

Highland Council Inner Moray Firth Local Development Plan

Comments received for the consultation that ended on 13th December 2013 ordered by Site

Customer Number	04364	Name	Katharine Rist	Organisation	Woodland Trust
Agent Name and Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB1		Type	Change	Comment Late
				No	

Comment Changes

Majority of site not currently wooded but entire site AW site and potential for rehabilitation. Development will isolate existing woodland to North from rest of Conan Wood.
Strongly oppose

Representation

The Woodland Trust Scotland considers that any woodland included in Scottish Natural Heritage's Ancient Woodland Inventory (AWI) which is present on historical maps or which exhibits a significant number of ancient woodland indicators can be considered as ancient and is therefore high value for conservation and worthy of further study and is likely to pose a constraint on development. We believe that ancient woodland is amongst the most precious and biodiverse habitats in the UK and is a finite resource which should be protected. Highland Council supplementary guidance notes that woodlands and trees offer multiple benefits in terms of addressing climate change, improving the water environment, providing valuable habitats, timber industry and creating recreational opportunities. Considerations include the cumulative impact of woodland removal, and fragmentation of habitat. Both Scottish Government policy and the Highland Wide LDP policy create a presumption in favour of protecting woodland. The Highland Wide LDP in policy 57 recognises ancient woodland as (depending on the category) of regional or national importance. Both the Woodland Trust Scotland and Scottish Planning Policy at para 148 consider ancient and semi natural woodland to be an important and irreplaceable national resource and should be protected and enhanced. The Woodland Trust Scotland would like to see a clear statement that the loss of ancient woodland cannot be mitigated, and therefore warrants protection from development. Development impacts on ancient woodland in a number of ways including chemically, disturbance by human activity, fragmentation, and colonisation of non-native plants. The cumulative effect of development is more damaging to ancient woodland than individual effects which should not be considered in isolation.

Allocated to	Conon Bridge	CB1	Schoolhouse Belt	
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Customer Number	04420	Name	Ewan Macdonald	Organisation	
Agent Name amd Organisation (if applicable)		Mr Martin Mackay		Martin Mackay Solicitors	
Section	4.Development Allocations		Paragraph		
Reference	CB2	Type	Change	Comment Late	No

Comment Changes

Increased housing density to be proposed for Site CB2

Representation

The Site CB2 which is measured to extend to 9.2 hectares has been deemed appropriate in the draft plan for a proposed housing capacity of 115. This represents a density of approximately 12.5 houses per hectare across the entire site. The site CB2 represents a natural extension of the development currently in the course of development at Site CB5. Site CB5 has already received consent for in excess of 200 homes plus 5 retail units. Within this site CN5 which extends to 15 hectares in total, there is also a football pitch and an attenuation pond and as a consequence of the 15 hectares only 13.24 hectares are given over to residential use. Accordingly the density or the residential development within CB5 exceeds 15 per hectare, significantly higher than that proposed for Site CB2 and it is accordingly submitted that the 9.2 hectares within Site CB2 can easily accommodate a larger number of houses than that proposed and the plan should be adjusted to reflect this and that such an increase in the allocation would be consistent with what is to be developed at CB5. It is also noted that high densities have been consented or allocated on other residential development sites in Ross-shire.

Allocated to	Conon Bridge	CB2	Braes of Conon	
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Customer Number	03999	Name	David Rendell	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB2	Type	Change	Comment Late	No

Comment Changes

Development of site CB2 should not commence until the junction of the B9163 and the A835 has been upgraded.

Representation

The junction of the B9163 and the A835 is becoming increasingly dangerous due to a number of factors. a1. poor lines of sight. Traffic turning left towards Maryburgh is unsighted by vehicles turning right towards Tore. a2. the low winter sun makes sight of traffic coming down the hill from Tore difficult in the mornings between late October and early March. a3. lack of attention to the cutting back of trees and shrubs on the western side of the A835 above the junction can obscure traffic coming down the hill from Tore. a4. Traffic, travelling at excessive speeds from the Maryburgh roundabout towards Tore, makes it difficult for vehicles crossing to Alcaig or turning right up the hill towards Tore. The problems outlined above will be made worse by increased amounts of traffic created by the projected growth of Conon Bridge outlined in paragraph 4.128

Allocated to	Conon Bridge	CB2	Braes of Conon	
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Customer Number	03942	Name	pamela miller	Organisation	
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph		
Reference			Type	Change	Comment Late

Comment Changes

to leave land south of the high street i.e the football pitch and play area alone and not have it for housing and development.

Representation

This is the only free piece of green area that anybody from the community can use as a member of the local ladies football team we use this area and also the local kids football club use this it is a well used area and why would you sell it off for housing and redevelopment also the kids use the play area i hope you will reconsider this diabolical decision

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04143	Name	Richard Green	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3		Type	Change	Comment Late

Comment Changes

Remove site CB3

Representation

I am writing to you to register my objection to the above section of the plan. Allowing houses to be built on this land would be to destroy one of the more pleasant feautres at the heart of our village. I found out at the meeting on 25th Nov. that the playing field does not belong to the Council but is in fact in community ownership. There are other areas that could be developed including the old fish factory and the site of the filling station which have been eye-sores for years. Is it not a better idea to make this entire area into a park for the benefit of all residents? The present rush to build houses in Conon Bridge has been at the expense of good farm land and there seems to be little intention to add the extra amenities to support this expansion.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04044	Name	Catriona Meiklejohn	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Deletion of site CB3

Representation

We would like it noted that the playing field in the middle of the village was gifted to the community in the 1960's and enclose a copy of the documents transferring the responsibility of the Playing Field to Conon Bridge Amenities Association in 1972. We ask why is it appearing still on the Inner Moray Firth development Plan as zoned for housing? We had previously objected to this when the plan was first presented and yet it remains as it was. The school grounds and MUGA are an entirely different matter. It has been suggested to us that we don't need a playing field since the school facilities can be used. Unlike the school facilities the playing field does not have to be booked. It is free and open space and indeed is used for a variety of purposes, from football to walking dogs to children playing to local community events. It must remain as part of community requirements, especially given that the Government is anxious that children should be more active outdoors. All four of our Highland Councillors intend to back our intention that it should remain a green feature of the village, with some minor improvements in the future to ensure its continued uses. With further housing being built in other parts of our community it is even more importaant that we have this amenity. We have to cater for the needs of our young people here rather than have them travel to other towns and villages which have had the foresight to provide such open spaces.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04135	Name	Brian Frost	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Deletion of Site CB3

Representation

It troubles me that our community playing field, here in Conon Bridge is being considered for housing development. Surely we have a duty to keep this village area as it is so the youngsters, at least, have some where to meet and play games, as and when they want to? In a safe environment in the centre of the village. If this development goes ahead, it could send a message to the younger generation that we dont care about their needs in the village! To my mind the playing field, should be just that, for the villages life time.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04136	Name	Patricia Kilgore	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Deletion of site CB3

