



Rogart

Local Place Plan 2024 - 2034

Produced by
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and
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Commissioned by
Rogart Community Council

Funded by:
SSE Gordonbush Community Fund

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Executive Summary

Rogart is a safe and attractive area with a strong community spirit, home to just over 460 residents across 250 households in an active crofting community surrounded by beautiful landscapes.

While offering a high quality of life, Rogart faces challenges typical of small rural settlements, including an aging population and the outmigration of young people seeking jobs or education elsewhere. The area also sees an influx of retirees and has a significant number of second homes and holiday cottages, which bring both benefits and potential conflicts to the community.

The community has become the centre of a landscape increasingly surrounded by wind turbines, which supports the government's Net Zero policy but has a huge impact on the environment and local residents. Further windfarm development is strongly opposed by locals.

The Rogart community aims to enhance its appeal as a safe and welcoming place to live and visit by nurturing a social community, supporting the elderly, improving access to community transport, and promoting health and well-being through local sports and walking trails. Additionally, the community seeks to boost economic activity and increase self-reliance by developing local assets and developing key sites.

Rogart has the potential to develop its many strengths and thrive as a community. However, as part of this plan the following key **social, economic or environmental issues** were identified:

- **Poor geographical access** (cost, time and inconvenience of having to travel to access basic services)
- **Shortage of housing** for, in particular, young people and those on a lower income
- **Lack of sheltered housing** for older community members who wish to stay in their community and live independently
- **Large influx of windfarms** planned with a significant impact on the community and environment
- **Aging population** which is likely to require specific support and services.
- **Poor broadband** coverage, severely restricting internet use in some locations
- **The primary school** is operating on the minimum required pupil numbers for a two teacher service

The following actions were identified to improve the **land use** in the area:

Rogart – land use	
Encourage housing to attract young families	Parking/larger layby by core paths
Oppose further windfarm development	Potential Community Asset Transfer of woodland
Encourage nature based tourism development	Nature restoration projects
Active travel route to the school	Control non-native invasive species
Safe cycling route to the school	Protect land from pylons
Improve pavement in Pittentrail	Protect natural meadows

The following opportunities to **develop and manage assets/buildings/land** were identified:

Rogart – developing and managing assets / buildings / land	
More affordable housing for local people	Sold white lines on village road - prevent overtaking
More accessible and sheltered housing	Community bus
Pub / café needed	Demand Responsive Transport
Protect post office / hub	Have electric bikes to hire
Focus on increasing school numbers	Multi Use Games Area (MUGA) / bike pump track
Refurbish / redevelop Pittentrail Hall	More horse-riding paths
Funding for primary school to use Pittentrail Hall	Make more of Train Station heritage
Improve the children's play park	Community Asset Transfer of St Callan's Church
Improve football pitch (needs goals)	Preserve old croft buildings
Units / hub for workspace rental	Potential site for horse riding arena
Improve broadband	Standing stones promoted as part of our heritage
More frequent bus service	Promote archaeology in the area
Automatic warning lights & barriers on rail crossing	Befriending scheme
Have road crossings in Pittentrail	Lunch club
Retain 20mph speed limit in Pittentrail	

By following and implementing the Local Place Plan, improving the land use and developing and managing assets / buildings /land the Rogart community would benefit in the following ways:

- children would have more of their needs met through improved assets
- young people would have the ability to move to / stay in the area
- young families would be able to stay / move to the area
- more people of working age could find accommodation thus allowing for long-term employment locally, reducing the environmental impact of commuting
- older people would be enabled to live longer in their own homes
- the landscape would be preserved
- local heritage would be further recognised
- more people would enjoy the benefits Rogart has to offer

Social / community / economic and environmental benefits:

- businesses would be given the potential to grow and thrive, encouraging more investment in the area
- the school's future would be more stable
- increased community cohesion and resilience
- increased agency and control over Rogart's own development for the community
- new opportunities for community gatherings and events
- more activities for younger and older people
- improved health and wellbeing for local people and visitors through a wider / improved range of infrastructure and activities (such as improved active travel networks) and opportunities to socialise (through improved activities)
- positive visitor management, enhancing visitor experience and providing year-round economic benefit to the community

1. Introduction

The community of Rogart has designed this Local Place Plan to guide their development over the next decade. It aims to safeguard the cherished aspects of Rogart and promote future enhancements.

What is a Local Place Plan?

- Introduced by the 2019 Planning Act, they set out a community's aspirations for its future development.
- They are community-led, mapping and recording proposals for the development or use of land and buildings, as well as other prioritised activities.
- Once registered with the Highland Council, it will influence the next Local Development Plan, planning applications, and can be used in funding bids.

Who has produced the plan?

The Local Place Plan work is being led by the Rogart Community Council (RCC), with support from the Rogart Development Trust. SKS Scotland CIC and John Gilbert Architects were commissioned to undertake research, community engagement and to prepare the Local Place Plan for the final approval of the Steering Group and the Highland Council.

Why do we need a Local Place Plan?

The Community Development Plan produced in 2016 identified the community's aims and vision. The Local Place Plan will review and refresh this plan is taking this to the next level, using mapping as well as documenting the areas that community would like to protect, community needs, and areas that could be developed to help achieve community aspirations. These can be used to help attract and guide funding as well as influencing the new Highland LDP and planning applications.

The steps taken to prepare this plan:



2. Rogart

Our Place and Our Community

This Local Place Plan covers the Rogart Community Council area, with the main population area focused around Pittentrail village in the south.

- North of Pittentrail, the furthest settlements/townships (Dalreavoch and Dalreavoch Lodge) are 5.4 miles along the single track road heading out of Pittentrail.
- To the northwest of Pittentrail, the main part of the settlement of West Langwell is 6 miles along a single track road.
- To the west along the A837, Acheilidh and Muie are 5.3 miles from Pittentrail.
- To the east, Morvich is around 2 miles

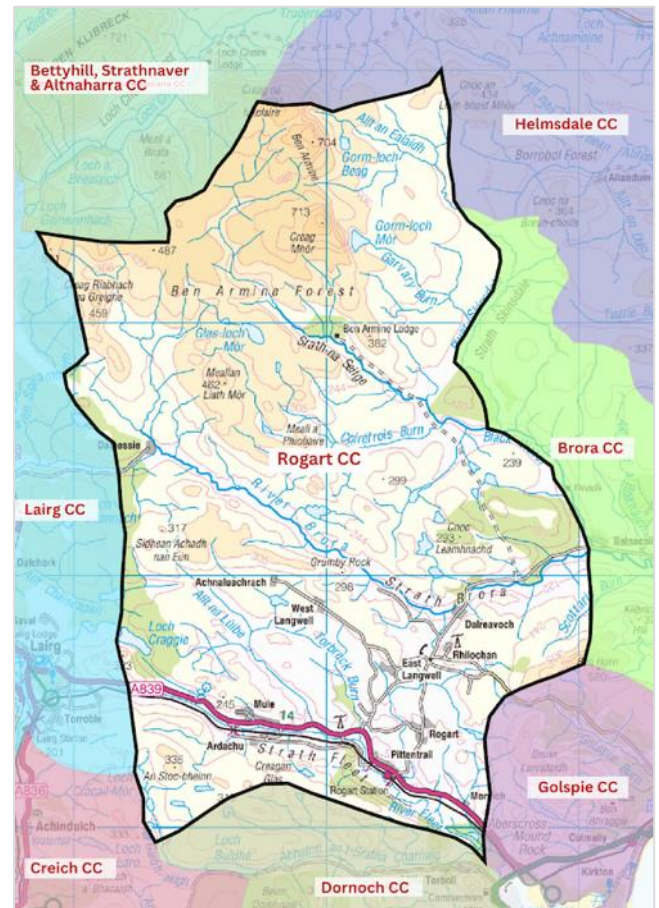


Figure 1 Rogart Community Council Boundary (April 2011)



Figure 2 Wider context map (Google)

2.1. Community Needs Analysis

The [Scottish Index of Multiple Deprivation \(SIMD\)](#) (see map and ranking below) highlights the dispersed nature of the Rogart community. It shows that the Rogart area is in the lowest decile in terms of geographic access, which captures the issues of financial cost, time and inconvenience of having to travel to access basic services.

