



Glengarry Local Place Plan

2026 – 2031

Glengarry Community Council

March 2026

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1 Introduction

This Local Place Plan contains the spatial proposals to realise our local community's vision and action areas for the Glengarry Community Council area, which are contained in our Glengarry Community Action Plan 2025-2030. The Local Place Plan is intended to cover a 5-year period until approximately 2031.

Glengarry Community Development Trust (GCDT) commissioned the [Community Action Plan \(CAP\) 2025-2030](#), which has been published as a separate document. Glengarry Community Council subsequently commissioned this Local Place Plan based on the outcomes of the extensive community consultation process for the CAP.

The Local Place Plan is rooted in our local community aspirations and seeks to influence how development will happen in Glengarry in the future, and how the use of land and buildings should be enabled or regulated. The community's aspiration is that it provides workable solutions to make Glengarry function well, improve our wellbeing, and make it an even better place to live.

The Local Place Plan considers planning policy aims of creating sustainable, liveable and productive places as expressed in National Planning Framework 4 (2023) (including Policy 15 on Local Living and 20 Minute Neighbourhoods), as well as taking account of the [Highland Wide Local Development Plan \(adopted 2012\)](#) (HwLDP 2012) and the [West Highlands and Island Local Development Plan \(adopted 2019\)](#) (WestPlan 2019).

The elements of the WestPlan 2019 that relate to Invergarry are set out in Appendix 1. The policy agenda contained in these documents have been taken into account in preparing the plan as suggested in government guidance.

The purposes of this Local Place Plan are:

- To show how the community of Glengarry could look in the future once the vision and action plan have been implemented.
- To help the Community Council and Highland Council consider the impact of planning applications on local communities.
- To inform Highland Council's review of the Local Development Plan, which is currently (December 2025) being prepared.
- To influence investment by Highland Council, other public bodies, funders, landowners and businesses in ways that support our local community.

The HwLDP 2012 is under the process of review. Information on this review process can be found on the [Highland Council website](#). A [January 2026 Local Place Plan Update](#) gives the most recent timeline published by the Highland Council:

- pass the validation checks and are registered no later than 30 April 2026 will be taken into account in the preparation of the HLDP Evidence Report
- pass the validation checks and are registered between May and September 2026 are likely to be taken into account in the preparation of this HLDP from the outset
- are validated and registered after September 2026 will be taken into account at the next available opportunity in the local development plan cycle which may include some consideration in the preparation of the HLDP Proposed Plan.

2 Community Vision and Aims

The community engagement process, drawing together existing activity in Glengarry and identifying gaps, has set out a clear vision for the community. Glengarry has a wealth of heritage, community assets and volunteers to help maintain and promote its heritage, develop community assets and encourage more people to live and work here. To achieve the vision, Glengarry must continue to bring together its community organisations and support these for a vibrant, active community.

Our vision is that Glengarry is a community which is more attractive and viable for families, which is essential to achieving a balanced and sustainable population. To do this, the community must be:

- Appropriately housed
- Socially connected
- Economically thriving
- Environmentally conscious
- Culturally vibrant
- Supporting our young people

Appropriately Housed

Affordable and accessible housing is the cornerstone of a strong, resilient community, exhibiting a connecting function across all the themes. Housing plays a fundamental role in building places that are connected, prosperous, sustainable and inclusive.

Socially Connected

Improved access to essential amenities is essential to attract and retain more people to live and work in Glengarry. The organisation of social events throughout the year provides a social hub.

Economically Thriving

Glengarry's economy requires strengthened infrastructure and further work opportunities to support economic growth, including communications, roads and public transport.

Climate Conscious

Glengarry is a beautiful but working environment. Environmental preservation is a central concern, emphasising protecting the area's natural landscape. Enhancing access to footpaths and trails is seen as vital, encouraging outdoor engagement, together with improved surfaces and inclusive design to provide access for non-motorised travel for users of all abilities.

Culturally Vibrant

Glengarry has a rich cultural heritage with many historic buildings and monuments. Protecting these, and promoting the Gaelic language, music, cultural activities and sports are vital to the area's identity and vibrancy.

Supportive of our Young People

Glengarry's young people are an integral part of our community life and activities. The community values investments to support the development, engagement and well-being of its younger population.

Glengarry is an area of stunning natural beauty and complex cultural history, reaching from just south-west of Fort Augustus to the west coast of Scotland beyond the hamlet of Kinloch Hourn. Glengarry Community Council area (shortened in this Plan as “Glengarry”) is mainly populated at the historic village of Invergarry, where the River Garry flows into Loch Oich and includes the hamlets of Laggan and Kilfinnan on the shores of Loch Lochy, Mandally, Craigard, Faichem, Munerigie, Ardochy, Torr na Carraidh, Greenfield, Garrygualach, Inchlaggan, Tomdoun, Poulary, Kingie (or Coille Mhorgil), and Kinloch Hourn. Around 350 people live in Glengarry, and this population is supplemented annually by visitors to the area, many of whom pass through on the main A82 and A87 trunk roads from Fort William to the North West Highlands and Islands.

Figure i. Glengarry Community Council Area Map

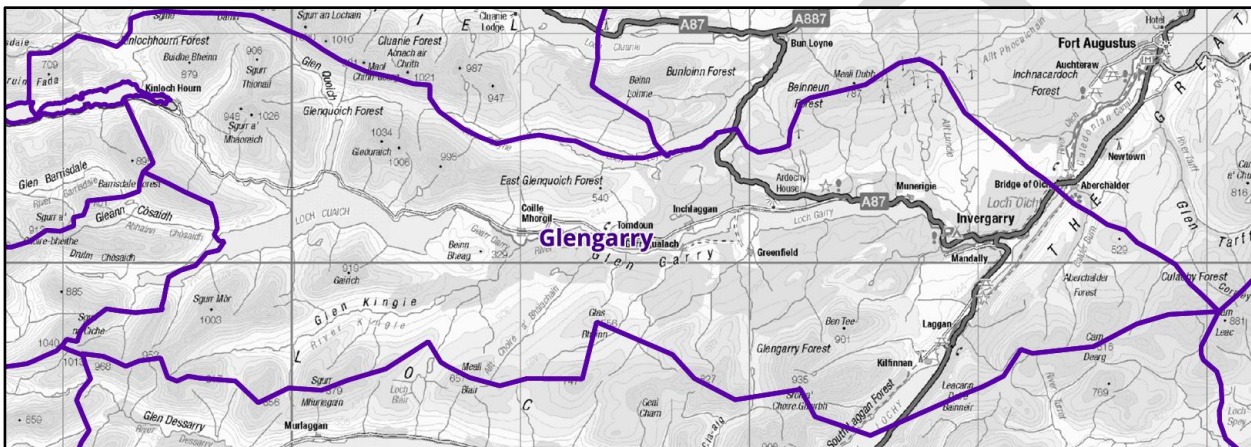
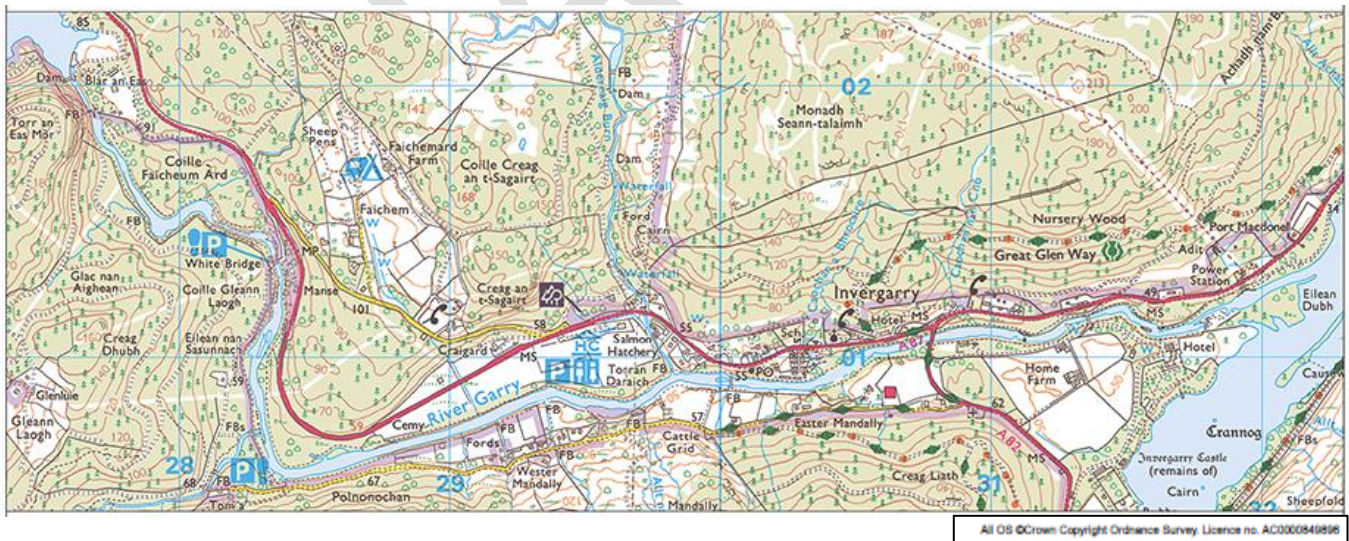


Figure ii. Invergarry and surrounding area



3 About Glengarry

People have lived in this area for thousands of years. Glengarry was the territorial heartland of the MacDonells of Glengarry whose chieftains lived at the now-ruined Invergarry Castle. Waves of emigration throughout its history, increasing throughout the 18th and 19th century, continued despite the construction of the Caledonian Canal and the 27-mile road from Invergarry to Kinloch Hourn in the 1810s. In 1839 the Glengarry and Glenquoich estate, which largely form the Glengarry Community Council area, was bought by the Ellice family. The family invested heavily in the area, building an 'estate village' and providing jobs, housing, schooling and health services etc, which provided economic and social stability for a much smaller but now stabilised and better-off Glengarry community.

After WW1, the Ellice family sold off most of their estate, including a huge area to the then Forestry Commission. In the early 1950s, both Loch Quoich and Loch Garry were dammed for hydro-electricity generation, with an itinerant population of well over a thousand construction workers. The level of Loch Quoich was raised by 30 metres, submerging Glenquoich Lodge, the village of Kinlochquoich and the scattered townships on the shores of Loch Quoich. The Hydro also brought welcome employment, investment and people back to the Glen.

Glengarry's history has been one of continuing changes and the ensuing consequences to its economic and community development prospects. The large number of local employment jobs and houses to go with them, which were until fairly recently provided by the Estate, the Forestry Commission, the North of Scotland Hydro-Electricity Board etc, have all but gone and with them the numbers of children that not long ago filled the Primary School (now down to 16) as their parents were unable to find both housing and work in Glengarry.

Much of the land in Glengarry Community Council's area continues to be owned and managed by private estates, many of which are primarily sporting estates. The exception are the areas owned by the Scottish Government through its agency Forestry and Land Scotland (FLS), who have a substantial landholding in the South of the area.

3.1 Geography, Geology and Ecology

Geography, geology and climate have shaped Glengarry's community and continue to impact the daily life of the community.

The Community Council area includes some of the most remote settlements in Scotland, and much of the area is not populated and not reached by public road. While Invergarry and the east end of Loch Garry are reached by the A82 and A87 trunk roads, the rest of the area is accessed only by the C1144 and U1207, a fragile single-track road from the A87 to Kinloch Hourn, at the head of the sea loch of Loch Hourn on the west coast of Scotland - a distance of 35km or 22 miles.

Glengarry Community Council covers an area of around 52,000 hectares, much of which is mountainous, including 5 Munros (mountains over 3000 feet) and encompasses areas of water including two main lochs - Loch Garry (686 ha) and the larger Loch Quoich (1746ha) – as well as part of Loch Lochy in the Great Glen. Much of the topography is steep.

Historically and currently, settlements are on any flatter areas towards the banks of the lochs including at Kinloch Hourn, where subsidiary rivers flow into the Garry or the lochs, at the lower reaches of Glen Garry and at Invergarry where the river flows into Loch Oich and the Caledonian Canal. These tend to be alluvial soils, where agriculture is better.

Peaty soils otherwise dominate Glengarry's soil type, supporting forestry. FLS has a 13,500-hectare holding, mainly in the south of Glengarry across to Loch Lochy and the Caledonian Canal. It also owns land immediately to the north of Invergarry and at Ardochy Forest further up the glen. The forest forms a significant backdrop to the village of Invergarry and lower Glengarry and forest operations have an impact on the village and amenities for locals and visitors. FLS's holding includes much, but not all, of the designated woodlands in the GCC area. FLS is currently updating their Glengarry Land Management Plan. The map¹ produced as part of their consultation documents shows significant areas of Ancient Semi-Natural Woodland (ASNW), Plantations on Ancient Woodland Sites (PAWS), in the centre of modern plantations. Please see map, Appendix 2. Within the FLS holding, there are 254ha designated as "core pines" of Caledonian Pine, with a proposed 1,197ha buffer zone to allow regeneration.

Outside of the FLS area, there is a remnant of Caledonian Pine – the Loch Loyne pinewood, just 57 trees – that have recently (2024) been fenced for protection and to encourage their regeneration. This work has been undertaken by Trees for Life² with support from the landowner as part of their Caledonian Pinewood Recovery Project. This project also includes a remnant Caledonian Pinewood on the banks of the Lochourn River at the furthest west reaches of the GCC area. Please see the map³ of Caledonian Pine at Appendix 3.

Other initiatives to improve woodland biodiversity are underway. The landowner I&H Brown has undertaken a native woodland restoration project in Glen Kingie⁴. Applications are being prepared as part of the Ness and District Salmon Fisheries Board (NDSFB) salmon restoration and the Common Scoter Special Interest Group's applications to the Nature Restoration Fund.

The River Garry is an important salmon river, but salmon stocks were adversely affected by the construction of the hydro dams. To tackle the decline in salmon numbers the NDSFB, SSE Renewables, University of Highlands and Islands, MOWI, SEPA and local anglers created the Upper Garry Salmon Restoration Project which has reported successes. Salmon fishing continues on the Garry, under strict controls and with the local anglers involved in stock conservation. Angling is important to the economy of the Glen and to the wider area. Loch Garry has a reputation for excellent brown trout and pike fishing, helping support tourism in the area.

Loch Garry and the smaller Loch Poulary, and with the stretch of the Garry which links the two, together with Loch Lundie, are designated as part of the West Inverness-shire Lochs Special Protection Area. Together, these lochs are of both national and European Union importance for breeding black-throated divers and common scoter⁵. The Garry Falls SSSI is designated for bryophytes and for mixed Ashland woodlands, both indicated as declining but under management measures⁶. The Quoich Spillway SSSI⁷ is designated for the unique geology of the site, providing evidence that the Moine rocks which underly much of the northwest Highlands are at least 870 million years old.

¹ <https://forestryandland.gov.scot/what-we-do/planning/consultations/glengarry-land-management-plan-consultation>

² <https://treesforlife.org.uk/scotlands-oldest-wild-pine-saved/>

³ https://open-data-scottishforestry.hub.arcgis.com/datasets/d3cf37378ae546c6b074257054d12a38_0/explore

⁴ <https://ihbrown.com/kingie-forest/>

⁵ <https://sitelink.nature.scot/site/9187>

⁶ <https://sitelink.nature.scot/site/675>

⁷ <https://sitelink.nature.scot/site/1321>

The River Garry is used by tourism companies for water sports including rafting and kayaking. These are strongly influenced by the control of water flows - or freshets - from the dam at Invergarry by SSE Renewables.

