

“A Beautiful Place To Live”

The Local Place Plan

By Contin Community Council

14th September 2024



Change Control

Version	Date	Description	ID
0.0	08/09/24	Initial Template	SB
0.1	09/09/24	With JH initial corrections and a statement about producing an updated version next year	SB
0.2	10/09/24	Addition of new table “Accessibility of services from Contin” and new section “Climate change”	JH
0.3	10/09/24	Addition of “Allotment” to Proposals section and justification for Proposals in general.	SB
0.9	10/09/24	Submission to The Highland Council dated 10/09/24 for approval, emailed to lpp@highland.gov.uk	SB
0.9.1	14/09/24	Amendments to provide evidence of compliance with Regulation 4 – italicised in Section 1 & Appendix B	SB

Forward

Our area is defined by the Contin Community Council boundary. This is largely made up of three small, yet different, communities – Contin, Jamestown & Tarvie. Collectively, we are very lucky to be surrounded by beautiful animals, field, hills, rivers, lochs and forestry. It is a rural community. Its challenges and opportunities stem from the march of progress from the modern world. On the one hand, increased tourism brought about by the success of the government sponsored NC500 tourist route, and on the other, by the various governments' race to Net Zero through the industrialisation of the Highland countryside.

Contents

1	INTRODUCTION.....	5
2	LOCAL PLACE PLAN AREA MAP	7
3	DESCRIPTION AND CONTEXT OF THE AREA.....	8
4	COMMUNITY ENGAGEMENT	10
5	ASSETS, OPPORTUNITIES, NEEDS, AND CHALLENGES	13
6	CLIMATE CHANGE.....	15
7	PROPOSALS	16
7.1	Renovation/replacement of the Old School Buildings	16
7.2	Traffic calming & pedestrian crossing.....	16
7.3	Cycling/Walking Infrastructure	16
7.4	Play Park	17
7.5	More Car Parking.....	17
7.6	Allotment	18
	APPENDIX A – COMMUNITY SURVEY QUESTIONNAIRE.....	21
	APPENDIX B - EVIDENCE OF COMPLIANCE WITH REGULATION 4	23

1 Introduction

The Scottish Government has created a new planning framework, the National Planning Framework 4 (NPF4), the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy. It replaces NPF3.

The Highland Council is currently developing its Highland Local Development Plan (HLDP) to be aligned with NPF4. This will replace the following existing plans, by end of 2027:

- Highland-wide Local Development Plan;
- Inner Moray Firth Local Development Plan;
- Caithness & Sutherland Local Development Plan;
- West Highlands & Islands Local Development Plan.

The Highland Council will use as input to the HLDP, locally developed plans and are encouraging local communities to develop what they refer to as a Local Place Plan, for which they have provided guidance as to what should be in such a plan. Once registered, LPPs will play an important role in the planning process for which the Highland Council is responsible.

There is also an Area Place Plane (APP) which covers the larger Ward area, in this instance Ward 5 (Wester Ross, Lochalsh and Strathpeffer), which will feed from and into the LPP, if appropriate. APPs define broad strategies and a vision for a ward area.