It also records its housing domain as being in the bottom 50% in Scotland (which is the sum of people in households that are overcrowded or have no central heating, divided by the total household population from the most recent census).

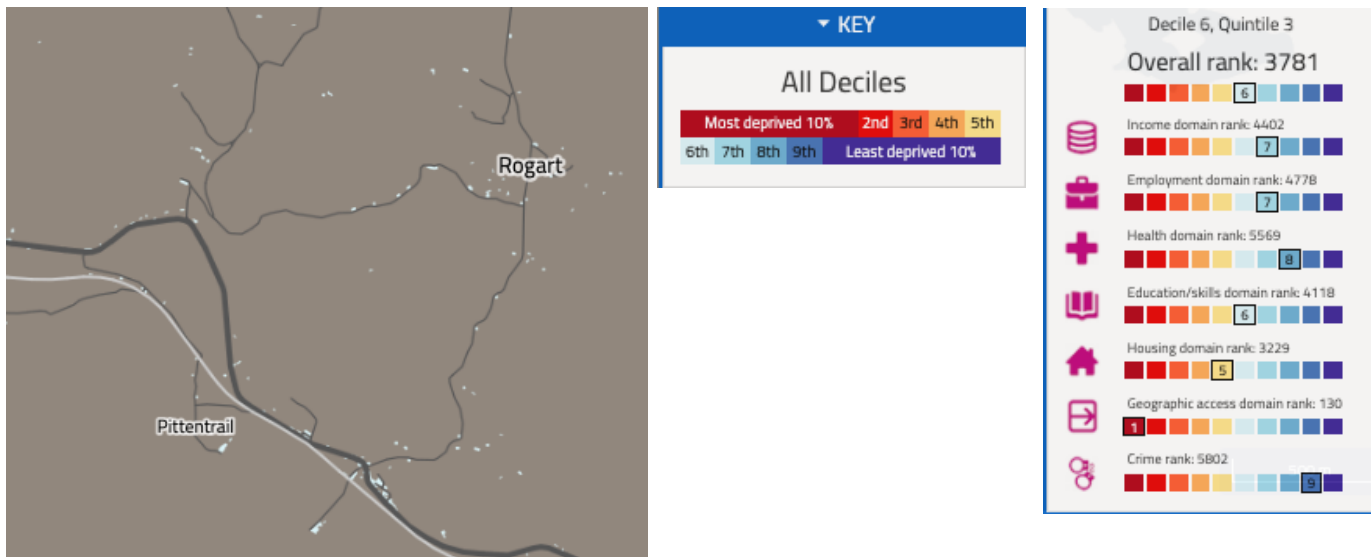


Figure 3 SIMD map showing dispersed settlements in Rogart, with an overall ranking of '6'

2.2. Population

Rogart's dispersed population centres on Pittentrail village, with small settlements at:

- Acheilidh
- Achnagarron
- Achvoan
- Achvrail
- Ardachu
- Balchlaggan
- Blairmore
- Dalmore
- Dalreavoch
- EastLangwell
- Garbhault
- Inchcape
- Inchcoraig
- Inchomney
- Kinnauld
- Little Rogart
- MacDonald Place
- Muie
- Pitfure
- Pittentrail
- Rhemusaig
- Rhiloan
- Rovie
- Torbuie
- Tressady
- West Langwell

Rogart 2022 census stats

471 total population (an increase of 2)

- 12% are less than 18 years old
- 62% are 50+ years old
- 34% are 65+ years old

245 occupied households

- 76% are detached properties, 19% semi-detached.
- 93 households have only one person resident
- 24 households have one or more children
- 14 households have no car or van

The Highland Council produced a [report](#) in December 2023 ("Assessing Future Population Related Challenges in the Highland Council") that states that slight population growth across the region as a whole "masks significant regional disparities", with the population of Sutherland expected to fall by 15 per cent by 2040.

Numbers among younger groups are said to be decreasing Highland-wide, while at the other end of the spectrum there was a rise of more than 60 per cent in those aged 75 and over between 2001 and 2021 due to its attractiveness as a retirement destination.

The report goes on to state that:

“Approaches to population decline and changing demographics need to be nuanced and geographically sensitive.” The Highland Council

Aging population and youth out-migration

A study conducted by the Scottish Government on rural deprivation¹, found that an aging population and the out-migration of young people - which appears to be happening in Rogart - are common trends in rural areas. For instance, projections indicate a 108% increase in the population of those over 75 years old in Aberdeenshire and the Shetland Islands between 2014 and 2039. In contrast, urban areas like Aberdeen City and Glasgow are expected to experience smaller increases, with rates of 66% and 54%, respectively (SRUC, 2014).

2.3. Housing

Scotland's rural housing stock is impacted by a shortage of affordable and suitable housing, as well as a lack of modern and single occupancy homes (SRUC, 2014). This situation is evident in Rogart, where the community has also expressed a need for sheltered housing for local residents.

Social and economic impact on the area:

Youth out-migration

The lack of affordable housing means that young first-time buyers are priced out and have to leave the area (SRUC, 2014). This increases the dependency ratio².

Staff shortages

As low-income workers are **unable to afford housing**, small businesses and service providers are unable to source staff (SRUC, 2014).

Inefficient homes

Older or non-gas heated homes, which are more common in rural areas, have **lower energy efficiency ratings** (Scottish Government, 2016b) and are expensive to heat compared to urban homes with mains gas.

Fuel poverty

Higher fuel costs place low-income households at risk of **fuel poverty**. Approx. 55% of households in Highland Council area experience fuel poverty (Scottish Government, 2014).

Lack of sheltered housing

For older people who want to **live independently** with some support and wish to stay within their community.

The Highland Local Housing Strategy 2023-2028 looks at the projected future housing demand, reflecting the critical role housing plays in sustaining communities and promoting economic growth.

Programme commitments include:

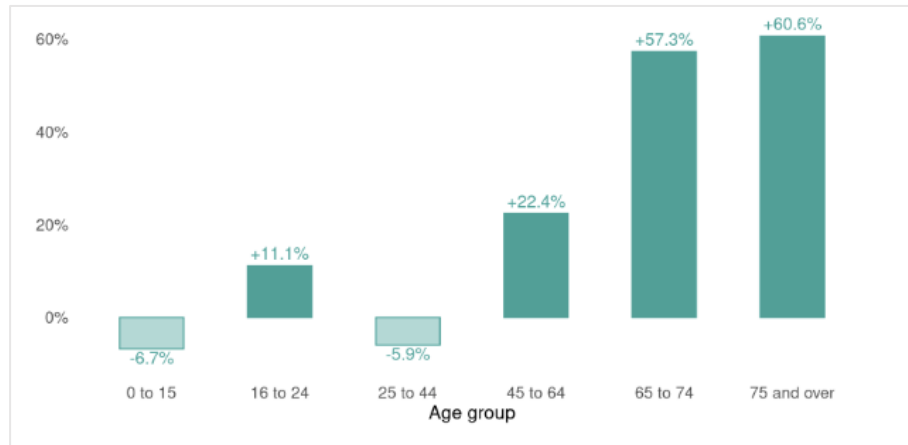
- Building quality, affordable, energy efficient, and accessible homes;
- Develop housing options that help vulnerable and elderly adults to be cared for close to home and community;
- Work with partners to develop key worker housing opportunities to sustain public services and economic growth.

