

Traffic & Tourism Master Plan – note of open meeting

29 April 2026, Plockton Village Hall, 7.30pm

Attendees

Catherine Will	Cllr Biz Campbell	Ian Taylor
Sandra Glasgow	Elsbeth Macrae	Bill Taylor
Willy Roe	Ali Burt	Mary Jane Campbell
Calum Mackenzie	Jane Mackenzie	Iain Turnbull
Ewen Cameron	Sandra Holmes (notes)	Alaisdair Mackenzie
Julie MacLennan	Thomas MacLennan	Lenice Townend
Trent Townend	David McGhie	Ian Hay
Maggie Byrne	Johnda Byrne	Kenny Gollan
Sheila Harvey	James Crisp	Julia Asiedu
Louise Allan	Alisdair Clements	

1 BACKGROUND

Sandra H (PDCT) outlined the background to this work, describing it as an iterative process.

For many years, the Community Council has highlighted growing concerns regarding traffic and congestion during the tourism season.

Participation Request: In 2020, the Community Council submitted a Participation Request to Highland Council seeking improvements to traffic and parking. This successfully delivered "quick wins," such as the installation of double yellow lines. [The outcome of the Participation Request can be found [here](#)].

SCOTO Workshop: In 2024, with funding from the North Highland Initiative and Highland Coast Hotels, PDCT hosted a SCOTO workshop. This was a community-led review, evaluating what currently works - and what doesn't - for both Plockton residents and visitors regarding tourism. Traffic and parking issues were highlighted. Details can be found here: [SCOTO Workshop - Plockton](#)

Master Plan: Following the workshop, PDCT secured funding from Highland Council to develop a long-term strategic plan. This plan aims to create a shared vision for managing Plockton's traffic and tourism, alongside infrastructure improvements and development opportunities to benefit both the community and visitors.

Tonight's meeting: Sandra introduced Alisdair Clements of INCH Architecture, who has been commissioned to support the development of a master plan. Alisdair has spent two days in Plockton, meeting with various local organisations to listen to their perspectives.

2 PRESENTATION - Alisdair Clements

Alisdair provided an introduction to his firm - an award winning, 'not for profit' social enterprise focused on high-quality architecture and design for everyone - and outlined a range of relevant projects they have undertaken. He made reference to the Local Place Plan and our SCOTO report, both of which will help inform this work, and the need for community input. He stressed that he is here to listen to what the community wants. This is how they work to help communities achieve *their* outcomes.

The brief, in a nutshell:

- Improved traffic flow and parking
- Infrastructure improvements and development opportunities for residents and visitors

This will require consideration of, amongst other things:

- Onshore facilities for fishermen
- Toilet and changing facilities for local and visiting sailors
- Issues of motor homes and camper vans
- Heritage facility
- EV charging
- Balancing the needs of residents and visitors

Alisdair outlined the conclusions of the SCOTO report and mentioned examples of communities (Luss and Findhorn) addressing similar issues through a placemaking approach.

Initial thoughts:

- There are essentially two zones in Plockton – the village (conservation) and the airstrip (space).
- Alisdair highlighted that flooding is a significant consideration for all future development. The car park is at risk of flooding in the future. This was caveated with a need to ensure we work with the same flood risk maps as used by the Council.
- Alisdair showed slides of some initial analysis they have undertaken – this is work in progress. He stressed the importance of understanding the character of different areas, including the School, Harbour Street, and the airfield.

- The study will include an analysis of roadways and potential improvements to make movement easier and improve life for everyone using the village.

Who I've met / what I've heard

Alisdair then talked through the various site visits and key messages he was receiving:

- Dave McGhie and Ian Hay: traffic constraints in Innes Street, Harbour Street, Cooper Street, etc.
- Dave McGhie, Ian Hay and Gell Bennett: potential for water-based facilities at the car park, in addition to parking.
- Catherine Will: new traffic lights. It was noted that the P6&7s were away [7 children] - request for contact to be made with Plockton Parent Council [*email sent to chair of PPC*].
- Dave McGhie, Catherine Will, David Skilling and Malcolm Mackenzie: the campervan parking facility at the airstrip and the airstrip itself.
- Mary Jane Campbell: historical interpretation
- Jane Mackenzie, Ann Mags Pearson and other Plockton & District Tourist Association members: highlighting information is important as Plockton is a destination, not a passing through location.

Topics and ideas raised by members of the community:

- Car park - extend the car park to add capacity and provide spaces to support: toilets, showers, changing facilities, storage and space for fisherman, and sailing/PSBSC needs.
- Signage
- Suitability of the village for campervans?
- Safety - understated in the brief - an important consideration.
- Harbour Street 'promenade' (pedestrian priority) - as people walk on the road. Different surface, walkway on shore side, etc.
- Potential for community development space at the airstrip. Roads in poor condition. Need to determine if there is space alongside airfield use.

2 OPEN DISCUSSION:

- Request to speak to businesses from Off the Croft and Gather and Graze/Rudha Mor
- Some views expressed preference for retaining the airstrip. The title condition constraints were noted. There may be scope for development round the edges. Whether development is to be taken forward is up to the community.

- Open air church land, bowling green and land at Frithard suggested as areas for development.
- Alisdair outlined a 'matrix' (spreadsheet) which will help them gather information from the village.
- Traffic and Tourism isn't the right name for this work. It is more of a development strategy. It is place-making. No objections to changing the name.
- Request to take a long-term view. How can we diversify the economy so it is less dependent on tourism in the future? What are the threats to the area as well as the opportunities? For example, retain the airfield as drones may be increasingly important. Tourism might be the trigger but this does not mean we need more tourism. The biggest threat to the Plockton area would be the closure of the High School. We need to attract and keep more young people.
- We need year round work, not seasonal jobs. This led to a conversation about the need for employees and housing, and boosting the local economy to create new jobs.
- There are lots of creatives in the area. There is no space for this at present for creatives to come together to produce work.
- Skye & Lochalsh seminar titled, 'West Coast Vision' identified local health, social care, Kishorn, and housing as to where the jobs will be. [*The local info is not available; itted into a [SDS Matrix](#) that reports at a regional level only*].
- High School did some work on what they want for the future - [*copy requested but not received yet*]. How many High School pupils live in Plockton? - between 6-17 suggested.
- School kids will prioritise transport and are fed up being consulted and nothing happening. Lack of transport affects after school activities as they need to get the school bus home.
- These are big issues and are beyond what Inch Architecture have been asked to do, but will be taken into consideration.
- Over 200 houses have been built on Balmacara Estate in the last 80yrs, and we still have a housing problem. Accessible housing is the issue. A lot of the issues we are facing stem from housing and the holiday/tourism sector.
- What is the tourism 'carrying capacity'? Coral beach is being impacted since the campervan parking area was created. This needs to be considered.
- Plockton is very good at tourism and has been for a long time. It is a success story. It's not about getting more tourists. We need people, housing and work. This village is not dying. Kishorn, Skye Bridge, the Navy Base created jobs, but these are less so now. The High School is a key driver of the local economy.
- We are not unique. It would be good to see some examples of where similar challenges have been addressed.

No further comments or questions so the meeting was closed at 9.10pm. Any follow-up questions/requests can be sent to info@plockton.com

Sandra Holmes
PDCT, 23 May 2025