

DORES AND ESSICH

2024 - 2034

LPP
Local Place Plan



PREPARED BY BY DORES AND ESSICH COMMUNITY COUNCIL

“

This plan contains our vision and our priorities for the Dores and Essich Community Council area for the next 10 years, with a particular focus on the main settlement, Dores, and its environs.





Football Pitch



Aldourie Primary School



Dores Beach

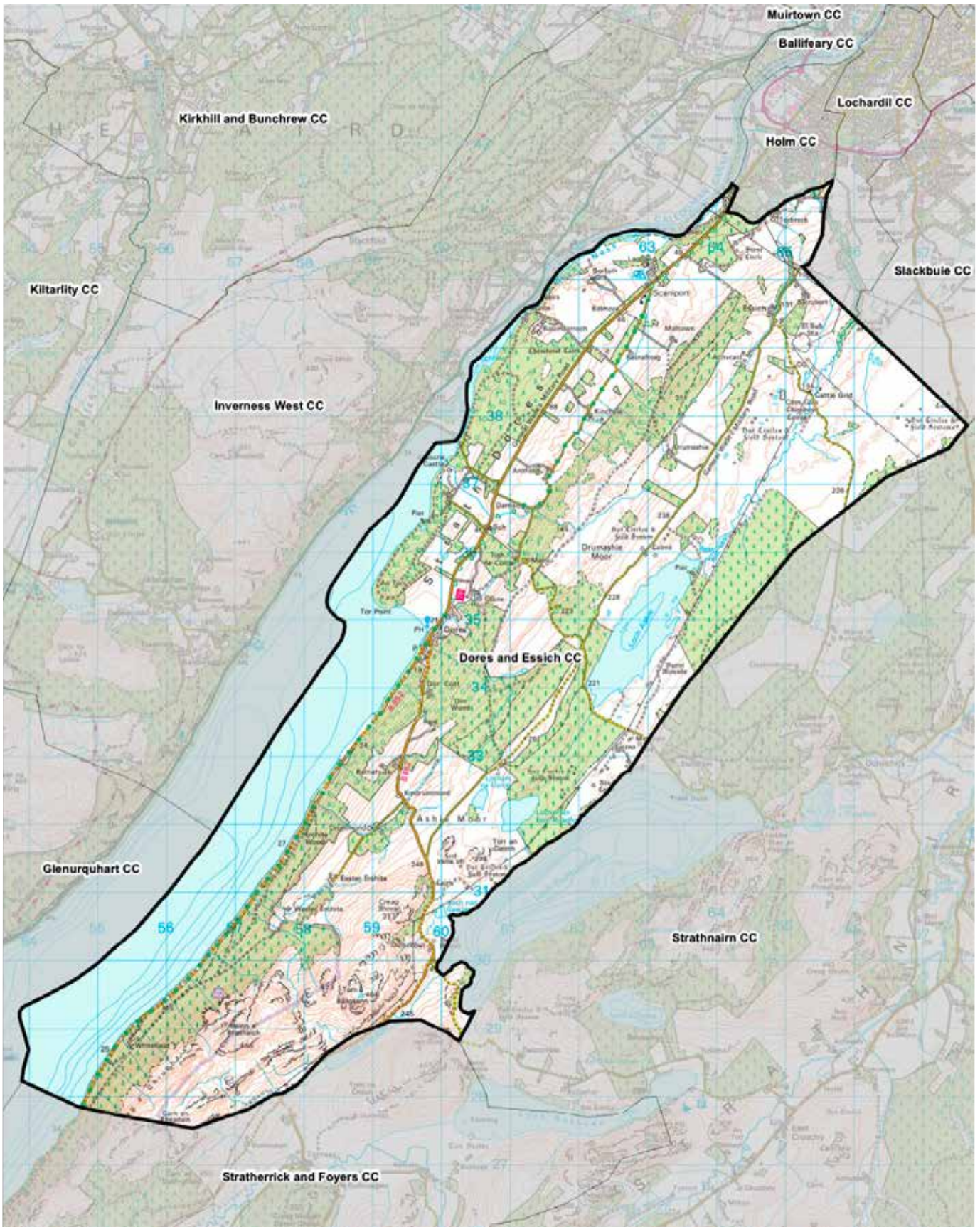
DORES AND ESSICH **LOCAL PLACE PLAN**

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MAP 01

LOCAL PLACE PLAN BOUNDARY MAP: Dores and Essich Community Council area, July 2024



1. INTRODUCTION

This Local Place Plan has been prepared by Dores and Essich Community Council in conjunction with the community of Dores and Essich and contains our vision and our priorities for the Dores and Essich Community Council area for the next 10 years, with a particular focus on the main settlement, Dores, and its environs. The Local Place Plan was developed through extensive consultation with our community during 2024 for the [Community Action Plan](#) and for this Local Place Plan (see below for more information). This Local Place Plan presents our aspirations in a spatial format, and covers the period up to 2034.

“Our vision for the Dores and Essich area is to cultivate a vibrant, resilient, and sustainable community that cherishes its natural resources, supports its people, enhances infrastructure and amenities and fosters strong community spirit through collaborative effort.”

Although the plan is based on our community’s aspirations, this Local Place Plan also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in National Planning Framework 4 (2023) as well as taking account of the Inner Moray Firth Local Development Plan (adopted June 2024), Highland Wide Local Development Plan (adopted 2012) and the Revised Highland Outcome Improvement Plan for 2024-2027.

During the consultation period for the CAP, some community members expressed concerns that similar research had been conducted in the past without subsequent action. It is therefore essential for The Highland Council and other public sector bodies to listen to the feedback from our local community and demonstrate the impact of their contributions.

This plan is place-based, people-centred, and delivery-focused. It incorporates the community’s proposals for land and building development and usage, and contributes ideas and suggestions to the planning process. We hope that this plan will be used to inform The Highland Council of the aspirations of the communities of Dores and Essich area as they look to produce their Highland Local Development Plan. We also hope that other statutory agencies will take note of the views of the community as expressed in this plan.

The purposes of this Local Place Plan are:

To complement our [Community Action Plan](#) by showing how our villages could look in the future once its vision and action plan have been implemented.

To help the Community Council and The Highland Council consider the impact of planning applications on our local communities.

To inform and influence The Highland Council’s review of the Highland Local Development Plan.

To influence investment by The Highland Council, other public bodies, funders, landowners and businesses in ways that support our local community.

To help make other plans and strategies relevant to our area.

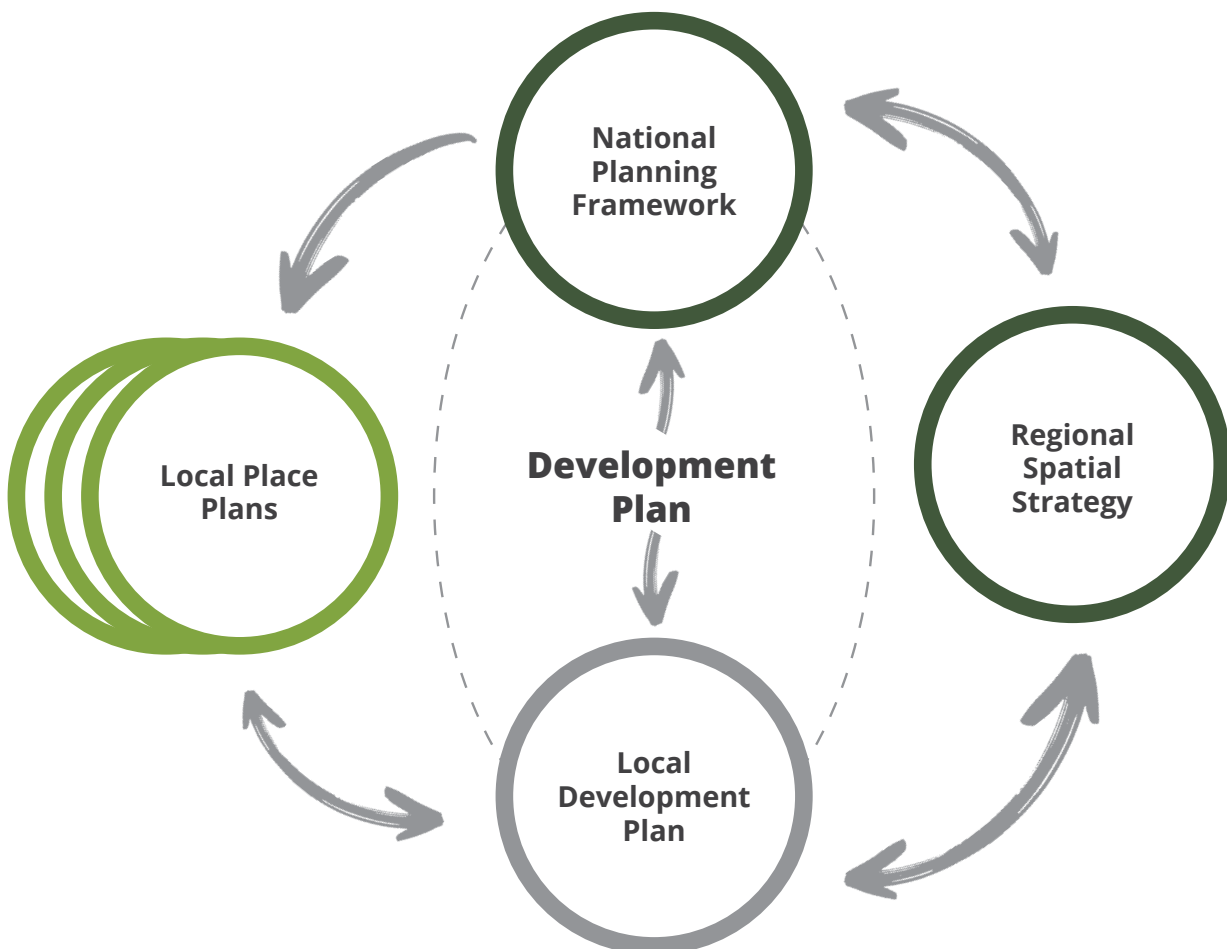
THE BIGGER PICTURE

Whilst the plan is rooted in our community aspirations, it also reflects planning policy aims of creating sustainable, liveable and productive places as expressed in the two parts of the National Planning Framework. In preparing this Local Place Plan, the community took account of the following plans:

- [National Planning Framework 4 \(NPF4\)](#)
- [Highland-wide Local Development Plan](#)
- [Inner Moray Firth Local Development Plan 2 \(IMFLDP2\)](#)
- [Adopted Inner Moray Firth Local Development Plan \(2015\)](#)

As there is no Locality Plan in place for the area we have taken into account the [Local Outcome Improvement Plan](#) for Highland.