¹ [SIMD - Rural deprivation Evidence Summary](#)

² Dependency ration - the number of people aged 65 or more per a hundred people aged 15-64.

2.4. Services

The Highland Council [Area Profile](#) indicates that the population in the Highland region is gradually increasing and aging, reflecting a trend seen across Scotland. As a result, Rogart will likely need to address the growing needs of its older population, including providing more opportunities for social interaction and participation in community activities.



Between 2001 and 2021, the 0 to 15 age group saw the largest percentage decrease (-6.7%). The 75 and over age group saw the largest percentage increase (+60.6%).

Figure 4 Percentage change in population by age group, Highland, 2001 and 2021

Healthcare

Rogart and the immediate surrounding area does not have any healthcare services. Their local GP's surgeries are in Golspie and Lairg, and there are dentists in Dornach, Golspie and Lairg. There is a district nurse service which covers the area.

Lawson Memorial Hospital in Golspie provides minor injury clinics, day surgery, audiology services, community midwife, mental health services etc. The nearest general hospital is Raigmore in Inverness.

Schools

Rogart Primary School has 20 pupils across 2 mixed-age classes. There are pupils who attend from out with the catchment area, due to the school's good reputation. The school requires at least 20 children to secure 2 full-time teachers from the council. This makes the school vulnerable if families move away or if the birth rate declines.

The school is a lively and integral part of the community, providing an educational experience that fully embraces the surrounding environment. They maintain strong connections with local sports clubs, which offer various training sessions for the children.

Challenges include no indoor sports hall facilities and a limited budget, which has hindered their ability to make greater use of the Village Hall. Additionally, they hope to enhance their outdoor play facilities.



Figure 5 Rogart Primary School and Nursery

Nurseries/childcare

Rogart Primary Nursery is registered to provide a care service to a maximum of 18 children, from the age of 2 to pre-primary school. They currently have 5 children. The nursery is operated by The Highland Council and operates during term time only. It is located within Rogart Primary School.

Shops and eateries

Rogart has a small grocery shop (Spar), Post Office, garage with petrol pumps and a Veterinary Surgery. The pub closed in 2021 but has recently been purchased and it is hoped it will reopen next year.

2.5. Economy

Crofting

Rogart is home to 108³ traditional crofts. The Scottish Government carries out regular surveys to examine crofting – the most recent⁴ taking place from 2019-2022 – and says it:

“recognises the contribution that crofting makes to the rural economy and rural communities and is committed to securing the future of crofting.”

The Scottish Government

Summary points from this piece of work are listed below and reflect the situation in Rogart:

- Most crofting activities are based on livestock and crops.
- A small percentage used their croft for other activities such as:
 - forestry or woodland creation (18%)
 - biodiversity activities (8%)
 - glamping/camping (3%)
 - peatland restoration (1%).These new activities were more likely to be carried out by crofters aged under 65.
- 90% of crofters who responded had income from non-crofting sources Crofting was designed to supplement other forms of employment rather than to be the sole source of income.
- In addition to agricultural activities, other activities include:
 - growing fruit and vegetables
 - growing trees
 - holiday lets
 - renewable energy production.
- Although planning to invest in the future, 92% of crofters agreed that crofting is not economically viable without household members supplementing income from non-crofting activities.

There is anecdotal evidence that current legal structures and tax regimes do not adequately recognise the fragility of such self-employment, particularly in the very rural agricultural sector, where the level of income in a number of cases is below the minimum wage.

³ Register of Crofting Scotland - <https://www.crofts.ros.gov.uk/register/home>

⁴ Scot Gov Report - [Economic conditions of crofting: survey 2019 to 2022](#)

Other employment

Other than the small number of jobs providing local services (eg Pittentrail Garage, Macleod's Coaches) most local people commute to nearby Golspie, Dornoch and further afield for employment.

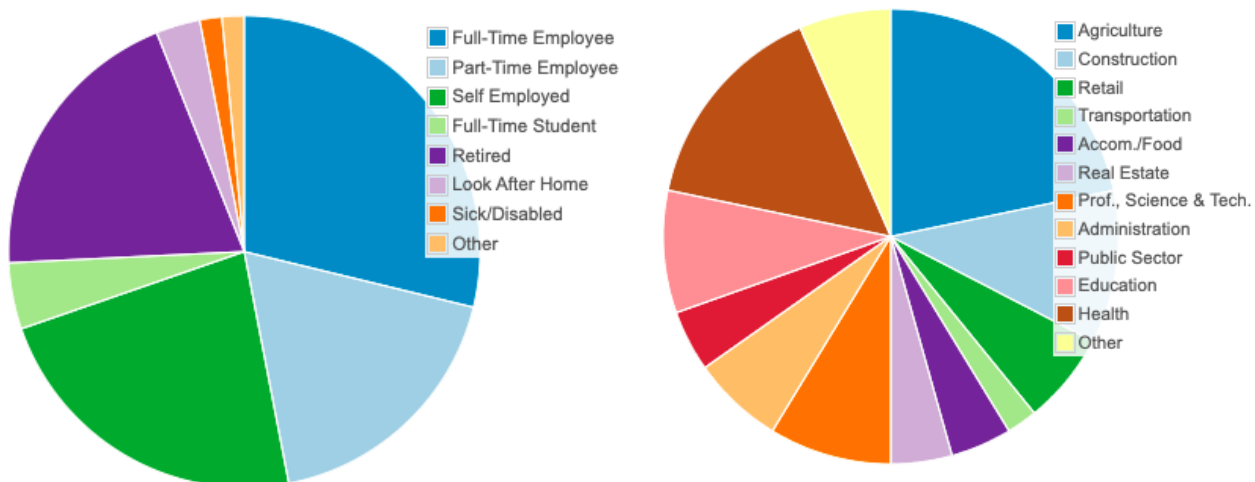


Figure 5 Graphs⁵ from Street Check showing employment and industry stats gathered from the 2011 census

There are potential opportunities for employment within the onshore wind industry. A report published in May 2024⁶ outlines the need for over 13,000 new recruits to support the Scottish programme. It recommends the Scottish Government implements “targeted campaigns in rural areas where most new installations will take place, to demonstrate highly skilled jobs for local people, many of which pay well above the average UK salary”.

Highlands and Islands Enterprise have defined many of the areas across the north of Scotland as ‘fragile’, characterised by declining population, under-representation of young people within the population, lack of economic opportunities, below average income levels, problems with transport, and other issues reflecting their geographic location. Ambient temperatures are lower, and high wind speeds in winter are common affecting heating requirements.

Summary

- A higher proportion of older people live in rural Scotland, particularly in remote rural areas
- Those in rural areas are less likely to live within 15 minutes’ drive of key services
- People in rural areas are more likely to drive to work/education
- Rural households are more likely to spend over £100 per month on fuel for their cars than households in the rest of Scotland
- Rural areas have less energy efficient housing than the rest of Scotland, with a median energy efficient rating of 53, compared to 61 in accessible rural areas, and 68 in the rest of Scotland
- In remote rural areas 33% of households are in extreme fuel poverty compared to 12% in accessible rural areas and 11% in the rest of Scotland
- The budget that households need to achieve a reasonable living standard in remote rural Scotland are typically 10-40 % higher than elsewhere in the UK

⁵ Street Check - [Area Information for Rogart, Scotland, IV28 3XL](#)

⁶ Climate Exchange Report – May 2024 – [Scotland's Onshore Wind Industry](#)
Rogart Local Place Plan

2.6. Natural environment and recreation

Rogart is home to a rich variety of flora and fauna, including ospreys and Rogart wild goats. The area features several mapped walks, such as the Round Rogart Path and the Farlary Footpaths. These trails traverse dense woodlands, loch-side routes, and open hills, offering panoramic views from the heights of Rogart. In addition, there are a large number of walking and cycle routes that require local knowledge to access.



