

Glengarry Community Council response to feedback for the proposed Glengarry Local Place Plan

Introduction

The consultation for the Glengarry Local Place Plan (LPP) was posted online (on the Glengarry Community Council (GCC) [website](#)) on 19th December 2025, with subsequent publication via social media. A paper copy was placed in the village Post Office with a number of feedback forms. Also, notices were put up in the three usual poster locations within Glengarry. The required notification was sent to Councillors (in Wards 5, 11 and 12) and our neighbouring six Community Councils on the same date.

The feedback closed on 31st January 2026. However, GCC has left the opportunity to email GCC open whilst the LPP is finalised. It is the intention of GCC to create an online map (using [Parish Online](#)) to keep the document 'live' and thereby enabling future engagement and development of the plan, rather than it being 'static'.

We were acting upon advice received from <LPP@highland.gov.uk> and also requested feedback, also around 19th December 2025.

The following is a summary of comments deemed relevant to the LPP. The intention is to amend the 'proposed' LPP to become the 'finalised' LPP in the light of the comments received. Not all can or will be accommodated (not least as some are not in the remit of GCC) but all will be considered into the future, particularly in any 'live' mapping online. GCC is committed to developing an online map to display and develop the LPP so that it remains relevant into the future.

We received response on feedback forms and via personal contacts/email (including from Highland Councillors).

Comments on feedback forms

We received six feedback forms. Although this is not a huge number, GCC notes that there are only 372 residents; that Glengarry is, given the number of major developments in our area, suffering 'consultation fatigue'; and the previous CAP consultation was essentially doing the same thing, for the various projects.

The returned forms were completed extensively and thoughtfully. Only two completed demographic data so no differentiation can be made for this.

Repeated or similar comments are shown by a number thus: **[3]**

1. What are the key planning and development issues facing Glengarry?

Lack of jobs that are not tourism

Health care – local

Resilience issues.

Housing/Transport/Building Community

Impact of infrastructure projects – and how locals (inc. businesses) included in these – leads to loss of attractiveness.

GCC Response to Qu.1 replies

GCC agrees that these are key issues and is dealing with them in many ways. Whilst fully accepting GCC has a role to play in all areas, some here are not 'spatial' (eg: provision of health care/resilience) and, therefore, will not form part of the LPP. Those that are spatial (eg housing, infrastructure) are considered further below.

2. What are your thoughts on the suggested proposals for Glengarry?

Below GCC has collated the feedback responses and highlighted those matters that it has considered for the finalised Local Place Plan.

Those highlighted red [R] are either not spatial or beyond the remit of GCC and this LPP, so not commented here. Those in green [G] are already included or have now been included, as far as reasonable. Where required, GCC response is given in square brackets thus: [GCC considers...]

a. Appropriately housed (actions):

Agree [2]. Support. [G] [GCC welcomes this support. No change.]

Make infrastructure project housing/buildings available. [G] [GCC agrees and has included reference to this at 7.2.2]

Lack of housing - Link to jobs [2] [G] [GCC has included reference to this at 7.2.2 and 7.4.]

Affordable housing for families. [G] [GCC agrees and has included reference to this at 7.2.2]

Who are Ardochy houses for, and how funded? Who will build them? Locals? [R]

Are GCC/GCDT to become social landlords and, if so, is this appropriate? [R]

Interest for Greenfield smallholdings/crofts idea (with some clarification) but need housing in village. [G] [GCC welcomes support for smallholdings and identifies that the general aspiration in for housing in the village is already within the LPP as a concept within '20minute neighbourhoods.].

Concern over business possibilities of smallholdings/crofts. [R]

Housing within walking distance to school. Housing/crofts at Mandally. Footpaths to Mandally. [2] [G] [GCC welcomes the identification of possible housing locations and has included an extra paragraph at 7.2.2. This links to the need for access/paths and the concept of '20minute neighbourhoods.].

Discourage developers from owning all the houses, we would not need to build so many. [R]

Housing being taken out of stock by staff accommodation. [R]

Follow Fort Augustus good example. [G] [GCC is aware of the good work being done by the community company in Fort Augustus. Glengarry is smaller and a lack of 'capacity' within the community is noted within the LPP (7.5.1). However, the Fort Augustus model is in mind and the Glengarry Community Development Company (GCDT) is constituted to take on this type of activity. Therefore, the concept of a 'community company' is already within the LPP. No change.]

b. Socially connected (actions):

Agree speed is a concern [3]. [G] [GCC welcomes this support. No change.]

Consider speed on our minor roads. [G] [GCC agrees and, as far as possible, wishes to influence speed reduction throughout Glengarry. Reference to the consultation finding and the inclusion of 'minor roads' is now noted at 7.3.1.]

