

Highland Local Development Plan (HLDP)

Evidence Consultation Briefing for Community Organisations

Q&A

- Shown below are anonymised questions asked by community representatives who attended an online Highland Local Development Plan (HLDP) Evidence Consultation Briefing held on 13 March 2025.
 - The answers are provided by The Highland Council. To ask other questions about the event or the Highland Local Development Plan, please email: hldp@highland.gov.uk
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Questions specific to the Evidence Consultation

Q1: How long does it take to respond to the Evidence Consultation?

Answer: The Highland Local Development Plan (HLDP) Evidence Consultation is a large document as it contains a wide range of information, some in depth. We anticipate it will take a responder about 30-40 minutes to skim-read the document before going into detail. When responding to the consultation, if wished then just brief responses can be given in the text boxes and a more detailed response attached (uploaded) as part of the submission.

The overall time it may take to respond to the consultation is dependent on a number of contributory factors, such as the following:

- how many aspects of the plan a responder wishes to comment on and how much information they give;
 - whether the responder is particularly interested in just some topics and chooses to only comment on those;
 - responders may already know what they wish to tell us before reading the Evidence Consultation, which could reduce the time spent responding to the consultation.
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Q2: Does The Highland Council have a list of properties, land, and sites that are available for Community Asset Transfers ?

Answer: The Highland Council's Terra Tracker team are currently working to ascertain the properties, land, and sites under Council ownership. Information on the scope of the Terra Tracker project can be found in this news story:

https://www.highland.gov.uk/news/article/15780/highland_council_to_progress_substantial

[and audit tracker project](#)

and in the related Council report:

https://www.highland.gov.uk/download/meetings/id/82668/item_15_establishing_a_highland_council_land_audit_terra-tracker

It is included as a project detailed on page 68 of the Council's Highland Delivery Plan 2024-2027:

https://www.highland.gov.uk/download/downloads/id/28497/delivery_plan_2024-2027.pdf

The asset mapping that is currently being compiled by the Council's Terra Tracker team will be made more widely available as soon as it is ready. In the meantime, we advise communities to contact the Council's Community Support and Engagement Team, who will guide your enquiry to colleagues that deal with asset transfer requests and who will be best-placed to answer such enquiries: CommunitySupportEngagement@highland.gov.uk

The HLDP, which is due to be adopted around 2028, will include a schedule of land ownership that lists any proposed development site allocations that are under the ownership of the Council. There will be a public consultation on the HLDP Proposed Plan, so all interested parties will be able to view the schedule of land ownership and submit comments as necessary on the corresponding plan proposals, prior to the HLDP being adopted. The HLDP Proposed Plan consultation is programmed to take place in 2026. The HLDP Proposed Plan consultation start/end dates will be circulated nearer the time, including via a press release, emails to Community Councils and other community groups, and on our dedicated webpage for the HLDP: www.highland.gov.uk/hldp

For full details of the latest timings of the HLDP preparation, please see our Development Plans Newsletter 2025: www.highland.gov.uk/developmentplansnewsletter

Q3: Please may community organisations be offered a specific presentation on their role in helping identify facilities for developer contributions? The process and timings are not clear to me in the current HLDP Evidence Consultation documentation.

Answer: The Council can only seek Developer Contributions for facilities that must expand their capacity to compensate for impacts and increased pressures resulting from the development. For further guidance, see:

- the Developer Contributions Supplementary Guidance and the Developer Contributions Protocol, at: https://www.highland.gov.uk/directory_record/712087/developer_contributions
- the Delivery Programme at: www.highland.gov.uk/deliveryprogrammes

[The Developer Contributions Protocol](#) outlines how partners can contribute to the decisions about the infrastructure required to support and manage the implications of development, and how the eligibility of projects for Developer Contributions is confirmed. It highlights the stages of the planning process where different types of partners and communities can

contribute to these decisions, and how decisions will be made where there are different views on what is required and how developer contributions are spent.

For further enquiries, please email: Developer.Contributions@highland.gov.uk and if you are seeking the consideration under the Protocol, of a particular facility/project for potential developer contributions, please make reference to the Protocol in your email.

Q4: Is it worth commenting on previous 'zoning' of sites in the existing 'Area' Local Development Plans, such as in a village between development and amenity/agriculture/landscape?

Answer: The new HLDP, when adopted around 2028, will replace all four current Local Development Plans; therefore, the HLDP will be providing the new local detail for the whole of The Highland Council area. The HLDP Evidence Consultation enables such local considerations to begin to be flagged up for review, including whether they need to be progressed or changed. Particular observations can be submitted within the Area Profile sections of the consultation to inform thinking about certain locations, plus more general issues can be submitted regarding the considerations for the HLDP as a whole.

Q5: The Ardgour Local Place Plan cost £18k and took 18 months with a considerable effort by volunteers. A key issue was to safeguard the fixed link site options at Corran. The timescale is beyond 10 years but we need these areas safeguarded from further house building. I trust this will be endorsed by the HLDP.