Site of Special Scientific Interest

Strathfleet (SSSI)⁷ is located on steep slopes between the Mound causeway and Rogart. The site extends for approximately 2 miles to the north of the A839 road. The site includes steep cliffs, semi-natural woodland, and species-rich grasslands.

The site is managed for conservation, agriculture, and sporting purposes. It is grazed by sheep, cattle, feral goats, and deer. It is of international importance due to the population of breeding Hen Harriers and qualifies as a Special Protection Area for birds.

The objects of the area are:

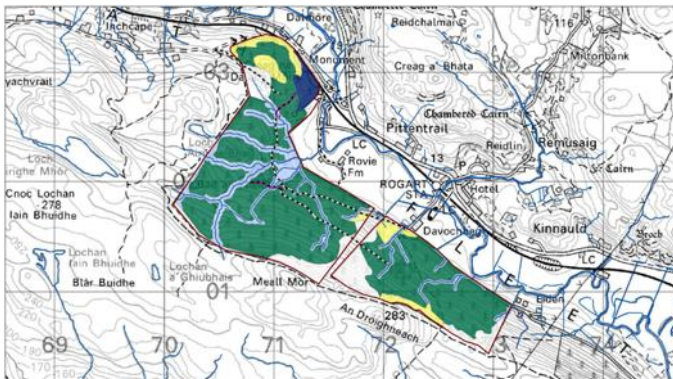
- To maintain the condition and extent of the upland habitats, including heather moorland, blanket bog and acid grassland
- To avoid significant disturbance of the breeding hen harrier population.
- To maintain the population and distribution of the hen harrier population within the site.

⁷ Nature Scot - [Strath Carnaig and Strath Fleet Moors SSSI](#)

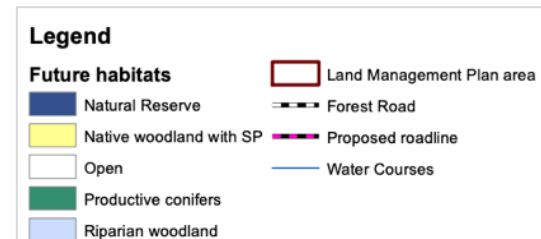
Forestry Land Scotland

The East Sutherland Land Management Plan⁸ sets out how FLS intends to manage 3075 hectares of forest at Dornoch, Achormlarie and Rogart between 2015 and 2025.

The plans focus on the conservation of important species/sites and the restoration of riverside woodland.



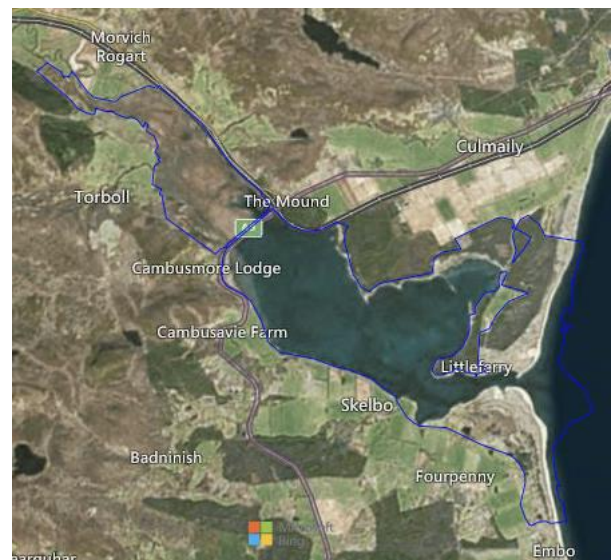
The map is a snapshot of the Land Management Plan Map, showing future habitats for the Rogart Forest area.



Dornoch Firth and Loch Fleet⁹

This is an area designated as a RAMSAR Wetlands of International Importance. The area designated around Loch Fleet covers the shallow, bar-built estuary, relatively unaffected by industrial development. The area extends into Rogart from The Mound to just part Morvich.

The Ramsar Convention is an international agreement that aims to conserve and use wetlands in a sustainable way. The treaty requires member countries to designate important wetlands and manage them for the benefit of the environment and people.



2.7. Transport

The bus service to Golspie and Lairg visits Pittentrail, but none of the outlying settlements in Rogart have any direct access to public transport.

Rogart also hosts an unmanned railway station with trains travelling between Lairg and Golspie. Rogart is a request stop just over two hour's journey from Inverness on the Far North Line.



⁸ [East Sutherland Land Management Plan](#)

⁹ [Ramsar Sites Information Service](#)

2.8. Assets

In the centre of Pittentrail village is [Rogart Mart](#), which opened in 1963 before closing its doors as a working sale ring in 2001. It has recently been re-opened to the public as a newly refurbished event venue and community space, following a community buyout from the developer by Rogart Development Trust, and currently hosts musical events and quarterly markets which sell an extensive selection of local goods and produce. The Trust also owns an area of land to the south of the Mart which will become a community orchard.



[Rogart Hall](#) currently has approximately 25 user groups and 800 people passing through the hall each month. It is in need of modernisation / refurbishment / redevelopment.

Both the Mart and the Hall are in community ownership.

There has also been interest in the community purchasing [St Callan's Church](#), to turn it into an archive in honour of local author and historian Dr John Macdonald of Little Rogart, who has collected information on the parish, its history, customs, culture and stories over 50 years.



Pittentrail also has a small village shop / post office which has recently changed hands.

3. The Bigger Picture

The Rogart Local Place Plan integrates broader policies as well as local plans, aiming to achieve their aspirations while reflecting planning policy goals for sustainable, liveable, and productive places as outlined in the national plans.

3.1. National Planning Framework

National Planning Framework 4 (NPF4)¹⁰ is the national spatial strategy for Scotland. It sets out Scotland's spatial principles, regional priorities, national developments and national planning policy.

Spatial Principles:

- A transition to **Net Zero**, that is fair and inclusive.
- **Conserving and recycling assets** by using existing buildings, spaces, infrastructure and services, locking in carbon, minimising waste, and building a circular economy
- Supporting **liveable places** by ensuring easy access to local services, greenspace, learning, work, & leisure.
- **Compact urban growth** to optimise land use for services, carbon storage, flood management, & biodiversity.
- **Rebalanced development** by targeting growth in declining areas and managing it sustainably in high-demand areas.
- **Rural revitalisation** by encouraging sustainable growth to rural communities.

3.2. Local Development Plan

Caithness and Sutherland Local Development Plan (CaSPlan), August 2018

The CaSPlan sets out the vision and development strategy developed by the Highland Council for the area over the next 20 years. We have referenced the CaSPlan relating to the main areas of Rogart, however the plan focuses on mainly focuses on larger settlements.

