓
Employ part-time ranger at Loch Moy				✓	✓
Forestry Management Agreement for area of woodland in Moy					✓
Explore peatland restoration					✓
Infrastructure					
Public transport	✓	✓	✓	✓	✓
Re-open Tomatin railway station	✓	✓		✓	✓
Community transport			✓	✓	✓
Improve broadband		✓	✓	✓	✓
Improve, extend, and maintain local paths in Tomatin and Moy		✓	✓	✓	✓
Create routes for cycling		✓	✓	✓	✓
Bus shelter at Juniper Drive		✓			
Mobile phone communications		✓	✓		✓
Improve pedestrian safety (e.g. pavements, traffic calming)		✓		✓	✓
Improve carparking				✓	✓
Defibrillator installation/management			✓		✓
Community-generated green energy				✓	✓
Road repairs					✓

5.4 Statutory consultation

Consultation of the Proposed Strathdearn Local Place Plan has been carried out in accordance with the Scottish Government statutory requirements for Local Place Plan consultation.

Councillors

The Proposed Strathdearn Local Place Plan was sent to every Councillor whose Ward is covered by the Local Place Plan area, regardless of how small the overlap. The Strathdearn Local Place Plan area is located mainly within Ward 19: Inverness South, with some overlap with three other Wards, so the Proposed Strathdearn Local Place Plan was sent to the Ward members listed below:

- 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

The Proposed Strathdearn Local Place Plan was sent to every Community Council within or adjoining the Strathdearn Local Place Plan area, as listed below:

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

Time allowed for representations

The Proposed Strathdearn Local Place Plan consultation was launched on 12/05/2026 and is due to close on 12/06/2026, allowing 31-days for comments on the Proposed Local Place Plan, which meets and exceeds the minimum 28-day statutory requirement for Local Place Plan consultation.

6 Currently in place and ongoing

6.1 Our Community

Strathdearn has well-established, volunteer-led statutory, charitable, and community organisations that operate for the benefit of the community (see Table 7 and Table 8). These community organisations facilitate many of the services and activities available to the residents of Strathdearn, as shown in Table 9.

Table 7: Statutory and charitable community-led organisations in Strathdearn

	Strathdearn Community Council (SCC)	Strathdearn Community Developments (SCD)	Strathdearn Community Charitable Trust (SCCT)
Established	Statutory status; 2024/25 review of Scheme of Establishment ^{lxxxiv}	Established in 2013 as a company limited by guarantee with charity status (SCO44487) ^{lxxxv}	Registered charity from 2006 (SCO37168) ^{lxxxvi}
Led by	Voluntary elected and co-opted members	Run by a volunteer Board and a team of employees	Voluntary Chair and Trustees
Aim	Ensures the voice of the community is heard by local and national organisations	Formed to benefit Strathdearn, not for profit; SCD's commercial operations are operated by White River Trading Ltd (WRT) with trading profits returned to SCD	Formed to disburse the funds received from via Farr Windfarm Community Benefit
Contact	SCC Secretary strathdearnsecretary@gmail.com	SCD Secretary info@strathdearn.org	SCD Secretary info@strathdearn.org
Website	www.strathdearn.org/community-council	https://ourscd.org/	https://strathdearn.org/charitable-trust/
Meetings	Second Tuesday each month	SCD: every two months WRT: quarterly	SCCT grant applications are discussed at SCC meetings

Table 8: Community-led organisations in Strathdearn

	Strathdearn Windfarm Interim Advisory Group (SWIAG)	Moy Sub-Committee (MSC)	Tomatin Children's Entertainment Committee
Established	Sub-group of Strathdearn Community Council, commissioned in October 2024	Established in 2017 by registered charity SCD (SCO44487)	Community-led organisation (unaffiliated)
Led by	Run by voluntary members, with employed Consultant ^{lxxxvii}	Voluntary elected and co-opted members	Run by voluntary members
Aim	To keep residents informed of proposed wind farm development in the local area	Established by SCD to identify Moy projects to fund via Moy Wind Farm Community Benefit	Organise funded activities for Strathdearn children aged from babies up to Primary 7.
Contact	SCC Secretary strathdearnccsecretary@gmail.com	SCD Secretary info@strathdearn.org	tomatin.childrens.ec@gmail.com
Website	https://strathdearn.org/wind-farms/	-	-
Meetings	SWIAG provide updates at SCC meetings	Every two months	Regular meetings as required

Table 9: Currently in place and ongoing – Our Community

Residents	Community groups	Public realm and amenity	Local businesses
Community organisations	Childcare	Community Services	Community transport
Residents ▪ Strathdearn hall hire – There is a reduced-rate hall hire fee for IV13 residents. ▪ The Strathdearn Snug – Offers a warm welcome and tea, coffee, biscuits, papers, and soup, free to IV13 residents from October to March. ▪ Multi-use games area (MUGA) – There is free access (including free lighting tokens) for casual use by local youngsters (under 18) and any accompanying adult; plus, there is a reduced-rate hire fee for local adults, which includes the cost of lighting. ▪ Grants – Local residents can make applications for small projects/requests for assistance, and grant applications to the Helping Hand Fund to SCCT. ▪ Community events – SCD regularly organises events, many of which are free to IV13 residents, e.g. Easter Breakfast, Summer Fun Day, Bonfire Night. ▪ Child/youth groups – There is a free Toddlers’ Group and free Teen Social sessions offered at The Strathdearn on a weekly basis during term-time. ▪ E-bikes – The community-owned E-bike hire includes a free two-week trial and subsequent reduced-rate daily hire for IV13 residents. ▪ Highlife Highland – Reduced-rate monthly membership of Highlife Highland is available to IV13 residents. ▪ Communications – Strathdearn News, a free, quarterly newsletter is delivered to every household in Strathdearn (currently around 330 households), There is a community-run website, Strathdearn.org and community Facebook group, Strathdearn People, for sharing local news and announcements. ▪ Winter resilience - During power cuts in bad weather (taking effect if a power cut lasts more than five hours) the community can access hot drinks, warm space, heat food, power critical medical devices, charge phones, and shower at The Strathdearn hall. The Strathdearn hall is equipped with a generator that can provide power to The Strathdearn hall, shop, and café; when fully-loaded, the generator can run for approximately 24-hours. Community groups ▪ Strathdearn hall hire – There is a reduced-rate for local community groups: Art Club, Coffee Morning, church services. ▪ Communications – Local groups can share and promote events for free on the Strathdearn.org website and in the Strathdearn News. ▪ Grants – Local groups can apply for grants for small projects from the SCCT. ▪ Local community volunteers – Strathdearn has many volunteers who kindly provide support to more than one group in the local community.			

Residents	Community groups	Public realm and amenity	Local businesses
Community organisations	Childcare	Community Services	Community transport
Public realm and amenity ▪ Welcoming – There are clear and friendly signs welcoming visitors to Moy and Tomatin, flowerpots and carved wooden benches in Moy and Tomatin. Work is currently underway to carry out some repairs to the carved wooden benches in Moy. ▪ Verge maintenance – The community carries out verge maintenance in Tomatin and Moy. ▪ Winter preparedness – This is a regular feature of life in Strathdearn. The Highland Council provides gritting bins in Tomatin, while the Moy community arrange community-led gritting supplies. The Highland Council’s gritting/ploughing route for Tomatin can be seen in Map 7. ▪ Snow clearing – Community-focussed snow clearing using community-owned equipment (complements The Highland Council’s snow clearing). ▪ Local contractors – The community aims to appoint local contractors to community contracts, e.g. snow clearing, and path and verge maintenance. Local businesses ▪ Support to community-owned café – The community supports the community-owned café by using it for catering at The Strathdearn hall for events and community activities, e.g. the soup and other food provided at The Strathdearn Snug. ▪ Local employer – SCD employs residents in the running of The Strathdearn Hub, for project management, and to support community organisations. ▪ Tourism – Local attractions include Tomatin Distillery, the community-owned café, Moy Country Fair, bird watching, fishing, walking, and cycling. ▪ Moy Country Fair – This annual two-day fair is a major event in the local area, and in the Highlands, and is supported by the SCCT^{lxxxviii} ▪ Accommodation – Several businesses in the local area provide tourist accommodation. Childcare ▪ Current afterschool provision – There is currently afterschool care at the Strathdearn Primary School on Wednesday afternoons in term-time. ▪ Afterschool pilot - A one-year pilot offering daily weekday afterschool care at Strathdearn Primary School is starting from the 2026/27 academic year. ▪ Registered Childminders – There are currently no childminders registered with the Scottish Childminding Association^{lxxxix} in Strathdearn. Community services ▪ Post Office – There is a regular weekly service in the foyer of The Strathdearn hall in Tomatin, on Wednesdays.			

Residents	Community groups	Public realm and amenity	Local businesses
Community organisations	Childcare	Community Services	Community transport
▪ Church services – Church of Scotland services are held regularly at The Strathdearn hall in Tomatin. Free Presbyterian Church of Scotland services are held one in three weeks in their church at Morile in Tomatin. Four church services a year are held at Dalarossie Church, to celebrate the seasons, by the kind arrangement of the new custodians of Dalarossie Church^{xc}. ▪ Mobile library – The Dingwall and Moray Firth Mobile Library service stops on a regular basis at Tomatin, Lynebeg, and Moy^{xci}. ▪ Prescriptions – Medical prescriptions can be delivered directly to the home in the Strathdearn area by Milton on Lays Pharmacy on Mondays and Thursdays and can also be delivered on other days if there is an urgent requirement^{xci}. Community transport ▪ Where2Today – This is a registered charity (SC029556) that provides transport services to Badenoch and Strathspey, and Tomatin via an accessible bus service and by trained volunteer drivers' own cars. For more details, visit: www.bscx.co.uk/ or contact them by email at: info@bscc.scot.			

6.2 Our Places

The community places in Strathdearn includes land and buildings owned by the community, land and buildings owned by the Council, and land owned by other landowners that is used by the community in a variety of ways (see Table 10).

Table 10: Currently in place and ongoing – Our Places

Community-owned	Council-owned	Other ownership
Community-owned ▪ Strathdearn Hub – This area of land in Tomatin contains the community-owned hall (opened 2019), café, and shop, and includes publicly-accessible toilets registered under The Highland Council’s Comfort Scheme^{xciii}. The area features a multi-use games area (MUGA) with a covered, flood-lit outdoor 505m² synthetic pitch that is suitable for tennis and junior football/shinty matches, and is open from 9am to 9pm, and a toddler play area. ▪ Hazelbank Community Wood – Land comprising 21.6 hectares of woodland in Tomatin was bought by the community in 2025, thanks to an award from the Scottish Land Fund. Hazelbank Community Wood has been formed from two areas of woodland known as Hazelbank and Neacrath Strip. ▪ Affordable housing – The land known as Development Allocation TM01 in IMFLDP2 (see Map 4) was gifted to the community by Tomatin Estate in 2021^{xciv}. The site was developed by the community and the area, now known as Viaduct View, holds six community-owned affordable houses that were completed in 2026. Due to technical issues, the site delivered six houses, rather than the expected 12 houses and two self-build plots. The rental of the housing at Viaduct View is being managed for the community by the Communities Housing Trust (CHT). The CHT received 42 applications for rental at Viaduct View, during the application period in early 2026, with the houses then allocated according to agreed community criteria. ▪ Self-build plots – TM01 was due to provide two self-build plots; however, due to technical issues on site, this was not possible. There are currently no community-owned self-build plots in the Strathdearn area. It is understood that some interest has been expressed in self-build within the Strathdearn Community Council area. Information from The Highland Council’s self-build register is expected to be made accessible in due course via the Council’s self-build webpage: www.highland.gov.uk/selfbuild. Council-owned ▪ Strathdearn Primary School (Site code: HC 05973A; Building code: HC 05973B) is under Council-ownership but is listed as a Community Asset^{xcv}. Strathdearn Primary was opened in 2002 and is nearing the end of its 25-year Public Private Partnership (PPP1)^{xcvi}. The school and its surroundings are sometimes used to hold community events and as overflow parking for events held elsewhere in the local community.		

Community-owned	Council-owned	Other ownership
▪ Tomatin War Memorial (Site code: HC 02471A; Structure code: HC 02471B) is under Council-ownership but is listed as a Community Asset. The memorial is accessed directly from the C1121, via steps and across an open field. There is no seating at the memorial. Note: This war memorial is called ‘Tomatin War Memorial’ by The Highland Council but is called the ‘Tomatin/Strathdearn War Memorial’ by War Memorials Online^{xcvii}. ▪ Cemeteries – Moy cemetery (Site code: HC 02431A) and Dalarossie cemetery (Site code: HC 02413A) are Council-owned burial grounds but are listed as Community Assets. The Highland Council’s Environmental Health and Bereavement Services confirmed in April 2026, that the projected prepared capacity at these burial grounds is 19.9 years at Dalarossie and at least 20-years at Moy. ▪ Recycling point – The Highland Council-provided recycling point (Code: HC 06712) is located near the sewage works in Tomatin (see Map 10). The area of land immediately adjacent to the recycling point is used by the community as overflow carparking. Other ownership ▪ Play Park and Skate Park – The play area at Old Mill Road features community-owned equipment and a skate park on land that is kindly loaned by Tomatin Estate for this specific use. Planning consent for play park use at this location was granted by The Highland Council in 2019 (see planning application 19/03555/FUL^{xcviii}). The Play Park received a Highland Play Sufficiency Assessment^{xcix} score of 20/56 with an average category score of 50%, which equates to a ‘High’ quality rating according to The Highland Council’s January 2026 Play Sufficiency Assessment report^c. ▪ Mini meadows – Tomatin has three mini meadows, thanks to the effort of community volunteers, help from local schoolchildren and the kind loan of land from Tomatin Distillery (two patches) and a local landowner (one patch). One mini meadow is registered on the Meadow Mosaic map^{ci}. ▪ Distillery wood – This area of woodland is designated as Green Network in IMFLDP2 (see Map 4) and contains two designated Core Paths^{cii}. ▪ Moy forestry area – The Moy Sub-committee is currently progressing a Moy Forestry Management Agreement with Forestry and Land Scotland.		