3.2 Population

Glengarry has a population of circa 365 people⁸ in 177 households. This data is approximate as the census output area geographies do not match well with the Glengarry Community Council area. The figure of 177 compares to the 260 households that the 2024 community survey was delivered to. However, the survey included second and holiday homes.

Glengarry's age profile shows that it has proportionately fewer younger adults (between 16 and 35) than Scotland as a whole and even than the Highlands population ranges. Glengarry has a higher proportion of the population in the 45-54 age band than Scotland or Highland.

Glengarry has a "population gap" as does Highland: there are fewer people between the ages of 16 and 45 in both Glengarry and in Highland than there are in Scotland as a whole. This Highland-wide issue reflects young people leaving home and the Highlands to seek work elsewhere, with fewer coming into the area to start their careers.

Glengarry's household composition broadly reflects that of the Highlands as a whole. However, 18% of Glengarry's households (31 of 177 households per the Census 2022) are of single person households aged 65 or over; a household composition that is deemed by Scottish Government policy as more vulnerable, and compares to 15% for Highland.

3.3 Employment and jobs

Glengarry's over-16 population of around 315 people has an employment profile which differs from Highland as a whole. There is a higher percentage of self-employed people (15% in Glengarry compared to 10% in Highland) and a lower percentage of employed people (38% compared to 48% in Highland). There is also a higher percentage of retired people (32% in Glengarry compared to 26% in Highland).

Higher levels of self-employment and much lower levels of employment demonstrate the need of the Invergarry working population to create their own income streams compared to Highland. Self-employment can have more flexibility but less security and benefits than employment.

Glengarry has a very low unemployment rate: around 1% of people able and willing to work, who are unable to find work, compared to 1.5% in 2022 in Highland. The census makes no finding about the quality (eg permanence) or remuneration of work.

3.4 Housing

Household tenure in Glengarry differs from that of Highland as a whole. According to census 2022 data, 70% of housing in Glengarry is in private ownership, compared to 66% in Highland as a whole. Conversely, just 11% of homes are socially rented in Glengarry - almost entirely in the village of

⁸ Per the Scottish census 2022 output areas S00163877, S00163895, S00163912. This includes the Glen but not quite up to Kinloch Hourn, Invergarry and Laggan.

Invergarry - compared to 21% in Highland. Evidence from the housing survey carried out as part of the community engagement process (see section 5.2) suggests that this is not because people are more able to afford housing in Glengarry compared to Highland, but it is attributable to the lack of social housing in the village.

8% of households (that are not owner occupied) in Glengarry live rent-free. This indicates a high level of “tied” or job-related housing compared to Highland where the rate is just 2%. Job-related housing is a benefit to employees but as with rented housing, the householders have no benefit from any appreciation in value nor the opportunity to build up equity in their home. Further, their security of tenure is linked inextricably with their employment.

3.5 Access to services

Invergarry village has retained key services. It has a post office (open weekday mornings only), which provides banking and postal services. There is a fuel station which also carries essential groceries but there is no village shop.

Pubs and restaurants are part of hotels and aimed mainly at tourists. The Glengarry Community Hall provide a volunteer-run café during the summer months, both for tourists and to provide a social hub for local people.

The primary school has a school roll currently (2024-25 data) of 16 pupils. According to Highland Council data, 5 of those pupils are in P7 and will be leaving in 2025-26. The school provides a nursery for 3–5-year-olds but does not provide early years childcare or “wrap around” provision for care before and after school hours.

Invergarry is 12km or 7.5 miles from Fort Augustus, itself a small settlement of circa 700 people but which provides health and secondary school services for a wide area. While Kilchuimen Academy in Fort Augustus is the closest secondary school to Invergarry, technically the village falls within the catchment area for Lochaber High School in Fort William, which is 40 km or 25 miles and 40 minutes’ drive time away.

The whole of Glengarry Community Council area is contained within the Scottish Index of multiple Deprivation (SIMD) Datazone S01010530, which also includes neighbouring settlements in Loch Arkaig and Loch Lochy, with a total reported population of 663 and ranking in the lowest 1% in Scotland in terms of access to services.⁹

Access to services is measured in the SIMD dataset as an average for the area as below.

Figure iii. Access to services in Glengarry – SIMD

Minutes’ drive to:					Public transport time to:		
GP	Post Office	Primary School	Retail	Secondary School	GP	Post Office	Retail
17	6	7	13	18	40	17	31

In this instance the average time of travel has a wide variation, e.g. comparing times from the end of the road at Kinloch Hourn (where there is no public transport) to the settlement at Invergarry on the A82 where there is public transport from buses travelling between Fort William and Inverness.

⁹ SIMD 2020: access to services rating of 69 out of 6,976 in Scotland where 1 is the most deprived

The lack of access to major services in Glengarry is less of an issue for people who have access to a car, as they can travel to Fort Augustus or Fort William. However, it is an issue for people who either cannot drive or who do not have a car.

Census 2022 data shows that 17 out of 177 households in Glengarry do not have access to a car, which equates to 10% of all households. Car-less households occur most often in Invergarry itself. Half of households have access to only one car.

3.6 Heritage and place

Glengarry has a long and storied history, and the Community Council area contains 18 grade ‘B’ listed buildings and monuments, 17 grade ‘C’, the Scheduled Monument of the Caledonian Canal: Laggan Locks to Loch Oich, and the site of the “Battle of the Shirts”, Blar na Léine, at the head of Loch Lochy. These are accessible to view on Historic Environment Scotland’s [web portal](#)¹⁰. Many of these buildings and monuments relate to the period when the Ellice family were active in the Glen, including the old post office and shop, the mill, the school cottages and the old hospital. The hydro dam at Loch Quoich and its gate towers are listed. The map from HES¹¹ showing the listed buildings, monuments, and battlefield site is provided at Appendix 4.

The Highland Council’s [Highland Historic Environment Record](#) website documents a far wider range of historic artefacts and traces of previous human activity in the glen, with over 100 records. These include Laddie Clachan and three crannogs now underwater in Loch Garry; over a dozen named settlements including those at Lundie, Inchlaggan, Faichem, South Ardachy, Achadrom, Poulary, and Darvorigil; a Bronze Age hut circle at Rath Fhinn, south Loch Oich, the Ellice family graveyard at Tor-na Carry (Torr na Carraidh) and the clan burial ground at Kilfinnan.

The township at Daingean was the site of earlier community efforts to interpret and provide access to this evidence of earlier life in the Glen. This settlement of six houses, a barn, a sheep fank and corn kiln would have supported 20 to 30 people. It is thought that the original settlement would have been much bigger and embraced several hundred people¹². Sadly, this short path with interpretation points and its explanation of the history of Daingean is now unmaintained, with the panels removed. The trail map is still available on-line¹³.

Some of these designated or listed monuments are of particular interest to the community, as they are linked to their daily experience of life in the Glen. All but one of the bridges over the lower River Garry are listed. The ‘C’ listed suspension footbridge over the River Garry by the hydro dam creating Loch Garry (the “Dam Bridge”) was in regular use to access both the river and the paths on the other side of the Garry but is now closed. Its sister ‘B’ listed footbridge behind the Post Office at Invergarry, the Black Bridge, remains open but in urgent need of repair.

The first road to be built through Invergarry, as opposed to rough tracks and paths, was that built through the Great Glen in the early years of the 19th century by Thomas Telford. The road was built

¹⁰

<https://hesportal.maps.arcgis.com/apps/instant/sidebar/index.html?appid=2059ed04c56b402e8b5197c661bec594>

¹¹ <https://www.data.gov.uk/dataset/7aca90a5-9859-49d8-a38a-afd70180aa8e/historic-environment-scotland-wfs>

¹² <https://www.heraldscotland.com/news/12481622.lost-village-uncovered-in-forest-heritage-trail-provides-link-to-forgotten-settlement/>

¹³ <https://www.walkhighlands.co.uk/fortwilliam/daingean.shtml>

as one of the first in his programme due to its strategic importance in the construction of the parallel Caledonian Canal. This is the original 'C' listed road bridge at the mouth of the Garry (the "Telford Bridge") which leads to Invergarry House (also 'B' listed and now an hotel). The Telford Bridge is now in need of repair and fenced off, preventing access, and forcing pedestrians to use the existing road bridge for the A82, itself B listed, and dating from 1932.

3.7 Access to the natural environment

Glengarry's scenery and natural environment is highly valued by the local community and visitors alike and accessed by a variety of paths and access points in the area depending on the visitors' inclination and intention.

Core paths

The Highland Council has designated Core Paths which access the GCC area, mainly to the east end closer to Invergarry¹⁴, please see Appendix 5. The Highland Council states that "Core paths should be accessible to the public at all times. However severe weather events, structural defects on bridges and construction activity may lead to local diversions and in limited cases closure."

Core paths in the GCC area are:

- Informal paths on the north side of the lower river Garry, from the Post Office to the 19th century road bridge by Invergarry Castle Hotel (LO11.01) (the Telford Bridge).
- The section of the Great Glen Way from Inverness to Fort William that passes through the area for both cyclists and walkers, on the South / East side of Loch Oich to Loch Laggan (LO11.06 and 07).
- Tracks forming connection from Fort Augustus to Invergarry and providing a circular route for cyclists and walkers (LO11.02, 03).
- Foot access from Invergarry to Mandally over the Black Bridge (LO11.05).
- A track connecting Mandally (but not Invergarry) to the North Laggan and the Caledonian Canal (LO.04).
- An important track for water sports and river users allowing access to the river just below the footbridge at the dam (the Dam Bridge), from the A87 (LO11.09).
- A track from the car park end of the Mandally Road at Tom a Bhodaich to White Bridge (LO.08).

The parking at White Bridge for access to forest trails and access to the river is owned and managed by Forestry and Land Scotland, who also manage two shorter walking routes from this access point. This car park is well-used by visitors and by locals. Access to the river both at White Bridge and using core path LO11.09 is very important to river users including for kayakers and other water sports.

Other paths and access

In addition to the core paths and historic paths, there are other well-used local paths in Glengarry, particularly around the village. Paths along both banks of the lower Garry river, from the historic footbridge at the Loch Garry dam down to Invergarry and on to the old Telford bridge towards Loch

¹⁴ [Core Paths in Highland Council area](#) - This link to an interactive map has recently replaced the old link to document on the Highland Council web pages.

Oich are still marked on the current OS maps. Historically these would have been part of the Ellice estate infrastructure providing access to the river and a leisure walk for locals and for estate guests. Although the paths east of the current A82 road bridge to the old Telford bridge are included in the Core Paths, those between the A82 bridge and up to the dam are not included. The local community report these paths as increasingly impassable, as foot bridges both across the Garry and across its many small tributaries fall into disrepair and steep riverbanks erode the paths. The listed 19th century footbridge below the dam (the Dam Bridge) is no longer open to walkers, and nor is the Telford Bridge at the mouth of the Garry; these mean that that the circular walk on the Core Path at (LO11.01) is now an out-and-back walk along either bank.

Please see also Section 7.5.3 for proposals relating to these issues.

Historic paths

There are three historic paths described on the Scottish Rights of Way and Access Society website¹⁵:

- The Ceann a' Mhaim Coffin Road between Invergarry and Achlain in Glen Moriston, which is shown largely unmarked although historic cairns for resting places are on the Highland Historic Environment Record database.
- The Glen Quoich Coffin Road and Drove Road from Glen Quoich at the bridge, to Glen Sheil. This route is marked on Roy's map of 1755.
- The Drove Road from Glenelg to Kinloch Hourn; this then followed the current public road to a ford at Torr na Carraidh and then onto Greenfield.
- The Gleann Cia-aig Drove Road which connects to Greenfield and leads to the east end of Loch Arkaig just above the Great Glen.

Much of the lines of these paths can still be identified on the ground, and they are accessible to walkers. These paths are not maintained but are important cultural and access assets.

Hillwalking and wild land access

Much of the higher ground in the Glengarry Community Council area is within the boundaries of the Kinlochhourn-Knoydart-Morar wild land area¹⁶ (map, Appendix 6), one of the most extensive areas of high wildness in Scotland. These wild land areas are identified as nationally important in Scottish Planning Policy but are not a statutory designation. Walkhighlands explains the attractions of this area to walkers¹⁷: "Loch Lochy and Loch Oich are well known and seen by all travellers along the Great Glen. These attractive lochs offer short family walks as well as the tougher ascents of the steep mountains on their northern shores. Invergarry is at the heart of this area, on the northern shores of Loch Oich.

Further north are the remoter, lesser-known lochs of Loch Garry and Loch Arkaig. There are few habitations here, and the wilder mountains round these lochs are empty and deserted. Still further north and west the tiny roads at last run out; beyond is the famously rugged wilderness region of Knoydart."

¹⁵ <https://scotways.com/heritage-paths/map/#zoom=11.256&lat=57.085260&lon=-4.891787&seq=30>

¹⁶ <https://www.nature.scot/sites/default/files/2021-06/Wild%20land%20Description%20Kinlochhourn-Knoydart-Morar-July2016-18.pdf>

¹⁷ <https://www.walkhighlands.co.uk/fortwilliam/lochlochy.shtml>

Walkhighlands and other sources describe a huge variety of walks in the area, from the Daingean trail to the ascent of Ben Aden, which is one of the most remote Corbetts with an access track that is only available when the Loch Quoich reservoir levels are low. Access to the remote hills to the west of the GCC area is through formal car parks at Kinloch Hourn, and informal car parks at the start of the track at the end of Loch Quoich (NG 993 034), at the bridge over the river Quoich at Loch Quoich (NH 014 041), opposite the end of the stalkers path on the shores of Loch Quoich (NH 029 029), and at the Loch Quoich dam (NH 068 023). Access to the areas on the south of the GCC area is mainly from the existing car park at Kilfinnan (NN 278 958).

These formal and informal parking places, including the access to track off the A87 for Daingean (NH 241 029) are important to locals and visitors alike. With the exception of formal parking at Kilfinnan, these parking areas are on privately owned land. The right of responsible access to land under the Land Reform (Scotland) Act 2003 does not allow motorised access to public land, but equally landowners are not allowed to erect signs nor create obstructions or dangerous impediments where the purpose is to deter or prevent the exercise of public access rights. The blocking of existing roadside parking areas that are used for access purposes, without giving appropriate notice to the local authority, would be considered unreasonable behaviour.

3.8 Economic prosperity

The [Scottish Index of Multiple Deprivation](#) is a relative measure of deprivation across 6,976 small areas (called data zones).

According to the SIMD, in 2020 the community was ranked in the 7th decile, which means that it is less deprived than 67% of other data zones in Scotland. This ranking is lower than otherwise due to a very low ranking for access to services where it is in the bottom 1%, but pulled up due to a very high ranking for health, where it is in the top 10%.

However, looking more closely at SIMD information, Census information and Understanding Scottish Places, there are households and people who do not enjoy the same material wealth as others.

- 19 households out of 177 in the community have been provided with affordable or social housing, but this gives no indication of households who qualify but cannot be offered it.
- 17 households out of 177 in Glengarry do not have a car.
- 44 people provide unpaid care to family or a loved one and of these 11 provide full-time care.

Overall, and despite its overall rating as above-average in terms of relative deprivation, Glengarry is a community whose households vary greatly in terms of deprivation. The SIMD index does not assist in identifying these pockets of deprivation, a well-understood limitation of the index in rural areas.

