

Garve & District Local Place Plan

Sept 2024 to Aug 2029



ACKNOWLEDGEMENTS

On behalf of our community, preparation of this Local Place Plan was facilitated by The Garve & District Development Company (TG&DDC) with valuable support from the Garve and District Community Council (GDCC).

Special thanks go out to the residents and local businesses who took time to engage with the process, without whom there would be no plan.

We also thank those communities who have paved the way in terms of sharing their Local Place Plans and learning - elements of which have informed the structure of this document.

Tina Hartley
Community Engagement and Development Officer
The Garve & District Development Company
1 September 2024



CONTENTS

	Page Number
Foreword	3
1 Introduction	4 - 5
2 Implementation	6 - 7
3 Our Area	8 - 9
4 Garve and District in Context	10 - 14
5 Community Engagement	15 - 18
6 Our Vision for the Future	19 - 24
7 What's Currently in Place and On-going	25 - 33
8 Our Action Plan	34 - 38
9 Statutory Land/Building Use Planning Policy Proposals	39 - 42
Figures	
National Planning Framework 4 – Spatial Strategy, Sustainable Places, Liveable Places, Productive Places Logos	1
Linking Aspirations and Actions	2
Delivery Partners	3
National Standards of Community Engagement	4
Local Place Plan – Timescale for Delivery	5
Engagement Boards	6
Community Priorities Moving Forward	7
A Selection of Community Comments	8
Maps	
Garve & District Community Council Boundary	1
Garve & District Villages	2
Local Garve & District Facilities	3
Community Land (The GD CORE)	4
Garve & District War Memorial Land	5
Wyvis Natural Playpark and Garve Access Track	6
Garve Public Hall, Strathgarve Primary School, Garve Playpark, Burial Grounds, Football Area	7
Kinlochluichart Church, Lochluichart Community Hall and Burial Grounds	8
Achanalt Burial Grounds	9
Achnasheen Pond, Village Hall and Public Toilet	10
Silver Bridge Toilets	11
Proposed Garve to Contin Path	12
Garve to Gorstan Path	13
Appendices	
Precis -The GD CORE (The Garve & District Community Owned Resource)	1
Options Appraisal and Business Plan (SKS Scotland, May 2023)	

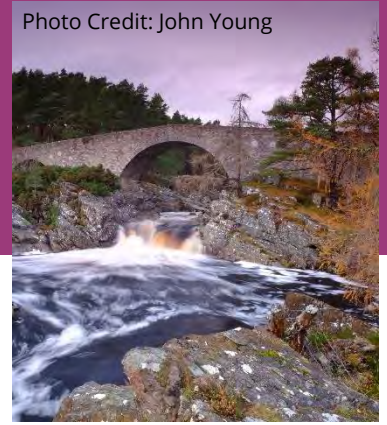


Photo 1: Wades Bridge, Little Garve

FOREWORD

Welcome to the Garve and District Local Place Plan.

This document represents a collaborative effort to envision and shape the future of our community. As we embark on this journey, we recognise the unique character, heritage, and natural beauty that defines our area.

The plan is more than just a blueprint; it's a commitment to community well-being, sustainable development, and shared prosperity. Through active engagement, and a deep understanding of local needs, we aim to create a place where residents thrive, visitors feel welcome, and the environment flourishes. To achieve this, it is important that public bodies take note of the plan's content and The Highland Council use it to inform their wider Highland Local Development Plan acknowledging the community's views for development of land and buildings in our area.

In these pages, you will find aspirations that reflect our collective vision. We talk about Community, Place, Environment, and Infrastructure. Whether it's caring for our community, enhancing public spaces, preserving our cultural heritage, or promoting economic diversification, every action outlined here contributes to a stronger, more resilient Garve and District.

We recognise that community needs change and although the plan will be registered in 2024 with The Highland Council, at an operational level it will be reviewed on an annual basis to ensure key community organisations - the Development Company, the Community Council and Lochluichart Community Trust (LCT) are representing the views and needs of our community. If you did not have the opportunity to respond to the consultation then we encourage you to explore this plan and join us in shaping the future by sending us your views and comments.

Together, we can build a place that honours our past, embraces our present, and paves the way for generations to come.

Sue Tarr
Chair

The Garve & District Development Company SC565505

1. INTRODUCTION

The Garve & District Local Place Plan is a community-led plan setting out proposals for the development and use of land and buildings within our Community Council boundary. Introduced by the Town and Country Planning (Scotland) Act 1997 (the 1997 Act) as amended by the Planning (Scotland) Act 2019, the plan will set out our community's aspirations for development over the next 5 years.

Our Mission

The Garve & District Development Company's mission is to improve the social, cultural, economic, and environmental well-being of individuals and businesses by identifying and meeting community needs. We will create enterprise and projects, care for the environment, and promote the use of local resources, working with and for the local community, involving people, groups, and businesses.

Community Priorities

2024 saw the completion of our first Community Action Plan – What's the Plan? Community Development 2019 – 2024¹. The plan was reviewed annually, and the final review celebrated how much had been achieved in terms of developing and moving forward community priorities. A number of new and on-going priorities are represented in this plan which will now be the document that guides community development moving forward. At a local level, it will support Lochluichart Community Trust in their allocation of community benefit funds and the Garve and District Community Council in their consideration of local planning applications.

Our Aspirations

Interestingly, our aspirations remain consistent with those previously identified and are a clear fit with local and national policy.

¹ <https://garve.org/docs/2020/07/cdp-final-public-copy-mar-2019.pdf>

Photo 2: Ben Wyvis



What is the plan for?

To guide planning policy and decision-making, public services and investment by The Highland Council, Community Planning Partners, Scottish Government, and other public agencies.

To provide Garve and District Community Council with a point of reference to respond to planning applications.

To guide our own community action, including prioritising future spend by Lochluichart Community Trust and other funders.

To support funding bids, whether they are led by the local community or public bodies.

Local and National Policy

Our Local Place Plan fits with both local and national policies. Of note is that the Garve and District Community Council Boundary is wholly covered by the Highland-wide Local Development Plan (The Highland Council, 2012)² plus, it currently straddles two Local Development Plans' areas:-

West Highland and Islands Local Development Plan (*The Highland Council, 2019*)³

Inner Moray Firth Local Development Plan 2 (*The Highland Council, 2024*)⁴

Our area also straddles three Highland Community Planning Partnership (HCPP) areas: Mid Ross Community Partnership⁵ and its two Local Plans – Dingwall Locality Plan (2019) and Conon Bridge Locality Plan; Skye, Lochalsh and West Ross Community Partnership⁶; and Easter Ross Community Partnership.⁷

In terms of national policies, at a community level the plan is in direct response to:-

National Planning Framework 4 Delivery Programme (*Scottish Government, 2023*)⁸

National Planning Framework 4 (*Scottish Government, 2023*)⁹

Reference to individual policies will be made throughout the document as appropriate.



Fig 1: National Planning Framework 4 – Spatial Strategy, Sustainable Places, Liveable Places, Productive Places Logos

² www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan

³ www.highland.gov.uk/info/178/development_plans/582/west_highland_and_islands_local_development_plan

⁴ www.highland.gov.uk/info/178/local_and_statutory_development_plans/202/inner_moray_firth_local_development_plan

⁵ <https://highlandcpp.org.uk/community-partnerships/mid-ross-community-partnership/>

⁶ <https://highlandcpp.org.uk/community-partnerships/skye-lochalsh-west-ross-community-partnership/>

⁷ <https://highlandcpp.org.uk/community-partnerships/easter-ross-community-partnership/>

⁸ www.gov.scot/publications/national-planning-framework-4/

⁹ www.gov.scot/publications/national-planning-framework-4/documents/

2. IMPLEMENTATION

The plan covers a 5-year period with the intention to review it at an operational level annually. Some community-led projects are on-going, and others are in the pipeline, but we may not see the results of these for a number of years. Figure 2 shows how the plan has been created and it is hoped that it will be taken into consideration and inform future local and national policy.

Delivering a successful plan will involve all stakeholders.



