



Opportunity Black Isle
Your place, your future

THE **DRAFT** **BLACK ISLE** LOCAL PLACE PLAN

JANUARY 2024

Acknowledgements

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The Black Isle Partnership's roles have been as a conduit for funding between the Council and the community; and to manage that funding and coordinate the activities which have contributed to this Plan, with valuable support from Community Councils, other community groups across the Black Isle and a steering group of local residents. The content of the Plan was not influenced by the Partnership: it has been generated by the local community itself.

Special thanks to the many local people who helped to develop this Plan during 2023 and early 2024. Without your input there would be no Plan.

Becky Richmond and Nick Wright, facilitators

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FOREWORD



Kate Forbes, MSP

I have had the privilege of being the constituency MSP for the Black Isle since I was first elected 2016, and it gives me tremendous pleasure to be able to write this foreword for the area's first-ever place plan.

There are three key points I would like to highlight which strike me as being particularly important:

Firstly, this is the most extensive consultation process which I have ever seen carried out across the Black Isle. In my duties as constituency MSP, I know that Culbokie is not Cromarty, nor is Rosemarkie Redcastle. Though I do believe the Black Isle to be a particularly special place, and also home to some of the warmest Highland homes I've

ever experienced, there are distinctive communities with their own needs in their own rights. Too often in the past, there has been a temptation to lump one 'Black Isle' voice together – which perhaps does not fully capture the nuances of every area.

What has struck me as particularly impressive, is the detailed breakdown for each consultation event. It is a statistician's delight – but also hugely helpful to see the level of engagement and the differing takes on individual issues by communities.

Secondly, and building on my first point, it is now absolutely imperative that public bodies take cognisance of this place plan.

This is an opportunity for organisations like Highland Council to use the core points from the plan, and genuinely do things differently. There is a wealth of data and knowledge captured, and we cannot allow that expertise to sit in a place plan gathering dust on a shelf. I hope public bodies can use this place plan meaningfully and also be creative with their own traditional models of engagement to ensure the data in the Black Isle Place Plan is used to maximum effect. It should not be perceived as a threat, but rather a huge opportunity for everyone to work together. I know I will be trying to make optimal use of it in my capacity as constituency MSP.

Thirdly, and finally, the plan is not perfect or even finished, but rather a helpful start – let me explain. Community needs are changing and evolving all the time, and there will never be a perfect 'finished article'. So perhaps if you missed your local event, or ran out of time to send your thoughts by email to the original draft consultation – there is still time for your own input. The organisers are acutely aware they have not reached everyone – so please come forward, engage and continue to do so as the various stages of the plan are implemented.

As well as counting it a privilege to be the constituency MSP for the Black Isle, I count it a privilege to be a resident here. It is fantastic area, and it is a real blessing to be bringing up children in this part of the world.

I look forward to seeing the plan being further developed, and different parts being put into action.

Kate Forbes
MSP for Skye, Lochaber and Badenoch

1 INTRODUCTION

This Local Place Plan has been prepared by the people of the Black Isle. It is our agenda for the future, to guide our own community action and inform decision-making by the public and private sectors.

The plan is a [Local Place Plan](#), developed in line with legislation and guidance. It aims to:

- Focus on long term strategic challenges facing the whole of the Black Isle.
- Keep the best of what we value about the Black Isle, and shape it for the better.
- Inform local and national decision-making about public services, budgeting, planning policy and other policy areas.
- Support community action, for example as supporting evidence for funding bids.
- Provide a framework for individual local communities to prepare their own more detailed plans should they wish.
- Build on the good work that is already happening across the Black Isle, and make the most of opportunities such as the Green Freeport (see page 15).

This Plan is an ambitious statement of our aspirations. Not everything in the Plan may come to pass. It is likely to take a decade to implement, and needs to remain fluid during so that it can be updated as circumstances change.

Importantly, the Plan will only be realised if the local community steps forward, and we all work with the public and private sectors for common purpose.

What is the Black Isle?

The Black Isle is a peninsula surrounded on three sides by the waters of the Cromarty, Moray and Beaulieu Firths and is joined to the mainland at its west end (see Map 1 overleaf, which also shows the area the Plan covers, including the Community Councils and Highland Council Wards).

There are five main towns and villages on the south side and one on the north, with Cromarty sitting at the tip of the east end and Muir of Ord and Conon Bridge (east of the River Conon) at its west end. The opening of the Cromarty and Kessock bridges in the 1980s made Inverness and Dingwall more accessible, leading to population growth and a decline in local shops.

The Black Isle has a rich heritage. Its landscape has been changing ever since the first evidence of man arriving here. Agriculture and forestry are our primary industries; grains for whisky and seed potatoes are two of the products for which our farms are renowned. In recent years we have seen a growth in Christmas Tree

plantations. The fishing fleet has declined, with the harbours of Avoch and Cromarty now housing more yachts and leisure craft than fishing boats.

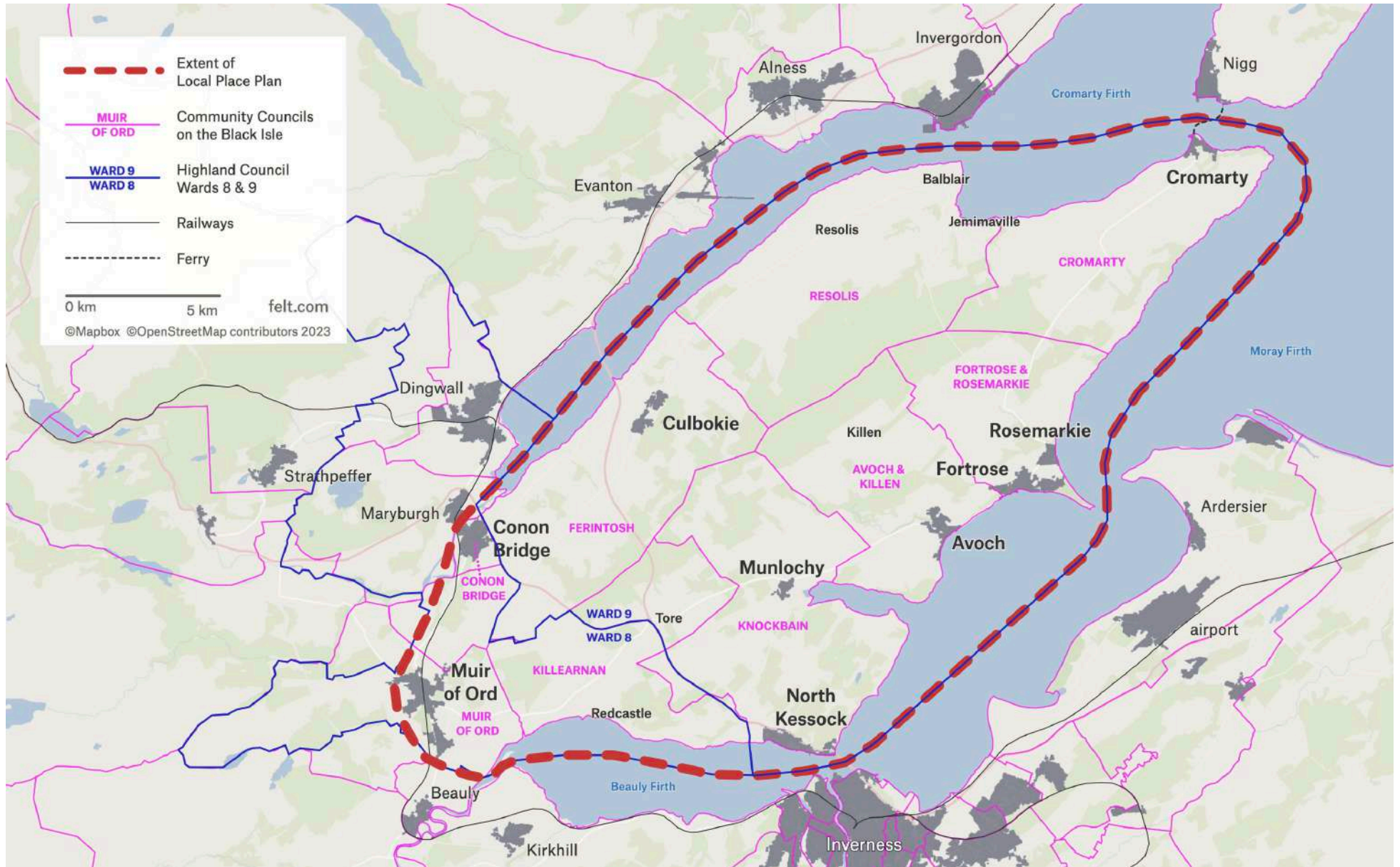
The accessibility of the Black Isle brings with it both opportunity and risk. It is important to remember that the Black Isle is home to families and businesses that have lived here for generations, who can see their way of life threatened by those who move into the area and wish to change things. Like the rest of the Highlands, the Black Isle has become increasingly attractive for retirees and leisure seekers. But it is also home to young people, many of whom want to live and work in the environment in which they grew up. Balancing those different needs requires sensitivity and understanding.

Who is the Plan for?

The Plan is written for the local community (residents, community organisations and businesses), the Highland Council and its Community Planning Partners, the Green Freeport, the Scottish Government and national agencies, and investors.

Whichever of those you are, you can help to implement this Plan. How you can do that is explained in chapter 8 (Making it Happen).

Map 1: Local Place Plan boundary and context



How was the Plan prepared?

The main stages of how the local community engaged in preparing the Plan are summarised in Figure 1. All engagement activity was planned and delivered in line with the National Standards for Community Engagement¹ and the Scottish Government’s draft How To Guide on Local Place Plans².

Stage 1 built on recent work by Community Councils and previous consultations by other community organisations. At each stage, the results of previous stages were shared publicly and people encouraged to review them. This acted as a check in the system to make sure that the emerging priorities reflected community aspirations.

Engagement activities were constantly reviewed to broaden the reach, such as developing alternative ways of reaching young families, farmers and businesses.

A summary of the stage 1 results, which formed the foundation of the Plan, is in Appendix 2. Fuller details of responses from stages 1 and 2 are contained in Appendix 3.

A flavour of the community engagement is shown graphically in Figure 2 (overleaf).

Figure 1: Plan preparation stages



¹ www.voicescotland.org.uk

² www.ourplace.scot/local-place-plans

Figure 2: Community engagement infographic



Implementation

This Plan is intended to cover up to a 10 year period. Some things can happen immediately. Most, however, are likely to take a number of years to come to fruition.

The Plan builds on activities that are already happening or which are in the pipeline, from community-led projects to government initiatives.

The raw material used to create the Plan are summarised in Figure 3, together with who needs to be involved in delivery, and how the Plan should be used to inform future reviews of national and local policy (see 'The bigger picture' on page 14).

Delivery of the Plan will only be successful if the local community, national and local government, other public bodies, funders, businesses and landowners work together for common purpose. Everybody needs to be involved and pull in the same direction if the Plan is to become a reality. Chapter 8 contains more information on this important message.

Figure 3: How the Plan relates to other activities



2 CONTEXT

The Black Isle

This Plan is a community-led plan based on local aspirations. That means making informed choices and, to do that, information is essential. So, one of the first steps in preparing the Plan was to gather facts and figures about the Black Isle to share publicly.

Gathering data for the Black Isle is difficult, because the community's definition of the Black Isle does not neatly conform to administrative areas (see page 5). Publicly available information came from various sources, the most useful being the 2011 Census, the Council and Community Planning partners.

The [Black Isle Area Profile](#) produced by Highland Council (see Appendix 4) is a source of up-to-date statistics. Although it appears to exclude Muir of Ord and Conon Bridge (which have a combined population of around 5,000 people), it shows that the population of the rest of the Black Isle - approximately 10,500 people - grew by almost 6% over the decade to 2020. That is more than the Highland or Scottish averages.

That population growth looks set to continue: the Highland Council's [Corporate Plan 2022-27](#) projects a population increase for Mid Ross of 6.6% (an additional 1,560 people)

between 2018 and 2040, a rate of growth in Highland that is second only to Inverness. And that is without factoring in the growth that would derive from the [Green Freeport](#) proposals currently being developed (see page 15 of this Plan for more background on the Green Freeport).

