

FAO: Pablo Mascarenhas
Community and Democratic Engagement Manager,
The Highland Council,
Glenurquhart Road,
IV3 5NX

Thursday July 18th 2019

Dear Sir,

I am writing to you today on behalf of my mother [REDACTED] in regards to the Cromarty Community Development Trust - CCDT seeking to take over the Highland Council owned land around the units in the Whitedykes Industrial estate, and the area immediately to the west. This to provide designated parking for up to 12 motorhomes, and the construction of the necessary attendant facilities.

The wooded area immediately surrounding the industrial units 1, 2 and 3 at the Whitedykes Industrial Estate, Cromarty, Ross-shire, IV11 8YB which is adjacent to and exactly 20 metres from my mother [REDACTED] property - [REDACTED] Whytedykes, Cromarty IV11 8YP.

My mother turned 77 last week on Wednesday July 10th and suffered a stroke last May, which I am delighted to say she seems to have made a full recovery from.

When my mother retired it was her dream to come back to the Black Isle where she was brought up as a child and she bought her dream house [REDACTED] on the beach with a view of the beloved Cromarty Firth and a lovely side view of the woodlands and the wildlife that habitat it from the snug off her kitchen, which she spends most of her time sitting in looking out of the window.

She has become increasingly concerned and stressed out at the prospect of the proposed motorhome camping facilities, which threaten to ruin the rest of her retirement and remaining years of her life [REDACTED] in Cromarty.

We are perplexed and a little bit disappointed that having read all the surveys and reports that have been completed so far that no one from the committee chose to contact my mother to discuss the impact this will have on her day to day life, personal safety, security and the value of her property?

We have read of all the problems that have occurred at the Links, with regards to overnight camping, but now it seems the problem has been moved from the most feasible place to have a supervised and carefully controlled paying overnight camping space, with public toilets and showers for all visitors to Cromarty to use in close proximity to the local shops, restaurants and pubs on the same land that is presently having a cinema built, houses a coffee shop, alongside the ferry and is the end of a bus route with a car park.

The problem is being proposed to be moved away from the Links, the rest of the village and placed next to my mother's house, with her left on her own to suffer the disruption, stress and heartache it will inevitably cause.

Our biggest fear is noise and my mother's personal security at night. This is not so much of a concern when I am at home, which I have been recently, whilst recovering from a hip replacement due to osteoarthritis, which has now also been diagnosed in my left knee and I am awaiting the results of an X ray I had last week Thursday 11th of July. But when I am fit to work my contracts tend mostly to be in London, with a lot of my time as a consultant spent doing feasibility reports, with architects, quantity surveyors and planning permission consultants for the hotel, fitness and wellbeing industry. This means when I am fully recovered I will be away from my mother's home regularly.

The CCDT's business plan appears to budget for a campsite manager for only 20 hours a week, which means it will be largely unsupervised particularly at night, which is when our main safety and security concerns will occur?

Unless there is an overnight security guard on site, which is not budgeted for in the business plan and I very much doubt would be economically viable, my mother and her house's safety is at great risk?

The motorhome or campervan camper site, will bring noise, litter and smell pollution literally right onto my mother's doorstep and will bring down the character and natural beauty of my mother's property's location.

I also see in the business plan that the proposed site has expansion opportunities should it prove popular enough and provide revenue for further development, which fills us with even more trepidation.

In reference to the business plan the SWOT analysis seems unbalanced, with an emphasis on strengths and opportunities and very little on weaknesses and threats?

The reported unsavoury incidents at the links reported in residents letters and also in last week's newspaper article in the Ross-Shire Journal highlights these risks, <https://www.ross-shirejournal.co.uk/news/barrier-erected-at-coastal-links-following-anti-social-behaviour-180320>

Proof that there will inevitably be a major disturbance to my mothers life, safety, health and wellbeing.

Being a renowned health, fitness and wellbeing expert I am fully aware of the effects this added stress will have on my mother's health. Stress is the biggest life threatening risk in modern society ahead of cancer, heart disease and strokes.

Worrying about my mothers health will obviously cause me stress and will have a knock on effect to my own health and wellbeing.

Added to this is the unwanted prospect of having to fight this proposal, with the legal and financial consequences that would bring even more stress and health concerns to us both.

We have already been to see the Citizens Advice Bureau to seek advice on our options in case the proposal moves to the next stage.

(I have cc'd them this email for reference)

My mother has even discussed having to move, which I find really sad.

If that happens she would then need to sell her home, which would be a tragedy.

This would also have financial implications.

The depreciation in value of my mothers detached house from it's current position next to a woodlands to one next door to a Motorhome overnight camping facility would be immense, is the warning I have received from property agents.

The destruction of trees and construction work it will involve will cause a lot of disturbance to my mother's life and home as did the dumping of stones and earth from the refurbishment of the school, two years ago, which damaged our fence and caused months of daily noise and inconvenience. This is not an experience my mother wishes or needs to be subjected to again.

In the current eco friendly sustainability climate, I am surprised that a woodland that houses wildlife including birds, bats and the occasional deer is being allowed to be cut down. I notice that provision has been made for new trees to be planted and provision for wildlife through retention of a "wild areas", use of deadwood to encourage amphibians and invertebrates and bat boxes to provide roost sites for bats as well as bird boxes to encourage nesting.

But trees take a long time to grow and the reality is that my mother will long be buried in the ground before the trees grow back to the height they are now and the wildlife even if they do return it will never be a beautiful, peaceful natural spot as it is now.

With the recent GreenPeace protests in the Firth this action will provide another perfect opportunity for a disruptive, negative publicity inducing protest.

We are fully in support of the CCDT's mission to increase the camping facilities to utilise the tourism opportunities created by the NC500, allowing an increased number of visitors to enjoy the wonderful delights of Cromarty and the revenue they will bring into the community and the local economy and I personally would be very happy to get involved in helping the committee solve the current issues in anyway I can and help find a more suitable and feasible site, which does not affect the quality of residents lives and safety.

In summary our concerns/objections for the proposed site are:

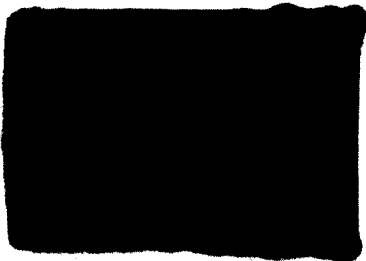
- Personal Safety
- Our Properties Security
- Disturbance of Peace
- Noise, Smell and Litter Pollution
- Quality of Life
- Health & Wellbeing
- Stress & Mental Wellbeing
- Depreciation in Value of our Property and Neighbourhood
- Destruction of the Environment and Wildlife

I look forward to an acknowledgement of your receipt of my email/ letter and your response to our concerns/objections.

Yours sincerely

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On behalf of,

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