Concerned about road safety. GCC/GCDT not engaging with Transport Scotland. No mention of crossing. Can GCC/GCDT self finance this. [G] [GCC agrees with the concern but notes that this issue is broadly covered at 7.3.2. It should be noted that, since December 2024, GCC has set up a Local Liaison Group that meets quarterly with many of the local infrastructure stakeholders, including Transport Scotland. GCC will continue to engage with all relevant groups, including the acquisition of funding, to establish both a crossing and reduced speed limits. No change]

More parks/gardens/public spaces/paths (accessible [3]) Signposting paths – interconnected network. Better signage and links to Great Glen Way. [G] [GCC agrees and the proposed LPP at 7.5.3 references an access plan for paths bridges and signposting. An extra bullet has been added to include better reference to the Great Glen Way. Further, at 7.6, there is now inclusion of the new initiative for a community garden.]

Repair café. [2] Current café to be open more days – and evenings. [G] [As noted within the LPP, other community groups have responsibility for the Hall and Café. However, GCC agrees with the general principle and will influence and support where it can. Reference is included at 7.3.3.]

Keep hall cheap for locals – encourage connections [3]. [R]

Consider facilities for showers (after sports) – idea to use new GCDT amenity building. Wider use of this building. [G] [At 7.6 reference has been included in the final LPP to this idea in a general way. This includes activities at the Hall and the GCDT 'depot'.]

c. Economically thriving (actions):

Agree [2]. [G] [GCC welcomes this support. No change.]

Digital now getting better (satellite & fibre provision) [G] [Noted and already in the LPP at 7.4.]

More diverse businesses needed. [G] [GCC agrees and reference has been added at 7.4.]

Need plans for small business units. Business Hub [2] [G] [GCC agrees and reference has been added at 7.4.]

Retail/grocer in village – alongside PO – open for longer. [G] [GCC generally, rather than specifically, agrees and reference has been added at 7.4.]

More tourist facilities (coffee van/similar.) [G] [GCC generally, rather than specifically, agrees and reference has been added at 7.4.]

Need transport for remote areas (Faichem/Greenfield/Kinloch Hourn) – identify more bus stops. [G] [GCC accepts the difficulty of establishing new bus routes. However, we support the concept as public transport is identified as a high priority. There may be opportunity on the A87 to provide more service and thereby give greater access to that more remote part of Glengarry and a supportive comment has been added at 7.4. Additionally, reference has been made to a new transport service provided by [3Glens Community Care](#).]

Need to get away from just being ‘commuter village’ with people only ordering online. [G] [GCC agrees and this fear is now expressed at 7.4.]

Concern over frequency of power cuts (and mobile) - damages businesses. [R]

Need more to support/recognise the tourism industry in this section. (walkers’/kayakers/Munros/Corbetts/hikers/ cyclists) – risk to all from ongoing and long term infrastructure and forestry works.) [G] [GCC agrees and a paragraph is added at 7.4. This sits alongside the existing section 7.5.1 where the impact of major infrastructure works on Glengarry is discussed, including reference to the community council convention that, amongst other matters, highlights the negative impact upon tourism.]

Not convinced the workers will give much to local area long term as they just move on. [R]

Example of lack of practical help from Coire Glas project – already impinging and will get worse – must consider this cumulatively. [G] [As mentioned above, section 7.5.1 discusses impacts of major infrastructure projects generally (rather than one specific project). No change.]

d. Environmentally conscious (actions):

Better public transport – more flexible [6] (esp. to FA and FW) [R]

Local food – community garden. [2] [G] [At 7.6 reference has been included in the final LPP].

Better recycling (electronics/clothing/donations) - link to ‘repair café’ [2] [G] [At 7.6 reference has been included in the final LPP].

Better litter picking. Including at Viewpoint. [2] [G] [Short clarifying statement added at the end of 7.5.2].

Clarify what is meant by ‘maintaining viewpoint’. [G] [Short clarifying statement added at the end of 7.5.2].

Support rewilding/natural regeneration. [G] [The proposed LPP gives tacit support to this throughout and highlights the need for a Landscape Plan at 7.5.4. No change.]

Dog Park (free for locals – tourists pay) [G] [Added as an example at 7.6]

Continue education our children to be environmentally aware. [R]

EV charging at hall. [G] [Added as an example at 7.6]

Much of plan (esp. woodland) is covered by statutory bodies anyway. [G] [As noted at 4.2, GCC is a statutory body and is aware of other statutory bodies who have a fundamental role to play. GCC makes best efforts to actively engage to meet their statutory duties, within the limits of a volunteer organisation. No change.]

Supports landscape plan [2] – useful tool to engage with woodland and infrastructure plans. Community should respond better to various woodland plans. [G] [GCC welcomes this support. GCC makes best efforts to actively engage to meet their statutory duties, within the limits of a volunteer organisation. No change.]

Agree with access plans – particularly should prioritise bridges – vital connections. [G] [GCC welcomes this support. References are made to access, footpaths and bridges throughout. No change.]

e. Culturally vibrant (actions):

Supports actions. [G] [GCC welcomes this support. No change.]