Representation

Conon Bridge, a rural community, only has a very small area in which to support sporting activities....and this now under treat of "take-over" to provide more housing. In this age of encouraging young people (and not so young) to take more exercise, this development proposal seems to defy the odds. The loss of our village hall, now a private residence, I believe, is another sad instance. The town of Strathaven (So. Lanarkshire) where I used to live, boasted two public parks (Geo. Allan/John Hastie) which were a great joy to the town in full use: I do appreciate it is not possible to compare a town of at least 10,000 to Easter Ross Village (whose population is ever increasing)

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04127	Name	Janet & John Rigby	Organisation	
Agent Name amd Organisation (if applicable)					
Section	1.Introduction		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

We would like to see the proposed changes to the car park in Conon Bridge and also to the Football Field abandoned. The football field does not belong to Highland Council but to the community of Conon Bridge

Representation

1. The Football Field was a gift to the children and people of Conon Bridge. You cannot in all justice and morality use another's gift for your own use or change it. The field has been used by countless people from the community and also visitors our own children and grandchildren and is still used to day and should be avaiile to future generations. 2. Children and adults need somewhere to exercise, play football etc. We have very little green fields available in the village 3. Since the railway halt was opened commuters have been encouraged to leave their cars in the car park and use the train. Now you intend to take the car park away forcing people back on to the road.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04105	Name	Archie Leslie	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Delete 39 homes from the plan and leave it as Community only

Representation

No plans have been released to ascertain where the housing will be. Therefore, I am being asked to comment on the unknown which is not very helpful. So why is there so much secrecy about the exact lay-out plan for this area? Removal of existing car parking space, that is part of the planning consent for the railway halt, would make the Council look like wasters of the tax payers' money in that they build the footpath that connects them then they are taking away the parking. Entry and exit to the housing area is unknown but would be expected to come from the two current points. Neither point could take on this extra volume of traffic without increasing the danger to the public. The area is on the flood plain and has seen much surface water lying throughout the year. By building houses on this area the water will have to go somewhere; but where? Not easy to drain when it is at the River level already and building up would flood the surrounding properties. The loss of existing community/green area to housing when there are amply areas allocated for housing development around Conon that could be filled first. Increased cost to the Highland tax payer as the new community play area would have to be made as good as the existing. Or is it the Highland Council's proposal to remove the playing area and deprive the community of a traffic free and very safe play park in contravention of the Government's desire to encourage youngsters to get more exercise. The community representatives have all voiced their opposition to this plan for the area of land to the South West of the High Street so why has this plan even got to this stage? The reverse argument has been used on many occasions when there has been controversial decisions about Conon's development; so why is the Council ignoring local opinion? Do they like wasting money?

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04100	Name	allan maciver	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.128	
Reference	cb3	Type	Change	Comment Late	No

Comment Changes

to leave the car park and football pitch where it is.

Representation

why waste money moving it when it is and has been a great location where it is.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

CB3 should be dropped from the plan.

Representation

CB3 should be dropped from the plan on the grounds that local residents strongly object to propose changes in the use of the land. This will ruin the community recreational area and deprive the church of its much needed car park in the position it is in. Last but not least, the land set out as the car park/ playing field DOES NOT belong to the council. The local community will fight the council every step of the way on this issue.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

CB3. Surely before this are is considered for inclusion in your plan a flood risk assessment should have been carried out. Not after inclusion in the plan. CB4.What arrogance to include in the plan suggestions to move the playing field and play are prior to any consultation with the community.

Representation

My first comment is that this form for inserting comments is very poorly designed and is not straight forward to use. I am unaware there was any opportunity for public consultation before this document was released. In this day and age I do not think that is correct and it is disappointing. Do we not have Community Councils that should be used for getting basic information from? Or are they seen as a nuisance by the Highland Council? Who do you think you are to include in your plans details to take away a villages play area and football pitch. I have lost faith in the council.

Allocated to

Customer Number	04094	Name	Kari Transdal	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3		Type	Change	Comment Late
				No	

Comment Changes

My property removed from the development.

Representation

Part of my property has been included in the area identified for development and I would like this error corrected when you next update the plan please. See attached plan and title deeds.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04174	Name	James Brian Parry	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.134	
Reference	CB3		Type	Change	Comment Late
				No	

Comment Changes

That the proposals within the Plan relating to Area CB3 in Conon Bridge be deleted.

Representation

I object to the proposals for the Area CB3 on the following grounds: 1 The football field is an integral part of the village centre. and is a green area that will be unnecessarily lost if these proposals go ahead. 2 The football field is used by children and by informal football and hockey teams for practice. The population is urged by Government and Health authorities to take more exercise and this field supplies the means to fulfill this need. 3 The field was gifted to the village by a local landowner and is held in trust by the village. There can be no justification to usurp the wishes of the benefactor. 4 The children's playground area at the lower end of the field was gifted to the village by householders on sites adjacent to the play area. There can be no justification to usurp the wishes of those residents. 5 The car park adjacent to the church and the playing field is well used and is a feature of the village centre. Vehicles are parked there for church services, for funerals and weddings, for activities within the Church Hall and for access to the local shops and businesses. As an example I have noted that on Sunday 1 December for the morning church service more than 30 cars were parked there and on Sunday 8 December a total of 45 cars were parked in the car park and on the nearby disused area that was formerly a garage. This area is due for private development and with this facility lost to the village, the need to retain a large car park in its present location becomes even more important and necessary. For weddings and funerals the overflow from the car park often extends into adjacent streets and this condition will worsen if the car park is removed or reduced in size. A new parking area within the CB3 development will inevitably be further from the village centre and, more than likely, smaller in size. A number of local clubs and organisations use the church hall for their activities and the car park is a well used and conveniently placed facility to accommodate users who often are not residents of the village. 6 The field is used for local annual village fetes, activities and galas and there are no other locations suitable for events of this type within the village boundaries. 7 Housing developments are necessary to accommodate population growth for whatever reason. However such developments should never be allowed to detract from the integrity and character of a long established village. There is sufficient suitable land outside of the current village boundaries to accommodate increased housing. There is, therefore, no need to build on green spaces inside the village. For these reasons I must object in the strongest possible terms to the developments proposed in CB3

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I object to the proposal for the land to the south west of the High Street, CB3. Plans for this area should not include the land gifted to the village and currently used as a sports field and managed by the Amenities Association.

Representation

The sports field is a much loved and well used part of the village. The continued growth of the village requires more green space and leisure areas. Priority for housing should be given to the two eyesores in the village, the former fish processing site, CB4 and the former garage site of the High Street which does not appear to be zoned for development. Improvements to the infrastructure ie access to the A835 from Leanaig Road this already a very dangerous junction, are required before further house building.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

The development of area CB3 should be removed from the plan.

