

## CCDT – Response to Representation – 04.08.19

Cromarty Community Development Trust (CCDT) would like to address the various concerns raised in the objection lodged against the trust's proposal to establish a motorhome site at Whitedykes, Cromarty.

The trust directors fully appreciate that there may be some who are worried by the plans but suggest there might be some misunderstanding of what is proposed. They would be happy to meet any residents who are anxious. The CCDT was established to improve the community life of Cromarty and would therefore take any such local anxiety very seriously. This site in question was only selected after the CCDT had conducted an exhaustive search for any other options in and around Cromarty.

Some months ago, the lady whose house is adjacent to the area earmarked for this development, and who is the subject of the objection, talked to one of the CCDT's directors about it. She expressed considerable relief that CCDT's original plan to develop a far larger site behind her house, had been abandoned and that it was now to be entirely in the wooded area to the west of her home.

For the avoidance of any doubt, this larger area behind nearby houses, is no longer included in the CCDT's Community Asset Transfer (CAT) application and will not feature at any stage in the development of the motorhome site.

It is proposed to be in the wooded area to the west of the house, which is the subject of the objection. Although it starts just across the road beside the house, which leads to the Whitedykes industrial units, there are no plans to remove the closest trees. They will be retained as a buffer along other screening measures. This road will not be the entrance to the motorhome site. A new entrance will be established at least 50 metres further west, well removed from the lady's home.

Concerns have been raised over her personal safety and the security of her home. But in all the years that motorhomes have used the Links area for overnight stays in Cromarty, without any management whatsoever, there has not been a single report of anyone attempting to break into nearby houses. Neither have there been any reports of assaults or harassment of local residents living on or near the Links. It is not behaviour normally associated with owners of highly expensive motorhomes.

CCTV will be installed round the motorhome site, which will be managed by a paid employee of the CCDT. The promotional material and the rules and regulations for those using the site, will clearly stress that it is to be a declared quiet site. There will be no late access.

The site manager will strive to ensure that there will be a minimum of noise. Any resulting smell or litter similarly would be dealt with by the manager. This is all in addition to the well-established tradition of self-policing normally observed on formal established sites.

The CCDT directors hope that these measures address, at least to some extent, the issues raised about quality of life, health, mental wellbeing and stress.

The felling of the trees and the environmental impact of the plan are the subject of Highland Council consideration.

The CCDT is not aware of any evidence that its plans will herald a depreciation in nearby house prices. Indeed, some of its directors live fairly close to the proposed development.