A Vision for Caithness and Sutherland in 2035

- **Growing Communities**
 - Growth is focused on larger settlements. Developments in smaller settlements that is “gradual and fits well, in order to help strengthen those communities and support sustainable rural and community-led development” will also be considered.
 - Rogart is noted on the “Settlement Development Areas”, “Economic Development Areas” or “Growing Settlements” list. It is part of the “CaSPlan Hinterland / Hinterland of Tain” area. Housing proposals will be assessed under the HwLDP Policy on Housing in the Countryside in Hinterland areas
- **Employment**
 - Rogart is in the area for “Coordinated Tourism Connections”, designated to encourage tourism to detour from the NC500 route and maximise opportunities associated with the National Cycle Network.
- **Connectivity and Transport:**
 - Rogart is out with the Digital Fibre Network (as identified in NPF3) “which supports growing and inclusive communities with sustainable growth of business and employment”
- **Environment and Heritage:**
 - Protecting and enhancing the unique natural environment, by focusing development mainly within existing settlements

¹⁰ [National Planning Framework 4](#)

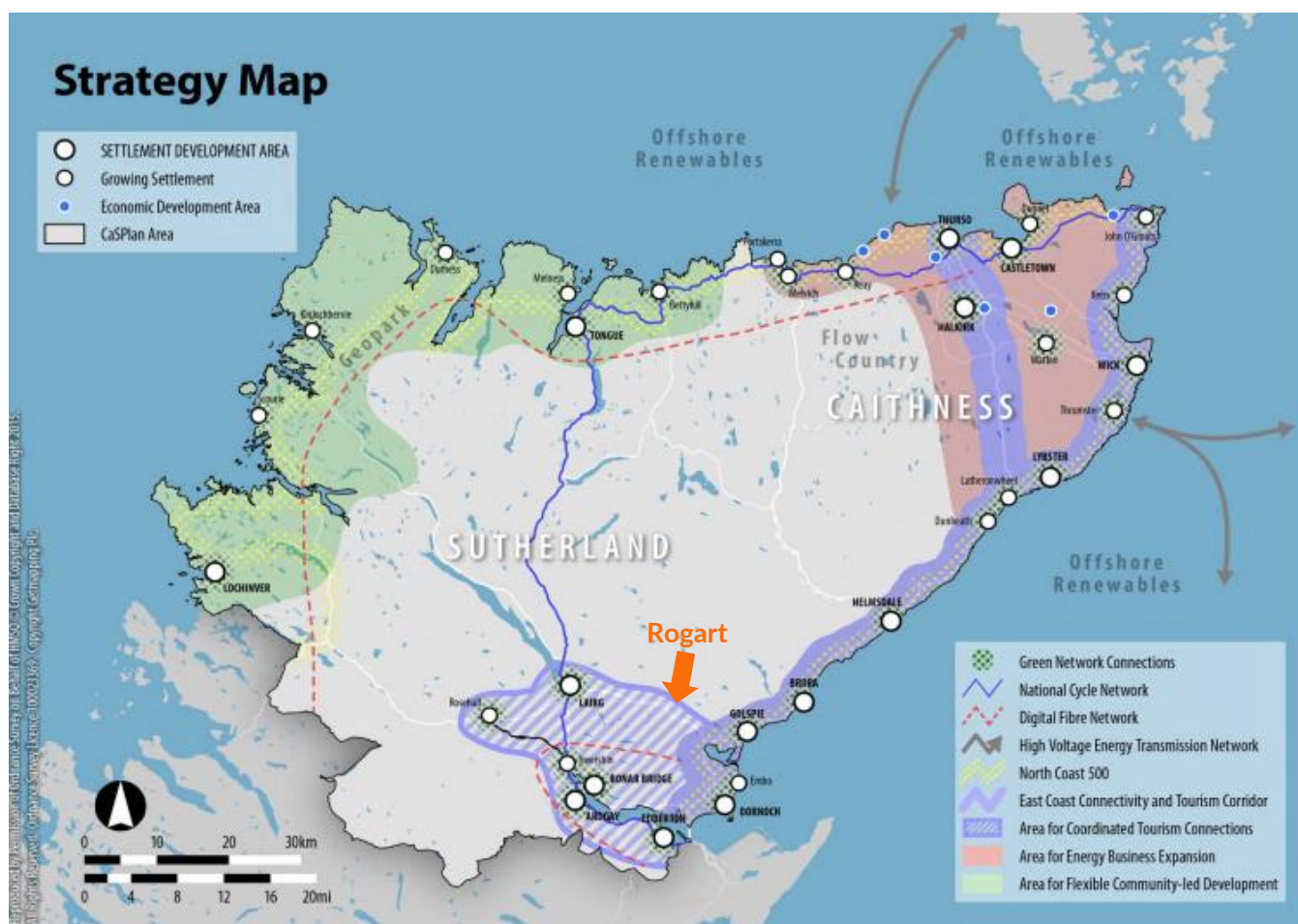


Figure 6 CaSPlan Strategy Map

3.3. Locality Plan

Locality Plans are produced by Community Planning Partnerships who identify areas within the local authority area which experience the poorest outcomes. There is currently no Locality Plan for this area.

3.4. Active Travel Strategy

The Highland Council Active Travel Strategy¹¹ sets out the strategic framework for active travel in the Highlands which are due to be implemented through a series of Delivery Plans.

“Our vision is to make active travel an attractive and realistic choice for more people in the Highlands, more often, for more of their everyday journeys.”

The Highland Council

Rogart is not covered by Inner Moray Firth Active Travel Network (IMFATN) and Highland Wide Active Travel Network (HWATN) areas. The plan assumes that smaller settlements have low traffic volumes, which, with the new 20mph limits, means that “in many areas cycling on the carriageway is a realistic option for many”.

¹¹ THC [Active Travel Strategy 2024-2030](#)
Rogart Local Place Plan

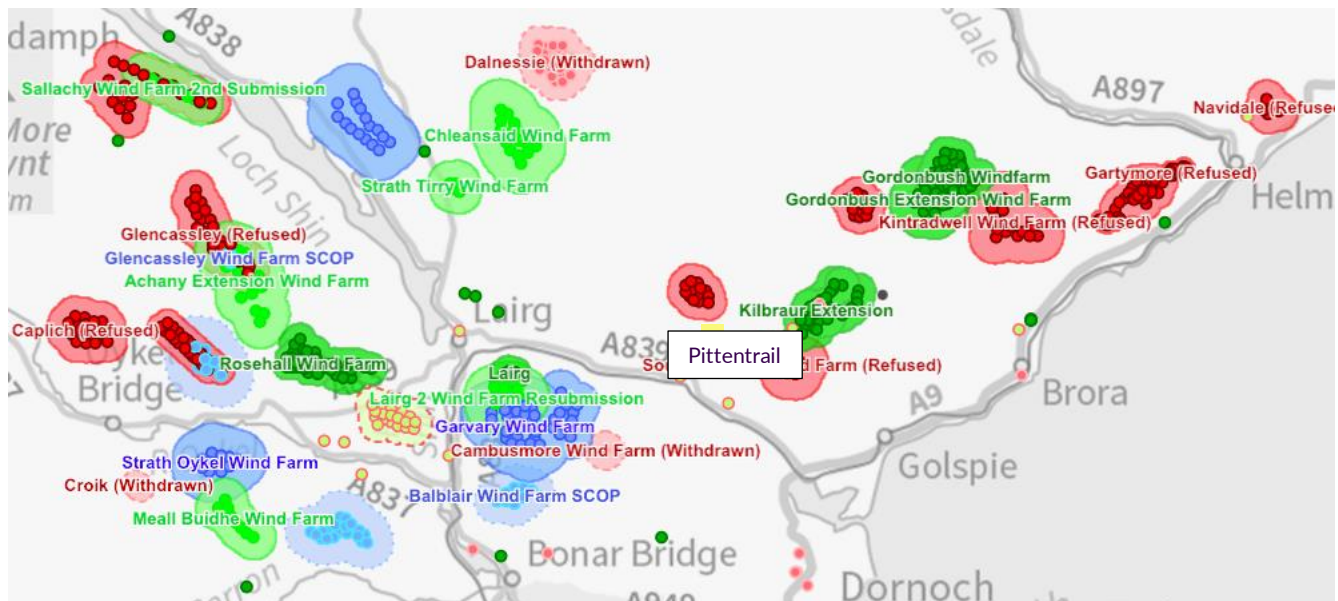
3.5. Rogart Community Development Plan

This was produced in 2016 and referenced in this report. It is hoped this Local Place Plan document will serve as an update to the Development Plan.

