

Kirsty McCreath

From: Tim Stott
Sent: 31 March 2011 12:06
To: 'John Wood'
Cc: Kirsty McCreath
Subject: IMFLDP "Call for Sites"

John - thank you for your submission - we'll log it as a formal representation on the new Plan and I hereby acknowledge its receipt.
Kirsty - please log (RACE area)

regards

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-----Original Message-----

From: John Wood [REDACTED]
Sent: 29 March 2011 14:59
To: Tim Stott
Subject: Start of Inner Moray Firth Local Development Plan - "Call for Sites"

Dear Tim

I am responding to this consultation on behalf of the Cromarty Allotments and Gardens Society. We made a formal request 2 years ago under the Allotments Acts to the Council for allotments in Cromarty but have made no progress since, despite the fact that there is plenty of suitable land here which is currently unused and has been for many years.

Landowners approached include:

Highland Council – White Dykes, zoned for industrial uses but unlikely to be developed for this. 'Not available'.

John Nightingale / Cromarty Estate – Walled Garden. Site is zoned for housing *despite being within designated SNH / Historic Scotland Designed Landscape*. He has no plans to build there but will not consider even a short-term lease. This land has been derelict for over 30 years. **It should now be removed from the housing allocation.**

John Nightingale / Cromarty Estate – Land behind Cromarty School. This is currently allocated for a school playing field but Mr Nightingale wishes to build houses there and the Council has taken no action since the last Local Plan to acquire the site. He will not consider even a short-term lease. **This land should be retained as open space.**

Albyn Housing Association – Sandilands Field. Another long-derelict site, zoned for housing. No plans at present to develop but they will not allow even a short-term lease.

Major Phipps – Daffodil Field. Another long-derelict site, within housing allocation. Absentee landowner has no plans at present but will not lease this land to us.

E McBean – Fields by Gaelic Chapel . These are agricultural fields that are within the SNH / Historic Scotland Designed Landscape designation. They are not zoned for development but Mr McBean wishes to get them included. He will not assist us at all. **These fields should not be designated as development land but used for local food production.**

Church of Scotland – Glebe Field W of the Manse. An agricultural field, not development land, outwith village envelope. The Church is planning to sell this soon and wishes to get this field allocated for development to maximise its value on sale. They will not consider a lease for allotments.

As you can see, existing development sites have by and large not been taken up, but left derelict for decades. This is unacceptable when there are un-met community needs. Landowners with agricultural land are understandably keen to get it re-allocated as they would then make a lot of money from the increased value.

Zoning of land for development is the problem. We must therefore ask

- (1) Since the Council is currently failing in its statutory duty to provide allotments where demand has been demonstrated we request that land be allocated in each area in the local plan for allotments or community garden use .
- (2) Development land left derelict after a period of – say – 10 years should cease to be development land and should revert to agricultural status; or it should be acquired by the Council or otherwise made available to the community so that it can be put to productive community use.
- (3) There needs to be much better allocation of open space for community uses, including growing food, within all new developments.

John Wood

Cromarty Allotments and Gardens Society

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