[Highland Indicative Regional Spatial Strategy to 2050](#) which focuses on making the best use of existing places and infrastructure and creating networks of resilient communities that are better connected and have great access to the services and facilities they need.





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*This plan is place-based,
people-centred, and
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3. CURRENT AND LOCAL CONTEXT IN A SNAPSHOT

The Dores and Essich area lies southwest of Inverness, starting at Torbreck and running along the south shore of Loch Ness. Dores is the main settlement in the area, located approximately in the mid-point, and 10km from Inverness. It stretches northeast of the loch to encompass the settlements of Scaniport, Torbreck and Essich. Its total population was approximately 360, with an adult population of 285, in the 2011 Census. There has been a small amount of new housing construction since, suggesting the population may have grown, and the mid-year estimates for 2021 show a 12% increase for the wider south Loch Ness area of which Dores and Essich are a part.

From 2006-2013, Clune Farm at Dores was the site of a music festival, RockNess, which saw between 20,000 and 35,000 festival goers visit for 1-3 days. As part of the festival arrangements, a community benefit fund was established, and this was administered by the Dores Community Development Trust, an organisation set up for this purpose. Although the festival ceased over ten years ago, the Trust continues to make available small grants to support community initiatives as well as education bursaries to local young people.

The area has a number of important local assets - both natural and built - including a community-owned village hall in Dores. There is a primary school just outside of Dores, in Aldourie. At present, the school has two teachers and 23 pupils. Over the last ten years or so, the school roll has generally been in decline, and this is an area of concern to the community. The associated secondary school for children in the Dores and Essich area is Inverness Royal Academy.

The Dores Inn is located in the centre of Dores village and looks out onto Loch Ness. It is used by locals and visitors alike. There is also a small gift shop, and depending on the season, two small hot drink/cake outlets centred on the beach area in Dores. There are no retail outlets in the area with the shop and Dores post office having closed down in recent years.

There are two play parks and a football pitch in the village of Dores.

The area is very scenic, with Dores itself sitting on the shores of Loch Ness surrounded by beautiful woodland areas. As such, it is one of the easiest points of access to the loch for locals and visitors alike, making Dores a popular tourist destination.

The beach at Dores enables access to the loch for amenity purposes and is a popular spot for general amenity and water sports activities. This includes swimming, fishing, walking, and paddle boarding. It is very popular for walkers and people wanting to wild camp and/or have summer barbecues.

While it's wonderful that people can easily enjoy some of the best sites that the Scottish outdoors has to offer, the influx of visitors, particularly in summer, puts significant pressure on the local infrastructure, leading to parking issues, increased traffic, and limited access to public toilets.

Despite having a relatively small population, there are several groups that are active in the community, including Dores Craft Group, Dores Senior Citizens group, Dores Village Hall Committee, Dores and Essich Community Council, Dores Community Development Trust and South Loch Ness Action group.



COMMUNITY DEMOGRAPHICS

- In comparison to Highland and Scotland, Dores and Essich area had a younger population base, with a higher proportion of people aged 16-29 and fewer people aged 60 and over (Scotland Census 2011).
- Single-person households were less common in the area, with two-person households and family groups being much more prevalent.
- In 2011, the occupancy rate of properties was similar to Highland with 92% of dwellings occupied, which is slightly less than Scotland (96%).
- Detached properties were significantly more common (60%) compared to the Highland average (40%), reflecting the rurality and low population density of the area.
- The level of properties being used as second homes was marginally lower than Highland, but greater than Scotland (5.2% for Dores and Essich in comparison to 1.5% for Scotland). Anecdotal evidence suggests that this may have changed since the 2011 Census, with Dores and Essich seeing an increase in the use of properties for second and holiday homes. Owner-occupation was the predominant tenure, followed by private rented accommodation.

ECONOMIC ACTIVITY

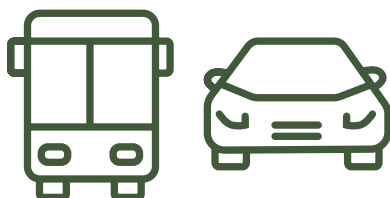
- A significant majority of the population aged 16 to 74 was economically active (76.8%), with over half of the population in some form of employment.
- Full-time employment was the more common employment status making up 40%, 16% were in part-time employment and a notable 13.4% in self-employment.
- The unemployment rate in the area was slightly higher than in Highland (4%) but comparable to the Scotland average (4.8%).
- There was a higher proportion of individuals that work in the agriculture forestry/fishing sector (6.9%) and construction (11.2%) compared to Highland and Scotland.
- Overall, the Dores and Essich community area displayed a dynamic labour market with a community that is notably economically active with relatively low unemployment rates.

HEALTH



- The general health of the area was largely positive with nearly 60% of the population stating their health was very good and a further 31% expressing it was good, which was higher than both Highland and Scotland averages.

TRANSPORT



- Reflective of the rural nature, car ownership levels were very high, especially in comparison to Scotland and Highland.
- Around 37% of households had 2 or more cars, and 12% of households had 3 or more.
- This reflects the rurality of the area and suggests a lack of local employment and services, necessitating high levels of car ownership.
- There are two bus services that operate from Dores to Inverness. There are 5 runs in each direction during the week, 3 on a Saturday and none on a Sunday.

For more detailed information please see 'the Current Local Context' section in the Community Action Plan.

4. HOW THIS PLAN WAS PREPARED



PREPARATION

Commissioning by Dores and Essich Community Council, agreement of engagement strategy, identification of local stakeholders, collation and analysis of local plans and local information.

FEBRUARY TO APRIL 2024



ENGAGEMENT

Online and paper community survey promoted through social media, the school and local groups, and through direct contact with local residents. Survey and discussions with local primary school pupils. Stakeholder interviews. Two drop-in sessions to share survey results and get feedback and further engagement.

APRIL TO JUNE 2024



PLAN PREPARATION

Development of draft, final and summary Community Action Plans. Further two drop-in sessions on Local Place Plan with local maps to add spatial elements to issues and solutions.

JUNE TO JULY 2024



DRAFT PLAN CONSULTATION

Opportunity for the community, neighbouring Community Councils, stakeholders and Councillors to feedback on the Draft LPP.

JULY TO AUGUST 2024



COMMUNITY ENGAGEMENT

Extensive community engagement was done during April – July 2024. This included:

A COMMUNITY SURVEY, available online through SurveyMonkey with paper copies also made available from a local collection point for those that preferred to complete it offline. It was promoted through direct email by a local resident to all those on a database held locally, and supplemented by personal contact from a representative of the Community Council for those not on the database. Posters promoting the survey were placed in strategic places around the community, and it was promoted on local websites and Facebook pages. Information about the survey was also included in the newsletter to parents at the primary school and shared on a closed Facebook group for parents. In total, 47 surveys were completed, representing 16.5% of the population.

A SURVEY OF PRIMARY SCHOOL CHILDREN, led by the school, and specifically designed for children. For the lower school, a teacher-led discussion was used to help pupils complete the survey. The upper school pupils were asked to complete the survey directly. Responses were received from 22 pupils out of a possible 23.

INTERVIEWS WITH LOCAL STAKEHOLDERS including local businesses, landowners and councillors. In each case, three attempts to establish contact were made. A total of 8 responses were received out of the 18 people contacted.

FOUR OPEN DROP-IN SESSIONS in the community held in the Dores Parish Hall. The first two events were held on Saturday 18th May, 10-3pm and Thursday 23rd May, 5.30-8.30pm. The purpose of these events was to gather additional feedback on the findings of the community survey. They were attended by 21 people over the two events. Some, but not all, of these people had also completed a survey previously. The vast majority of those attending a drop-in lived in Dores itself. These events provided useful additional feedback and comments on the 7 main priority areas to emerge from the community and pupil surveys, which were: roads and traffic; car parking; toilet provision; housing; play park improvements; the beach area; and care for older people. An opportunity to comment on other issues that were raised was also provided, as well as a chance to add additional areas for consideration and any quick and simple solutions.

The latter two events were held on Tuesday 25th June, 2-5pm and Thursday 27th June, 4:30-5:30pm. These events focussed on identifying specific locations for the priority areas captured in the Community Action Plan. Attendees were encouraged to place flags on a series of maps of the Dores and Essich area, highlighting suggestions for improvement, development opportunities, and areas of concern with possible solutions. The drop in events were publicised via social media, an e-bulletin to over 200 recipients and word of mouth. Sixteen people participated in the drop-in events. 47 flags were placed over the course of the two events.



6 COMMUNITY EVENTS

126 people generating 470 comments



3 SCHOOL SESSIONS

attended by 25 people



1 DRAFT PLAN

viewed by over 350 people generating 60 comments



SURVEY

169 community survey responses: 35% residents



PUBLIC FEEDBACK on the draft LPP was collected through an online form, allowing people to provide comments or suggested amendments to the plan. The consultation period ran from July 9th to August 7th 2024.

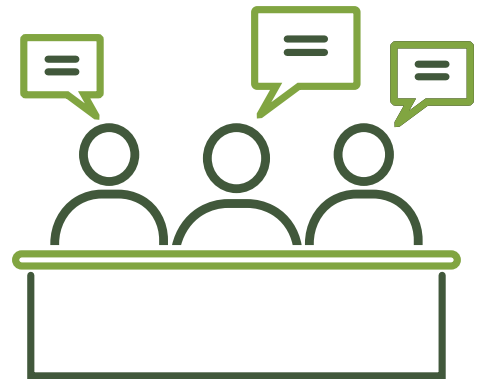
Due to the need to meet The Highland Council deadlines for submission of the LPP in advance of the Highland Local Development Plan, it was not possible to avoid the summer period for the consultation on the draft LPP.