Moreover, our population is older than the rest of Highland. And that older population is growing: the over-65 age group grew by 40% between 2010 and 2020 (see Appendix 4).

Those examples demonstrate how statistics are useful, because they help discussions about the future to take account of realities and trends.

Another example is the statistic from the Black Isle Area Profile that the average travel time to key services on the Black Isle is longer than the Highland average, by car and particularly by public transport - despite the area's relative proximity to Inverness and Dingwall.

To ensure that community discussions were informed, a series of information boards was developed for the first stage of engagement. They used maps, graphics and text to present facts and figures on a range of known issues facing the community, established through previous community engagement:

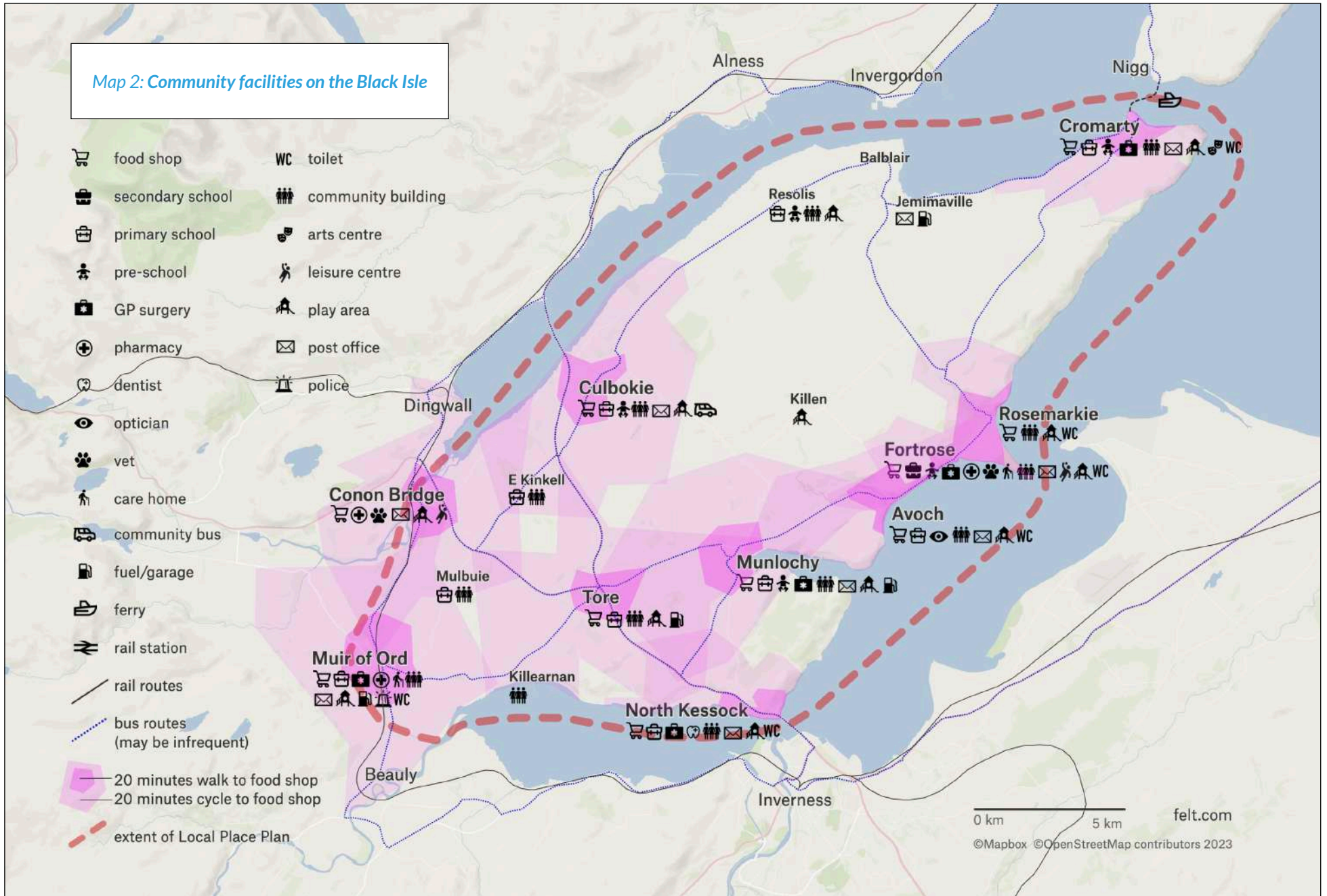
- Population and housing.
- Community facilities and services.
- Getting about.
- Jobs and business.
- Nature and environment.
- Tourism.

Those boards can be seen in Appendix 5 and downloaded [here](#). They proved popular at community engagement events and are worthy of attention if you are unfamiliar with the Black Isle.

In addition, the maps on the following pages contain useful information on:

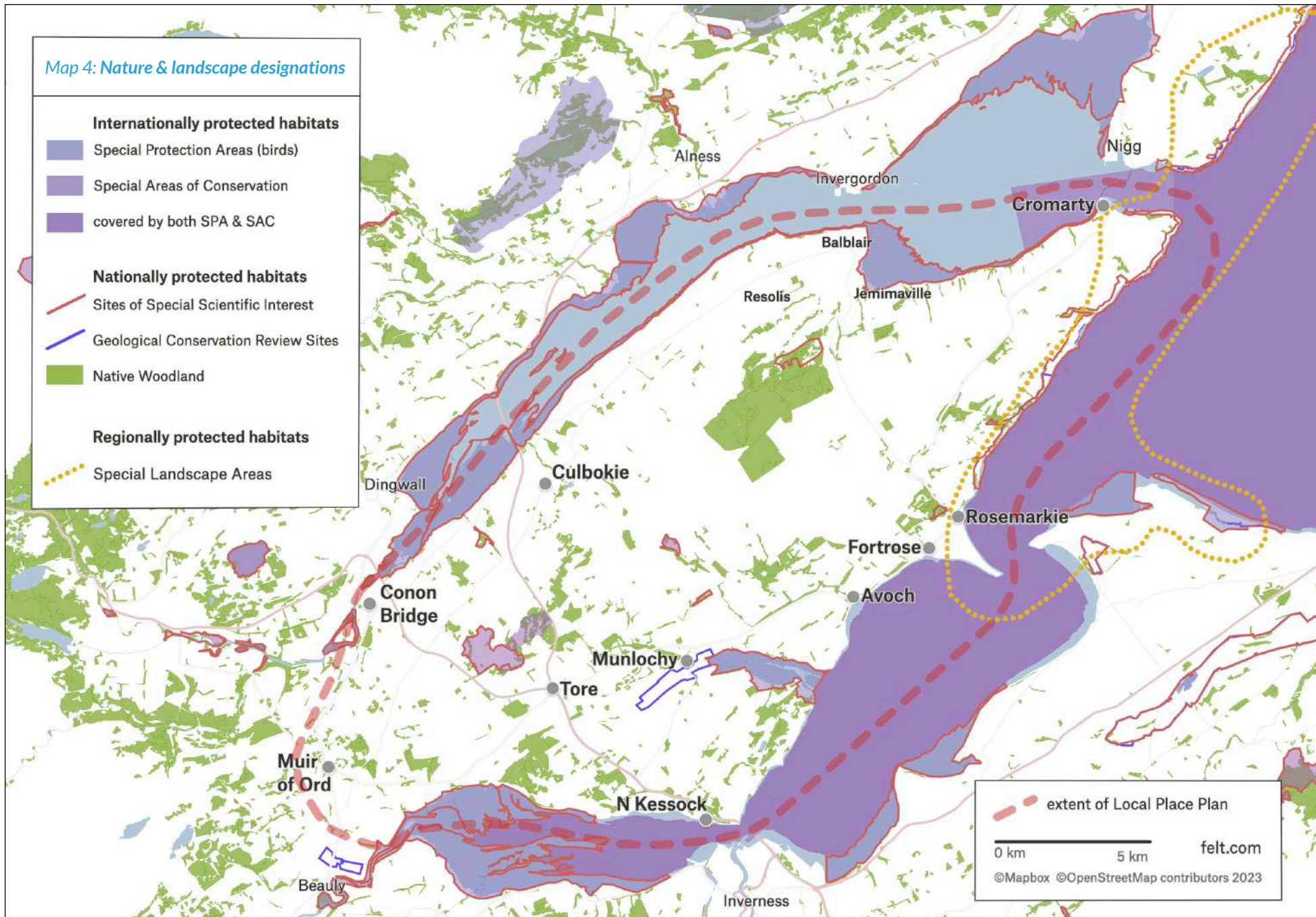
- Local services and facilities (Map 2).
- Active travel routes and visitor facilities (Map 3).
- Nature and landscape designations (Map 4).

Map 2: Community facilities on the Black Isle



Map 3: Active travel routes & visitor amenities (courtesy of Black Isle Tourism) To download, click [here](#) or on the map.





The bigger picture

Whilst the Plan is rooted in our community's aspirations, it also reflects the national planning policy aim of creating sustainable, liveable and productive places as expressed in the two parts of the 'statutory development plan':

- National Planning Framework 4 (NPF4, adopted February 2023)³ - see Figure 4.
- Highland-wide Local Development Plan (2012)⁴ and the Inner Moray Firth adopted and proposed Local Development Plans⁵ (see relevant extracts of the proposed Inner Moray Firth Local Development Plan 2 in Appendix 1).

The Vision and Calls For Action in chapters 3 to 7 of this Plan reflect the policy and content of the statutory development plan and the Proposed Inner Moray Firth Local Development Plan.

This Plan also takes account of other relevant policy documents including:

- National Performance Framework⁶
- National Strategy For Economic Transformation (2022)⁷

- Highland Outcome Improvement Plan 2017-2027⁸
- Highland Indicative Regional Spatial Strategy⁹
- Highlands and Islands Enterprise Strategy 2023-28¹⁰

All of these statutory planning and policy documents share overarching objectives relating to **climate change, health and wellbeing and sustainable & resilient communities**. The vision and Calls for Action in this Plan proactively seek to deliver on all of those objectives, including the NPF4 principle and priorities as shown in Figure 4.

The Plan also contains suggestions for the next reviews of local and national policy, which are summarised in chapter 8. We hope these will be taken into account by national and local government. For the Inner Moray Firth Local Development Plan, that next review will be taking place in the near future.

Figure 4: NPF4 spatial principles & priorities



³ www.transformingplanning.scot/national-planning-framework/

⁴ www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

⁵ www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

⁶ nationalperformance.gov.scot

⁷ www.gov.scot/publications/scotlands-national-strategy-economic-transformation/

⁸ highlandcpp.org.uk/about-us/highland-outcome-improvement-plan/

⁹ www.highland.gov.uk/download/downloads/id/22899/highland_indicative_regional_spatial_strategy_to_2050.pdf

¹⁰ www.hie.co.uk/about-us/policies-and-publications/strategy-and-operating-plan/

The Green Freeport

Inverness and Cromarty Firth Green Freeport was awarded 'Green Freeport' status by the UK and Scottish Governments in early 2023.

According to the Highland Council,¹¹ when operational the Green Freeport will offer a package of tax and customs incentives to attract inward investment and stimulate innovation and growth. The aim is for the Cromarty Firth and wider region to become a major global hub for green energy, and to deliver transformational benefits to Highland communities and the decarbonisation agenda.

The Highland Council agreed to submit the [Outline Business Case](#) for the approval of the UK and Scottish Governments on 3 October 2023. At the time of preparing this Plan in late 2023, development of the Full Business Case and its approval was expected to be completed by Spring 2024. Formal designation of the Green Freeport is anticipated shortly afterwards.

Information for the local community about the Green Freeport was limited whilst this Plan was being prepared; the main source was a community webinar held in March 2023 (see recording on the Green Freeport website¹²).