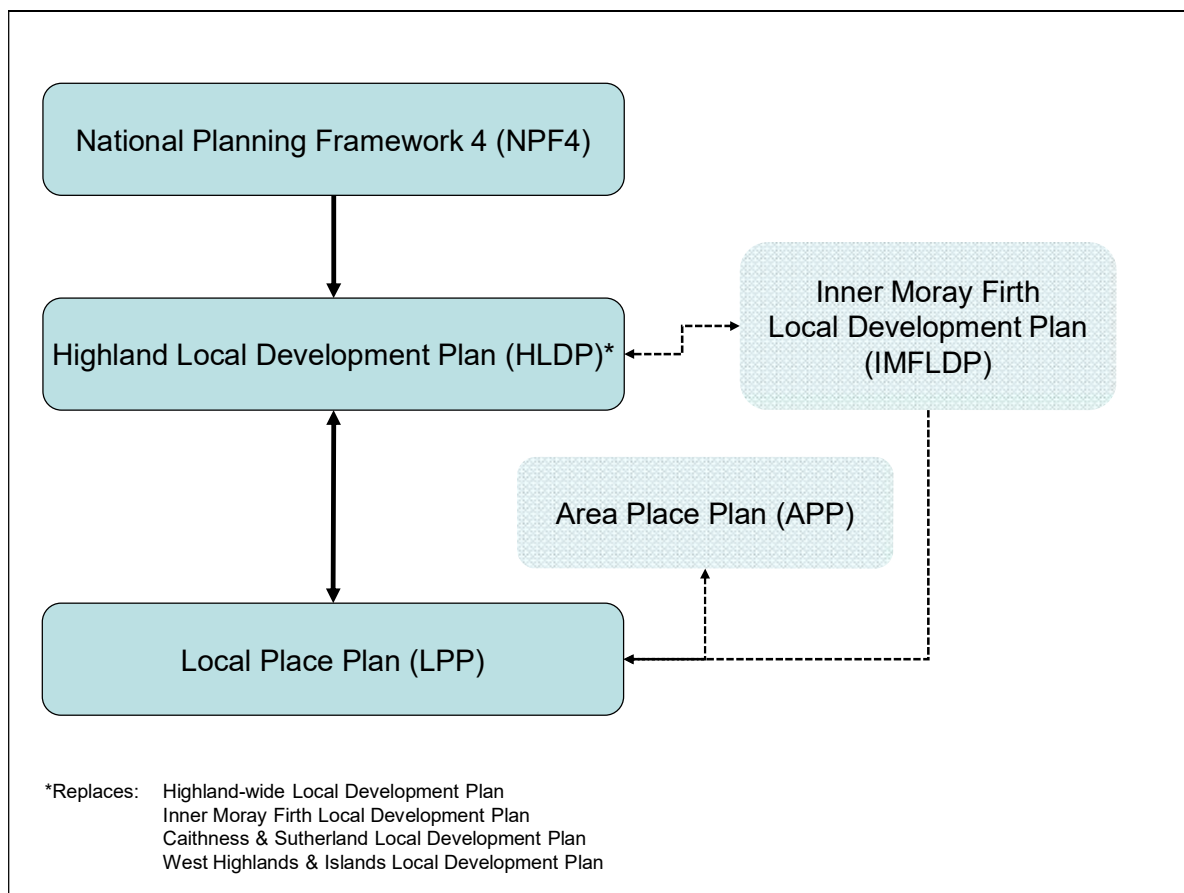


Figure 1 Local Place Plan in context.

Contin Community Council (CCC) decided to develop an LPP on behalf of those living within the community council boundary. CCC meets six times a year at the Contin Community Hall to discuss and plan support for the local community in terms of funding and activities, beneficial to the whole

community. The CCC tries to ensure the community councillors and associates are made up of representatives from the three main settlements of Contin, Jamestown and Tarvie.

The main purpose of the Local Place Plan is to identify community strengths, needs, areas for development and aspirations, necessary to attract and guide funding and/or in order to influence the new HLDP. The CCC assumes this is the initial version of our LPP and it will evolve over time as things change around us and we learn more of what's possible. As such, we are expecting to provide an updated version next year.

Contin Community Council worked with the Wester Ross Biosphere (WRB) in the production of this LPP to ensure a complementary approach in support of the Ward 5 Area Place Plan. *As input to the LPP development process the NPF4 and the IMFLDP were ingested, and consideration was given as to whether the latter needs amendment based upon community needs. We confirm here that it does not. Also, there is no Locality Plan to consider.*

We were late in starting this LPP as it was only once the newly elected community councillors were in place, in October 2023, that the project was first considered. Engagement with the whole of the community was achieved through a community survey (see Appendix A) advertised on social media, in the local Contin Post newsletter and in the local general store. This was published in May 2024 and could be completed in paper form and on-line using Survey Monkey. This was a simple questionnaire, structured with open questions around four themes: Spaces; Resources; Movement; and Belonging.

This was followed by an open invitation to an evening session in the Contin Community Hall on 29th August 2024, where the findings of the questionnaire were presented, in a collated form, for further inclusive refinement. These findings form the basis of this Local Place Plan. 26 questionnaires were completed anonymously, 13 in paper form and 13 on-line.

Due to our tight timescales, our Draft LPP was in the form of Powerpoint slides, as used on 29th August 2024. This was sent out for comment as required by Regulation 4, as follows:

- 24th July 2024 to CCC Chairperson, Norma Ross;
- 16th August 2024 to remaining CCC Councillors, John Heathcote (Secretary), Phil Baarda, Ronald Gall, James Ruggles-Brise and Frances Welton;
- 21st August 2024 to ron.mcaulay@btopenworld.com, msscc-iv67@outlook.com, garveanddistrictcc@yahoo.com, maryburghcc@gmail.com and tina.hartley@garve.org.

Evidence of the emails sent and the Powerpoint slides used can be found in "Appendix B - evidence of compliance with Regulation 4".