FEEDBACK FROM COUNCILLORS/COMMUNITY COUNCILS

which share a boundary with the Dores and Essich Community Council area.

All community engagement activity was undertaken in line with the National Standards for Community Engagement and the Scottish Government’s draft How to Guide for communities on Local Place Plans.

In all consultations, there was consistency in the perceived positives and negatives of living in the Dores and Essich area.



Six responses were received on the draft LPP during the statutory consultation period in July 2024 (3 via the online form, and 3 via telephone, which included a mix of members of the public and a local councillor). In general, the feedback was very positive, and it was stated that the LPP reflected the views of the community. The exception to this was one comment about the unsuitability of locating new public toilets at the bus stop, suggesting instead an extension of the toilet provision at The Dores Inn. Several minor amendments were suggested and have been incorporated into the final Plan, including font size on maps, and explicitly naming the Community Council and the local Development Trust as key partners in taking the Plan forward.

COMMUNITY ENGAGEMENT ADVERT

Have your say about the future of the Dores and Essich area!

Dores and Essich Community Council (DECC) has commissioned Impact Hub Inverness to help prepare a Local Place Plan (LPP) for the Dores and Essich area, with funding from the Dores Community Trust

DECC commissioned Impact Hub Inverness to prepare a Community Action Plan for the next ten years which sets out the priorities for the local community. The results of the Plan will be used to inform a **Local Place Plan**. The issues you highlighted as key to the area were as follows:

- Elderly care
- Car parking and traffic management
- Housing
- Public transport
- The beach area
- Public toilets, litter and anti-social behaviour
- The need to look after the beautiful surroundings, the Hall and the sense of community

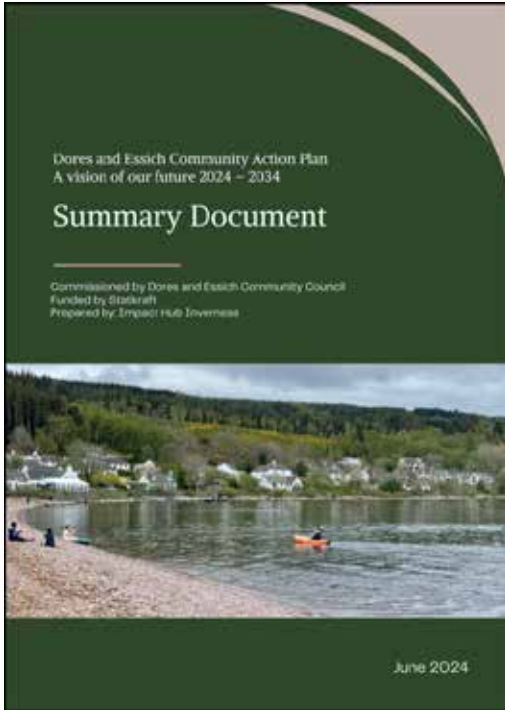
Impact Hub Inverness is holding public meetings in the Village Hall on **Tuesday 26th June (2-5 pm) and Thursday 27th June (4:30 - 7:30 pm)**

The Local Place Plan is an opportunity for you to put a pin on a map for places and buildings that you would like to see protected and looked after, and also to identify areas that you think could be developed for different uses.

If you want to know more or to see the full results of the consultation so far, you can contact the Impact Hub Inverness team on 01463 75533 or by email at

5. THE AREA OVERALL

ASSETS, OPPORTUNITIES, NEEDS AND CHALLENGES – RELATIONSHIP WITH OUR COMMUNITY ACTION PLAN



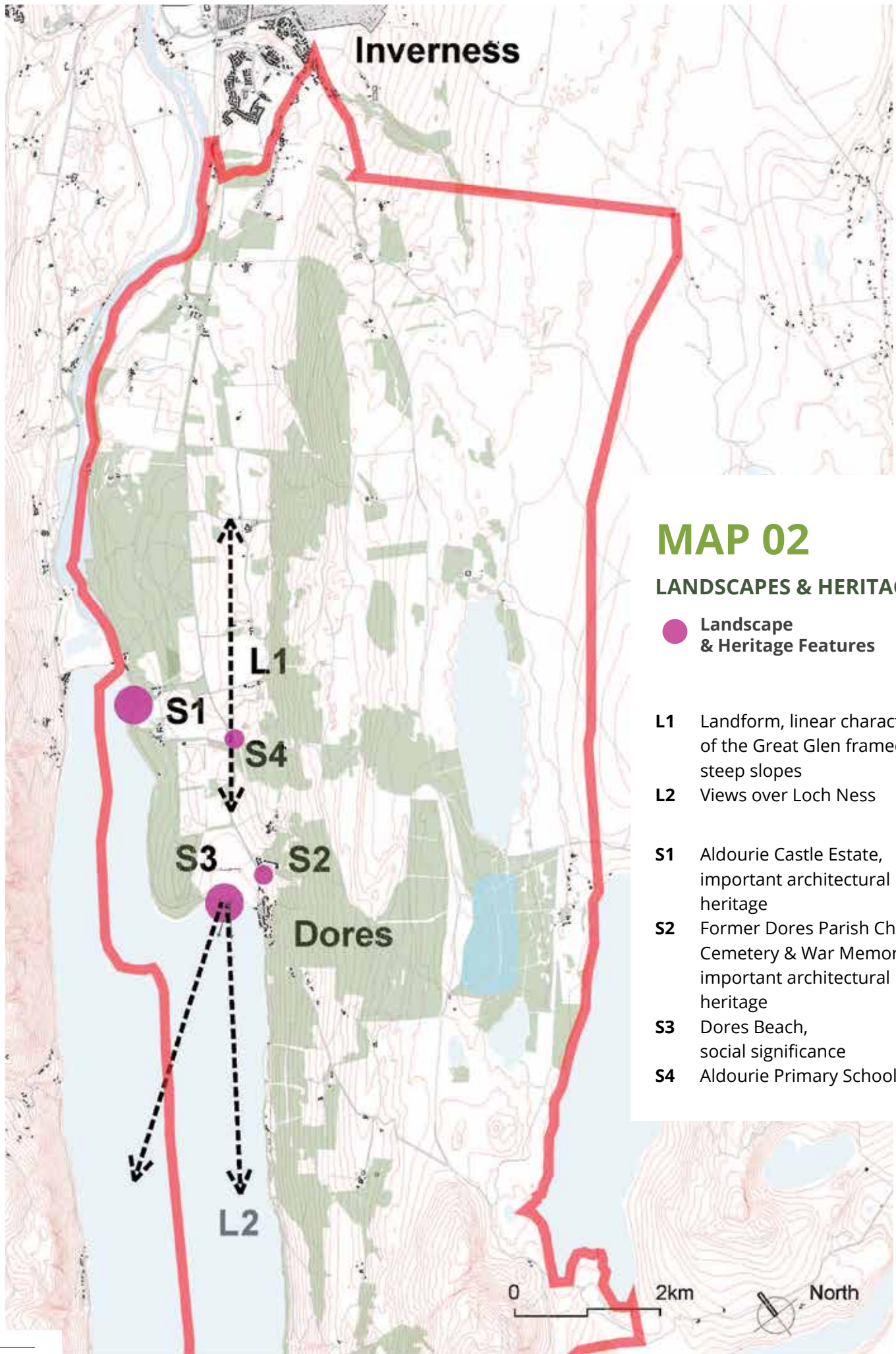
The vision and action areas that form the framework for this Local Place Plan were developed through extensive community engagement during April 2024 – June 2024, and are contained in our [Community Action Plan](#) published in June 2024.

The priorities outlined in this plan reflect the key concerns and aspirations of the people living here. These priorities have been identified as having the potential to have the greatest impact on life in the area, embodying the collective vision and hope for Dores and Essich area over the next 10 years.

The residents of Dores and Essich area, from primary school children to people in their 80s, expressed strong appreciation for their local community and natural environment, valuing the benefits of living here. Many people referred to the Dores and Essich area as 'a special place'. However, there is also a sense of frustration about the lack of progress on various key issues over the past decade, especially regarding identified sites for developments such as a car park, public toilets, and housing that could have positively impacted the community if they had been taken forward.

KEY ASSETS IN THE DORES AND ESSICH AREA

- ✓ Dores beach
- ✓ Dores Parish Hall
- ✓ The Dores Inn
- ✓ Two playpark areas – one by the beach and one in the centre of Dores
- ✓ Football pitch by the beach
- ✓ Aldourie Primary School
- ✓ Aldourie Castle and grounds
- ✓ Woodland walks
- ✓ Loch Ness side
- ✓ On the route of various long-distance route such as Caledonia Way (NCN78), South Loch Ness Trail and the Great Glen Way.



MAP 02

LANDSCAPES & HERITAGE

● Landscape & Heritage Features

- L1** Landform, linear character of the Great Glen framed by steep slopes
- L2** Views over Loch Ness
- S1** Aldourie Castle Estate, important architectural heritage
- S2** Former Dores Parish Church Cemetery & War Memorial, important architectural heritage
- S3** Dores Beach, social significance
- S4** Aldourie Primary School

The main priorities to come out of the community engagement on the Community Action Plan were:

- **Roads and traffic**
- **Car parking**
- **Public toilet provision**
- **Housing availability**
- **Play park improvements**
- **The beach area**
- **Care for older people**

Further consultation undertaken for the Local Place Plan has led to these being grouped as follows:

TRANSPORT AND TRAVEL:

- High concern about road safety, with specific issues like speeding, inadequate speed limits, traffic levels, improved pavement provision and road crossings.
- Suggestions for speed limit reviews and physical measures like speed humps or islands to control speed.
- Significant concern about the lack of car parking facilities leading to poor parking, and suggestions for developing additional parking spaces.
- Concerns around the maintenance and location of parts of the Inverness-Dores cycle route (National Route 78), and the need for bike parking.
- Inadequate public transport provision, particularly at the weekends.