6.3 Our Environment

The environment in Strathdearn ranges from managed land (including farming and forestry), community-owned woodland, and green network, to remote landscape and wild land area in the Strath (see Table 11).

Table 11: Currently in place and ongoing – Our Environment

Land management	Woodland	Green Network	Landscape	Windfarms
Land management ▪ Landowners - Land within the Strathdearn Local Place Plan area is managed largely by estates, farmers, and by Forestry and Land Scotland. ▪ Forestry/logging removal – Strathdearn Community Council engages with Forestry/logging removal companies to ensure that Timber Management Planning incorporates safe practices and does not disrupt or endanger community activities/lives. ▪ Wildfire – Due to its geographical location and land conditions, the Strathdearn community is aware of the potential for wildfire in its vicinity^{ciii}. Wildfire has been identified in the Strathdearn Resilience Plan as high risk and mitigation/response measures documented. Plans for community awareness-raising to complement the Strathdearn Resilience Plan are currently in progress. ▪ Seasonal Ranger – A Seasonal Ranger^{civ} has been commissioned by the community since 2021 to patrol the forest area around Loch Moy, with a focus on public engagement and education. The appointment of a seasonal ranger to patrol elsewhere in Strathdearn may be a future consideration. Woodland ▪ Hazelbank Community Wood – Hazelbank Community Wood was purchased in 2025 as a mixed amenity woodland to be managed for a variety of uses and with light touch development. Our Woodland Management Plan will be prepared by the Woodland Coordinator covering the next 5–10 years. This will be based on the Feasibility and Business Plan submitted to the Scottish Land Fund as part of the community buyout process. The plan will include management of the non-native spruce plantation, supporting natural regeneration from it, and selective thinning across the wider woodland. More native broadleaf species will be introduced over time to improve resilience and biodiversity. Any changes within the woodland will be designed with community benefit, wildlife, neighbouring land, and nearby residential areas in mind. Some forestry work will result in temporary path closures and restricted areas during timber operations. An upgrade to the smaller path loops is also being considered, which could make them suitable for off-road prams. Continuous Cover Forestry is being explored as a potential income stream, with managed harvesting forming part of the woodland’s long-term lifecycle. Part of the community wood is green network in IMFLDP2 (see Map 4).				

Land management	Woodland	Green Network	Landscape	Windfarms
▪ Distillery wood – The whole of this area of woodland is designated as green network in IMFLDP2 (see Map 4). ▪ Green network – Green network promotes greenspace linkages and ensures accessibility for both wildlife and people. In addition to Distillery Wood and Hazelbank Community Wood, Tomatin features many areas designated as green network, including to the east and south of the hub buildings. ▪ Forestry area in Moy – The Moy Sub-committee is currently progressing a Moy Forestry Management Agreement with Forestry and Land Scotland. Landscape ▪ Landscape Character Type – The Local Place Plan area lies within NatureScot Landscape Character Type 221 – Rolling Uplands - Inverness^{cv} ▪ Monadhliath Mountains – The southern part of the Local Place Plan area lies within the Monadhliath Mountains. ▪ The Strath – The 22-mile-long Strath extends from the River Findhorn’s headwater along the full length of the watershed and runs the full length of the Strathdearn Local Place Plan area through to Moy. ▪ Special Landscape Area – Drynachan, Lochindorb and Dava Moors Special Landscape Area (SLA 22)^{cvi} in in the north-east of the Local Place Plan area. ▪ Wild Land Area – Monadhliath Wild Land Area is located in the south-west part of the Local Place Plan area. Natural heritage ▪ River Findhorn – The headwaters of the River Findhorn, one of the longest rivers in Scotland are located in the south of the Local Place Plan area. ▪ Sites of Special Scientific Interest (see NatureScot Sitelink website^{cvi} and Assessment of Condition key ^{cvi}) ○ Allt na Feithe Sheilich SSSI: Quaternary of Scotland – Favourable maintained. ○ Monadhliath SSSI: Black mountain moth (Glacies coracina) – Favourable maintained; Breeding bird assemblage – Favourable maintained; Blanket bog – Unfavourable, no change; Dotterel breeding – Unfavourable, no change; Upland assemblage – Favourable maintained; Vascular plant assemblage – Favourable declining. ○ Carn nan Tri-tighearnan SSSI: Blanket bog – Favourable recovered; Subalpine dry heath – Unfavourable, no change. ▪ Special Area of Conservation (see NatureScot Sitelink website^{cix} and Assessment of Condition key ^{cx}) ○ Slochd SAC: Dry heaths – Unfavourable recovering. ○ Carn nan Tri-tighearnan SAC: Blanket bog – Favourable recovered. ○ Monadhliath SAC: Blanket bog – Unfavourable, no change.				

Land management	Woodland	Green Network	Landscape	Windfarms
Windfarms - Strathdearn is an area that is currently under constant pressure from windfarm development, as shown on The Highland Council's Major Energy Related Planning Applications map^{cxii}. - The Strathdearn Windfarm Interim Advisory Group was formed as a sub-group of the Strathdearn Community Council to keep residents informed of proposed wind farm development in the local area, as shown on their webpage: https://strathdearn.org/wind-farms/ and to make representations to the Energy Consents Unit of the Scottish Government, as guided by community views. - The results of a wind farm survey conducted by SWIAG in early-2025 that received 184 replies can be viewed on the Strathdearn.org website^{cxii}. - The Strathdearn community currently receives annual community benefit from four windfarms: Dunmaglass Wind Farm, Farr Wind Farm, Glen Kyllachy Wind Farm, and Moy Wind Farm. The Strathdearn Community has also received community benefit from Tom Nan Clach Wind Farm.				

6.4 Our Infrastructure

The Strathdearn area relies on a wide range of infrastructure, ranging from modern installation, high quality refurbishments, to original, historic structures.

Table 12: Currently in place and ongoing – Our Infrastructure

Roads	Bridges	Carparking	Public transport
Health and well-being	Paths	Services	Community energy generation
Roads ▪ The A9 – The A9 single carriageway from Tomatin to Moy is currently being dualled. ○ Access to Tomatin is due to change as part of the dualling works, as the A9 junction at Tomatin South is closing to south-bound traffic and becoming a left off left on junction for north-bound traffic only. The A9 junction at Tomatin north has moved to a new location (see Map 11). ○ When the dualling works are complete, Strathdearn will have a new road system with signage that should reflect local needs and issues. ○ The A9 upgrade between Tomatin and Moy will include three new roadside art installations, for which the arrangements for their long-term maintenance and ongoing litter removal responsibilities will be of interest to the local community. ▪ B9154 – This is the road that runs through Moy and which is also known as the ‘old A9’. Currently, the road speed limit remains at 60mph despite it being part of National Cycle Route 7. Flooding remains an issue where the B9154 crosses under the Highland Mainline. ▪ C1121 – This is the Freeburn - Tomatin - Garbole Road, with the section running through Tomatin also known as the ‘old A9’. The section of the C1121, which starts at the junction by the Findhorn Bridge in Tomatin and finishes at Coignashie, is known locally as the ‘glen road’. ▪ Old Mill Road – The adoption of part of Old Mill Road (U2840), in Tomatin, is currently being discussed between Strathdearn Community Council and The Highland Council, to enable a section of this road to be added to The Highland Council’s list of adopted roads, which would make it eligible for Council provided pot hole repairs and inclusion on the Council’s snow-ploughing route map. ▪ Station Road – Station Road (U2860) is not fully adopted by The Highland Council; the adopted stretch is located between grid references 8026 2910 and 7969 2934. The non-adopted section of Station Road often becomes potholed, which causes difficulty for car users and may cause difficulty for some forms of wheeled active travel. The local community has previously paid for work to be carried out on this road to fill the potholes. Station Road forms part of the community’s local paths network but is not formally identified by The Highland Council as an active travel route (see Map 4).			

Roads	Bridges	Carparking	Public transport
Health and well-being	Paths	Services	Community energy generation
Bridges ▪ Raigbeg Bridge – Strathdearn Community Council has requested that The Highland Council carry out an inspection of Raigbeg Bridge, in Tomatin, to gain an indication of any necessary repairs and is currently awaiting the outcome. ▪ Height restrictions – Strathdearn has two road bridges with height restrictions^{cxiii}. Moybeg Bridge (Code: U28640010) has signed headroom of 3.7m, which will form part of the new junction as part of the A9 dualling, and Moy Railway Bridge (Code: B91540020) has signed headroom of 4.3m. ▪ Listed bridges – Strathdearn features several bridges, which are both functional and of historical interest: Aultnaslanach Viaduct, Findhorn Viaduct, Tomatin Railway Viaduct, and the Findhorn Bridge. Carparking ▪ Park and Ride carpark – A carparking area with bike rack is currently being developed at the A9 bus stop at Tomatin north. The land for this carpark was leased to the community in 2026 by Tomatin Estate for a period of three-years. ▪ Overflow carparking – The land next to the recycling point is used by the community as overflow carparking. The ownership of this land is unknown. The Highland Council Community Asset^{cxiv} map gives Tomatin Recycling Point as a point location with no indication of site area (see Map 10). Public transport ▪ Bus services – There has been a recent improvement to the public transport bus provision in Strathdearn. There are currently three bus services servicing the Strathdearn Local Place Plan area: The Highland Council (300), Stagecoach (37), and Ember (E9). ▪ Tomatin railway station – Tomatin station closed to passengers and goods traffic on 3 May 1965. Re-opening the station is regularly mentioned in Strathdearn’s community-led plans. One of IMFLDP2’s Placemaking Priorities for Tomatin is exploring the potential for re-opening the station (see Figure 1) and IMFLDP2 Development Allocation TM04 was included (see Map 4) to help facilitate any future plans regarding re-opening the station. ▪ Highland mainline – Sections of the Highland main line that pass through Strathdearn have seen recent investment. Network Rail invested £4.8m in embankment and drainage work at Slochd^{cxv}, and £4.5m to refurbish the Findhorn viaduct, described as one of Britain’s finest railway viaducts^{cxvi} Health and well-being ▪ Defibrillators – The community is currently progressing the installation of defibrillators in Tomatin and Moy (www.defibfinder.uk/).			