4 Community activity

Glengarry has an active and engaged community who seek to improve the economic, social and cultural life in the area.

4.1 Community assets

The Glengarry and District Community Association was incorporated as a company limited by guarantee and a charity in 2004 and raised funds to build the new Hall. The Hall hosts community events, the Glengarry Heritage Centre and a volunteer-run café for 3 days a week over the summer season. The Hall also provides the public toilets for the village. The Hall has a main room with a capacity for over 120 people, a meeting room and a very well-equipped kitchen and café area.

The Glengarry Visitor Centre Association was formed in 1998. The Visitor Centre moved to a dedicated room in the new Hall in 2006 and became the Glengarry Heritage Centre, staffed by volunteers three days per week. The Heritage Centre publishes local history leaflets and the book 'Place names of Glengarry and Glenquoich'. It has a range of reference books and other library material for the heritage, history and archaeology of the area. It contains a number of maps of old paths and settlements and other items of historical interest. It is actively engaged with the Highland wide [Am Baile](#) project and much of the Glengarry Heritage Centre material is therefore available online.

Glengarry Shinty Club is one of the oldest of the Glengarry community groups. It has existed in a variety of forms since 1882 and in its present form since 1976.

The Glengarry Highland Games Association has existed in its current form since 2010 and held the 53rd Games in 2025. The Games are held annually on the Shinty Pitch, which was donated by the Ellice family.

Glengarry Community Development Trust (GCDT) was incorporated as Glengarry Community Woodlands in 2015 to purchase what is now the Glengarry Community Woodland from the then Forestry Commission. The Glengarry Community Woodland is an Ancient Woodland site and GCDT are managing it for wood fuel, timber, education and recreation. This is planned to include a path network and entry-level mountain bike trails.

The then GCW set up the Glengarry Community Benefit Society to fund and build 6 forest cabins, which are planned to open in 2026, creating an ecotourism business for visitor accommodation.

GCDT also owns the Cemetery Field at Invergarry and is developing plans for the future use of this field as a community asset including social housing. The main challenges are that a new vehicular access point to the main road is required - also extension of water, electricity and sewerage.

GCDT purchased 47ha of land from Forestry and Land Scotland (FLS) at Ardochy Woodlands, to establish 4 new woodland crofts, which will be managed in tandem with the Communities Housing Trust who are establishing 2 woodland crofts and 4 affordable homes on their land. These will be allocated to tackle the local housing needs.

GCDT are investigating an asset transfer of buildings at Greenfield, at the end of Loch Garry, possibly with adjacent land for smallholdings.

Assets already owned or managed by the community and land areas under investigation for projects, were mapped as part of the consultation process. This map is provided at Appendix 7.

4.2 Glengarry Community Council: statutory consultees

Glengarry Community Council (GCC) are proactive in the community. In addition to its role as statutory consultee for planning applications, there are a significant number of large renewable energy projects and associated infrastructure identified for the area, including:

- SSEN's Coire Glas pump storage, a proposed pumped hydro storage scheme with a potential capacity of up to 1300 MW. It is the first large-scale pumped storage project to be developed in the UK for more than 40 years, and would pump water up from Loch Lochy to a new dam in Coire Glas during low energy use on the national grid, allowing the water to flow downhill and generate electricity during peak demand. SSEN have published full planning information and supporting documentation on the initial work for the schemes¹⁸ which is at the time of this Plan, on hold.
- Fearn Storage's Loch Fearn pump storage above Loch Quoich, which would provide 37GWh of stored energy. The Fearn project is located at the western end of Glengarry, approximately 25 km west of Invergarry. The project is being developed as a 50:50 joint venture with SSE Renewables. At the time of this Plan, it is awaiting the outcome of a planning application¹⁹.

The Coire Glas pump storage infrastructure proposal and the Loch Fearn proposal are shown on the maps at Appendix 8.

Both of the above schemes have significant potential to impact the community, in terms of built infrastructure and its legacy, access to the sites, housing for construction workers and the impact of construction traffic among other issues. The impacted area for the Coire Glas scheme for example includes access at White Bridge above Invergarry, and at Kilfinnan Road on the south side of the scheme; and there will require to be a connection to the national grid, an overhead line northwards to Loch Lundie where there will be a huge switching station, and a power line south from Fort Augustus to the shore of Loch Lochy.

- The Skye Reinforcement Project, upgrading the Skye to Fort Augustus overhead lines to carry additional electricity from renewable energy.
- Beinn Bheag Wind Farm²⁰, planned to be located approximately 26km west of Invergarry,
- Beinneun 2 Wind Farm, extending the current wind farm on a site approximately 5km northwest of Invergarry and next to the existing Beinneun Wind Farm. The proposal is for up to an additional 19 turbines of up to 200m in tip height.
- Shared Rural Network (SRN) Mobile phone masts.

Existing and proposed windfarms are shown on the map at Appendix 9 and at the '[energy infrastructure](#)'²¹ online tool more recently set up by the Highland Council (see extract for Glengarry at Figure iv).

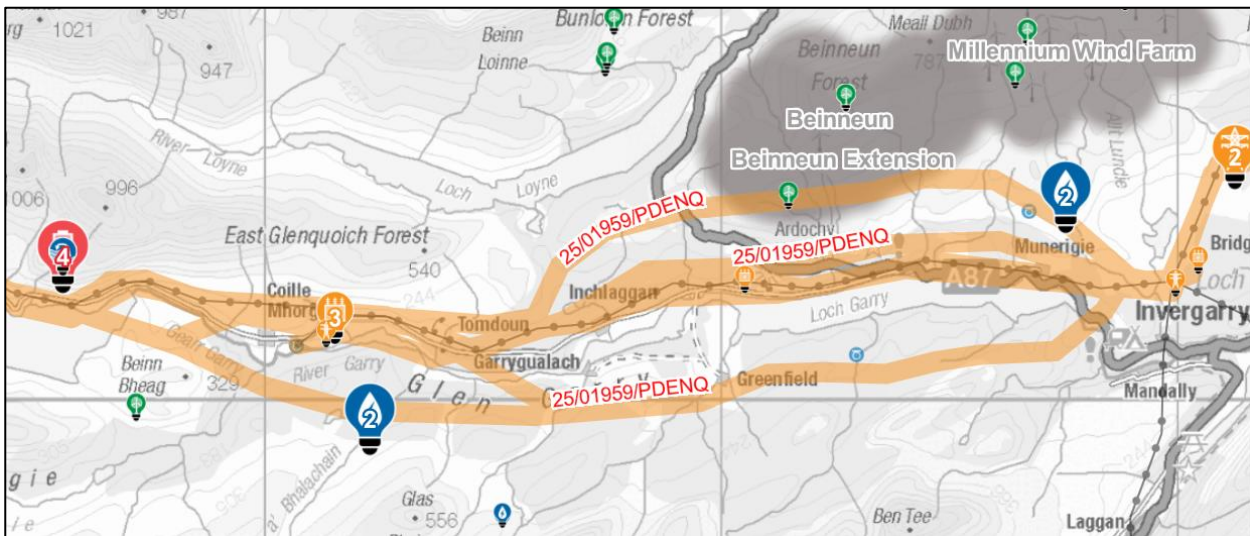
¹⁸ <https://www.coireglas.com/planning-documents>

¹⁹ <https://fearnastorage.co.uk/planning-application-submitted/>

²⁰ Although the Beinn Bheag windfarm has currently been withdrawn from consideration by the Energy Consents Unit, it is not known if this is a permanent withdrawal or could yet return.

²¹ <https://experience.arcgis.com/experience/2928bb39f0dd4ab68f1b3a8988861af5>

Figure iv. Energy Infrastructure in Glengarry area



The Offshore Wind Energy Guidance published by Highland Council and its supplementary guidance indicate the potential for further windfarm development, both on the high ground to the north and west of Glengarry, and for micro-turbines in the Strath itself (map, Appendix 10).

GCC is also actively engaged with the Highland Council and Transport Scotland on matters such as speed limits and road safety in the village, fibre broadband roll-out in the area, improving bus stops and pavements / foot access. These are discussed further in Section 7.

GCC manages the Post Office building and lets it to the Postmistress. Work is ongoing to consolidate the Post Office for the future.

5 Community Engagement

5.1 2024 Community-wide survey

In April 2024, Sliik7 Ltd, on behalf of Highlands & Islands Enterprise, carried out an independent community consultation to help inform and support the development of the Glengarry Community Action Plan. This included:

- A resident postal survey to 260 houses
- A non-resident survey, of 32 businesses, employers and community groups
- 17, one to one discussions with stakeholders and funders.

This first process identified affordable housing as the most pressing issue for both organisations and residents. The lack of diverse and affordable options, suitable for families, individuals, contractors and seasonal workers was seen as a major barrier to community growth and staff retention. A lack of available land especially in the core area of the village, a prevalence of second homes and limited rental options, contribute to this challenge.

5.2 2025: Deeper engagement

In 2025, Glengarry Community Woodlands, on behalf of the local community, commissioned Athena Solutions to build on this previous engagement work and create the Glengarry Community Action Plan 2025. This engagement included:

- Stakeholder interviews in early 2025 with a wide range of participants, including local businesses, community organisations and other representatives. These interviews provided valuable qualitative insights into the needs, concerns and aspirations of a different range of stakeholder groups. Through both structured and less formal conversations, the process helped identify key priorities, challenges and areas of shared interest.
- Glengarry's Big Conversation drop in event in February 2025 attended by 53 people with a follow-on community survey. This allowed people to:
 - o See the output from the 2024 survey
 - o Comment on the proposals and add any details
 - o Identify any issues or proposals on a map of Glengarry.
 - o All of the survey responses were sorted into 5 broad themes (Socially Connected, Climate Conscious, Economically Thriving, Culturally Vibrant, Supporting our Young People) and prioritised according to the number of times they were mentioned by the respondents.
- A housing survey commissioned from the Communities Housing Trust, to address a key priority identified in all of the community engagement to this point, of housing shortages in the area. A total of over 50 responses were received from residents, non-residents and local businesses. The responses evidenced a clear and pressing need for more affordable housing in Glengarry to support existing and future residents, attract young families and ensure the sustainability of local businesses. A mix of tenure types, particularly low-cost ownership and self-build, should be prioritised to meet diverse housing demands and support community and economic resilience.
- A Key Stakeholder workshop to bring together Glengarry Community Council, GCDT, and Glengarry and District Community Association, who own and manage the Community Hall among other activities. The purpose of the workshop was to review the community information and priorities thus far and identify from the key community delivery organisations which ones they, as community actors, thought were deliverable and achievable in the CAP timeframe. Each issue was considered as to whether it could be categorised as a Quick Win, Important and Urgent, or Important but less Urgent.
- A community presentation and feedback event in April 2025 attended by 9 people, on the findings and draft Community Actions. This presented to Glengarry residents and community organisations: a summary of the process, the key findings and the potential next steps for the action plan. Further discussions from this meeting were then fed into the Community Action Plan, so confirming the plan and establishing how it can be progressed and proposing what the next steps should be.

Further detail on the community engagement process and detailed findings at each stage can be found in the Glengarry Community Action Plan.

6 The Action Plan Themes

Themes, adapted from Place Planning guidelines, were developed in [Community Action Plan](#) to categorise the community's suggestions. These themes demonstrate the breadth and strength of community ambition and provide a tool to structure the community's vision, grouping related projects together across key areas of community life: social, environmental, economic, cultural and support for the young people. These themes are not clear-cut, with many suggestions relating to multiple themes.

Please see the Community Action Plan for further details.

FINALISED

7 Spatial Priorities and Local Place Planning

The priorities set out in the [Community Action Plan](#) have been taken forward to this Local Place Plan, which is a separate document. The LPP contains the spatial proposals to realise the vision and action areas for the Glengarry Community Council area. The Local Place Plan is intended to cover the period from 2026 to 2031.

Not all of the priorities in the Community Action Plan have a spatial element – that is, they are not directly related to a specific place or building. These priorities are therefore not included in the Local Place Plan. Priorities which do have a spatial element are extracted as below.

Theme:	Action
Appropriately housed	Work with housing associations to provide additional social housing and forest crofts at Ardochy
	Continue to investigate the potential for smallholdings at Greenfield
	Buy existing housing for community stock
	Work with housing developers – private, social, community-led – to identify housing sites closer to Invergarry for self-build or development
Socially connected	School road safety: e.g. crossing at the school; clearer signs for 20mph with countdown markers; extra set of flashing 20mph for improved visibility
	Lobby to improve pavements for wheeling and mobility scooters
Economically thriving	Digital connectivity: fibre to premises; satellite take up Better mobile phone coverage Better bus connections/stops
Environmentally conscious	Work with renewables developers to ensure that the community’s interests and the impact on the natural environment are represented
	Maintain Glengarry viewpoint
	Develop an ACCESS PLAN for paths, bridges, signposting: <ul style="list-style-type: none"> - Map existing paths and prioritise for maintenance, including those at risk of being lost - More signposting of paths accessible from the village - Bring footbridges back into use: Black Bridge, War Memorial Bridge (the ‘Telford Bridge’), Dam bridge for circular walks - Ensure core paths have a better link to the Great Glen Way and an extended river path to Loch Garry - Identify and develop all-abilities trails near the village -
	Develop a LANDSCAPE PLAN to ensure we maintain and restore our natural environment: <ul style="list-style-type: none"> - Work with SSE, FLS and other interested bodies to restore the riverbanks, amend river flows and support the native fisheries including salmon - Work with FLS and other landowners to protect and restore Caledonian Pine Forest remnants
Culturally vibrant	Create list of 'at risk' places that need restoring/maintaining/protecting and address in order of urgency/priority for village users
	Support a Heritage Trail in Glengarry to encourage visitors to learn about, and stay in, our area
Supporting Our Young People	More fun things at playpark to utilise space

As these priorities develop, they may have a spatial element - for example, the biodiversity strategy is anticipated to identify particular places which require protection or improvements. All other Community Action Plan priorities set out above have a direct spatial element which can be mapped and this has been done in this Local Place Plan.

This section sets out the community priorities from the Community Action Plan on a series of spatial priority plans.

7.1 Planning context: the existing Local Development Plan

Highland Council's current West Highland and Islands Local Development Plan (2019) lays out the following placemaking principles for Invergarry (pages 103 and 104):

Issues

- Invergarry straddles the River Garry close to its confluence with Loch Oich and the Great Glen, and where the A87 and A82 trunk tourist routes meet.
- Flat, developable land is at a premium and the surrounding hillsides are steep and afforested. The lack of an outlook and a concentrated pattern of landownership also hinders development demand.
- However, the strategic nature of the location which is also on long distance trails supports a good range of commercial facilities.
- Forming a new access to the trunk road is problematic and it is unlikely that a local sewerage upgrade will meet development demand and water quality investment criteria. Both of these issues will also restrict future development potential.

Placemaking Priorities – Invergarry

- To hold development to the floor of the glen, avoid encroaching on steeply rising land either side and to promote growth of the village to both east and west.
- Support a local community woodland proposal which includes an idea for a small scale community café and meeting space combined with woodland paths.
- To encourage servicing improvements, most notably in terms of a comprehensive public sewerage.