COMMUNITY FACILITIES AND LOCAL AMENITIES:

- Inadequate public toilet facilities and ideas for improving toilet facilities similar to those in neighbouring communities.
- The need for improved maintenance of public spaces, play parks, the football field, paths and cycle routes, and The Dores Inn and surrounding areas.

HOUSING AND CARE NEEDS:

- High demand for affordable housing and general housing provisions for all tenures, with a mix of sizes.
- Concerns about delayed housing projects and suggestions for prioritising local residents in new developments and provision of housing suitable to young families that in return will support the local primary school role.
- The population in Dores and Essich area is ageing and current services and care for older people are insufficient, leading to reliance on family, friends, or extended hospital stays.
- Concerns about the future availability of care and lack of space in the cemetery.

RESPONSIBLE USE OF NATURAL RESOURCES:

- Dores beach is a valuable community asset that needs protected for the benefit of the community and visitors.
- Wild camping, littering and other anti-social behaviours.
- Environmental degradation and beach fires.

Many of these priorities involve significant projects beyond the local community's control and will require collaboration or advocacy to achieve success. Others are simpler and can be advanced with less effort. The [Community Action Plan](#) explores this in more detail.

This Local Place Plan identifies a number of developments which the community wishes to see take place in the local area. During the consultation events, residents were keen to emphasise the need for any developments to be undertaken in a way that is sensitive to the local vernacular, and which reflects the rural nature of the Dores and Essich area. Such sensitivity should be evident in all aspects of any future development, including the design, layout, and choice of materials.

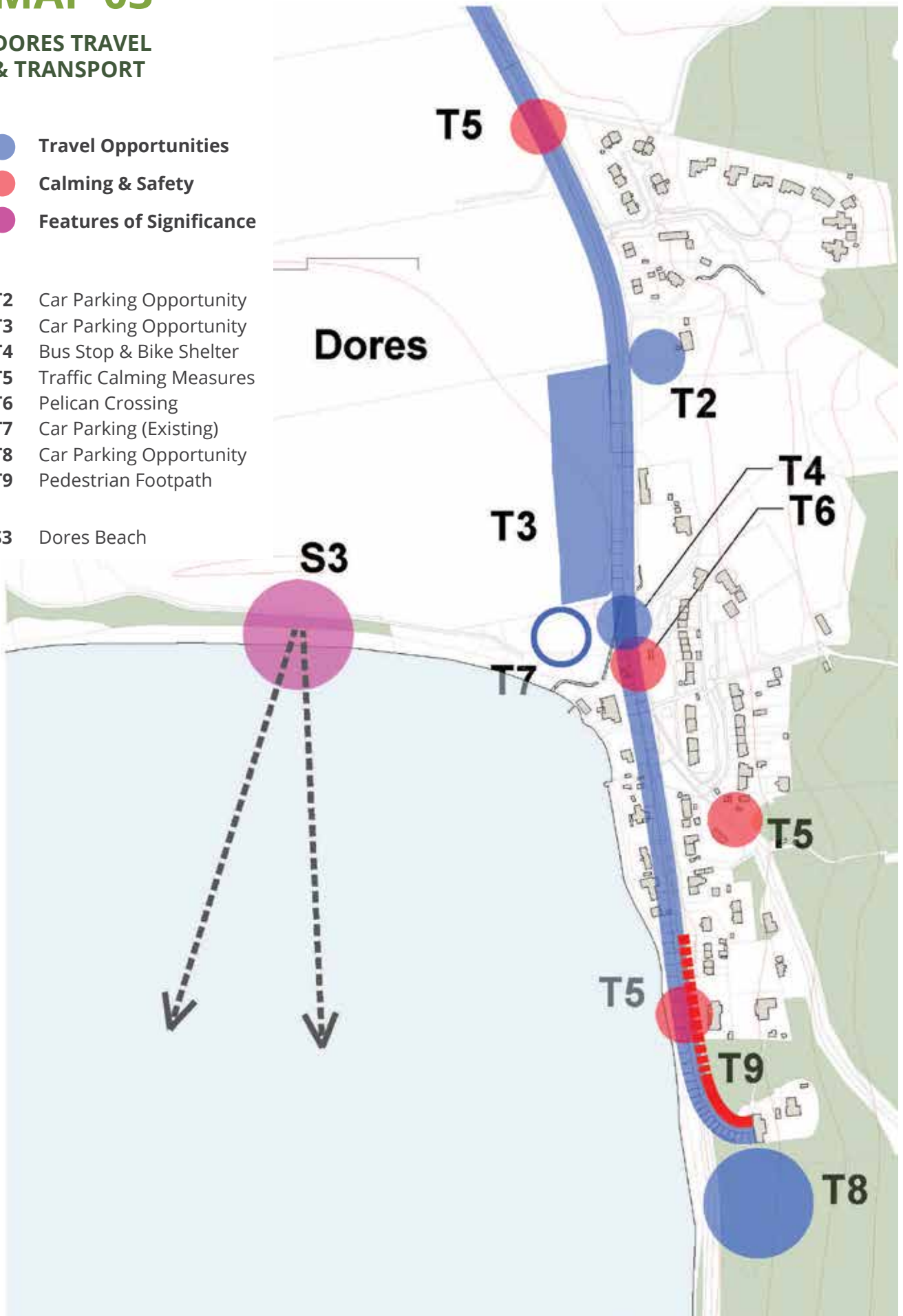
MAP 03

DORES TRAVEL & TRANSPORT

- Travel Opportunities
- Calming & Safety
- Features of Significance

- T2 Car Parking Opportunity
- T3 Car Parking Opportunity
- T4 Bus Stop & Bike Shelter
- T5 Traffic Calming Measures
- T6 Pelican Crossing
- T7 Car Parking (Existing)
- T8 Car Parking Opportunity
- T9 Pedestrian Footpath

- S3 Dore's Beach



6. TRANSPORT AND TRAVEL THROUGH THE AREA

Given the high importance placed on the aspects of transport and travel through the area, this is considered in a cross-cutting section of its own for the area as a whole. Car parking and congestion is a mixed issue in Dores village. On the one hand, it causes a lot of inconvenience for locals (especially those impacted directly by parking in front of their houses), but the congestion does slow the traffic down considerably. No single solution can be looked at in isolation to address the issues the community faces in relation to traffic. So for instance, any new parking provision will require adequate signage to

direct people to park there, and also access routes and signage to and from the beach area (the main destination for people parking). It would need to be coupled with the introduction of parking restrictions in other parts of the village, especially as these will be closer and more accessible to the beach than the new parking.

The community highlighted many areas of concern, and also suggestions for improvement, as shown on the Map 03.

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Although a 20 mile zone, speed limits are not respected and this is a safety issue.