To be clear, as defined by [Planning Circular 1/2022, Local Place Plans](#), an LPP is about the use of land, examples of which are given as:

- Sites which support climate change adaptation, such as renewable energy or flood mitigation;
- local initiatives for the promotion of active travel and community food growing;
- sites for housing, including for affordable housing, new or retained local employment or new tourism/community facilities;
- retaining, improving, and expanding quality open space and green/blue infrastructure and play facilities;
- conservation of the natural/built environment;
- improvements in the town/neighbourhood centre;
- support for a national development, as featured in the National Planning Framework.

2 Local Place Plan Area Map

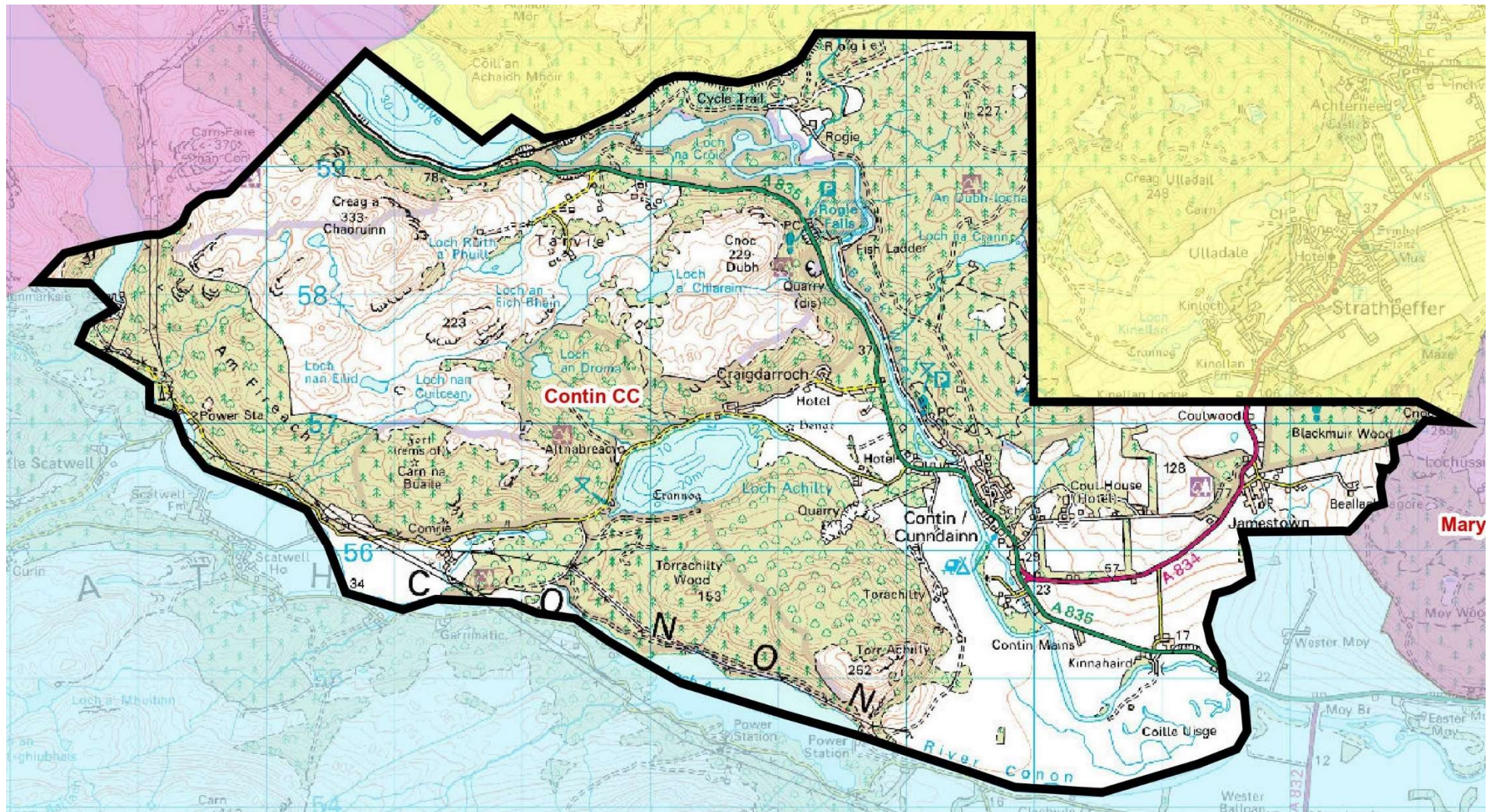


Figure 2 CCC boundary.