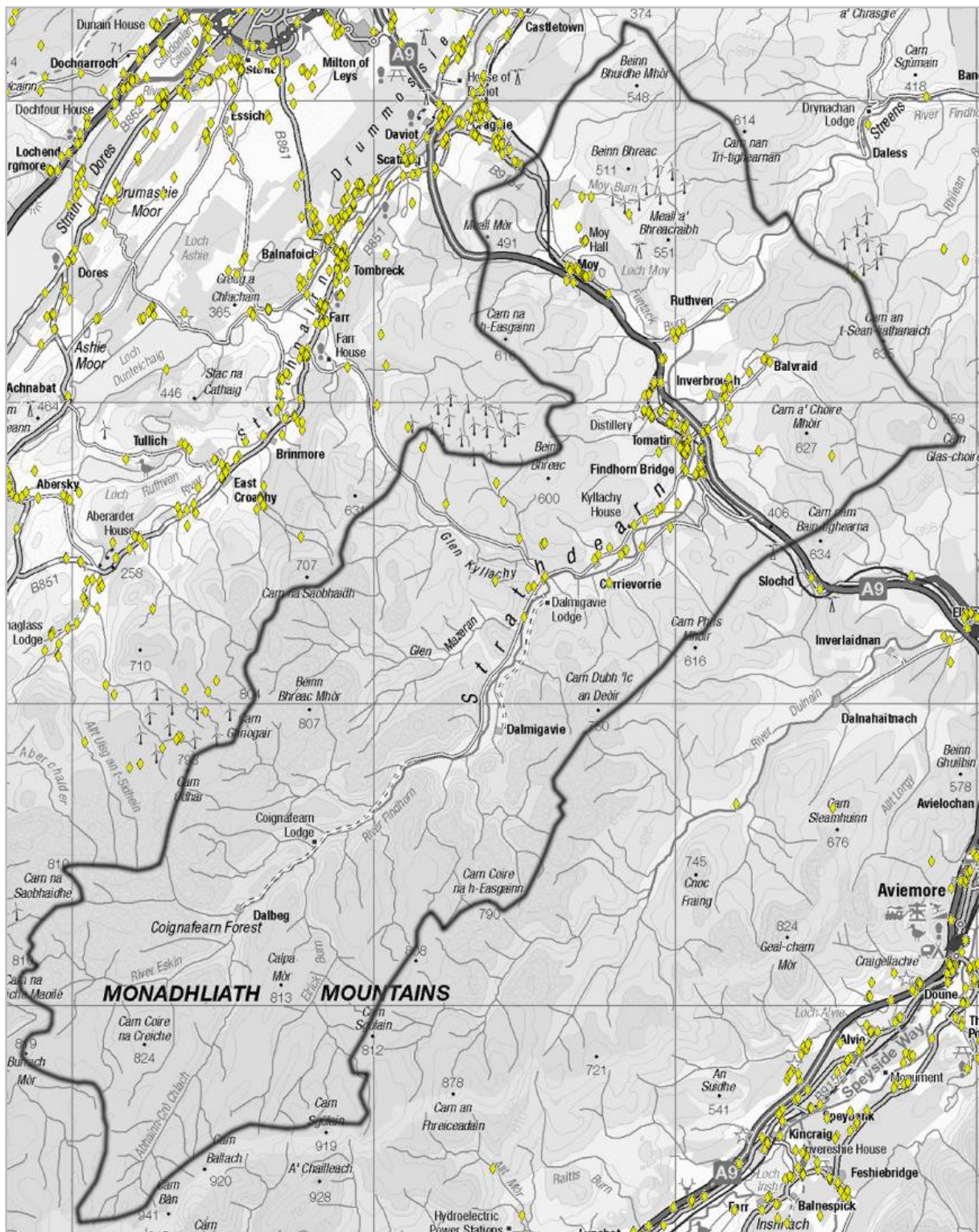
Roads	Bridges	Carparking	Public transport
Health and well-being	Paths	Services	Community energy generation
▪ Traffic calming – For road safety improvement, road narrowing was carried out on the C1121 at Tomatin Viaduct and Allt Neacrath Bridge, funded by The Highland Council Safer Routes to School Programme^{cxvii}. ▪ Speed reduction – For road safety improvement, The Highland Council (Various Roads) (20 mph Speed Limit) Order 2024 came into effect on 18 June 2025 for six roads in Tomatin (see Map 7)^{cxviii}. Note, where an extent is not listed below, the 20mph speed limit applies to the full length of the road: ○ C1121: Freeburn - Tomatin - Garbole Road from a point 28m or thereby to the north of its junction with the U2860 Station Road extending in a southerly direction for a distance of 947m or thereby. ○ U2829: Tomatin - Balvraid Road, from its junction with the C1121 extending easterly for a distance of 16m or thereby (the road descending from the U2829 junction with the C1121 is known locally as Shop Brae). ○ U2860: Station Road, from its junction with the C1121 extending westerly for a distance of 24m or thereby. ○ U2840: Old Mill Road. U2944: School Road. U5708: Juniper Drive. Paths ▪ Crooked Mile – Discussions are currently ongoing to confirm the ownership and location of the Crooked Mile, a stretch of road known locally as the ‘old-old A9’, which is popular with dog-walkers, to improve its use as a walkway (see Map 16). ▪ Core Paths – The Local Place Plan area has three Core Paths. Two in Tomatin: the 3.06km ‘Distillery Wood’ track (reference IN27.02) and the 1.9km ‘Allt Neacrath Loop’ earth path (reference IN27.03); and the 1.64km ‘National Cycle Route 7 by A9’ tar path (reference IN27.01) at Slochd Summit. ▪ Paths network – Over the past several years, SCD has created a network of paths in Tomatin and Moy. ○ Due to the recent speed reduction in Tomatin, several stretches of the community-built path network which feature pavements are now on roads with a 20mph speed limit. However, Station Road does not have a separate pavement and is mostly National Speed Limit. ○ The Moy community are currently progressing work to improve the roadside path along the B9154 in Moy. ○ The way markers in Tomatin require new signage to reflect the change in bus stop location due to the A9 dualling work. ▪ Paths projects – Work carried out as part of the paths work in the local area includes: ○ Re-opening a forest track on Forestry and Land Scotland land on the east side of Loch Moy in 2019, including installing three benches. ○ Repairs to the roadside path through Moy, which included resurfacing and installing new culverts, and installation of two benches.			

Roads	Bridges	Carparking	Public transport
Health and well-being	Paths	Services	Community energy generation
○ Creating a new off-road section from the Distillery entrance to the A9 bus stop (now redundant due to bus stop closing due to A9 dualling). ○ Installing a new pavement from the Strathdearn Hub to the bottom of Juniper Drive (constructed to Highland Council adoption standards). As this pavement is part of The Highland Council's adopted road portfolio, it will be the Council's responsibility for any remedial work, should any future repairs be required; regular kerb and gully cleaning will increase life span and function. ○ Creating a new off-road path to aid children accessing Strathdearn Primary School and walking to the Strathdearn Hub. ○ Installing a gate in the deer fence between Forestry and Land Scotland land and Dalmagarry Estate to enable access to Wade's Military Road. ▪ Hazelbank Community Wood – An upgrade to the smaller path loops is being considered, which could be suitable for off-road prams. Services ▪ Electric vehicle recharging – Electric recharging points are available at two locations in Strathdearn, at The Strathdearn Hub (car and bike charging) and at Tomatin Distillery. There is a bike maintenance station at The Strathdearn Hub. ▪ Water – A new water treatment works was installed in 2021 near the Findhorn Bridge in Tomatin, to serve Strathdearn. There are bore hole concerns for some private water supplies in the local area. ▪ Waste water treatment – IMFLDP2 (page 297) states that the treatment plant in Tomatin has limited capacity and encourages prospective developers to engage early with Scottish Water to assess the impact of development and identify whether work is required to the current facilities. There are many properties in Strathdearn with private wastewater arrangements, as indicated by the water registrations (shown as yellow diamonds) in Map 9. ▪ Superfast fibre broadband – Over the past few year, superfast fibre broadband has been installed to a large majority of the properties in Strathdearn. The community is planning to extend the superfast fibre broadband to all properties in the Strathdearn area. ▪ Mobile communications – The Strathdearn area can suffer from unreliable mobile communications; at least one mast is still powered by a generator. Community energy generation ▪ Solar panels - Solar panels were installed on the roof of The Strathdearn hall and the shop/café in 2023, thanks to grant funding from Scottish Government's Community and Renewable Scheme (CARES) and Southern Electricity Networks (SEN)^{cxix} ▪ Electricity discount – Residents in the local community have previously brought the topic of Local Energy Discount Schemes (LEDS) to the attention of the Strathdearn community and windfarm development companies as a community benefit.			



Map 7: Roads in Tomatin with 20mph speed limit^{CXX}

(Map source: © Crown copyright and database rights 2026, OS AC0000849432)



Map 9: SEPA authorisations (Water Registrations) in Strathdearn

(Scotland's Environment Map^{cxii}, Map source: © Crown Copyright. Scottish Government Licence Number 100020540)

7 Our vision for the future

Strathdearn's vision for the future of its local place for the next five-years is shown below (Table 13).

Table 13: Strathdearn's five-year vision from 2026 to 2031

Our Community
We want to continue to be: ▪ A community that cares for its residents and uses the wind farm community benefit funding it receives for the benefit of its local community. ▪ A community that provides indoor and outdoor activities and events for all ages. ▪ A community that seeks to enable local housing opportunities. ▪ A community that supports local businesses. ▪ A community that helps its residents stay active through community-focused snow clearance.
Our Places
▪ We want to preserve our existing community places while seeking to identify development opportunities that will be of benefit to the community. ▪ We want accessible housing to help support older residents to stay in the local community. ▪ We want more affordable housing to retain local people and sustain our local community. ▪ We look forward to continuing sensitively developing the much-loved Hazelbank Community Wood with both the local community users and nearby residents in mind. ▪ We look forward to obtaining a Forestry Management Agreement for an area of woodland in Moy for the purpose of enabling a Moy-based woodland space for community use. ▪ We want the War Memorial at Tomatin to be accessible to all. ▪ We want Moy and Dalarossie cemeteries to be maintained as operational places of burial.
Our Environment
▪ We want our beautiful landscape to be conserved and remain in favourable (improving) condition. We do not want Strathdearn to become over-industrialised – it is a rural landscape that the community appreciates and enjoys, and which attracts tourists to the area, which in turn benefits our local accommodation businesses. ▪ We want Strathdearn to be tidy and litter free, with verge maintenance in the warmer months.
Our Infrastructure
▪ We want to maintain our existing path network and explore opportunities for new paths to keep our community healthy and to promote active travel to help the environment. ▪ We want to increase carparking provision to aid pedestrian/road user safety and tourism. ▪ We want our roads to be in good repair to minimise road-surface related damage for users. ▪ We want year-round accessible roads with appropriate gritting/ploughing in place. ▪ We want our recently improved public bus service to continue. ▪ We have awareness that some of our area's private water supplies may need attention.

8 Our community actions

This chapter sets out the main priorities and proposed actions to guide the work of the Strathdearn community organisations over the next five years for the benefit of Strathdearn (see Table 14).

The main priorities and proposed actions (indicated by the letter 'P' followed by the Theme and Priority number, and Priority sub-category number) reflect eight key themes that were identified after assessing the needs and aspirations of the Strathdearn community. Actions marked with an asterisk (*) indicate that related proposal information is provided in Chapter 9.

An overview of the delivery and monitoring of the community actions identified for the Strathdearn area is described in Chapter 12.

Table 14: Community actions for Strathdearn

	THEME 1 CHILDREN AND YOUNG PEOPLE
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Priority 1: DEVELOP OUTDOOR RECREATION OPPORTUNITIES

- P1.1-1 Explore options for a bike/pump track*
- P1.1-2 Investigate options for a skate park upgrade*
- P1.1-3 Identify space for an outdoor sports pitch*
- P1.1-4 Explore options for a pram-friendly loop at Hazelbank Community Wood*
- P1.1-5 Explore options for Playgroup outdoor play area at The Strathdearn hall*
- P1.1-6 Explore options for Playgroup outdoor play at Hazelbank Community Wood
- P1.1-7 Identify a safe area in Strathdearn where children can learn to ride a bike

Priority 2: DEVELOP CHILDCARE PROVISION

- P1.2-1 Explore options for the provision of 1-3 years childcare
- P1.2-2 Explore options for daily afterschool childcare provision at Strathdearn Primary

	THEME 2 TRAVEL AND TRANSPORT
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Priority 1: CONTINUE WITH IMPROVED BUS SERVICE

- P2.1-1 Retain the current regular bus services

Priority 2: DEVELOP PARK AND RIDE CARPARKING

- P2.2-1 Develop Park and Ride carpark with bike rack at the A9 junction at Tomatin north*
- P2.2-2 Explore extending the Park and Ride carpark at the A9 junction at Tomatin north*

Priority 3: IDENTIFY OPTIONS FOR COMMUNITY TRANSPORT

- P2.3-1 Explore what services are available for Tomatin residents from charity Where2Today

P2.3-2 Establish the need and options for community-owned transport for Strathdearn

Priority 4: DEVELOP OVERFLOW CARPARKING

P2.4-1 Establish the need and options for overflow parking in Strathdearn

P2.4-2 Identify land for developing overflow parking in Strathdearn*

Priority 5: IMPROVE STRATHDEARN'S ROADS

P2.5-1 Discuss Winter Service Plan with The Highland Council to improve gritting/ploughing

P2.5-2 Continue organising the road adoption for Old Mill Road to enable access to The Highland Council's road repairs service for this road

P2.5-3 Establish the condition of Raigbeg Bridge

P2.5-4 Liaise with The Highland Council to organise any necessary work to Raigbeg Bridge

P2.5-5 Liaise with Network Rail to request that it facilitates The Highland Council's adoption of Station Road to enable access to the Council's road repairs service for this road

Priority 6: TRAIN SERVICE TO TOMATIN

P2.6-1 Explore re-opening the Tomatin railway station*



**THEME 3
HOUSING**

Priority 1: DEVELOP ACCESSIBLE HOUSING

P3.1-1 Explore the need and options for accessible housing in Strathdearn

P3.1-2 Identify opportunities to acquire land for developing accessible housing*

Priority 2: DEVELOP AFFORDABLE HOUSING

P3.2-1 Explore the need and options for affordable housing in Strathdearn

P3.2-2 Explore the need and options for self-build housing plots in Strathdearn

P3.2-3 Identify opportunities to acquire land for developing affordable housing*

P3.2-4 Identify opportunities to acquire land for creating self-build housing plots*



**THEME 4
HEALTH AND WELL-BEING**

Priority 1: DEVELOP PROVISION FOR ADULT CARE IN THE HOME

P4.1-1 Explore the need and options for adult care in the home in Strathdearn

P4.1-2 Establish the need for a Handy Person in Strathdearn

Priority 2: DEVELOP OUTDOOR RECREATION OPPORTUNITIES

P4.2-1 Identify options for creating new walking/cycling routes to aid recreation*

P4.2-2 Acquire land for outdoor sports pitch* (See also P1.1-3)

P4.2-3 Identify land for outdoor informal socialising and organised events*

Priority 3: CONTRIBUTE TO SOCIAL INTERACTION AMONG LOCAL RESIDENTS

P4.3-1 Continue to organise regular social events for the Strathdearn community

P4.3-2 Explore the need and options for indoor space for informal socialising*

Priority 4: COMMUNITY ENERGY PROJECTS

P4.4-1 Explore local electricity discount schemes (LEDS) for the Strathdearn community

P4.4-2 Explore options for community-owned renewable energy generation*

Priority 5: DEFIBRILLATORS

P4.5-1 Continue with the installation and management of defibrillators in Strathdearn

Priority 6: GROWING SPACE

P4.6-1 Explore the need and options for community space for local growing space and green waste composting*