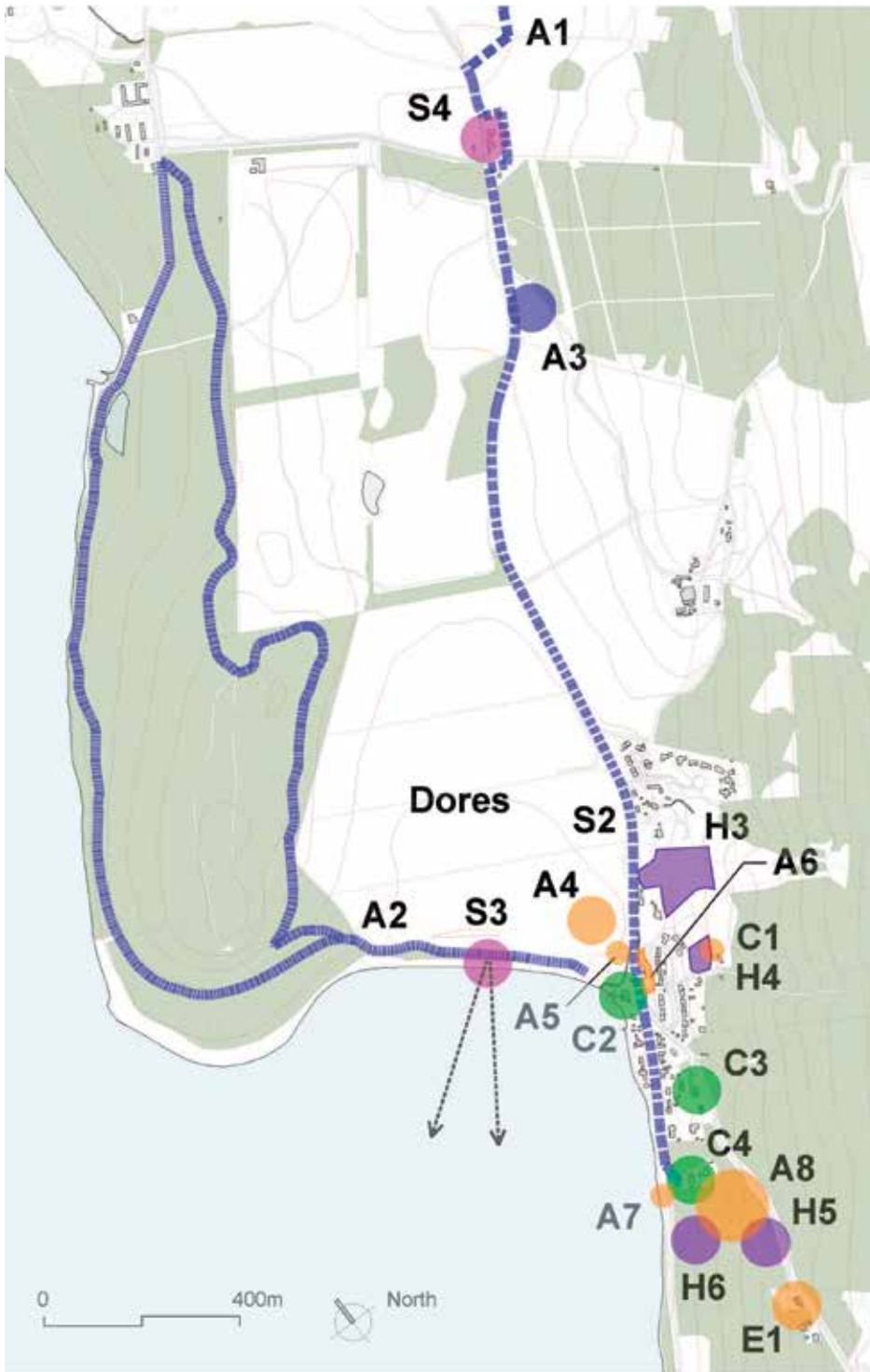
PROPOSALS

Code	Area	Title	Detail of proposals	Partners
T1 (See Map 06 Torbreck, Scaniport & Essich Amenities/ Opportunities)	Dores and Scaniport	Public transport	Unreliable and restricted bus service connecting the village to Inverness, including no late night or Sunday services and no easily visible bus stops in Scaniport. Proposals <ul style="list-style-type: none"> Develop a community 'Dial-a-bus' service, or look at the potential opportunity for the energy companies operating in the area to collaborate to support a community and / or electric bus service for the area. Provide safe and visible bus stops in Scaniport with clear signage so buses know to stop there. 	The Highland Council Stagecoach Energy companies active locally (e.g. Statkraft, SSE etc.) Hitrans Neighbouring communities Dores Community Development Trust (DCDT) Dores and Essich Community Council (DECC)
T4				
T2	Dores	Car parking opportunity	There is a need for additional car parking in the area to ease pressure and reduce dangerous parking at The Dores Inn car park and surrounding streets. Proposals <ul style="list-style-type: none"> Car park at the former church is currently used and could be further developed (potentially with public toilets) but is not big enough to cope with summer visitor levels. Needs better signage to direct people, and parking restrictions on the street. 	The Highland Council
T3	Dores	Car parking opportunity	There is a need for additional car parking in the area to ease pressure and reduce dangerous parking at The Dores Inn car park and surrounding streets. Proposals <ul style="list-style-type: none"> Possible site for parking (in field at the back of Dores Beach), which could accommodate cars and buses. Install 'Pay and Display' machine or 'Invite to Pay' Needs to be accompanied by parking restrictions (e.g. double yellow lines) on residential streets. 	The Highland Council DECC DCDT
T3	Dores	Land for community use	Proposals <ul style="list-style-type: none"> Land was previously zoned for community use, and should be continue to be zoned as such in the Local Plan. 	The Highland Council
T4	Dores	Bike shelter and public toilets	Suitable active travel facilities desired. Proposals <ul style="list-style-type: none"> Requires bike shelter and stands to encourage more people to cycle – T4 a possible site for this. It could also be a good site for a public toilet. 	Hitrans Sustrans The Highland Council DECC DCDT
T5	Dores	Traffic calming measures	Although a 20 mile zone, speed limits are not respected and this is a safety issue. Proposals <ul style="list-style-type: none"> Install chicanes or speed bumps or other measure to slow down cars at pinch points (junction by The Dores Inn and at all sections of road entering Dores village) 	The Highland Council Police Scotland DECC
T6	Dores	Pelican crossing	Additional traffic calming and pedestrian safety measures required for area by The Dores Inn junction (B862). This is a popular crossing point. Proposals <ul style="list-style-type: none"> Install a pelican crossing at bus stop in Dores village so people can safely cross going to and from beach area. 	The Highland Council
T7	Dores	Existing The Dores Inn car park	This car park is primarily for Inn customers, but is used by beach visitors, impacting on The Dores Inn business. Nor is it big enough to cope with the level of visitors. Its lack of capacity causes overspill onto adjoining residential areas, which is a safety and access issue. Proposals <ul style="list-style-type: none"> Car park is privately owned but used by general public – maintenance costs fall on The Dores Inn owners which impacts on business sustainability 	The Highland Council Landowner
T8	Dores	Car parking opportunity	Existing facilities are inadequate (see T7 and T2) Proposals <ul style="list-style-type: none"> Possible temporary solution for parking until housing development is underway. There needs to be signage in the village and The Dores Inn car park that directs people to alternative sites such as this, along with parking restrictions on the street. 	The Highland Council
T9	Dores	Pedestrian footpath	The extent of Dores village has extended but the pavement has not kept up with the village expansion causing safety concerns in some areas. There is no footpath for pedestrians who wish to access the village and properties to the south of Dores. This will become particularly pertinent if visitors are directed to the site at T8 for parking. Proposals <ul style="list-style-type: none"> Form pedestrian footpath along lay-by to permit safe access. 	The Highland Council

7. DORES AND ALDOURIE

OPPORTUNITIES, NEEDS AND CHALLENGES

This section of the Local Place Plan focuses on Dore and Aldourie, including the Dore beach area. Dore is the main settlement in the whole of the area, where the majority of the population lives and the area to which most of the issues, comments and suggestions made during the consultation events are related. These are represented on the Map 04 and Map 05 and further explained in the accompanying text.



MAP 04

DORES - AMENITIES / OPPORTUNITIES

- Existing Amenities
- Existing Community Facilities
- New Opportunities (Amenity)
- New Opportunities (Housing)
- Features of Significance (Community/ Heritage/ Landscape)

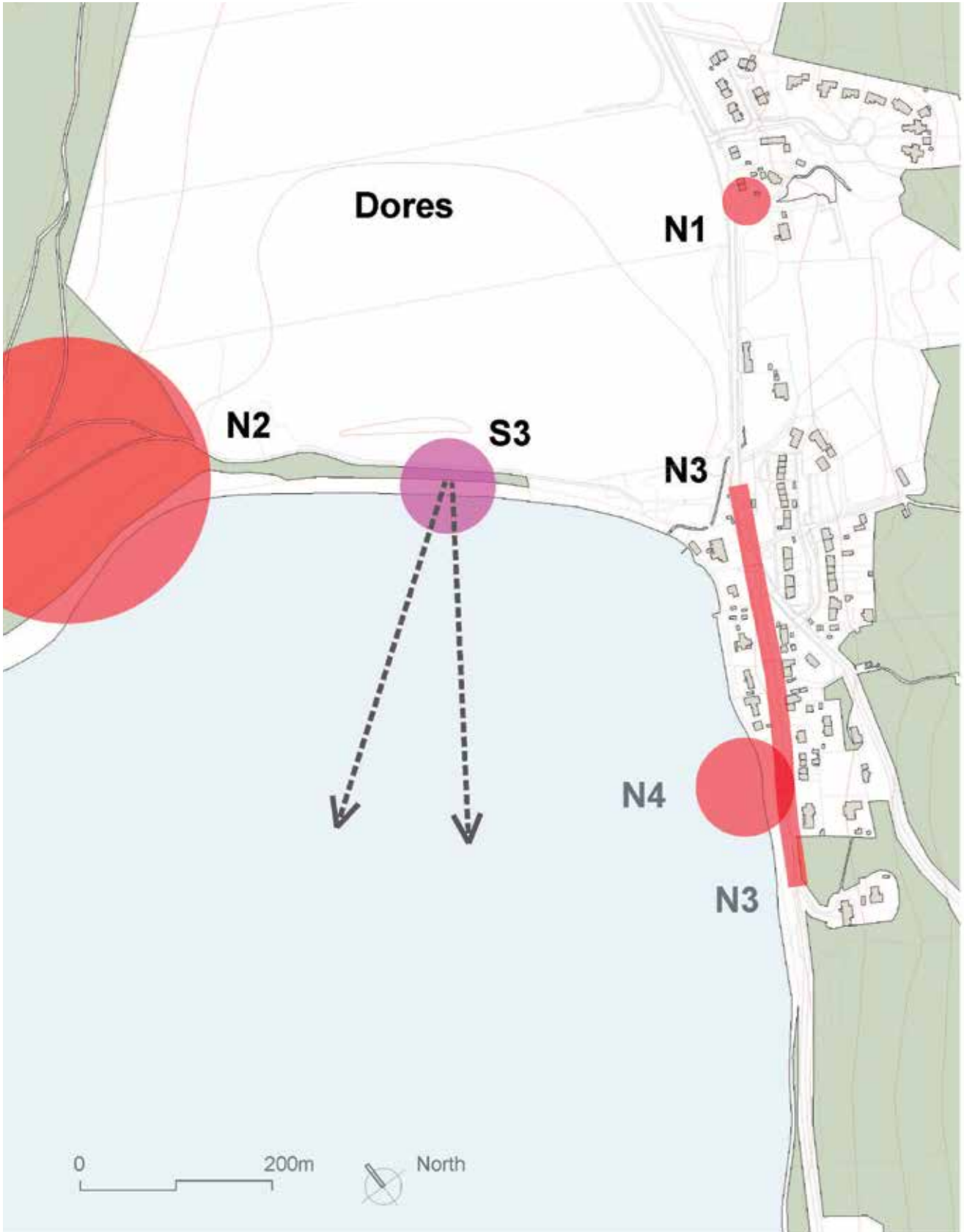
- A1** Designated Cycle Route
- A2** Woodland Walk
- A3** Motor Home Park
- A4** Football Pitch & Play Park
- A5** Public Toilets
- A6** Flower & Bulbs Planting
- A7** Waste Water Disposal Site
- A8** Community Woodland
- C1** Care Home / Assisted Living / Sheltered Housing
- C2** The Dore Inn & toilets
- C3** Duthill Dore Free Church
- C4** Dore Parish Hall
- E1** Craft Workshops
- H3** New Housing Opportunity
- H4** New Housing Opportunity
- H5** New Housing Opportunity
- H6** New Housing Opportunity
- S2** (Former) Dore Church
- S3** Dore Beach
- S4** Aldourie Primary School

MAP 05

DORES - NEGATIVES

● Negatives

- N1 Low Bridge - Risk of Flooding
- N2 Wild Camping
- N3 Traffic Congestion
- N4 Signage to manage loch access