3 Description and Context of the Area

The area has one trunk road the A835 (NC500 tourist route) passing through it and is linked to Strathpeffer by the A834. These roads link together the three main settlements in the area, Contin, Jamestown and Tarvie. The Contin Post newsletter is delivered to 450 households in these settlements. The area has a lot of recreational areas (wildlife -rich, riverside, woodland, lochs, farmland, hills, Moy Rock (climbing) and the world-renowned Strathpuffer 24-hour annual cycle trail/event) linked together with a number of foot/cycle paths. Contin Forest has also hosted motor rallies. Contin is the terminus of the Stagecoach number 27 bus route to Inverness and the Airport. Tarvie, Contin & Jamestown are also served by the daily Westerbus 700/701 service (from Poolewe and Gairloch to Dingwall & Inverness) and the D&E 61 & Citylink 961 services twice daily services from Ullapool to Inverness.

Contin has the most resources/facilities in the area, including:

- Community Hall;
- General Store;
- Filling Station;
- Garage;
- Camping/Caravanning/Lodges site;
- Chippy;
- Football Pitch (Munro Park);
- Play Park;
- Coul House Hotel;
- Achilty Guest House;
- Achilty Lodges and Trout Fishing;
- Various B&B.

And its residents are spread across the following sub-areas:

- Main Road;
- Woodland Park;
- Tor View;
- Craigdarroch;
- Achilty.

Tarvie has a café and fishing lochs, and Jamestown has no such resources/facilities.

The area has a small amount of employment in the following industries/services:

- Tourism (e.g. holiday lets, hotels, tours);
- Retail (e.g. garage, shop, chippy, café, filling station);
- Farming/Crofting;
- Leith's (Achilty quarry);
- Forestry & Land Scotland (Torrachilty Forrest);
- SSE Renewables (depot, Achonachie & Luichart Power Stations).

The Contin Community Hall supports the following clubs:

- Book;
- Yoga;
- Indoor Bowling;
- Dance;
- Toddlers;
- Lunch;

- Church.

And the area has the following Community Groups to help with developing and improving local facilities:

- Contin Community Council;
- Contin, Jamestown & Tarvie Projects is a company registered as a Scottish Charitable Incorporated Organisation;
- Contin Community Trust is a company governed by memorandum and articles, registered as a charity. It is exempt from calling itself 'Limited'.

Access to essential facilities from Contin is summarised in "Table 1 Accessibility of services from Contin"

Facility	Contin walking	Strathpeffer Walking 45-60 mins Cycling 15-20 mins 27 Bus 12 mins Car 10 mins	Dingwall Walking 2-2.5 hrs Cycling 30-45 mins 27 Bus 36 mins Car 15 mins	Inverness Walking not feasible Cycling 1.5-2 hrs 27 Bus 1.25 hrs Car 30 mins
Small shop	Y	Y	Y	Y
Supermarket	N	N	Y	Y
Range of shops	N	N	Y	Y
Full range of shops	N	N	N	Y
Sub Post Office	N	Y	Y	-
Full Post Office	N	N	Y	Y
Petrol station	Y	N	Y	Y
Motor garage and MoT	Y	N	Y	Y
Tyre shop	N	N	Y	Y
Car main dealership	N	N	N	Y
Doctor	N	Y	Y	-
Pharmacy	N	Y	Y	Y
Optician	N	N	Y	Y
Dentist	N	N	Y	Y
Hospital – limited facilities	N	N	Y	-
Hospital A&E + full facilities	N	N	N	Y Change bus + 15 mins, or 30 min walk
Railway station	N	N	Y	Y
Coach station	N	N	N	Y

Table 1 Accessibility of services from Contin

The only feasible access to other locations from Tarvie is by car.

Jamestown is a 20-minute walk from Strathpeffer. It has a bus stop on the route from Contin to Strathpeffer.

4 Community Engagement

We were late in starting this LPP as it was only once the newly elected community councillors were in place, in October 2023, that the project was first considered. Engagement with the whole of the community was achieved through a community survey (see “**Error! Not a valid bookmark self-reference.**”), advertised on social media, in the local Contin Post newsletter and in the local general store. This was published in May 2024 and could be completed in paper form and on-line using Survey Monkey. This was a simple questionnaire, structured with open questions around four themes: Spaces; Resources; Movement; and Belonging.

