



BROADFORD & STRATH LOCAL PLACE PLAN 2024-34

Your Place Your Plan

September 2024

Abbreviations

| | |
|---------------|---|
| BSCC | Broadford & Strath Community Company |
| CHT | Communities Housing Trust |
| HES | Historic Environment Scotland |
| HIE | Highlands & Islands Enterprise |
| HITRANS | Highlands and Islands Transport Partnership |
| HLF | Heritage Lottery Fund |
| LSHA | Lochalsh & Skye Housing Association |
| NPF | National Planning Framework |
| NSA | National Scenic Area |
| SARF | Skye and Lochalsh Future |
| SCIO | Scottish Charitable Incorporated Organisation |
| SLCVO | Skye and Lochalsh Council for Voluntary Organisations |
| SLWR | Skye, Lochalsh and Wester Ross |
| SPA | Special Protection Area |
| SSCC | South Skye Community Campus |
| SSSI | Site of Special Scientific Interest |
| THC | The Highland Council |
| TS | Transport Scotland |
| UHI | University of the Highlands and Islands |

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Cover image: Broadford Bay (photo Richard Chalmers).

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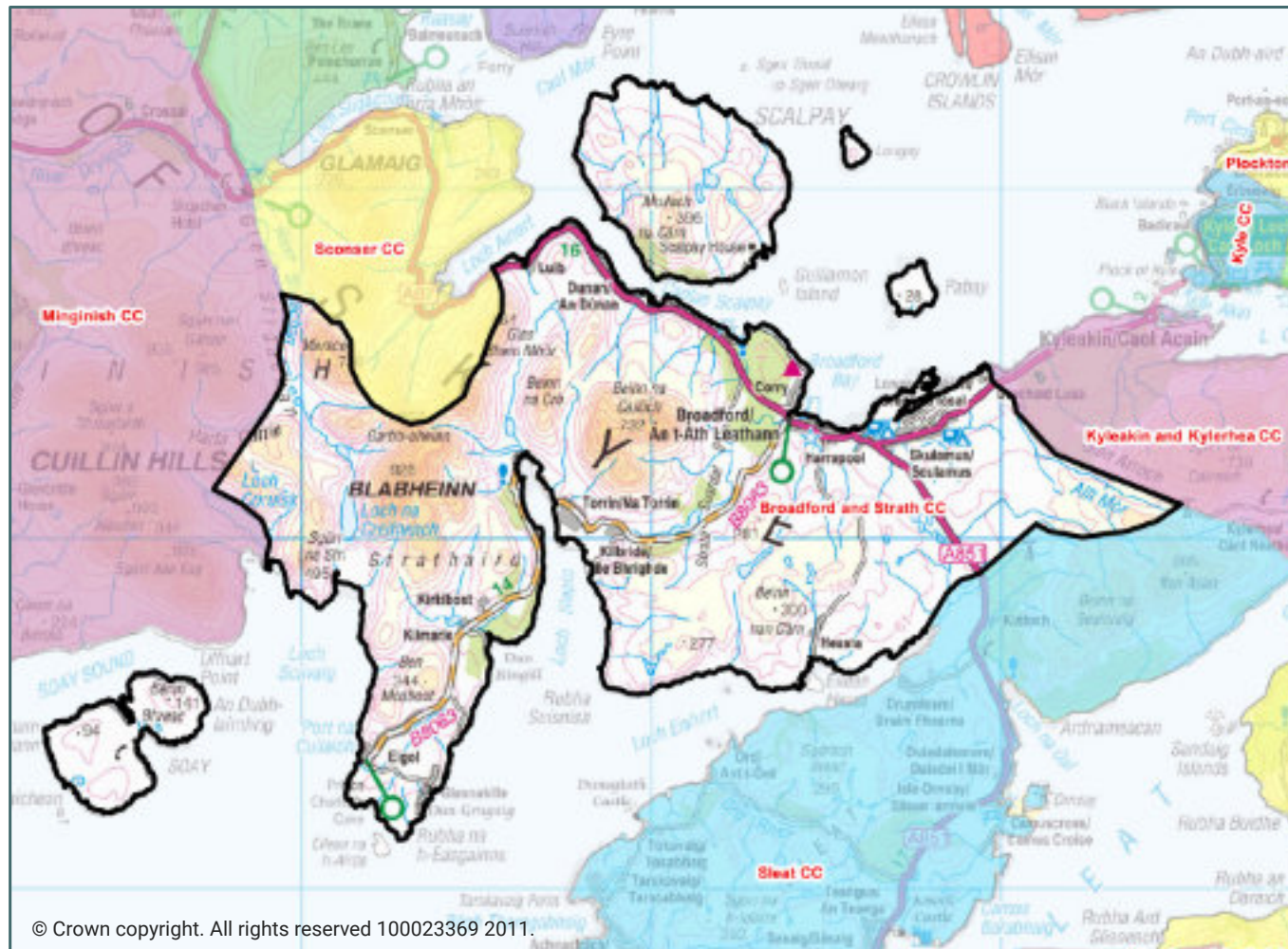
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INTRODUCTION



The creation of this Local Place Plan has been undertaken by the Broadford & Strath Community Council and facilitated by the local community development charity for our area, Broadford & Strath Community Company (BSCC). Broadford & Strath Community Council is a voluntary body run by local residents to act as a voice for our local area. Like all Community Councils it has a duty under statute to represent the views of its local community and is governed by The Highland Council's Scheme of Establishment for Community Councils.

The Plan sets out a vision for how we want to see our community thrive and develop over the next 10 years. It aims to capture what people value about living in Broadford & Strath, what we want to preserve, restore and protect, what we want to change and develop, and how we think community life and our quality of life can be enhanced and protected.

Local Place Plan Area Map (Broadford & Strath Community Council area). Source: https://www.highland.gov.uk/downloads/download/472/community_councils_-_boundary_maps

The Local Place Plan is intended to:

- **Inform the preparation of the single Highland Local Development Plan, which will replace the Highland-wide Local Development Plan (HwLDP) and the West Highlands and Islands Local Development Plan (WestPlan).**
- **Help the Community Council and Highland Council consider the impact of planning decisions on our communities.**
- **Influence decisions about investment in our environment, infrastructure, services and facilities by public bodies as well as private developers, funders and landowners.**

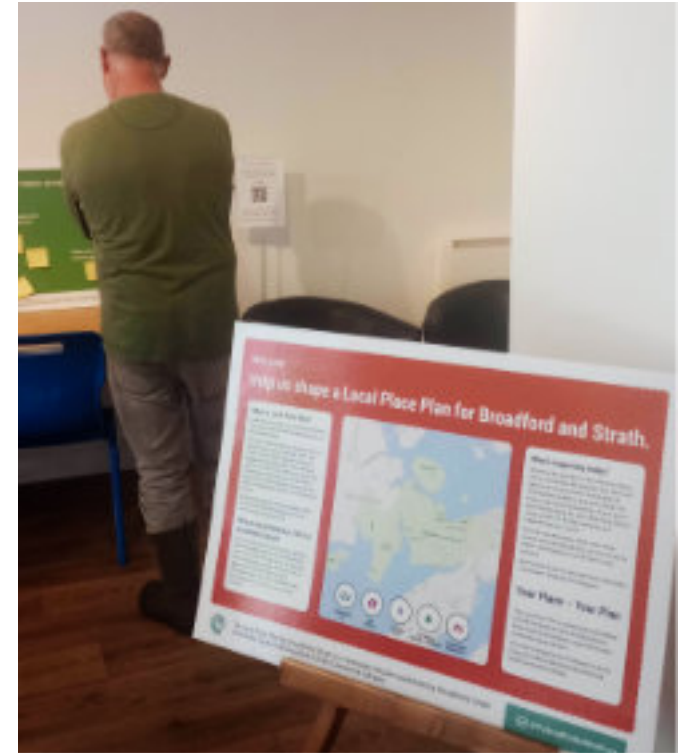
The Local Place Plan builds upon community engagement undertaken for various projects and initiatives over the past five years, as well as engagement activity specifically related to this Local Place Plan in 2024. This included meetings with community representatives; a series of public drop-in sessions; activities with our local youth groups and primary school and an online survey. This resulted in over 1000 individual comments received.

For more details see [Appendix 1 - Consultation comments](#).¹

As well as reflecting the community's vision for how we want to develop, this plan takes account of local and national planning policy in terms of creating sustainable, liveable and productive places, as outlined in [National Planning Framework 4](#) (2023) and the [West Highlands & Islands Local Development Plan](#) (2019), the [Highland-wide Local Development Plan](#) (2012) and the Skye & Raasay Investment Plan [Skye & Raasay Future](#) (where this refers to projects in our area).²

¹ <https://tinyurl.com/8ychzmuz>

² National Planning Framework 4: <https://www.gov.scot/publications/national-planning-framework-4/>; West Highlands & Islands Local Development Plan: <https://www.highland.gov.uk/downloads/file/21199/westplan-adopted-september-2019>; Highland-wide Local Development Plan: https://www.highland.gov.uk/info/178/development_plans/199/highland-wide_local_development_plan; Skye & Raasay Investment Plan Skye & Raasay Future: <https://www.highland.gov.uk/skyeraasay>



Local Place Plan 'Have Your Say' drop-in event, June 2024.



View of Suisnish with Blà Bheinn in distance.

DESCRIPTION & CONTEXT

The Broadford & Strath Community Council area covers 240 sq. km straddling a large part of South Skye from Broadford Bay on the north east coast, to Loch Slapin and Loch Scavaig on the south west.

Protecting the precious aspects of our place at the same time as enabling its sustainable development is one of the aims of this Local Place Plan.

About our area

The Broadford & Strath Community Council area covers 240 sq. km straddling a large part of South Skye from Broadford Bay on the north east coast, to Loch Slapin and Loch Scavaig on the south west. The landscape of our area is spectacular and diverse, including the jagged spurs of the Black Cuillin massif, the rounded summits of the Red Cuillin hills, the gentle grazing lands of Strath, and crofting settlements scattered around the coasts.

Natural environment

Our area supports a rich and varied terrestrial environment, with species and habitats that are nationally rare and are increasingly restricted to places under less pressure from human activity. Expanses of pristine peatland in the area also act as a carbon store, playing a valuable role in climate change mitigation. Our coastal landscape of cliffs, headlands, sea lochs and islands also reflects a rich marine ecosystem which underpins a blue economy including fishing, aquaculture and marine tourism. The sweeping views across the sea to distant shores and mountains are part of what makes our area so special both for residents and the tens of thousands of visitors who pass through each year.



Native wildflowers in Broadford (photo Phil Knott).

The natural environment also includes managed landscapes that support active crofting, with large numbers of sheep and to a lesser extent cattle kept within the area.

People living in Broadford & Strath are very aware of the unique qualities of our landscape and the natural environment that make life here so rewarding. Protecting those precious aspects of our cherished place at the same time as enabling its sustainable development is one of the aims of this Local Place Plan. The indigenous Gaelic language and culture are important aspects of our local identity.

Population and services

The population of approximately 2,000 is mainly concentrated around the village of Broadford / An t-Àth Leathann and its satellite townships (Harrapool / Harapul, Skulamus / Sculamus, Breakish / Breacais, Waterloo / Achadh a' Chùirn and Ashaig / Aisig) strung out along the busy A87 trunk road. Broadford is the second largest settlement in Skye and the main service centre for the south of the island. In addition smaller numbers of people live in the outlying townships of Elgol / Ealaghol, Torrin / Na Torrin and Strath, and along the coast northwards from Broadford through the coastal settlements of Strollamus / Stròlamus, Dunan / An Dùnan and Luib. Broadford is the location of the NHS community hospital serving Skye, Lochalsh and Wester Ross on the adjacent mainland. It also hosts South Skye Medical Practice, Broadford Primary School (current roll 71) and the main supermarket and fuel station in south Skye. The Primary School in Elgol has been mothballed however it will be reopened when there is sufficient demand in this catchment area.

In common with many rural areas of Scotland, Broadford & Strath is witnessing an ageing demographic trend. In Highland 23.7% of the

population is now aged 65 and over (2022 Census), an increase of over 5% in 10 years. The population of Skye & Raasay has risen by 3.2% in recent years (2010-20), while the proportion aged over 65 has increased by 40.2% and that of school aged children has gone down by nearly 11% in the same period.³

In particular the 20 – 35 age group is increasingly under-represented, with implications for businesses, the local economy and schools. Making it possible, and attractive, for more of our young people to stay and/or return to live and work here and bring up families of their own would help address the demographic imbalance.

Transport and tourism

Broadford lies on the main transport corridor from the Skye Bridge to Portree and the north of Skye. As a result an estimated 500,000 vehicles pass through the settlement between April and September each year, funnelling through the village centre. Since the end of Covid restrictions in 2021 there has been a 19% increase in

westbound [traffic on the Skye Bridge](#).⁴ The steady growth in numbers of visitors and traffic over the last few decades has inevitably had an impact on life and quality of life in the area, both positive and negative. Views on this are varied, but the fact remains that tourism underpins the economy of the area in many ways, with many livelihoods and services dependent upon it.

Despite the proximity to Skye's main transport route, public transport remains irregular, inadequate and inconvenient and as a result, private car use is typically high. 'Liveable Places', a key theme of [National Planning Framework 4](#), are places where it is easier and more attractive for residents to use non-motorised travel options when making short journeys in and around the places they live.⁵ Our community has undertaken significant work in recent years to develop the local paths network to make our settlements more accessible and liveable. We are particularly keen to establish more directional travel routes allowing for a reduction in vehicle use for commuting purposes.

⁴ Source: Skye Connect. See <https://www.pressandjournal.co.uk/fp/news/highlands-islands/6333540/skye-bridge-tourism-visitor-numbers-cash/> For anticipated trends see <https://skye-connect.com/skyeconnect-end-of-year-review-and-outlook-for-2024/>

⁵ <https://www.gov.scot/publications/national-planning-framework-4/>

The planned [Skye Cycle Way](#) will be one of the first steps in supporting this aim with the creation of a safe off-road active travel alternative to the busy A87.⁶ Safe routes to school for the new primary

⁶ <https://www.broadfordandstrath.org/project/skye-cycle-way/>



Cycling through Breakish.

³ Figures from Skye & Raasay Area Profile, accessed at <https://highlandcpp.org.uk/community-partnerships/skye-lochalsh-west-ross-community-partnership/>

school in Broadford is another priority and essential for the safety for children. Safer road crossings are also to be considered although acknowledged to be challenging due to the design of the A87 and a number of 'pinch points' in the village. Overall, the needs of pedestrians need to be prioritised.

Employment, housing and deprivation

In common with the rest of Skye, employment in our area is dominated by the service sector, including tourism and hospitality, public sector and retail. Broadford Primary School, the Co-op and the NHS are major local employers. Small scale building and construction, fishing and agriculture are also important. Residents often travel to Portree, Kyle and Sleat to work, with MOWI, the BUTEC base in Kyle, and Sabhal Mòr Ostaig/UHI campus all having staff living in the Broadford & Strath area.