Fig 2: Linking Aspirations and Actions

Delivery Partners

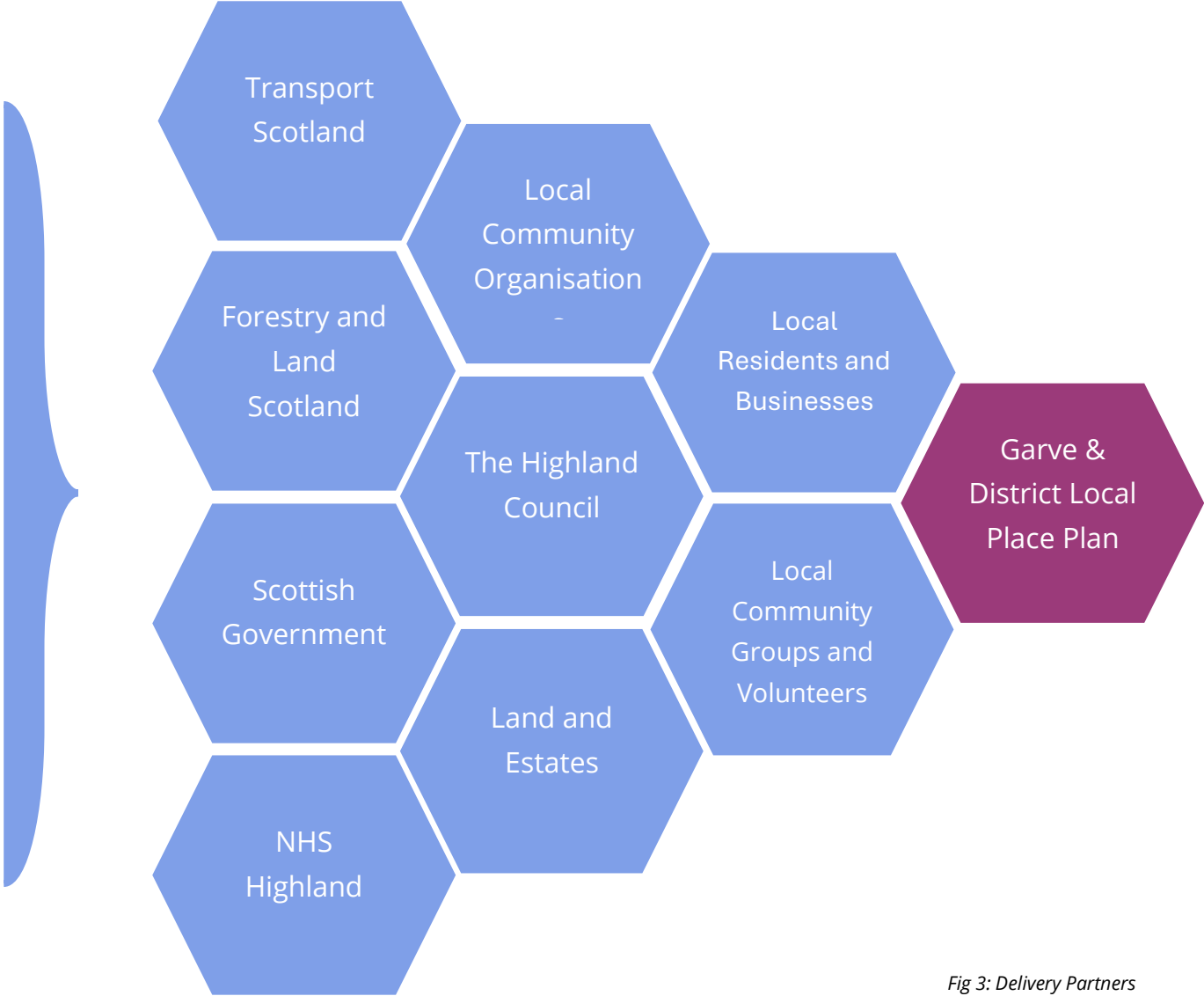
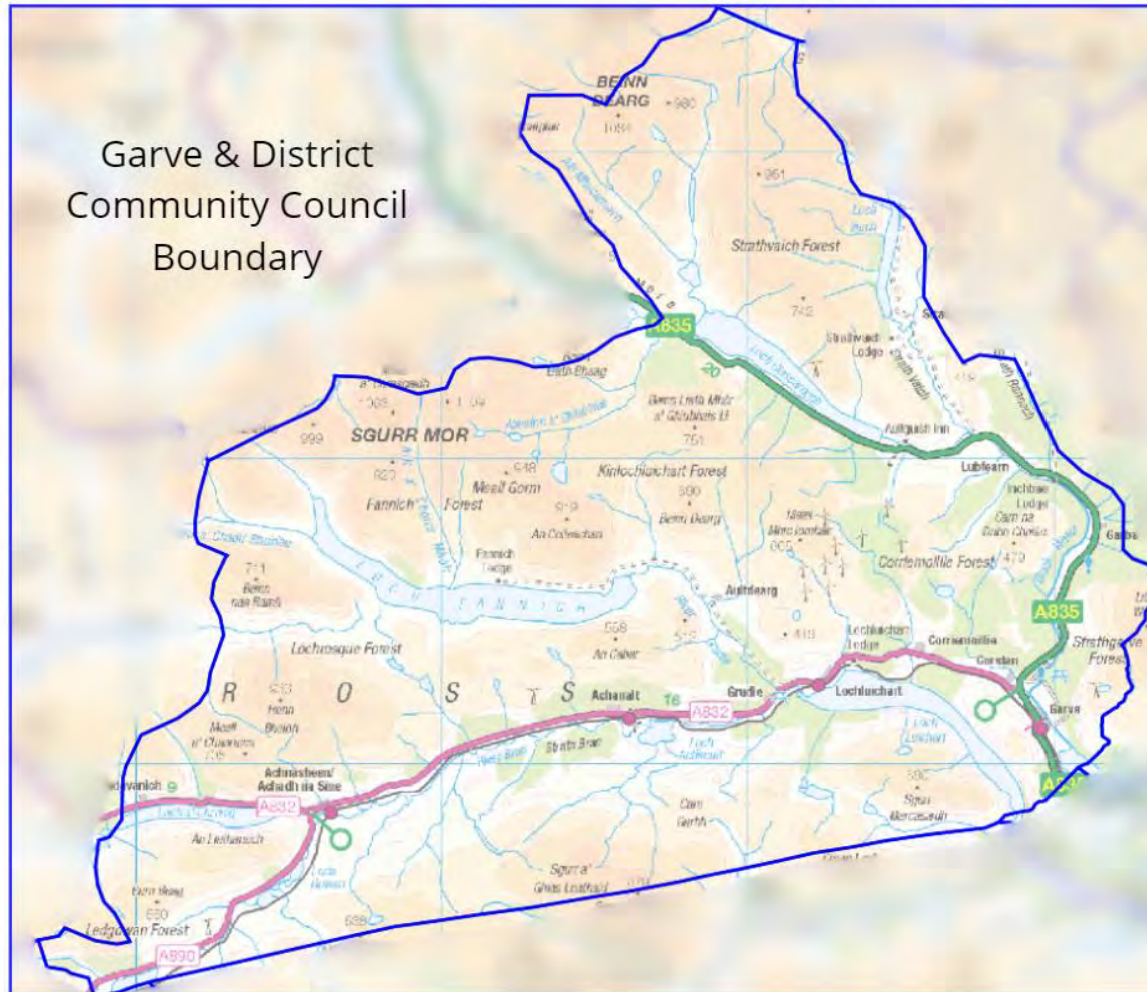


Fig 3: Delivery Partners

3. OUR AREA

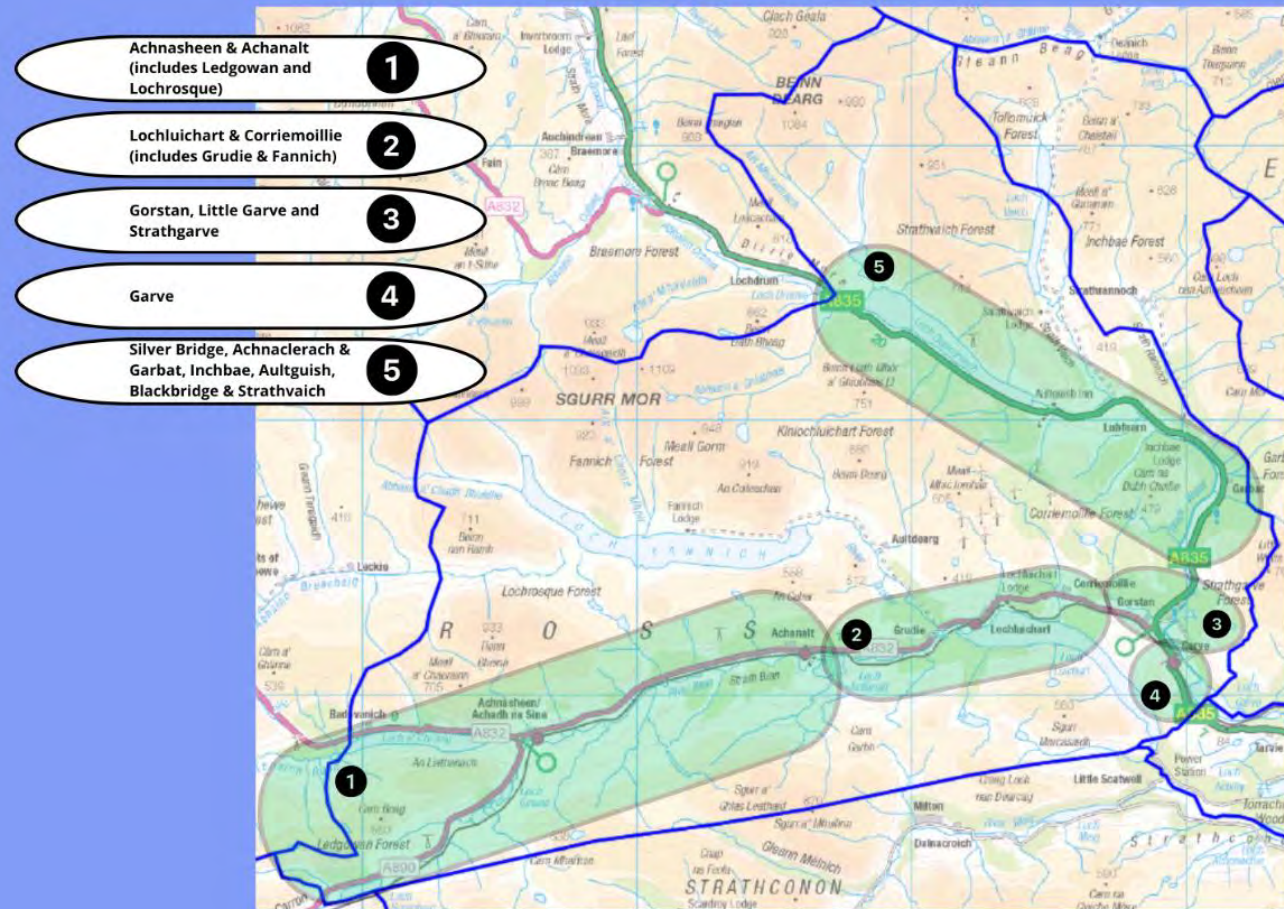
Map 1: Garve & District Community Council Boundary
Source: Parish Online



Our community is represented by the Garve and District Community Council boundary and covers a rural area of 611 sq. km. We have a small population of around 250 residents dispersed over a large remote rural landscape.