**THEME 5
SAFETY AND ENVIRONMENT**

Priority 1: IMPROVE PEDESTRIAN SAFETY

P5.1-1 Review speed limit on school active travel routes

P5.1-2 Explore options for low-level lighting on key routes

P5.1-3 Identify improvements required on existing footpaths*

P5.1-4 Identify opportunities to increase provision of overflow carparking* (see also P2.4-2)

Priority 2: WILDFIRE PLAN

P5.2-1 Confirm and communicate wildfire plan

P5.2-2 Organise local community awareness-raising of the wildfire plan

Priority 3: THE LOCAL ENVIRONMENT OF STRATHDEARN

P5.3-1 Explore options to limit over-industrialisation of the Highlands, e.g. windfarms and associated infrastructure

P5.3-2 Identify options to improve the appearance of Tomatin and Moy

P5.3-3 Explore options for peatland restoration*

Priority 4: TOMATIN WAR MEMORIAL

P5.4-1 Identify options for accessibility improvements for the War Memorial in Tomatin*



**THEME 6
LOCAL BUSINESS**

Priority 1: SUPPORT FOR LOCAL BUSINESS DEVELOPMENT

- P6.1-1 Explore the need and options for small business units with storage, workshop and office space in Strathdearn
- P6.1-2 Acquire land for the development of small business units*
- P6.1-3 Explore options for peatland restoration* (see also P5.3-3)
- P6.1-4 Explore the need and options for crofts/small holdings in Strathdearn*
- P6.1-5 Explore agricultural diversification options for land-based industry particularly linked to availability of low cost/surplus electricity (e.g. heated polytunnels)*
- P6.1-6 Explore the need for short-term accommodation for workers in the Strathdearn area

Priority 2: SUPPORT FOR LOCAL TOURISM-RELATED BUSINESSES

- P6.2-1 Explore options to conserve the Strath to aid tourism in our area (see also P5.3-1)
- P6.2-2 Develop proposals for visitor signage that is in keeping with the natural landscape
- P6.2-3 Explore ways to celebrate the local area, e.g. Strath, Findhorn River, bridges, eagles

	THEME 7 MOY PRIORITIES
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Priority 1: TRAVEL AND TRANSPORT

- P7.1-1 Identify options to improve the public bus service stopping at Moy
- P7.1-2 Explore the options for carparking at the entrance to Lynebeg*

Priority 2: DEVELOP OUTDOOR RECREATION OPPORTUNITIES

- P7.2-1 Employ a Seasonal Ranger at Loch Moy
- P7.2-2 Identify the Crooked Mile walkway location to enable maintenance*
- P7.2-3 Continue to maintain the walkways alongside the B9154
- P7.2-4 Continue liaising with Forestry and Land Scotland regarding the Moy Forestry Management Agreement*

	THEME 8 COMMUNICATIONS
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Priority 1: IMPROVE MOBILE COMMUNICATIONS FOR THE COMMUNITY

- P8.1-1 Investigate Strathdearn's mobile phone connectivity (e.g. identify mobile not-spots)
- P8.1-2 Review the mast provision (including powering of masts) for Strathdearn

Priority 2: CONTINUE EXTENDING SUPERFAST FIBRE BROADBAND TO THE COMMUNITY

- P8.2-1 Identify the properties in Strathdearn without superfast fibre broadband
- P8.2-2 Develop schedule for superfast fibre broadband installation to remaining properties
- P8.2-3 Install superfast fibre broadband to the remaining properties in Strathdearn

9 Our proposals for the development and or use of land and buildings

In line with the requirement of Section 1(3) of Schedule 19 of the *Town and Country Planning (Scotland) Act 1997*, as amended by Section 14 of the *Planning (Scotland) Act 2019*, this chapter of our Local Place Plan sets out our proposals for the development and use of land and buildings in Strathdearn.

The Strathdearn Local Place Plan sets out a total of 26 proposals, 15 that relate to Our Places (PL) (see Chapter 9.1), one that relates to Our Environment (EN) (see Chapter 9.2), and 10 that relate to Our Infrastructure (IN) (see Chapter 9.3). A summary of our proposals can be viewed in Chapter 9.4.

The proposal locations are identified on maps either at the end of this chapter or in Chapter 10, as part of the maps that show the land and buildings that are of particular significance to our local area. The proposals are not ordered by priority.

9.1 Proposals for Our Places

Code	Proposal	Location	Fit with national and local policy	More details
PL1	Develop a bike/pump track	Location: Strathdearn Site: To be identified	NPF4: Policy 21 HwLDP: Policy 75 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P1.1-1 in Chapter 8 See Figure 5 See C9 in Chapter 11
PL2	Upgrade the skate park	Location: Strathdearn Site: To be identified	NPF4: Policy 21 HwLDP: Policy 75 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P1.1-2 in Chapter 8 See Figure 5 See C10 in Chapter 11
PL3	Create an outdoor sports pitch	Location: Strathdearn Site: To be identified	NPF4: Policy 20 HwLDP: Policies 75, 76 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P1.1-3 and P4.2-2 in Chapter 8 See Figure 5 See C11 in Chapter 11
PL4	Carry out accessibility improvements at Tomatin War Memorial	Location: Tomatin village Site: Highland Council land and structure. The site access	NPF4: Policy 14 HwLDP: Policy 29 and Feature of Local Importance (Appendix 2)	See P5.4-1 in Chapter 8 See Map 14 See C43 in Chapter 11

Code	Proposal	Location	Fit with national and local policy	More details
		is through a field owned by a local landowner.	Locality Plan: Community Safety and Resilience HOIP: People	
PL5	Progress Forestry Management Agreement for the Moy forestry area	Location: Moy Site: Between Loch Moy and the B9154. The location and size is to be confirmed with Forestry and Land Scotland.	NPF4: Policy 20 HwLDP: Policy 75 IMFLDP2: Policy 5 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P7.2-4 in Chapter 8 See Map 16 See C27 in Chapter 11
PL6	Develop community-owned accessible housing in Tomatin	Location: Tomatin SDA Site: To be identified	NPF4: Policies 14, 15, 16(a), 16(c), 17, 18, 25(b), 29 HwLDP: Policies 32, 34, 37 IMFLDP2: Policies 8, 10 Locality Plan: Mental Health and Wellbeing HOIP: Place	See P3.1-2 in Chapter 8 See Figure 5 See C34 in Chapter 11
PL7	Develop community-owned affordable housing in Tomatin	Location: Tomatin Site: To be identified	NPF4: Policies 14, 15, 16(a), 16(c), 17, 18, 25(b), 29 HwLDP: Policies 32, 34 IMFLDP2: Policies 8, 10 HOIP: Place (Note: HwLDP Policy 34 will not apply to sites outwith Tomatin SDA)	See P3.2-3 in Chapter 8 See Figure 5 See C34 in Chapter 11
PL8	Create plots for self-build housing	Location: Strathdearn Site: To be identified	NPF4: Policies 14, 15, 16(c), 17, 18, 29 HwLDP: Policy 32 IMFLDP2: Policy 11 HOIP: Place (Note: HwLDP Policy 34 will not apply to sites outwith Tomatin SDA)	See P3.2-4 in Chapter 8 See Figure 5 See Change C33 in Chapter 11

Code	Proposal	Location	Fit with national and local policy	More details
PL9	Develop Playgroup outdoor play area at The Strathdearn	Location: Tomatin SDA Site: On land next to The Strathdearn hall	NPF4: Policies 15, 21 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P1.1-5 in Chapter 8 See Map 12 See C5 in Chapter 11
PL10	Develop outdoor community space for informal socialising and organised events	Location: Strathdearn Site: To be identified	NPF4: Policies 15, 21 HwLDP: Policy 75 IMFLDP2: Policy 4 Locality Plan: Mental Health and Wellbeing HOIP: Place	See P4.2-3 in Chapter 8 See Figure 5 See C12 in Chapter 11
PL11	Create indoor informal community space	Location: Tomatin Site: Potential site suggestion within The Strathdearn	NPF4: Policies 14, 15 Locality Plan: Mental Health and Wellbeing HOIP: Place	See P4.3-2 in Chapter 8 See Map 12
PL12	Develop small business units with storage, workshop, office space	Location: Strathdearn Site: To be identified	NPF4: Policies 15, 26, 29 HwLDP: Policy 41 IMFLDP2: Policy 9 HOIP: Place, Prosperity	See P6.1-2 in Chapter 8 See Figure 5 See C15 in Chapter 11
PL13	Develop community space for growing and green waste composting	Location: Strathdearn Site: To be identified	NPF4: Policies 3, 15, 21 HwLDP: Policies 74, 75 IMFLDP2: Policy 5 Locality Plan: Mental Health and Wellbeing HOIP: Place	See P4.6-1 in Chapter 8 See Figure 5 See C14 in Chapter 11
PL14	Create crofts/small holdings	Location: Strathdearn Site: To be identified	NPF4: Policies 6, 15, 26, 29 HwLDP: Policies 41, 48, 74 IMFLDP2: Policy 5 HOIP: Place, Prosperity	See P6.1-4 in Chapter 8 See Figure 5 See C13 in Chapter 11

Code	Proposal	Location	Fit with national and local policy	More details
PL15	Develop agricultural diversification	Location: Strathtearn Site: To be identified	NPF4: Policies 15, 26, 29 HwLDP: Policy 41 IMFLDP2: Policy 9 HOIP: Place, Prosperity	See P6.1-5 in Chapter 8 See Figure 5 See C16 in Chapter 11

9.2 Proposals for Our Environment

Code	Proposal	Location	Fit with national and local policy	More details
EN1	Carry out peatland restoration	Location: Strathtearn Site: To be identified	NPF4: Policies 4, 5 HwLDP: Policy 55 IMFLDP2: Policy 2 HOIP: Prosperity	See P5.3-3 and P6.1-3 in Chapter 8 See Figure 5 See C19 in Chapter 11

9.3 Proposals for Our Infrastructure

Code	Proposal	Location	Fit with national and local policy	More details
IN1	Develop Park and Ride carpark with bike rack at the A9 junction at Tomatin north	Location: Tomatin Site: By the A9 junction at Tomatin north, immediately adjacent to Tomatin SDA	NPF4: Policy 13(b) HwLDP: Policy 56 IMFLDP2: Policies 9, 14 HOIP: Place	See P2.2-1 in Chapter 8 See Map 11 See C1 in Chapter 11
IN2	Extend Park and Ride carpark at the A9 junction at Tomatin north	Location: Tomatin	NPF4: Policy 13(b) HwLDP: Policy 56 IMFLDP2: Policies 9, 14	See P2.2-2 in Chapter 8 See Map 11 See C2 in Chapter 11

Code	Proposal	Location	Fit with national and local policy	More details
		Site: By the A9 junction at Tomatin north, immediately adjacent to Tomatin SDA	HOIP: Place	
IN3	Develop overflow carparking in Strathdearn	Location: Strathdearn Site: To be identified. One potential site is land adjacent to Tomatin recycling point.	NPF4: Policies 13, 15, 30 HwLDP: Policies 43, 56 IMFLDP2: Policies 9, 14 Locality Plan: Community Safety and Resilience HOIP: Place	See P2.4-2 and P5.1-4 in Chapter 8 See Map 10 See Map 12 See Figure 5 See C3 and C41 in Chapter 11
IN4	Create a pram-friendly loop at Hazelbank Community Wood	Location: Tomatin Site: In Hazelbank Community Wood	NPF4: Policy 20 HwLDP: Policy 74 IMFLDP2: Policy 5 Locality Plan: Mental Health and Wellbeing HOIP: Place	See P1.1-4 in Chapter 8 See Map 14 See C28 in Chapter 11
IN5	Identify and maintain the Crooked Mile walkway in Moy	Location: Moy Site: The location of the walkway is still to be confirmed. The site lies between the B9154 road and Loch Moy.	NPF4: Policy 20 HwLDP: Policy 56 IMFLDP2: Policy 5 Locality Plan: Mental Health and Wellbeing HOIP: Place	See P7.2-2 in Chapter 8 See Map 16 See C26 in Chapter 11
IN6	Develop carparking at the entrance to Lynebeg	Location: Moy Site: To be identified	NPF4: Policy 13 HwLDP: Policy 56 IMFLDP2: Policies 9, 14 Locality Plan: Community Safety and Resilience HOIP: Place	See P7.1-2 in Chapter 8 See Map 16 See C4 in Chapter 11

Code	Proposal	Location	Fit with national and local policy	More details
IN7	Improve/maintain existing footpaths in Strathdearn	Location: Strathdearn Site: To be identified	NPF4: Policies 13, 20 HwLDP: Policy 56 IMFLDP2: Policy 14 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P5.1-3 in Chapter 8 See Figure 5 See C29 in Chapter 11
IN8	Create new routes for walking/cycling in Strathdearn	Location: Strathdearn Site: To be identified	NPF4: Policies 13, 20 HwLDP: Policy 56 IMFLDP2: Policy 14 Locality Plan: Mental Health and Wellbeing HOIP: Place, Prosperity	See P4.2-1 in Chapter 8 See Figure 5 See C30 and C31 in Chapter 11
IN9	Community-owned renewable energy generation	Location: Strathdearn Site: To be identified	NPF4: Policies 1, 2, 11 HwLDP: Policy 68 IMFLDP2: Policy 1 Locality Plan: Community Safety and Resilience HOIP: Place, Prosperity	See P4.4-2 in Chapter 8 See Figure 5 See C18 in Chapter 11
IN10	Re-open Tomatin railway station	Location: Tomatin SDA Site: IMFLDP2 Development Allocation TM04	NPF4: Policy 13 HwLDP: Policy 56 IMFLDP2: Policy 14 Locality Plan: Community Safety and Resilience HOIP: Place, Prosperity	See P2.6-1 in Chapter 8 See Map 4 See C24 and C36 in Chapter 11

9.4 Summary of our proposals

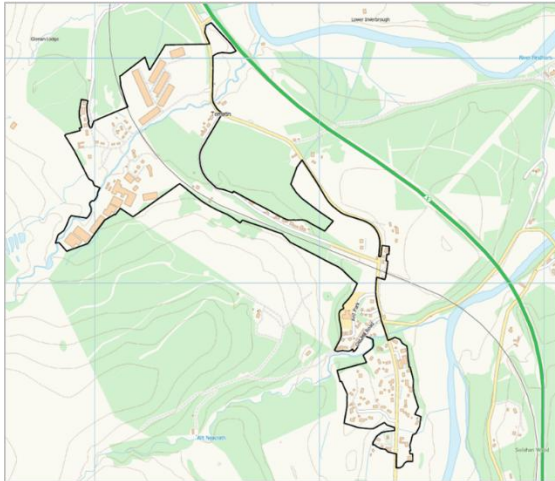
Table 15 provides a summary of the proposals for the development/use of land relating to our Places (PL), Environment (EN), and Infrastructure (IN), which the Strathdearn community would like to see:

- supported in the Local Development Plan prepared by The Highland Council.
- applied as a material consideration by The Highland Council Planning Authority in the consideration of planning applications relating to our local area.