Lack of appropriate and affordable housing options – to buy and to rent – is one of the major challenges in our area. This is frequently cited as one of the main reasons for the decline in numbers of young people and families in our area. The situation affects last-time buyers as well as first-time buyers / renters. The Skye & Raasay [Healthy Homes survey](#) in 2023 showed that fuel

poverty, cold, damp or hard-to-heat homes affect a disproportionate number of our older residents.⁷ Developing more appropriate housing options in the right locations, including supported accommodation for older residents close to facilities in the village centre, would help to address this issue.

The rise in tourism has also affected the amount of land available for crofting, with areas of croft land being converted to short-term holiday let use.

Despite a widespread perception that Skye is relatively affluent, Broadford & Strath displays several indicators for deprivation, including a higher than average incidence of food bank referrals and relatively high numbers of [children living in poverty](#).⁸ Our area also ranks in the most deprived 10% for geographic remoteness, which is estimated to result in [living costs 15-30% higher than in urban Scotland](#).⁹ Pockets of deprivation can be hidden in rural areas, and are not identified

⁷ <https://healthyhomessl.co.uk>

⁸ <https://scotland.shinyapps.io/is-Child-Poverty-Map/>

⁹ Scottish Government, 'The cost of remoteness – reflecting higher living costs in remote rural Scotland when measuring fuel poverty: research report', September 2021: <https://www.gov.scot/publications/cost-remoteness-reflecting-higher-living-costs-remote-rural-scotland-measuring-fuel-poverty/>

in Scottish Index of Multiple Deprivation (SIMD) assessments. It is widely acknowledged by Scottish Government and Highland Council that SIMD does not work for rural areas.

Local Plan priorities and Skye & Raasay Future projects

This Local Place Plan takes into account the pre-existing priorities and policies laid out in our local development plans, as well as national planning policy as defined in NPF4.

The placemaking priorities for Broadford as defined in the current local development plan (the WestPlan, 2019), some of which have been delivered, are:

- Assist and support economic development by consolidating the centre of Broadford at its western end.
- High quality siting and design for development along the A87.
- Encourage the provision and enhancement of community facilities such as a new community school and a new hospital.
- Promote the delivery of affordable housing.
- Expansion of recreational tourism activity to

the west of the village including extension of green networks.

- Promote active travel links to the village centre.
- Support relocation of the public toilets to reclaimed land adjoining the main car park.
- Work with Scottish Water and potential developers to secure additional water supply capacity to service expected growth.
- Protect in by croftland and retain traditional crofting pattern of development and land use, particularly in the eastern part of the settlement.
- Secure sufficient land for an airstrip at Ashaig to allow the reintroduction of scheduled air services to Skye, promoting business and tourism.
- Support for a new or extended burial ground.
- Ensure that the natural heritage interests that surround the settlement, particularly those around the shoreline, are not compromised.

In addition, the Skye & Raasay Future (SARF) plan of 2021/22 highlighted the following key investment projects being undertaken in our area:

- Broadford housing: 24 affordable rented units and 12 low-cost home ownership to be developed by LSHA. [Completed 2023-24.]



New Broadford Primary School: Design proposals.



Housing in Broadford.

- Broadford Industrial Estate: Eight new business units by HIE. [Currently under construction.]
- Broadford Hospital: New community hospital to serve Skye, Lochalsh & SW Ross. [Completed by NHS in 2023/24.]
- Elgol tourism infrastructure: new toilets, disabled parking and access path by BSCC. [Completed 2024.]
- Ashaig Aerodrome: Airstrip improvements to accommodate reintroduction of scheduled air services by SG/HITRANS/HIE/THC.
- Broadford public toilets: Development of new toilets and redevelopment of old building by BSCC. [New toilets completed 2023, redevelopment of old public toilet building site currently under discussion.]
- Broadford Primary School and Community Hub: Replacement of existing primary school on an adjacent site and creation of community managed leisure facilities, by The Highland Council and South Skye Community Campus. [Underway, delivery expected 2026.]
- Skye Cycle Way: Active travel path from Skye Bridge to Broadford by BSCC and Sustrans / Transport Scotland. [Project on-going.]

- Corry Capers: Forest school development and outdoor learning provision in Broadford Forest by BSCC. [Delivery on-going.]



Corry Capers Outdoor Learning.



Broadford new toilets.



Broadford Primary School pupils at the Place Plan Pop Up.

COMMUNITY ENGAGEMENT

Our Local Place Plan is rooted in the aspirations of our community. It is based on consultation activities involving all generations of Broadford & Strath residents, in person and online.

Community feedback has been summarised under the following themes: community life; nature, outdoors & heritage; getting about; homes & housing; work & economy.

How we prepared this plan



Our Local Place Plan is rooted in the aspirations of our community. Our engagement strategy has been to build upon a number of project specific community consultations which have taken place over the last five years in our area. It also builds on Broadford & Strath Community Council’s knowledge of local issues and concerns, which are frequently brought to the attention of its democratically elected representatives. Our recent consultation for the Local Place Plan has thus been informed by information and opinion garnered during previous extensive engagement work.

Our community engagement therefore comprises three core elements:

1. **A foundation of project specific community consultations on related themes.** These have informed the Local Place Plan engagement process.
2. **Local Place Plan specific engagement.** An intensive period of community engagement conducted in early summer 2024, focusing on community plans and aspirations.
3. **Local Place Plan review.** Community and councillors review of Proposed Local Place Plan during August 2024.

1 Project specific community consultations

These have included:

- **Paths for People project**, 2024: A project to identify improvements to the Broadford & Strath path network and priorities for new paths/active travel routes; led by BSCC and steered by a community advisory group with diverse membership. The project has included a detailed community survey undertaken in May – June 2024 (completed by 183 people of which 75% were from the BSCC area); this has particularly informed the ‘Getting About’ elements of the Local Place Plan. Survey summary is available on the [BSCC website](#).¹⁰
- **Broadford Biodiversity**, 2024: A public consultation in early 2024 to gauge levels of awareness within the community about local biodiversity issues and assess which sites are valued by residents for nature and recreation. 62 respondents to [survey](#).¹¹

- **Broadford Community Woodland**: Community consultation in early 2024 relating to future options for managing and developing woodland owned by BSCC on behalf of the community, including a [possible further acquisition of more woodland](#). 26 survey respondents and 26 attendees at consultation event.¹²
- **South Skye Community Campus (SSCC)**: In 2022 and 2023 two separate community consultations gathered views about proposed shared sport and recreation facilities at the new primary school in Broadford. There were 89 online responses and 20 surveys completed.¹³ This built on two earlier consultations relating to Broadford Village Hall, the results of which informed the current proposals for the [South Skye Community Campus](#) project.
- **Community Space Survey**: In 2023 BSCC held an online consultation to assess support for community ownership of a local building. 95% of those who completed the survey were in favour of community ownership. There

were 40 responses to this survey, with 50% expressing interest in renting space in the building should the purchase progress.¹⁴

- **Skye Cycle Way**: Since 2018 extensive consultations, surveys and events have been undertaken to shape proposals for the Skye Cycle Way active travel route. Reports can be viewed on the [BSCC website](#).¹⁵

2 Local Place Plan specific community engagement

During Spring / early Summer 2024 we undertook a period of intensive engagement with our community comprising:

i) Stakeholder meetings

Broadford & Strath Community Council and BSCC representatives met with key stakeholders to help shape the approach to the public engagement. These included: South Skye Community Campus SCIO; Lochalsh & Skye Housing Association; Skye & Lochalsh Council for Voluntary Organisations;

¹⁰ Paths project page – <https://www.broadfordandstrath.org/project/path-network/>

¹¹ For survey see Biodiversity Audit, available to download at <https://www.broadfordandstrath.org/project/biodiversity/>

¹² Feasibility Study available to download at: <https://www.broadfordandstrath.org/project/community-woodland/>

¹³ Further information at <https://www.southskyecampus.org>

¹⁴ BSCC Facebook page, <https://www.facebook.com/BroadfordEnvironment/>, May 2023

¹⁵ <https://www.broadfordandstrath.org/project/skye-cycle-way/>

and members of the working group proposing to form the new Elgol Community Trust.

ii) Place Plan Pop Up Events

Staffed drop-in events took place over 4 days/ evenings at a 'Place Plan Pop Up' in a former shop in Broadford village centre. We also held a drop-in 'Community Conversation' in Elgol Village Hall.

The events were publicised widely via posters, local press (editorial and advertising), social media, BSCC newsletter, direct emails to local businesses and organisations, and local WhatsApp groups. The consultation was also featured on Radio Skye as part of their youth programme.

We also ran two targeted sessions with local youth groups (boys and girls), and a series of sessions engaging all pupils at Broadford Primary School.

At these events people were asked to contribute their ideas and suggestions under 5 broad themes: Community life; Our homes; Getting about; Outdoors, nature & heritage; and Organising ourselves. There was also a general ideas board. For each of these we had 'prompts' but were careful not to ask leading questions. We also displayed a series of reference maps.

We reached 162 people through this face-to-face engagement (75 adults, 87 young people), of whom 93% were from the Broadford & Strath Community Council area.

iii) Online survey

We also adapted the questions used in the 'pop up' to create an online survey which ran for 2 weeks in June 2024. While we encouraged face to face interactions, the survey was a way to reach those unable to attend a drop-in event, or those who prefer to respond online.

We received 38 responses to the survey, of which 87% were from the BSCC area, and 11% from elsewhere on Skye.

A total of 1061 comments were received through the drop-in events and online survey. These are provided in Appendix 1.

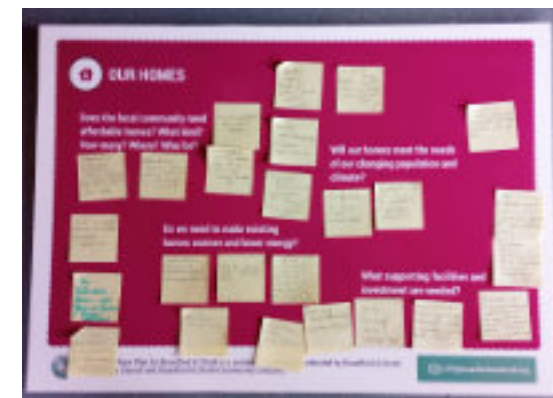
3 Local Place Plan review

The Proposed Local Place Plan was made available for public comment for 28 days in August 2024. The Proposed Plan was made available on the Community Council and BSCC websites with a hard copy available in Broadford Library. Opportunities to comment were widely publicised



Place Plan Pop Up drop-in event.

Feedback at the Pop Up.



through social media, local press, email communications and newsletters. A small number of amendments were made to reflect feedback.

Consultation response summary

The key feedback from our community engagement exercise can be summarised under the following headings:

Community life

Sports, leisure & activities:

- Support South Skye Community Campus but call for more outdoors active play facilities for older children in particular.
- Improved accessible play space and protection of greenspace provision generally in Broadford and Elgol to encourage families.
- Support all 3 community halls, important lynchpins of community life.

Facilities & services:

- Secure future of Elgol Primary School by encouraging community use whilst ‘mothballed’. The aim however is for Elgol Primary School to reopen.

- Care home provision: Increase accommodation and care for older people, potentially through expansion of current care home, addition of new care home, and development of new models.
- Support and retain range of services in Broadford centre, including small independent businesses.

Key sites:

- Old Broadford primary school and old Broadford hospital considered key sites with potential to deliver multiple community and social benefits.
- Future reuse proposals need proper dialogue with community. Working partnerships are essential and [participation requests](#) will be submitted if required.¹⁶

Nature, outdoors & heritage

This plan is being developed as a dual climate and biodiversity crisis unfolds. Appropriate baselines must be established and acknowledged for nature conservation, restoration and ongoing management.¹⁷

¹⁶ Participation requests: <https://www.gov.scot/policies/community-empowerment/participation-requests/>

¹⁷ On shifting baseline syndrome see: [Investigating the implications of shifting baseline syndrome on conservation - Jones - 2020 - People and Nature - Wiley Online Library](#)

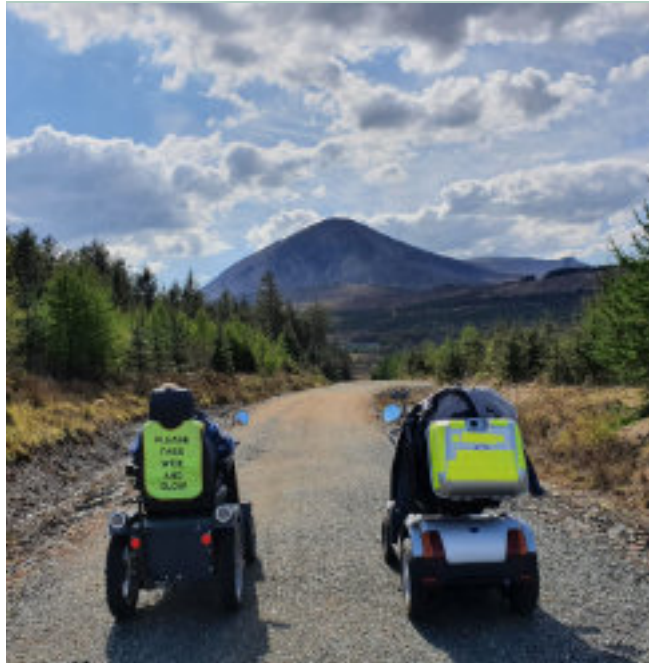
- Restore and protect our valued natural environment and landscape – land and sea – from threats including human pressure (inappropriate development and over-tourism) and invasive species.
- Implement visitor management intervention at key tourism ‘hot-spots’.
- Protect/restore/promote/interpret our history and built heritage better.

Getting about

- Traffic: There is concern about the impact of rising traffic on quality of life, especially in Broadford along the A87. Safety concerns relating to traffic are the number one barrier to walking and cycling more for short local journeys. Improvements to pedestrian safety and accessibility required.
- Paths: More paths for active travel within and between communities, especially safe routes to school, separation from traffic.
- Transport: Better public transport, especially to outlying settlements; investigate low emission community transport options for outlying settlements.

Homes & housing

- Affordable housing: More affordable housing options for young people, families and key workers in particular. This links to a wider concern about demographic imbalance and ageing communities. We need a range of housing options in all communities (not just Broadford). There is need for a Skye-wide housing strategy.
- Age-appropriate housing: Concern about provision of social care services. More appropriate housing options for older residents is required and could help address social isolation.
- Renovation: Upgrading of existing housing stock to make sure homes are fit for purpose, lower energy and adapted to our changing climate.



Woodland path, Broadford (photo Skye & Lochalsh Disabled Ramblers).



Talla Bhreacais / Breakish Hall (photo Talla Bhreacais Committee).

Work & economy

- Premises: Encourage small businesses, commercial activity and start-ups in Broadford and outlying areas through retention/creation of suitable premises.
- Tourism: Vital for our economy, but its impacts on nature, quality of life and housing

need to be better managed. There is a need for a Skye-wide Destination Management Plan.

- Renewable energy projects:
 - Concerns over impacts of developments and associated ‘work camps’ on local environment and community.
 - Concern over erosion of local democratic input and consequent loss of trust/apathy. This is recognised to be a Skye-wide issue.
 - Lack of opportunity for small community wind projects due to lack of connection availability (connections all allocated to private developers).