Invergarry is also classed as a Growing Settlement in the current plan (p12), meaning development is also currently controlled by Policy 3:

Policy 3

Growing Settlements

Development proposals that are contained within, round off or consolidate the Growing Settlements (listed) will be assessed against the extent to which they

- take account of the issues and placemaking priorities identified for the individual Growing Settlements;
- are likely to help sustain, enhance or add to facilities with proposals being located within active travel distance of any facility present;
- are compatible in terms of use, spacing, character and density with development within that settlement and demonstrate high quality design;

- can utilise spare capacity in the infrastructure network (education, roads, other transport, water, sewerage etc.) or new/improved infrastructure can be provided in a cost-efficient manner, taking into account the Council's requirement for connection to the public sewer other than in exceptional circumstances;
- avoid a net loss of amenity or recreational areas significant to the local community; and would not result in adverse impact on any other locally important natural or cultural heritage feature, important public viewpoint/vista or open space.

Proposals which demonstrate overall conformity with the above criteria will be in accordance with this policy. These criteria will also be used to determine the suitability of development proposals and as the framework for preparing any future Development Briefs or Masterplans for development for Growing Settlements.

Many other existing policies also control development in Invergarry and more widely in Glen Garry.

Of particular relevance are those laid out in National Planning Framework 4 which is already in force and will continue to lie at the heart of the future Local Development Plan for the Highlands that this Local Place Plan is attempting to influence.

7.2 Appropriate Housing

The Housing Survey carried out as part of the Community Action Plan demonstrated that the housing market in Glen Garry and especially in Invergarry is constrained and under pressure. Locals and families who want to move here are unable to find anywhere to live. It is the community's desire to maintain a healthy school roll and support a vibrant young community.

Employers are struggling to recruit owing to a lack of housing options for potential employees.

More affordable and social housing is required to make the community sustainable in the long term. This situation is compounded by increasing numbers of second homes reducing market supply for local people and providers of tourism accommodation.

Finally, appropriate homes for vulnerable people who may have mobility or other health issues, are insufficient, resulting in people having to move away from the Glen to find housing that meets their needs.

Addressing the housing situation is therefore an urgent issue.

There are three strands identified to address the housing issue in the Community Action Plan:

- The Ardochy development being led by GCDT in partnership with the Communities Housing Trust. This is in process, although the difficulties and speed of development indicate the many challenges faced by community-led development of housing.
- Purchase of existing housing for community stock: while this would be much faster than development of new housing, there is significant competition for existing housing stock from inside and outside the community, including from organisations purchasing housing for employees

- Work with housing developers – private, social, community-led – to identify housing sites closer to Invergarry.

7.2.1 Housing Planning context: the existing Local Development Plan

The West Highland and Islands Local Development Plan (2019) (“Westplan”) adopted the detailed proposals of the Highland-wide Local Development Plan (2012) (“HwLDP”).

The 2012 HwLDP included detailed proposals for land use within Invergarry. These are provided at Appendix 11. This showed the following areas designated for Housing:

- H1 Adjoining Village Hall / Shinty Pitch, 30 units. The 2012 HwLDP states that there will be requirement to consider the impact of Ancient Semi Natural Woodland; the connection to the public sewer; and the need for a Flood Risk assessment. No proposals have been received for housing in this area. There have been indications that some part of this land may be purchased by SSE from the Aberchalder Estate, although the community have no insight to this transfer or formal proposal for the intended use.
- H2 West of Mill, 4 units. The 2012 HwLDP states that there will be requirement for high quality designs and layout which affect the setting of the adjacent Listed Building, and a new junction on the trunk road. No proposals have been received for housing in this area.
- MU1 Easter Mandally, 10 units. Acceptable uses are housing and visitor accommodation, subject to provision of access. GDCT are considering whether this could be developed for crofting or small holding, but have had no detailed consideration or consultation on this.
- MU2 Opposite Hydro Station: Acceptable uses in the HwLDP include housing, business units. There is a live application for four detached units here.

There are live applications elsewhere in the Glen which will be considered on their own merits and in line with current planning policy.

The Community feel strongly that the land designated as “OS” Open Space, which includes the Playing field, must remain for community use.

7.2.2 Outlook for appropriate housing in Glengarry

The difficulty remains for the community that community-led organisations do not own or have access to, developable land other than the site at Ardochy. Potential sites have been identified by GCDT, including FLS land at Greenfield and possibly SSE land at the small site at the old Salmon Hatchery (see map, Appendix 7); however the release of sites for housing depends on the propensity of the landowner to sell. Sites identified by GCDT have therefore historically been restricted to those owned by FLS and covered by the Community Asset Transfer process.

The Highland Council ran a 'Call for Development Sites' between 31 January and 2 May 2025. Landowners, developers and others may have suggested sites that they wish the Council to consider for inclusion in the new HLDP, but there is no statutory opportunity for Community Councils or other community-led bodies to comment on any submission at this stage in the plan process. All sites proposed will be assessed for possible inclusion in the future plan, but the Council will not decide on which it proposes to include until late 2026. Thereafter, those sites included by the Council in the Proposed Plan will be subject to a statutory public consultation and objection process.

The community wish to ensure that housing developments (for the most part) align with the “20-minute neighbourhoods”²² - Policy 15, Local living and 20-minute neighbourhoods as set out in the fourth National Planning Framework (NPF4). It should be noted that 20-minute neighbourhoods are an aspiration driven by more urban places and may not necessarily be entirely practical in remote Highland areas. However, the final consultation gave positive feedback to the concept, with emphasis on being in reach of the school (by foot) and included Mandally as a further opportunity for housing. This will be considered for future ‘live’ iterations of the LPP and very much supports the need for improved access via paths and repaired bridges.

The community wish to ensure that any future developments do not detract from the Local Landscape and Wild Land areas, in addition to other planning constraints and requirements. Further, the community has suggested in consultation for the proposed LPP that the many major infrastructure projects in Glengarry could offer an opportunity, in that the ‘workers camps’ could in time become housing, including affordable housing, for residents. This offers the twin benefit of appropriate housing linked to employment opportunities.

The GCDT is investigating an asset transfer of buildings at Greenfield, possibly with adjacent land, for smallholdings and an acquisition or asset transfer of buildings at the Old Hatchery site, for mixed use, possibly including some housing (see indication on map, Appendix 7).

The GCC suggest that “holding development to the floor of the glen” and in line with both the 20 minute communities and avoiding the designated Local Landscape Areas, indicates a potential area of land to be appraised for housing. Any such housing developments would require to be assessed in terms of planning development and constraints, including access to all relevant utilities and services such as water and sewerage systems. Each planning application that comes forward will be considered by the community on its merits and appropriate response made by GCC to the Highland Council planning authority. It should be noted that previous plans focussed primarily on the village of Invergarry and it is thought that this should be widened to the whole of Glengarry. Therefore, GCC intends to develop an online mapping system to better engage with the community on plans for the whole area. An example of the mapping system can be seen in the screenshot at figure vi below (Caledonian Pine Forest.)

7.3 Socially connected

The consultation process carried out as part of the Community Action Plan identified existing issues which hinder people moving safely around Invergarry, in particular.

7.3.1 Speed

The safety issue is exacerbated by the speed limits in the village and this concern was reinforced by the final consultation feedback. Currently the speed limit is 40mph throughout the village commencing:

- To the east, at the power station on the A82
- To the south, just before the A82 road bridge over the Garry
- To the west, just after the entrance to the Village Hall parking.

²² <https://www.gov.scot/publications/scottish-government-planning-guidance-local-living-20-minute-neighbourhoods/>

There is a time-limited 20mph limit during school crossing hours. Campaigns by the local primary school pupils²³ and representations by the Glengarry Community Council to have this be a full time 20 limit have so far not been taken up by Bear Scotland or by Transport Scotland, who have this responsibility.

The community are very concerned about road safety, which will be significantly impacted by the construction sites for renewables and storage infrastructure, particularly the Loch Fearn and the Coire Glas proposals. GCC wish to ensure that they see Construction Traffic Management Plans for all the different schemes so they can review all cumulative impacts. GCC are leading in a Glengarry Community Local Liaison Group (GCLLG) that regularly meets local developers to try to ascertain the impacts. This includes, but is not limited to, traffic and transport.

GCC will continue to press for a reduction in speed (including for minor roads in the area) and an extension of the speed limit area. This would also have the advantage of helping enable more housing development as it would amend the application of regulations relating to road junctions on a 40mph or a 60mph trunk road.

GCC proposes a 30mph limit commencing at the current points in the east and the south. To the west, the 30mph limit should be extended to just beyond the “cemetery field” entrance. This would reduce barriers to additional housing along this stretch of the road, which is where there is low-lying, relatively flat land close to the existing village.

The 20mph zone outside the school should be made full-time, not part-time as it is now, reflecting the concerns of residents and children.

See map, Appendix 12.

GCC are aware that this proposal is outside the scope of the Scottish Government’s National Strategy for 20mph - Road Assessment Guidance (June 2022), which applies only to roads with an existing 30mph limit. Those with 40 mph limits are out of scope but should be considered under the UK Department of Transport’s Guidance for Setting Local Speed Limits²⁴.

7.3.2 Road crossings

The school crossing patrol ceased in 2022 but has recently been re-established. However, there is no marked or lit crossing for pedestrians at other times. The GCC has long considered this a significant safety issue for the local community, and this was raised by members of the community during the consultation for the Community Action Plan and is included as a Priority Action.

GCC calls for a pedestrian-controlled crossing to ensure the safety of pedestrians at all times of the day or night, particularly given the significant increase due to proposed construction traffic.

7.3.3 Community Hall parking

The parking area at the Community Hall is used not only to access the Hall including the Glengarry Heritage Centre and the volunteer-run café, but also as parking for the shinty pitch and for the Glengarry Highland Games.

²³ <https://www.westcoasttoday.co.uk/news/twenty-is-plenty-for-invergarrys-pupils>

²⁴ <https://www.gov.uk/government/publications/setting-local-speed-limits/setting-local-speed-limits>

The Glengarry and District Community Association, who own and run the Hall, are seeking to improve and expand the parking area; this was raised in the community consultation as part of the actions to increase social cohesion through a developing programme at the Hall, that could perhaps include extending the opening times for the café.

The LPP final consultation also offered a suggestion to establish a 'repair shop/café'. A positive idea for future consideration, for either the Hall or more generally for the area. The consultation also suggested greater use of the Hall for activities, including inter-generational events. There is a common request for a gym. It will be for the various businesses, groups and projects within Glengarry to consider these.

See map, Appendix 7.

7.4 Economically thriving

Digital connectivity is of great importance in remote communities and recent improvements have been noted in both cable and satellite systems. In the most remote parts of Glengarry there is limited mobile phone reception, as should be expected in our Wild Land areas. It should be noted that the Glengarry community wishes to avoid despoiling remote areas with masts and associated lighting, especially as recent satellite technology has overtaken the need in some circumstances. Conversely it is a definite need for homes and businesses (rather than the wild land) to have good internet and communication access to enhance economic, leisure and service opportunities.

Glengarry has some stunning scenery, including many Munros and Corbetts, attracting walkers, kayakers, hikers and cyclists. Therefore, economically, Glengarry relies upon tourism somewhat. Whilst generally welcoming the economic activity of major infrastructure projects and forestry works, this should not be at the expense of the tourist industry (see at 7.5.1).

GCC considers the need for access to transport as a high priority and has recently successfully requested two additional bus shelters for our main roads. Consultation suggests this could be expanded to our more remote areas. Further, recent collaboration with [3Glens Community Care](#) has established a transport service for those who lack vehicular access. Although this is a new service, 3Glens has intimated they are prepared to travel to our more remote areas, subject to 'timetabling'.

Many respondents to the final consultation added to this section. Including reference to the need for:

- more diverse business opportunities
- some small business units
- more retail sites and
- more tourist facilities.

The expressed fear is that Invergarry should not just be a 'commuter village' with workers moving from work to home (including worker camps) but, rather, workers and their children are embedded within the community. These important ideas are supported by GCC and will feature in future versions of the LPP.

7.5 Environmentally conscious

The Community Action Plan reflected the community's concern to protect and to improve their natural environment, including the landscape and the ecology.

Key Actions were:

- Work with renewables developers to ensure that the community's interests and the impact on the natural environment are represented
- Maintain Glengarry viewpoint
- Develop an ACCESS PLAN:
 - Map existing paths and prioritise for maintenance, including those at risk of being lost
 - More signposting of paths accessible from the village
 - Bring footbridges back into use: Black Bridge, War Memorial Bridge (the 'Telford Bridge'), Dam Bridge for circular walks
 - Ensure core paths have a better link to the Great Glen Way and an extended river path to Loch Garry
 - Identify and develop all-abilities trails near the village
- Develop a LANDSCAPE PLAN to ensure we maintain and restore our natural environment:
 - Work with SSE, FLS and other interested bodies to restore the riverbanks, amend river flows and support the native fisheries including salmon
 - Work with FLS and other landowners to protect and restore Caledonian Pine Forest remnants.

The Local Place Plan impacts of these are discussed in the following subsections.

7.5.1 The impact of renewable development infrastructure

Section 4 and the accompanying maps in Appendices 8-10 demonstrate the very significant proposed schemes for wind turbines, pump hydro schemes and associated infrastructure in Glengarry over the coming decades. The Loch Fearn Pump Hydro Scheme is intended to be built on designated Wild Land. Other schemes are not, although the significant increase in turbines and the Coire Glas pump hydro scheme will be easily visible.

The Culachy Windfarm at the eastern edge (map, Appendix 9) shown as "in planning" and which intrudes on Wild Land, has been objected to by The Highland Council "by virtue of failing to demonstrate compliance with NPF4 Policies 4 (Natural Places), 11 (Energy), and HwLDP Policies 67 (Renewable Energy Developments), 28 (Sustainable Design) and the Onshore Wind Energy Supplementary Guidance"²⁵.

The proposed Loch Fearn Pump Hydro Scheme sits almost entirely within the Kinlochhourn-Knoydart-Morar Wild Land Area (WLA 18). The current proposal includes the construction of two rockfill dams (Fearn Dam and Coire Dubh Dam) to enlarge Loch Fearn, a powerhouse, underground tunnels, access tracks (up to six metres wide for construction traffic), and construction compounds. Critics, including numerous environmental and mountaineering groups, argue that these developments will permanently alter the pristine mountain landscape. Concerns have been raised by the Glengarry Community Council regarding the structural

²⁵ <https://www.energyconsents.scot/ApplicationDetails.aspx?cr=ECU00003423&T=3> (see 3rd page)

integrity of the proposed and existing dams, given the proximity to a site of a recent large landslide and, on 1 August 2025, an earthquake at 3.1 on the Richter scale.

It is not only the schemes themselves but the accompanying access infrastructure that must be considered. In terms of road access, there are already planned changes to White Bridge, a key access point for the community and for visitors to the woodlands to the south of the river Garry. There will be additional access tracks to reach the proposed infrastructure for construction and for maintenance. The electricity generation will require to be connected to the National Grid infrastructure, with an additional substation at Loch Lundie and additional pylons. The Skye Reinforcement Powerline will require significant construction effort, traffic, access tracks and a working population. All of this will have a cumulative and collective impact on the landscape and environment of Glengarry.

The planning documents for each development are provided separately, but the community are struggling to gain a sense of the collective impact of traffic, construction personnel, noise, ecology and landscape impact, as no submission partner is required to provide this; and therefore cannot propose mitigation measures as part of the planning process. Further, the GCC as a small and voluntary body do not have the capacity to read and comment on each proposal, nor to assess the cumulative impact.