Table 15: Summary of our proposals

Code	Proposal	More details
PL1	Develop a bike/pump track	See Chapter 9.1
PL2	Upgrade the skate park	
PL3	Create an outdoor sports pitch	
PL4	Carry out accessibility improvements at Tomatin War Memorial	
PL5	Progress Forestry Management Agreement for the Moy forestry area	
PL6	Develop community-owned accessible housing in Tomatin	
PL7	Develop community-owned affordable housing in Tomatin	
PL8	Create plots for self-build housing	
PL9	Develop Playgroup outdoor play area at The Strathdearn	
PL10	Develop outdoor community space for informal socialising and organised events	
PL11	Create indoor informal community space	
PL12	Develop small business units with storage, workshop, and office space	
PL13	Develop community space for growing and green waste composting	
PL14	Create crofts/small holdings	
PL15	Develop agricultural diversification	
EN1	Carry out peatland restoration	See Chapter 9.2
IN1	Develop Park and Ride carpark at the A9 junction at Tomatin north	See Chapter 9.3
IN2	Extend Park and Ride carpark at the A9 junction at Tomatin north	
IN3	Develop overflow parking in Strathdearn	
IN4	Create a pram-friendly loop at Hazelbank Community Wood	
IN5	Identify and maintain the Crooked Mile walkway in Moy	
IN6	Develop carparking at the entrance to Lynebeg	
IN7	Improve/maintain existing footpaths in Strathdearn	
IN8	Create new routes for walking/cycling in Strathdearn	
IN9	Community-owned renewable energy generation	
IN10	Re-open Tomatin railway station	

IMFLDP2 Tomatin SDA



Proposals – where site is to be identified

Tomatin SDA

- PL6 Develop accessible housing
- PL7 Develop affordable housing

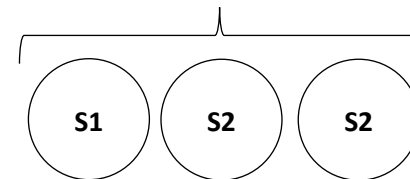
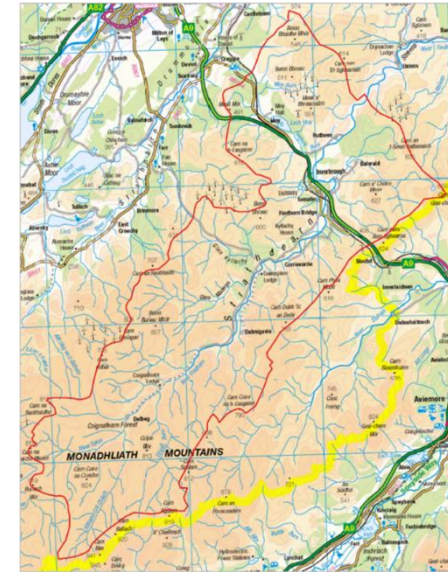
Tomatin

- PL7 Develop affordable housing

Strathdearn

- PL1 Develop a bike/pump track
- PL2 Upgrade the skate park
- PL3 Create an outdoor sports pitch
- PL8 Create plots for self-build housing
- PL10 Create outdoor community space
- PL12 Develop small business units
- PL13 Develop growing/composting space
- PL14 Create crofts/small holdings
- PL15 Develop agricultural diversification
- EN1 Carry out peatland restoration
- IN3 Develop overflow carparking
- IN7 Improve/maintain existing footpaths
- IN8 Create new routes for walking/cycling
- IN9 Community-owned energy generation
- IN10 Re-open Tomatin railway station

Strathdearn Local Place Plan area



Land of significance to the local area

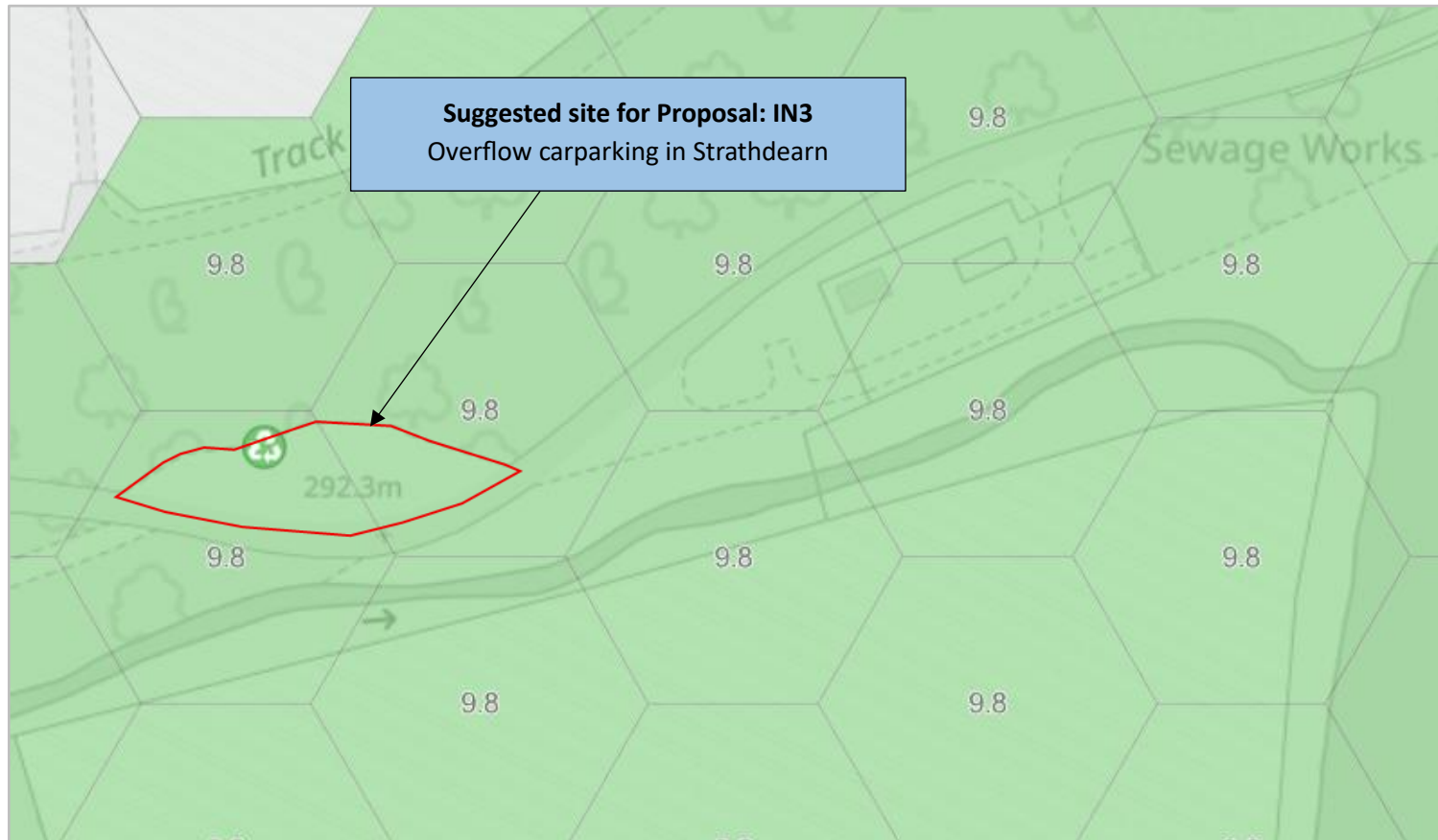
S1: The Strath

S2: River Findhorn

S3: Monadhliath Mountains

Figure 5: Tomatin SDA and Strathdearn Local Place Plan area

(Map sources: Tomatin SDA map (OS data © Crown copyright and database rights 2026) and Strathdearn Local Place Plan area map (The Highland Council Open Map Data, 2026^{cxiii}; contains Highland Council information licensed under the Open Government Licence 3.0)



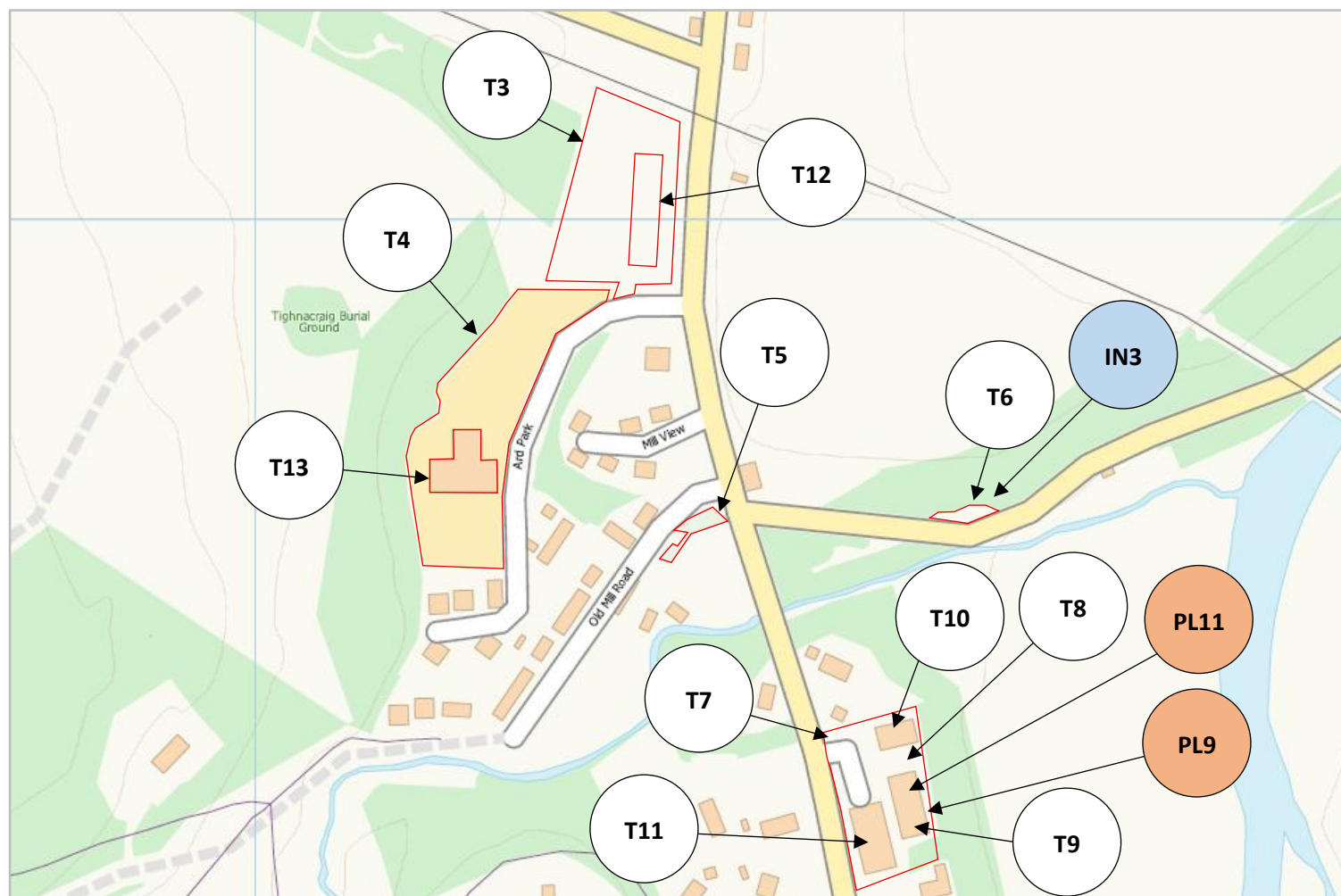
Map 10: Area used for overflow carparking area by the recycling point in Tomatin^{cxix}
 (The Highland Council Local Living Mapping, 2024)^{cxv}

10 Land and buildings of particular significance to Strathdearn

In line with the requirement of Section 1(3) of Schedule 19 of the *Town and Country Planning (Scotland) Act 1997*, as amended by Section 14 of the *Planning (Scotland) Act 2019*, this chapter of the Strathdearn Local Place Plan sets out the details of land and buildings that have been identified to be of particular significance to the local area (see Table 16).