For further detail on consultation response see Appendix 1.



Elgol looking towards the Black Cuillin (photo Richard Chalmers).

ASSETS, OPPORTUNITIES, NEEDS AND CHALLENGES

To establish the groundwork for our vision we have identified the key physical assets – land and buildings – that our community values, and those that present opportunities for the future.

We have also looked at our community's pressing needs and highlighted some of the challenges we face now and in the years ahead.

To establish the groundwork for our vision we identified the key physical assets currently in community ownership or management, along with those presenting opportunities to deliver multiple community benefits. We also set out key needs and challenges. These have informed Our Vision (pp 21-32) and Proposals (pp 33-45).

Our over-arching asset is the natural environment – the driver of our locally and nationally important tourism industry, the foundation of our fragile ecosystems and a cornerstone of our community’s quality of life. [Tourism brings in an estimated £260 million to the Skye economy annually](#) (2019 figures) and impacts, directly and indirectly, on a huge proportion of households on the island.¹⁸ There is a fervent wish to protect our landscapes and wildlife and a strong feeling that they should not be compromised by industrialised developments, especially those that draw profit away from the island and leave no lasting legacy.



Camping Skye (photo Anthony Robin).



Elgol Village Hall.

Assets (land and buildings)

- **Broadford Village Hall:** Owned by the community and managed by a village hall committee. The hall hosts a range of sports, leisure activities and community events and is currently used as gym space by Broadford Primary School. The Broadford Village Hall will become part of the South Skye Community Campus, pending community approval, and its central location is well placed to complement future development of the Campus, redevelopment of the old primary school site, and the new primary school itself. There will be an agreement between The Highland Council and the SSCC for community use of the new Broadford Primary School gym hall outwith school hours.
- **Talla Bhreacais / Breakish Hall:** Owned by the community and managed by an independent hall committee, well-used venue for social and community activities.
- **Elgol Village Hall:** Owned by the community and managed by an independent hall committee, hosts a range of sports, leisure activities and community events.

¹⁸ Source: Skye Tourism Economic Impact Study commissioned by Skye Connect and produced by Glasgow Caledonian University’s Moffatt Centre for Tourism Research, 2020; see <https://skye-connect.com/finance>

- **Elgol Toilets:** Community owned and managed facility, generating income to be self-sustaining.
- **Broadford Community Woodland:** Community owned. Since BSCC acquired the original 23ha of land from the Forestry Commission in 2011, BSCC has created a key community asset, delivering multiple economic, social and environmental benefits. The site now hosts the Growers Hub which is home to community allotments, horticultural therapy groups, Men’s Shed, Outdoor Learning, volunteer and training opportunities and 1.3km of footpaths. The 2024 feasibility study and action plan identifies next stage options for managing the remaining woodland including the acquisition of an extension.
- **Camping Skye:** Community owned campsite providing local employment with any profits used to support charitable purposes.
- **Skye Event Space:** A community owned event space which is also used for ‘overflow’ camping space over the peak months.
- **Broadford public toilets:** Community owned. New public toilet block constructed and managed by BSCC since 2023.
- **Path network:** Extensive (over 6.5km)

footpath network including 3 bridges linking up outlying settlements.

Opportunities (land and buildings)

- **Broadford community garden:** Managed by BSCC with support from a Community Gardener and volunteers. A well-used sea side greenspace within the community enjoyed by both visitors and locals.
- **Broadford Arboretum:** The arboretum, next to Old Corrie Industrial Estate, is a precious greenspace and originally had one of each species of Scottish native tree planted within the garden.
- **Mackinnon Memorial Hospital** (old Broadford Hospital): Partnership dialogue between the community, NHS and Highland Council must continue in order to evaluate the best use of the site as a Skye, Lochalsh and Wester Ross (SLWR) asset. Continued positive partnership working should establish a valuable community facility that will complement and assist the delivery of health and social care services throughout the SLWR area and delivered from the new Broadford Hospital.

- **Old Broadford public toilet block:** The creation of new public toilet facilities in Broadford by BSCC has created an opportunity to re-purpose the site of the former toilet block on the Main Street. BSCC undertook a specific community consultation relating to this site in 2023. Current proposal is for a mixed-use facility including incubator business space and community space.
- **Broadford woodland extension:** BSCC is currently investigating the potential acquisition of an additional area of mature commercial forestry adjoining Broadford Industrial Estate (North Broadford Woodland). This would make management and development options for the current community owned woodland more viable.
- **Broadford Primary School Garden:** There is strong desire to see the retention of existing school garden as public/community/ learning greenspace. The school garden pond is an important focal site for nationally important Palmate Newts.¹⁹

¹⁹ Email from Janet Ullman, SSAAR (Saving Scotland’s Amphibians and Reptiles) Education Officer, Amphibian and Reptile Conservation, to BSCC, 23 August 2024

- **Broadford old primary school site:** With its biomass heating system and garden already in situ, the site of the old primary school has potential as an appropriate location for supported housing or other adapted housing aimed at older residents and last-time buyers.
- **South Skye Community Campus:** A phased development of leisure and recreation facilities to be built alongside the new Broadford Primary School. A dedicated SCIO has been set up to fundraise, develop and manage the community owned and run facilities. Facilities will comprise of a new all-weather pitch, new changing pavilion / multi-use space, bike pump track / additional play space. The project will also upgrade, and make accessible, the existing playpark and Broadford Village Hall. The SCIO will utilise the community wing of the new school outwith school hours, and this will include community use of the double court gym and new school MUGA (Multi Use Games Area).
- **Skye Cycle Way path project:** BSCC has been progressing a proposed long-distance active travel route to link Broadford and Breakish with the Skye Bridge for over 5 years. Detailed designs have been developed and extensive negotiation with landowners



Viewpoint on path at Broadford Woodland (Sgianadin).

has taken place. Community support for this project has been clearly demonstrated over a number of consultations.

- **Community wind project:** There is an appetite to pursue small scale community wind projects.
- **Broadford Woodland (Sgianadin):** This important community amenity, owned by Forestry Land Scotland, has been highlighted



Bridge at Coire-chat-achan.

throughout the consultation. It is an integral part of the local path network. There has been interest expressed about future potential community ownership.

- **Strathaird:** Early discussions have suggested that the proposed new Elgol Community Trust have an interest in community ownership of the land and buildings at Strathaird, currently owned by the John Muir Trust.



Loch Cill Chrìosd.

Male Stonechat, common around the in-bye and hill ground (photo Phil Knott).



- **Broadford - land opposite village hall:** The SSCC have expressed an interest in exploring the opportunity of acquiring this land for the purposes of additional amenity greenspace.

Needs

- Protect and restore the natural environment and enhance biodiversity on land and at sea.
- More opportunities for alternative housing models (e.g. collective self-build, last-time homes, supported housing units, outlying townships) and achieving a balance between year-round resident and visitor accommodation.
- Provide sufficient services to meet the needs of a growing, and ageing, resident population and increasing visitor numbers.
- Retain/attract more young people (20-35 age group) to stay/settle in the area.
- Workforce development (unfilled posts and staff shortages in local businesses).
- Investment in infrastructure and utilities (water and renewable energy), Community heating system.
- Addressing hidden deprivation (fuel poverty,

- cost-of-living impacts, child poverty etc).
- Make childcare and education facilities available to encourage families to stay and work in the area.

Challenges

- Climate change adaptation (increasing sea level rise and flooding risk).
- Meeting the needs of an ageing population, especially in dispersed settlements.
- Addressing the demographic imbalance, especially economically active 20-35 age range.
- Managing tourism and its impacts on our quality of life and the local environment.
- Managing pressure and seeking balance between renewable energy developments with maximum community benefits and minimising negative impacts on landscape, environment, biodiversity and tourism industry.
- Sourcing investment in an era of restricted public spending and poor funding climate.
- Addressing seasonality in local jobs market (more local opportunities to have a career).

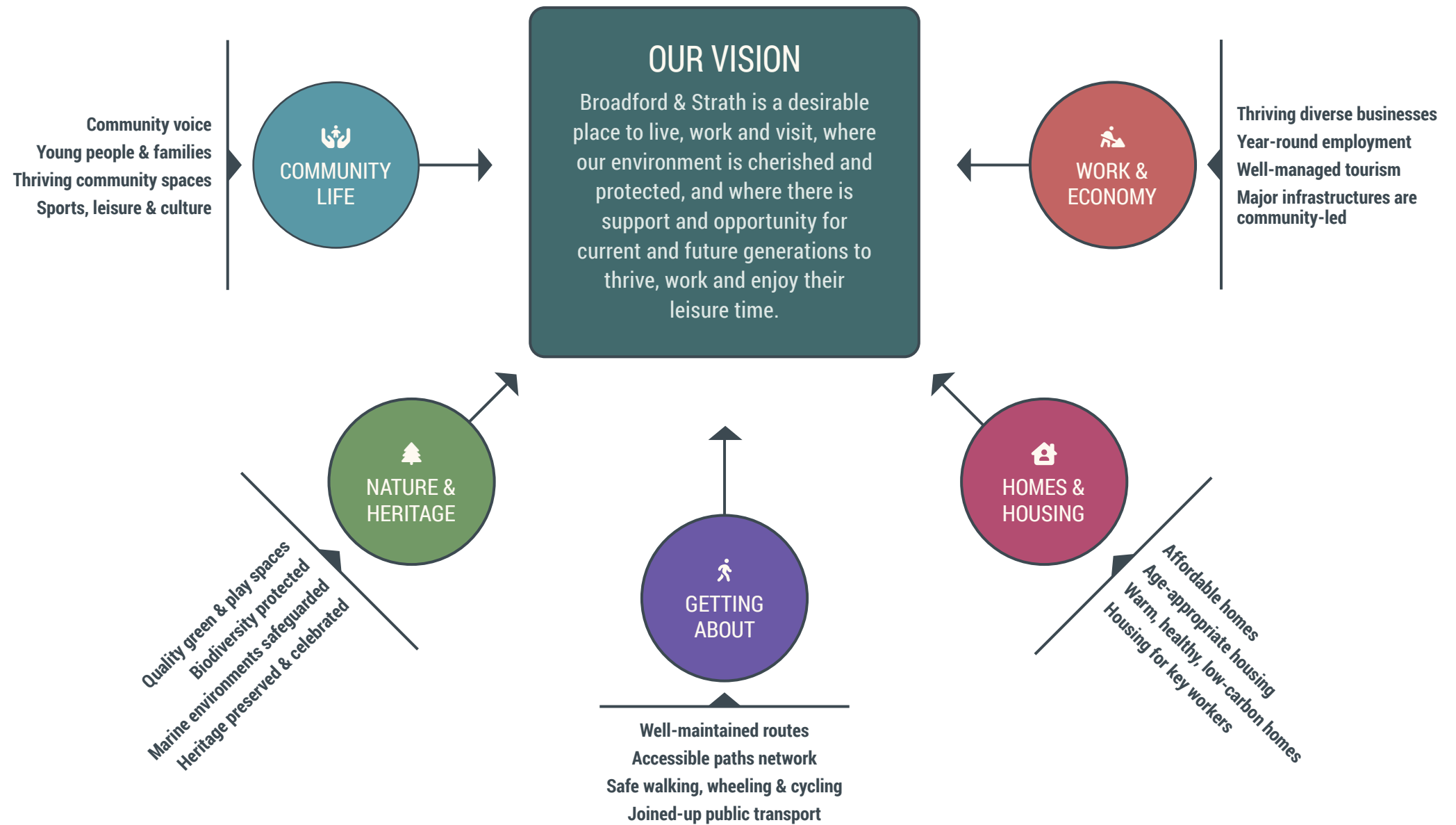


Ashaig Beach.

OUR VISION

We want Broadford & Strath to be a desirable place to live, work and visit, where our environment is cherished and protected, and where there is opportunity for current and future generations to thrive.

Affordable and good quality homes, safe and accessible travel routes, places to meet and be active, and a healthy natural environment, will all contribute to creating a healthy, thriving community.



Our vision is for Broadford & Strath to be a desirable place to live, work and visit, where our environment is cherished and protected, and where there is support and opportunity for current and future generations to thrive, work and enjoy their leisure time.

Through community consultations and the Local Place Plan engagement process residents have been able to express what they value about living in Broadford & Strath, what they want to retain and improve, and what they would like to change. This section seeks to distil that into a coherent vision for the future of our community, as well as identifying the needs and challenges which we face.

We have structured this vision around five themes: community life, nature & heritage, getting about, homes & housing, and work & economy. We highlight the key issues and concerns around each theme as expressed during our community engagement as well as some proposed actions to address them.

Community life

Desirable places and spaces for people to meet, socialise and be inspired to be active are key to a healthy community life. This includes having



Growers Hub, Broadford.

access to a good range of local facilities and services within our communities. We also need to ensure our community is prepared and resilient in the face of multiple pressures including economic and climate.

Community facilities

Our community clearly values the places and facilities we already have where we can come together to meet, play, exercise and volunteer. Broadford, Elgol and Breakish halls are important lynchpins of their communities, while Broadford Community Woodland and the range of activities taking place in the Growers Hub were mentioned by many. However, the lack of facilities for indoor /

wet weather sports and activities, including a gym and swimming pool were raised, particularly in view of the question over the future of Lochalsh Leisure Centre at Kyle of Lochalsh. The South Skye Community Campus project should go some way to addressing this need. There is also a desire for more/better outdoor activity facilities especially for young people and a covered space for outdoor events.

Health & wellbeing

Our area's peace and quiet, natural environment and accessible paths network are all highlighted as contributors to physical and mental well-being. Local health services including the health centre/surgery, new hospital, and mental health charities/activities are appreciated. However, the lack of dentistry services has been highlighted, and a full range of maternity services is not currently available. There is an urgent need to provide a working helipad to service the hospital, and options are being explored to locate this.

Places to learn

The prospect of a new primary school and additional community facilities at Broadford is widely welcomed. There are also plans underway to support new housing and business

development in Elgol to encourage families to stay in the area and to support the reopening of the Elgol Primary School.

Vocational education and training is vital for viable and sustainable rural communities. Places to learn should therefore include expansion of provision at the University of Highlands & Islands (UHI) Broadford site.

Outdoor learning is key to future generations being equipped to tackle the climate and biodiversity crisis yet this is currently not well supported by local government or funders. It should be noted that the environment was a top concern for children and young people who attended the Local Place Plan consultation.

Nature & heritage

Broadford & Strath contains a large number of different and overlapping formal designations including the Cuillin Hills National Scenic Area (NSA) and Special Protection Area (SPA), four Areas of Conservation (SAC) and six Sites of Special Scientific Interest (SSSI). The designation listings include landscape, geological and ecological features. See maps on p. 25.

Having an exceptional natural environment on our

doorstep is one of the great things about living in Broadford & Strath, and is clearly important to residents. We also value our built and cultural heritage and would like to see it given a higher profile. The [Broadford Biodiversity Audit](#), while limited to the Broadford area, showed that the threats from invasive species and unmanaged visitor pressure on cherished local beauty spots is also a concern.²⁰ In particular pressure from wild camping and overnight camper-vanning along the shore of Loch Slapin and other 'hot-spots' was raised in the community consultation.