This challenge has been reflected by the Community Council Convention of the Highland Council area, which at its June 2025 meeting reported concern regarding the cumulative impact of major renewable energy infrastructure developments across the Highlands, including the industrialisation of natural landscapes and the effect on local communities, democracy and tourism. The Convention called for an urgent pause on all major energy infrastructure applications until a coherent and democratically accountable national energy policy and comprehensive economic impact assessment are in place; and demanded a national planning inquiry commission to assess the cumulative impact of energy infrastructure on the environment, economy, and rural communities²⁶.

The GCC are actively involved in the Coire Glas Community Liaison Group (CGCLG) with the various parts of SSE and are working within the GCLLG to gather evidence of the impact of traffic during construction, alongside many other infrastructure projects.

The CAP includes a proposal for a Landscape Plan (see 7.5.4), which would help to map the proposals and their impact on the landscape; and any mitigating measures.

The CAP includes a proposal for an Access Plan. Additional tracks and roads planned or constructed as part of renewable infrastructure development should be considered as part of the long-term Access Plan, with community input on what tracks should be reinstated and what could be retained.

7.5.2 Maintain Glengarry viewpoint

The Glengarry viewpoint on the A87 (NH 211 028) is important to the local community. It was raised during the consultation process, particularly with regards to the famous “map of Scotland” view from the point becoming obscured by the adjacent commercial forestry plantation.

²⁶ <https://www.parliament.scot/chamber-and-committees/votes-and-motions/S6M-18008>

Figure v. The “map of Scotland” from the Glengarry Viewpoint



In the latter part of 2025 proposals were submitted by the landowner for the viewpoint site and, as with all planning applications, GCC will consider and comment as part of the process. GCC wish for the iconic view to be re-established and maintained into the future, including the control and removal of litter.

7.5.3 Develop an Access Plan for paths, bridges, signposting

Invergarry is the centre point for a network of Highland Council’s designated Core Paths, as explained in Section 3.7 and shown at the map at Appendix 5.

The community consultations carried out to create the Community Action Plan indicated a desire for the community to approve existing paths and prioritise for maintenance, including those at risk of being lost. While a full access path audit and detailed proposals await the Access Plan, the community were clear that immediate action is required to:

- Bring footbridges back into use:

The listed bridges at Black Bridge, Telford Bridge and the Dam Bridge are essential to provide better access to for circular walks, and, for the Dam bridge, to provide access to the river for water sports. The Dam bridge and the Telford bridge are currently closed.

- Restore the historic estate paths along both riverbanks:

The local community report these paths as increasingly impassable, as foot bridges both across the Garry and across its many small tributaries fall into disrepair and steep riverbanks erode the paths.

- Ensure core paths have a better link from Invergarry to the Great Glen Way:

The official Great Glen Way from Laggan to Fort Augustus passes along the east of Loch Oich, bypassing Invergarry entirely. However Core Paths L11.03, L11.05 and L11.04 provide an alternative route mainly along forestry tracks on the west side of Loch Oich and towards Invergarry (map, Appendix 5). The difficulty is that LL11.05, linking the alternative route to the Black Bridge, is a “use path” and not built or maintained for e.g. cycle traffic. Creating a better surfaced path here would allow Great Glen Way users access to the facilities at Invergarry, and also potentially create an all-abilities trail from Invergarry to the path network at Mandally Woods.

These proposals are mapped at Appendix 13.

- More signposting of paths accessible from the village – this will be developed as part of the Access Plan
- Identify and develop all-abilities trails near the village – the proposed site of this is subject to further discussion with the community and is not mapped as part of the LPP.

Other paths identified during consultation as being important to the community are:

- The paths accessing the Daingean heritage trail (map, Appendix 14).
- Linked existing forest tracks of approximately 4km with entry points at NH 177 017 just east of Inchlaggan, and at NH 200 024 just west of Ardochy (map, Appendix 15).
- Interconnecting paths to the Great Glen way, including the ‘alternative’ route.

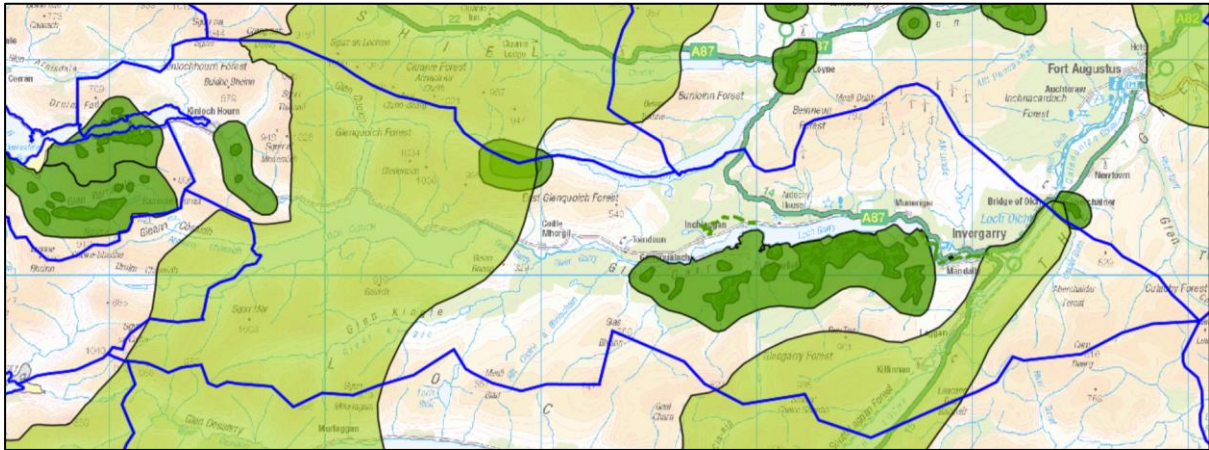
7.5.4 Develop a Landscape Plan to ensure we maintain and restore our natural environment

- Work with SSE, FLS, NatureScot, RSPB, NDSFB, landowners and other interested bodies to restore and improve the riverbanks, river structure and restore river flows to support the native fisheries, bird life (specifically Common Scoter, Black Throated Diver, White Tailed Sea Eagle, Golden Eagle, Osprey, Greenshank and other at-risk species) and other wildlife.
- Work with FLS and other landowners to protect and restore Caledonian Pine Forest remnants.

Section 3.1 sets out the designations relating to the ecology in the Glengarry Community Council area, relating to birds, bryophytes, Caledonian pine, Ancient Semi Natural Woodland. and the extent of the Wild Land in the area.

These designations are important but do not describe the totality of landscape around Glengarry, a landscape that is increasingly under threat from the renewables developments described above. For example, the designated areas for Local Landscape Areas and Caledonian Pine Forest are a substantial part of Glengarry. The community aim to include these designation maps as a baseline for their Landscape Plan.

Figure vi. Glengarry Caledonian Pine and Local Landscape Area



Local Landscape Areas (light green) and Caledonian Pine Forest (dark green)

7.6 Culturally vibrant

Section 3.6 explains the current designations maintained by Historic Environment Scotland, and the additional listings maintained by the Highland Council as part of a wider historic record. In addition, artefacts are displayed and curated by the Glengarry History Centre, run by the Glengarry Historic Society.

Aspects of local history relating to coffin paths and drove roads are set out in Section 3.7.

The CAP will be supported by this LPP and sets a priority to:

- Create list of 'at risk' places that need restoring/maintaining/protecting and address in order of urgency/priority for village users.

Pending further work to identify these 'at risk' places, the consultation identified the interpretive path and the remains of Daingean village as a key asset at risk of loss. See map, Appendix 14.

The consultation for the proposed LPP identified a number of additional items to consider, mainly related to the recent establishment of the [Glengarry Community Gardens](#) (that aligns with a 'food growing duty'). This group now has access to create gardens at both the Community Hall and within the Community Woodland site. This is a welcome initiative for sustainability and local food - alongside greater use of the community sites in the village. Further examples given were for more recycling, EV charging and a dog park. Future consideration will be given to how every site could be utilised further for community use.

7.7 Supporting our young people

The Community Action Plan identified the need for additional actions to support young people, including the implementation of full-time speed 20mph limits and crossings at the primary school (Sections 7.3.1 and 7.3.2).

The CAP also identified need for improvements to the playpark, which forms part of the open space shown at the HwLDP map at Appendix 11.

Consultation comments supported the maintenance and improvement of facilities for children and GCC notes the Highland Play Sufficiency Assessment ([interactive map](#)), scoring the formal Invergarry playpark as 'high'. However, comments suggested there was further requirement in Glengarry for older children. These requirements are about the need for additional safe facilities (such as a gym) and for transport to and from events and venues. Other suggestions related to re-establishing outdoor activities at the 'community woodland' and elsewhere. GCC will support future initiatives wherever possible and will actively seek funding to support.

One final consultation comment was made that there is a need for better representation for young people on the various community groups. GCC agrees and would welcome youth representation on the community council and is sure other community groups would likewise be welcoming.

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Appendix 1. Extract: West Highlands and Island Local Development Plan (2019)

(Pages 103 to 104)

2.8.5 Invergarry | Inbhir Garadh

Invergarry straddles the River Garry close to its confluence with Loch Oich and the Great Glen, and where the A87 and A82 trunk tourist routes meet.

Flat, developable land is at a premium and the surrounding hillsides are steep and afforested. The lack of an outlook and a concentrated pattern of landownership also hinders development demand.

However, the strategic nature of the location which is also on long distance trails supports a good range of commercial facilities.

Forming a new access to the trunk road is problematic and it is unlikely that a local sewerage upgrade will meet development demand and water quality investment criteria. Both of these issues will also restrict future development potential.

Placemaking Priorities - Invergarry

- To hold development to the floor of the glen, avoid encroaching on steeply rising land either side and to promote growth of the village to both east and west.
- Support a local community woodland proposal which includes an idea for a small scale community café and meeting space combined with woodland paths.
- To encourage servicing improvements, most notably in terms of a comprehensive public sewerage.

Appendix 2. Extract: Forestry and Land Scotland: Management Plan

Consultations: Glengarry Land Management Plan: Woodland Designations



Forestry and
Land Scotland

Coilltearachd agus
Fearann Alba

Woodland designations

Author: Catriona MacIennan

Scale @ A0: 1:25,000

Date: 04/07/2024

Legend

Existing Protected Inventory Sites

Car Pine Buffer Zone

Car Pine Riparian Area

Car Pine Regeneration Zone

Continuum Protected Area

Forest

Forest

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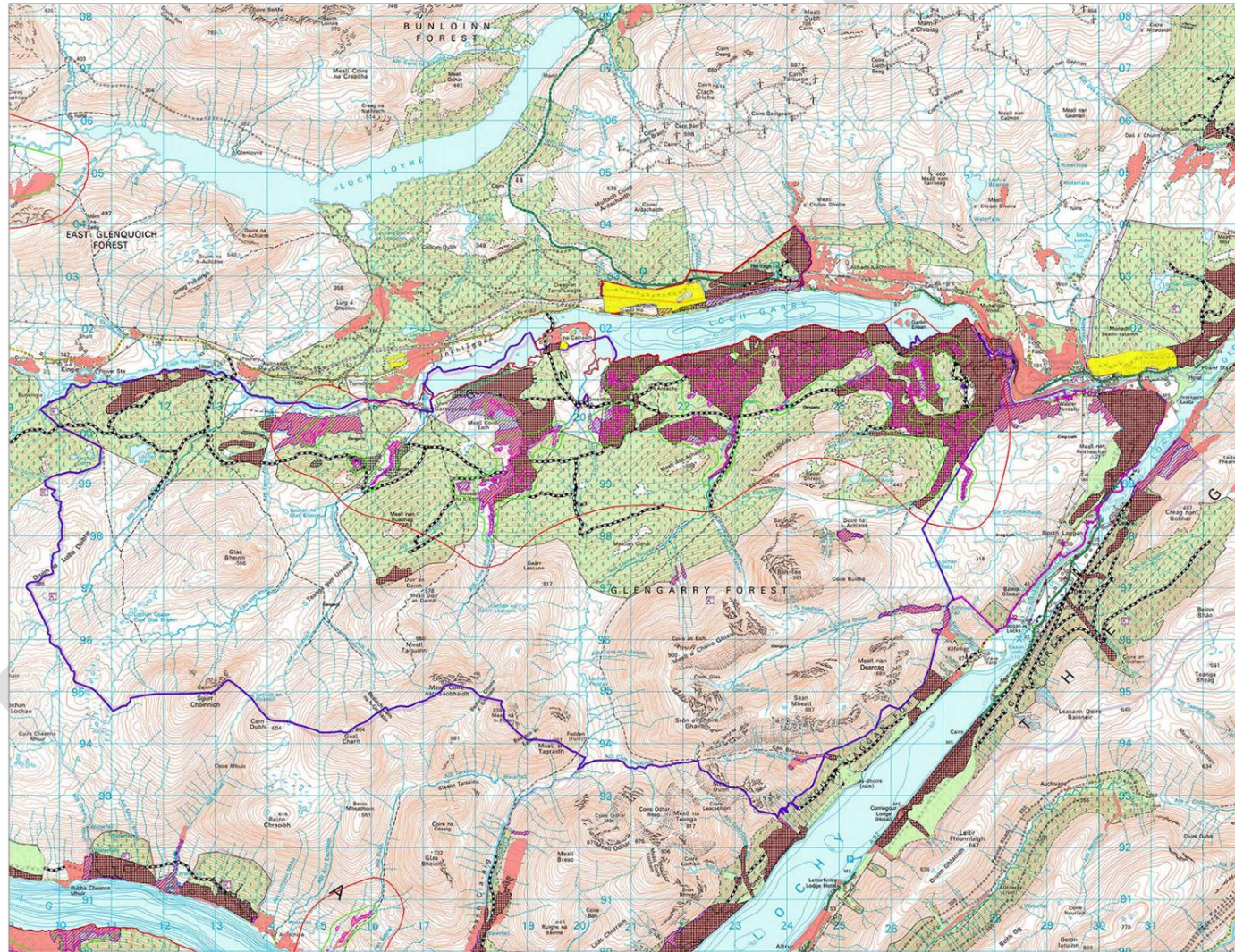
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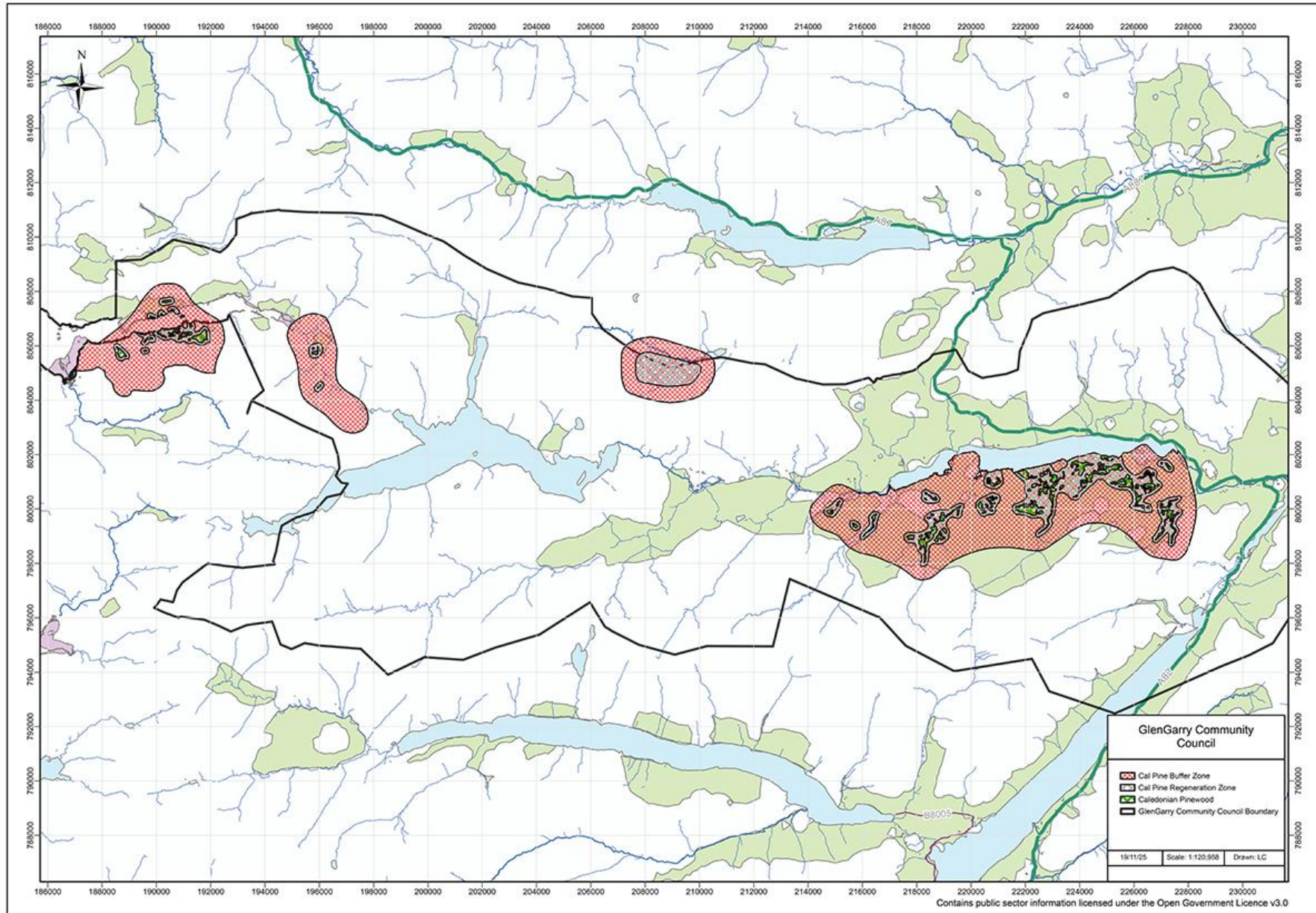
Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2024. All rights reserved. Ordnance Survey Licence number 100024925. © Getmapping Plc and Bluesky International Limited 2024.