PROPOSALS

Code	Area	Title	Detail of proposals	Partners
S1 (see Map 02 Landscape & Heritage Features)	Aldourie	Aldourie Castle Estate	<p>Significant landowner in the area. The Estate encompasses half the beach area, the adjacent woodland which is popular amongst walkers, and an informal car park in Aldourie.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Key partner in any developments related to the beach and woodland area (see elsewhere, e.g. S3 and A2) 	<p>Aldourie Estate</p> <p>The Highland Council</p>
S4	Aldourie	Aldourie Primary School	<p>It was highlighted in the Community Action Plan that the school roll is in decline, putting its future at risk. This has been linked with the lack of suitable housing for young families to be able to stay or move to the area.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Housing for young families to encourage people to stay or move to the area 	<p>The Highland Council</p>
A3	Aldourie	Motorhome car parking facility	<p>There isn't a dedicated parking area or waste disposal facility for mobile homes, causing them to park on roads and lay-bys and dump waste in the loch/down the drains in the village and in the burns.</p> <p>Proposals</p> <ul style="list-style-type: none"> • This site has planning permission to develop the site into a mobile home and glamping pod park. • Needs to include suitable black/grey water waste disposal facilities. 	<p>Landowner</p> <p>SEPA</p> <p>The Highland Council</p>
H3	Dores	New housing opportunity	<p>Site agreed for housing development, though progress is slow. Need for affordable housing in the area, and for housing specifically aimed at older age groups with support needs.</p> <p>Proposals</p> <ul style="list-style-type: none"> • The community should be involved in the development to ensure it addresses local needs. • Investigate different housing models and what would be most suitable to the needs of the area, and include some provision for housing suitable for older people e.g. 4-plex style with 4 residential units with a communal social area / area for visiting health workers etc. targeted at older people, or some form of assisted living/sheltered housing. • Possible inclusion of a key worker house for a Care Worker for the area 	<p>The Highland Council</p> <p>Communities Housing Trust</p> <p>Registered Social Landlords</p> <p>Housing developers</p>
H4	Dores	New housing opportunity	<p>Potential site for housing development</p> <p>Proposals</p> <ul style="list-style-type: none"> • Could also be a site for some assisted living/care home type provision 	<p>The Highland Council</p> <p>Communities Housing Trust</p> <p>Registered Social Landlords</p> <p>Housing developers</p>
H5 & H6	Dores	New housing opportunity	<p>Need for additional mixed tenure housing provision to attract young people to the area/enable local people to remain.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Social housing at the bottom accessed by B852 (H5) and private housing above (H6) accessed by B862. • Develop the site at the Glebe prior to developing this site, in order to reassess community needs once the Glebe site is occupied and adjust the provision at the Hall site accordingly. 	<p>The Highland Council</p> <p>Communities Housing Trust</p> <p>Registered Social Landlords</p> <p>Housing developers</p>
S2	Dores	Former church, cemetery and war memorial	<p>Cemetery is at capacity.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Proposal already developed to expand existing cemetery site, but work is yet to start. 	<p>The Highland Council</p>
S3	Dores	Dores Beach	<p>The beach is a popular destination for locals and visitors from near and far, most of whom are responsible users of the area. Although a key asset to the village, the beach is not without its challenges, including anti-social behaviour, fires, litter. These issues have a spill out effect to the rest of the village and its residents.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Policing from Fort Augustus results in little local presence to address the anti-social behaviour issues. • Reinstate Ranger post. This should be a dedicated post for part of the year and available in the evenings when campers are setting up. Previous Ranger post evidenced the benefits this post has on the whole area and community. • Fire prevention signs should be updated to state 'No Fires' rather than only no fires in the vegetation zone as this leads people to think fires on the beach are safe. • Set up Friends of Dores Beach group to help with general maintenance and oversight of the area. • Signage needed on beach and surrounding woodland areas to inform visitors to follow the Scottish Outdoor Access Code. • No wild camping is permitted in residential areas to prevent residents being disturbed by noise – signage to this effect would be beneficial. • SEPA water quality signs needed to inform people of when it is safe to use the water. 	<p>The Highland Council</p> <p>SEPA</p> <p>Police Scotland</p> <p>Aldourie Estate</p> <p>The Dores Inn</p> <p>DECC</p> <p>DCDT</p>

Code	Area	Title	Detail of proposals	Partners
C1	Dores	Care/housing for older people	<p>There is no care home or sheltered housing provision for older people in the community. Any provision should reflect the Adult Services Strategic Plan for Highland.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Site approved for housing development (see H4). Use this site (or part of) to develop a care home, sheltered housing or assisted living facility. 	<p>NHS Highland</p> <p>The Highland Council</p>
C2	Dores	The Dores Inn and public toilet	<p>The Dores Inn is a key asset to the community, located in the centre of Dores. It is one of the first things visitors see when coming into the village. It is therefore important that it is well maintained and the area is kept in good condition. There are improvements that could be made to make the area more pleasant to visit, including the car park.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Current site of public toilet under the Comfort Scheme (see A5 for more detail) is inadequate. • The area needs tidied and maintained as it is currently in a poor state. • Although in private ownership, it is in the interests of the whole community for the Dores Inn to flourish and to be well looked after. The community should be involved in any future development in whatever way may be appropriate. 	<p>The Dores Inn</p> <p>The Highland Council</p> <p>Proposed Friends of Dores Beach (for wider area)</p> <p>DECC</p> <p>DCDT</p>
C4	Dores	Dores Parish Hall	<p>There has been some discussion of a new hall, or development of a community hub (see Community Action Plan). The current Parish Hall is not heavily used, however, due to a number of constraints. Developing and upgrading the Hall would be better than building a new facility.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Install additional toilet block for access from the small hall so both rooms can be used simultaneously. • Extend the hall to build a conservatory like extension on the front of the building that would have views of Loch Ness. Keep access from the proposed housing site to the south. This would require planning permission and would involve cutting down some trees in front of the hall. This could potentially allow for weddings and larger events to be catered for. 	<p>Dores Parish Hall Committee</p> <p>DECC</p> <p>DCDT</p> <p>Funders</p> <p>The Highland Council</p>
A4	Dores	Football pitch and play park	<p>Area in private ownership, not well maintained making it unusable.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Partnership agreement between landowner and local volunteer group (possibly Friends of Dores Beach group) to manage and undertake maintenance. 	<p>Landowner</p> <p>Possible Friends of Dores Beach Group</p>
A5	Dores	Public toilets	<p>Current site of public toilets under the Comfort Scheme (see C2) is inadequate. These are heavily used and inadequate for the volume of visitors to the area. Comfort Scheme remuneration is based on number of toilets rather than level of usage, so remuneration is inadequate.</p> <p>Proposals</p> <ul style="list-style-type: none"> • For the new toilet facility to be eligible for The Highland Council's Comfort Scheme, a local organisation or business would need to take responsibility for applying to the scheme and overseeing the running of the toilets. • A stand-alone toilet provision would be more suited to the situation and level of visitors, ideally linked to the bus stop (T4) or new parking provisions. • Needs to be developed sensitively, and have adequate facilities for the level of visitors 	<p>DECC</p> <p>DCDT</p> <p>Landowners</p> <p>The Highland Council</p>
A6	Dores	Amenity planting	<p>Proposals</p> <ul style="list-style-type: none"> • Improvements to the visual amenity of the village centre through planting of bulbs and flowers 	<p>DCDT</p> <p>Local residents</p>
A7	Dores	Black water waste site opportunity	<p>Lack of waste water provision for black water disposal leads to pollution in water courses (see A3).</p> <p>Proposals</p> <ul style="list-style-type: none"> • Potential site south west of Dores Hall, next to septic tank in the lay-by at loch side 	<p>SEPA</p> <p>Council</p> <p>Scottish Water</p>
A8	Dores	Potential community woodland	<p>To the south of Dores Hall, between designated house site and the B962</p>	<p>Landowner</p> <p>Dores community</p>
E1	Dores	Potential craft workshop	<p>Lack of land zoned for commercial use for small scale business development.</p> <p>Designation of land for commercial use would enable small scale craft workshop development.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Create craft workshop space on B862 near to existing sawmill site. 	<p>HIE</p> <p>The Highland Council</p> <p>Landowner</p> <p>Private business</p>
N1	Dores	Water and flood management	<p>Bridge over the burn is not high enough to handle any potential serious flood risk</p> <p>Proposals</p> <ul style="list-style-type: none"> • Flood management measures need reviewed and possible adjustments made as appropriate 	<p>Highland Council</p> <p>SEPA</p> <p>Scottish Water</p>
N2	Dores	Wild camping	<p>Wild camping is an issue on Dores beach, causing issues around noise disturbances, littering, and a fire risk.</p> <p>Proposals</p> <p>Reintroduce Ranger for the beach (S3)</p> <ul style="list-style-type: none"> • Introduce signage to discourage campers, as wild camping is not permitted in residential areas. • Update fire prevention signs 	<p>The Highland Council</p> <p>Police Scotland</p> <p>Landowners</p>

Code	Area	Title	Detail of proposals	Partners
N3	Dores	Traffic congestion	<p>The junction by The Dores Inn and residential streets in Dores village are used for overflow parking for the beach area. Raises safety concern for children and other pavement users, as well as causing access issues for local residents, and limited visibility for other road users.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Double yellow lines to prevent people from parking along B852 • Double yellow lines around the junction at The Dores Inn • Enforcement may be challenging as no local police presence, and policing being based in Fort Augustus • Widen the pavement from houses coming into the village to Dores beach as currently it is too narrow and dangerous. 	<p>The Highland Council</p> <p>Police Scotland</p> <p>Sustrans</p> <p>Hitrans</p>
N4	Dores	Signage to manage loch access	<p>Visitors access the loch from residential areas along the B852 for swimming, causing disturbance to local residents</p> <p>Proposals</p> <ul style="list-style-type: none"> • Introduce signage along this stretch encouraging people to access the loch via the beach and/or lay-bys along the B852 	<p>The Highland Council</p>
A2	Dores/ Aldourie	Woodland walk	<p>Popular circular woodland walk from The Dores Inn along the beach and through Aldourie Castle estate area.</p> <p>Proposals</p> <ul style="list-style-type: none"> • Path needs to be kept cleared at The Dores Inn end as it is overgrown. • Some areas where the shrubbery is not kept cleared represents a fire risk • Signage needed to remind dog walkers to keep dogs on leads. 	<p>Private landowners, in collaboration with the community, possibly through a Friends of Dores Beach Group</p> <p>Sustrans</p>



Dores beach Car Park



Litter Pick Station



Burnt tree



Toilets



Dores Hall

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There is a popular cycle route (Route 78 and part of the Caledonia Way) that runs from Inverness through Torbreck and Scaniport and through to Dores. It provides an alternative route for cyclists, runners and walkers so they do not have to go on the main road.