Representation

I do not understand why this area has been included within this plan marked for mixed use – housing and community. Several times in the section relating to Conon Bridge there is mention of the flood defence system. This is absolutely correct as this area has encountered severe flooding within recent history. However, the area CB3 appears on the Scottish Environmental Protection Agency (SEPA) “Indicative River & Coastal Flood Map” and is marked as a “storage area”. This area has been set aside as a store for any potential flood waters. Also on the map there is an area quite clearly marked as an “Area benefiting from flood defence relative to the scheme's standard of protection”. The removal of this storage area (CB3) will remove this protection from these properties, and from the area CB4 which has also been ear marked for development. This is unacceptable. It is also unacceptable that there is a proposal to build housing on an area (CB3) which known to flood, and is a fundamental part of the Conon Bridge flood defences.

Allocated to

Customer Number 04080 Name Irene Munro Organisation N/A

Agent Name amd Organisation (if applicable)

Section 3.Strategy for Growth Areas

Paragraph leave the area the way it is

Reference

Type Change

Comment Late No

Comment Changes

the changes are that the playing fields area of Conon Bridge and the car park are not used for housing.

Representation

there is very little green space for residents in Conon Bridge to keep fit, play football or enjoy exercise. The area is boggy in parts and liable to flooding. The access to the area is the car park which not only serves the church and related activities but also commuters leave their cars there to go to the railway station

Allocated to Conon Bridge CB3 Land to South West of High Street

Customer Number 04073 Name alister matheson Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations

Paragraph

Reference cb3

Type Change

Comment Late No

Comment Changes

would like this taken out of local development plan as this is the only football pitch in village and it gets used a lot by all the kids in village

Representation

should not be houses on the green area where al the kids play sports

Allocated to Conon Bridge CB3 Land to South West of High Street

Customer Number	04063	Name	Anne Ellinson	Organisation	
Agent Name amd Organisation (if applicable)					
Section	3.Strategy for Growth Areas		Paragraph		
Reference	Conon Bridge amenity field and church car parking		Type	Change	Comment Late
				No	

Comment Changes

That the playing field and caarpark be left as it is for the use of the community.

Representation

The playing field, as it is, is the only amenity site in Conon Bridge and as such should be left for the use of children and young people and any other person who could make use of it. With regard to the carpark adjacent to the church - if that is built on where would cars park when using the church or church hall? It would mean more vehicles would park on the road thus leading to traffic hazards. Recently our station was reopened and a path made for pedestrians to access this from the carpark beside the church. What a complete waste of public funds if the carpark was built on!

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04056	Name	Kenneth Fraser	Organisation	
Agent Name amd Organisation (if applicable)					
Section	1.Introduction		Paragraph	Site(s) CB3 - Land to South West of High Street	
Reference	CB3		Type	Change	Comment Late
				No	

Comment Changes

That no houses be built on the Conon Bridge Car Park and football pitch/playing Field at (CB3 Land West of Hight Street) as the villagers use this green area all the time. This would mean a great loss to the local community.

Representation

The Highland Council 21/11/2013 Regarding CB3 - Land to South West of High Street Dear Sir, Having myself, grown up in Conon Bridge, I would like to start by saying that the whole proposal of building houses on the lorry car park and on the only grass playing fields within Conon Bridge is madness! The villagers of Conon Bridge were given this area 60 years ago. The villagers all got together, cleared and built the playing fields as a community. Today it is used as a football field, playing area and gathering area by most parents and many if not all the children at some time or another. There are regular functions and gatherings that take place there every year. Many children use this area to stay healthy and active as it is easily accessible and open to all. My own two children use the playing field all the time, as I did with my friends when I was a child. It’s a pleasure to sit there in the summer and even play in the snow in the winter. This is not a town we are talking about, but a village with the country side just a stone’s throw away. It’s not a cheap urban landscape, where children hang around street corners when not using their PlayStations. My children don’t have a PlayStation, they play with a football, a shinty stick and run and cycle on the field. You must remember those things. The park is where I play football and shinty with my children and their friends. For a number of years there have been a lot of changes within the village and it is my personal opinion that the changes have not been for the best or in keeping with the village’s natural aesthetic. Over the years the old church on Old School road was sold off and made in to a private house. The public toilet beside the main bus stop was built and then removed by the council!!! The nearest Public toilet is now at Dingwall or Muir of Ord. This stopped the bus load of tourists parking within the public /lorry car park to use the toilet and then look around the village. The Village town hall was sold off and turned into a private house. Shortly after this the main stone bus stop shelter was removed and replaced with what can only be described as a terrible cheap looking Perspex sheet instead. I would say bus stop, but this cannot be described as one. The Conon Cold store was sold then destroyed and left like a bomb site. We are currently on the 4th post office premises with in Conon Bridge, every time you go on holiday and come back the dam thing moves!!! It is presently in the Spar shop but, for how long, who knows! The old, old School and School house was burnt to the ground some years ago and were replaced by terrible looking flats. The Conon Woods were cut down, a haven for birds and wildlife. This area will, no doubt be houses in the future according to your plans. The Conon petrol filling station closed and has been allowed to run down and become derelict. It is a real eye sore and an embarrassment to the villagers. The Drouthy Duck public house closed and now looks like a slum area. A proposal was put forward for more flats to be built. This was rejected, by some sensible people, or was this because of the petition the villagers started? Yes I do believe so. The old school above Seller Place was flattened and a new school was built, (for how long it stands we do not know as it’s sinking due to inadequate survey and prior preparation of the site and of course very poor workmanship from Barr construction. Complete incompetence!) Every villager that grew up here knew that there was a stream there going to the local farm. The Shinty pitch/ Football field was dug up. The all-weather pitch was built instead! A fantastic amenity, but not at all very user friendly for the villagers, due to limited access and quite substantial cost of hiring it. It’s not like the local villagers can just walk on to it and start playing football when they want to, can they? Not like the grass football pitch you are proposing to build houses on. The new railway halt built at a ridiculous price to the tax payer. This is probably due to the company having all new plant machinery bought and delivered to the site. They then had the cheek to say they had run out of money before its completion! The railway halt, I have to say has been the best idea in this terrible catalogue of events. I will be signing up for the petition against this most disagreeable proposal and will do what I can to save our grass playing field/football pitch and car park and save what’s left of our scenic village ...Conon Bridge. One extremely angry village member and his family. Kenny.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04045	Name	Rachael Meiklejohn	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Mixed use Conon Bridge	
Reference	CB3		Type	Change	Comment Late No

Comment Changes

Removal of player feild and carpark from site CB3 and IMFDP

Representation

Playing field has been gifted to the community and is the only green field site in the village. It is used for local fetes, football training and recreational use. With all the development proposed for Conon Bridge there is no need for this development.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04044	Name	Catriona Meiklejohn	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.134, Mixed use	
Reference	CB3		Type	Change	Comment Late No

Comment Changes

I would like this area to be removed from the proposed planning development. I do not want to see the present Playing Field and Car park developed or moved with in this area. The back of this site could be used for community use ie allotments, community garden but no housing.