Scotland's national forests and land are responsibly managed to the UK Woodland Assurance Standard.



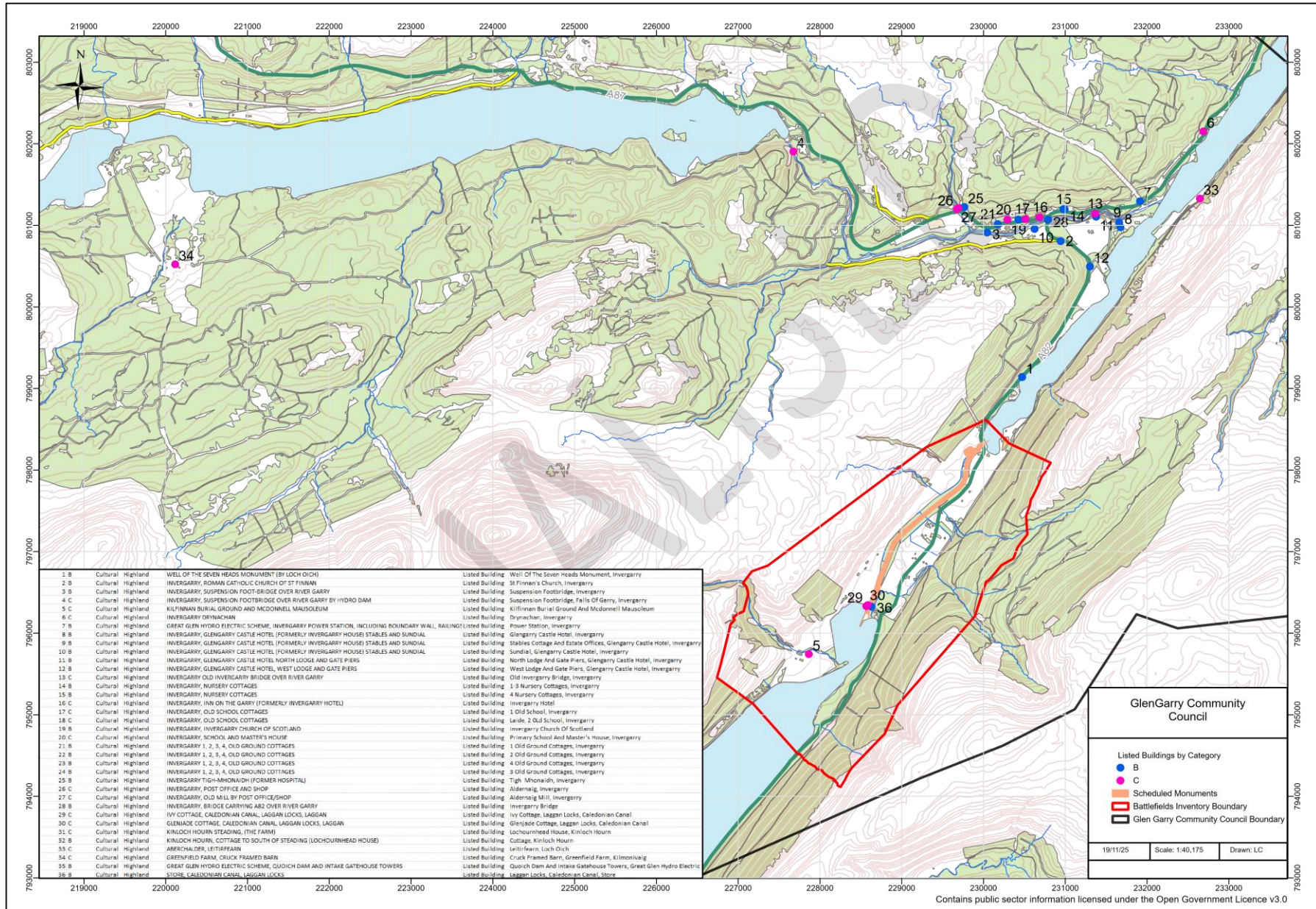
<https://forestryandland.gov.scot/what-we-do/planning/consultations/glengarry-land-management-plan-consultation>

Appendix 3. Extract: Caledonian Pinewood Inventory



https://open-data-scottishforestry.hub.arcgis.com/datasets/d3cf37378ae546c6b074257054d12a38_0/explore

Appendix 4. Extract: Historic Environment Scotland Designations



<https://www.data.gov.uk/dataset/7aca90a5-9859-49d8-a38a-afd70180aa8e/historic-environment-scotland-wfs>

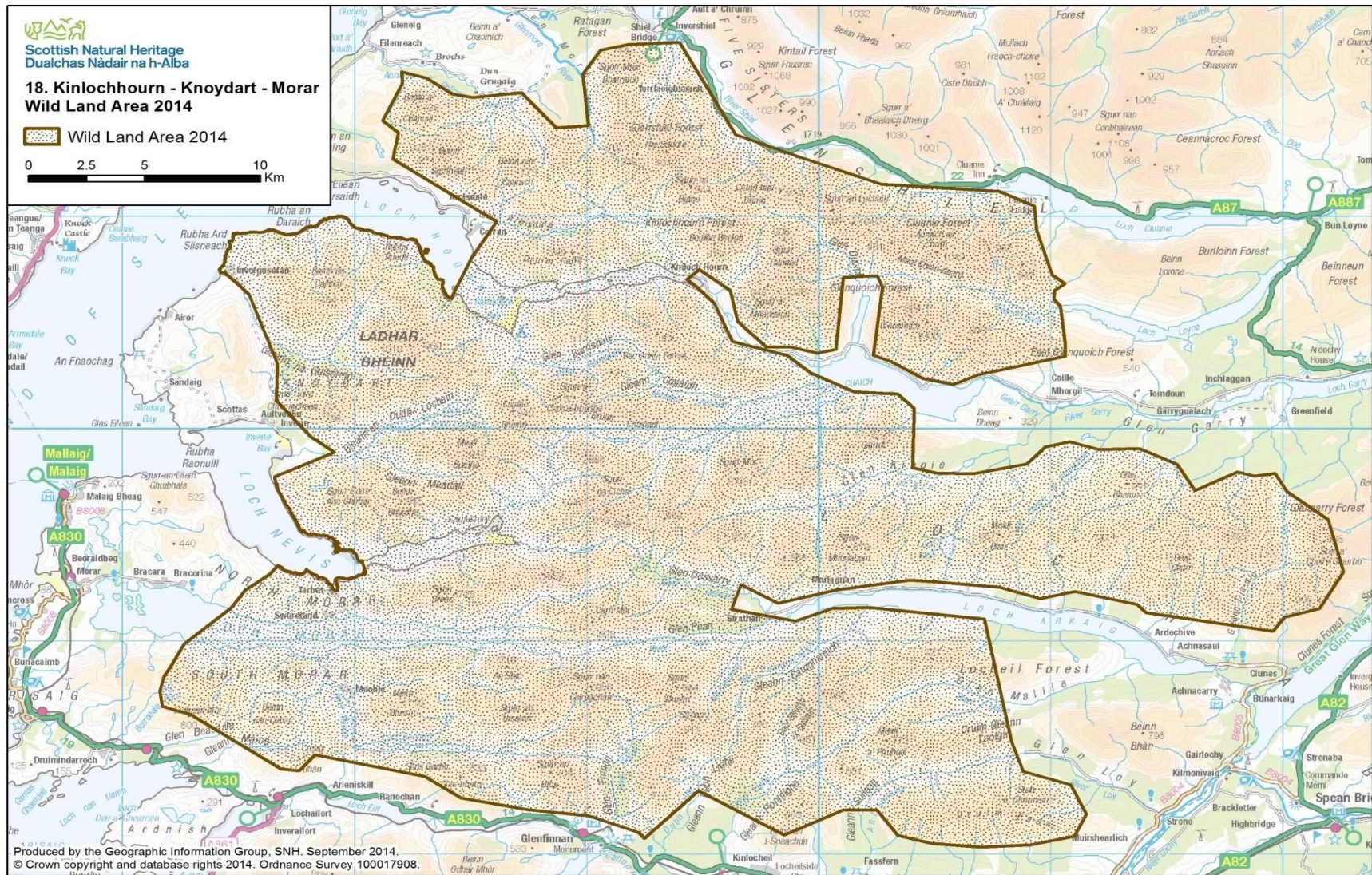
Appendix 5. Extract: Highland Council Core Paths: Glenfinnan_and_Invergarry

Path No.	Path Name/Route	Path Type	Length (kms)
LO11.01	River Garry Paths	track/trampled ground	5.8
LO11.02	Aldernaig Burn to Loch Lundy	track	6.0
LO11.03	Cycle Track - Bridge of Oich	forest track	4.6
LO11.04	Cycle Track – North Laggan	forest track	3.5
LO11.05	Black Bridge to Mandally Road	trampled vegetation	0.3
LO11.06	Great Glen Way - Loch Oich	old railway track/trampled ground	5.2
LO11.07	South Laggan to Loch Oich on Great Glen Way	canal towpath/track/tarred track	3.7
LO11.08	Access to Whitebridge waymarked trails from Mandally Road	forest track	1.5
LO11.09	River Garry access for water sports	track	0.4

[Core Paths in Highland Council area*](#)

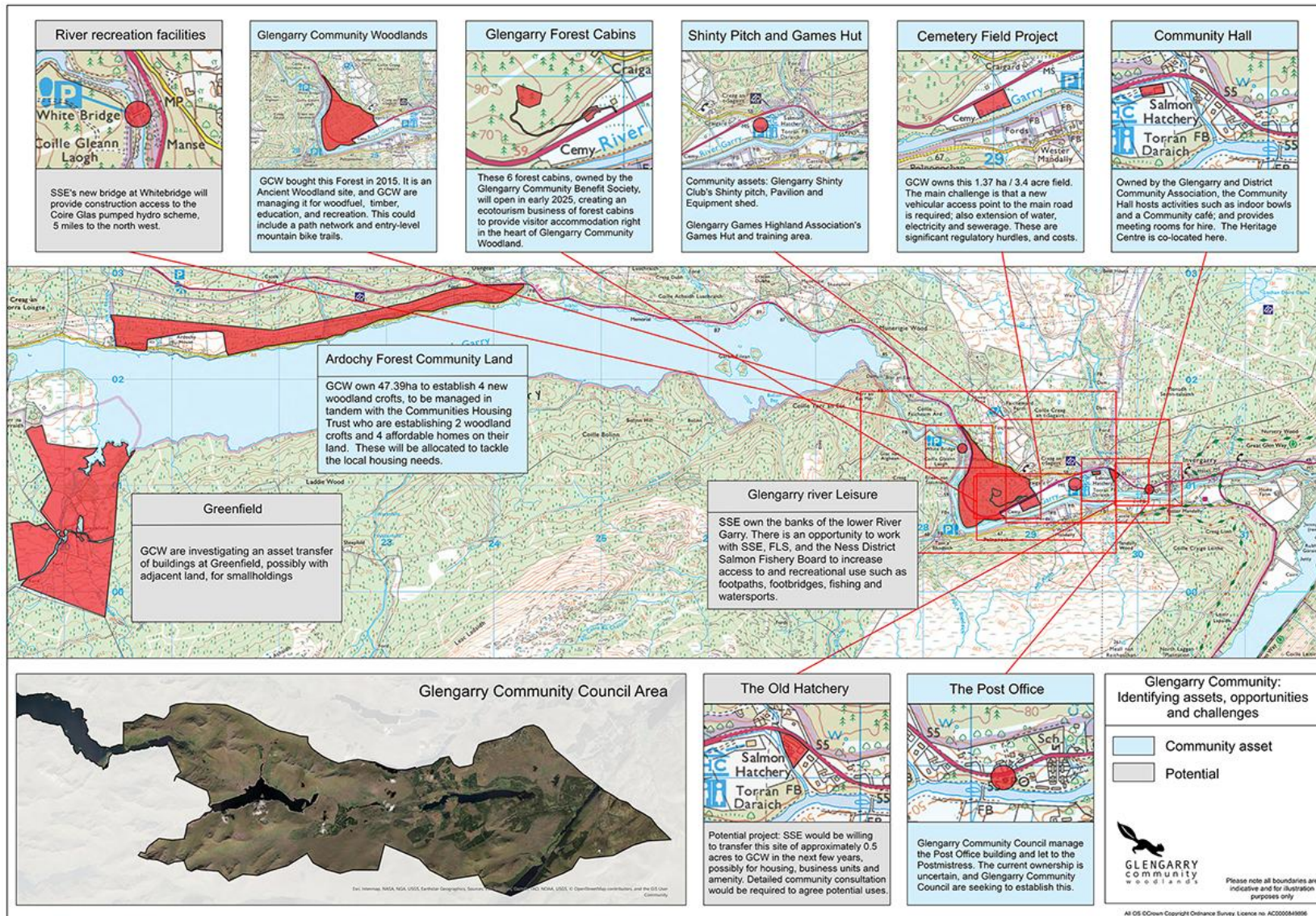
* - This link to an interactive map has recently replaced the old link to document on the Highland Council web pages.