Our community is made up of 5 main areas situated alongside the two main roads - A832 and A835: -

- Achnasheen & Achanalt (includes Ledgowan and Lochrosque)
- Lochluichart & Corriemoillie (includes Grudie and Fannich)
- Gorstan, Little Garve and Strathgarve
- Garve
- Silver Bridge, Achnaclerach & Garbat, Inchbae, Aultguish, Blackbridge & Strathvaich



4. GARVE AND DISTRICT IN CONTEXT

"Garve sits along the Black Water River, 8km north west of Contin on the A835, the main road to Ullapool. It also benefits from having a train station which is serviced by the regular Kyle of Lochalsh service. The Blackwater River creates an attractive backdrop for the village, however there is also potential for flooding along the river and flood risk assessments may be required for some development. There is a rich built heritage with several Historic Environment Records in the local area, including Little Garve Bridge. There are several core paths around the area – Village River path, Silverbridge circuit, Tor Breac forest track and Kinellan to Strathgarve. The village benefits from a range of facilities including a village hall, small playing field, Wyvis Natural Play Park, food takeaway, recycling point and a Primary School. Strathgarve Primary School has a low roll and is expected to decline further. The hotel has recently ceased trading however the community has aspirations for the site and it should continue to play an important role in the community."*

Inner Moray Firth Local Development Plan 2 (The Highland Council, 2024)

**Food take away is no longer available*

Our Community



Our remote and rural community is made up of around 250 residents, the July 2024 polling information told us that 230 of these were of voting age. There are 45 businesses known to us, the majority of which fall within the hospitality and construction/trades industries. Estates make up the next largest business group with those remaining falling into the following categories – creative, digital and technology and agriculture.

Approximately 40 volunteers, most of whom volunteer for more than one group, play a vital role within our community as do our community groups – Achnasheen Amenities Association, Friends of Garve & District War Memorial, Garve Events Group, Garve Public Hall Trustees, Green Leaves Group and Lochluichart Community Hall Committee.

We have 3 community organisations – Lochluichart Community Trust who are responsible for the administration of our local windfarm community benefit funds; The Garve & District Development Company who are responsible for moving forward the community's wishes around community development and the Garve and District Community Council, a voluntary organisation set up by statute by The Highland Council and run by local residents to act on behalf of our area.

Our Places



Our community is made up of 5 main areas situated alongside the two main roads - A832 and A835: -

Achnasheen & Achanalt (includes Ledgowan and Lochrosque)
Lochluichart & Corriemoillie (includes Grudie and Fannich)
Gorstan, Little Garve and Strathgarve
Garve
Silverbridge, Achnaclerach and Garbat, Inchbae, Aultguish, Blackbridge and Strathvaich

We have 3 assets owned by the community: -

Community land (The GD CORe)
Garve and District War Memorial
Garve Public Hall

And one asset owned by the community but situated on land leased by Forestry and Land Scotland: -

Wyvis Natural Playpark

Other community areas of importance to us are:-

Achnasheen pond
Achnasheen and Silverbridge public toilets
Garve football area
Garve playpark
Old and new burial grounds at Garve and Achanalt

Our Environment



Our environment includes hills and mountains, lochs, rivers, forestry, crofts, and farms. Wind power has been developed central to Garve and District with two large commercial windfarms constructed in the last 15 years with 42 turbines currently installed and a further 22 turbines consented. Hydro-electric is also generated with several large dams, pipes, tunnels, and power stations all feeding into the Conon River Hydro system. The system was built in the 1950s and continues to supply the National Grid. The River Blackwater flows east from Glascarnoch down to Loch Garve, while the River Bran flows

from Achnasheen down into Loch Luichart; both then leaving our area to join the Conon River and the Cromarty Firth. These are modified river systems due to management for hydro power generation. Forestry and Land Scotland manages much of the hillsides around Garve, Corriemoillie, and Longart with both commercial timber plantations and other areas dedicated to native species, river management and leisure activities.

Hill walking routes include several Munros within our area with access to Ben Wyvis, Beinn Dearg, The Fannichs and Fionn Bheinn. Several of these are areas of Special Scientific Interest or other environmental designation. There are lower-level walking and cycling routes along forest tracks between Inchbae, Silverbridge, Loch Garve and on to Contin. Scenic attractions include the river walk between Silverbridge and Wades Bridge which is adjacent to the Wyvis Natural Playpark and carparking and toilets at Silverbridge.

There are a number of traditional sporting estates within our area - Ledgowan, Lochrosque, Strathbran, Lochluichart, Fannich and Strathvaich. Red Deer stalking is an important part of land management on the hills but there is an increasing move towards woodland planting, renewable energy, and peatland restoration on the upland areas.

There are approximately 14 Crofts and Farms where livestock (cattle and sheep) are kept. Tourism is our main industry. Two hotels are currently offering accommodation, meals, and hospitality. A further two hotels are currently empty. Most other tourist accommodation are self-catering holiday cottages or Air BnB-type lets, probably about 20 in number. We have one cafe and three other smaller catering businesses. Staff shortages are reported in the hospitality sector locally. Self-employed and small businesses make up a significant sector in construction, groundworks, and trades as well as art and craft-based enterprises and home working via the internet.

Our Infrastructure



Most of our community lies along the two main roads that connect east to west. The A835 Trunk Road from Inverness goes through Garve, Inchbae, and Aultguish and on to Ullapool. In the wintertime this route can experience severe conditions. As a Trunk Road it is currently contracted to BEAR Scotland for maintenance.

The A832 to Achnasheen is our other main road and leaves the Trunk Road at the Gorstan Junction. The Highland Council has responsibility for this and also maintains minor roads serving Garve, Strathgarve, Little Garve, Gorstan, Lochluichart Station and Achnasheen.

The Kyle Line railway from Inverness to Kyle of Lochalsh runs through our boundary with stations at Garve, then request stops at Lochluichart and Achanalt, before coming to Achnasheen Station then leaving our boundary heading west to Kyle. There are bus

services on both routes through our area to Dingwall and/or Inverness, or Ullapool, Gairloch and Lochcarron.

We have two separate mains water supplies, one serving the village of Achnasheen and the other serving Garve, Gorstan, Little Garve and Strathgarve. The remaining areas rely on private supplies. Many households have installed bore holes and some still have their own hill supplies, which can be less reliable during times of drought or extreme cold.

Strathgarve Primary School is the only remaining primary school within our area and most of Garve and District lies within the catchment area for Dingwall Academy.

Post Office services are available at Garve and Achnasheen.

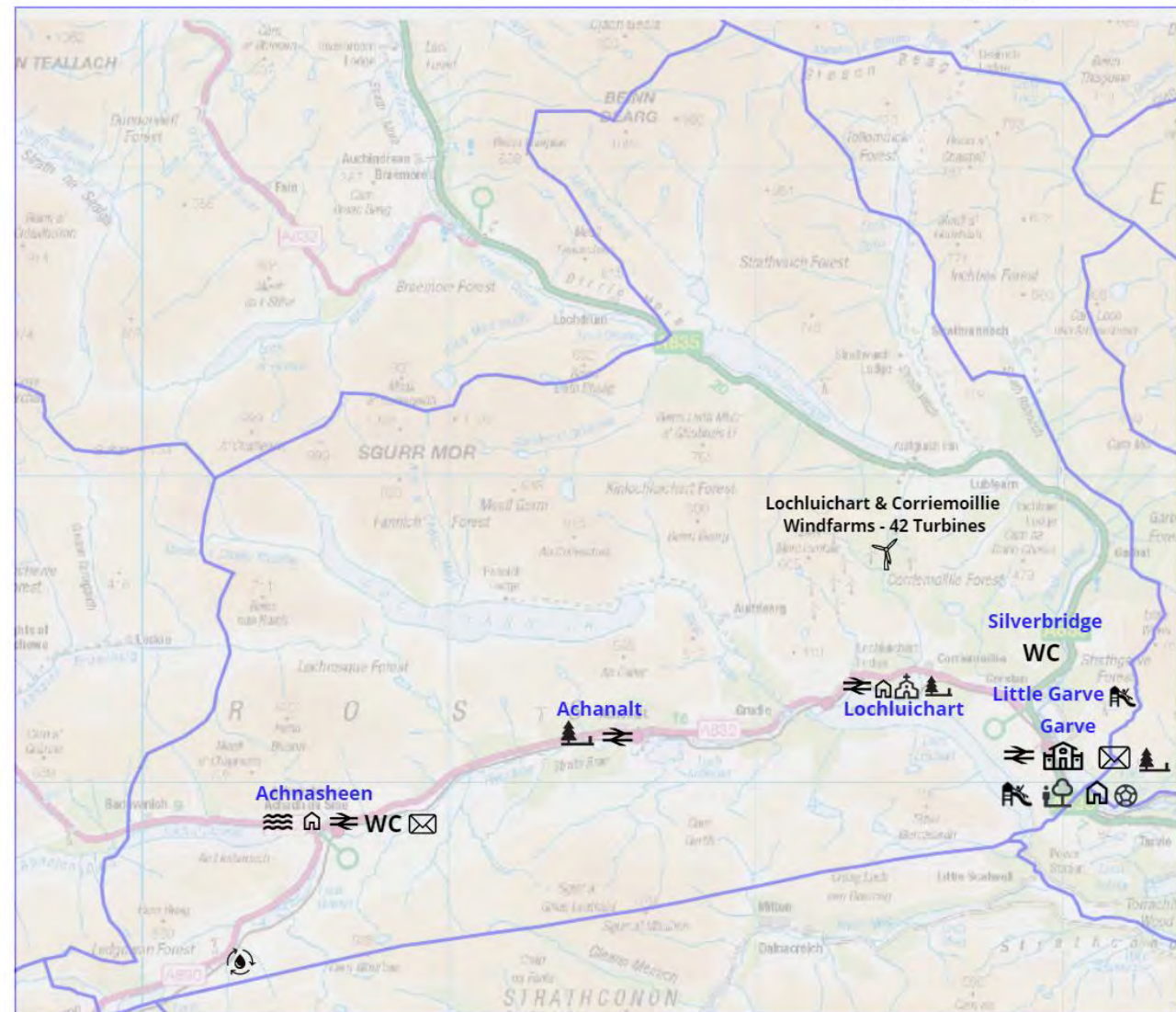
NHS, GPs, and Pharmacies - these range from Strathpeffer and Dingwall to Raigmore, Invergordon and Lochcarron depending on the service and where you live in Garve and District. Social care is currently co-ordinated from Ullapool.