Over time, the Green Freeport should be a driver of positive environmental and economic change and community investment. During community engagement on this Plan, some concern and uncertainty was expressed about the Green Freeport's impact. This reflected the lack of information available, which in itself tends to breed concern, and the decades-old challenge of ensuring that large 'inward investment' initiatives in the Highlands deliver sustainable long term benefits for local communities as well as investors.

All written comments received during stages 1 and 2 of this Plan's community engagement that refer to the Green Freeport can be seen at bit.ly/484aGVd.

This Plan aims to inform preparation of the Green Freeport's Full Business Case (due to be submitted to the UK and Scottish Governments in 2024) and its subsequent implementation. Please refer to chapter 8 (page 30) for more information.

¹¹ Source: www.highland.gov.uk/greenfreeport

¹² greenfreeport.scot/inverness-and-cromarty-firth-green-freeport-community-webinar/

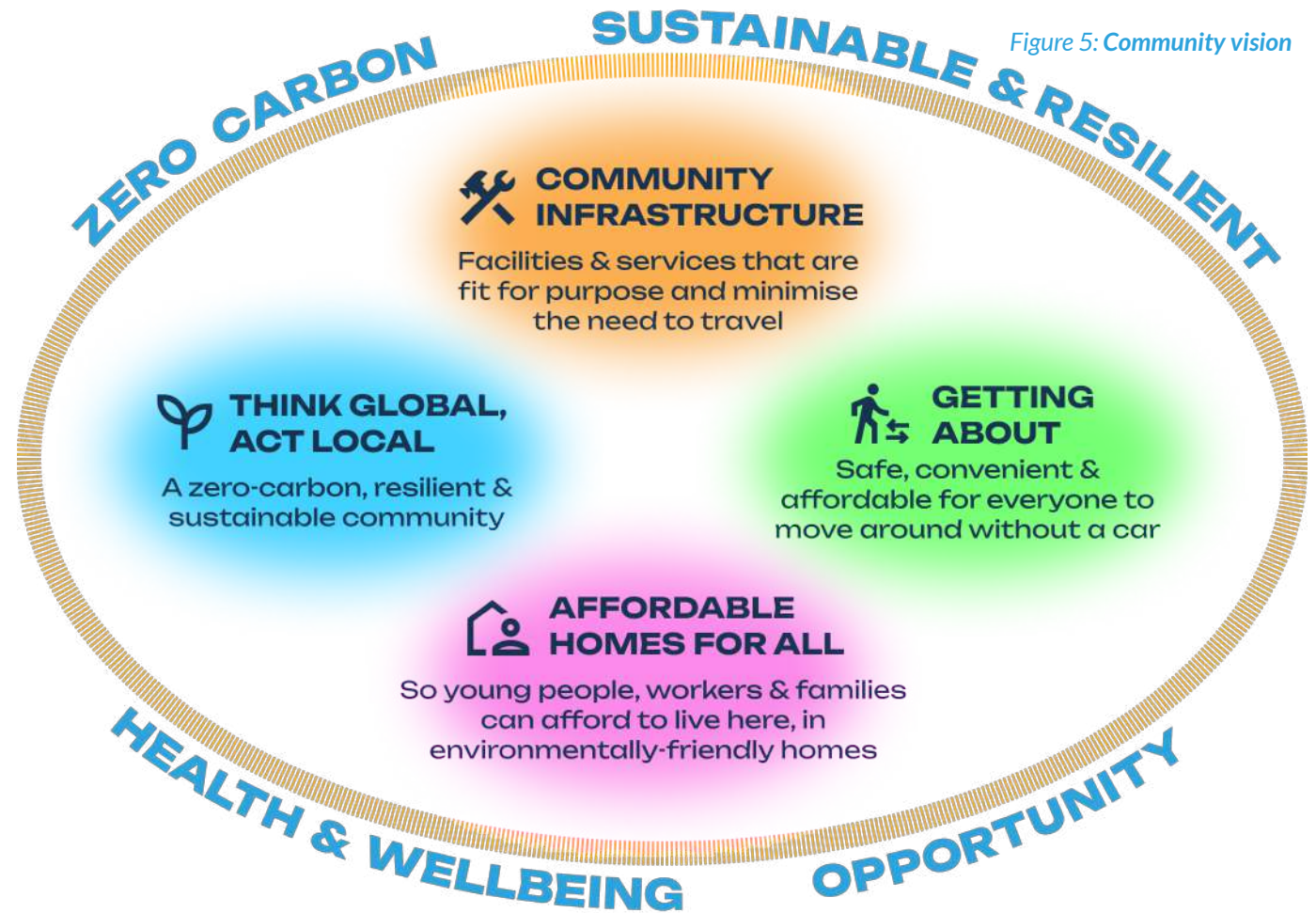
3 OUR VISION FOR THE FUTURE

Our overarching outcomes are that we become a **zero-carbon, sustainable and resilient** community with **opportunity** and **health and wellbeing** for all.

To achieve those outcomes, we have four overlapping Calls For Action for ourselves as a community and to the public and private sectors:

- **Community infrastructure:** facilities and services that are fit for purpose and minimise travel (see chapter 4).
- **Think global, act local:** climate-focussed action to achieve a zero-carbon, resilient and sustainable community (see chapter 5).
- **Affordable homes for all:** so young people, workers and families can afford to live here, in environmentally-friendly homes which are fit for purpose (see chapter 6).
- **Getting about:** making it safe, convenient and affordable to move around without a car (see chapter 7).

To make this happen, we all need to work together: community, public sector and private sector. That means **resetting the relationship** between ourselves (see chapter 8).



Combining local & national

Figure 6 shows how our Vision contributes to delivering local and national ambitions (see 'The Bigger Picture' on page 14).

Calls for Action

Chapters 4 to 7 are focussed on specific Calls For Action to achieve our vision. Each of those four chapters explains what we are aiming for, what is already happening to achieve that outcome, and suggest what else is needed.

The Calls for Action were developed through community engagement during preparation of the Plan. They are as much for us as a community to lead on as for others to assist us.

Figure 6: Aligning local & national ambitions

National: Local:	CLIMATE CHANGE Net zero Habitat restoration	HEALTH & WELLBEING Healthy lifestyles Active communities Health, social care & wellbeing services	SUSTAINABLE COMMUNITIES Local Living Inclusive growth Sustainable demographics Community empowerment
 COMMUNITY INFRASTRUCTURE	✓	✓	✓
 THINK GLOBAL, ACT LOCAL	✓	✓	✓
 GETTING ABOUT	✓	✓	✓
 AFFORDABLE HOMES FOR ALL	✓	✓	✓

4 COMMUNITY INFRASTRUCTURE



What we're aiming for

We need community facilities and services on the Black Isle that are fit-for-purpose, to enable 'Local Living' in line with national planning policy (see pages 11 and 14 above).

Local priorities include:

- Education and training
- Health and social care
- Recreation and play
- Community activities and events
- Physical infrastructure and utilities: drainage, power, internet etc
- Public toilets
- Provision for disabled people
- Police presence
- Countryside access
- Visitor facilities

Why? Because our 'community infrastructure' has simply not kept up with our growing population, increasing numbers of visitors, modern standards and the ravages of time. Examples include schools, visitor hotspots, police presence (particularly for younger people), care for older people, broadband and play facilities.

What's already happening

The Black Isle is home to many active voluntary groups which are already delivering or planning local services and facilities, in addition to those provided by public bodies.

These include community buildings, hall refurbishments, campsites, health and social care, public toilets, sports and recreation, and much more.

Existing and anticipated community providers include:

- [Avoch Amenities Association](#)
- [Black Isle Cares](#)
- Black Isle Partnership
- [Black Isle Tourism](#)
- [Community Councils](#)
- Community markets
- [Cromarty Care Project](#)
- [Cromarty Arts Trust](#)
- [Cromarty Community Development Trust](#)
- [Culbokie Community Trust](#)
- North Kessock Hall
- [Raddery House](#)
- [Rosemarkie Amenities Association](#)
- [Rosemarie and Fortrose Trust](#)
- [ROGS](#)
- [Transition Black Isle](#)

What else is needed

There are gaps in what is already are happening, particularly for those priorities highlighted in the first column on this page.

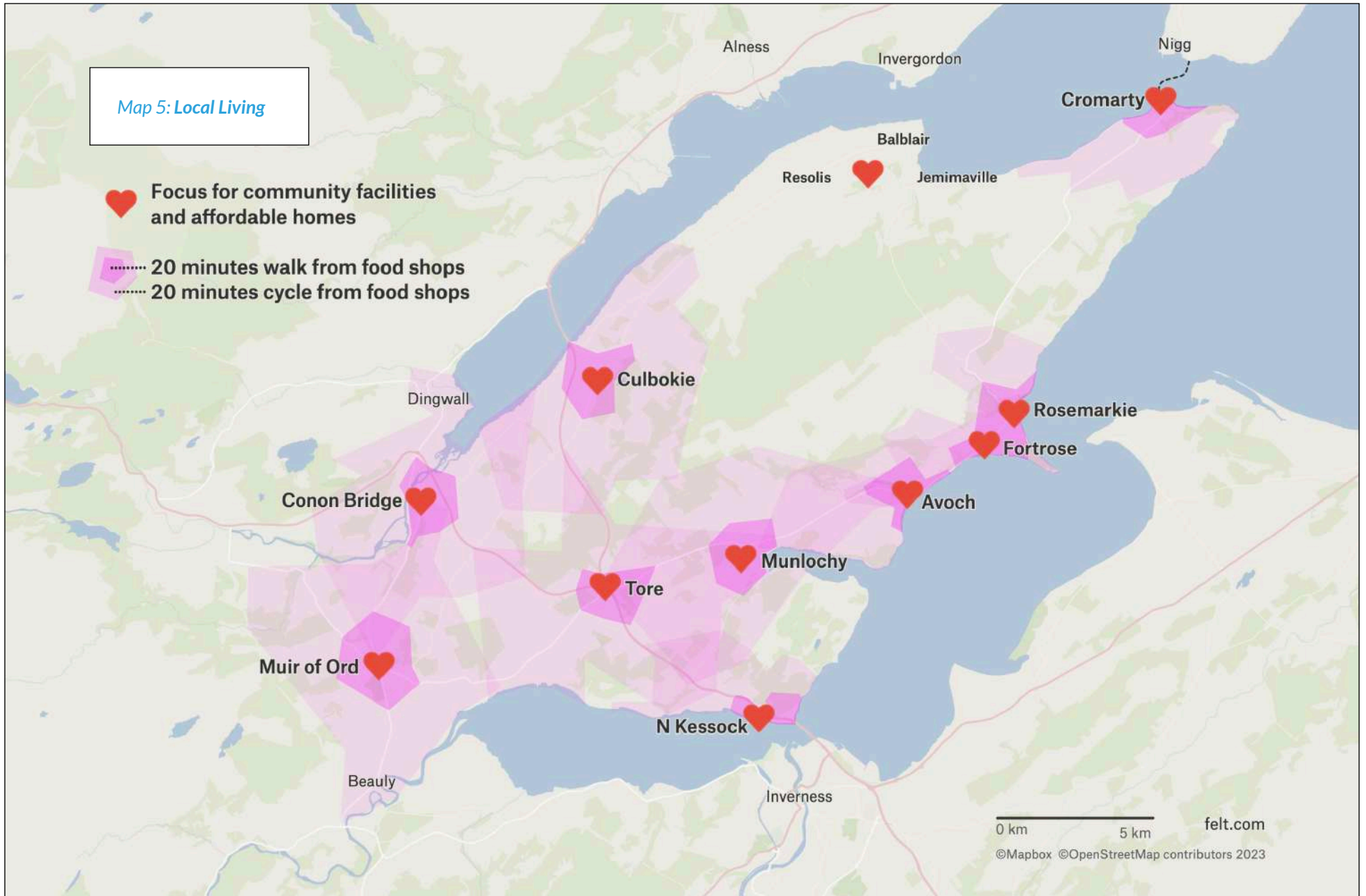
We recognise that it will be challenging to deliver everything, and that we will need support. Equally, it is important to remember that no single action will deliver what we're aiming for, as described in the first column; a combination of activities will be needed.