Appendix 6. Extract: Wild Land Area, Kinlochhourn-Knoydart-Morar July 2016-18



<https://www.nature.scot/sites/default/files/2021-06/Wild%20land%20Description%20Kinlochhourn-Knoydart-Morar-July2016-18.pdf>

Appendix 7. Existing hydro community ownership / management



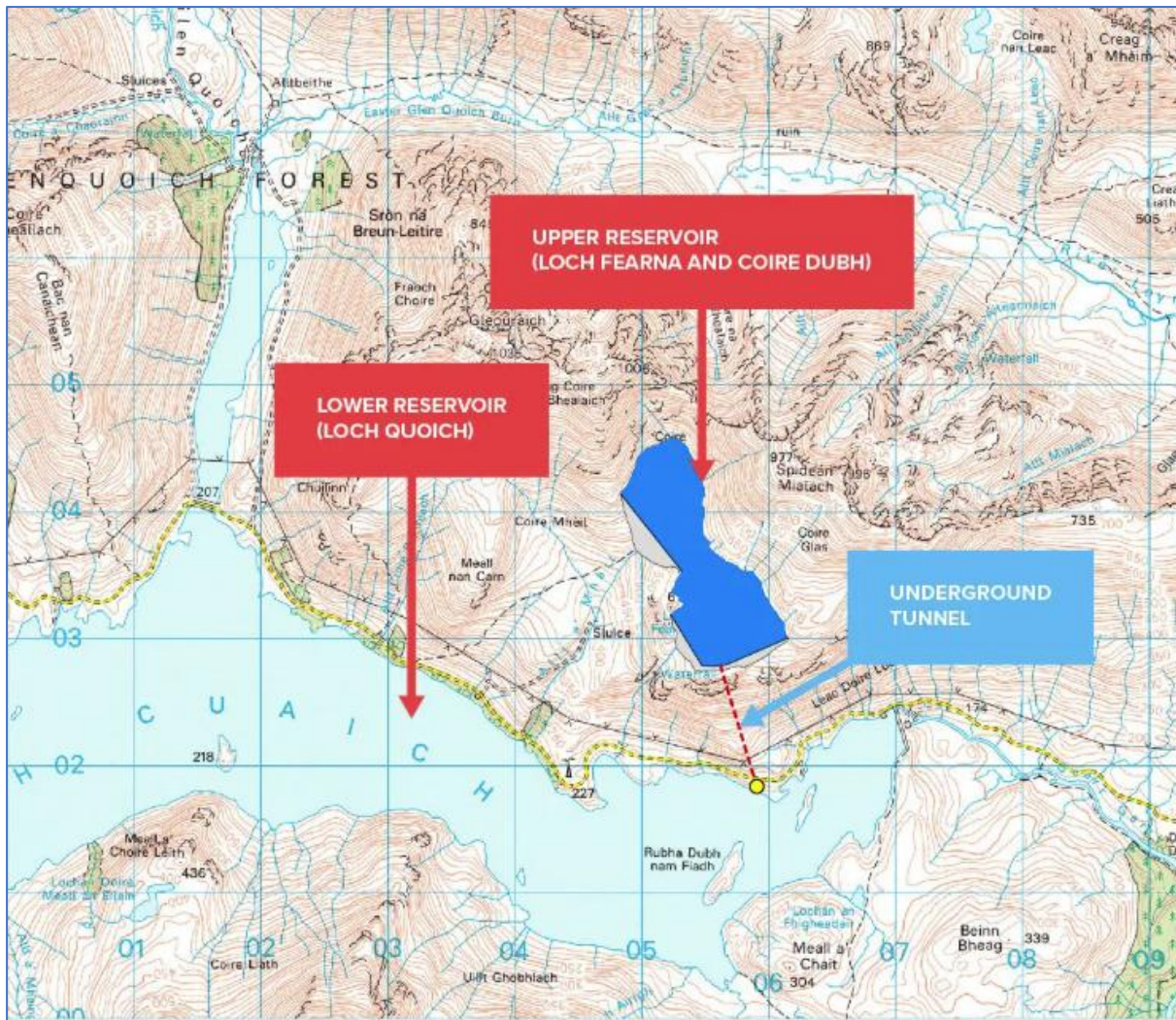
Appendix 8. Pump Hydro Schemes proposed in Glengarry

Coire Glas Proposals Map – overview



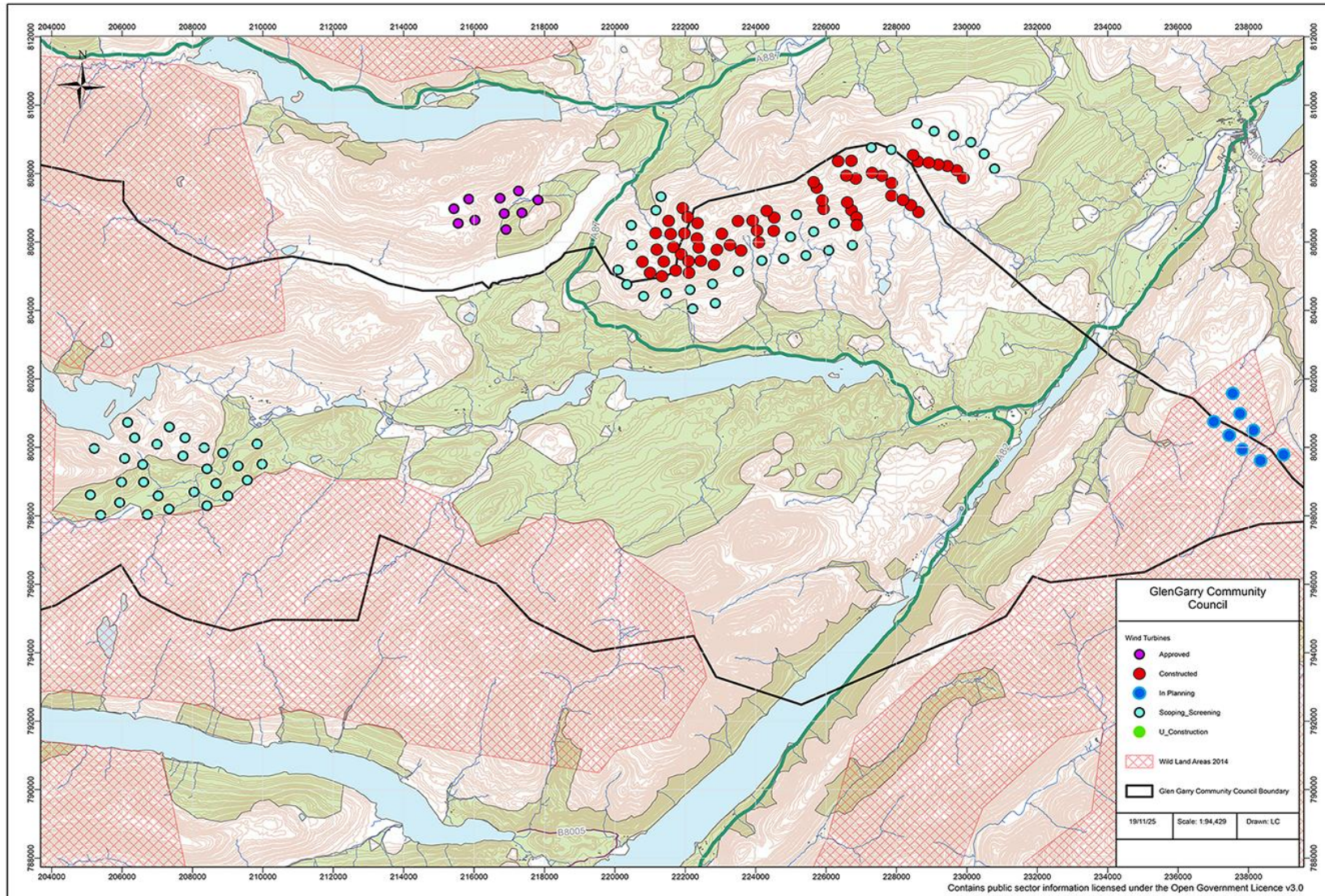
Source: <https://www.coireglas.com/project>

Loch Ferna Scheme Proposals Map – overview



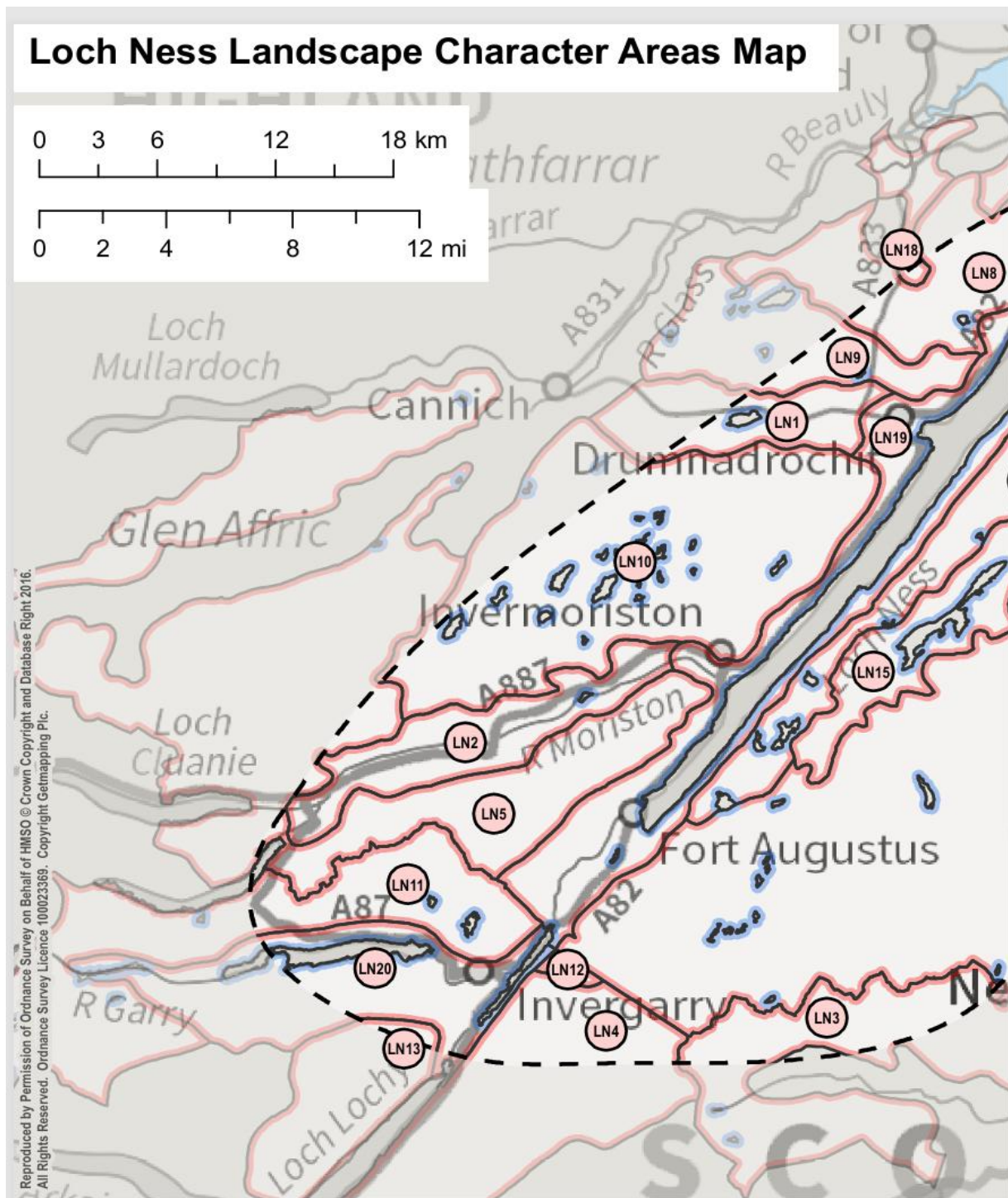
Source: <https://fearnastorage.co.uk/the-project/>

Appendix 9. Extract: Existing and Proposed Windfarms in the Glengarry



<https://highland.maps.arcgis.com/apps/webappviewer/index.html?id=5ec04b13a9b049f798cadd5055f1787>

Appendix 10. Extract: Onshore wind energy guidance: potential for onshore wind



Pages 57 & 58: LN11: Rocky Moorland, High ground around north and west of GlenGarry

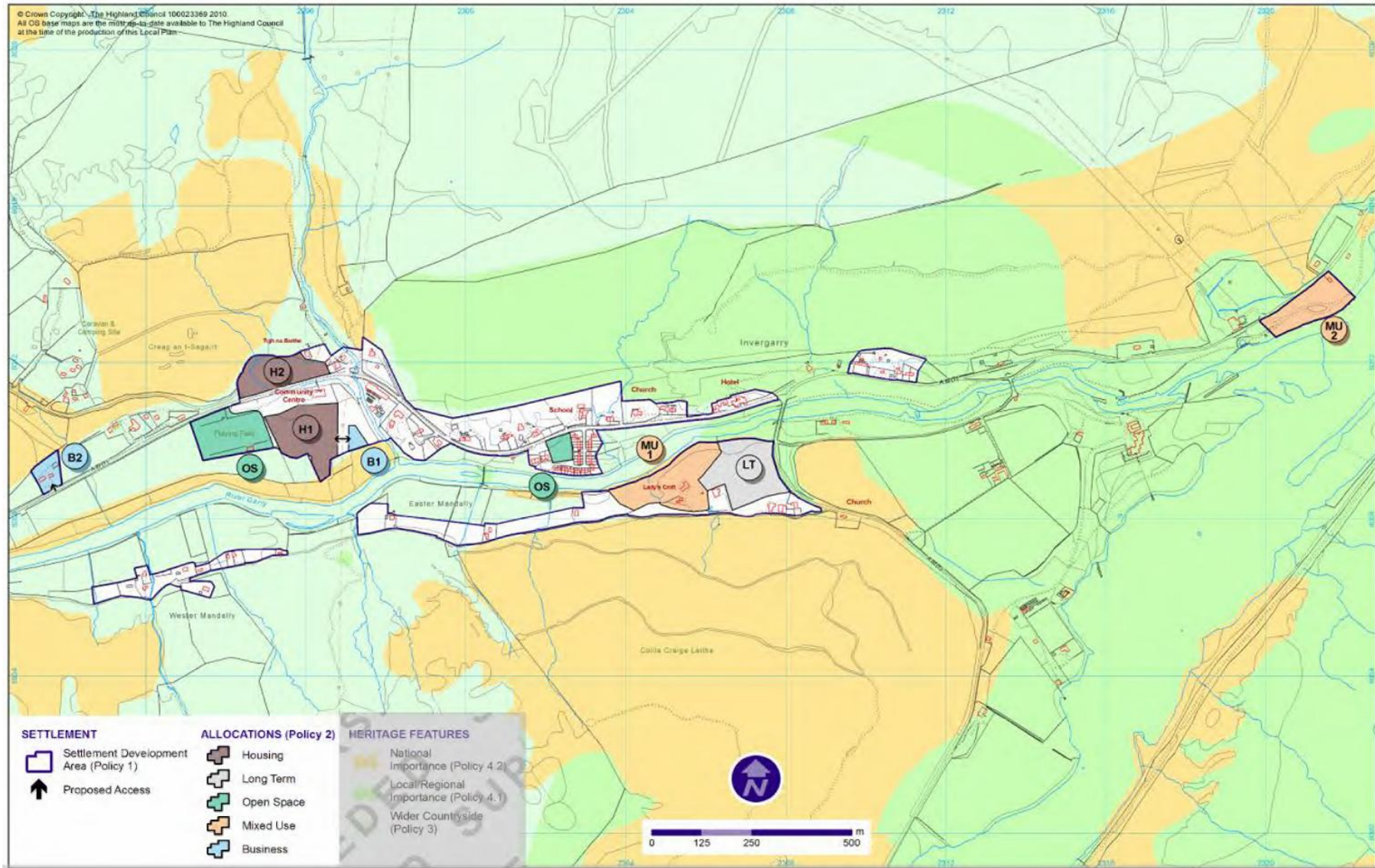
- Potential for wind energy development
- Some scope for limited additional development at scale of existing schemes, where it can be shown to improve the visual relationship of existing schemes, and where existing access infrastructure can be shared.