Table 16: Land and buildings of particular significance to Strathdearn

Description	Location	Item code	Map number
Land			
The Strath	Strathdearn	S1	Figure 5
River Findhorn	Strathdearn	S2	Figure 5
Monadhliath Mountains	Strathdearn	S3	Figure 5
Hazelbank Community Wood	Tomatin	T	Map 14
Toddler play area	Tomatin	T	Map 12
Play park area	Tomatin	T	Map 12
Distillery Wood	Tomatin	T	Map 13
Tomatin railway station	Tomatin	T	Map 4
Park and Ride carparking area	Tomatin	T	Map 11
Overflow carparking area	Tomatin	T	Map 10
Loch Moy	Moy	M	Map 16
Moy burial ground	Moy	M	Map 16
Crooked Mile walkway	Moy	M	Map 16
Forestry Management Agreement area	Moy	M	Map 16
Dalarossie burial ground	Dalarossie	D	Map 17
Buildings (including structures)			
The Strathdearn Hub – hall, café, and shop	Tomatin	T	Map 12
The MUGA	Tomatin	T	Map 12
Tomatin War Memorial (and site)	Tomatin	T	Map 14
Strathdearn Primary School	Tomatin	T	Map 12
Free Presbyterian Church of Scotland (and site)	Tomatin	T	Map 14
Raigbeg Bridge	Tomatin	T	Map 15
Dalarossie Church (and site)	Dalarossie	D	Map 17



Land of particular significance

- T3: Land at Viaduct View
- T4: Primary School grounds
- T5: Play Park and Skate Park
- T6: Overflow carparking
- T7: Strathdearn Hub land
- T8: Toddler play area

Buildings of particular significance

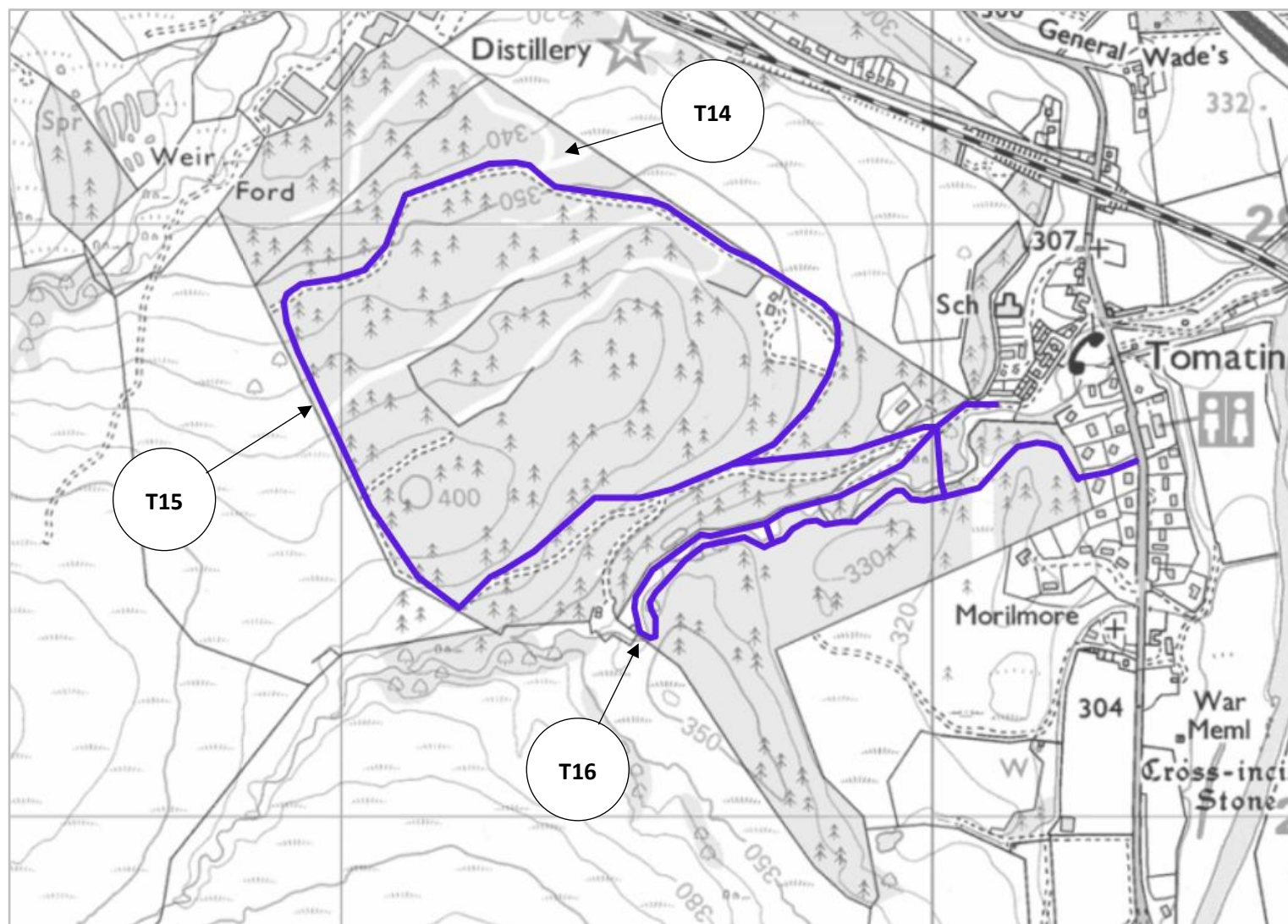
- T9: The Strathdearn hall
- T10: Café and shop
- T11: MUGA
- T12: Affordable housing
- T13: Strathdearn Primary School

Proposals

- IN3: Develop overflow carparking
- PL9: Develop Playgroup outdoor play area at The Strathdearn
- PL11: Create indoor informal community space

Map 12: Tomatin – Map B

(Map source: OS data © Crown copyright and database rights 2026)



Land of particular significance

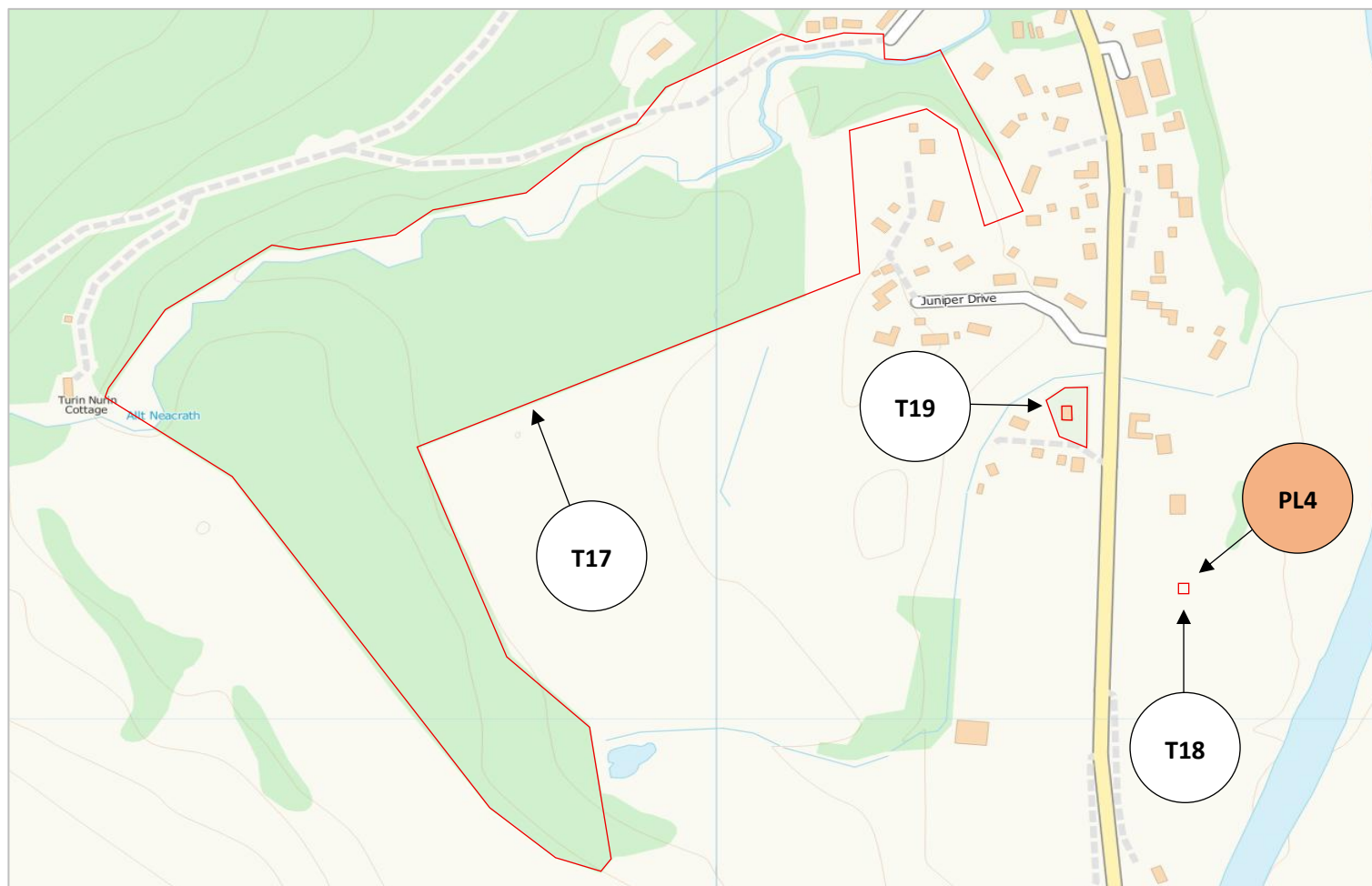
T14: Distillery Wood

T15: Core Path IN27.02
Distillery Wood

T16: Core Path IN27.03 Allt
Neacrath loop

Map 13: Tomatin – Map C

(Map source: © Crown copyright and database rights 2026, OS AC0000849432, from The Highland Council Core Paths map^{cxxvi})



Land of particular significance

T17: Hazelbank Community Wood

Buildings of particular significance

T18: Tomatin War Memorial (and site)

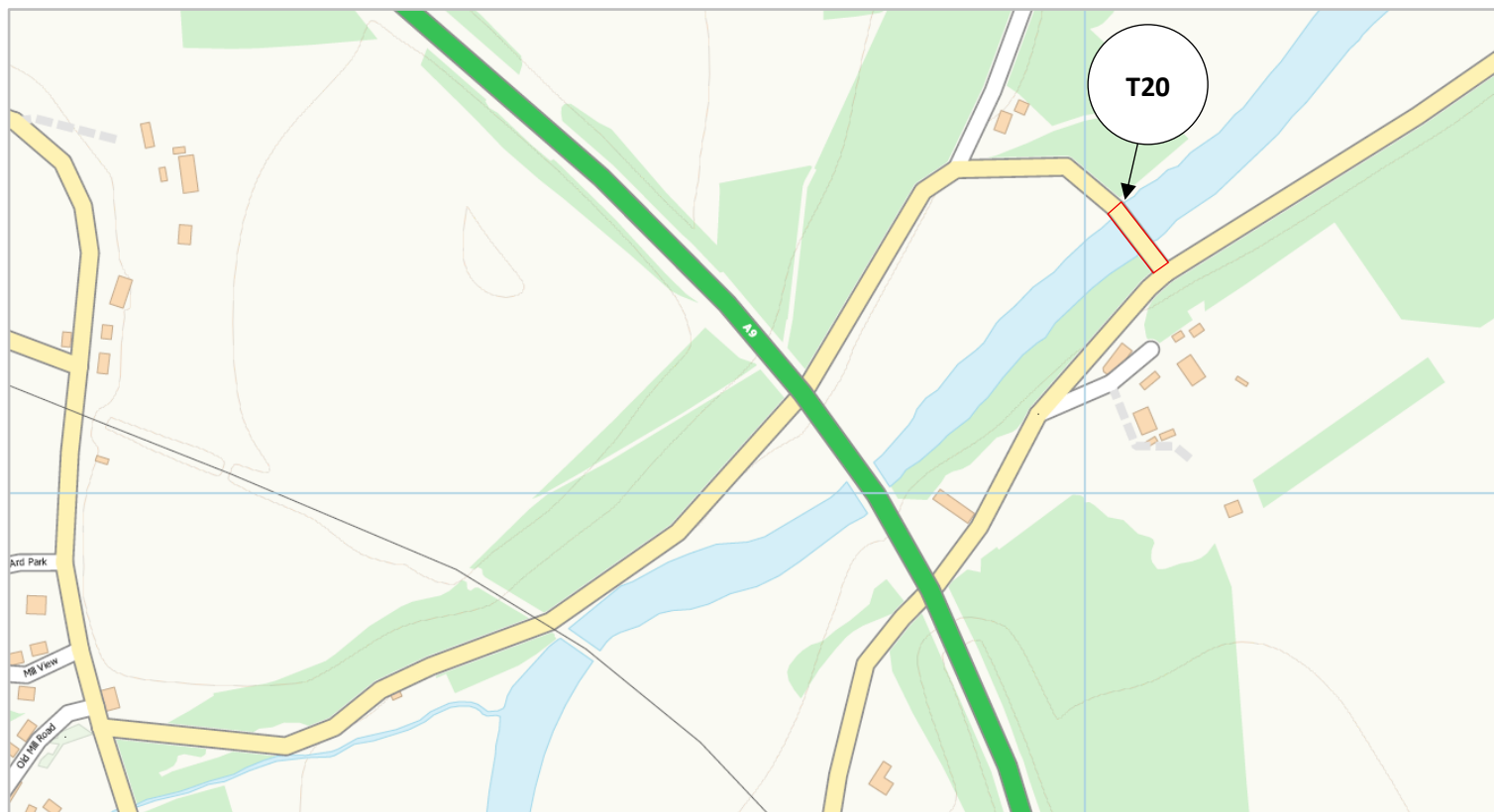
T19: Free Presbyterian Church of Scotland (and site)