Church of Scotland holds regular services at Kinlochluichart Church, the only church within our boundary.



Map 3: Local Garve and District Facilities
Source: Parish Online

-  old and New Burial Grounds
-  church
-  community land
-  football pitch
-  hydro - community benefit
-  play area
-  pond
-  post office
-  primary school
- WC** public toilets
-  rail station
-  village/community hall
-  wind turbines - community benefit



5. COMMUNITY ENGAGEMENT

The Company had just undertaken the final review of the Community's Action Plan during May 2024.¹⁰ This provided a clear indication of on-going community priorities:-

Connecting Communities - Community Transport Service
Caring for our community
Traffic calming measures
Improving home energy efficiency
Community renewable energy
Community land (The GD CORe)
Groups and events
Improved access to Garve and District War Memorial
Supporting local businesses
Developing/enhancing footpaths

These are therefore included in our Local Place Plan alongside other priorities identified during the recent engagement process.

Using The National Standards of Community Engagement we issued a community survey¹¹ in paper, digital, and fillable pdf formats. The paper copy was sent to every household and business in Garve and District. We also held an open day at Garve Public Hall and invited our community to share their thoughts about land and building use alongside any other ideas they had around future community development. Directors and Officers of the Company also made themselves available for one-to-one meetings either face to face or on-line and encouraged contact via all our communication channels - letters, emails, comments on garve.org, our digital community hub, comments on social media and messages received via any social media platforms.

¹⁰<https://garve.org/docs/2024/06/copy-mrf28y-community-development-plan-final-review-2024.pdf>

¹¹<https://garve.org/docs/2024/06/pdf-fillable-lpp-community-survey-june-24-final.pdf>

Fig 4: National Standards of Community Engagement



Timescale, Planning and Delivery



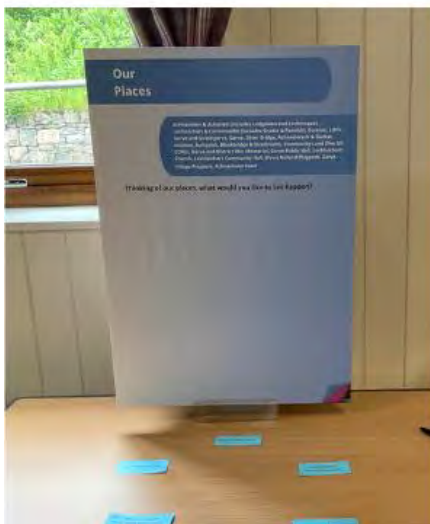
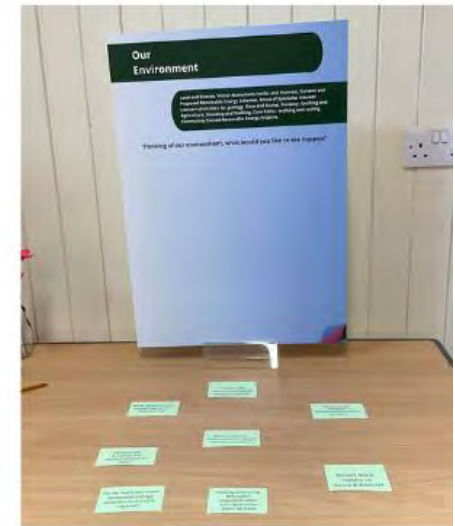
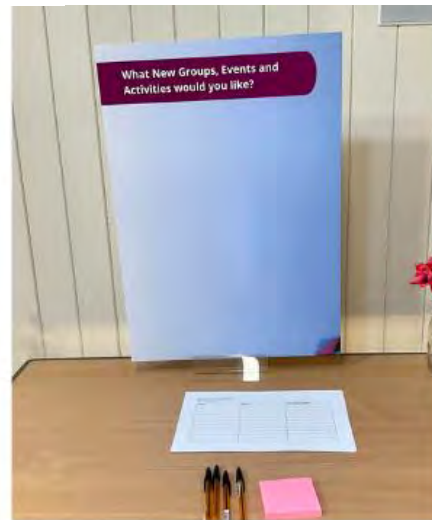
Fig 5: Local Place Plan – Timescale for Delivery

Alongside the community survey, engagement boards and question prompts were prepared for our face-to-face event.



Fig 6: Engagement Boards

Photos 3 – 10: Community Engagement Event June 24



Listening to our Community



72 survey responses were received from an estimated 230 adults in our area.



Comments were received on the subjects of Our Community, Our Places, Our Environment and Our Infrastructure

On-going Projects

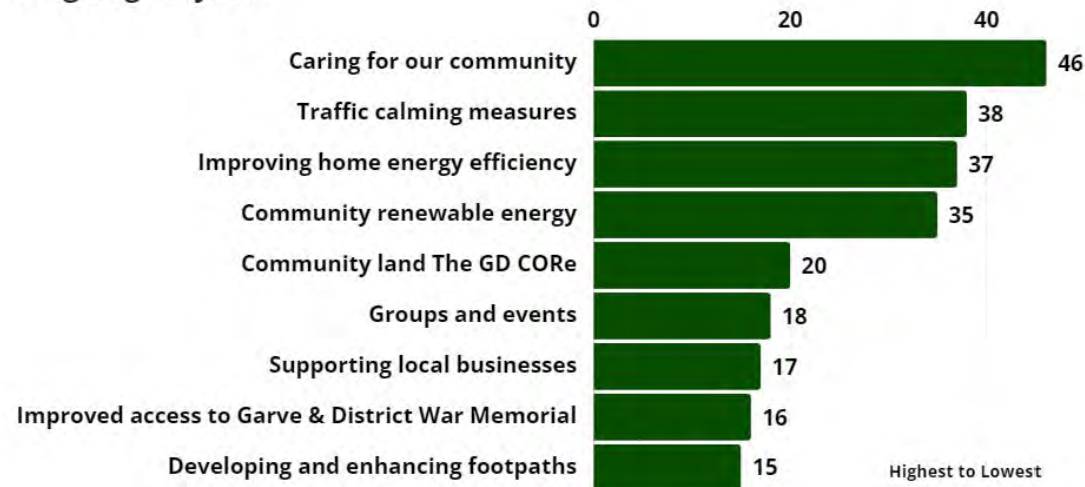


Photo Credit:
John Armstrong

Photos 11: Achnasheen Village

**Our
Community
placed their
on-going
projects in
priority order.**

Fig 7: Community Priorities Moving Forward

6. OUR VISION FOR THE FUTURE

Our vision for the future attempts to sum up comments received during the engagement process, all comments can be viewed via the individual Padlet links at the bottom of each section which are headed Our Community, Our Places, Our Environment and Our Infrastructure.

Our Community

A community that cares for its residents and wherever possible funding opportunities are sought to support identified need.

A community with lots of activities and events for all ages.

A community that supports existing groups and promotes the development of new groups helping both to build capacity, to become self-sustaining and financially viable.

A community that promotes volunteering opportunities, avoiding volunteer fatigue and thinks creatively about how we achieve this within the limits of our small population.

A community that supports and promotes local business with a view to improving the economic landscape, job opportunities and services for residents.



¹²<https://padlet.com/TGDDC/our-community-obsca5936cr83dwa>

Our Places

We want to preserve buildings and land that are important to us whilst identifying new opportunities for community development.

Community Land (The GD CORe) – we have identified how we would like to see the land used and developed.

Garve and District War Memorial – we will identify additional land to develop an all-ability access path and to extend the area where the memorial is currently sited.

We want to preserve our existing community spaces – community land (the GD CORe), Garve and District War Memorial, Wyvis Natural Playpark, Garve Public Hall, Strathgarve Primary School, Garve Playpark, Old and New Burial Grounds at Garve and Achnasheen, Garve Football Area, Kinlochluichart Church, Lochluichart Community Hall, Achnasheen Pond, Achnasheen and Silver Bridge Public Toilets.

We want The Highland Council to make a decision on what is going to happen with Achnasheen Village Hall. We may want a small community space in Achnasheen in the future.



¹³ <https://padlet.com/TGDDC/our-places-mxyz4wthz9269mik>

Our Environment

Our environment is beautiful, and we want it to remain so.

Path Networks – we want to promote the existing path network whilst considering opportunities for new or enhanced paths in line with our Active Travel Plan.

We want our villages to be tidy and litter free, with flowers and welcome signage that identifies them as being part of Garve and District.

Mitigating flood risk is important to us. Important for safety and protection, economic resilience, environmental preservation and allows us to be prepared for the future as our climate changes.

We don't want any more windfarms.

We do want community renewable energy projects and local projects such as wood fuel that bring real benefit to residents' pockets.

We value traditional land management and livelihoods that crofting, farming, and estates bring to our landscape.

Our wildlife is important and should be protected.



¹⁴<https://padlet.com/TGDDC/our-environment-c7qnsxa32juu9y9e>

Our Infrastructure

Traffic Calming – we want traffic calming measures where we need them and public agencies to acknowledge our lived experience.

Garve Hotel – we would like to see this building and land developed quickly.

Primary School – we want our children to continue to attend school in Garve. We want an improved learning environment including more indoor space.

Our Post Office services in Garve and Achnasheen are important, and we want to keep them.

Currently we are seeing a general trend towards the closure of remote rural community churches. Our church is important to its current congregation but is also an important historical feature within the community which we would hope to preserve.

Preserve and maintain our burial grounds at Garve and Achanalt.

Better infrastructure to support tourism is essential - public toilets, parking, and waste disposal for campervans.

Our roads need repairing!

Parking is an issue.

Affordable housing is important to attract new, younger residents to the area.

