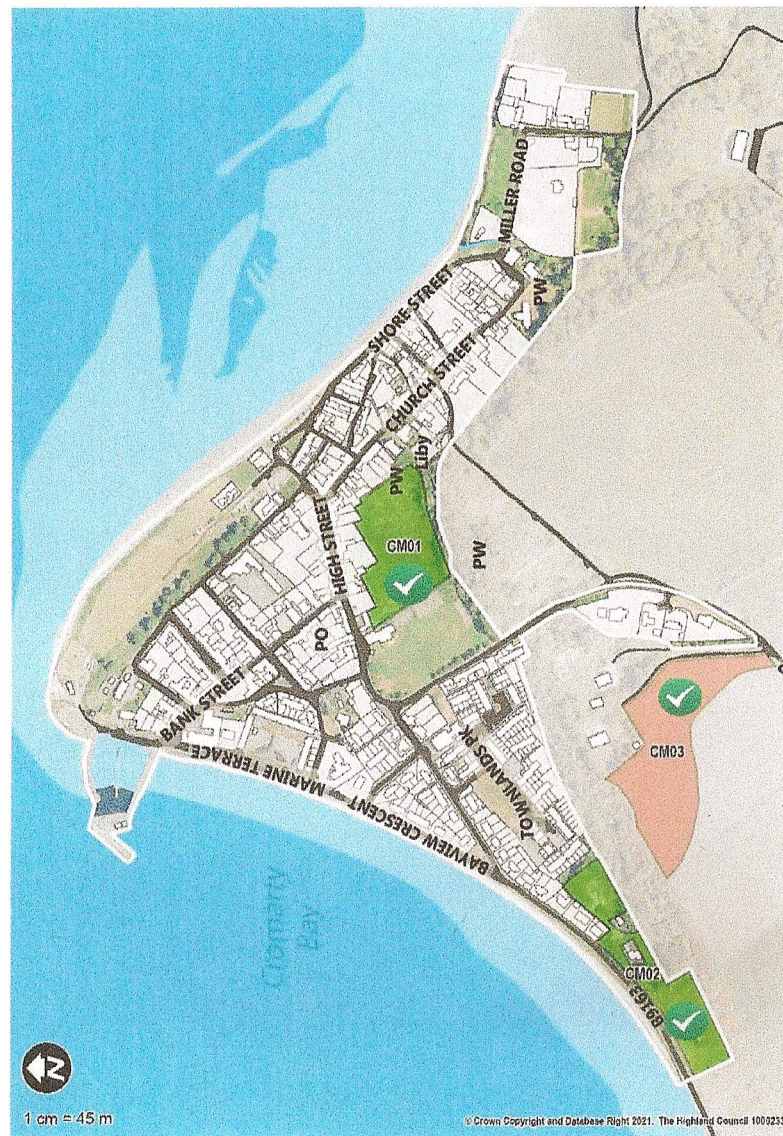


CROMARTY



Summary of Issues Raised in Comments (18 comments)

- Residents disagree with text's negative outlook for town. Should reference increased population, homeworking, good range of local facilities and tourist attractors, and employment prospects at Nigg.
- Affordable housing needed to retain and attract young people and families. Desire for control on holiday/second homes.
- Landowner and other support for CMO3 especially for affordable housing (AH) and/or self build, other development already breached raised beach, close to centre, home working means less commuting, adequate sewerage capacity, offer of publicly accessible greenspace.
- Support for CM02 but should be bigger to meet known demand, concerns about landfill contaminated use, Business (B) use on balance of site.
- Plan should reference vital role of Nigg ferry as a sustainable tourism resource linking to NCS500 for Cromarty & Black Isle.
- Support for CM01 but design crucial. Want less intensive development because road access can't be improved without adverse impact.
- NatureScot seeks safeguarded and enhanced Green Networks (GNs) to connect the parts of the town.
- **Cromarty & District Community Council oppose CM03, support CM01 for AH & community use, CM02 should be for campervans and/or AH only. Seek better public transport, facilities, ferry service and infrastructure capacity. Suggest redrawing school catchments. Victoria Park & Links should be greenspaces.**
- Owner requests CM01 extended to include Sandilands Barn for B and Community use.
- Support for improved ferry, bus, Active Travel (AT), EV charging, growing spaces links/facilities.