Representation

The playing field was gifted to the village and there is documention to prove that it was handed over to the Conon Ammenities Association in 1972. This area is in the centre of the village and should remain in its current location where it can be seen from the main road and be kept as green space in the village. The playing field is used for community activities such as Gala days, local football training and games, children playing at the park and the community using it as a recreation area. The area is free to all users and is a fantastic area for the village to have. The car park adjacent to the playing field is used everyday by people shopping in the village, using the newly opened Station and by the church when it has services and funerals. Being situated where it is means it is in a prime sight for all areas of the centre of the village. On the proposed IMFDP there are 5 large areas earmarked for housing development. In a village the size of Conon this will give the village plenty room to develop without having to remove the existing playing field and developing that area. This is something that the community does not want.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04043	Name	Michael Heath	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

To forget about using this site altogether.

Representation

I speak for myself and the many other residents who will probably not voice their concerns on this matter. Having been a resident in Conon Bridge for over 20 years I grew up with a number of other locals who are still living here, spending most of our time in the football pitch or at the nearby park. This whole area is the only place for children and adults alike to play a variety of sports all year round without having to pay (pitch at the new school). The pitch is in an ideal location and as far as I can see there are no sensible areas to relocate it, as the rest of the land in the village seems to be used for houses also. Losing this area to housing would have a significant impact on the physical health of local children who would end up hanging around streets causing a nuisance as they have literally nothing else to do, this is speaking from my own experience in the not so distant past. I won't even begin to mention the spectacular views and sense of community that would be spoilt by placing houses in the area, or the fact that my parents have already stated their intentions to move away if the plans go ahead. Decent and established members of the village community will be lost and I'm sure they won't be the only ones. Please use a bit of common sense and at least consider the other areas in the plan rather than this one.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	03080	Name	Catriona Meiklejohn	Organisation	Conon Bridge Community Council
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Mixed Use Sites	
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Conon Bridge Community Council would like area CB3 to be removed from the IMFDP to protect the current Playing Field and Car Park.

Representation

The Community Council have proof that the field was gifted to the village in 1972 being transferred to the care of Conon Bridge Amenities Association. The field is in regular use by the community and beyond and is a vital part of the community. The new school outdoor facilities may be there but the field is open and free. There are not enough facilities in the village for play and as the population is growing it's even more important to save it for future generations. With the amount of other sites indicated on the IMFDP there will be fewer green areas within the village of Conon Bridge and it is vital that the village keeps its Playing Field. It's also important that a precedent should not be set in which areas of green can be seized in order to build houses at the expense of local feelings. With the drive to encourage children and adults to be more active, these green areas are vital to any community.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number 03932 Name elizabeth blackburn Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations

Paragraph 4.134

Reference CB3

Type Change

Comment Late No

Comment Changes

provision of more recreational areas and more green areas

Representation

Comment re Inner Moray Firth proposed local development plan. Conon Bridge Site CB3 Land to SW of High Street. 1. Site unsuitable for housing- potential drainage problems difficult to overcome. Low lying, surrounded by higher ground and bounded by railway embankment, very wet, floods in winter – see photos attached.. 2. Sewer from upper village crossing the site has caused problems over the years, overflowing after heavy rain. Problem still not remedied in spite of recent work. 3. Access. If this requires relocation or removal of the playing field this would cause considerable anger in the village. This was gifted to the community and is used by children and adults and is a valued recreational facility. 4.CB3 is a green open space – much used by dog walkers and others. It bounds the recently created Conon Station path, which is used as a pleasant walk by an open field. It would be a retrograde step to destroy this amenity. There is a lot of wild life in this area. 5. I would respectfully suggest that CB3 be kept as an open green space with some tree planting to replace the trees that will be lost in the housing areas.

Allocated to Conon Bridge CB3 Land to South West of High Street

Customer Number 03963 Name Carole MacLeay Organisation

Agent Name amd Organisation (if applicable)

Section 4.Development Allocations

Paragraph 4.134

Reference CB3

Type Change

Comment Late No

Comment Changes

I strongly oppose this area being built on.

Representation

This area has always been integral to the Conon community.It is used for sports, mainly football and also for community fetes and gala days.It is the only public grass area within the village which can be used for these events.I am also deeply concerned about the extra traffic that this and other new developments would generate. A major change to the exit on to main Inverness road would have to be adopted.

Allocated to Conon Bridge CB3 Land to South West of High Street

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

To take away a green space like the playing fields would be a travesty. I walk my dog in the adjacent fields every day and there is always someone else using the playing fields, it is a community space that is used regularly by the community.

Representation

As above, the playing field is used regularly and to change it to houses would be a complete waste of a good green space.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I am very much against building on the CB3 area.

Representation

This is a major part of the village and the only place to freely play sports. I have been playing football in Conon my whole life and now that the school playing fields have gone, the pitch on CB3 is the only place left.

Allocated to

Customer Number	04083	Name	James Attwood	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.128 to 4.134	
Reference	Site CB3 Land to South West of High Street		Type	Change	Comment Late No

Comment Changes

I would like this section of the Proposed Plan to be completely deleted.

Representation

Having recently attended a Community meeting regarding this section of the Proposed Plan it is my understanding that while the Council has owned the land since 1972 that is now the car park, the playing field is owned through a Trust Deed by the village Amenities Committee. Also the former allotments that border the playing field are owned by the residents of Bank Street and not by the Council. This is the last piece of green open-space within the village and must not be sacrificed for further over-development of the village

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04454	Name	Janet Murray	Organisation	Ferintosh Parish Church
Agent Name amd Organisation (if applicable)					
Section			Paragraph		
Reference	CB3		Type	Change	Comment Late No

Comment Changes

Removal of site CB3 from the plan.

Representation

I write on behalf of the Congregation of Ferintosh Parish Church, in Conon Bridge, to lodge our objection to a proposal to use the playing field, adjacent to our church, for a housing development. The field in question is currently not owned by the Local Council but was gifted to the village over 60 years ago for community use. Any housing on this site would mean building works carried out on a flood plain. There would be a loss of well used local sports amenity, which is open to public use without cost. At a time when we are encouraged to be more active and keep fit and when there is already a lack of outdoor facilities, it would be disappointing to lose any existing facilities. Any access to this field would mean a reduction in car park spaces. Considering that the local railway station has just been re-opened and people have been encouraged to use this car park to leave their vehicles, this seems to be a contradiction in terms. The local council has also made a footpath from the car park to the railway station for this reason. There does not appear to be any provision for replacement parking in the proposed development plan. Having recently attended a local meeting about this issue, there appears to be considerable opposition to this development. The Congregational Board has fully discussed this aspect of the development plan and request that you take these comments into consideration when discussing this matter.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04502	Name	Alan & Christine Fraser	Organisation	Conon Bridge Petition
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Object to CB3

Representation

I wish to register my strong objection to the proposal to build houses in the above area of Conon Bridge. This land includes the present playing field which we understand is owned by the Amenities Association. The playing field and the area of the present car park was gifted to the village in the 1950s. It is important that the playing field remains in the hands of the village, and also that sufficient off-street parking is retained in this central position beside the church. I further ask that you amend the above plan to show this entire area (CB3) as a green space dedicated to the provision of outdoor recreation for all ages in the village. There is a great need to develop further amenities in Conon Bridge to keep pace with the rapid development currently taking place round the village, and surely this is an opportunity for the Highland Council to work with the community in Conon Bridge for the benefit of all. Ps The area of playing field floods from the EilBurn. As such I do not think this area is appropriate for development and should be left so that flooding can be accommodated on grassed playing fields. I, my wife, children and dog regularly use the playing fields for recreation to the benefit of all our health. The loss of this area would be a great shame.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04495	Name	Hamish Robertson	Organisation	Conon Bridge Petition
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

As per Petition Response.