3.6. Windfarm Development

The area is currently home to the Gordonbush Windfarm (SSE) and the Kilbraur Windfarm. Several more windfarms are planned.

Highland Council Wind Turbine Mapping¹²



KEY: Dark Green: Constructed Light Green: Planning Approved Red: Planning Refused Blue: In Planning

Further windfarm development – community opinion

The Rogart community is firmly opposed to any further windfarm development. In a community survey carried out by Rogart Community Council at the beginning of 2024, 100 out of 102 respondents opposed the proposed Acheilidh Wind Farm, with 2 supporting it. ([The Northern Times, 20 Feb 2024](#))

The community survey carried out for this Local Place Plan in the summer of 2024, 59% of the 102 respondents were not in favour of more wind farms.

¹² Highland [Wind Turbine Mapping - 1 July 2024](#)
Rogart Local Place Plan



“The quantum of windfarms in this area changes the very nature of the parish of Rogart- many will be impacted by windfarms to the west, the north and the east, and now the south is added. Two hundred years ago the coming of the sheep changed this ancient parish; the wholesale destruction of our natural capital through industrialization and encirclement heralds a second seismic shift in the relationship people have with the landscape that surrounds them.”

Frank Roach, Chair, 25/06/24 | **Rogart Community Council**

Although further windfarm development is firmly opposed by the community, it is worth noting that significant community benefit is gained from the windfarms, due to increase over the next 5 years. The Community Council is currently examining the best vehicle to manage this income on behalf of the community.

4. What does our community want?

4.1. Community Engagement Summary

Full details of the community engagement process carried out for this LPP is given in appendix 2.



102 community survey responses, 22% of residents



40 residents at 2 community events



20 children from Rogart Primary School, P1 – P7



25 business, community organisations, landowners and other key stakeholders contacted

Information distributed via door-to-door deliveries, posters, flyers, social media and websites.

The wide reaching and effective community engagement undertaken has enabled us to define the main community needs for our Local Place Plan. It has helped us answer:

- What do we want to achieve in Rogart?
- What does the community want to retain?
- What does the community value?
- What does the community want to improve?
- What difference will these proposals for change make to the community?

4.2 Survey Key Points

A community survey was conducted in June and July 2024 to gather information on what residents want for their local area over the next ten years. 102 surveys were completed, which represents a 22% response rate amongst the local population of 469 people and provides significant and detailed feedback.

POSITIVE

- Community spirit
- Shop, post office, garage
- Wildlife and space
- Walks and quiet roads
- Rogart Heritage Society
- Culture
- Crofting

NEGATIVE

- Health care facilities
- Recreation facilities
- Public transport
- Job opportunities
- Facilities/housing for the elderly
- Facilities/housing for young people
- Impact of windfarms & pylons

AREAS FOR DEVELOPMENT

- Housing
- Children's play park
- More sporting facilities
- Broadband infrastructure
- Pub/café open
- Wildlife protection
- Local food production
- Recycling

More details:

- Improving broadband infrastructure topped the list of desired improvements, with respondents noting that slow internet speeds were hindering their ability to work from home effectively.
- The shortage of housing for younger community members, along with poor broadband, were seen as barriers to the growth of local jobs.
- Support for tourism was mainly positive; the dominant suggestion was the need for a pub or café to attract visitors. Forest based activities were also a popular suggestion.
- Services requested for the elderly and those with care needs include; assessable housing, care at home, hospital transport, lunch club, befriending service, sheltered housing.
- Wildlife protection, local food production and recycling are the main issues the community would like to undertake for the environment.
- 59% were not in favour of more wind farms.

Full survey analysis is given in appendix 1.

4.3 Primary School engagement

20 children from Rogart Primary School (P1 to P7) were asked by their teacher what they like and don't like about Rogart:



What do you **like** about Rogart at the moment?

● Riding my pony in the fields	● Working on the farm	● Our school
● The village	● The people	● Crofts
● The teachers in school	● The train	● Farms
● Forests	● The trees	● The pub
● The cook in school & her food	● Burns & lochs	● The shop
● Nature	● Animals	● The train
● Clean countryside	● Hills	● The playground
● Playing at climbing	● The village hall	● The pond
● The fields	● The hall for parties & stuff	● It is beautiful
● The playground at Corrie Meadow	● The people who live in Rogart	● Everything, we love Rogart



What do you **dislike** about Rogart at the moment?

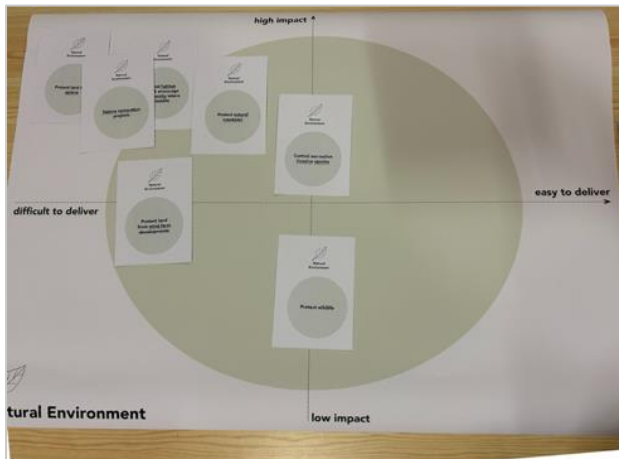
● Litter sometimes	● Sometimes people are mean	● People cutting down trees, we need them & they make oxygen
● Wind turbines	● No climbing frames	● People making fires that go out of control
● Nothing	● Midgies	● Nettles
● Cars driving late at night	● We need trees & you have to plant them back	

The children are very appreciative of their natural environment and their desire to protect it is evident in their comments.

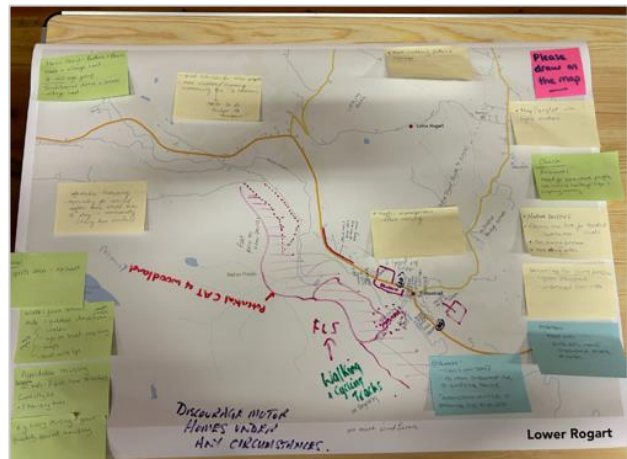
4.4 Workshop & Drop-in Summary

Two activities were carried out during the workshop and community drop-in sessions. The results helped form the final maps and action plan.

Themes - themes from survey were placed on a graph showing the deliverability / impact graph on participant's tables.



Mapping exercise – marking their preferences for the location of new buildings, paths, activities etc.



5. Our Local Place Plan

The first exercise undertaken in the community workshop was to consider the actions which could be carried out in Rogart, what impact they would have on the community and how achievable they were. The data was analysed and final graph axis produced, which help illustrate the feedback. These graphs are in appendix 3.