Recommendations & Reasons

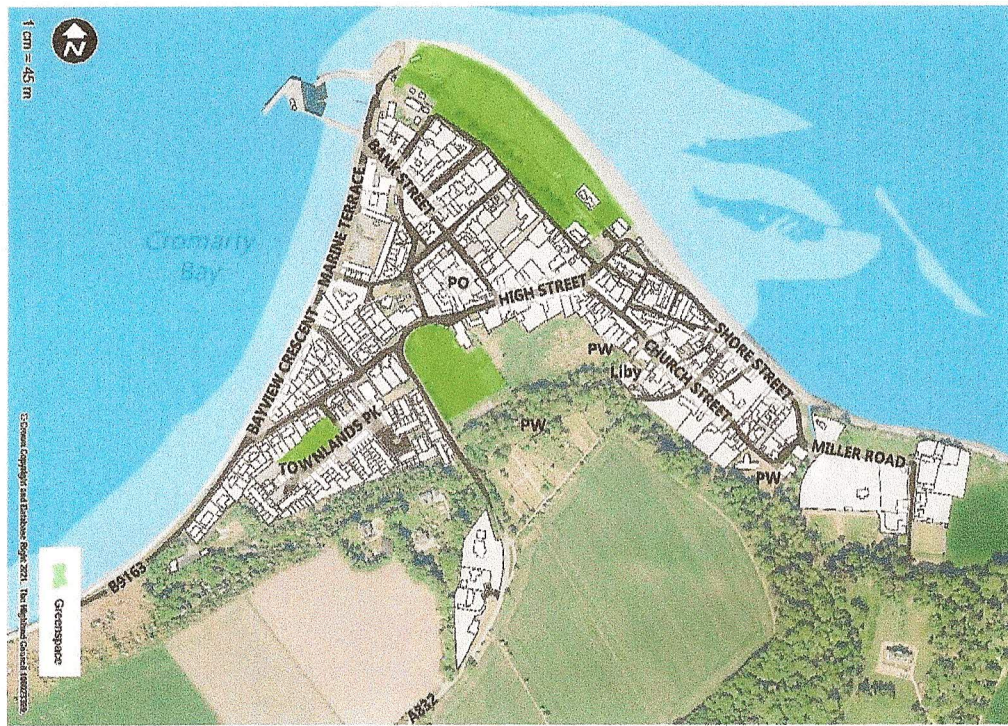
- Land at Sandilands is the best candidate for expansion because of its centrality and visual containment. However, it has road access limitations an effective solution to which requires the reconfiguration of the Victoria Hall recreational facilities. There is local opposition to such reconfiguration and it would impose additional development costs. The site should be extended to include the Barn but this isn't a practicable, principal, vehicular access route. To preserve the prospects of at least one effective housing site, land south of the manse is also proposed. The landowner has shown a willingness to commit to structural landscaping, AT improvements via the Paye and plots for self build by local people. The site is peripheral to the community and has landscape sensitivities but in the Council's view, is the next best, effective option. Otherwise, only smaller scale infill development below the raised beach is likely to be acceptable including land for visitor management facilities at Bayview Crescent.
- Amend preamble text to reference Nigg Ferry as sustainable tourism resource and journey to work plus homeworking.
- Enhancement of GNs to improve internal connectivity of town.
- Add contamination assessment for development of CM02.
- Extend Settlement Development Area to enclose CM03 and town-side land.

Placemaking Priorities

- To support growth via suitable infill development below the raised beach.
- To control the scale of growth within the limits of sewerage capacity.
- To encourage the sensitively designed development of the central Sandilands site or if it continues to prove ineffective then land south of the manse.
- To protect and enhance the town's heritage assets notably the conservation area, links and wooded margins. These wooded green networks should accommodate active travel routes to enhance the internal connectivity of the town.

Greenspaces Map

We propose that the Plan's new Greenspace General Policy (see Appendix 2) applies to the areas indicated on the map below.



Recommended Development Sites

Site Name	Acceptable Use(s)	Indicative 10 Year Housing Capacity
Sandilands	Housing, Community Business	33
Bayview Crescent	Community Business	n/a
South of Manse	Housing, Community Business	25