Proposals

PL4: Carry out accessibility improvements at Tomatin War Memorial

Map 14: Tomatin – Map D

(Map source: OS data © Crown copyright and database rights 2026)

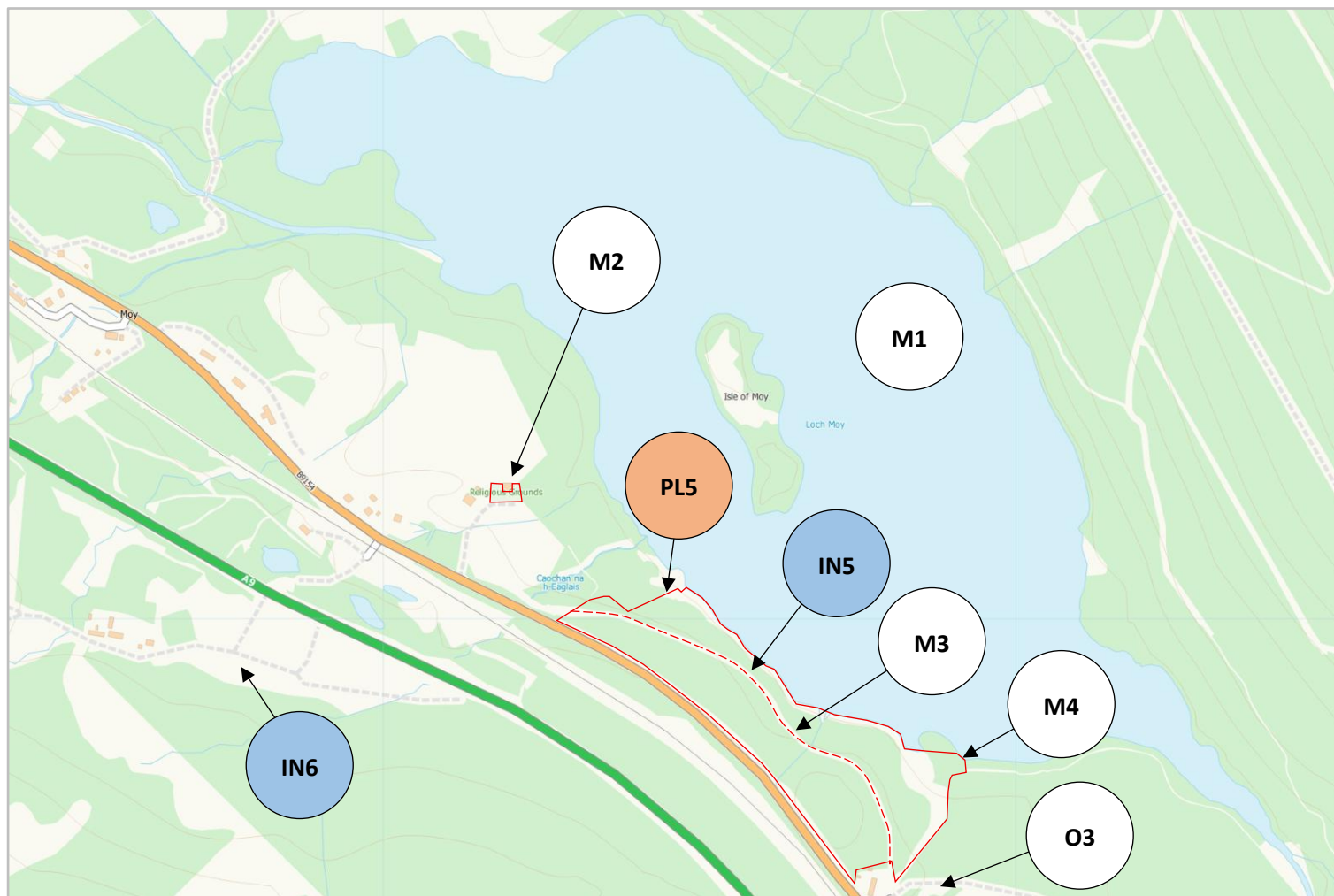


Building of particular significance

T20: Raigbeg Bridge

Map 15: Tomatin – Map E

(Map source: OS data © Crown copyright and database rights 2026)



Land of particular significance

M1: Loch Moy

M2: Moy burial ground

M3: Crooked Mile walkway

M4: Forestry Agreement area

Note: The location of the Crooked Mile, and the size and location of the Forestry area are still to be confirmed.

Proposals

PL5: Progress Forestry Management Agreement for the Moy forestry area

IN5: Identify and maintain the Crooked Mile walkway in Moy

IN6: Develop carparking at the entrance to Lynebeg

Other features

O3: Forestry and Land Scotland carparking area for Loch Moy (no overnight stays)

Map 16: Moy

(Map source: OS data © Crown copyright and database rights 2026)



Land of particular significance

D1: Dalarossie burial ground

Building of particular significance

D2: Dalarossie Church

Map 17: Dalarossie

(Map source: OS data © Crown copyright and database rights 2026)

11 Suggested changes to the local development plan

In line with the requirement of Section 1(4)(b) of Schedule 19 of the *Town and Country Planning (Scotland) Act 1997*^{cxvii}, as amended by Section 14 of the *Planning (Scotland) Act 2019*^{cxviii}, this chapter of the Strathdearn Local Place Plan sets out suggested changes to the local development plan for the Strathdearn Local Place Plan area, together with reasons why the local development plan should be amended (see Table 17 and Table 18).

Table 17: Suggested changes to the Highland Local Development Plan

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
New development allocations – where land is identified			
C1	Allocate land for Park and Ride carpark and bike rack by the A9 junction at Tomatin north.	To improve local facilities. To improve access to public transport links.	See Proposal IN1
C2	Allocate land for extension of Park and Ride carpark by the A9 junction at Tomatin north.	To safeguard land for future extension to carparking. To identify land of particular significance to the local area.	See Proposal IN2
C3	Allocate land for overflow carparking in Strathdearn	To safeguard land currently used as overflow carparking for The Strathdearn hall and for community events in Tomatin. To improve amenity and safety for residents in the local area. To aid tourism in the local area. One site suggestion is the land next to Tomatin recycling point, which has a Local Living Walkability rating of 9.8, which shows that it is within a 'High level of Walkable Services'. To identify land of particular significance to the local area.	See Proposal IN3 See Map 10
C4	Allocate land for carparking at the entrance to Lynebeg	To safeguard land for carparking. To improve amenity for residents in the local area.	See proposal IN6

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
		To aid health and wellbeing by facilitating walking activity in the local area.	
C5	Include support for Playgroup outdoor play area on community-owned land at The Strathearn	To enhance opportunities for play in the local area. To aid health and well-being.	See Proposal PL9
New development allocations – where land is to be identified			
C6	Allocate land and/or support for community-owned accessible housing development in Strathearn	To support the development of accessible housing. To enable members of the local community to age in place. This allocation will ideally be in the IMFLDP2 Tomatin SDA and within a High or Very High Level of Walkable services, due to the accessible nature of this housing proposal.	See Proposal PL6 See Map 5 See Figure 3
C7	Allocate land and/or support for community-owned affordable housing development in Strathearn	To support the development of affordable rented housing. To enable people to stay locally and sustain our local community.	See Proposal PL7
C8	Allocate land and/or support for building plots in Strathearn for self-build housing	To support self-build housing development. To enable people to stay locally and sustain our local community.	See Proposal PL8
C9	Allocate land and/or support for the development of a bike/pump track in Strathearn	To improve local facilities, to contribute to Local Living, and for health and wellbeing.	See Proposal PL1
C10	Allocate land and/or support for the development of a skate park in Strathearn	To improve local facilities, to contribute to Local Living, and for health and wellbeing.	See Proposal PL2

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
C11	Allocate land and/or support for the development of an outdoor sports pitch in Strathdearn	To improve local facilities, to contribute to Local Living, and health and wellbeing. This land use has previously been allocated in the Local Place Plan area, with 3.8 ha of land for sports pitches and associated facilities allocated as Development Allocation TM8 in the first IMFLDP (2015) (see Map 18).	See Proposal PL3
C12	Include support for land use for outdoor informal socialising and organised events	To improve local facilities, to contribute to Local Living, and for health and wellbeing.	See Proposal PL10
C13	Include support for the creation of croft/small holdings	To encourage retention of residents and local community growth through living and working in the local area. To enable people to stay locally and sustain our local community.	See Proposal PL14
C14	Include support for the creation of community space for growing and green waste composting	To improve local facilities, to contribute to Local Living, and for health and wellbeing.	See Proposal PL3
C15	Include support for the creation of small business units with storage, workshop, and office space	To encourage retention of residents and local community growth through living and working in the local area. To improve local facilities and sustain our local community.	See Proposal PL12
C16	Include support for the use of land for agricultural diversification	To encourage retention of residents and local community growth through living and working in the local area. To improve local facilities and sustain our local community.	See Proposal PL15

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
C17	Include support for windfall development sites in Strathdearn for the following uses: housing, small business units, renewable power generation, food production	To reflect the importance of windfall sites to the local area. To reflect the community's aspiration to build more community-owned affordable housing, to create small business units for use by the community, to create food growing areas (poly tunnels), and to develop community-led renewable power generation. To encourage retention of residents and local community growth through living and working in the local area. To enable people to stay locally and sustain our local community.	-
C18	Include support for the development of community-led renewable power generation in Strathdearn	To tackle climate change and to generate income for the local community.	See Proposal IN9
C19	Include support for peatland restoration	To encourage retention of residents and local community growth through living and working in the local area. To enable people to stay locally and sustain our local community. To help the environment.	See Proposal EN1
C20	Include developer requirement for an enhancing design and layout for any future development allocations identified in the vicinity of the approach to Tomatin north and south	To enhance the Tomatin village gateways for the wellbeing of residents. To enhance the Tomatin village gateways to encourage visitors, especially the village gateway to the south, to enhance the gateway to visitors from the A9 (when the A9 junction at	-

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
		Tomatin south changes to a left off left on junction) and from the glen road.	
Existing development allocations			
C21	Retain the inclusion of the following Development Allocation from IMFLDP2 (2024) – TM02: North West of Railway Viaduct	To enable people to stay locally and sustain our local community. TM02 is allocated for housing in IMFLDP2 and therefore, its use is supported by NPF4 Policy 16(a). During the Local Place Plan community engagement, Tomatin Estate, the owner of IMFLDP2 TM02, indicated an interest in developing proposals with the community to develop a housing proposal for this site, which could include an active travel route from Tomatin village centre to the Park and Ride carpark area by the A9 junction at Tomatin north.	See Map 4
C22	Retain the inclusion of the following Development Allocation from IMFLDP2 (2024) – TM03: Former Little Chef	To retain an allocation that could benefit the local community through increased employment and increased tourism to the area.	See Map 4
C23	Remove the specific reference to planning permission 18/00962/FUL from the Developer Requirements for TM03	To reflect the fact that TM03 has been on the Scottish Government Vacant and Derelict Land Survey Site Register since 2005. To facilitate the development of TM03 in line with the current overarching Developer Requirements for this site: “proposals must address need for high quality architectural design commensurate with village gateway and tourist route location;	See page 301 of IMFLDP2.