Making our homes more energy efficient is important to us.

We are worried about our private water supplies and would like some help to upgrade them - bore holes for example.

Improved transport links both rail and bus services - we welcome the proposed new community transport service.

Health, well-being, and safety – easy access to NHS services and improved service provision is required, sheltered housing that is local, and better access to NHS Dentists. An improved Fire Service is essential for our remote community.



¹⁵<https://padlet.com/TGDDC/our-infrastructure-mioqjfh971b3s>



Fig 8: A selection of community comments

7. WHAT'S CURRENTLY IN PLACE AND ON-GOING



Our Community

Residents	Community Groups	Volunteers	Businesses
Caring for our community is our highest priority. We currently have in place:- - New Residents Welcome Pack - Community Support Grants - available twice a year. - Activate Garve & District Project - free classes, workshops, activities, and events. - The Garve & District News - quarterly newspaper delivered to every household. - Office accommodation - free access to hot desking at Garve Public Hall for community residents. - Community printer - free access for community residents at Garve Public Hall. - Reduced hall hire for residents of Garve and District. - Two community electric bikes. - We manage a social media page where residents can share items they wish to sell or offer for free. Community Groups:- - We have quite a number of existing groups who can all access support from our Community Engagement & Development Officer. - New Groups can access a "micro-grant" from Lochluichart Community Trust in support of set up costs. They can also ask for further funds from the Trust to support activities. - Any group can access the community printer for free and use the office at Garve Public Hall for hot desking or as a meeting room for free. - Groups can use garve.org to promote their services and share their events for free. - Groups can also advertise in The Garve and District News for free.			

Community Organisations -

The Garve & District Development Company – member led.

Garve and District Community Council – representing the whole community.

Lochluichart Community Trust – member led.

Volunteers:-

We have a wealth of volunteers some are well known to us, and support more than one group and others work away silently in the background.

Local Businesses (around 45): -

We support our local eateries with attendance from our ladies' lunch and men's brunch groups.

We run activities from local business venues.

Any business offering a service to Garve & District residents can advertise for free on our on-line community hub - garve.org.

Local businesses based in Garve and District can advertise their services for free in The Garve & District News.

We manage a social media page where businesses providing a service to Garve and District residents can advertise for free.



Our Places

Community Land (The GD CORE)

Community Land (The GD CORE) - the community owns a large piece of land formerly belonging to the Garve Hotel. Community engagement around development suggests:-

- Green space
- Riverside walks
- Public toilets
- Cafe
- Bike hire
- Grocery provision
- EV charging
- Parking facilities
- Workshops

A precis of the community engagement document based on SKS Scotland's Final Report – The GD CORE (The Garve & District Community Owned Resource) Options Appraisal and Business Plan (May 2023) is attached at Appendix 1.

Garve and District War Memorial

Community Facilities



Map 4: Community Land (The GD CORE)
Source: Parish Online

Garve and District War Memorial - we have been working with Forestry and Land Scotland to identify land surrounding the memorial for purchase. Map 5 identifies the current land owned by the community.

Untitled

Author: Ruairidh MacIannan

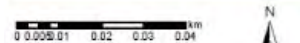
Scale @ A4: 1:1,250

Date: 14/05/2024

Legend

Registrations

- Ancillary Rights Pending
- Ancillary Rights Registered (tbc)
- Ancillary Rights Registered
- Ownership Pending
- Ownership Registered (tbc)
- Ownership Registered
- Ancillary Rights Tenancy (tbc)
- Tenancy Registered (tbc)
- Ancillary Rights Tenancy Registered
- Tenancy Registered



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





Map 5: Garve & District War Memorial Land

Community Facilities - we wish to retain and improve, where necessary, our existing community facilities:-

- Wyvis Natural Playpark and Access Track via Garve
- Garve Public Hall - fully renovated 2024
- Strathgarve Primary School
- Garve Playpark
- Old and New Burial Grounds
- Garve Football Area



Map 6: Wyvis Natural Playpark and Garve Access Track Location
Source: Parish Online

Map 7: Garve Public Hall, Strathgarve Primary School, Garve Playpark, Burial Grounds, Football Area Locations
Source: Parish Online





Map 8: Kinlochluichart Church, Lochluichart Community Hall and Burial Grounds Location
Source: Parish Online



Map 9: Achanalt Burial Grounds Location
Source: Parish Online



Map 10: Achnasheen Pond, Achnasheen Village Hall and Toilets Location
Source: Parish Online

- Kinlochluichart Church and Burial Grounds
- Lochluichart Community Hall
- Achanalt Burial Grounds
- Achnasheen Pond and Village Hall
- Silver Bridge Toilets



Map 11: Silver Bridge Toilets
Source: Parish Online





Our Environment

Welcoming Villages

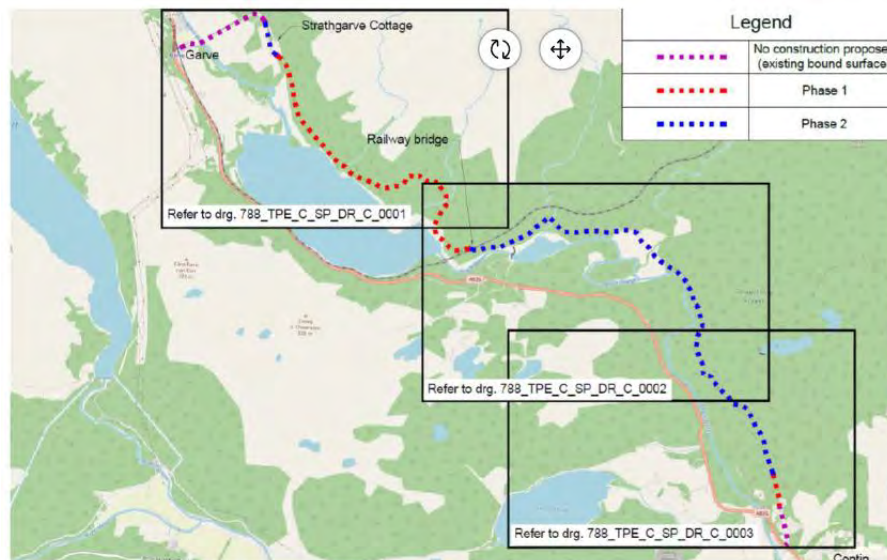
New or Enhanced Path Network

Land Management

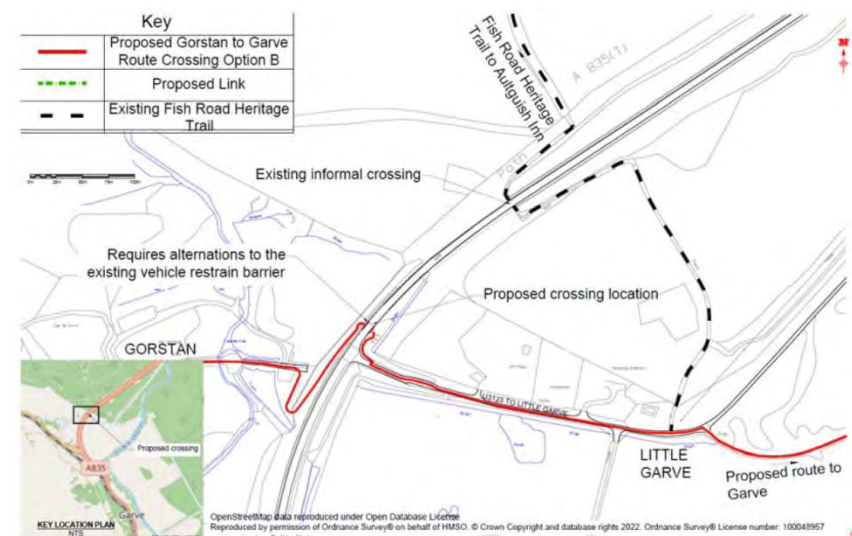
Agriculture

Welcoming Villages - we have community flower barrels around Garve and District. We have litter picking equipment available for volunteer use.

New or Enhanced Path Network - we have commissioned two concept designs. Garve to Contin and Garve to Gorstan Paths and work on next steps now needs to be considered. (See Maps 10 & 11)



Map 12: Proposed Garve to Contin Path - Source TP&E



Map 13: Proposed Garve to Gorstan Path – Source TP&E

Land Management – in the main, local estates and Forestry and Land Scotland professionally manage the larger areas of land within our boundary.

Agriculture – we have an active community of crofters and farmers.



Our Infrastructure

Traffic Calming	Improved Transport Links	Energy Efficient Homes
Strathgarve Primary School	Kinlochluichart Church	Carparking
Tourist Infrastructure	Garve Hotel	Road Repairs
Garve and Achnasheen Post Offices	Health, Well-being, and Safety	

Traffic Calming - is the second highest priority for our community. We currently have an active Travel Calming Group, and some progress has been made with planned gateway measures being agreed for parts of the A832.

Improved Transport Links - we have secured funding from a number of sources to run a new community transport project. The Connecting Communities Project is a joint initiative with Contin, Jamestown and Tarvie and aims to run a demand responsive service.

Energy Efficient Homes – This formed one of the themes of our now completed Community Energy Project and remains a priority. We are currently part of the Highland Community Energy Partnership; this is a community-based approach to implementing a step-change in energy advice and retrofit activity across the Highlands led by Changeworks. We are awaiting the results of a 5-year grant funding bid.

Strathgarve Primary School – the school is under threat of closure due to the state of the building and potential reducing school roll.

Garve and Achnasheen Post Offices – offers a regular service.

Kinlochluichart Church – Currently we are seeing a general trend towards the closure of remote rural community churches. Our church is important to its current congregation but is also an important historical feature within the community which we would hope to preserve.

Carparking - although a wonderful community initiative, visitors to Wyvis Natural Playpark do cause problems for us. Visitors tend not to use the correct access to the park, travelling through Garve village and Little Garve village with subsequent parking issues. Also, litter can be a problem. The community group responsible for the park are responsive to issues raised but in the longer term are hoping that the park can be managed by one of our larger community organisations.