The table on the next page shows the actions to fill those gaps and achieve what we're aiming for.

Map 5 on page 20 shows the local centres which should be the focus for future investment in services, facilities and activities, as well as new homes (see below, page 23).

Chapter 8 (Making It Happen) contains more information on implementing what is in the action table.

COMMUNITY INFRASTRUCTURE PRIORITIES	<i>Delivery partners (see chapter 8)</i>	<i>Examples of gaps in provision</i>
4.1 Leisure and recreation		
<ul style="list-style-type: none"> • Access to all-weather sports pitches & swimming lessons • Network of local play facilities for children & teens across the Black Isle (play parks, pump track etc) 	<ul style="list-style-type: none"> • Council & Community Planning Partners • Sport Scotland • Community, private sector, third sector 	<ul style="list-style-type: none"> • All-weather pitch • Swimming lessons • Play park improvements
4.2 Public services and utilities		
<ul style="list-style-type: none"> • Fit-for-purpose school buildings & facilities • Care for older people (in their own homes & residential care) • Police presence (especially for younger people) • Better facilities and services for disabled people • Apprenticeships & training (public, private & voluntary sectors) • Public toilets • Drugs prevention • Good quality broadband across the Black Isle • Sewerage upgrades 	<ul style="list-style-type: none"> • Council • Community Planning Partners • Scottish Government • Key Agencies (Scottish Water, Scottish Futures Trust etc) • Parent Councils • Community 	<ul style="list-style-type: none"> • Review & upgrade school facilities in Fortrose, Avoch & Munloch • Police presence for young people • Sustainable finance for local care & arts organisations (see also section 4.5 lower down this page)
4.3 Community hubs & activities		
<ul style="list-style-type: none"> • Network of community hubs as shown on Map 5 • Make more of hubs for social activities (in partnership with Black Isle Leisure Centre & Leanaig Centre), public services (e.g. health & police) and other opportunities like home working and visitor facilities (e.g. information & motorhome waste disposal) 	<ul style="list-style-type: none"> • Community • Council & Community Planning Partners • Highlife Highland 	<ul style="list-style-type: none"> • Develop community hubs in Culbokie, Fortrose, Munloch & Tore • Review leisure centre activity programmes
4.4 Information sharing		
<ul style="list-style-type: none"> • Make information easily available about community activities across the Black Isle, for the public and amongst groups • Ensure data is openly available on educational attainment & school rolls across the Black Isle 	<ul style="list-style-type: none"> • Community • Council & Community Planning Partners • Scottish Government 	<ul style="list-style-type: none"> • Develop Black Isle community calendar • Open up detailed school data
4.5 Community assets		
<ul style="list-style-type: none"> • Build up community assets to generate income & run services, for example re-use of former churches in Cromarty / Munloch & community energy generation 	<ul style="list-style-type: none"> • Community • Council & Community Planning Partners 	<ul style="list-style-type: none"> • Support community organisations to acquire & develop assets



5 THINK GLOBAL, ACT LOCAL

What we're aiming for

We aim to be a zero carbon, resilient and sustainable community who actively regenerate our marine and land biodiversity.

Why? Because we need to play our part in tackling the twin climate and nature crises and take action here locally to restore habitats, including those which are internationally valuable (see Map 4 on page 13).

This needs action across a variety of sectors:

- Marine, industrial and port activity.
- Coastal erosion.
- Farming and land management.
- Restoration of nature and biodiversity.
- Environmental awareness.
- Countryside access.
- Visitor management.

What's already happening

A variety of initiatives are already happening or being planned across the Black Isle and in the immediate vicinity, including:

- Allotments and community gardening, such as exist or are planned in Avoch, Culbokie, Fortrose & Rosemarkie.
- Black Isle FEAST local food production and retailing initiative.
- [Black Isle Repair Cafe](#).
- Black Isle Sustainable Tourism Plan (led by [Black Isle Tourism](#)).
- Chanonry Point Action Plan.
- Community markets across the Black Isle.
- Culbokie Green.
- 'Flourish' environmental education.
- [Highland Community Waste Partnership](#).
- [Highland-wide visitor levy](#).
- [Inverness & Cromarty Firth Green Freeport](#).
- ['Sea the Value'](#) environmental research.

In addition, *Making Space for Wildlife: Creating Corridors and Habitat Networks on the Black Isle* by P. James and P. Young (2004) has local baseline data about biodiversity and habitat restoration proposals.

What else is needed

Despite the range of work already happening, the scale of the climate and nature crises mean that significant gaps remain if we are to achieve what we're aiming for.

We recognise that it will be challenging to deliver everything, and that we will need support. Equally, it is important to remember that no single action will deliver what we're aiming for, as described in the first column; a combination of activities will be needed.

Chapter 8 (Making It Happen) contains more information on implementing what is in the action table.

THINK GLOBAL, ACT LOCAL PRIORITIES	Delivery partners (see chapter 8)	Examples of initiatives
5.1 Marine management		
<ul style="list-style-type: none"> • Develop Green Freeport as an international exemplar (see Chapter 8, p.30) • Local training and work opportunities for young people • Maintain marine water quality for protected species and recreational activity • Marine habitat restoration/recovery (e.g. salt marshes and managed coastal realignment) • Flood/erosion protection for coastal settlements 	<ul style="list-style-type: none"> • Council & Community Planning Partners • Community • Green Freeport partners • Private sector • UHI • Scottish and UK Governments 	<ul style="list-style-type: none"> • Engage with Green Freeport partners • Establish independent marine and pollution baseline and ongoing monitoring around the Black Isle (including low frequency noise) • Coastal flooding risk assessments around the Black Isle
5.2 Land management		
<ul style="list-style-type: none"> • Habitat restoration led by farmers, land managers and developers: e.g. farmer clusters, nature networks, wildlife corridors 	<ul style="list-style-type: none"> • Community • Council & Community Planning Partners • Scottish Government • Key Agencies (NatureScot, F&LS etc) • NFU Scotland 	<ul style="list-style-type: none"> • Support farmers / land managers to create a Black Isle farmer cluster • Create Black Isle network of community green spaces and managed verges
5.3 Sustainable local living		
<ul style="list-style-type: none"> • Develop Black Isle community-based food & education initiatives such as 'FEAST' and 'Flourish' • Community growing / gardening • Community energy production 	<ul style="list-style-type: none"> • Community • Council & Community Planning Partners • Highland Good Food Partnership • Highland Community Waste Partnership 	<ul style="list-style-type: none"> • Continue and build on the good work already underway (see middle column on page 21) • Support community green spaces in all communities
5.4 Visitors, culture & heritage		
<ul style="list-style-type: none"> • Chanonry Point: improve visitor management in conjunction with other destinations on the Black Isle • Improve local path networks • Investigate a Black Isle heritage/cultural centre • Develop "slow tourism" with local community/economic benefits, building capacity of Black Isle Tourism as lead body & increasing investment in infrastructure 	<ul style="list-style-type: none"> • Council & Community Planning Partners • Community • VisitScotland • Paths for All • Scottish and UK Governments 	<ul style="list-style-type: none"> • Update/implement Black Isle Sustainable Tourism Plan & Chanonry Point Action Plan • Audit Black Isle path networks for priority improvements & route development • Consider Black Isle culture/heritage centre • Build capacity of Black Isle Tourism • Engage with & influence visitor levy

6 AFFORDABLE HOMES FOR ALL



What we're aiming for

Local residents and workers, particularly younger people and working families, need to be able to afford to live on the Black Isle.

Why? Because our communities are ageing, with implications for school rolls, businesses and public services. Increasing prices and a lack of smaller homes make it difficult for young people, key workers and people on lower incomes to move to or stay here

Everyone, whatever their age, needs to be able to access a home that:

- They can afford.
- Is climate friendly, energy efficient, low carbon and helps biodiversity.
- Has appropriate infrastructure and community facilities.

That will need new homes to be built and existing homes to be upgraded.

We do not anticipate swathes of suburban house building and a big jump in population. What is needed is relatively small numbers of affordable homes in and around our existing settlements to sustain our communities.

What's already happening

New homes have of course been built on the Black Isle in recent years; but few of those tackle the specific issue of access to affordable homes described in the previous column.

Isolated examples include homes built by Cairn Housing Association (in collaboration with Culbokie Community Trust and at Mansfield Place in Avoch) and with Tulloch Homes in Culbokie.

What else is needed

Unfortunately, the issue of affordability for younger people or working families is simply not being addressed.

We recognise that it will be challenging to deliver what is in this Plan, and that we will need support. But a concerted effort is needed, here as across the Highlands, rather than relying on any single initiative.

As the action table on the next page shows, a package of actions by a range of players is needed to increase the supply and affordability of new homes, the quality of existing homes, and access to finance and advice. The Scottish Government has a key role through its funding, policy and legislation.

Map 5 on page 19 shows the local centres where new affordable homes should be made available to support the 'Local Living' principle contained in national planning policy (see page 14 above).

Chapter 8 (Making It Happen) contains more information on implementing what is in the action table.

AFFORDABLE HOMES FOR ALL PRIORITIES	Delivery partners (see ch.8)	Examples of initiatives
6.1 More affordable homes		
<ul style="list-style-type: none"> Build more affordable homes across different tenures & types: e.g. mid market rent, starter homes, community owned, shared equity, co-housing, self-build, woodland crofts Encourage more housing in/near villages shown on Map 5, and make it easier to build there All new homes should be affordable & remain so in perpetuity (Rural Housing Burden and changes in national/local planning policy as in Wales (e.g. Gwynedd & Anglesey) Encourage re-use of empty homes and conversion of other empty buildings such as disused churches, through more use of CPO and 'forced sales' 	<ul style="list-style-type: none"> Scottish Government Council Landowners, developers and landlords Community Housing Associations Communities Housing Trust 	<ul style="list-style-type: none"> For each village shown on Map 5, identify development opportunities and delivery steps for each one, to feed into Highland Strategic Housing Investment Plan for funding
6.2 Housing quality		
<ul style="list-style-type: none"> Upgrade homes on lower Council Tax bands to higher EPC ratings with grants/loans & streamlined consents 	<ul style="list-style-type: none"> Scottish Government Council Community 	<ul style="list-style-type: none"> Promote the Black Isle to central / local government and the Green Freeport as a pilot location to trial a package of these policy and investment actions
6.3 Supporting infrastructure & facilities		
<ul style="list-style-type: none"> New developments should have appropriate supporting facilities and infrastructure 	<ul style="list-style-type: none"> Council Developers Community 	
6.4 Access to finance & information		
<ul style="list-style-type: none"> Easier access to low cost finance for workers & young people to buy & upgrade homes More information for young people on housing options Encourage downsizing & local sale, like Welsh 'Fair Chance' scheme with tax relief to cover reduction in sale value 	<ul style="list-style-type: none"> Scottish Government Council Community Planning Partners Community 	
6.5 Second homes & holiday lets		
<ul style="list-style-type: none"> Prevent existing homes becoming full-time holiday lets (using Short Term Let Control Area) Control growth of second homes, e.g. by increasing tax and closing tax loopholes 	<ul style="list-style-type: none"> Scottish Government Council 	
6.6 Social housing		
<ul style="list-style-type: none"> Increase stock by local authority buyback of homes (Open Market Purchase Scheme) More emphasis on local residency & employment in social housing criteria 	<ul style="list-style-type: none"> Council Scottish Government 	

7 GETTING ABOUT



What we're aiming for

It needs to be safe, convenient & affordable for everyone to move around without a car within our villages, around the Black Isle and to nearby towns - by walking, cycling, wheeling and public or community transport.

Why? Because without a car, accessing jobs, services & facilities is difficult. Buses are scant and unreliable. Walking & cycling is often unsafe within and between villages. Those who cannot drive are excluded. More incentives are needed to encourage people to travel more sustainably.

What's already happening

Some good work has already been done, for example:

- 20mph speed limits in most villages
- [Culbokie Community Cycling Club](#)
- [Ferintosh Wee Bus](#)
- Highland Council in-house bus service and free bus passes.