Representation

Circa 664 co-signatories. The Proposed Local Development Plan published by The Highland Council in November 2013 designates the land in the centre of Conon Bridge (CB3 in plan) for the building of new housing. I wish to register my strong objection to the proposal to build houses in the above area of Conon Bridge. This land includes the present playing field which we understand is owned by the Amenities Association :-The playing field and the area of the present car park was gifted to the village in the 1950s. It is important that the playing field remains in the hands of the village, and also that sufficient off-street parking is retained In this central position beside the church. I further ask that you amend the above plan to show this entire area (CB3) as a green space dedicated to the provision of outdoor recreation for all ages in the village. There is a great need to develop further amenities in Conon Bridge to keep pace with the rapid development currently taking place round the village, and surely this is an opportunity for the Highland Council to work with the community in Conon Bridge for the benefit of all.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	00919	Name	Mr Alasdair Cameron	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Deletion of site

Representation

I feel very strongly against the proposal to consider the Conon Playing Field for house building on principal. I have personal attachments to the Playing Field as my mother was on the Amenities Committee when it was levelled and sown with grass. My father provided a tractor for the grass cutting until the council took on the task. I just played on the swings and roundabouts. I have family in the area and we consider it should be it should remain as a green area for the benefit of the community. As you did ask me for land in Conon Bridge for housing I attach memos for areas P 1 and P2 with maps. I have been contacted by a haulage company looking to set up a garage and parking within walking distance of Conon Bridge where the drivers live. There is no secure parking for busses and goods vehicles in the village.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04476	Name	Conon Bridge Amenities Association	Organisation	
Agent Name amd Organisation (if applicable)		Middleton Ross & Arnot Solicitors & Estate A			
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Representation

Following the publication of the Development Plan, there was widespread concern in Conon Bridge at the proposal for 39 houses, relocation of the playing field, and provision of additional car parking on the area defined on the plan. Such was the concern that a public meeting was called by the Amenities association and this was attended by over 100 people. The unanimous feeling of the meeting was that this was a completely ill-considered proposal and that it was firstly discourteous to publish such a proposal without attempting to contact the owners of the land in question and secondly unwise to proceed with it in the face of stated opposition from local Councillors. The Amenities Association have owned the ground which comprises the current playing fields since 1971 and their predecessors since 1952 when it was gifted to the community. We had to reassure the meeting that no development would take place without the co-operation of the Amenities Association and that there could be no question of the Council using compulsory purchase powers in such a situation. The playing fields are a well used facility and you may take it from the feeling of the meeting that there is no question of the community giving it up. We shall be glad to have your assurance that the proposal will be withdrawn from the plan and an explanation of why it was put forward in the first place. We enclose a copy of a plan showing the part of the area covered by the proposal which belongs to the Association in order that you are clear about the position.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04528	Name	A. McAllister	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Support	Comment Late	No

Comment Changes

Support plan as written (assumed)

Representation

Note letter is submission to the Main Issues Report from John Mackenzie (land owner) - address for A.McAllister. This letter follows discussion with Mr Tim Stott at the Conon Hotel in the afternoon of 24th May - and subsequently on the telephone - about ground in my ownership in the middle of Conon Bridge. The land, to the South of the playing field and the Church and associated car park, is that shown as MUI in the draft plan (and on the copy thereof enclosed.) (nothing enclosed)I confirm that I would be happy to release this land for development, which might involve relocation of the existing playing field southwards to permit development at the northern end of the site. My agreement to this is, however, conditional on the retention of the (a) playing field somewhere within the overall site. I understand that it was suggested at the public meeting on 24th May that there exists some title condition affecting this piece of ground which would constrain or preclude development of it. This land has been in the ownership of my family for over 300 years and to the very best of my knowledge and belief no such condition or restriction exists, nor has it ever existed. It may be that the source of this suggestion is confusion with the green open spaces which exist within the housing development to the east of the site which I have marked in green highlighter on the enclosed copy of the plan. I trust that the above confirmation is adequately clear but will be happy to provide any further information which might be required.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Allocate land for recreational purposes

Representation

I am writing to strongly object to the proposal to build houses on this important green area in the centre of our village. The area of the playing field and the car park at the church was gifted to the village in the 1950s. To consider re-locating the playing field to an obscure location at the back of the proposed houses is ill-conceived and furthermore, would totally marginalise this strategically positioned amenity. Not only would this alter the character of the village, but would also take away the car park from its close proximity to the church which is of major concern to many elderly residents with mobility problems. It would be of great benefit for both the young and the old of Conon Bridge if the Highland Council was to agree to zone this entire area for recreational purposes and to assist and support the local community in developing additional and appropriate amenities for the growing population of our village. Improving outdoor play opportunities for children and young people would tie into The National Play Strategy (Scottish Government) published in June, 2013, which highlights the importance of children playing outdoors in parks, playgrounds, green spaces and valuing the outdoor space provided by the community.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Designate area for leisure centre

Representation

I am writing to make my objections known to The Highland Council's proposal to allocate the land in the centre of Conon Bridge for housing. The question of land ownership apart, there is a very strong case for developing the designated area for leisure use by the village. In its present form, it is neither good for agriculture nor for recreation. The population of Conon Bridge has grown rapidly over the past decade and the provision of adequate amenities in Conon Bridge has been an issue discussed in the village for quite some time. The publication of the latest Development Plan provides an opportunity to address this concern and put the necessary changes in place. I would like to invite The Highland Council to give careful consideration not only to a change in their designation of the area, but also to provide the community with help and support for its better use. If the village was to lose this parkland to housing, the opportunity to develop a significant green open space for recreational use where it is most needed, adjacent to the High Street and accessible to all, will be lost. I am sure that a good number of the people in the village would be keen to work with the Council to turn this vision into a reality.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Object to CB3

Representation

I refer to your letter of October 2013 in connection with the above, with particular reference to site CB5. I fail to understand the significance of sending this letter when work on site CB5 is well under way and the first dozen homes are already occupied. However the map on the reverse of the letter showing the Conon-Bridge development plan is interesting. Site CB3 proposes 39 homes and community etc., but the owner of the nearby site of the old filling station is having to “jump through hoops” in an attempt nto obtain planning permission for development from you. There is intense local opposition to your proposals for site CB3, & not without reason. The playing field belongs to the community under trustees (2 remaining). Accept that you have made a mistake in this instance and leave the playing field well alone. Re-think your proposals for CB3 if you consider it essential to have development in this area, although it is arguable that the other marked sites provide plenty of scope.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Removal of Site CB3 from the plan

Representation

I note also that recently your department “plan” to erect a housing area in Conon Bridge which is on a currently used sports area. Both proposals reek of incompetence. I think both proposals should be dropped immediately as they indicate a lack of current knowledge and understanding of planning issues. Good planning is for people.