Tourist Infrastructure - Achnasheen public toilets form part of one building owned by The Highland Council - Achnasheen Village Hall. The toilets are constantly being closed due to maintenance and repair issues. Other public toilets within our area are situated at Silverbridge. We currently have no facilities for campervan waste management within our area which means visitors are using public toilets to dispose of their chemical waste.

Garve Hotel - the hotel was last operational prior to Covid19 and sold in 2022. The building is in disrepair and causing concerns for local residents. Attempting to engage with owners has proved unsuccessful.

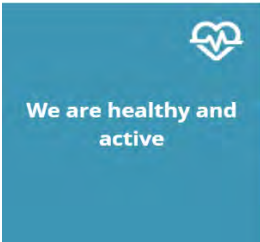
Road Repairs - We are grateful to the roads repair teams and have seen some improvements with the main roads running through our area, however like most communities in the Highlands, road repairs remain a key concern.

Health, Well-being, and Safety - in terms of promoting health and well-being we have run a number of initiatives in the past and currently run the Activate Garve and District Project. A project aimed at supporting new groups and providing activities to promote face to face connection. We provide a Community Support Grant to our more vulnerable residents who have also received free linked fire alarms and free installation.

8. OUR ACTION PLAN

 Our Community	
Goal	Improve the overall quality of life for our community, fostering a sense of well-being and connection.
National Planning Framework 4	 Spatial Strategy
National Performance Framework	 We live in communities that are inclusive, empowered, resilient and safe  We are healthy and active  We tackle poverty by sharing opportunities, wealth, and power more equally
	   
On-Going Community Priorities	Caring for our community Community groups and volunteers Events and activities Supporting local businesses

 Our Places	
Goal	Preserve our existing community assets and take ownership of buildings and land that support community priorities, fostering a sense of place and identity.
National Planning Framework 4	 Spatial Strategy
National Performance Framework	 We live in communities that are inclusive, empowered, resilient and safe  We value, enjoy, protect and enhance our environment
	  
On-Going Community Priorities	Community Land (The GD CORE) Garve and District War Memorial
New Priorities	Preserve buildings and land that have been identified and are important to us whilst identifying new opportunities for community development. The Highland Council to make a decision and act quickly regarding the disposal Achnasheen Village Hall.

 Our Environment	
Goal	Preserve our natural environment, working in partnership with landowners.
National Planning Framework 4	 Spatial Strategy
National Performance Framework	 
	    
On-Going Community Priorities	Community renewable energy Developing and enhancing footpaths
New Priorities	Villages to be tidy and litter free, with flowers and welcome signage that identifies them as being part of Garve and District. Mitigating flood risk. No more commercial windfarms. Traditional land management and livelihoods that crofting, farming, and estates bring to our landscape should be supported. Wildlife is important and should be protected.

 Our Infrastructure	
Goal	Improve the vitality of our infrastructure at a community level, working in partnership with public agencies.
National Planning Framework 4	 Spatial Strategy
National Performance Framework	 We live in communities that are inclusive, empowered, resilient and safe  We value, enjoy, protect and enhance our environment  We are well educated, skilled and able to contribute to society  We have thriving and innovative businesses, with quality jobs and fair work for everyone
	4 QUALITY EDUCATION  6 CLEAN WATER AND SANITATION  7 AFFORDABLE AND CLEAN ENERGY  9 INDUSTRY, INNOVATION AND INFRASTRUCTURE  12 RESPONSIBLE CONSUMPTION AND PRODUCTION  13 CLIMATE ACTION 
On-Going Community Priorities	Traffic calming measures Community Transport – Connecting Communities Improving home energy efficiency
New Priorities	Garve Hotel – we would like to see this building and land developed quickly.

	Strathgarve Primary School (old school building) – potential for community ownership of old school building to be explored. Preserve and maintain our burial grounds in Garve and Achanalt. Preserve Post Office services in Garve and Achnasheen. Kinlochluichart Church – support continued services and preservation of building. Improve infrastructure to support tourism - public toilets, parking, and waste disposal for campervans. Increase schedule maintenance and repairs of road network. Improved parking throughout Garve and District. Improve visitor support facilities at Wyvis Natural Playpark. Improve timetables for local trains and buses to support travel and return from work. Improve NHS provision and Fire Service. Affordable housing. Private water supplies – improve supplies.
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9. STATUTORY LAND/BUILDING USE PLANNING POLICY PROPOSALS

The following proposals have been identified through community engagement *"as being of particular significance to the local area"* (Planning Circular 1/2022 Scottish Government, January 2022)¹⁶

Highland Local Development Plan

The proposed 2027 Highland Local Development Plan should make reference to Garve and District as a whole in recognition of our Community Council Boundary.

Updates to Existing Plans

The Inner Moray Firth Local Development Plan 2 provides some place information for Garve. It should be noted that food take away is no longer situated outside of Garve Public Hall.

Action Area	Proposal	Reason
Our Places  Pages 27 - 30	Develop Community Land (The GD CORE)	To identify land or buildings which are significant for the local community. Support and develop tourism/heritage by making more of local assets. Recognise or enhance informal open spaces. Improve, increase and make better use of community buildings and spaces. Support economic regeneration.
	Provide an all-ability access path to and extend the site of Garve and District War Memorial	To identify land or buildings which are significant for the local community. Support and develop tourism/heritage by making more of local assets. Commemorate major events that shape a community's identity or mark a place in its history.
	Garve Football Area Garve Playpark	To identify land or buildings which are significant for the local community.

	Wyvis Natural Playpark and Garve Access Track Garve Public Hall - fully renovated 2024 Strathgarve Primary School Garve and Achanalt Burial Grounds	Recognise or enhance informal open spaces and play areas. Improve, increase and make better use of community buildings and spaces. Support and develop heritage by making more of local assets.
	Achnasheen Pond Achnasheen and Silverbridge Public Toilets Kinlochluichart Church Lochluichart Community Hall	To identify land or buildings which are significant for the local community. Recognise or enhance informal open spaces. Improve, increase and make better use of community buildings and spaces. Support and develop heritage by making more of local assets.
Our Environment  Page 31	Preserve our land and natural environment.	To sustain biodiversity.
	New and Enhanced Footpath Network	Recognise or enhance informal open spaces. Respond to priorities identified in the Garve and District Action Plan for Active Travel and Sustainable Transport. Respond to community wishes for safer pedestrian access to local Railway Stations.
	Tidy and Litter Free Villages	Improved environment for residents and visitors.
	Mitigating Flood Risk	To improve critical infrastructure. Support development of community land.
	No More Commercial Windfarms	Impact on local landscape and wildlife.
	Community Renewable Energy	To tackle climate change and create an income-generating asset for the local community.
	Crofting and Agriculture	Preserve and support traditional land management.

Our Infrastructure  Pages	Introduction of new Traffic Calming Measures	To improve critical infrastructure. Increased community concern based on their lived experience.
	Community Transport	To improve critical infrastructure. Fit with the Garve and District Action Plan for Active Travel and Sustainable Transport.
	Improving home energy efficiency.	To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.
	Development of Garve Hotel and remaining land that complements the community's wishes for moving forward plans for their own land asset.	To stop the hotel and land falling into further disrepair. To promote economic regeneration in the area complementary to planned development.
	Strathgarve Primary School	Retain and improve local schooling. Improve, increase and make better use of community buildings and spaces. To identify land or buildings which are significant for the local community.
	Garve and Achanalt Burial Grounds	Support and develop heritage by making more of local assets.
	Remote Post Office Services	To retain critical local facilities.
	Kinlochluichart Church	To retain critical local facilities. To identify land or buildings which are significant for the local community. Support and develop heritage by making more of local assets.
	Improve tourism infrastructure – public toilets, campervan waste disposal, carparking.	To improve critical infrastructure.
	New and improved parking facilities.	To improve critical infrastructure.

	Affordable Housing.	To enable people to stay locally, support Local Living, sustain our local community and tackle climate change.
	Private Water Supplies.	To improve critical infrastructure.

Ref 16: (Planning Circular 1/2022 Scottish Government, January 2022)



The GD CORe

Phase 2 Community Engagement 2023

Community engagement document based on SKS Scotland's Final Report –

“The GD CORe (The Garve & District Community Owned Resource) Options Appraisal and Business Plan (May 2023)”



CONTENTS

	Page
1. Introduction	3
2. Community Consultation	3 - 4
Identified Key Outputs and Outcomes	5
3. Operational Appraisal	5
Estimated Early-Stage Capital Costs	5
Estimated Early-Stage Income and Expenditure	6
4. Next Steps	7
5. The GD CORE Masterplan	8
Images	
Option 1: Retrofit – Proposed Elevations	9
Option 1: Retrofit – Proposed 3D Views	10
Option 1: Retrofit – Proposed Floor Plans	11
Option 2a: New Build – Proposed Elevations	12
Option 2a: New Build Proposed 3D Views	13
Option 2a: New Build – Proposed Floor Plans	14
Option 1: Retrofit – Sketch Image	15

Note: SKS Original Document - The Board systematically reviewed each section of the document and made amendments to minor omissions or errors, added wording to enhance meaning and deleted sections which were felt a duplication of information presented. The original document is available to any member of our community who wishes to read it.

1. INTRODUCTION

The content of this document is taken from – “The GD CORE Garve & District Community Owned Resource Options Appraisal and Business Plan” (SKS Scotland May 2023). Its aim is to provide a reader friendly version for members of our community who may not wish to read the full report from SKS. However, the full version is available to all.

The Garve & District Development Company (TG&DDC), following acquisition of land and accommodation block formerly belonging to Garve Hotel, issued a tender for services that would assist the community to consider potential options for land development. SKS Scotland were the appointed consultants.

