

Kirsty McCreath

From: Tim Stott
Sent: 01 July 2011 09:37
To: Kirsty McCreath
Subject: Late IMFLDP CfS Submission - RCE Area

[Kirsty - please log \(already acknowledged\) this as a late RCE CfS Submission - ta - Tim](#)

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

From: Lynne Sproull [mailto: [REDACTED]]
Sent: 29 June 2011 23:10
To: Tim Stott
Cc: Anne Short; Viv Griffiths; John Wood; Ronald Young; [REDACTED] Penwright; Helen Elliott; Vanessa Halhead; Estelle Ellwood
Subject: Inner Moray Firth Local Development Plan - Cromarty

Dear Mr Stott,

Thank you for addressing the Cromarty and District Community Council on Monday evening, and inviting us to respond to the Inner Moray Firth Local Development Plan.

Sandilands

In response to Highland Council's request regarding sites in the Cromarty area, we believe that the site at Sandilands in Cromarty, allocated for housing in the current Ross and Cromarty East Local Plan, should be allocated for housing in the Inner Moray Firth Local Development Plan. This area of land would be suitable for up to 30 houses along with community uses, such as a surgery, fire tender store, office space and allotments. The site is presently supported by a design brief and we feel that this approach could be taken on this site once again in the new plan. In 2006/2007, the Highland Council consulted the community on the development of the site and the design brief, and at a well attended meeting there was widespread support for housing development on this site. This site at this scale of development would support future housing needs in the area, and could provide a mixture of housing, with suitable access, close to all amenities. Associated community uses on the site adjacent to the High Street and supporting the development is also seen as a way of meeting housing needs while maintaining the historic setting and layout of the town within its historic footprint, and without the need to further extend the town into the surrounding countryside, thereby diluting its historic setting. This site together with existing consents at the Denny (4no) and Cromarty Mains (6no) would provide 40 new dwellings and contribute significantly to the demand for housing in the area.

Ferro Cottage

There is land between Ferro Cottage and the Cromarty Primary school which is allocated as Special Use within the existing Ross and Cromarty East. There is presently ambiguity and confusion within the existing plan as to allocation of this site as the allocation states ' 11. The Council will seek to extend the existing primary school over land immediately to the south west. This land at Ferro Cottage also has potential for three houses'. The Inner Moray Firth Local Development Plan should unambiguously allocate this site for Special Use for the extension and refurbishment of Cromarty Primary School, in order to allow flexibility for this to happen once any development at Sandilands is complete and the school role is maintained or increased. If housing at Sandilands is not forthcoming and/or the Education authority confirm that the land is not required for the school then it could be allocated to housing, in the successor plan to this Inner Moray Firth Local Development Plan.

Yours sincerely,

Lynne Sproull
for and on behalf of the Cromarty and District Community Council

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