There is also widespread concern over litter, anti-social behaviour and general neglect and untidiness. This needs to be managed through better communication, education and improved waste/recycling facilities, potentially in Broadford industrial estate.

Outdoor activities and play areas

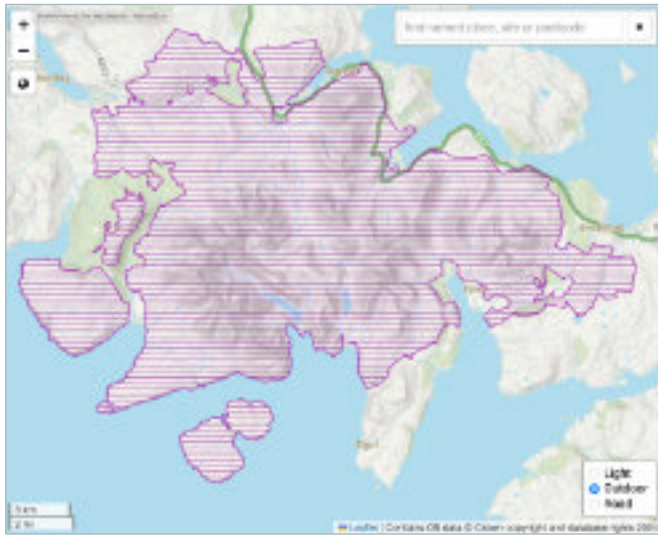
Access to greenspaces and play facilities close to where people live is important for residents of all ages, but particularly for families with younger children. If we want to attract and retain more

²⁰ <https://www.broadfordandstrath.org/wp-content/uploads/2024/07/1-Biodiversity-Audit-and-Action-Plan-for-the-Broadford-Area-Phil-Knott-2024.pdf>

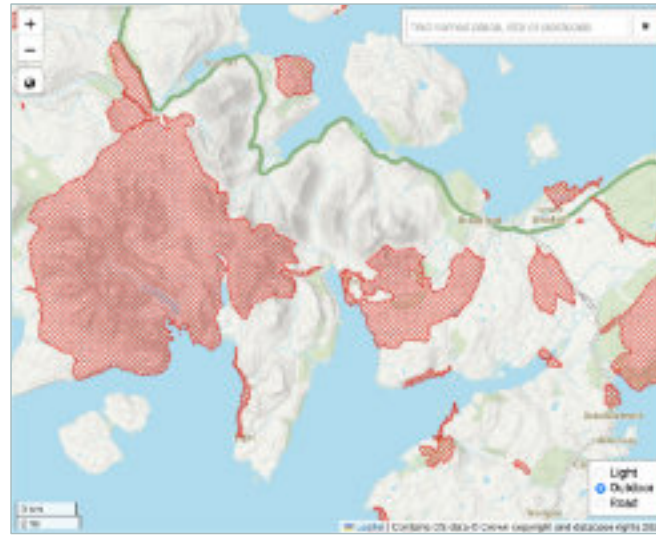


Broadford Youth Club Football team (photo Nicholas Kelly).

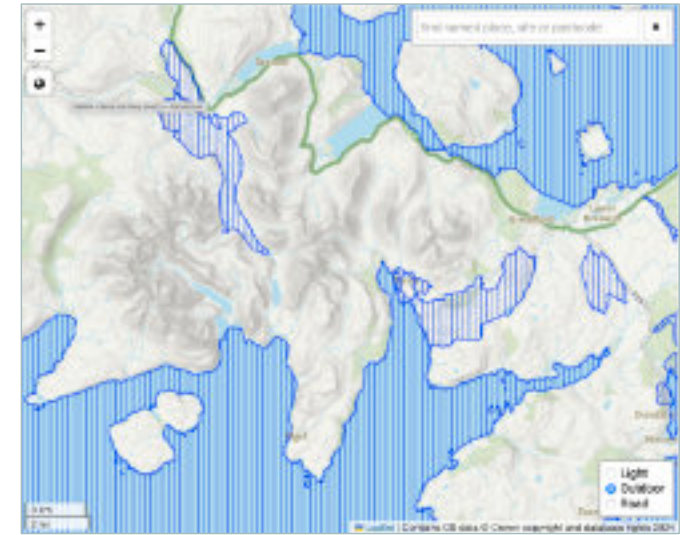
people in the 20-40 age range we need to make our communities family-friendly. Provision of play parks, green and growing spaces should be considered as part of any new housing developments in settlements, as well as outdoor activity facilities for older children. South Skye Community Campus could provide appropriate sites for facilities such as pump-track, skate park, bike park, climbing wall or soft play area. Corry Capers outdoor learning activity run by BSCC is highly valued and should be supported. There has been discussion about Corry Capers moving to the old Broadford Primary School Garden if retained as a greenspace when the new school is built.



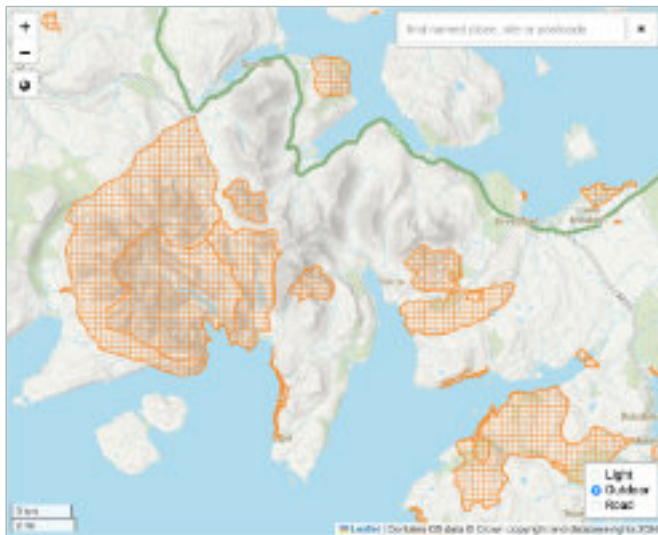
Map showing Sites of Special Protection Areas.



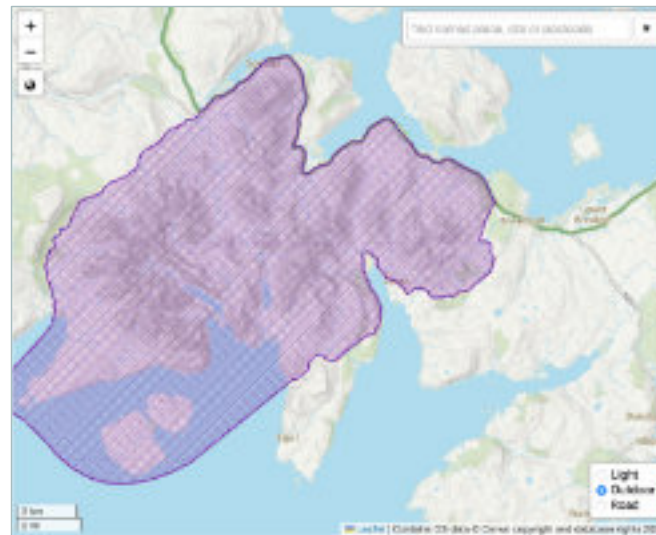
Map showing Sites of Special Scientific Interest.



Map showing Sites of Special Areas of Conservation.



Map showing Geological Conservation Review Sites.



Map showing National Scenic Areas.

Maps of Protected Areas. Maps and data courtesy NatureScot, accessed at <https://sitelink.nature.scot>

Biodiversity and nature

The [Broadford Biodiversity Audit](#) demonstrated a widespread appreciation among residents for the importance of our natural environment, and the potential threats to it.²¹ Invasive species such as Japanese Knotweed, Fuchsia, Gunnera and *Rhododendron ponticum* all pose threats to different native habitats. In addition to officially designated sites, Broadford & Strath contains a number of locally significant habitats and landscape features which merit protection but are not currently formally recognised:

- Native woodland is recognised as a scarce habitat in the area. Broadford & Strath does have some locally significant areas of mainly birch woodland, alongside remnant pockets of Atlantic rainforest. Planning policy should protect these fragments of remaining habitat, and encourage their regeneration.
- Broadford Bay with its scattering of islands is major feature of the area, and a significant marine habitat, yet has no formal recognition or protection. Threats include dumping of garden and building waste, dog-walking,



Bluebells in native woodlands (photo Phil Knott).



Four of the orchid species found in the Broadford area (photo Phil Knott).

disturbance on the foreshore, dumping of chemical toilet waste.

- Ardnish peninsula is locally important for birds and nature and clearly much valued by residents too. Currently visitor pressure and human disturbance is limited by lack of awareness/promotion and limited access, but this needs to be monitored.
- Peatlands are nationally and globally important as sites for absorbing and storing carbon dioxide. Common Grazings, such as those at Upper and Lower Breakish, include large areas of pristine peat and are not currently protected.

Managing pressure

Pressure on our natural environment, whether from increased visitor numbers or renewable energy development, was clearly a concern coming through the community engagement. Skye is currently the focus of a number of major infrastructure investments, including the SSEN high-voltage transmission line upgrade and numerous windfarm proposals, and there is widespread concern over the impact of these large-scale developments on both the natural environment and tourist economy. Major projects

²¹ Biodiversity Audit and Action Plan for the Broadford Area, to download at <https://www.broadfordandstrath.org/project/biodiversity/>

such as these generally require the establishment of worker camps, storage compounds and associated development infrastructure. These can have a significant impact on the local community and environment, including land degradation. Formal designation status such as Special Protection Area warrants mandatory consideration in the planning process, but locally valued sites may not be protected.

There is also a concern about the impact that temporarily workers' camps will also have on local services, including medical; the 3 camps currently proposed for the Broadford/Breakish area are set to raise the local population by 30-40%.

Our community engagement revealed concerns about the pressure from visitor numbers on some local beauty spots and tourism 'hot-spots', often as a result of unofficial promotion via social media. Issues range from inappropriate wild camping, human waste and fires to fly-tipping and dogs off-lead among livestock. The Highland Council's ranger service did go some way to managing these impacts, but the service is vulnerable to funding cuts, and more permanent measures may need to be considered, including restricting vehicle access and parking and/or discouraging certain activities at certain sites.

With Skye now Scotland's second most popular tourist destination after Edinburgh, over-tourism is a real threat and a strategic approach to tourism management is needed. There is an opportunity to promote responsible travel and 'slow' tourism alongside infrastructure improvements and tourism management measures.

Culture and built heritage

Broadford & Strath contains a rich collection of archaeological sites and monuments from past centuries, many of which are less well-known than they should be, with little interpretation or information. There is an opportunity to make more of this heritage asset to encourage visitors to explore beyond the usual hot-spots, and spend more time (and money) in our area. Building on the [work done for the Broadford & Strath Landscape Partnership](#) in 2006,²² we could develop a heritage 'offering' alongside our expanding network of local paths using the example of [Staffin's 'Museum in the Environment'](#) (AKA 'Eco-museum') and digital media.²³

²² British Geological Survey, 'The Geological Assets of Broadford and Strath: Statement of Significance and Identification of Opportunities', Report CR/06/075N, 2006: <https://nora.nerc.ac.uk/id/eprint/7449/1/CR06075N.pdf>

²³ Ecomuseum: <https://skyeecomuseum.co.uk>

Gaelic language and culture is integral to our history and our place and is highly valued by many in our community. We should protect Gaelic place names and explore ways to promote and support this cornerstone of our identity.

A list of Historic Environment Scotland designated sites in our area is provided as [Appendix 2](#).²⁴

Preparedness and resilience

The Covid-19 pandemic has demonstrated how exposed our societies and systems can be in the face of unanticipated adverse events, and the disproportionate effect these can have on the most vulnerable in our society. It is vital therefore that we build up our resilience to withstand future shocks. These might include future pandemics, extreme weather events and rising sea levels as a result of climate change. Future plans should all be assessed in relation to the particular vulnerabilities of our rural island location.

Getting about

In a rural community getting around and accessing local facilities can be difficult for some people. How do we adapt NPF4's aspiration for

²⁴ <https://tinyurl.com/4fayswuk>



The Marble Line path follows the old marble quarry railway route.

the '20 Minute Neighbourhood' to our rural reality? The local path network especially in and around Broadford is highly valued, but people would like more opportunities to choose active travel options for short local journeys, particularly for accessing facilities like the new primary school, hospital and South Skye Community Campus. This theme is about enabling people to get around safely and sustainably, ideally without a car in line with National Planning Framework 4's sustainable transport policies, the National Transport Strategy (2020) and the related Strategic Transport

Projects Review 2 (STPR2, 2022).²⁵ Transport operators operating on Skye, and those who provide travel services to and from Skye, must be encouraged to expand their rail, ferry and bus services and communicate with one another to provide a more cohesive service.

Roads and traffic

The impact of increasing road traffic on quality of

²⁵ National Transport Strategy 2 and Strategic Transport Projects Review 2, available at: <https://www.transport.gov.scot/>

life is a concern for many in our community, particularly on perceptions of safety in the context of a widespread desire to be able to walk and cycle for short local journeys. The [BSCC Paths for People survey](#) in June 2024 showed that while our weather can be a disincentive to active travel, road traffic and lack of safe routes were the biggest barriers to residents walking or cycling more.²⁶

The volume of traffic on the A87 through Broadford, and on narrow single-track township roads, was also frequently mentioned in our community engagement as a disincentive to active travel. We want all residents to feel safe walking or cycling in their neighbourhood, especially families with children. Having proper separation between pedestrians, cyclists and vehicles is the ideal wherever it can be achieved, but in more rural settlements other measures such as appropriate speed limits, traffic calming, priority signage and road markings may be required. There is an appetite for the creation of off-road active travel routes and this should be encouraged. The Highland Council and Trunk Road authority will continue to be encouraged to put in place a high standard of road maintenance and infrastructure in the Broadford & Strath area.

²⁶ Paths for People survey report can be downloaded at <https://www.broadfordandstrath.org/project/path-network/>

Paths and active travel

The BSCC Paths for People survey also asked residents about a number of existing and proposed path routes in the Broadford area. In particular there was strong support for creating new paths linking the new hospital to the existing pier path, paths to access the new primary school, an off-road route connecting Luib to Broadford, a new link path to Broadford Woodland, an off-road route connecting Elgol, Torrin and Broadford, retention of the SSEN transmission line works route through Harrapool, and a path alongside the Committee Road in Breakish (part of the planned Skye Cycle Way).

Accessibility and transport

Patchy public transport provision, especially between Broadford and the outlying settlements, such as Elgol, or outwith term time, was mentioned as an issue in our community engagement. Infrequent services and a lack of bus stops and clear timetable information were also highlighted. This particularly affects young people and those without access to cars. The community will investigate the scope for a community transport scheme in Broadford & Strath.

Homes & housing

Having a good quality, affordable home, of the appropriate type, in the right place is fundamental to quality of life. We want to ensure that everyone in our community can access this basic need. The lack of affordable homes for the younger generation and key workers in particular was a recurrent theme of our community engagement. As Skye's second biggest settlement, Broadford has rightly been the focus of much investment by social housing providers over the last 20 years. But residents in Elgol and other outlying settlements are keen to see more affordable housing options being available in their communities as well.