Their role was to consult with the community to identify priorities for land development and then present an initial “masterplan” to aid further community engagement. Ultimately, this would enable SKS Scotland to move through an options appraisal process leading to the production of a business case that would reflect concepts based on community feedback to date for The GD CORE

Consideration was given to the best use of assets and resources which has led to an ambitious, flexible, and sustainable suggested route forward for the site. The idea is to develop an existing under-utilised space to create new facilities for our local community and visitors to the area. Working in collaboration with Garve Public Hall it will also complement plans for the hall’s refurbishment and future offering, ensuring that both community assets fully meet identified community needs.

2. COMMUNITY CONSULTATION

A survey carried out in June 2022, received 105 responses (approximately 1/3 of the Garve and District population). 92% of respondents were supportive of the proposed redevelopment of the site for the benefit of the community. Retail opportunities (local produce, vending machines with basic provisions) a cafe or takeaway, outdoor walking/cycling activities, workspace, well-being space and public toilets were identified as priorities. Other clear indications from the survey were the desire for EV chargers and solar panels, space for a community marquee, parking for residents and visitors and more information on local walks and cycle trails.

Feedback was used to develop an initial masterplan for The GD CORE site and further drop-in sessions were held in August 2022, to refine thinking. On-going

discussions regarding the type of build (retrofit or new build) to be pursued were held with the Company. These were informed by a building survey carried out in January 2023, which indicated that both options would be possible, and this has resulted in the ideas now being put forward to the community for further consideration.

These are by no means final plans but are concepts put forward to further community engagement.

Identified Key Outputs and Outcomes

Community consultation has identified the following: -

Outputs

- Flexible indoor and outdoor community and visitor spaces, which can be used for local activities, events, and gatherings.
- Parking for locals and visitors including EV chargers and cycle park.
- Accessible public toilets.
- Well-insulated, energy efficient building(s) to house facilities.
- Workspace.
- Well-being Space.
- Takeaway Café.
- TG&DDC office – this could be a shared office for all three community organisations.
- Cycle hire space.
- Vending machine for local/essential produce.
- Retail outlet pods for local hire.
- Range of information resources and infrastructure to support walking and cycling.

Outcomes

- Contribute to the local economy through small business activity.
- Employment opportunities.
- Support and enhance community cohesion, capacity, and wellbeing.
- Support and enhance active travel.
- Improve the visitor experience.
- Contribute towards climate change mitigation, adaptation, and net zero ambitions.

3. OPTIONS APPRAISAL

A survey of the existing accommodation building established that retrofitting to achieve the required facilities is an option. Therefore, two design ideas have been produced for further community consideration:

1. Renovation and retrofit of the existing accommodation block with a small extension to support identified community priorities.
2. One, or two new single storey building(s) on the site to support community priorities.

ESTIMATED Early-Stage Capital Costs

External	Cost	VAT @ 20%	Total Cost
Ground Work	£684,580	£136,916	£821,495
Option 1 - Retro-fit	Cost	VAT @ 20%	Total Cost
Accommodation Block	£868,785	£173,757	£1,042,543
Option 2 - New Build	Cost	VAT @ 20%	Total Cost
a. On existing accommodation block site	£898,104	£179,621	£1,077,725
b. Additional building – a. plus b. will provide similar floor space to retro-fit option	£111,320	£22,264	£133,584
Total Option 2a and 2b	£1,009,424	£201,885	£1,211,309
External Work + Option 1 Retro-fit	Cost	VAT @ 20%	Total Cost
	£1,553,365	£310,673	£1,864,038
	Cost	VAT @ 20%	Total Cost
External Work + Option 2a New Build	£1,582,684	£316,537	£1,899,221
Total External Work + Options 2a and 2b	£1,694,004	£338,801	£2,032,805

Note: TG&DDC have sought advice on VAT implications for all options. VAT will be based on service provision which, based on what the community has put forward in terms of ideas, would not be VAT exempt. Costs associated with a retrofit and new build are therefore comparative.

Estimated feasibility costs were prepared by NBM Construction Costs Consultants based on the masterplan presented to the community for further consideration.

A phased approach could be taken to delivering the project depending on available funding opportunities.

ESTIMATED Early-Stage Income and Expenditure

From Year One The GD CORE Operation					
Income early estimates - Annual Income	Yr1	Yr2	Yr3	Yr4	Yr5
Income for use of toilets - annual donations estimate	£8,057	£8,299	£8,548	£8,804	£9,068
Advertising income/ sponsorship from local business	£3,000	£3,090	£3,183	£3,278	£3,377
Lease for catering unit (see café lease estimates tab)	£3,000	£3,600	£4,500	£4,500	£4,500
Electricity use payment from catering company (estimate included in café overh)	£1,500	£1,545	£1,591	£1,639	£1,688
Site hire for retail pods / pitches for marquees (early estimate)	£6,000	£6,180	£6,365	£6,556	£6,753
Vending machine profit for CORE (estimate)	£4,008	£4,128	£4,252	£4,380	£4,511
Cycle hire kiosk / desk rental annually (if not fully allocated to TG&DCC)	£1,200	£1,236	£1,273	£1,311	£1,351
Total estimated annual income	£26,765	£28,078	£29,712	£30,469	£31,248
Expenditure early estimates - Annual expenditure	Yr1	Yr2	Yr3	Yr4	Yr5
2 x 2 days per week caretakers, year round including maintenance and site rent	£9,000	£9,270	£9,548	£9,835	£10,130
Oncosts @12%	£1,080	£1,112	£1,146	£1,180	£1,216
Text to pay cost (for donations)	£100	£103	£106	£109	£113
Electricity estimate (including solar panel offsetting - to be updated at later design)	£4,500	£4,635	£4,774	£4,917	£5,065
Water and sewage rates - £0 for charities	£0				
Waste removal from toilets (annual contract for sanitary waste)	£1,800	£1,854	£1,910	£1,967	£2,026
Accounts (percentage of overall accounts cost for Garve CORE)	£200	£206	£212	£219	£225
Insurance for site - (building and public liability) estimate to be updated	£2,000	£2,060	£2,122	£2,185	£2,251
Consumables - toilet paper, soap	£1,500	£1,545	£1,591	£1,639	£1,688
Call out / maintenance/repair costs annually	£6,000	£6,180	£6,365	£6,556	£6,753
Total Estimated annual expenditure	£26,180	£26,965	£27,774	£28,608	£29,466
Profit/Loss	£585	£1,113	£1,938	£1,861	£1,782
Cashflow	£585	£1,698	£3,635	£5,497	£7,278

Early-stage calculations, based on facilities/services requested by the community and based on the current scale of the masterplan put forward, suggests that income outweighs expenditure.

4. NEXT STEPS

As previously mentioned, concepts drawn from community consultation, are aimed at engaging the community further on how we now move the project forward. Key to this is giving the whole community the opportunity to make decisions on: -

Retrofit or New Build

And make comment on: -

Layout of plans
Layout of site

To ensure we reach the whole community we plan to: -

Deliver this document to every household.

Email our members directly.

Make the document available at key community venues – Garve Post Office, Achnasheen Village Hall, Achnasheen Notice Board, Lochluichart Community Hall.

Post on garve.org, which will also go to our Instagram and Twitter Accounts. Ask community organisations for their support in sharing the document across their own social media platforms and with their own contacts.

Share across **ALL** WhatsApp Groups that currently receive funding via our Activate Garve and District Project.

Post a reminder in the next issue of The Garve & District News to encourage residents to have their say.

We will then arrange community engagement events at key locations available to us acknowledging that Garve Public Hall is currently closed.

Our aim is to also form a steering group of key stakeholders who have a keen interest in supporting the project and moving it forward. Our hope is that the group will include volunteers from residents leaving near the site and anyone else who might wish to be involved in this exciting venture.