Allocated to

Customer Number	04476	Name	Conon Bridge Amenities Association	Organisation	
Agent Name amd Organisation (if applicable)		Middleton Ross & Arnot Solicitors & Estate A			
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

As per representation.

Representation

Following the publication of the Development Plan, there was widespread concern in Conon Bridge at the proposal for 39 houses, relocation of the playing field, and provision of additional car parking on the area defined on the plan. Such was the concern that a public meeting was called by the Amenities association and this was attended by over 100 people. The unanimous feeling of the meeting was that this was a completely ill-considered proposal and that it was firstly discourteous to publish such a proposal without attempting to contact the owners of the land in question and secondly unwise to proceed with it in the face of stated opposition from local Councillors. The Amenities Association have owned the ground which comprises the current playing fields since 1971 and their predecessors since 1952 when it was gifted to the community. We had to reassure the meeting that no development would take place without the co-operation of the Amenities Association and that there could be no question of the Council using compulsory purchase powers in such a situation. The playing fields are a well used facility and you may take it from the feeling of the meeting that there is no question of the community giving it up. We shall be glad to have your assurance that the proposal will be withdrawn from the plan and an explanation of why it was put forward in the first place. We enclose a copy of a plan showing the part of the area covered by the proposal which belongs to the Association in order that you are clear about the position.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Site allocated for recreational purposes

Representation

I am writing to strongly object to the proposal to build houses on this important green area in the centre of our village. The area of the playing field and the car park at the church was gifted to the village in the 1950s. To consider re-locating the playing field to an obscure location at the back of the proposed houses is ill-conceived and furthermore, would totally marginalise this strategically positioned amenity. Not only would this alter the character of the village, but would also take away the car park from its close proximity to the church which is of vital concern to many elderly residents with mobility problems. It would be of great benefit for both young and old of the old Conon Bridge if the Highland Council was to agree to zone this entire area for recreational purposes and to assist and support the local community in developing additional and appropriate amenities for the growing population of our village. Improving outdoor play opportunities for children and young people would tie into The National Play Strategy (Scottish Government) published in June 2013 which highlights the importance of children playing outdoors in parks, playgrounds, green spaces and valuing the outdoor space provided by the community.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Keep the field

Representation

I want the field in CB3 left as it is as this field was gifted to conon Bridge and to which they have the title deeds.

Allocated to

Customer Number	04509	Name	John Sharkey	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	CB3	Type	Change	Comment Late	Yes

Comment Changes

Removal of allocation CB3

Representation

I hope this mail is not too late to be included in the consultation for the Inner Moray Firth Local Development Plan. I understand that the plan lays out a zone for housing development on the playing field in Conon Bridge. I object to this on the basis that this facility is a considerable asset to the community of Conon Bridge. Community based projects have been based on this field and once lost, this area can never be regained. This objection is in my name and my wife Susan

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	04220	Name	Gordon Carswell	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Removal of football pitch & play area	
Reference	Site CB3 - Land to south west of High Street	Type	Change	Comment Late	No

Comment Changes

The removal of the football pitch, play area and church car park should not be part of the plan.

Representation

Apart from the all weather pith at the primary school, which is not gebnerally open, there are no other green belt areas with such facilities within Conon Bridge. There is much being reported about the health and fitness of our younger generations and the amount of exercrise that is taken. Removal of the football pitch and play area will leave local children and families with no such facilities and only add to the problems of lack of exercrise. The church car park is being utilised as parking for the railway station in Conon as there is insuficient parking close to the station and the pathway between the church and the station was constructed and lighting provided for that resaon. Losing much of the church car park will reduce the number of individuals that can use the train to travel and ulimately force them back to using their cars. Which again is contrary to policy.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Addition to Sections CB2, CB5 Amendment to Section CB3

Representation

Site CB3 We would like to express our concerns over the proposals in the plan relating to this area. One of us having grown up in the village, we are aware that, in spite of the village having grown considerably, community facilities are, at best, no better than they were in the 1950s. They may even have declined since then with the loss of the village hall and the failure of the new primary school so far to deliver the anticipated benefits in this respect. In that light, we would suggest it would be more appropriate to reserve this whole area and look at ways in which the existing playing field could be enhanced as an open air community resource. We would also urge that there should be no reduction in the size of the available parking area as this would be likely to increase parking in the adjacent residential streets. We also understand that it is not the case that the playing field is owned by the Council as stated in Appendix 1 and that the land was gifted to the village some 60 years ago and is held in trust. Site CB2/CB5 In view of the proposed expansion of housing in this area, we would strongly urge the provision of at least one or more children's play areas. Will Campbell Joan Campbell

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Car parking adjacent to the church kept in its current location or possibly expanded. The playing field and play park need to be kept central.

Representation

I would like to see the car parking adjacent to the church kept in its current location or possibly expanded, many of the residents on the High street and small side streets of Conon Bridge do not have parking available to them on their own properties, it is dangerous to park on the road and roadside parking has been reduced because of the cycle path. The location of this parking is also important for those who have reduced mobility and have not been granted permission for parking at their properties. In addition, the playing field and play park need to be central, they provide an option for those resident in the centre of Conon Bridge to access an open area to exercise their animals or children with out needing to travel to the outskirts of the village. Again this is an advantage to those with mobility issues and helps to maintain the well being of those people when access to the wider world is limited.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Removal of site CB3 from the plan - make area a park

Representation

I wish to register my strong objection to the proposal to build houses in the middle of Conon Bridge in the area which includes the playing field. This is marked on the Inner Moray Firth Local Development Plan as CB3. At the meeting on Monday evening we were told that the playing field is owned by the Amenities Association who were given the land in the 1950s. Rather than getting rid of the green area in the centre of Conon Bridge, it has been suggested that this area could be used to make a park which all ages can enjoy.. With the village expanding, we need this land to be maintained as a centre and focal point for the village

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I object to the proposed plan to build on the playing field (which does not belong to the Council) and car park (CB3 on your plan) in Conon Bridge.