In terms of location, the preference is for new housing to be developed within the existing settlements identified in this plan and/or on brownfield sites where possible, in line with [National Planning Framework 4's](#) Local Living / 20 Minute Neighbourhood Policy 15 and Policy 17.²⁷ A number of priority housing sites are identified on the settlement maps. Community-led housing initiatives and partnerships with Registered Social

²⁷ <https://www.gov.scot/publications/national-planning-framework-4/documents/>; Policy 15, Local Living and 20 minute neighbourhoods; Policy 17, Rural homes.

Landlords are likely to be the key to delivering affordable homes in the smaller settlements and crofting townships.

Affordable homes for local people

Whether community-owned or provided by social housing bodies, the lack of genuinely affordable homes for local people is a widespread concern. The impact is felt by businesses and employers struggling to recruit and retain workers, as well as smaller primary schools and other essential services in remoter communities with ageing demographics. If we want to attract and retain families with children to keep local schools open, halls in use, and winter footfall in local businesses, more affordable housing options in all our communities is a pre-requisite.

The Elgol area in particular is experiencing the impact of an imbalance in second home ownership. Research undertaken in 2024 identified that 56% of homes in Elgol are not lived in on a full-time basis.²⁸ There is a call in this area to

²⁸ Research by working group in process of forming the new Elgol and Strathaird Community Trust (SCIO registration in progress). Of 98 total homes (excluding caravans / pods / chalets) in Elgol, occupation was identified as follows: 43 occupied including B&B/home share; 2 long let, 25 short let, 13 second home, 15 empty.

encourage small-scale development of new homes which would prioritise occupancy by local people, particularly families, to sustain the community.

In terms of tenure and development types, we anticipate a mixture of approaches such as community-led development for rent, low-cost home ownership, shared equity, Rural Housing Burdens and self-build plots.

Age-appropriate housing

As well as first-time homes we need to think about last-time housing options of various types in the right locations – generally close to services and facilities, especially health care. With an ageing population there will be greater pressure on health and social care services, especially in remoter areas. We should plan ahead by ensuring older residents have appropriate housing options close to families and support networks for when their existing homes are no longer suitable. This should include supported housing in locations close to facilities and services. Having more choice and down-sizing options for older residents also frees up under-occupied housing stock for families. The development of last-time housing options should be a priority to enable our older residents to remain as independent as possible in their own community surroundings.



Broadford Community Garden.

The former Broadford Primary School and Mackinnon Memorial Hospital have been suggested as potential sites for housing for older residents as well as key workers.

Healthy homes for all

The [Healthy Homes for Skye, Raasay & Lochalsh](#) report of 2023 confirmed anecdotal perceptions that we have a relatively high proportion of people living in older, hard-to-heat homes which are more

likely to be cold and damp.²⁹ Many of these will be older residents and people already affected by cost of living increases. Climate change is likely to exacerbate this with milder but windier and wetter winters predicted for Scotland. The barriers to addressing this issue (lack of impartial specialist advice, cost, lack of contractors etc.) are mainly unrelated to spatial planning policy. Such barriers should be addressed, however, to make it easier

²⁹ <https://healthyhomesl.co.uk/wp-content/uploads/2023/12/Healthy-Homes-for-Skye-Raasay-and-Lochalsh-report-Dec23.pdf>

for householders to secure planning consent to upgrade and extend their property to modern standards or provide additional living space, solar panels, extensions and so on. This is an important part of sustaining local communities by enabling people to affordably adapt their homes so that they can stay in the local area.

Work & economy

If we want to attract and retain more young people, we need to support economic activity. Tourism

underpins our local economy, but we also need to encourage a diverse range of businesses to provide year-round employment and career progression, as well as support for self-employment. This includes provision of adequate broadband in places where this is lacking (Torrin and Elgol). The Elgol area is also in need of an upgraded electricity supply in order to facilitate installation of e.g. EV charging facilities.

Local businesses and services

Our consultation showed that people clearly value the range of local and independent businesses

that we have in the area and are keen to support and retain them. Broadford village centre, in particular, is seen as a key hub for the area. There are some perceived gaps in local provision including dentistry service, a bakery and a launderette. Other gaps mentioned included a community cafe and local food/produce market. There are possible opportunities for new start-ups in the area and this should include affordable infrastructure for new businesses to potentially coexist and share costs. There are also opportunities to develop a local workforce that could support home improvements and energy-saving retrofitting, which is much in demand.

Broadford Hospital (photo Alec Mcleod, NHS Highland communications officer).



Tourism impacts

The value of visitor spend within the local economy is clearly appreciated, yet a tourism focused economy brings various negative impacts on quality of life. Highlighted through the consultation were pressure on housing stock and supply of building sites from the demand for visitor accommodation, traffic in Broadford village centre and on single-track township roads, and visitor pressure at tourism hot-spots. There was clearly a desire to better manage these negative effects and have a wider conversation within the community about how to do this fairly. Planning

policy has a role to play in helping communities mitigate these impacts.

Tourism also impacts on the availability of accommodation for short term workers, with hotels and guests houses fully booked for many months of the year. Accommodation is also scarce for seasonal workers in the hospitality business, which has an economic impact. Provision of suitable accommodation should be considered alongside the consideration of housing needs outlined above.

Renewable energy impacts

The development of renewable energy projects in Skye, and in particular on-shore windfarms, has potential to create both positive economic impacts and negative environmental ones. Temporary contractor workcamps aside, our community engagement highlighted concerns that local input into the decision-making process for these big infrastructure projects is being weakened, which in turn undermines local democracy and trust in government. This runs counter to the Scottish Government's public policy of community empowerment.

With potential for a proliferation of windfarm developments on Skye in the coming years, there



Community Garden volunteers.

is increasing scrutiny of the level of community benefit contributions which developers pay, and the fact that payment levels are advisory and unenforceable. There is an argument that if major infrastructure projects go ahead, the community benefit payments should be more commensurate with the level of profit developers and shareholders stand to make.

Future energy developments must guarantee that the views of local residents are recognised by both the Highland Council and Scottish Government at the planning stages, and ensure that any further developments are community led and of a reasonable size to fit our landscape.

Proposals should be considered in the context of a national spatial strategy for Scotland, which would balance the need for energy generation with protecting the landscapes that make locations such as ours so attractive to visitors. Consideration could also be made to produce and distribute energy closer to the demand.

Workspace and employment

Workspaces and places for small businesses, community enterprises, and self-employment were mentioned in our consultation as important assets for the community. In particular it is good to have a range of different business units available at Broadford Industrial Estate, and commercial development sites at Old Corrie. There is also a desire to see some appropriate business space opportunity created in Elgol.

The maps in the next section contain details of place specific proposals for various locations under these themes.



View of Blà Bheinn.

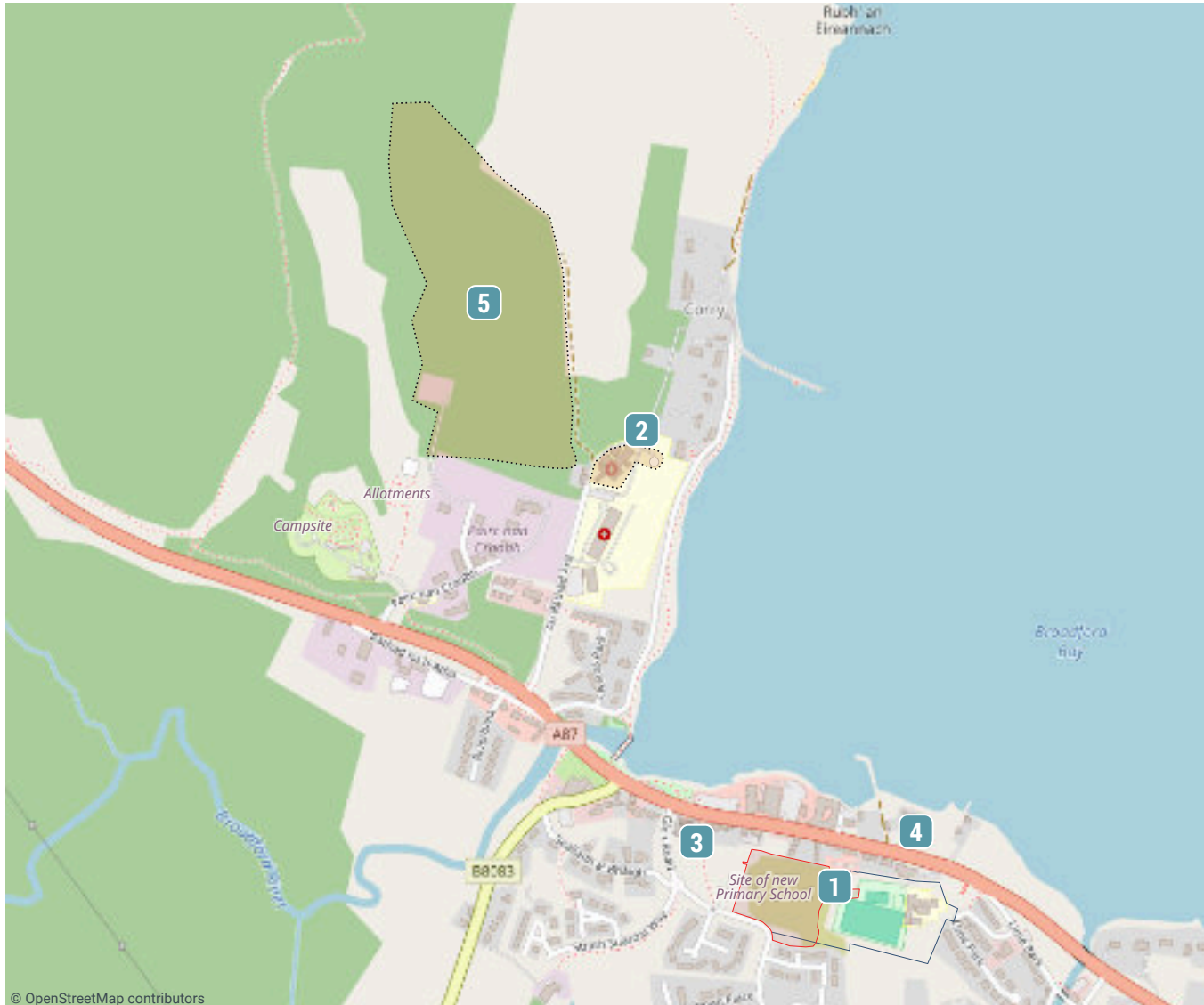
PROPOSALS

The maps and accompanying texts in this section should be read in conjunction with section 4, Our Vision, which covers general principles for the Broadford & Strath Community Council area as a whole.

At the end of this section we set out our suggested changes to the existing local development plan.

Map 1: Broadford West Proposals

Community Life



1
South Skye Community Campus
 Support the phased development of leisure and recreation facilities for community use. Future leisure provision could include swimming pool, climbing wall and soft-play area.

2
Old hospital site & helipad
 Support proposals for appropriate redevelopment in consultation with community. Suggested uses include social / respite care, supported accommodation and NHS housing. Replace and relocate defunct helipad and provide working helipad in new location.

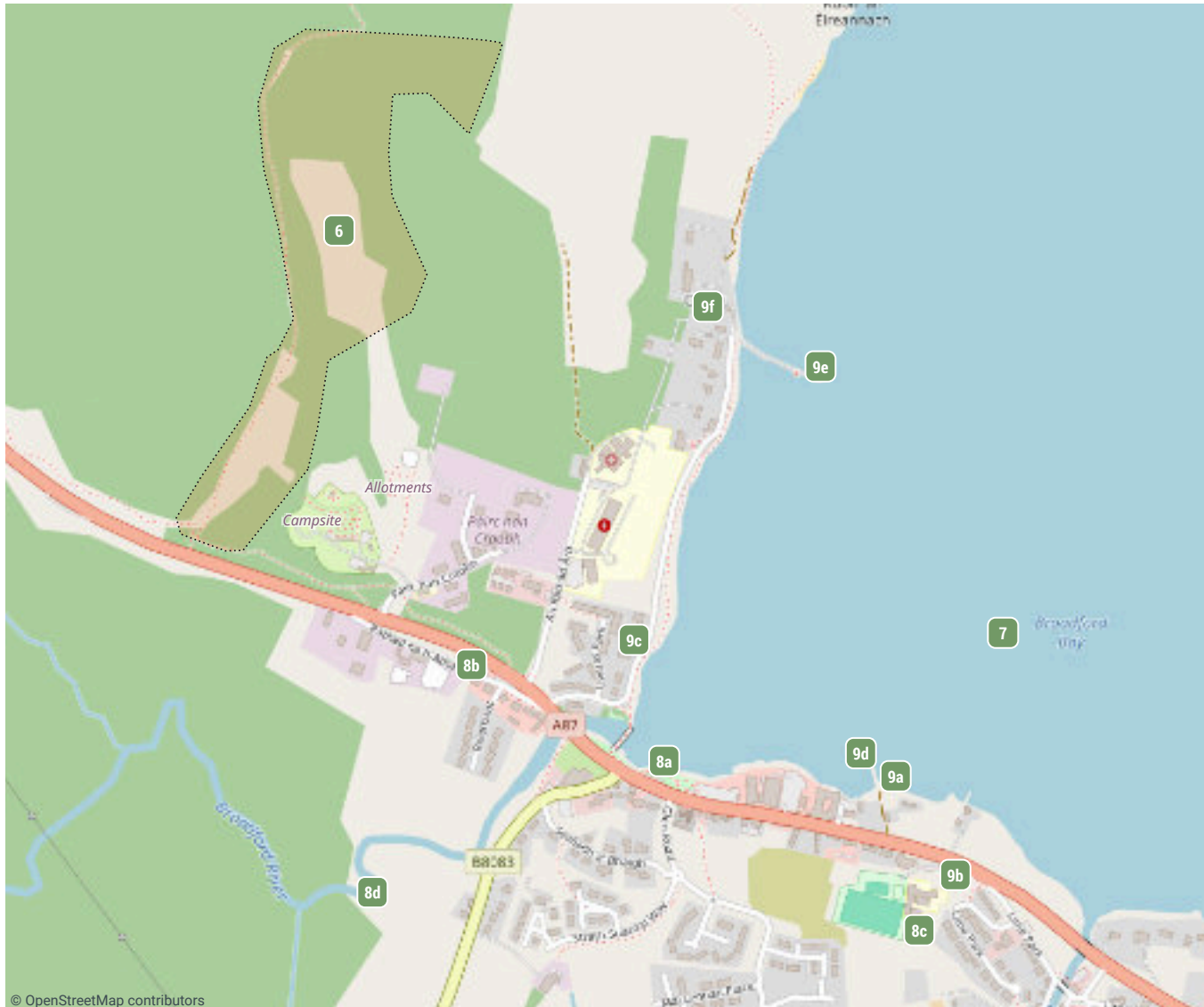
3
Old toilet block
 Current proposal is for a mixed-use facility including business and community space.

4
Land opposite Broadford Village Hall
 Appetite to explore potential for community purchase for amenity use, coordinated by SSCC. Currently zoned for housing and development.