Other ongoing work includes developing active travel routes in Culbokie and between Avoch and Munloch.

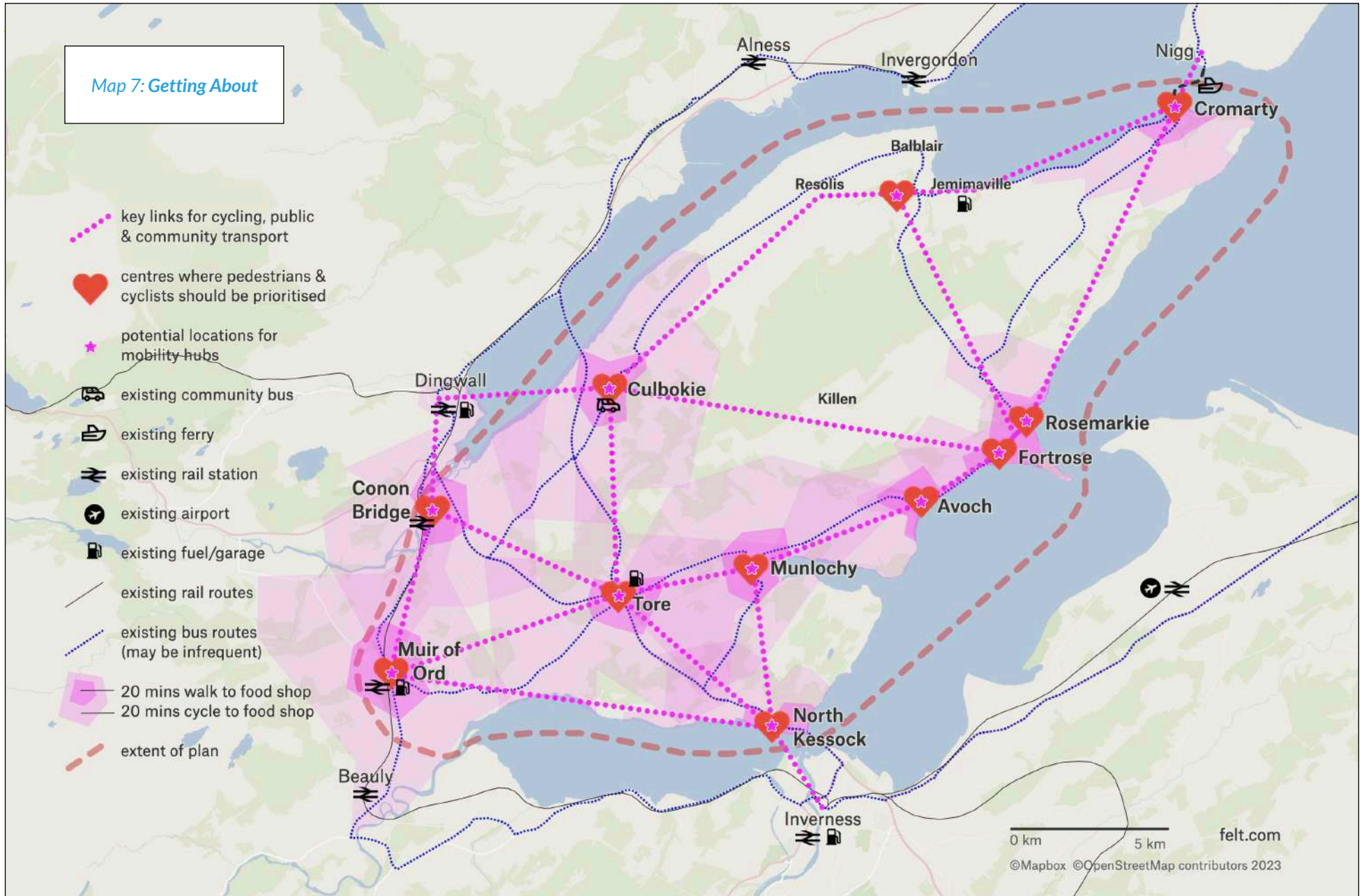
Significant gaps remain if the priorities in the previous column are to be tackled.

What else is needed

Map 6 on page 25 shows the key routes and destinations across the Black Isle that should be prioritised. It should be read in conjunction with the action table on page 27 that shows the priorities to achieve what we're aiming for.

We recognise that it will be challenging to deliver all of the actions, and that we will need support. Equally, it is important to remember that no single action will deliver what we're aiming for, as described on the left; a combination of activities will be needed.

Chapter 8 (Making It Happen) contains more information on implementing what is in the action table.



GETTING ABOUT PRIORITIES	<i>Delivery partners (see chapter 8)</i>	Examples of initiatives
7.1 Walking & cycling within villages		
<ul style="list-style-type: none"> Ensure safe walking, cycling & wheeling within the villages on Map 5, focusing on: <ul style="list-style-type: none"> > Less mobile people, buggies/mobility scooters, children walking to school or to school buses > Road crossings, footways and lighting > Routes to schools, Tore roundabout and Fortrose High Street 	<ul style="list-style-type: none"> Council HITRANS Sustrans Community 	<ul style="list-style-type: none"> Ensure 20mph speed limit are in place in all of the villages on Map 5 (Culbokie being the main outstanding location) Engage with Stagecoach on timetable design
7.2 Black Isle cycling & walking network		
<ul style="list-style-type: none"> Between Black Isle villages and across the Firths to Dingwall and Inverness, as shown on Map 5 Routes for priority action should include Rosemarkie-Avoch-Munlochy and between Culbokie & A9 bus stops 	<ul style="list-style-type: none"> Council HITRANS Sustrans Community 	<ul style="list-style-type: none"> Improve walking/wheeling within villages Use this Plan to inform forthcoming Highland Active Travel Strategy & review of Highland Local Transport Strategy
7.3 Community/public transport		
<ul style="list-style-type: none"> Create fit-for-purpose Black Isle network of community/public transport initiative, including community transport, buses, ferries, e-bikes, electric car club etc Build on the approach pioneered by the Ferintosh Wee Bus to re-allocate existing public transport subsidy where it will deliver better outcomes 	<ul style="list-style-type: none"> Council HITRANS Community 	<ul style="list-style-type: none"> Prepare Black Isle Travel Needs Analysis to inform future investment & services in walking/ cycling & community/public transport
7.4 Mobility hubs		
<ul style="list-style-type: none"> Ensure good connectivity between modes of transport in villages, such as accessible 'mobility hubs' in villages with toilets, e-bike charging, public space and information See Scottish Government mobility hub guidance 	<ul style="list-style-type: none"> Council HITRANS Sustrans Community 	<ul style="list-style-type: none"> Bid for funding for Black Isle active travel & community/public transport infrastructure
7.5 Infrastructure maintenance		
<ul style="list-style-type: none"> Improved maintenance of roads and footways as the infrastructure for all modes of transport 	<ul style="list-style-type: none"> Council Scottish Government 	

8 MAKING IT HAPPEN

This Plan is an ambitious statement of our aspirations. Not everything in the plan may come to pass. It is likely to take a decade to implement, and needs to remain fluid during so that it can be updated as circumstances change.

Working together

Delivering this Plan's 10 year vision will need collaboration. It is the community's plan, but the community alone cannot deliver this plan. It needs everyone to work together for common purpose.

To take one example: increasing the supply of affordable homes will need support and input from the Scottish Government, government agencies, Highland Council's planning and housing departments and developers.

Collaboration needs to incorporate two principles - **resetting the relationship** between the public sector and local communities, and **thinking differently** about funding and resources. These are covered in more detail on this page.

The **roles of different partners** are described on pages 29 to 31. **Collaborative governance and implementation arrangements** are described on page 32. **Planning policy** is covered on page 32.

Resetting the relationship

To enable collaboration, resetting the relationship between the local community and public sector will be critical. That means:

- Enabling the community to influence & understand their future.
- Empowering the local community as an active partner, so creating pride, stewardship and responsibility.
- Creating more trust & collaboration between community & authorities.
- Enabling equitable and smoother delivery of services & investment.

Funding & resources

Delivering the Plan will need resources. But that does not simply mean more money.

The public sector and funders need to:

1. **Think differently about how budgets are allocated.** For example, the funding that enables the [Ferintosh Community Bus](#) was redirected from conventional bus services.
2. **Think differently about how services are delivered.** For example, social care can be delivered very efficiently through community organisations as demonstrated by award-winning initiatives elsewhere in

the Highlands such as [Boleskine Community Care](#).

3. **Think differently about evidence for decision-making.** This and other similar community-led plans contain strong evidence of community need and ambition, which should be taken into account alongside other inputs such as statistical data and national policy.
4. **Think differently about policy,** which needs to be more effective in addressing challenges. For example, national housing and planning policy should be updated as described in chapter 7 to tackle the affordable housing crisis.
5. **Think differently about resourcing communities,** with the aim of enabling sustainable revenue funding such as by communities developing their own income-generating assets.

In terms of the overall pot of resources, all of the different partners identified on the following pages need sustainable funding and resources if significant progress is to be made on delivering this Plan. UK and Scottish Governments have a vital role in enabling this to happen.

Roles & responsibilities

A range of different partners need to work together to make this Plan a reality. They will each need appropriate resources if they are to help deliver this plan. This comes back to the need to think differently about budgets, services and policy explained on page 28.

The local community

Some key organisations have important roles in implementing the plan:

- **Community Councils** as the voices of the local community across the Black Isle, particularly in liaison with the Highland Council and other public bodies. Community Councils should endorse the plan and use it in their discussions with public bodies. They may also wish to use it as a framework within which to develop their own more detailed Local Place Plans.
- **Community organisations**, of which there are many across the Black Isle, each doing great work on the ground to bring people together and provide services and activities. The Plan will prove useful to support their activities and development.
- **Businesses, landowners and investors** generate jobs, economic activity and manage/develop land. They will find the Plan a useful source of information about the community's aspirations, and to think about how they can use their investment and activity to help achieve those goals.

The public sector

The **Highland Council, Community Planning Partners and other public agencies** have a fundamental role in supporting and delivering many elements of the Plan, as outlined in each of the Calls For Action in chapters 4 to 7.

Those public bodies include:

- Forestry and Land Scotland
- Highland Third Sector Interface
- Highlands and Islands Enterprise
- Highlife Highland
- HITRANS
- Key Agencies such as SEPA, Scottish Water and Scottish Futures Trust
- NFU Scotland
- NHS Highland
- NatureScot
- Police Scotland
- Scottish Fire and Rescue
- Skills Development Scotland
- The Highland Council
- Transport Scotland
- UHI
- VisitScotland

These organisations should use the Plan as part of their evidence base when setting budgets and reviewing policy. The Plan is, essentially, a comprehensive statement of community aspirations which should be an invaluable part of their decision-making. The community responses in Appendix 3 are a rich source of information about community aspirations.

As Local Place Plans are prepared across the region, we hope that the Council and Community Planning Partners will use the aggregated evidence not only to influence their own spending, policymaking and service delivery, but also to lobby to other public agencies and national government.

The **Scottish and UK Governments** also have a vital role. They set overall policy and resource allocation in relation to every aspect of this Plan, including:

- Biodiversity and climate change
- Community empowerment
- Green Freeport (see below)
- Housing
- Infrastructure
- Planning
- Transport

It is therefore critical that the Scottish and UK Governments also use this Plan to influence their spending and policymaking.

Non-governmental bodies

Many agencies and funders are likely to be able to support specific elements of the Plan, and may themselves require funding support to do so.

For example, Sustrans and Paths for All in relation to active travel; and the Communities Housing Trust, Housing Associations and Rural Housing Scotland in relation to housing.

The Green Freeport

Over the coming decades, Inverness and Cromarty Firth Green Freeport (see page 15 of this Plan) is intended to play a significant role in boosting renewable energy production, increasing UK energy security, and delivering transformational benefits to Highland communities.

At the time of preparing this Plan, the concept was at an early stage in the designation process and limited information was available. As community engagement progressed on the Plan, both the possibilities and the anxieties surrounding the Green Freeport became 'live' issues. Being community-led, this Plan needs to reflect that spectrum of views.