Answer: Local Place Plans can be a means of bringing the National Planning Framework approach to neighbourhood level and in so doing affording communities the opportunity to submit local information to their Local Planning Authority for use in the preparation of Local Development Plans, such as the HLDP being prepared for Highland. Local Place Plans registered by us will be taken into account by us during the preparation of the HLDP, which will include opportunity for us to review and include as appropriate, areas promoted by a community in their LPP for development or for safeguard. When we subsequently publish and consult on the Proposed HLDP, there will be opportunity for communities and others to register their support of or objection to the plan's content, including its strategy, policies and proposals.

Communities may still also wish to comment now on particular sections of the HLDP Evidence Consultation even if they have in place a registered Local Place Plan for their local area.

Registered Local Place Plans can also be a material consideration when planning applications are being considered by the Planning Authority. More information can be found on our Local Place Plan Register webpage at: www.highland.gov.uk/localplaceplanregister

Questions specific to Local Place Plan preparation

Q6: Are there any resources to help communities prepare Local Place Plans?

Answer: Our Local Place Plans webpage provides information and guidance on the preparation and submission of Local Place Plans: www.highland.gov.uk/localplaceplans.

Our Development Plans Team can provide community bodies with guidance on the Scottish Government legal requirements for Local Place Plan preparation and submission, which are the aspects that we are required to check for during the validation and registration stage.

For further enquiries, please email: lpp@highland.gov.uk

Q7: Is it a disadvantage for a community if they are not preparing a local place plan? Is it too late to start preparing such a plan?

Answer: Communities can prepare and submit Local Place Plans at any time, and once they are registered, a Local Place Plan can be a material consideration where relevant in the consideration of a planning application by the Planning Authority. More information can be found on our Local Place Plan Register webpage at:

www.highland.gov.uk/localplaceplanregister

There are other ways in which communities can inform and seek to influence the content of the new HLDP, such as responding to the plan consultations, e.g. the HLDP Evidence Consultation and the forthcoming HLDP Proposed Plan consultation (as discussed above).

We also have a webpage to note and hold other community land use plans that may be taken into account during HLDP preparation. If you would like to share a community land use plan for the purpose of adding it to this webpage, submission guidance can be found at the following link:

www.highland.gov.uk/info/178/development_plans/1043/local_place_plans/6

Q8: We were waiting on funding being available to employ a company to assist the development of a Local Place Plan; however, we haven't been able to secure any. Is there any guidance on funding?

Answer: Unfortunately, we do not have any dedicated funding to offer towards the preparation of Local Place Plans. We have produced a Local Place Plan Flowchart that indicates all the stages where you can ask us for help. We have also produced Local Place Plan Templates and Template Guidance, which helpfully explains the Scottish Government's legal requirements for Local Place Plan preparation and submission. See following links for more information:

www.highland.gov.uk/downloads/file/28482/local_place_plan_preparation_flow_chart

www.highland.gov.uk/info/178/development_plans/1043/local_place_plans/2#templates

Community bodies can apply to the Ward Discretionary Fund for some Local Place Plan costs, e.g. towards printing costs. Further guidance on the Ward Discretionary Fund and the grant application form can be found at the following link:

www.highland.gov.uk/directory_record/196482/ward_discretionary_fund

The Council produces a fortnightly community briefing that may include details of Highland funding opportunities. Please email policy6@highland.gov.uk to be added to the mailing list.

Q9: When is the cut-off point for Local Place Plan submissions?

Answer: Based on the current HLDP preparation programme, as set out in the [Development Plans Newsletter 2025](#), the following Local Place Plan submission arrangements now apply:

- Local Place Plan submissions that pass the validation check by Friday 27 June 2025 will be registered and taken into account in the preparation of this HLDP
- Local Place Plan submissions that pass the validation check by Friday 12 December 2025 will be registered and are likely to be able to be taken into account in the preparation of this HLDP
- Local Place Plan submissions validated and registered after Friday 12 December 2025 will be taken into account at the next available opportunity in the local development plan cycle

We regularly produce Local Place Plan Updates that provide the latest details on Local Place Planning in The Highland Council development planning area, including the latest information on Local Place Plan submission timings. We email these Updates to Community Councils and other community bodies. If you would like to be added to our Local Place Plan Update circulation list, please send your request with the email address to which you wish the Updates to be sent, to: lpp@highland.gov.uk

We also publish our Local Place Plan Updates online at the following link:

www.highland.gov.uk/info/178/development_plans/1043/local_place_plans/7

Q10: What if a community group that was leading the preparation of a Local Place Plan is no longer active?

Answer: Local Place Plans can be prepared by community bodies, specifically by Community Councils and by qualifying community-controlled bodies. Community Councils are automatically enabled by Scottish Government to prepare Local Place Plans. Community-controlled bodies are required to meet certain requirements, as explained on our Local Place Plans webpage, at the following link:

www.highland.gov.uk/info/178/development_plans/1043/local_place_plans/2 .

If the community body that was originally going to lead the LPP preparation is no longer active, another community body could lead the preparation of an LPP for that area instead, as long as it qualifies to do so.

Thank you for your interest in the Highland Local Development Plan and we hope you find these questions and answers helpful.

Should you have any other Highland Local Development Plan questions:

Visit: www.highland.gov.uk/hldp

Email: hldp@highland.gov.uk