8. TORBRECK, SCANIPOINT AND ESSICH - OPPORTUNITIES, NEEDS AND CHALLENGES

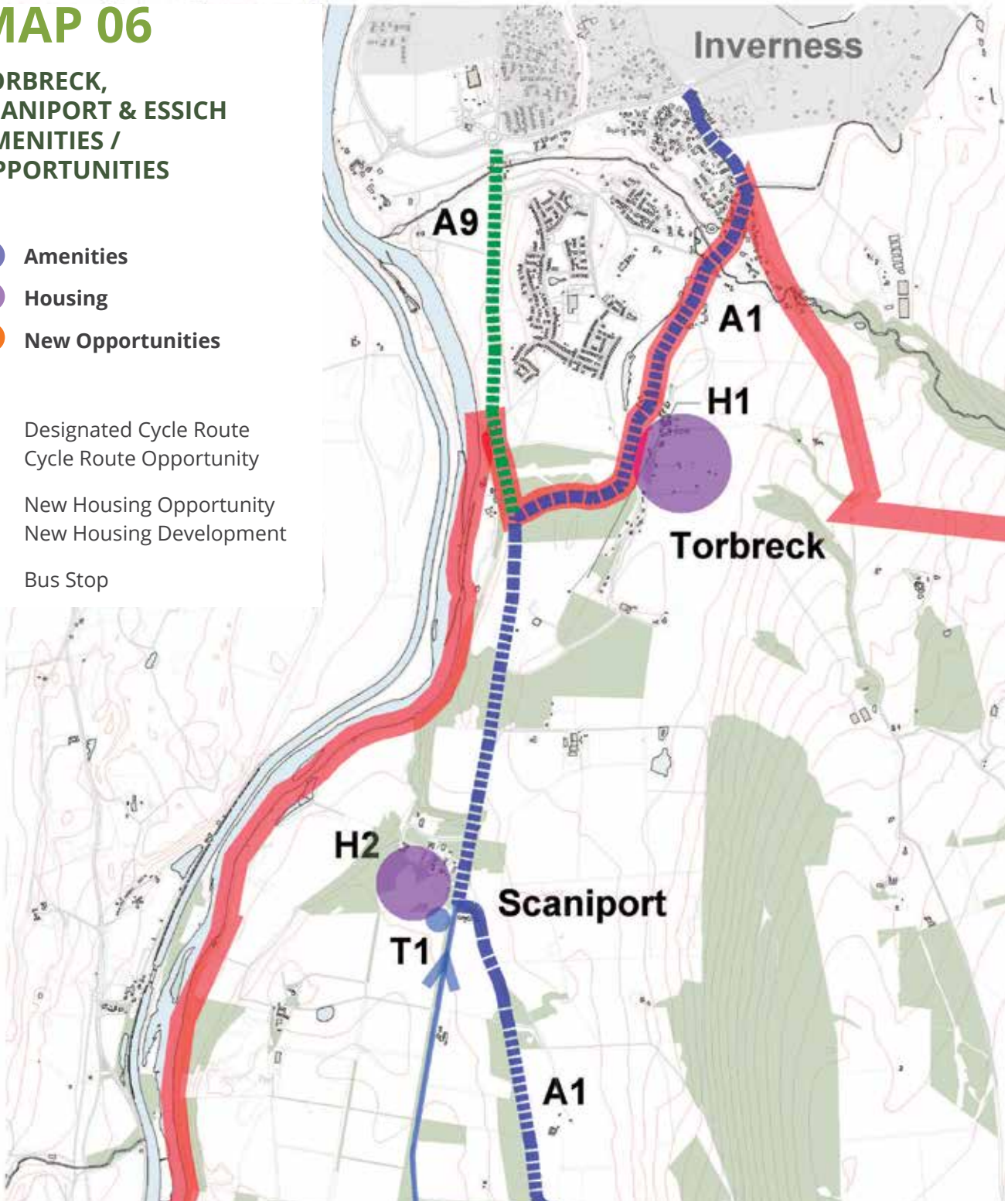
This section of the Local Place Plan focuses on Torbreck, Essich and Scanipoint, three small settlements all located in the north-east of the Local Place Plan area as shown in the map below.

MAP 06

TORBRECK, SCANIPOINT & ESSICH AMENITIES / OPPORTUNITIES

- Amenities
- Housing
- New Opportunities

- A1 Designated Cycle Route
- A9 Cycle Route Opportunity
- H1 New Housing Opportunity
- H2 New Housing Development
- T1 Bus Stop



PROPOSALS

Code	Area	Title	Detail of proposals	Partners
A1	Essich	Cycle route	<p>There is a popular cycle route (Route 78 and part of the Caledonia Way) that runs from Inverness through Torbreck and Scaniport and through to Dores. It provides an alternative route for cyclists, runners and walkers so they do not have to go on the main road.</p> <p>Proposals</p> <ul style="list-style-type: none"> Some parts of the cycle route are not well maintained with vegetation lying across the path, overgrown areas causing the path to become too narrow, and large, dangerous potholes not being filled in on the minor road section which is heavily used by farm traffic. 	<p>The Highland Council</p> <p>Landowners</p> <p>Sustrans</p> <p>Neighbouring communities</p> <p>DECC</p> <p>DCDT</p>
A9	Essich	Cycle route development	<p>Part of Cycle Route 78 (see A1) is along the main road at this point, raising safety concerns.</p> <p>Proposals</p> <ul style="list-style-type: none"> Potential to develop new route for this section of Route 78 that would not use the road network for those sections that are not currently dedicated for cyclists/walkers. 	<p>The Highland Council</p> <p>Landowners</p> <p>Sustrans</p> <p>Neighbouring communities</p> <p>DECC</p> <p>DCDT</p>
H1	Torbreck	New housing opportunity	<p>There is a lack of affordable housing for local people in the area, and a need to keep/ attract young families to the area.</p> <p>Proposals</p> <ul style="list-style-type: none"> 1/3 of the site has been identified as a potential location for small scale affordable housing and agreed by landowner to sell if there is a 'local lettings only' policy. 	<p>The Highland Council Communities Housing Trust</p> <p>Registered Social Landlords</p> <p>Housing developers</p>
H2	Scaniport	New housing opportunity	<p>Five house plots for private development available with outline planning permission.</p> <p>Proposals</p> <ul style="list-style-type: none"> Ensure that Developer Contribution goes towards affordable housing in the Dores and Essich area. 	<p>The Highland Council Registered Social Landlords</p> <p>Housing developers</p>

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Part of Cycle Route 78 (see A1) is along the main road at this point, raising safety concerns.



9. TAKING THE PLAN FORWARD

In conjunction with our [Community Action Plan](#), this Local Place Plan sets out how our communities can be improved over the next 5 to 10 years and gives a spatial representation of this.

Some of the actions shown relate to things that already exist but could be improved (such as the play parks), some that are already in development but have not fully progressed and where there is the potential to influence the final shape they take (such as the housing development at the Glebe, H3), and others relate to completely new suggestions for development (for example a new car park and toilet facilities). Some of the actions will be easily and quickly achieved either because of work that has already been undertaken or because they are small-

scale and require little input from only one or two players. Others will take longer, such as providing some form of sheltered housing or assisted living facilities for older people. But work needs to start now on all these areas if they are to come to fruition in the desired timescale.

Making change happen requires joint effort and while there may be key players such as the Dores and Essich Community Council and The Highland Council, others need to be involved. Without everyone playing their part, we will not achieve our ambitions. If you live in the area and want to get involved in whatever small way, then the Community Council is here to support you in that.

ROLES AND RESPONSIBILITIES

Many of the community aspirations expressed in this Local Place Plan actions are major projects in their own right and are outwith the control of the local community to bring to fruition. Responsibilities lie across a wide range of organisations, and so collaboration will be essential to take the plans forward. For example, provision of suitable housing and care facilities for older people may require the input of several of the following: The Highland Council; the NHS; a social landlord; care providers; housing developers; landowners; and Communities Housing Trust. For each action in the Local Place Plan, relevant stakeholders have been identified in sections 6 to 8 above.

There is also an important role for the community to play on an ongoing basis. This is at various levels, from individuals to businesses, and from the Community Council and community groups to landowners. Some of the key organisations of relevance to the delivery of the aspirations in this Local Place Plan are:

Dores and Essich Community Council, as the instigator of this plan and the voice of the community with statutory bodies.

Various **community groups** such as the Hall Committee and the Dores Community Development Trust.

Landowners large and small (including public bodies) and local businesses.

Renewable energy companies operating in the area, such as Statkraft and SSE.

The Highland Council, as a landowner and also as the statutory body responsible for the delivery of many public services, planning, roads and transport, housing, and visitor management.

Other statutory bodies such as **Police Scotland**, **NHS Highland**, **SEPA**, and **Scottish Water** who all have responsibility for one or more areas covered by the plan.

Hitrans and **Sustrans** in relation to public and community transport and walking and cycling improvements respectively.

Highlands and Islands Enterprise in relation to economic and community development, jobs and business.

Visit Inverness Loch Ness in terms of visitor management, particularly in relation to Loch Ness 360 and active travel.

Community Councils that adjoin our area where it would be beneficial to work together, for example, in relation to cycling routes, visitor management or transport.