From those community engagement inputs, this Plan suggests four key points to the Green Freeport and the Highland Council. Our aim is to maximise the Green Freeport's potential to deliver positive benefits for local communities and the environment alongside transformational economic opportunities.

1. **Open dialogue** should take place with communities as the Full Business Case is developed and subsequently on more detailed plans and proposals. This should include strengthening the voice of local communities in planning decisions. For example, extending Statutory Consultee status for Major planning applications to all Community Councils in the Green Freeport zone, not just the Community Council where the application is located.
2. **The Green Freeport should take every opportunity to deliver community aspirations**, including the following key aspirations expressed in this Plan:
 - *Public transport and active travel links* to access work and training opportunities, including upgrading the Nigg ferry (see chapter 6).
 - *High quality / well paid apprenticeships, skills, training & jobs* including for local young people and adults seeking to re-train (see chapter 5).
 - *Protection and restoration of marine and terrestrial habitats* (see chapter 5).
 - *Mitigation of predicted impacts of sea level rise* (see chapter 5).
 - *Tackling the shortage and affordability of housing* - ensuring that there the growing population can be housed with community infrastructure and facilities, and without harming existing communities (see chapters 4 & 7).
3. **Standards for Green Freeport development and investment** should be drawn up for infrastructure, development, placemaking, environmental impact, community impact, community benefit, and employment and business opportunities - to make the Green Freeport an internationally attractive investment proposition and to meet the aspirations of local communities. Again, this Plan should form a useful starting point for understanding community aspirations.
4. **Independent environmental monitoring** (baseline and long term) should be put in place so that positive impacts of Green Freeport developments on marine and terrestrial habitats can be demonstrated and any potential adverse impacts in terms of noise, water, light and air quality can be mitigated.

Partner support in general

Figure 8 shows where individual organisations can help to deliver specific elements of the Plan. The page numbers in the table refer to the Calls for Action in chapters 4 to 7.

Figure 8:
Partner support



Communities Housing Trust			see pp23-24	
Highland Third Sector Interface	see pp18-20	see pp21-22		
Highlands & Islands Enterprise	see pp18-20	see pp21-22	see pp23-24	see pp25-27
Highlife Highland	see pp18-20	see pp21-22		
Highland Council	see pp18-20	see pp21-22	see pp23-24	see pp25-27
HITRANS				see pp25-27
Housing Associations				see pp25-27
Inverness & Cromarty Firth Green Freeport	see pp18-20	see pp21-22	see pp23-24	see pp25-27
NFU Scotland		see pp21-22		
NHS Highland	see pp18-20	see pp21-22	see pp23-24	see pp25-27
Nature Scot	see pp18-20	see pp21-22	see pp23-24	see pp25-27

Paths for All	see pp18-20	see pp21-22	see pp23-24	see pp25-27
Police Scotland	see pp18-20	see pp21-22	see pp23-24	see pp25-27
Rural Housing Scotland			see pp23-24	
Scottish Futures Trust	see pp18-20		see pp23-24	
Scottish Government	see pp18-20	see pp21-22	see pp23-24	see pp25-27
Scottish Water	see pp18-20	see pp21-22	see pp23-24	
SEPA	see pp18-20	see pp21-22	see pp23-24	
Skills Development Scotland	see pp18-20			
Sustrans				see pp25-27
Transport Scotland				see pp25-27
UK Government	see pp18-20	see pp21-22	see pp23-24	see pp25-27
UHI	see pp18-20	see pp21-22		
VisitScotland	see pp18-20			

Governance & accountability

Given the collaborative nature of this Plan, successful delivery will depend on different partners from local communities and the public sector working well together as described on previous pages.

Principles

That will require appropriate governance mechanisms to be put in place, which should be based on the following principles:

1. **The Plan and its implementation should focus on outcomes for the Black Isle as a whole.** Specific initiatives and local projects to deliver those Black Isle-wide outcomes will change over time according to opportunities and circumstances.
2. **Overall ownership of this Plan should rest with the local community, as should leadership of the Plan's delivery.** A process is therefore needed for the community to be in charge, to communicate with the public sector and other partners, and for accountability.
3. **A group of local people will need to step up to lead and champion collaborative delivery of the Plan.** They could be individuals, elected members, Community Councillors or representatives of other local groups. They will need to remain focussed on outcomes for the Black Isle as a whole, be representative of and accountable to the wider community, and therefore be open, inclusive and transparent.

4. **The wider community will need to support those individuals,** so that they have the credibility and authority to lead on behalf of the wider community.
5. **Agreeing collaborative working relationships between the public sector and the local community,** for example by developing appropriate communication and governance arrangements and delivery plans for this Plan's four Calls For Action.

Proposals

An immediate action on finalisation of this Plan will be for the local community and the public sector to develop firm governance and implementation proposals based on those principles.

Those proposals should include:

- Endorsement of this plan by Black Isle Community Councils, The Highland Council and the Community Planning Partnership.
- Developing open and transparent arrangements to establish and maintain a group of local people to champion the Plan for the wider Black Isle community.
- Paid support to co-ordinate and communicate day-to-day implementation of the Plan, working on behalf of the local community and with access to the public sector.
- Developing delivery plans for each of the four Calls For Action, working with the partners identified on page 31.

- Proposals to monitor and review the Plan as a whole, including community updates to celebrate and review progress. A review of the Plan is likely to be required after five years.

The governance arrangements should be tailored to the specific circumstances of our local situation and the requirements of those involved. That said, there is plenty of experience around Scotland to draw from. The examples below demonstrate a variety of different approaches to governance, each with lessons for the Black Isle:

- [Applecross Community Company](#)
- [Fort William 2040](#)
- [Garnock Valley Locality Partnership, North Ayrshire](#)
- [Glenken Community & Arts Trust / Glenkens & District Trust](#)
- [Huntly Town Team](#)
- [Skye and Raasay Futures](#)

Planning policy

This plan is in part a [Local Place Plan](#) and therefore contains suggestions that the local community would like to see supported in the next Local Development Plan.

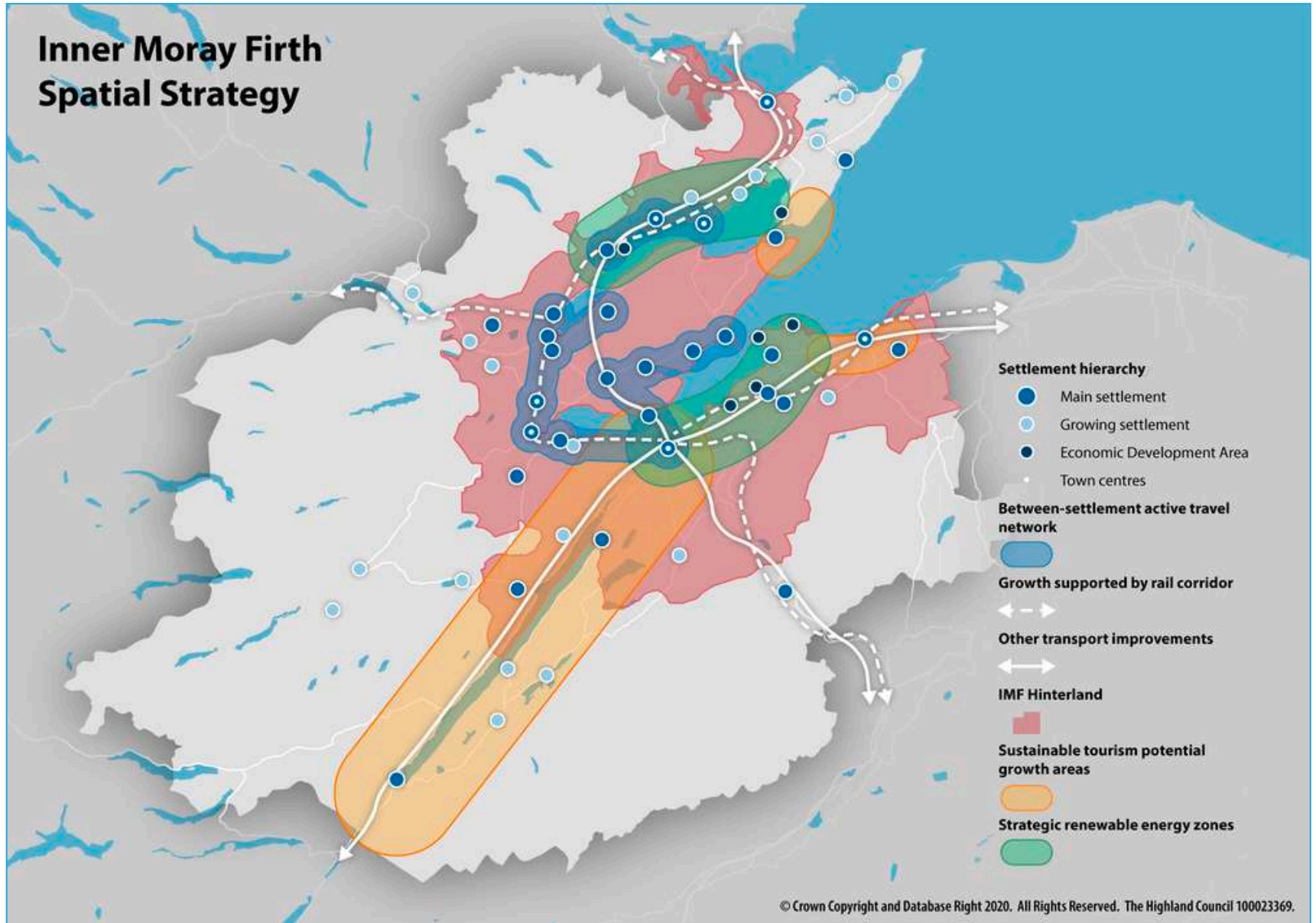
Appendix 6 summarises suggestions for planning policy as required by Schedule 19 of the Planning (Scotland) Act 2019 and in line with Scottish Government Circular 1/2022).