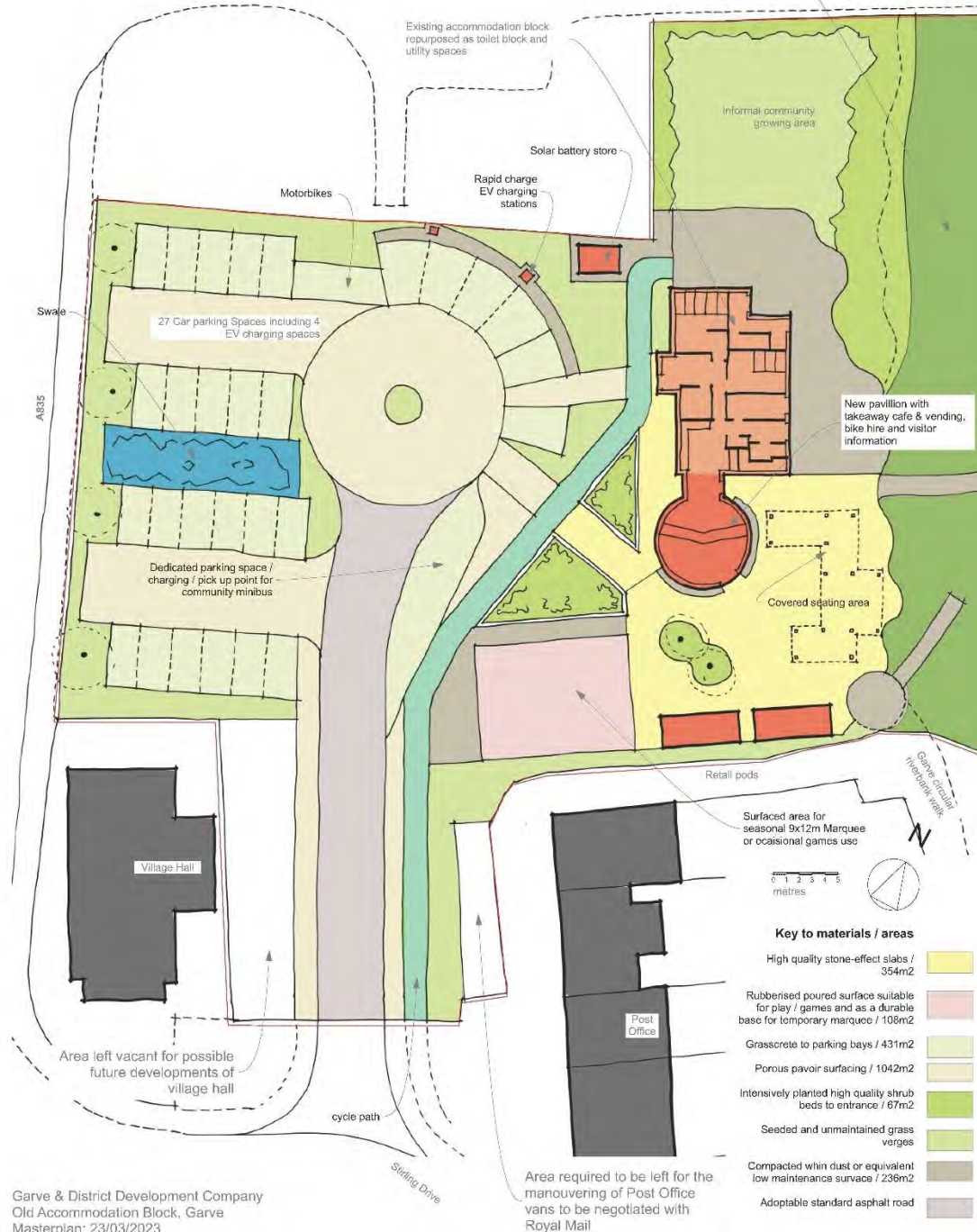
5. THE GD CORE MASTER PLAN

'Low carbon Retrofit'

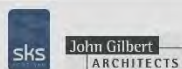
Design intent:

- Reuse existing building as much as possible
- Extension newbuild 'pavilion'
- New attractively landscaped external covered seating areas
- Greater focus on biodiversity and conservation of riverbank
- Space for further development of Village Hall

Existing riverbank to be sensitively conserved, eg. with Permaculture principles in mind scrub and dead branches removed, new woodland walk with opportunities for outdoor exhibits of permaculture, natural interactive play etc.



Garve & District Development Company
Old Accommodation Block, Garve
Masterplan: 23/03/2023



Dwg: [SP]01 - Masterplan

Option 1: Retrofit – Proposed Elevations



E-04 West Elevation Proposed Retrofit 1:100



E-05 North Elevation Proposed Retrofit 1:100



E-06 East Elevation Proposed Retrofit 1:100



E-07 South Elevation Proposed Retrofit 1:100

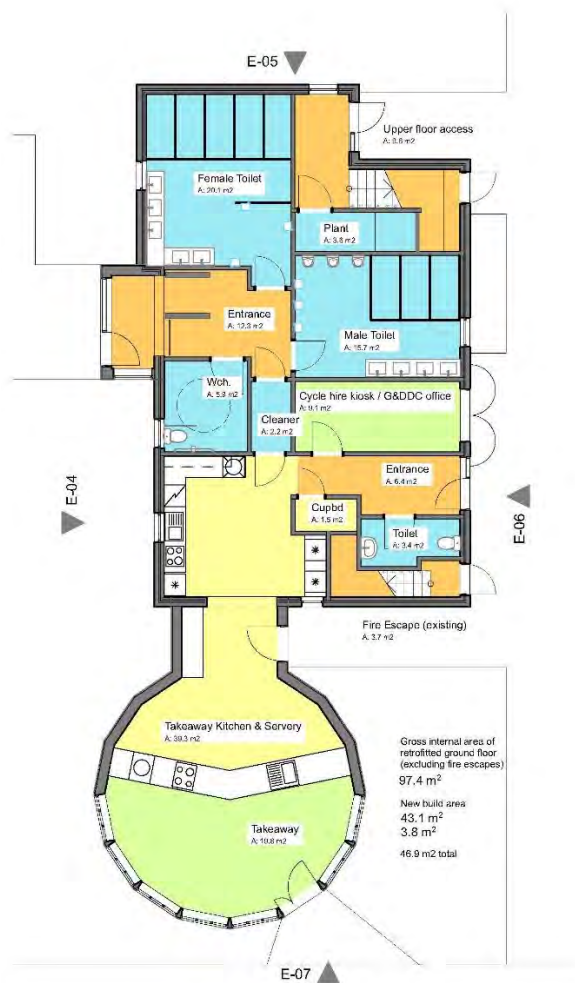
Option 1: Retrofit – Proposed 3D Views



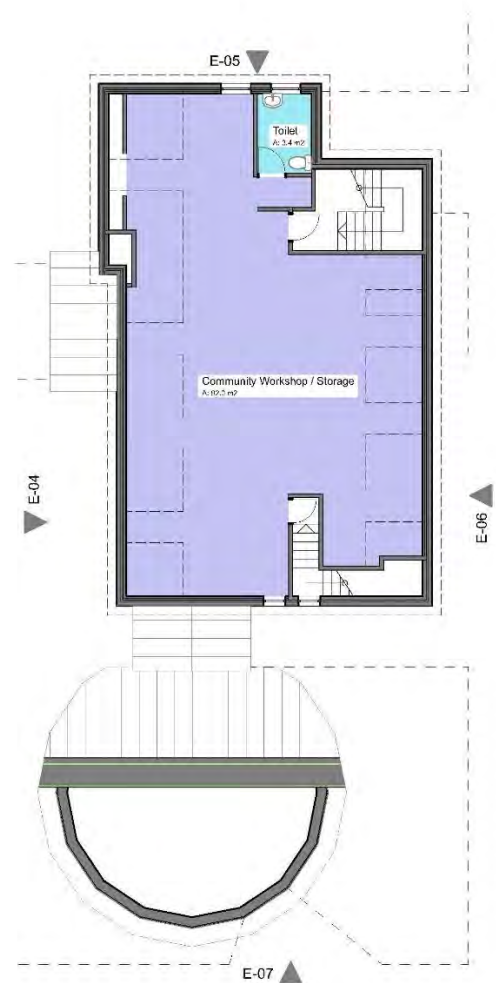
South west view as proposed



Option 1: Retrofit – Proposed Floor Plans



0. Ground Floor as proposed 1:100



1. First Floor as proposed 1:100

Option 2a – New Build – Elevations



E-11 North Elevation Newbuild 1:100



E-08 South Elevation Newbuild 1:100

Extent of photovoltaic solar array required to be confirmed



E-10 West Elevation Newbuild 1:100

Glazing to takeaway with coloured panels or other feature glazing as preferred



E-09 East Elevation Newbuild 1:100

Do not trace from this drawing.
All existing dimensions to be checked on site prior to commencement of work or manufacturing of components.
Any discrepancies to be brought to the attention of the architect - if in doubt, ask.
This drawing is the copyright of John Gibson Architects Ltd.
No copying or distribution of this drawing or any part thereof is permitted without prior written permission.

221 White Studios, 62 Templeton Street, Glasgow, G42 7DA
Tel: 0141 551 8585
Web: www.jgarchitect.co.uk

Client **Garve & District Development Company**

Project **Old Accommodation block**

TH **Proposed Elevations ~ Newbuild**

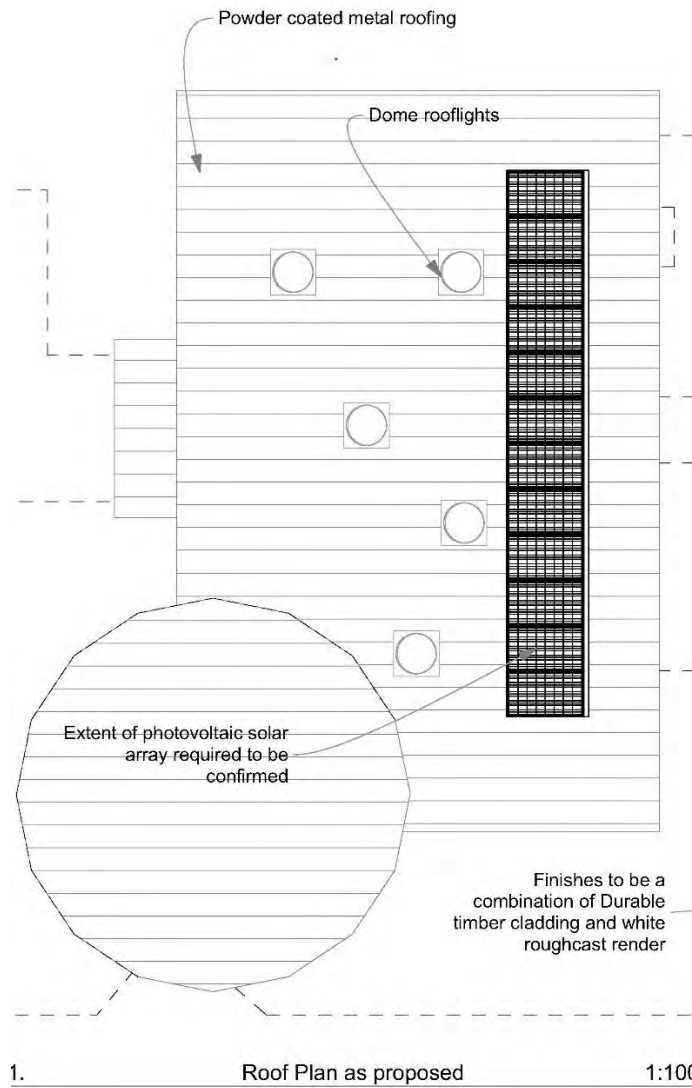
Project Status **Options Appraisal**

Job No **04532** Scale at A3

Drawn by	Date of issue
Rev: Amended	Date:

Dwg No.	Rev
[PE]02	

Option 2a – New Build 3D Views



South west view as proposed



South east view as proposed

Option 2a: New Build – Proposed Floor Plans



0.

Ground Floor as proposed

1:100

Option 1: Retrofit – Sketch Image