5
Broadford North Woodland
 Potential community acquisition from current owner (HIE). Proposals may include recreation and amenity, timber processing, wood fuel, woodland crafts. Currently zoned for industrial development.

Map 2: Broadford West Proposals

Nature & Heritage



6
Broadford Community Woodland
 Restructure woodlands to promote biodiversity and support amenity in line with Forest Plan.

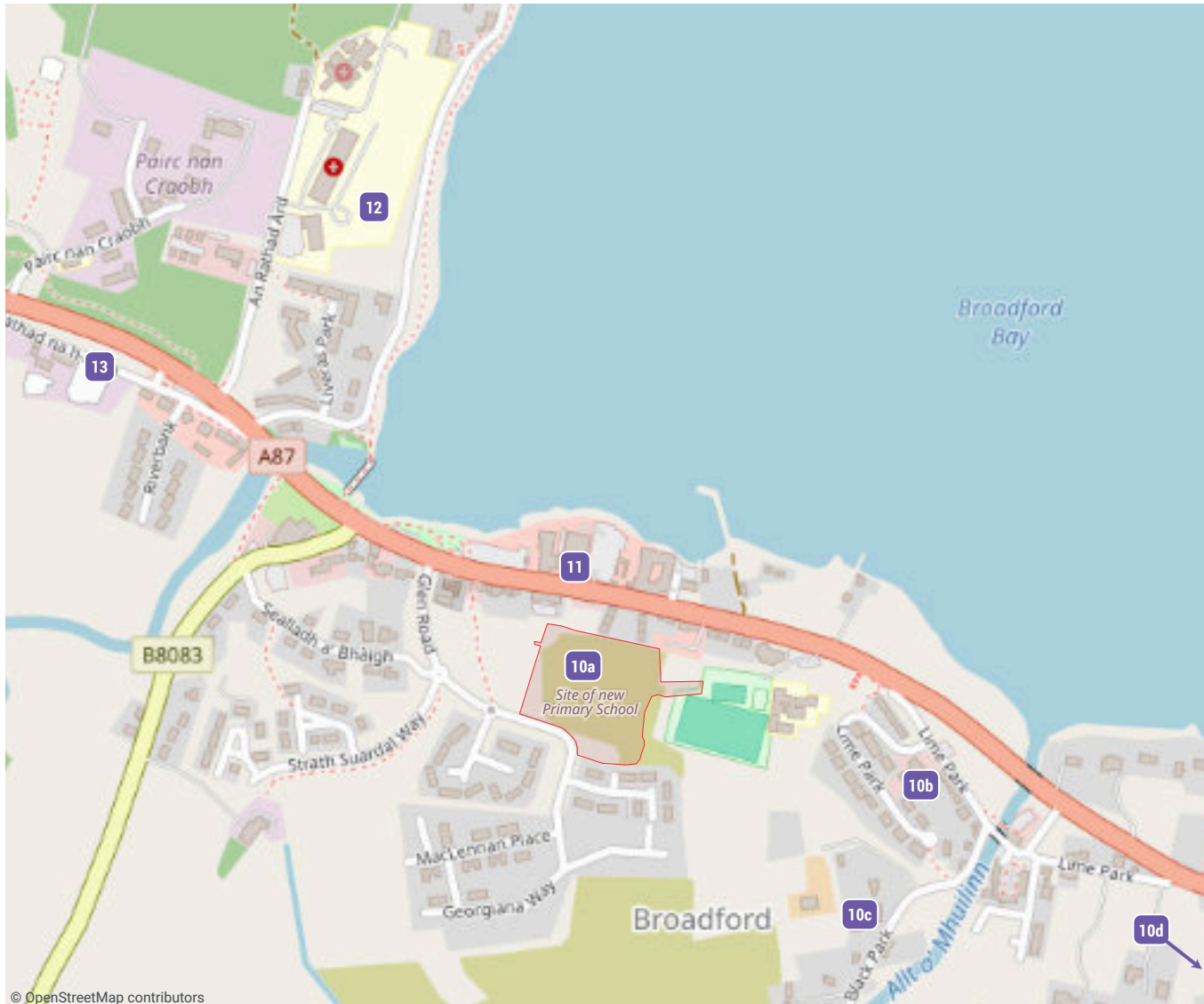
7
Broadford Bay
 Encourage creation of Local Nature Reserve and Local Nature Conservation Site around Broadford Bay and islands.

8
Community green and amenity spaces
 Protect and enhance cherished greenspace and amenity spaces, including the Community Garden [8a], the 'arboretum' strip at Old Corrie Industrial Estate [8b], the garden at the current (2024) primary school [8c] and the 'Clay Pools' natural swimming spot [8d].

9
Historic sites
 Protect and interpret significant historic sites and built heritage including Broadford Lime Kilns [9a], War Memorial & Bunker [9b], Chambered Cairn [9c], Old Pier [9d], New (Mackinnon's) Pier [9e], Corry Lodge outbuildings [9f]. Explore potential for heritage trail or 'Eco-museum'.

Map 3: Broadford West Proposals

Getting About



10
Safe Routes to School
 Encourage development of safe walking, wheeling and cycling routes to the new Broadford primary school [10a] from Lime Park [10b], Black Park [10c], Scullamus [10d] and surrounding residential areas.

11
Broadford village centre
 Accessibility improvements for pedestrians including crossing on A87 and improved signage.

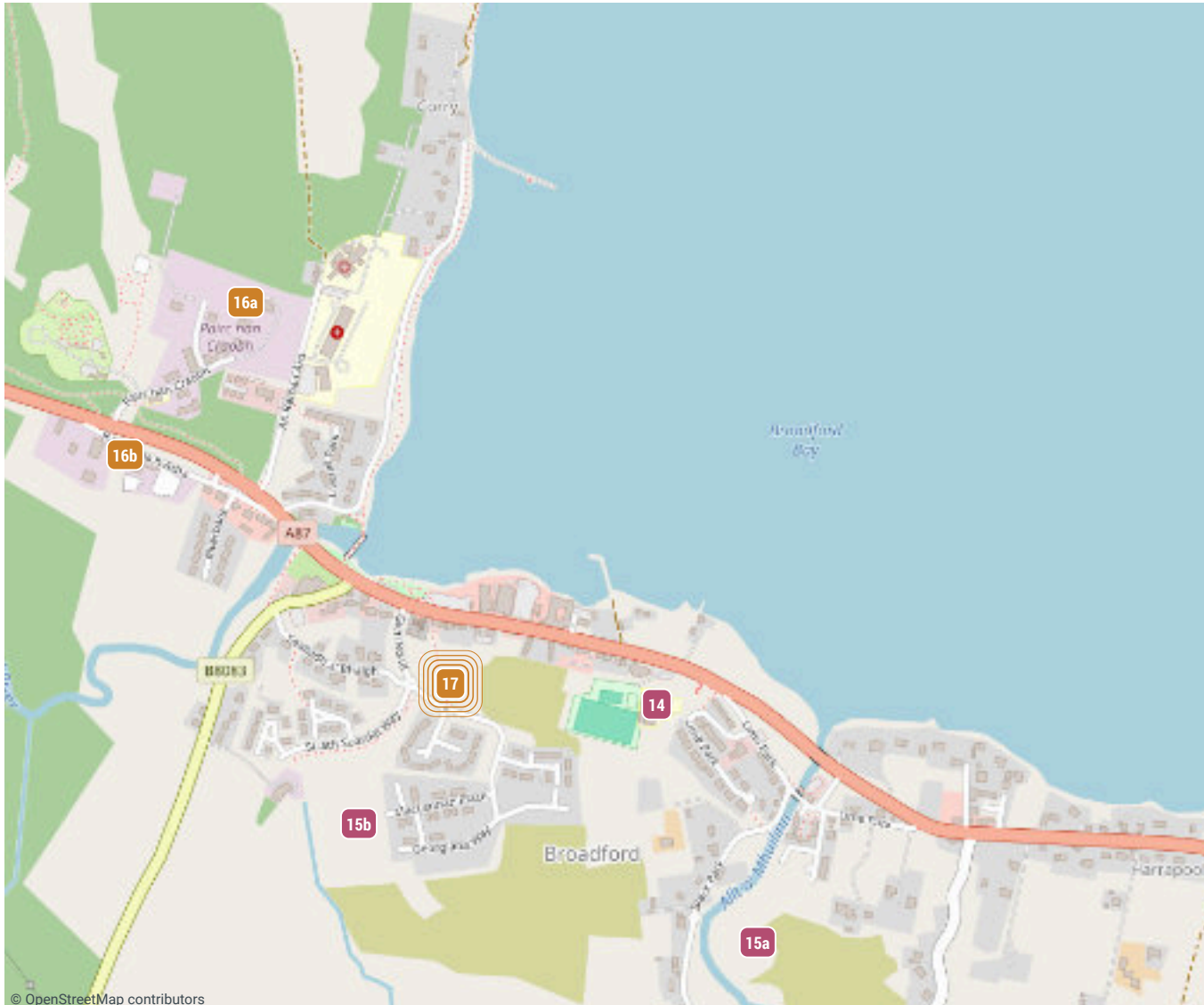
12
Hospital Link Path
 Create path to link new hospital site to existing Pier Path into Broadford.

13
Community Transport Hub
 Encourage development of community transport service to improve access from outlying settlements to Broadford facilities. Coordinate with onward transport services.

Map 4: Broadford West Proposals

 Homes & Housing

 Work & Economy

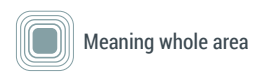


14
Broadford old primary school site
 Potential location for supported/adapted housing for older residents due to vehicle access restrictions. Explore reuse options with THC, LSHA, community partners.

15
New housing
 Support development of social / affordable housing in areas zoned for housing in WestPlan: BF02 - land south of Caberfeidh [15a] and BF03 - Glen Road West (long term) [15b].

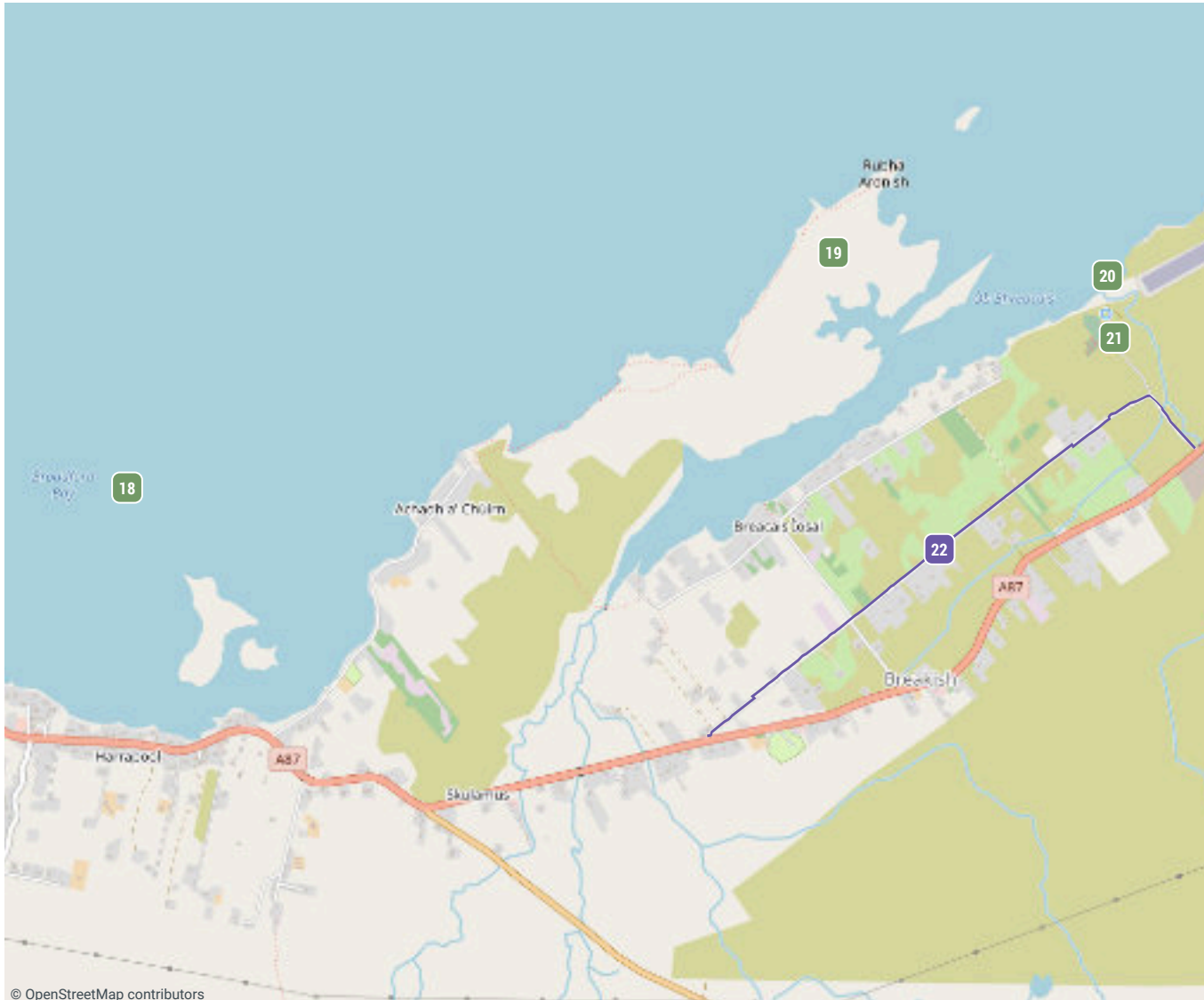
16
Industrial estates
 Encourage future provision of appropriate flexible business space / work units at Pairc nan Craobh [16a] and Old Corrie Industrial Estate [16b]; consider provision of waste/recycling facilities.

17
Broadford businesses
 Encourage retention of commercial premises including retail, food, hospitality and services. Prioritise appropriate redevelopment for economic activity. Support new start-ups.



Map 5: Broadford East and Breakish Proposals

- 🌳 Nature & Heritage
- 🚶 Getting About



18
Broadford Bay
 Encourage creation of Local Nature Reserve and Local Nature Conservation Site around Broadford Bay and islands.