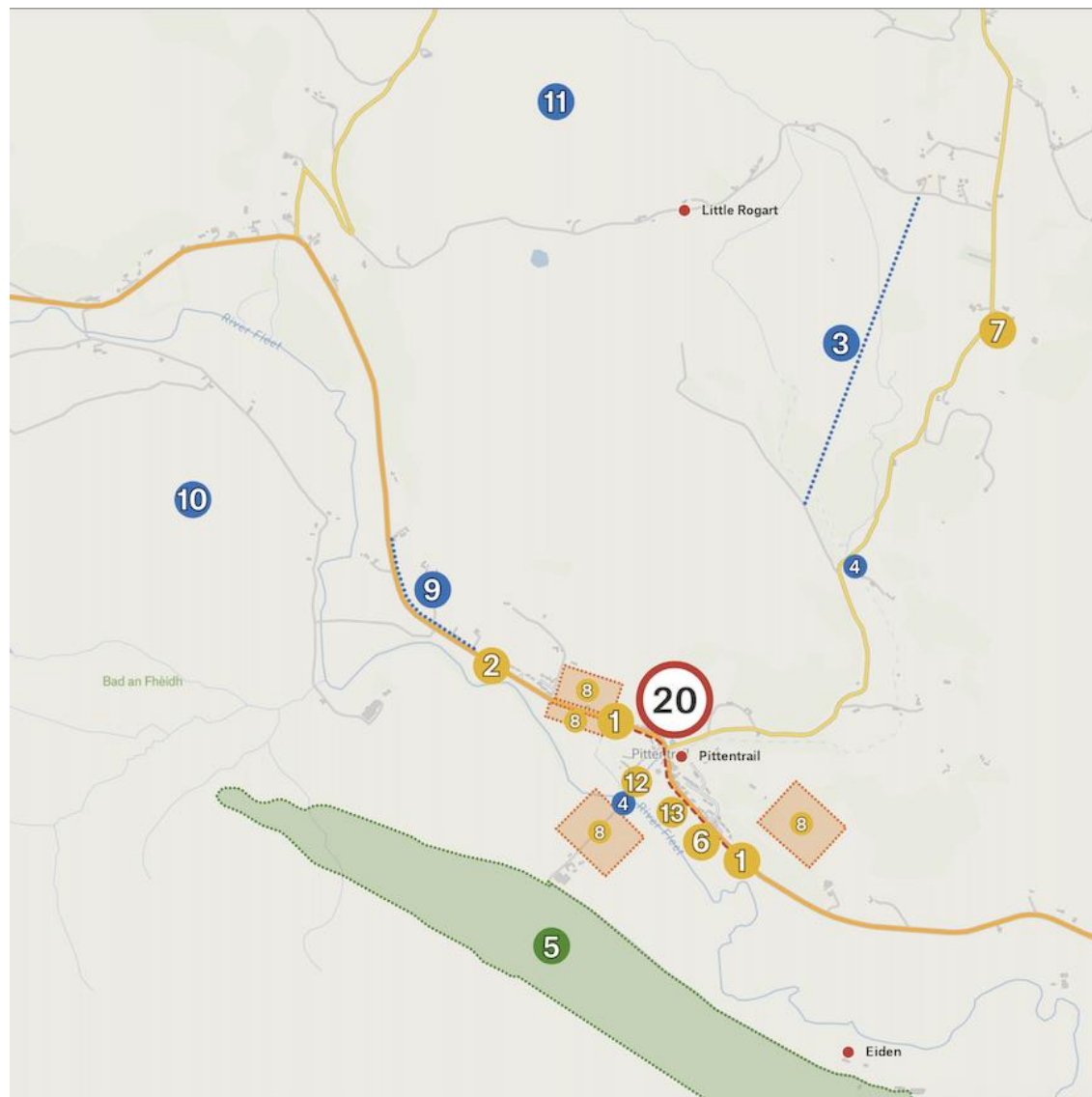
5.1. Mapping

The maps in this section were generated by the community during a series of workshops, a survey and discussions.



Lower Rogart

- 1 Reinforce 20 mph speed limit through the village - clearer signage, paint '20' sign on the road.
- 2 Paint solid white lines through the village to prevent overtaking
- 3 Active travel route to the school
- 4 Existing bridge repairs
- 5 Potential Community Asset Transfer of Woodland (Woodlots)
- 6 Inclusion of a zebra crossing to help provide a safe crossing from Village Hall to carpark.
- 7 Church - plans for use as an archive for people to access heritage information & crofting history
- 8 Areas highlighted for future affordable housing
- 9 Pavement added from vets along road
- 10 Footpaths added to access view points
- 11 More walking paths - signage and path improvements
- 12 Rail crossing should have automatic warning lights & barriers
- 13 Proposed location for MUGA and/or pump track



Lower Rogart General

Comments recorded on the maps:

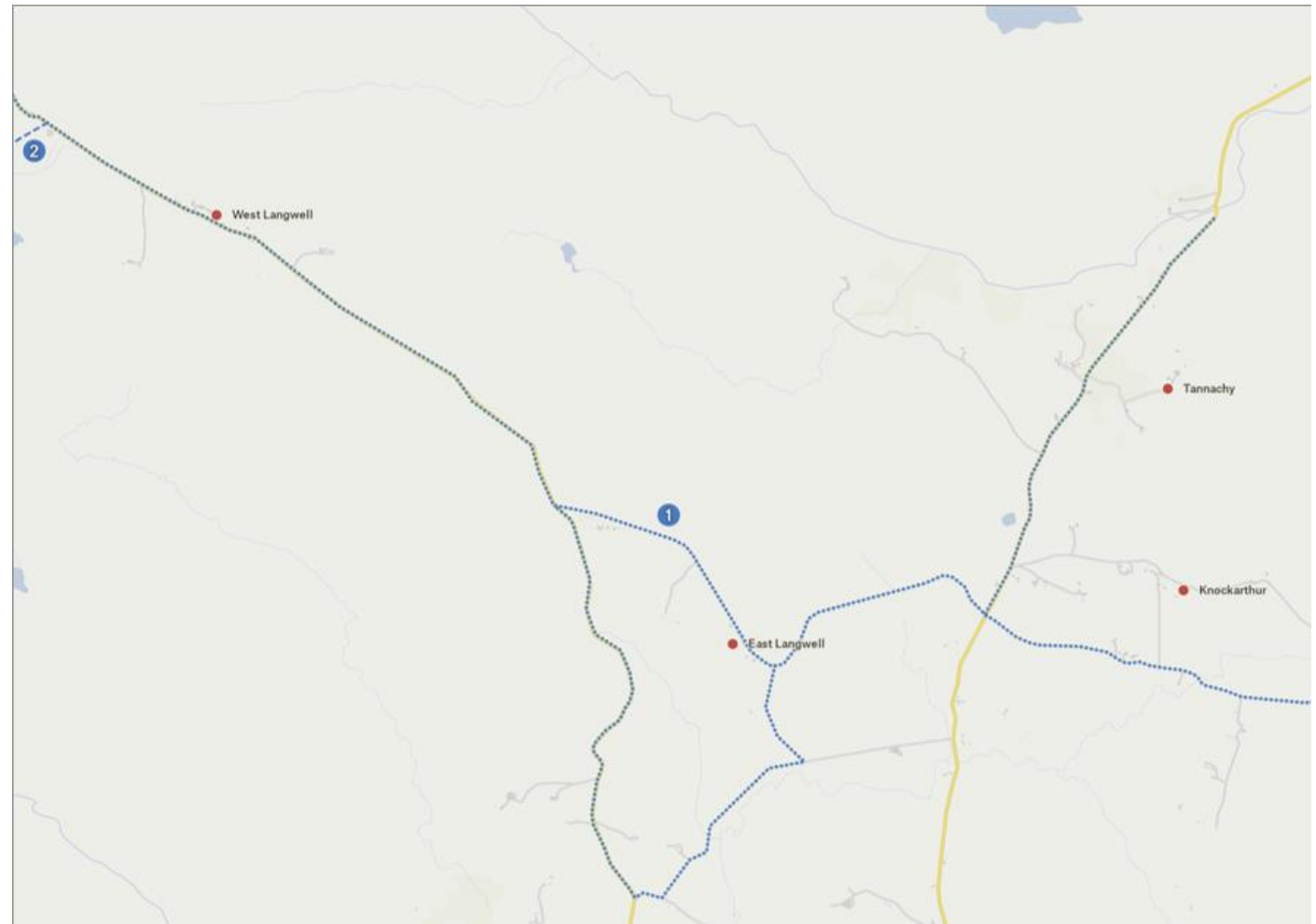
- No more wind farms, currently causing overdevelopment of rural areas
- More affordable housing in the area. Not only to promote young families to stay in the area, but also to provide an option for retired crofters to stay in the community they have spent their entire life in.
- The school currently doesn't have any indoor recreational/sports hall
- Develop the outdoor classroom at the school to provide info on local crofting, show local maps & promote & inform about local wild life
- Need additional sheltered housing facilities that are well connected to public transport to help facilitate independent living
- A community bus that links to Inverness to help elderly members of the community make it to doctors appointments etc
- Create leaflets that are readily available detailing maps / cycle routes / tracks etc in the area
- Provide electric bike hire for tourists & locals
- Horse riding paths
- More native bushes, no more pine as they're too tall & imposing
- Better play park, improve existing facilities for young people
- Pub needs to be open to give locals a place to socialise & tourists a place to stop
- Pods would encourage more people to visit the area
- The garage has no room to expand due to crofting tenure. Should be capitalising as breakdown service is booming due to NC500 traffic