Representation

My objections to building housing on the playing field and car park are as follows. These areas are important resources for the local community and are well used - the playing field is used every day during the summer by local children and is also used for community events. The car park is also a vital resource for the village, and especially for those using the Church, not just on a Sunday, but also for funerals and weddings. If people were forced to park on the surrounding streets, there would be significant congestion. Furthermore, this area, as I understand it, forms part of the flood plain for the River Conon. Highland Council has rejected development plans by others to build on an area just across the road from the CB3 site, citing the reason that it is on the flood plain even though it is in fact higher than the CB3 site. Thirdly, building houses on this CB3 site would significantly alter the character of the village. Finally, Highland Council does not own the playing field forming part of the CB3 site.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

The remaoval of the proposal for area CB3 from the Inner Firm Developement Plan.

Representation

I would like to register my objection to the proposal to build houses in area CB3. My objection is to the proposed removal of the local playing fields which is used by the local community. I understand that this piece of land was gifted to the village and it remains in the hands of the village and cannot understand why there would be a need for this area to be developed when there a far more suitable areas shown in the plans that has less of an impact on the local community and centre point of the village

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I wish to register my strong objection to the proposal to build houses in the area designated as CB3 in the IMLDP for the village of Conon-Bridge. The area should remain as a recreation area for the village as there are no other designation facilities other than the new Wyvis School facilities which are not available for open use. The car park is in constant use for people using the recently opened Conon Railway Station. Where are these people going to park if this area is allowed for housing?

Representation

The land in question is at present owned by the local Amenities Association and the part to the west of the playing field to the railway is in the ownership of Gairloch and Conon Estates. The land forming the playing fields was gifted by the then local Laird in association with other land holders of the 'village acres' to form a recreation area for the residents of the village. This was formalised in 1952 to form the Amenities Association with a properly constituted committee of trustees. The car park area adjacent to the Church of Scotland was sold to the Highland Council in the 1970's

Allocated to

Customer Number	04221	Name	John Comloquoy	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	Page 129 - Conon Bridge	
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

Proposal to build 39 houses on this area.

Representation

This is green space at the centre of the village and should be retained as such. THC has wrongly assumed that they own the land presently occupied by the playing filed. It would be more appropriate to allocate this entire area for recreational uses and support the local community in developing as such.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number	00163	Name	RM Morrison	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.134	
Reference	CB3	Type	Change	Comment Late	No

Comment Changes

As per representation.

Representation

As probably the only existing family still living in the lower part of Conon-Bridge who were involved in the granting of the village acres to the Amenities Association, and I have on behalf of my family have very strong objections to the proposal of developing CB3 as a housing development. The land was granted to the association with the specific proviso in the feu title that it be used solely as a recreational area for the use of the villagers and excluded it from being developed for housing or any other commercial use.

Allocated to	Conon Bridge	CB3	Land to South West of High Street	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Assumption of ownership of the playing field should be removed.

Representation

The assumption that the playing field in CB3 is owned by the Planning Authority is I believe an error. This land is still in the hands of the local Amenities Association.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

1. Provide a roundabout at school road before the completion of phase 1 2. Reinstate the provision of tree planting along the whole of the access to Conon Brae Farm

Representation

1. The original submission (Plan 3) which I was asked to comment on, living adjacent to site CB5, showed a roundabout at the junction of School Road, B9163 and Leanaig Road. I was assured that, in the interests of road safety and increased traffic flows, this would be built prior to the building of houses on Phase 1 of the project. The problem of traffic flows at this corner have been exacerbated by the increasing number of vehicles accessing the Conon Braes development, the proximity of traffic calming measures to the junction and lack of clear sight down Leanaig Road when exiting School Road. This problem is further compounded by vehicles speeding up, out the traffic calmed area outside the school in Leanaig Road. 2. Plan 3, which householders adjacent to site CB5 were asked to comment on clearly shows tree planting down the complete length of the eastern side of the farm access road to Conon Braes. On the basis of this 'screen' of trees I raised no objection to the development at that time. I would ask that this provision of a 'shelter belt' be reinstated.

Allocated to

Customer Number	04083	Name	James Attwood	Organisation	
Agent Name amd Organisation (if applicable)					
Section	4.Development Allocations		Paragraph	4.128	
Reference	CB6		Type	Change	Comment Late
				No	

Comment Changes

A landscaped buffer zone should be added between the end of Brahan View and any new development. Access to any new development should only be from the A862 and NOT through Brahan View.

Representation

Changes to the Proposed Plan are essential for road safety reasons, particularly as the proposed development will be a mix of residential and business units.

Allocated to	Conon Bridge	CB6	Riverford	
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Customer Number	04195	Name	George Nixon	Organisation	
Agent Name amd Organisation (if applicable)		Mr John Findlay		Ryden LLP	
Section	4.Development Allocations		Paragraph	Conon Bridge	
Reference	Site CB7 and adjoining land.		Type	Change	Comment Late No

Comment Changes

The settlement boundary should be extended to include the entire objection site and the CB7 designation should be amended to encompass the objection site. The enlarged site should be identified for mixed use development which could include residential, retail and public house use.

Representation

Objection is taken to the continued failure to identify the remaining land within the ownership of Mr and Mrs Nixon, at the Drouthy Duck (CB7), Conon Bridge for mixed use development, including residential. A plan of the land and buildings, subject of this objection, is attached. The eastern portion of the site comprising the former Drouthy Duck public house, presently closed, is identified for ‘Retail Use’ but specified as being safeguarded for existing use. The opportunity site and settlement boundary should be extended to encompass all of the land identified on the attached plan, including the Drouthy Duck and Riverbank House, and identified for ‘Mixed Use’ development. The enlarged site is all under the ownership of Mr and Mrs Nixon and would include the existing public house, Riverbank House and its garden ground as well as the adjoining land lying immediately to the west between Riverbank House and the railway embankment which forms the western boundary. The site would be bound to the north by the flood defences along the banks of the River Conon and the former curling pond which shares an access from the High Street. To the north east the site is bound by the High Street with the Conon Hotel and site CB4 opposite. The south eastern boundaries are formed by detached residential properties accessed off Strathbran Place. The site presently comprises the Drouthy Duck and its associated car parking, Riverbank House and its adjoining garden ground and the vacant land to the west, currently in rough grass and scrub vegetation. The Drouthy Duck is a full 2 storey and attic space in height whilst Riverbank House ranges from 1.5 to 2 storeys in height. An existing access from the High Street serves the Drouthy Duck and Riverbank House. A public footpath abuts the site along the banks of the River Conon, on the north side of the flood defences, and to the north west of the site lies the former curling pond which is now disused. The vacant land lying to the south west of Riverbank House was previously the subject of a planning application for a single house. Permission was refused on grounds of amenity and flood risk. An appeal was subsequently dismissed in January 2009 (P/PPA/270/574). However, in his conclusions the Reporter noted that the amenity value of the site would “.....be likely to be enhanced rather than reduced by the proposed development. The proposal is therefore acceptable in this regard”. As regards flood risk; the Reporter accepted that works were in hand to reinstate the Conon Bridge flood defences to their original design but without confirmation from the Council that these works had been completed, and in the absence of a Flood Risk Assessment, he applied the precautionary principle and dismissed the appeal. Flood risk is not unique to this site. The adjoining site CB4 on the opposite side of the High Street and nearby site CB3 both sit at a similar elevation and are at the same risk of flooding. Their development, when first identified in the Main Issues Report, was subject to a “flood defences review” and, it was argued, that a similar requirement could be applied to this site. The flood defences review referred to has been completed and the reinstatement works undertaken. This is acknowledged in paragraph 4.130 of the proposed Local Development Plan wherein it advises that “Flood risk has been a constraining factor for development, however, the completion of flood defences on the River Conon offers protection to much of the settlement”. It further notes that Flood Risk Assessment will still be required to demonstrate the likelihood and extent of flooding in the area. That requirement applies to both allocated sites CB3 and CB4 and would equally apply to the objection site. Importantly however, given the completion of the flood defences and the previous Reporters comments, it should not be used as justification for not allocating the objection site for mixed use development. The Council themselves acknowledged in their “Additional Site Consultation”, carried out in May 2013 that the objection site comprised a brownfield infill site capable of providing choice in the market. They noted the potential flood risk but the same applies to the allocated sites CB3 and CB4 and is fully addressed above. The potential impact on listed buildings was raised as a further issue. However, the listing of the Drouthy Duck as a Category C Listed Building was only imposed in December 2010 following proposals to demolish the building and replace it with a flatted development. Nevertheless the listing need not be an impediment to the conversion of the Drouthy Duck and the development of the wider site. Any development would require to be sympathetic to the listed building and this could be addressed through the layout and design of the proposed development. It is not an obstacle to development. In summary, the proposal site is considered capable of accommodating residential development, with or without the retention of the existing public house. The site benefits from a satisfactory access and its redevelopment would bring an area of vacant brownfield land back into residential use improving the amenity of the area. The site is protected by the same flood defences as sites CB3 and CB4 and flood risk is, therefore, not an impediment to its development. The settlement boundary should be extended to include the entire objection site and the CB7 designation should be amended to encompass the entire objection site. The enlarged site should be identified for mixed use development which could include