19
Ardnish
 Monitor visitor impact and consider access advice to visitors.

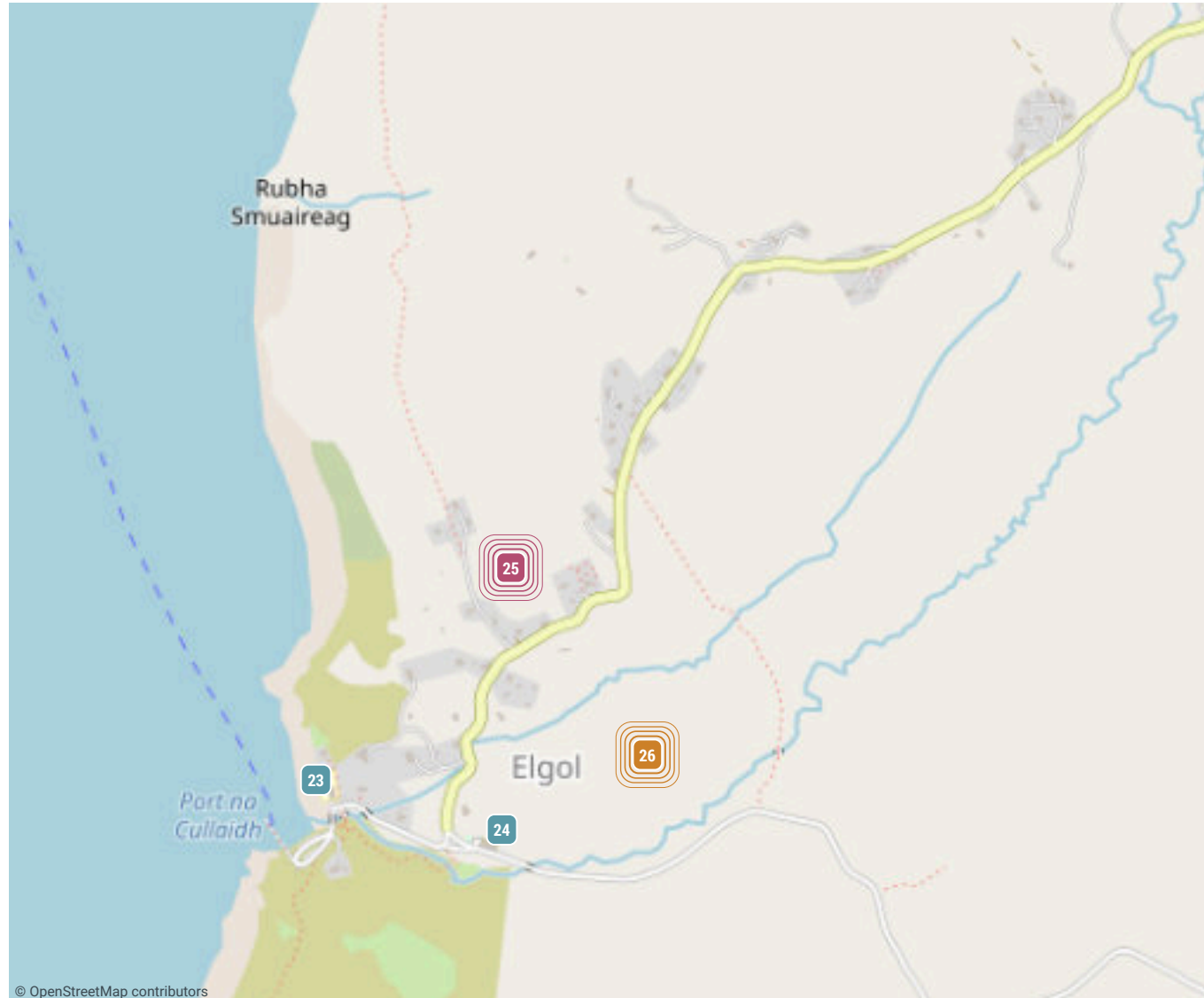
20
Ashaig Beach
 Monitor visitor impact and consider access advice to visitors.

21
Ashaig Chapel & Well
 Protect and interpret historic site.

22
Committee Road path
 Create safe path for walkers/wheelers alongside the 'Committee Road' as per plans for the Skye Cycle Way.

Map 6: Elgol Proposals

-  Community Life
-  Homes & Housing
-  Work & Economy



23
Elgol School
 Encourage options for 'meantime use' of mothballed primary school, including community learning hub, visitor or heritage centre, workspaces etc. to maintain building. Support community's aspiration to see school reopened.

24
Elgol Village Hall
 Support future development of sport and leisure facilities in and beside hall site, including play park and community garden.

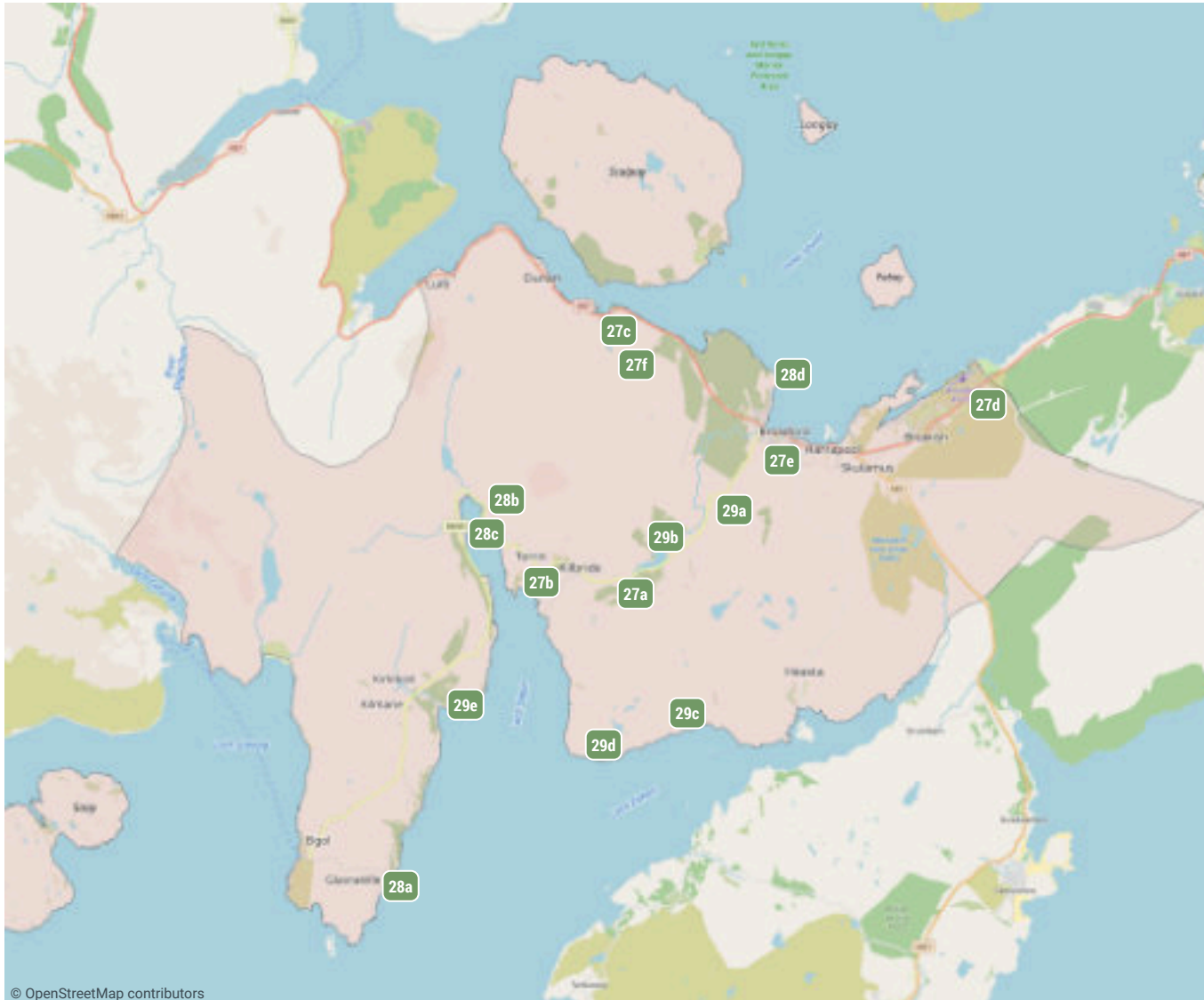
25
New appropriate, affordable homes
 Encourage small-scale development of new homes on appropriate sites within the village or on common grazings in the wider area; prioritising occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve landscape and heritage. No particular sites identified.

26
Business, broadband and utilities
 Encourage future provision of appropriate flexible business space and work units in Elgol area. Upgrade broadband and electricity supply in Elgol/Torrin.

 Meaning whole area

Map 7: Broadford & Strath - All Area Proposals

Nature & Heritage 1



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27

Native woodland

Encourage natural regeneration of native woodlands through appropriate management agreements including stock exclusion and deer control. As highlighted in the Broadford Area Biodiversity Audit (2024) the following sites are of particular importance and hold the highest levels of terrestrial biodiversity in the region, with the bulk of species nationally and internationally scarce, and are excellent candidates for local nature conservation sites.

[27a] Coille Gaireallach; [27b] Kilbride; [27c] Creag Strollamus woodland; [27d] Abhainn Lusa; [27e] Allt A' Mhuilinn; [27f] Allt Fearn

28

Manage visitor pressure at 'hot-spots'

Work with Highland Council rangers to improve visitor behaviour at tourist hot-spots. Consider visitor management measures at Spar Cave [28a], Torrin 'Marble' Pools [28b], Loch Slapin foreshore [28c], and other areas. Any signage to be compliant with the Scottish Outdoor Access Code. Consider access/parking for Rubh' an Eireannaich (Irishman's Point) [28d].

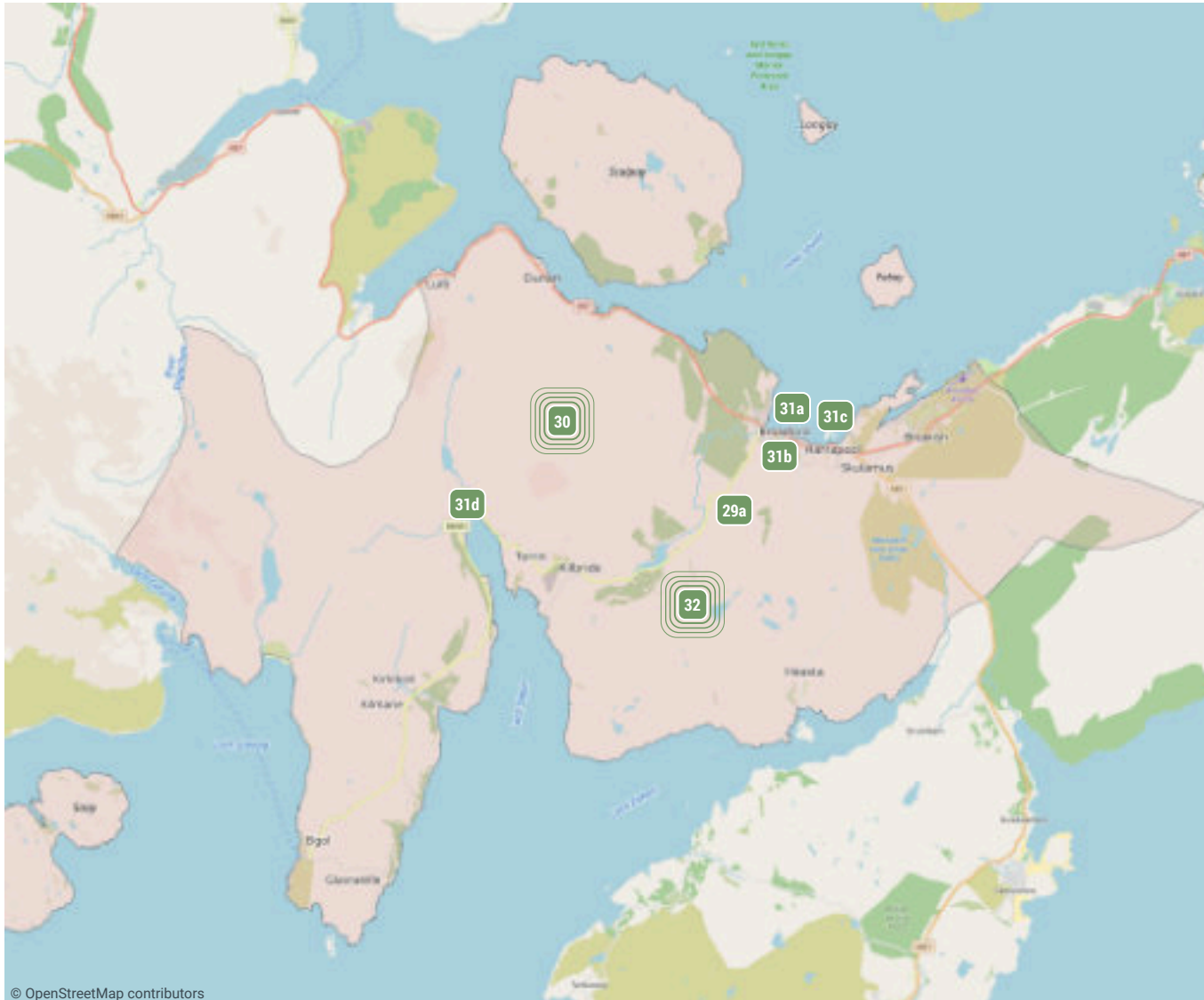
29

Historic sites

Protect and interpret significant historic sites and built heritage including Marble Line & Quarry site [29a], Cill Chriosd [29b], Borerraig [29c] & Suisnish [29d], Dun Ringell [29e]. Explore potential for heritage trail or 'Eco-museum'.

Map 8: Broadford & Strath - All Area Proposals

Nature & Heritage 2



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30
Paths signage and interpretation
 Coordinate central information panel and network map on paths and heritage sites in and around Broadford with signage, route markers and QR code.