Pages 67 & 68: LN20: Great Glen around Loch Oich, Broad Forested Strath

- Potential for wind energy development
- No scope for medium or large-scale turbines.
- Very Limited scope for turbines at following scale:
- Micro-typical appropriate group size-single
- Small-typical appropriate group size -single. Turbines should be associated with buildings. Set back from Key Routes, not impinge on Key Views

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Appendix 11. Extract: Highland-wide Local Development Plan (2012)



INSET 38 : INVERGARRY

Inset 38 : Inbhir Garadh

Position in Settlement Hierarchy	-
2007 Estimated Population	75
Housing Completions 2000-2006	1
Primary School Capacity (roll/physical capacity)	43%
Water Capacity (allocations versus capacity)	spare capacity
Sewerage Capacity (allocations versus capacity)	deficiency

Objectives

- To maintain the character of the village and the exceptional local amenity deriving from the Glengarry Castle Hotel and its parkland policies, the estate architecture and impressive woodland alongside the A87.
- To hold development to the floor of the glen, avoid encroaching on steeply rising land either side and promote growth of the village to the east and west.
- To protect the Ancient Woodland within the settlement.
- To promote investment in a comprehensive WWTW.

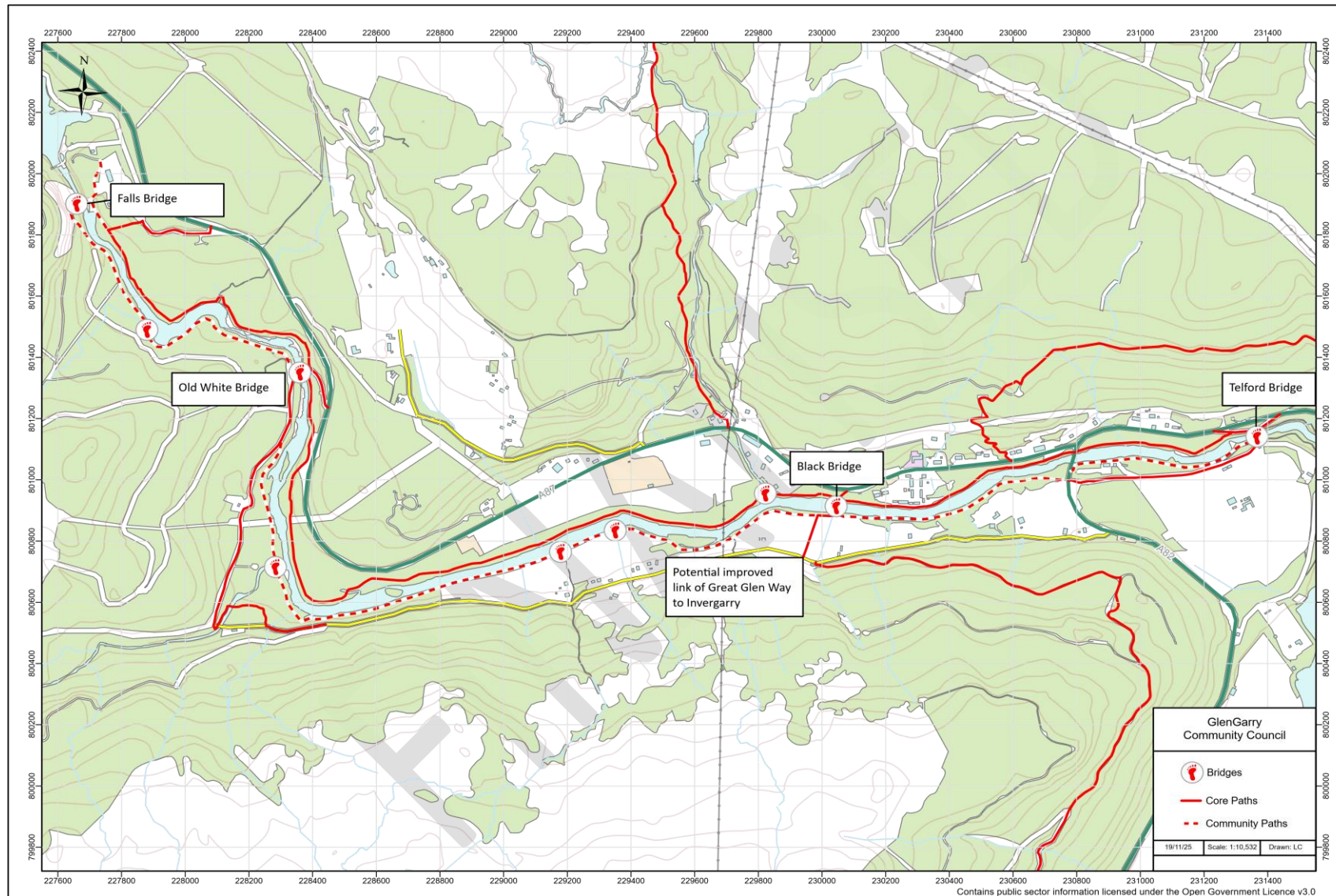
Site Allocations

Site Ref.	Site Area	Location	Indicative Capacity	Developer Requirements
H1	2.2 ha	Adjoining Village Hall/Shinty Pitch	30 units	Marginal crossover into Ancient Woodland. Developer requirement to retain trees within designation. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection. Flood Risk Assessment will be required, built development to avoid flood risk area.
H2	1.5 ha	West of Mill	4 units	Requirement for high quality designs/layout of development affects the setting of the adjacent Listed Building. Requirement to retain and integrate watercourses as natural features within the development. Justification required for any new junction onto trunk road.
MU1	2.5 ha	Easter Mandally	10 units	Acceptable Uses - housing, visitor accommodation. Subject to improved access and provision of access to land on the east. Candidate AGLV and Ancient Woodland. Developer requirement for retention of trees where necessary, plus high quality designs, particularly where development affects the setting of the adjacent Listed Building. This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Requirement to retain and integrate watercourses as natural features within the development. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
MU2	1.6 ha	Opposite hydro station	6 units	Acceptable Uses - housing, business. Satisfactory trunk road access, retention and set-back from mature broadleaved woodland, woodland management and enhancement of public lochside access. This site may be at risk from flooding. Flood Risk Assessment should be submitted with any planning application.
B1	-	Adjoining Village Hall/Shinty Pitch	-	This site may be at risk from flooding. A Flood Risk Assessment should be submitted with any planning application. Any development on the site should include a connection to the public sewer where it is technically and economically feasible to make a connection.
B2	0.5 ha	Forestry Commission Depot	-	Assessment of potential contamination issues. Justification required for any new junction onto trunk road.
LT	2.4 ha	Between Mandally Road and A82	-	-

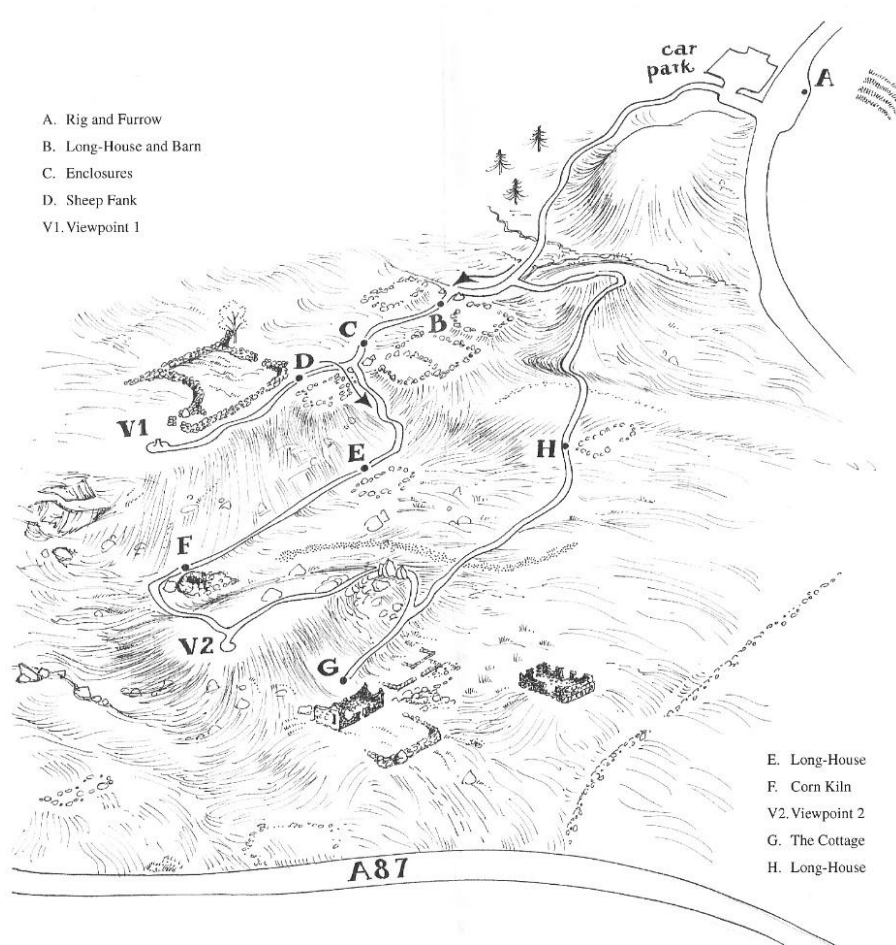
Appendix 12. Suggested Invergarry speed limits



Appendix 13. Proposed path improvements – around Invergarry



Appendix 14. Proposed path improvements – Daingean



THE DAINGEAN TRAIL

The marker posts along the path indicate the different structures on your route.

The route around the site is about 600 metres long. Sturdy footwear is advised because of the nature of the ground and as the weather can change very quickly, it is also advisable to take waterproof clothing with you if you intend to stop and admire the views.

From the archaeological evidence at Daingean, you can build up a picture of the way people lived in a township of this kind before the Clearances. You will see traces of long-houses, stock and stack yards, a corn kiln and fields as you walk around the trail.

The most obvious ruins are an early sheep fank (sheepfold), a cottage and a barn/byre. Their level of survival suggests that these remains are of more recent date, showing the continuing occupation of Daingean after the Clearances.

Please keep to the path which has been planned with respect for your safety and the fragile archaeology. Clambering over the upstanding ruins could be dangerous both to the structure and to yourself.

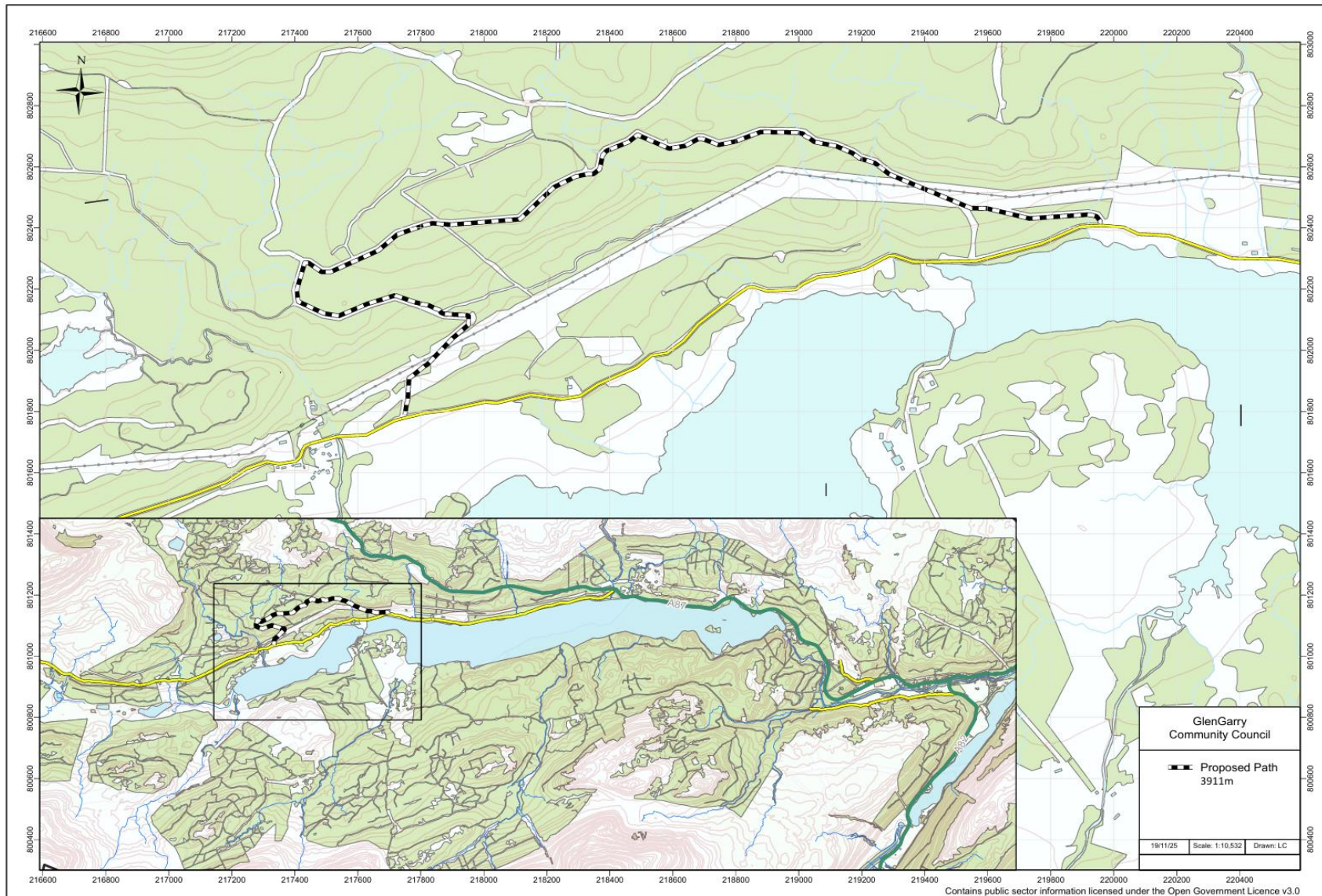
The route follows an anti-clockwise circuit

We hope you enjoy exploring

THE DAINGEAN TRAIL

FAN

Appendix 15. Proposed path creation – Inchlaggan to Ardochy





Glengarry Local Place Plan

2026 – 2031

The Glengarry Local Place Plan is published by Glengarry Community Council. It is on our web site at:

<https://www.glengarrycommunitycouncil.co.uk>

If you have any queries, please email us at:

glengarrycommunitycouncil@gmail.com

March 2026

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