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
		public sewer connection, early engagement with Scottish Water required”.	
C24	Retain the inclusion of the following Development Allocation from IMFLDP2 (2024) – TM04: Former Railway Station	To safeguard land required for re-opening Tomatin railway station. To retain an allocation that could offer a location for development of small business units for use by the local community. To improve active travel and aid tourism in the Strathdearn area and could reduce Inverness congestion. To identify land of particular significance to the local area.	See Proposal IN10
Green Network			
C25	Retain and extend the green networks in Tomatin	To retain all green network area identified in IMFLDP2, including the green network that encompasses Distillery Wood and also that located to the east and south of the Strathdearn Hub buildings. To extend the green network in Tomatin to include the entirety of Hazelbank wood and Allt Neacrath Strip, which are only partially included in the IMFLDP2 Green Network, but which together form the area of woodland now known as Hazelbank Community Wood. To preserve and enhance green networks in Tomatin. To preserve and enhance the rural and natural nature of Tomatin. To identify land of particular significance to the local area.	See Map 14

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
C26	Designate land at Moy in the vicinity of the Crooked Mile walkway as a green network	To maintain access to a popular walk for health and well-being. To preserve and enhance green networks within and around Moy. To identify land of particular significance to the local area.	See Proposal IN5
C27	Designate woodland at Loch Moy as a Green Network	To maintain access to a popular area for health and well-being. To preserve and enhance green networks within and around Moy. Accords with the IMFLDP2 Placemaking Priority for active travel connections between Tomatin and Moy. To identify land of particular significance to the local area.	See Proposal PL5
Paths			
C28	Include support for a loop path at Hazelbank Community Wood	To improve local facilities, to contribute to Local Living, and for health and wellbeing.	See Proposal IN4
C29	Include support for the improvement/maintenance of existing footpaths	To aid health and well-being.	See Proposal IN7
C30	Include support for the creation of new walking/cycling routes	To aid health and well-being.	See Proposal IN8
C31	Include support the creation of paths for public outdoor access based on tracks created via wind farm development	To maximise opportunities for responsible outdoor access.	See Proposal IN8

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
		To recognise the possibility of new routes (e.g. tracks) that may possibly arise from potential wind farm development in the area. To support the use of appropriate signage, waymarking, and infrastructure to optimise tourist opportunities compliant with activities identified in the Scottish Outdoor Access Code^{cxix}. To aid health and wellbeing.	
C32	Extend the 'Allt Neacrath loop' Core Path into Hazelbank Community Wood or create new, additional Core Path with the area of Hazelbank Community Wood	To reflect the area of woodland owned by the community, by either expanding the current Allt Neacrath loop (Path Reference: IN27.03) or creating an additional, new Core Path to complement IN27.03. To maintain access to woodland of importance to the community. To identify land of particular significance to the local area.	See Map 13 and Map 14
Existing Placemaking Priorities			
C33	Retain the inclusion of the following Placemaking Priority from the IMFLDP2 Placemaking Priorities 32 – Tomatin: "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."	To show support for an allocation that has the potential to benefit the local community through increased employment and increased tourism to the area.	See Figure 1
C34	Retain the inclusion of the following Placemaking Priority from the IMFLDP2 Placemaking Priorities 32 – Tomatin:	To show support for a development that helps to enable people to stay locally, to support Local Living, and to support the local primary school roll.	See Figure 1

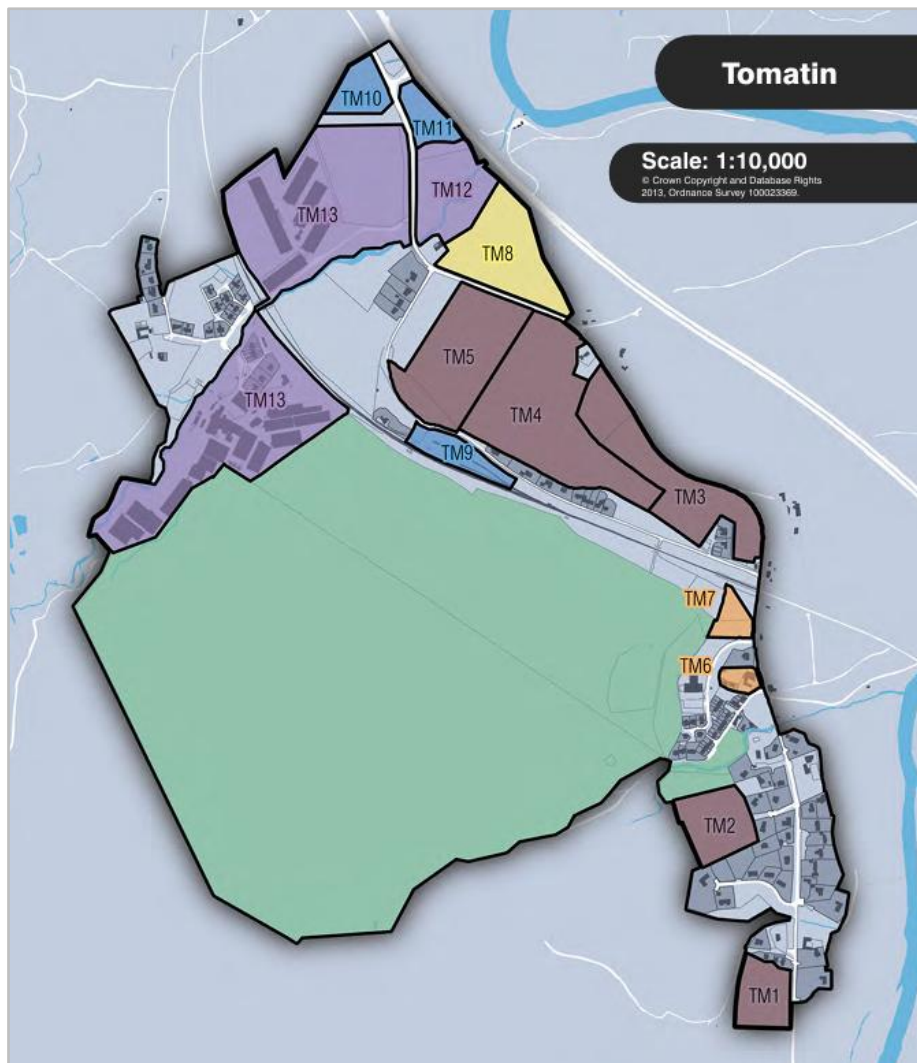
HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
	“Develop new housing, particularly affordable housing to help retain young people and attract new people to the community.”		
C35	Retain the inclusion of the following Placemaking Priority from the IMFLDP2 Placemaking Priorities 32 – Tomatin: “Create a continuous active travel connection between Tomatin and Moy.”	To support active travel improvements (walking, cycling, wheeling) that help support health and welling, and tourism. Improving active travel routes aligns with NPF4 national development 8. <i>National Walking, Cycling and Wheeling Network</i> , and supports NPF4 policy theme: Liveable Places.	See Figure 1
C36	Retain the inclusion of the following Placemaking Priority from the IMFLDP2 Placemaking Priorities 32 – Tomatin: “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.”	To improve active travel and to aid tourism. To identify land of particular significance to the local area.	See Figure 1
C37	Retain the inclusion of the following Placemaking Priority from the IMFLDP2 Placemaking Priorities 32 – Tomatin: “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”.	To preserve the natural environment in Strathdearn for health and well-being of local residents. To help support tourism, which in turn supports local businesses (accommodation providers and local eateries). To identify land of particular significance to the local area.	See Figure 1 See Map 14
Safeguard land			
C38	Safeguard the Strath from over-industrialisation	To limit over-industrialisation of the Highlands, e.g. windfarms and associated infrastructure.	See Map 2

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
		To identify land of particular significance to the local area. To support tourism, including bird-watching tourism, which supports the local economy (including accommodation providers and other local businesses). To preserve remoteness of the Strath. NatureScot’s Landscape Character Type 221 states that a key characteristic of the area is minimal signs of active management in the interiors. In a previous local development plan that covered Strathdearn – the Inverness Local Plan (2006) (now superseded), it states on page 91, that “The Council will encourage promotion of an “Eagle Trail” based on Strathdearn and the Monadhliath.”^{cxxx}	
C39	Safeguard land in IMFLDP2 Development Allocation TM02 for the creation of an active travel route	To ensure that housing development in TM02 is complemented by an active travel route from Tomatin village to the bus stop by the A9 junction at Tomatin north. To replace a portion of the active travel route identified in IMFLDP2 that traverses an unlit national speed limit road. To ensure adequate land is afforded to create an active travel route that accords with The Highland Council Active Travel Strategy 2024-2030^{cxxxi}, where paths should be suitably specified to enable a realistic choice of walking, wheeling, cycling or using other mobility aids, acknowledging Strathdearn’s growth in older population, which reflects the ageing population in the north and west of Highland.	See Map 4
C40	Safeguard land on Old Mill Road in Tomatin currently being used by the community as a play park and skate park area	To protect land that was consented for play park use in 2019 (see planning application 19/03555/FUL ^{cxxxi}) and on which	See Map 12

HIGHLAND LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
		community-owned play park equipment has been installed since 2020. To identify land of particular significance to the local area.	
C41	Safeguard land by the recycling point in Tomatin currently being used by the community as overflow parking	To retain the use of this land as overflow carparking, to support attendance at local events, and to support tourism. To identify land of particular significance to the local community.	See Map 10
C42	Safeguard land at Hazelbank Community Wood	To protect the community-owned wooded land to the south-west of Tomatin, due to its importance to its setting and for recreation.	See Map 14
C43	Safeguard land in the vicinity of Tomatin War Memorial	To facilitate accessibility improvements that would aim to minimise any barriers to visiting the war memorial. To identify land of particular significance to the local area.	See Proposal PL4
C44	Safeguard Moy burial ground	To preserve the accessibility and functioning status of this amenity. To identify land of particular significance to the local area.	See Map 16
C45	Safeguard Dalarossie burial ground	To preserve the accessibility and functioning status of this amenity. To identify land of particular significance to the local area.	See Map 17

Table 18: Suggested changes to the Cairngorms National Park Authority Local Development Plan

CAIRNGORMS NATIONAL PARK AUTHORITY LOCAL DEVELOPMENT PLAN			
Code	Suggested changes to the local development plan	Reasons	More details
C46	Include support for a path connection from the Strathdearn Local Place Plan area, up to Càrn Glas-Choire, and beyond, to link with associated new and/or existing path networks	To maximise opportunities for responsible outdoor access. To recognise the possibility of new routes (e.g. tracks) that may possibly arise from potential wind farm development in the area. To aid health and wellbeing. To aid hillwalking-related tourism.	See Map 2 and Map 3



Map 18: IMFLDP development allocations in Tomatin (The Highland Council, 2015, p121)^{cxixiii}
(Map source: © Crown Copyright and Database Rights 2013, Ordnance Survey 100023369)

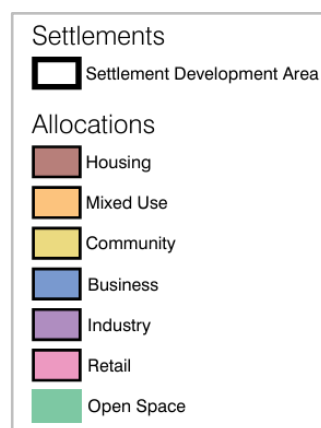


Figure 6: IMFLDP map legend (The Highland Council, 2015, inside front cover)

12 Making it happen

Key messages

This Local Place Plan sets out the vision for the Strathdearn community over the next five years.

Some of the actions identified in the Local Place Plan can be started now by the community, such as maintaining walkways, discussing winter gritting and ploughing with The Highland Council, and improving the appearance of Tomatin and Moy. However, many of the actions will require input from different organisations outwith the community and most of the actions will require funding.

Ongoing discussion with local landowners is seen as key to the continued exploration of common goals, and the progression of community aims and aspirations, of which many are dependent on the acquisition of land (leased and/or purchased) for their realisation.

It is hoped that owners of large landholdings in Strathdearn in meeting their community-engagement obligations in their Land Management Plans and their five-year review schedules, as introduced in Part 1 the Land Reform (Scotland) Act 2025 and regulations^{xxxxiv}, will integrate community actions and proposals set out in this Local Place Plan and show how they intend to aid their delivery.

Furthermore, the Local Place Plan notes that the Land Reform (Scotland) Act 2025 contains provision to facilitate and aid ongoing timeous discussions on possible land transfers, lotting arrangements, requests to lease land (including any building on it) and registrations of interest such as the community and/or a community body might deem relevant. This Local Place Plan also note the limitations on the capacity to respond to community engagement requests, particularly where volunteers and social factors like holidays or festive periods are involved. Similarly, where technical or professional advice is required. These should be factored into timescales.

Community planning partners

Strathdearn community hopes that this Local Place Plan will be used by public sector organisations, both in Highland and Scotland-wide (see listed below), to help support and deliver elements of the Local Place Plan, particularly in terms of planning, care in the community, public transport services, affordable housing, and protection of the environment. Community Planning Partners include:

- The Highland Council
- Cairngorms National Park Authority
- Highlife Highland and Highlife Highland Active Schools
- NHS Highland
- Highlands and Islands Enterprise

Other national and local organisations

Strathdearn Community Council recognises that other organisations also have an important role in helping to enable the delivery of elements of the Strathdearn Local Place plan, including:

- Scottish Government
- UK government
- Transport Scotland
- Communities Housing Trust
- Scottish Land Fund and other funding organisations

- Highland Care and Learning Alliance
- Forestry and Land Scotland
- The Highlands and Islands Transport Partnership (HITRANS)
- Findhorn Nairn & Lossie Rivers Trust (FNLRT)

Monitoring and review

Strathdearn Community Council, in collaboration with Strathdearn Community Developments, will assess progress made on delivering the community actions and development proposals identified by the Strathdearn Local Place Plan at least annually, and expects to review the Local Place Plan in its entirety after approximately five-years, which will be around 2031.

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- cx^{xviii} Planning (Scotland) Act 2019 (www.legislation.gov.uk/asp/2019/13/section/14)
- cx^{xix} Scottish Outdoor Access Code (www.outdooraccess-scotland.scot/)
- cx^{xx} The Highland Council Inverness Local Plan Written Statement - Adopted Plan (2006) now superseded (<https://strathdearn.org/wp-content/uploads/2026/05/Inverness-Local-Plan-Written-Statement-Adopted-Plan-2006-now-superseded.pdf>)
- cx^{xxi} The Highland Council Active Travel Strategy 2024-2030 (www.highland.gov.uk/downloads/file/857/active-travel-strategy-2024-2030)
- cx^{xxii} The Highland Council – Planning Application reference 19/03555/FUL (<https://wam.highland.gov.uk/wam/applicationDetails.do?activeTab=summary&keyVal=PVR5B2IH1Q800>)
- cx^{xxiii} Inner Moray Firth Local Development Plan (2015) (www.highland.gov.uk/downloads/file/642/adopted-inner-moray-firth-local-development-plan)
- cx^{xxiv} Land Reform (Scotland) Act 2025 (www.legislation.gov.uk/asp/2025/15/contents/enacted)