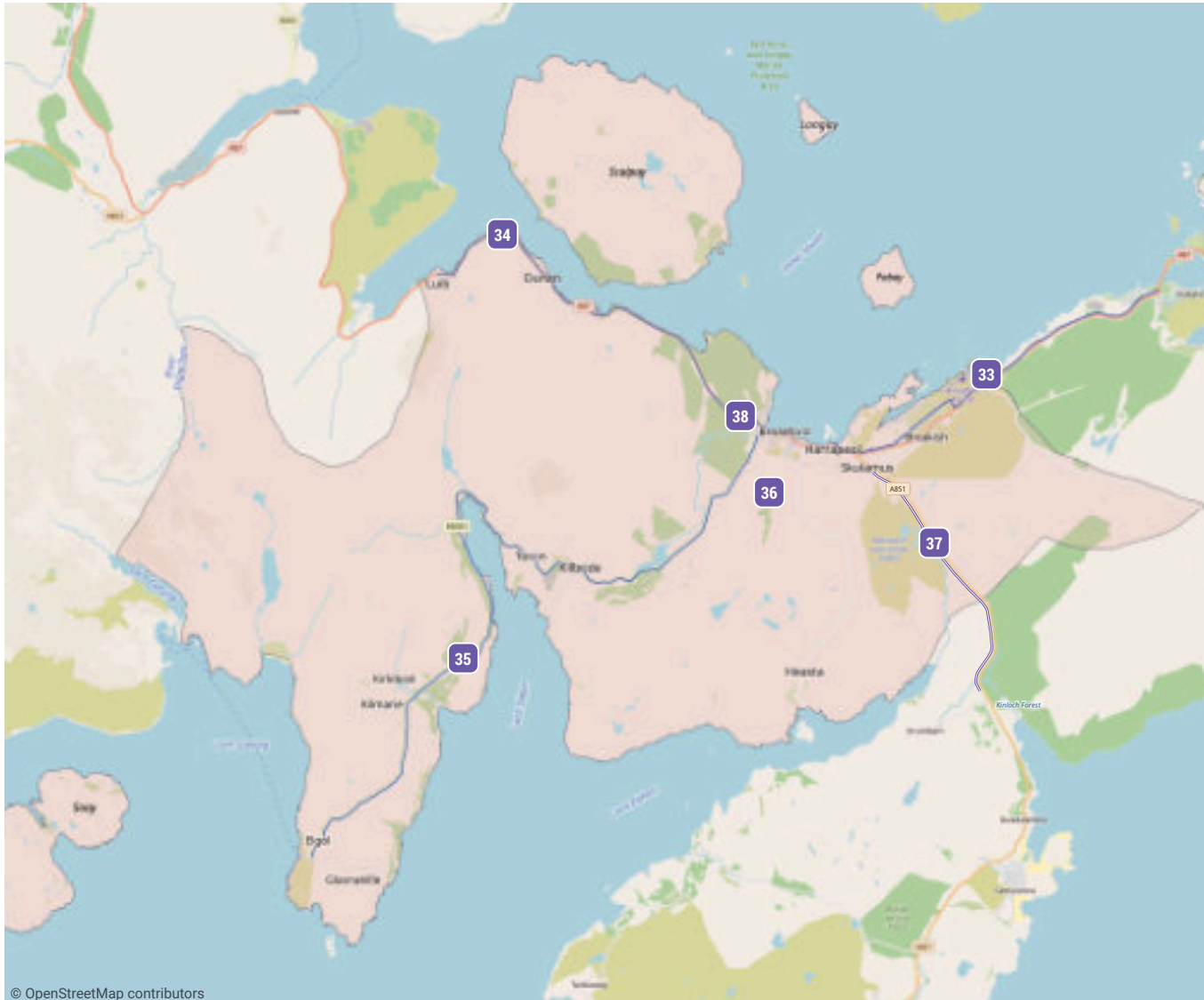
31
Climate change adaptation
 Prepare for sea levels rising and storm damage pressure. Areas highlighted as risk areas and in need of adaption are Broadford Foreshore [31a], Broadford Community Garden [31b], Waterloo foreshore [31c], head of Loch Slapin [31d]. Careful consideration of any new build developments within 3 metre elevation of the high-water mark. (See UK Govt, [exploratory sea level projections for the UK to 2300.](#))

32
Peatlands
 Identify and protect areas of pristine peatlands. The [Scotland's Soils Carbon and Peatland 2016 map](#) indicates likely presence of significant areas of Class 1 and Class 2 nationally important peatland across the BSCC area.

 Meaning whole area

Map 9: Broadford & Strath - All Area Proposals

Getting About



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33
Skye Cycle Way: Bridge to Broadford Path
 The proposed route of the path should be taken into account when planning applications are being decided so that the considerable investment to date is safeguarded until construction can be realised.

34
Luib to Broadford Link
 Encourage development of off-road active travel link between Broadford, Strollamus and Luib.

35
Elgol, Torrin to Broadford Link
 Encourage creation of off-road route linking Broadford with Torrin & Elgol.

36
SSEN line works route
 Support retention of proposed work access track in consultation with Common Grazings committees.

37
Old Sleat road
 Encourage creation of continuous off-road path from Sleat road junction to Kinloch using old road.

38
Public transport improvements
 Increase number of bus stops at various locations along A87 and highlight the hail and stop system with service providers, with improved timetable information.

Map 10: Broadford & Strath - All Area Proposals

 Homes & Housing

 Work & Economy



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39

Outlying settlements: New affordable homes where appropriate

Encourage small-scale development of new homes on appropriate sites within villages or on common grazings if community-led, prioritising area-specific local letting policy which supports occupancy by local people, workers and families in order to sustain the community, and developing sensitively to conserve our landscape and heritage. No particular sites are identified as priorities.

40


Housing renovation

Support and enable refurbishment of old housing stock to bring up to standard.

41

Faoilean / Torrin Quarry

Consider community ownership of Faoilean / Torrin Quarry site.

 Meaning whole area

Suggested changes to the existing Local Development Plans

| Map | Proposal/location | Suggested change | Reason for change / Further comments |
|-----|---|---|--|
| 1 | 1. South Skye Community Campus area | Currently zoned for mixed use (WestPlan); change to community use. | Community-led leisure and recreation facilities are being planned with high level of community and public body support. |
| 1 | 2. Old hospital site & helipad | Currently zoned for Mixed Use (Housing, Community); change to community use. | Essential this asset is used to further health and social care provision for the community of Skye, Lochalsh and Wester Ross. |
| 1 | 3. Old toilet block, Broadford | Currently within settlement development area (WestPlan); change to community use. | Community consultation – desire for various community uses. |
| 1 | 4. Land opposite Broadford Village Hall | Currently zoned for mixed use (WestPlan); change to cherished open space. | Community consultation – site highlighted as cherished; need for informal green /play space and community hub also highlighted in consultation. History of community use; proximity to nearby Village Hall, Primary School and South Skye Community Campus. Proximity to shore makes it unsuitable for housing development (sea level rise, extreme weather, amenity). |
| 1 | 5. Broadford North Woodland | Currently zoned for industry (WestPlan); change to community use. | Community consultation – appetite for bringing woodland areas into community ownership and restructuring for community / environmental benefit. |
| 2 | 6. Broadford Community Woodland | Currently zoned for mixed use (WestPlan); change to community use. | Currently owned by BSCC on behalf of community; widespread desire to preserve for community use. |
| 2 | 7. Broadford Bay | Create cherished open space; noted in Highland-wide Local Development Plan as landscape of Local & Regional Importance; change to National or International Importance. | Community consultation; cherished scenic area and significant for biodiversity. |
| 2 | 8a. Broadford Community Garden | Currently mixed use (WestPlan); change to cherished open space. | Community consultation and established use. |
| 2 | 8b. Broadford arboretum | Currently within settlement development area (WestPlan); change to cherished open space. | Community consultation and established use. |
| 2 | 8c. Primary School (2024) garden | Currently mixed use (WestPlan); change to cherished open space. | Community consultation and established use. |
| 2 | 8d. Clay Pools | Currently outwith settlement development area (WestPlan); change to cherished open space. | Community consultation and established use. |

Suggested changes to the existing Local Development Plans (cont.)

| Map | Proposal/location | Suggested change | Reason for change / Further comments |
|------|---|---|--|
| 2, 7 | 9, 29. Historic sites | Safeguard sites that are not currently Designated by Historic Environment Scotland: War Memorial & Bunker (9b), Marble Line & Quarry site (29a), Cleared villages of Boreraig (29c) & Suisnish (29d). | Community and heritage value. |
| 5 | 19. Ardnish | Create cherished open space; noted in Highland-wide Local Development Plan as landscape of Local & Regional Importance; change to National or International Importance. | Community consultation; cherished scenic area and significant for biodiversity. |
| 5 | 20. Ashaig Beach | Create cherished open space; noted in Highland-wide Local Development Plan as landscape of Local & Regional Importance; change to National or International Importance. | Community consultation; cherished scenic area and significant for biodiversity. |
| 7 | 27. Native woodland fragments – various | To be recognised as Local Nature Conservation Sites. Value not recognised on current plans. | Biodiversity Audit – These areas of temperate rainforest hold the region's highest levels of terrestrial biodiversity and the bulk of species that are nationally or internationally scarce. |



*Opening of the Marble Line
Bridge in Broadford.*

MAKING IT HAPPEN

The community cannot realise the aspirations laid out in this plan on our own. Partnership working across the public, private and third sectors will be essential. Funding is also critical.

This section sets out how we can work together to put our Local Place Plan into action.

The purpose of this Local Place Plan is to guide, facilitate and encourage change. The community needs to be in the driving seat when it comes to managing change in Broadford & Strath, but we cannot realise all the aspirations laid out in this plan on our own. Doing this will require collaboration and support from a wide range of actors, including public sector partners and private interests. As ever, delivering positive outcomes for people and nature on the ground will rely upon the commitment of volunteers and the efforts of ordinary community members getting ‘stuck in’ when called upon.

Funding to make projects happen, including revenue funding for local delivery posts, is critical. In an era of constrained public finances, the ability to lever in external funds is a key asset for communities. In addition to ‘traditional’ funders, Broadford & Strath (and South Skye more generally) has the prospect of large-scale community benefit monies coming from wind farms if these proposed developments – which are themselves controversial – are realised. This funding has the potential to be transformative, but the proportion of profits which accrue to the community must truly reflect the negative impacts on our local environment.

In this section we set out how different actors can work with our community to help us achieve various priorities and key proposals.

Partners, roles and responsibilities

As explained, the community cannot deliver this plan on its own; collaboration and partnership working across the public, private and third sectors will be essential.

Broadford & Strath Community Council: As the statutory representative body for the community, the Community Council is our primary voice and channel of communication with official bodies.

Broadford & Strath Community Company: With charitable status, ownership of assets and a wide remit for the benefit of the community, BSCC can work with others to help us deliver projects, and lever in funding and volunteer effort.

Highland Council: With the primary statutory function in planning, land use, housing, education, roads and transport, the Council is a key partner and enabler for community-led projects, and can help us bring other public sector actors together.

NHS Highland: Owner of a key site in Broadford, NHS can collaborate with the community and others to maximise community benefit from the redevelopment of the old MacKinnon Memorial Hospital and adjacent defunct helipad site.

Communities Housing Trust: The main support body for community housing projects in the Highlands, CHT has a number of different housing models that could match our desire to see a range of affordable housing options developed on key sites.

Lochalsh & Skye Housing Association: LSHA will continue to be the main provider of affordable housing in the area and has a key role to play in helping us realise the potential of sites highlighted in this plan for housing.

Highlands & Islands Enterprise: With its wide-ranging economic and community development functions HIE is key partner in community-led local economic development and regeneration.

Skye Connect: Local destination management organisation Skye Connect is well-placed to help us map out a more sustainable future for tourism in Skye.

Transport Scotland: With prime responsibility for the A87 trunk road, TS has a key role to play in helping the community realise our long-held goal of creating the Skye Cycle Way 'Bridge to Broadford' active travel route.

HITRANS: The main transport partnership body for Highland can help deliver active travel projects.

NatureScot: Scotland's nature agency plays a key role in advising and funding local biodiversity and environmental projects, including developing local nature reserves.

Estates & landowners: The Broadford & Strath area has a number of large landowners and land managers whose buy-in and support for local development initiatives can make a huge difference to achieving our objectives.

Local businesses: Crucial for local employment, services and sustaining the wider tourism industry, local businesses need to be engaged in delivering the outcomes of the Place Plan.

Crofters' representative bodies: Crofting and agriculture is an active contributor to our landscape and environment. Bodies such as the Scottish Crofting Federation and Common Grazings committees have an important role to play.



Community volunteers working on the forest path.

SLCVO & third sector: A wide range of charities and volunteer-led organisations sustain community life in Broadford & Strath, bringing people together and providing services and activities. These include hall committees, social care groups, school boards and churches.

Community volunteers: While statutory bodies and the public sector have a primary role to play in enabling community-led development, the real-life outcomes on the ground are often realised through the voluntary efforts of ordinary people making it happen.

Making it Happen – Summary & Status of Proposals

| Project/proposal | Summary | Status |
|--|---|--|
| Nature and Heritage | Protection for natural environment and heritage. | Ongoing. |
| Community green and amenity spaces | Protect and enhance cherished green and open spaces and amenity land. | Ongoing. |
| Climate change adaption | Prepare for storm damage and sea levels rising. | Ongoing. |
| Historic sites | Protect and promote built heritage. | Ongoing. |
| Business | Support key services and drivers of economic activity. Continued support for business to be encouraged as appropriate, in particular for start-up businesses. Priority to be given to waste and recycling facilities. | Ongoing and aspirational. |
| New Broadford Primary School | A new school for Broadford was included in Phase 2 of the Scottish Government's Learning Estate Investment Programme (LEIP). The new school will include a nursery and community facilities including library and service point. The community will have use of the community wing outwith school hours. | Pipeline – Completion anticipated to be January 2026. |
| South Skye Community Campus | Development and upgrade of sport and recreational facilities which will be community owned and managed. | Pipeline – to be delivered in tandem with the new Broadford Primary School. Funding needed to support. |
| Old primary school garden | Cherished open space site to be included as part of SSCC – potential for outdoor learning space. | Pipeline – discussions had with THC as part of the new school project. Corry Capers have expressed interest in using as a base for outdoor learning. |
| Old hospital site and defunct helipad | Partnership dialogue to evaluate the best use of this Skye, Lochalsh and Wester Ross (SLWR) asset. Requirement to establish a community facility that will complement and assist the delivery of health and social care services, throughout the SLWR area and those delivered from the new Broadford Hospital. | Pipeline – community in discussion with partners including NHS Highland and Highland Council. |
| Helipad | Relocation and replacement of helipad. | Pipeline – desktop feasibility study carried out by NHS in 2022. |
| Childcare and Learning | Childcare and education facilities to be available across Broadford and Strath to encourage families to stay and work in the area. Explore the potential for mobile outdoor learning and play facility. | Ongoing. |

Making it Happen – Summary & Status of Proposals (cont.)

| Project/proposal | Summary | Status |
|---|--|---|
| Homes & Housing | Housing to be developed in areas land banked for housing within the main settlement and as informed by the community in outlying areas. Local letting policies to be developed for outlying areas. | Pipeline – land banked for housing in Broadford. Elgol in discussions with LSHA regarding development potential for social housing. |
| Old toilet block – Broadford | Redevelopment of former public toilet for community use and business ‘incubator’ space. | Pipeline – funding needed to support. |
| Skye Cycle Way | Active travel route between Kyle and Broadford. | Pipeline – ongoing project with considerable public body support. |
| Community Woodland | Delivery of forest plan. | Pipeline – funding needed to support. |
| North Broadford Woodland | Potential community acquisition. | Pipeline – initial discussions had with HIE. |
| Safe Routes to School | Create safer routes to new primary school. | Aspirational – highlighted with THC as part of the new school project. |
| Hospital Link Path | Create new link path. | Aspirational – funding needed to support. |
| Active travel and recreation routes | Development of additional active travel and recreation routes with an emphasis on connecting with outlying areas. | Aspirational. |
| Village centre | Accessibility and safety improvements. | Aspirational – funding needed to support. |
| Community Transport Hub | Improve transport links to outlying areas. | Aspirational. |
| Services – Broadband | Upgraded broadband for outlying areas including Torrin. | Aspirational. |
| Old primary school (excluding school garden) | Redevelopment potential for housing – concern raised over access. Community and partner discussions needed. | Contact made with landowner (FEI), July 2024. |
| Services – Electric | Upgraded electric supply required to support future development in Elgol and other outlying areas. | Aspirational. |
| Land opposite Broadford Hall | Potential cherished open space site. | Aspirational – contact made with landowner July 2024. |

APPENDICES

Link to consultation information and documents that have been referenced in the Broadford and Strath Local Place Plan:

[Appendix 1 – Local Place Plan Community Consultation Comments, July 2024](#)

[Appendix 2 – Historic Environment Scotland Designated Sites](#)

[Appendix 3 – Broadford Biodiversity Audit and Action Plan - 2024](#)

[Appendix 4 – Broadford Community woodland Forest Plan](#)