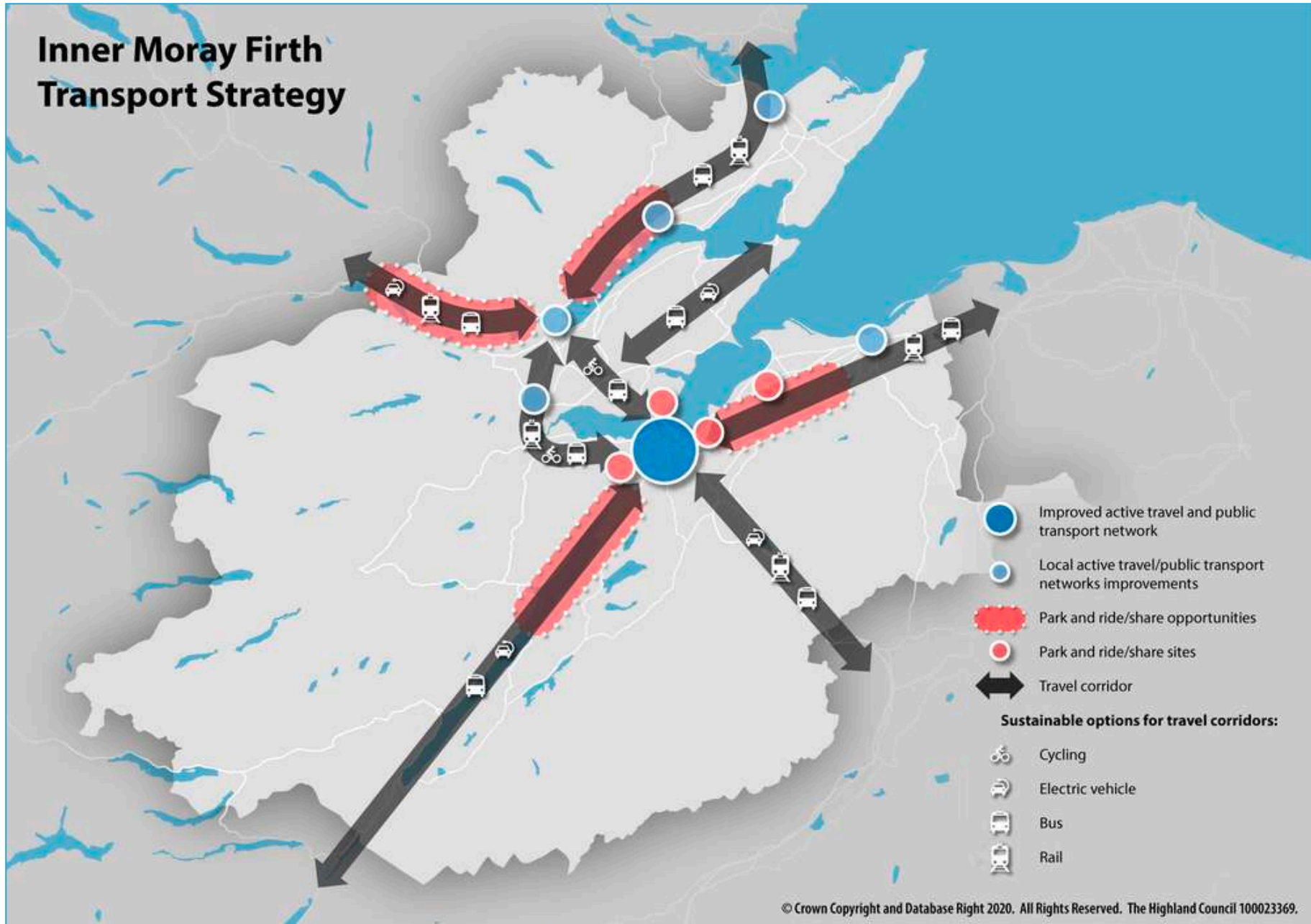
Appendices

1	Local Development Plan strategy	p 33
2	Summary of stage 1 engagement results	p 36
3	Details of other engagement results	p 37
4	Black Isle Area Profile	p 38
5	Black Isle facts and figures	p 39
6	Planning policy input	p 40

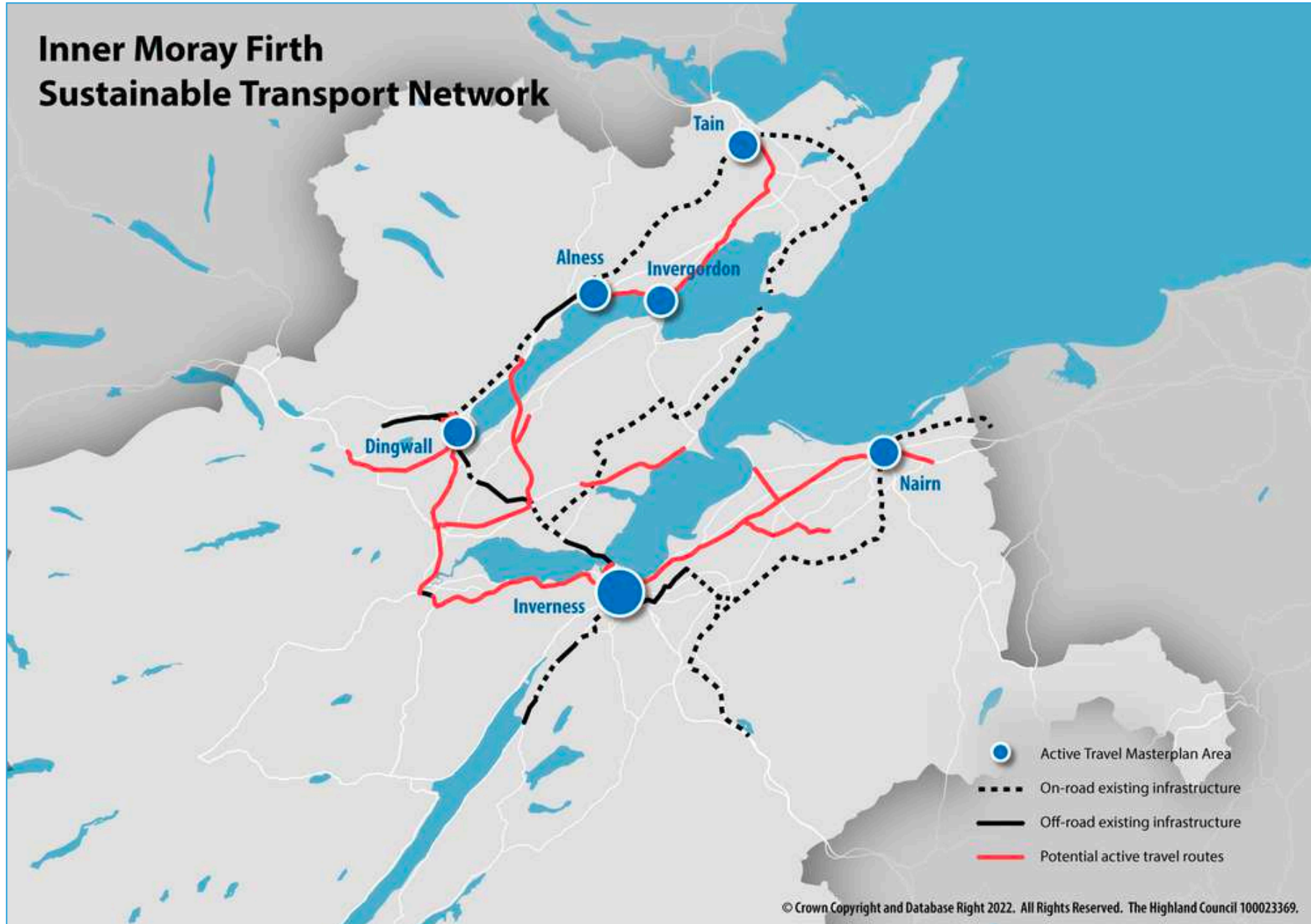
Appendix 1: Inner Moray Firth Proposed Local Development Plan, 2023

This appendix contains three strategic maps from the [Proposed Inner Moray Forth Local Development Plan](#) which was submitted to the Scottish Ministers by the Highland Council in March 2023.





Inner Moray Firth Sustainable Transport Network



Appendix 2: Summary of stage 1 engagement results

The results from stage 1 formed the foundation for developing the plan.

The thumbnails on this page are of the results summary boards shared at the stage 2 engagement events and online at www.black-isle.info.

High-resolution versions of these thumbnails can be accessed directly at bit.ly/3FmUn9d or through www.black-isle.info.

Full transcriptions of the results can be accessed in Appendix 3.

You've told us what you think. Now let's decide what to do.

The library was for the Black Isle is being supported by Highland Council to prepare for our community-led plan for the future.

The first stage, between March and May, took place at a drop-in events around the Black Isle, online, and through a school events calendar and other activities. The goal was to establish what matters to the Black Isle community by the end of the year.

The second stage, focusing on today's top events, is to share everyone's feedback and to gather more events to explore solutions and options.

The third stage will take place over the summer. We will share a draft of our plan for you to check and review before it is finalised.

Once the Black Isle plan is finalised later in the year, we will share the community-led plan for action by local communities, the public sector and ourselves.

11 drop-in events
466 participants
60 online responses
over 3,000 comments

Why have we invited you to share your views?

- So you can see and discuss the results from the first stage.
- So you can explore how to address the emerging issues.

What do you want to see and discuss the results from the first stage?

- Population & housing
- Community facilities & services
- Getting around
- Jobs and business
- Nature & environment
- Tourism
- Anything else?

What do you want to see and discuss the results from the first stage?

You've told us what you think. Now let's decide what to do.

1 Population & housing

Who particularly needs homes locally?

Older people
Young people
Families

What kind of homes do our communities need?

Accessible & adaptable
Energy efficient
Rented
Fewer holiday homes
Affordable homes

How should our communities respond to housing more older people & younger people?

Attract young people
Intergenerational activities
Appropriate housing

2 Community facilities & services

What kind of facilities or services are missing or need improvement?

Health facilities
Youth activities
Leisure facilities

Who in our community has the most need for these facilities?

Older people
Young people
People without access to a car

What are the opportunities & challenges, small or big, for communities to do more for themselves?

Land and buildings
Funding
Public sector collaboration
Volunteer capacity
Community hubs

3 Getting about

What are the challenges of getting about within and between our communities, and further afield?

Roads maintenance
Safe walking
Safe cycling
Public transport

How can we make it safer, more accessible and more affordable to travel around our communities and further afield?

Co-share
Walking routes
Public transport
Cycling

4 Jobs & business

What will most help people access good quality jobs and business opportunities in our communities?

Transport
Broadband/mobile coverage, digital skills

How can we support local businesses to thrive?

Business premises
Transport

What are the future employment and business opportunities?

Green energy
Tourism & leisure
Creative industries

5 Nature & environment

Which aspects of our natural and built environment need most attention?

Green spaces
Water quality
Air quality
Waste management

What do we see as a community need to do to use local spaces more effectively? What supports do we need?

Use local spaces more effectively
Community action

6 Tourism

What are the biggest challenges?

Accommodation
Transport
Facilities

What are the biggest opportunities to make more of tourism as a force for good for locals and visitors alike?

Invest in facilities & infrastructure
Slow tourism

7 Other issues & opportunities

Issues

Co-operation within communities
Freepoint impact
Communities not listened to

Opportunities

Green energy
Tourism & leisure
Creative industries

Appendix 3: Other detailed engagement results

This appendix contains weblinks to more detail of the engagement responses from stages 1 and 2 of preparing the plan. These may be of interest to organisations working in the area as a record of community views.

Stage 1

2,800 comments were received at the nine public drop-ins, two high school events, and online responses. To complement the summary in Appendix 2, full transcriptions are downloadable through the table below. Due to the large number of responses, these have been transcribed into shorter reports by the source and topic.

Responses from the high school events can be viewed using the following weblinks:

Dingwall Academy

- summary: bit.ly/3FI3046
- full transcription: bit.ly/48SPBhr

Fortrose Academy

- summary: bit.ly/45F501T
- full transcription: bit.ly/4002DWa

Comments relating to the Inverness and Cromarty Firth Green Freeport, from all sources, have been transcribed in this report: bit.ly/484aGvd