Upper Rogart:

- 1 Frequently used route for cycling - could be advertised more & maintained for suitable riding conditions.
- 2 Walkable path to loch - to be included in guide for local trails etc.

Upper Rogart General:

- Preserve the golden eagle, which are impacted by wind turbines.

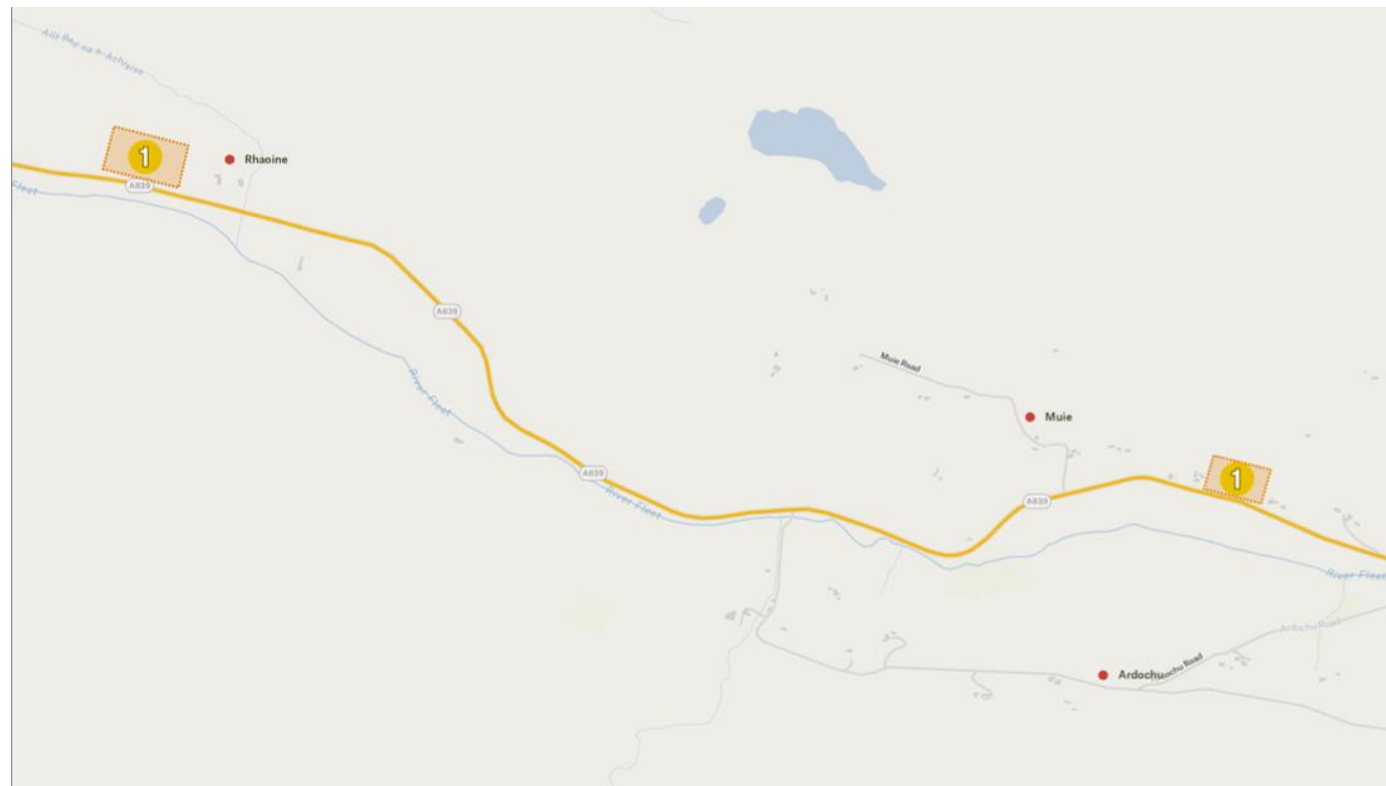
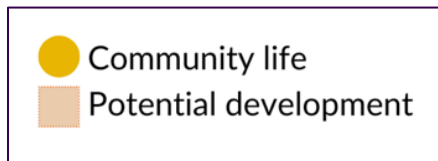


West Rogart

1. Potential site for a horse riding arena

West Rogart General:

- The whole map area currently has incredibly slow (1.8mb) or no access to broadband.
- General feeling that the area is visually impacted by the windfarms, but doesn't have any reduction in their electricity bills.



Amendments being sought to the Local Development Plan:
None

There are no amendments requested.

The map shows the areas for potential housing in orange and the areas the community wishes to preserve in green.



5.2 Action Plan

The themes and actions derived from all community consultations have been consolidated into an action plan, organised according to the structure of the Community Action Plan. This can be found in appendix 4.

6.Implementation / Making It Happen

6.1. Partners

Working collaboratively is at the heart of this LPP, and the community groups which helped to produce this Local Place Plan. Rogart Community Council and the Rogart Development Trust have strong, long-standing working relationships with many important stakeholders and partners. It is important that these are maintained and developed to help deliver the actions arising from this plan.

A list of partners is given in appendix 5.

6.2. Funding Opportunities

A list of funding opportunities which can be used as a reference as to where suitable funding may be located for some of the aspirations presented in the Local Place Plan is given in appendix 6.

7.Evidence of compliance with Regulation 4

The proposed Local Place Plan and information notice were sent to the list below. Evidence can be found in Appendix 7.

List of Councillors to whom the proposed Local Place Plan was sent

Ward: 04 East Sutherland and Edderton

Councillor Richard Gale

Councillor Jim McGillivray

Councillor Leslie-Anne Niven

Ward: 01 North, West and Central Sutherland

Councillor Michael Baird

Councillor Marianne Hutchison

Councillor Hugh Morrison

List of Community Councils to whom the proposed Local Place Plan was sent

Bettyhill, Strathnaver & Altnaharra

Brora

Creich

Dornoch

Golspie

Helmsdale

Lairg

8. Contact Details

Contact details: rogartcommunitycouncil@gmail.com

Rogart Community Council: <https://www.rogartcommunitycouncil.com/>