residential, retail and public house use.				
Allocated to	Conon Bridge	CB7	Drouthy Duck	
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Customer Number	04164	Name	Ian Fraser	Organisation
Agent Name amd Organisation (if applicable)				
Section	4.Development Allocations		Paragraph	4.133 and 4.157
Reference	Maryburgh & Conon Bridge		Type	Change
			Comment Late	No
Comment Changes				
All new residential development in the catchment of Ben Wyvis Primary School will be required to make a contribution to the provision of community facilities within both Maryburgh and Conon Bridge and the future expansions of Ben Wyvis Primary School.				
Representation				
The existing statements in both 4.133 and 4.157 are confusing and badly worded as they suggests that new residential development will be required to make a contribution to the provision of the Leanaig Centre community facilities at Ben Wyvis Primary School. Maryburgh has provided community facilities since the 1980s, long before the Leanaig Centre was built and the Maryburgh Amenities Company through the Futures Group hopes to extend these community facilities and provide complementary facilities to those being provided by the Leanaig Centre. The proposed community facilities at Maryburgh will be inclusive of the wider community including Maryburgh, Conon Bridge and Dingwall. Therefore any future residential development will need to make a contribution to all the community facilities within the area.				
Allocated to	Conon Bridge	General	General	
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Customer Number	00919	Name	Mr Alasdair Cameron	Organisation	
Agent Name amd Organisation (if applicable)					
Section	Development Allocations		Paragraph		
Reference	Conon Bridge - General		Type	Change	Comment Late
				No	

Comment Changes

Two new allocations sought

Representation

Proposal for land shown as P1 on attached map at NH 548560 Recent history- When the recent Albyn housing development started on the adjacent plot they were offered this land by the Council as they thought that it was owned by them and could be a future project. The contractors brought in machines and removed some existing fences and erected high security fencing over part of the plot. I agreed to allow the fencing to remain for the duration of the project as they needed access to allow the construction of the SUDS. Full restoration has not been possible as Uist Builders have gone into liquidation. I believe that this land would provide an opportunity for affordable and rental accommodation which is in demand in this district. It is within easy walking distance of the Conon station, bus stops, shops, school, and playing fields and would be a logical asset to the village. The plot extends to 1.42 ha and the majority lies at over 8 m and well above any flood risks. A narrow bank along the North West side has a fme age mix of alders which should be retained and could be added to. The land is of medium quality and as the access from the rest of the farm is now poor due to the new A 835 road it contributes little to the farm and would be of greater value to the Con on Bridge community. Road access would be from an extension to the new road serving the Albyn development and all services are close by with the main sewer running through the plot. Proposal for land shown as P2 on attached map at NH 550555 I have had expressions of interest in this land for industrial use from businesses unable to fmd suitable sites in Dingwall or Inverness. At the moment it has a haulage parking lot and workshop, a tractor and goods vehicle dealership, and an electricity substation as neighbours. Access via the Old Leanaig Road will soon be improved as the Braes of Conon development progresses. It is well screened from the A 83 5 by a dense mix of trees but could benefit from further planting along the side of the B 9163. All services are close by and it sits at 28m clear of any flood risks. The total area is 1.27ha of medium quality land but access to it from the rest of the farm is difficult for agricultural machinery as it involves crossing the A 835. It would not be a significant loss to the farm but could help create local employment within a reasonable distance of the village.

Allocated to	Conon Bridge	General	General	
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Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

I would suggest that paragraph 4.157 (Maryburgh) and 4.133 (Conon Bridge) are modified slightly to the following: required to make a contribution to: (a) The provision of community facilities within Conon Bridge and Maryburgh (b) Future required expansion of Ben Wyvis Primary School.

Representation

The wording in the existing plan does not make it clear as to the location of the community facilities which will receive a contribution. There are currently existing facilities in both the Ben Wyvis Primary school and in Maryburgh. The plan correctly identifies in paragraph 4.155 that the Maryburgh Futures Group is looking at a range of development plans for the Maryburgh School site including community use. Which will further expand the Maryburgh community facilities. The above change to the wording will ensure that the contribution made within that catchment area will benefit the community facilities in both parts of the community ie Maryburgh as well as Conon Bridge.

Allocated to

Customer Number Name Organisation

Agent Name amd Organisation (if applicable)

Section Paragraph

Reference Type Comment Late

Comment Changes

Amend second sentence so that it includes reference to CB1 as well as CB2-CB6.

Representation

The second sentence of this paragraph includes a list of sites that could have a likely significant effect in combination on Conon Islands SAC and/or Cromarty Firth SPA/Ramsar. This list includes sites CB2 – CB6 but does not include site CB1. The Draft HRA Record includes this site and indeed the text for the requirements for CB1 Schoolhouse Belt includes reference to avoidance of any adverse effect on the integrity of Conon Islands SAC and/or Cromarty Firth SPA/Ramsar alone or in combination. Therefore we would like to see the list of sites in paragraph 4.134 include CB1 as well as CB2-CB6.

Allocated to