Stage 2

Written comments received at public drop-in sessions: bit.ly/3rTNfhz

Fortrose Academy students online survey responses: bit.ly/3rU2uqN

Primary Schools pupils online survey responses: bit.ly/3M6iVXW

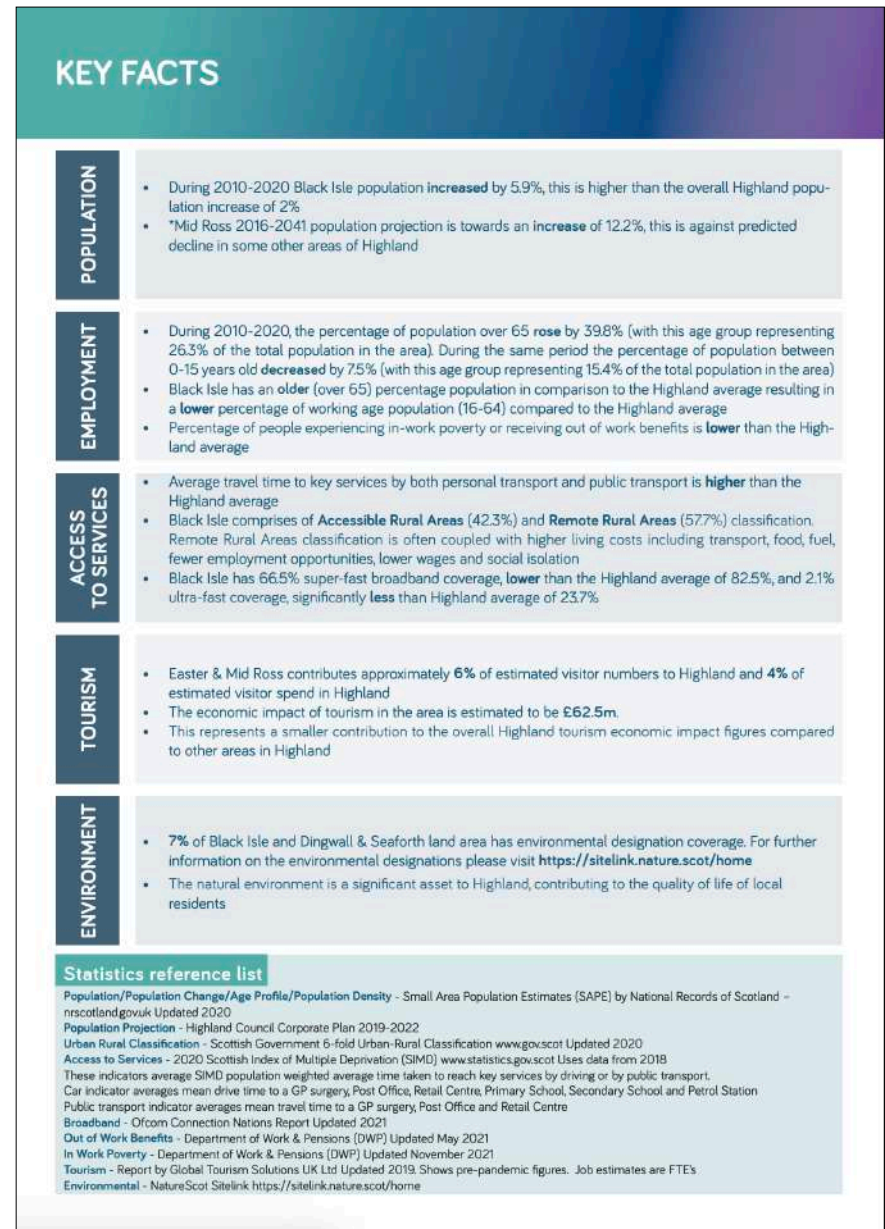
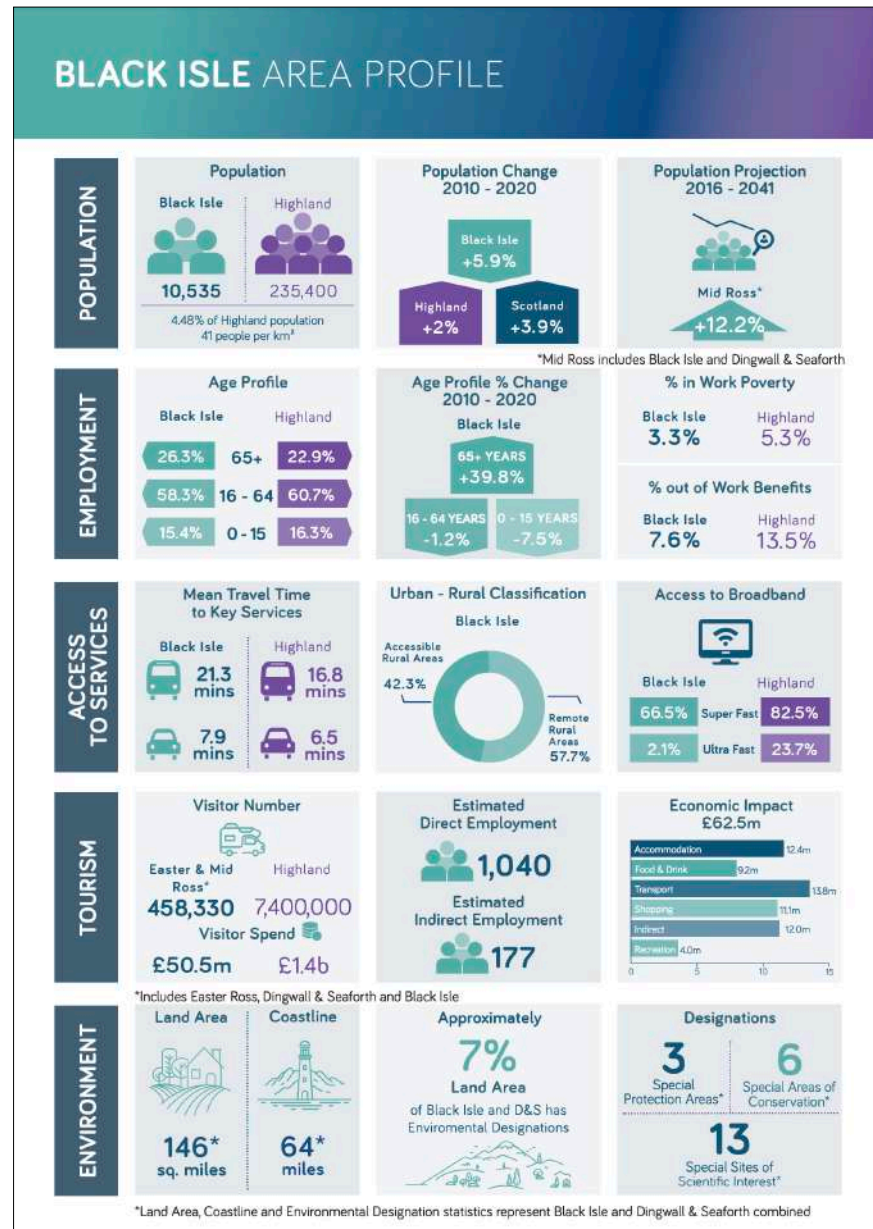
Primary Schools parents/staff online survey responses: bit.ly/46XA3H5

Stage 2

Written responses to postcards distributed to households: *What does the Black Isle mean to you?* bit.ly/48mOhC7

<i>Stage 2 comments by event & topic download links are underlined</i>	1. Housing & population	2. Facilities & services	3. Getting about	4. Jobs & business	5. Nature & environment	6. Tourism	7. Anything else?
Avoch and Killen event	bit.ly/3Mt2d5	bit.ly/3MrjXxG	bit.ly/3sqPxVv	bit.ly/3MtQDGV	bit.ly/462XcqJ	bit.ly/40kKcf8	bit.ly/3MswCQS
Cromarty event	bit.ly/3SnI0R	bit.ly/49hqSDz	bit.ly/3QEIOk6	bit.ly/3QGPmPj	bit.ly/3QHwVdn	bit.ly/3tVxMOx	bit.ly/4777yae
Ferintosh event	bit.ly/47dlor	bit.ly/47g6m4h	bit.ly/3QIwH5N	bit.ly/3smlygg	bit.ly/3QK0xa5	bit.ly/49jLzyE	bit.ly/3FJKHpE
Fortrose & Rosemarkie event	bit.ly/3tQzct	bit.ly/3QkL7aF	bit.ly/3u2lbs0	bit.ly/3QmLmC7	bit.ly/3MsJiHx	bit.ly/3MsJw1l	bit.ly/3u7m2sc
Killearnan event	bit.ly/45WuyHS	bit.ly/3FEiCQx	bit.ly/3Mtnxr4	bit.ly/49lAgGo	bit.ly/47htTSi	bit.ly/3QjHmlX	bit.ly/3Mswb9c
Knockbain (Munloch) event	bit.ly/47hx9N	bit.ly/45RSXhX	bit.ly/40o4LXR	bit.ly/3sgDNVx	bit.ly/47e5DRk	bit.ly/3FGBWML	bit.ly/3QqejNw
Knockbain (N. Kessock) event	bit.ly/3Mtsq3	bit.ly/3MqPIXl	bit.ly/3QI3tDW	bit.ly/3MqGYRB	bit.ly/46WPY2x	bit.ly/46Qunz8	bit.ly/3SiHgxA
Muir of Ord event	bit.ly/3QIvuv	bit.ly/3QIvQSE	bit.ly/3SrXm82	bit.ly/45W9Zvo	bit.ly/40kPdnQ	bit.ly/3tYvFtl	bit.ly/47dOpn5
Resolis event	bit.ly/3sjmBy	bit.ly/49gtOQJ	bit.ly/3sr7jb8	bit.ly/3tXL90N	bit.ly/46UbGL6	bit.ly/3tZAv9X	bit.ly/40nXR4R
Online responses	bit.ly/3QI2hA	bit.ly/40mEGsk	bit.ly/3SrXBzY	bit.ly/3SkZ4bp	bit.ly/49hul50	bit.ly/40pctBm	bit.ly/40oucZw

Appendix 4: Black Isle Area Profile



Appendix 6: Planning policy input

Although this Plan is not solely focussed on statutory land-use planning, chapters 4-8 contain a number of proposals that the local community would like to see supported in the next Local Development Plan or tackled through Development Management.

Since this document is a Local Place Plan, those actions that relate to land-use planning are summarised in Figure 19 (overleaf), together with reasons (as required by Schedule 19 of the Planning (Scotland) Action 2019 and in line with Scottish Government Circular 1/2022).

Please note that this appendix **only relates to statutory land-use planning** and is not a complete list of all the actions included in chapters 4 to 7 of the Plan.

Proposal		Reasons	More details
1	Focus community facilities, infrastructure, mobility hubs and affordable homes investment on the main Black Isle settlements (including upgrading school facilities and developing community hubs where necessary)	To improve community facilities & infrastructure, build local resilience, and enable Local Living. To identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).	pages 18-20, 23-27
2	Flood/erosion protection for coastal settlements	To protect against the impacts of climate change, and identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43)	page 22
3	Support habitat regeneration initiatives	To mitigate climate change.	page 22
4	In-principle support for community growing across the Black Isle	To increase resilience and create more outdoor opportunities for health and wellbeing, for locals and visitors.	page 22
5	Improve visitor facilities and management at Chanonry Point	To improve critical infrastructure, and to identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).	page 22
6	In-principle support for a Black Isle heritage/cultural centre for visitors and residents (no location identified yet).	To support local culture, heritage and the visitor economy.	page 22
7	Improve local path networks throughout the Black Isle	To improve outdoor access, health and wellbeing, and to identify land or buildings which are significant for the local community (see Planning Circular 1/2022 , para.43).	page 22
8	Develop the Green Freeport collaboratively as an international exemplar including supporting infrastructure, placemaking, habitat restoration and other initiatives as described on page 30	To tackle climate change and deliver sustainable long term benefits for local communities.	pages 22 & 30

Proposal		Reasons	More details
9	More affordable homes across different tenures & types: mid market rent, starter homes, community owned, shared equity, co-housing, self-build, woodland crofts	To increase the supply of affordable housing and sustain the local community.	pages 23-24
10	Encourage more affordable housing in/near villages with appropriate supporting facilities & infrastructure and streamlined consenting	To increase the supply of affordable housing, ensure there are appropriate facilities and services, and sustain the local community.	pages 23-24
11	All new homes should be affordable & remain so in perpetuity (using Rural Housing Burden and changes in national/local planning policy as in Wales e.g. Gwynedd & Anglesey)	To increase the supply of affordable housing, manage the growth of second homes, and sustain the local community.	pages 23-24
12	Prevent change of use of existing homes to full-time holiday lets (e.g. using Short Term Let Control Area)	To maintain housing stock, enable people to access affordable housing, manage holiday lets, and sustain the local community.	pages 23-24
13	Encourage re-use of empty homes and conversion of disused non-residential buildings through more use of CPO and 'forced sales'	To increase the supply of housing and sustain the local community.	pages 23-24
14	Upgrade homes on lower Council Tax bands to higher EPC ratings with grants/loans & streamlined consenting	To improve housing quality, tackle climate change and fuel poverty, and sustain the local community.	pages 23-24
15	Active travel network within the Black Isle and to Dingwall as well as Inverness as shown in Map 7 (NB more extensive than the proposed Inner Moray Firth Local Development Plan extracts in Appendix 1 above)	To support active travel, improve critical infrastructure, build local resilience, and enable Local Living.	pages 25-27 & 34-36
16	Safe walking/cycling within villages , with priority locations being Tore roundabout, Fortrose High Street and routes to schools	To support active travel, improve critical infrastructure, build local resilience, and enable Local Living.	pages 25-27