Increase use of hall [2]. Extend hall. Library (not just books) Music/ceilidhs/Crafts [G] [GCC agrees in principle and references are added at 7.3.3 and 7.6.]

Agree. Also should include recent (Forestry/Hydro and now Tourism) [G] [GCC welcomes this agreement and notes these issues are generally dealt with throughout, especially with some of the new additions.]

Changes have affected local worship – loss of congregations. [R]

Sports & Heritage trail/s – add all features of interest. [G] [GCC accepts the principle and encourages it. For example, by reference to the Daingean trail and the intention to develop access and landscape plans. More detail will be forthcoming with specific projects. No change.]

Gym sessions for women. [G] [GCC agrees with the gym idea in principle. Reference is added at 7.3.3. It will be for others to define which groups of people to welcome as part of their business.]

f. Supporting Our Young People (actions):

Supports actions. [G] [GCC welcomes this support. No change.]

Need more for ‘teens’ [3]. (link to transport [2]). Library+ ‘maker space’. [G] [GCC agrees and added a paragraph to the LPP at 7.7.]

More funding needed [2]. (Easy access to funding info.) Gym (and other activities – sports etc) [3] - for health & wellbeing. [G] [GCC generally agrees and added a paragraph to the LPP at 7.7.]

Outdoor skills (link to community woodland) [3] [G] [GCC agrees and added a paragraph to the LPP at 7.7.]

Need better young representation on community groups. [G] [GCC agrees and added a paragraph to the LPP at 7.7.]

Safe place for youngsters. [G] [GCC agrees and added a paragraph to the LPP at 7.7.]

3. Is there anything else you would like to add?

Community self sufficiency (link to community garden and resilience). [G] [GCC agrees and reference has been included at 7.6 in the final LPP]

‘Elderly & Infirm’ not covered. [G] [The LPP vision is for residents to be appropriately housed, socially connected, economically thriving etc. This applies to all people - not just the elderly. Therefore, the elderly and infirm are considered throughout, as with all.]

Concern over lack of response to CAP – keep LPP open for ongoing response. [G] [GCC agrees with the principle of full consultation and will keep it open for as long as possible. No change.]

Keep the plan ‘live’ for future flexibility [2]. [G] [GCC firmly believes that the development of a ‘live’ map (rather than it be ‘set in stone’ for five years) enables future engagement and flexibility of the LPP. This will require ongoing effort. No change.]

Better event communication. (email/instant messaging/post) [G] *[As a voluntary organisation, GCC works at capacity and welcomes others with the right skill sets to help us. No change.]*

Better (more transparent) comms – GCDT/GCC and community [2]. [G] *[As a voluntary organisation, GCC works at capacity and welcomes others with the right skill sets to help us. No change.]*

Developers should be ‘adding to the community’ [2]. [G] *[GCC agrees and ongoing work on various liaison groups helps GCC influence investments being targeted. Indeed, just having an LPP directs developers towards those matters that the community has indicated should be done. No change.]*

A number of specific suggestions by LPP section – each to be considered for inclusion. Includes reference to: Munros/Corbetts; Bridges; Core Paths (in detail); ie: circular walks/Loch Lundie/Loch Oich/Great Glen Way/waterfall trail/Cape Wrath trail etc. [G] *[Small additions made throughout.]*

Comments received by personal/email contacts:

Correction/deletion required for Shinty Pitch sentence. [G] *[The reference to ownership has been deleted.]*

Need to mention that LPP encourages/guides future community benefit. [G] *[GCC notes that this is already referenced at the 4th bullet of the Introduction, as a ‘purpose’ of the LPP.]*

It may be useful to include the term ‘intergenerational’ (for, say, activities) as this has worked well in some places across Europe. [G] *[Reference included at 7.3.3]*

More retail. Shop/grocer in village. [G] *[Reference included at 7.4]*

More housing in village – balanced against keeping open areas for walks/parks/farm park. [G] *[At 7.2.2 is a discussion regarding appropriate housing, to which extra references have been added.]*

How will worker camps (some 2,000+ staff) be used into future (following the approx. 10 year time frame whilst projects in development.) [G] *[At 7.2.2 is a discussion regarding appropriate housing, to which extra references have been added.]*

Housing Stock- possible sale to agency for conversion into long term lets. (Done in neighbouring CC). [G] *[At 7.2.2 is a discussion regarding appropriate housing, to which extra references have been added.]*

Councillor responses

Four Highland Councillors responded with a range of positive and supporting comments (appendix 9.5B), for which grateful thanks. These included:

‘impressed / can I share / significant piece of work / wishing you success / interesting & comprehensive / good history context / good that communities are taking the time / congratulations / hard work’

GCC Response to Councillors

We thank the Councillors for taking the time to read our LPP and welcome the very positive replies from them.