Future planning and how this plan fits with local and national priorities

The Local Place Plan proposes a number of suggestions for the Council to consider as it prepares the forthcoming Highland Local Development Plan. These are contained in the table below, together with reasons, as required by [Scottish Government Circular 1-2022](#) 'Local Place Plans', paragraphs 32-33

TRANSPORT AND TRAVEL

Code	Proposals	Reasons	Fit with national and local policy
T1, T4	<p>Additional bus services, including late evening and Sunday service.</p> <p>Develop a community 'Dial-a-bus' service. In conjunction with neighbouring communities</p> <p>Explore potential opportunity from energy companies operating in the area to support a community and/or electric bus service for the area</p>	<p>To improve the connectivity and accessibility of the area for both residents and visitors.</p> <p>To reduce reliance on cars thus reducing the volume of traffic in the area and the subsequent production of carbon emissions.</p>	<p>National Planning Framework 4 (NPF4): Policy 1, 2, 14, 15, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policy 8, 14</p> <p>IMF LDP 2 – Dores (Placemaking Priority 11): Improve public transport and facilities to support active travel and deliver traffic calming measures.</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policy 56</p>
T2, T3, T7, T8	<p>Develop site (T3) for parking for both cars and buses.</p> <p>Additional car parking near Dores Parish Hall (T8).</p> <p>Better signage in the village and The Dores Inn car park to direct people to other car parking sites (once developed)</p>	<p>Develop site (T3) for parking for both cars and buses.</p> <p>Additional car parking near Dores Parish Hall (T8).</p> <p>Better signage in the village and The Dores Inn car park to direct people to other car parking sites (once developed)</p>	<p>National Planning Framework 4 (NPF4): Policies 14, 29, 30</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policies 8</p> <p>IMF LDP 2 – Dores (Placemaking Priority 11): Increase car parking facilities to serve both the local community and visitors during peak times.</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policy 43</p>
T5, T6, T9, N3	<p>Install chicanes, speed bumps or other measures to slow down cars (T5)</p> <p>Widen the pavement in certain areas of Dores (T9, N3)</p> <p>Install a pelican crossing at bus stop in Dores</p> <p>Add double yellow lines to junction at The Dores Inn</p> <p>Form pedestrian footpath along lay-by to permit safe access to and from Dores.</p>	<p>To improve the safety of both residents and visitors in Dores, particularly for children.</p> <p>To make the area more accessible, particularly for people with prams and wheelchair users.</p>	<p>National Planning Framework 4 (NPF4): Policies 13, 14, 18, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policies 8, 14</p> <p>IMF LDP 2 – Dores (Placemaking Priority 11): Deliver improved facilities to support active travel and deliver traffic calming measures.</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p>



COMMUNITY FACILITIES AND LOCAL AMENITIES

Code	Proposals	Reasons	Fit with national and local policy
S2	<ul style="list-style-type: none"> Carry out existing plans to expand the cemetery. 	<ul style="list-style-type: none"> To give members of the community the choice to be buried in their own community and be close to family and loved ones. 	<p>National Planning Framework 4 (NPF4): Policy 14</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p>
C2, A5	<ul style="list-style-type: none"> Possible site for new and expanded public toilet provision (A5) with enhanced Comfort Scheme remuneration. 	<ul style="list-style-type: none"> Provision of public toilets in Dores is inadequate for the level of visitors and this in return has a negative impact on the village and its residents. 	<p>National Planning Framework 4 (NPF4): Policies 14, 23, 29, 30</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policy 9</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policy 43</p>
C4	<ul style="list-style-type: none"> Install additional toilet block with access from the small hall so both rooms can be booked and used simultaneously. Add extension to the hall that would increase capacity and enhance offering such as weddings. 	<ul style="list-style-type: none"> Protecting the hall and its longevity by enhancing its offering and facilities and catering to different markets. 	<p>National Planning Framework 4 (NPF4): Policies 14, 15, 21, 25, 26, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policy 8</p> <p>Highland Outcome Improvement Plan for 2024-2027: People, Place and Prosperity</p>
A1, A2, A4, A9	<ul style="list-style-type: none"> Regular maintenance and clearance of cycle path, woodland walks and football pitch required to ensure they are in a safe, usable condition. 	<ul style="list-style-type: none"> There is an abundance of paths and facilities in and around Dores that enable people to choose active transport alternatives and live an active lifestyle. However, many of these amenities (most of which are on private land) are not well maintained and become unusable and in some cases dangerous to use. 	<p>National Planning Framework 4 (NPF4): Policies 1, 2, 3, 4, 6, 13, 14, 18, 20, 21, 23, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policies 2, 4, 5, 8, 14</p> <p>IMF LDP2 – Dores (Placemaking Priority 11): Protect and enhance the playpark and grass sports pitch in the centre of the village. Deliver improved facilities to support active travel and deliver traffic calming measures.</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policies 75, 76</p>
A3, A7	<ul style="list-style-type: none"> Develop site at A3 into a mobile home and glamping pod park with waste water disposal facilities. Potentially develop the site at A7 for a black water waste disposal site. 	<ul style="list-style-type: none"> There are no dedicated sites for motorhomes to park or waste disposal points causing motorhomes to park in laybys and on streets and disposing of waste water in the loch, other nearby water sources and down drains in the village. 	<p>National Planning Framework 4 (NPF4): Policies 14, 23, 26, 29, 30</p> <p>Highland Outcome Improvement Plan for 2024-2027: People, Place and Prosperity</p> <p>Highland-wide Local Development Plan: Policies 43, 44</p>
A6	<ul style="list-style-type: none"> Amenity planting to improve the visual appeal of the village. 	<ul style="list-style-type: none"> To make the area more attractive and appealing for locals and visitors and ensure visitors leave the area with a positive lasting impression. 	<p>National Planning Framework 4 (NPF4): Policies 29, 30</p> <p>Highland Outcome Improvement Plan for 2024-2027: Place</p>
E1	<ul style="list-style-type: none"> Develop site at E1 into a craft workshop to support local businesses and employment. 	<ul style="list-style-type: none"> To support people living in the area who wish to start a business/ already have their own business and need space to expand and/or develop their idea. 	<p>National Planning Framework 4 (NPF4): Policies 14, 15, 25, 26, 29, 31</p> <p>Highland Outcome Improvement Plan for 2024-2027: People, Place and Prosperity</p>
N1	<ul style="list-style-type: none"> Flood management measures need reviewed and possible adjustments made as appropriate. 	<ul style="list-style-type: none"> Bridge over the burn is not high enough to handle any potential serious flood risk. 	<p>National Planning Framework 4 (NPF4): Policies 14, 22, 23</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policy 2</p> <p>Highland Outcome Improvement Plan for 2024-2027: Place</p> <p>Highland-wide Local Development Plan: Policy 64</p>
T3	<ul style="list-style-type: none"> To ensure continue designation of this site (T3) for community use. 	<ul style="list-style-type: none"> Although the community has not used this land for community use to date, continued designation leaves open space for development in the future. 	<p>National Planning Framework 4 (NPF4): Policies 14, 15, 25, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policy 8, 12</p> <p>Highland Outcome Improvement Plan for 2024-2027: People, Place and Prosperity</p>

HOUSING AND CARE NEEDS

Code	Proposals	Reasons	Fit with national and local policy
H1, H2, H3, H4, H5, H6	<ul style="list-style-type: none"> Develop small scale affordable housing with local lets only policy (H1). Investigate different housing models and develop a proposal that is most suitable for the needs of the area. This could include assisted living units for older people and/or key working housing for a care worker for the area (H2). Develop the site at the Glebe prior to developing the site next to the hall in Dores, in order to reassess community needs once the Glebe site it occupied and adjust accordingly. Potential private sites development at site H4, could also include some assisted living/ care home type provision. Potential for mixed social and private housing development at housing site near Dores Parish Hall (H5 and 6). 	<ul style="list-style-type: none"> There is a lack of suitable and available housing in the community including provision of affordable housing, housing to suit young families and sheltered / assisted living provision for older people and persons with care needs. This results in people having to leave the area and live elsewhere and/or move in with family to receive the care and support they require. Additionally, it has an impact on the local primary school as without young families in the area, the viability and future of the school is put at risk. 	<p>National Planning Framework 4 (NPF4): Policies 14, 15, 16, 17, 18, 25, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policies 8, 10, 12, 13</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policy 32</p>
C1, H4	<ul style="list-style-type: none"> Use site identified at C1/H4 to develop a care home, sheltered housing or assisted living facility, taking into account the Adult Services Strategic Plan priorities. 	<ul style="list-style-type: none"> There is no care for sheltered housing provision for older people in the community with people either having to rely on family for care or move out of the area. 	<p>National Planning Framework 4 (NPF4): Policies 14, 15, 17, 23, 29</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policies 8, 12, 13,</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policies 32, 36, 37</p> <p>Adult Services Strategic Plan</p>

RESPONSIBLE USE OF NATURAL ASSETS

Code	Proposals	Reasons	Fit with national and local policy
S3, N2, N4	<ul style="list-style-type: none"> Reinstate Ranger post. Update fire prevention signage to state 'No Fires'. Set up Friends of Dores Beach group to help with general maintenance and oversight of the area. Install signage on the beach and surrounding woodland areas to inform visitors to follow Scottish Outdoor Access Code. Install signage on the beach and surrounding area to state 'No Wild Camping'. Install SEPA water quality signs to inform people when it is safe to use the water. 	<ul style="list-style-type: none"> There are a number of challenges associated with Dores Beach and the surrounding area, as highlighted above in this plan and in the Community Action Plan. Actions need to be taken to make the beach a safer and more appealing place to visit. 	<p>National Planning Framework 4 (NPF4): Policies 4, 6, 14, 23, 29, 30</p> <p>Inner Moray Firth (IMF) Local Development Plan 2 (LDP2): Policy 2</p> <p>Highland Outcome Improvement Plan for 2024-2027: People and Place</p> <p>Highland-wide Local Development Plan: Policy 75</p>

ACKNOWLEDGEMENTS

Thank you to the many local residents, community groups, businesses, and organisations who dedicated their energy, enthusiasm, and thoughtful contributions to this plan.