Movement	Spaces
Walking, wheeling and cycling	Streets, squares and buildings
Buses, trains and boats	Nature and parks
Traffic and parking	Places to play
Resources	Belonging
Schools, libraries, shops & other services	Having a say & feeling listened to
Jobs and places to work	Feeling proud and part of a place
Housing and community	Feeling safe
Meeting with people & social interaction	Fixed, clean and looking nice

Table 2 Survey Themes

This was followed by an open invitation to an evening session in the Contin Community Hall on 29th August 2024, where the findings of the questionnaire were presented, in a collated form, for further inclusive refinement. These findings form the basis of this Local Place Plan. 26 questionnaires were completed anonymously, 13 in paper form and 13 on-line. Two more new sets of comments were noted at the evening session: one about footpaths; and one about foot/cycle paths, café/bar, road crossing.

The number of similar “improvement” references made were counted and ranked in order providing a collated view of the findings. The collated findings of these community engagement activities have been summarised in “Table 2 Collated Survey Findings by Theme” and “Table 3 Collated Survey Findings by Ranking”. These two tables have map reference numbers which refer to the maps found in section “7 Proposals”.

Referenced	#x	Rank	Summary Description	Map#
SPACES				
Old School Buildings	16	4 th	Overwhelming agreement – needs to be asset not an eyesore (see Resources section)	1
Play Park	14	5 th	Needs replacing – in situ / Munro Park / old school / Contin Woods	3,5,1,6
Munro Park	4	12 th	More uses – play park, more seats, multi-court, basketball/tennis court, generally	5
Contin Mains	3	15 th	Needs a tidy up, turn into Co-op / Tesco	7
SSE/THC Land	3	15 th	Trees removed to let light into 11-19 Tor View, child(ren) like it wild though	4
Contin Island	2	23 rd	Much loved as it is – more seats, wildlife hide	8
War Mem/Triangle	2	23 rd	More parking, picnic tables (seating)	12
Tor View Garages	1	25 th	Needs a tidy up	11
RESOURCES				
Bar/Café	21	1 st	19 to improve community cohesion with addition of community meeting place as part of old school buildings replacement and 1 for Contin Woods	1, 6
Affordable Homes	10	6 th	As part of old school buildings replacement	1
Allotment	4	12 th	Community growing of food - no particular place	
Rent Biz Space	4	12 th	As part of old school buildings replacement	1
Gymnasium	3	15 th	As part of old school buildings replacement	1
Public Toilets	3	15 th	As part of old school buildings replacement	1
Museum	1	25 th	As part of old school buildings replacement	1
Post Office	1	25 th	As part of old school buildings replacement	1
MOVEMENT				
Road Crossing / Traffic Calming	20	2 nd	Much support to make Contin a safer place by creating formal crossing and/or traffic calming on the A835.	2
Cycling	19	3 rd	Increasing the area's focus on cycling: by creating more/better joined up routes; cycling hub/shop as part of old school buildings replacement or Contin Woods.	1 / 6, 16-19
Better Foot Paths	9	7 th	Can also use new cycle paths, plus more signage	13-15, 20
Bus Shelter/Stop	6	8 th	Best experience if bus shelters enclosed & seats -cosy	9
EV Charging	6	8 th	Part of old school buildings replacement	1
Car Park Charges	5	10 th	Strong views no parking charges at Contin Woods	6
More Car Parking	5	10 th	Five wanted more parking in Contin, 3 of which referenced locations (Moy Rock, Loch Achilty, Triangle/Memorial)	21-23
Better Bus Times	3	15 th	Too long a journey & not when needed - early & late	
Repair Potholes	1	25 th	Indeed	
40mph Jamestown	1	25 th	Should be 30/20; already raised with Council	
BELONGING				
Litter / Bins	3	15 th	Too much litter on roadsides / more bins	
Flooding	3	15 th	Very bad flooding in Coul Road and then onto A835	10
Poor Mobile Signal	3	15 th	New mast as part of old school buildings replacement	1
Community Forum	1	25 th	This what CCC is for – residents can attend	
Replant Dead Trees	1	25 th	This is currently in hand by CCC	
Squirrel Badge	1	25 th	For sale with Contin on it to promote village	

Table 2 Collated Survey Findings by Theme

Referenced	#x	Rank	Summary Description	Map#
Bar/Café	21	1 st	19 to improve community cohesion with addition of community meeting place as part of old school buildings replacement and 1 for Contin Woods	1, 6
Road Crossing / Traffic Calming	20	2 nd	Much support to make Contin a safer place by creating formal crossing and/or traffic calming on the A835.	2
Cycling Infrastructure	19	3 rd	Increasing the area's focus on cycling: by creating more/better joined up routes; cycling hub/shop as part of old school buildings replacement or Contin Woods.	1 / 6, 16-19
Old School Buildings	16	4 th	Overwhelming agreement – needs to be asset not an eyesore (see Resources section)	1
Play Park	14	5 th	Needs replacing – in situ / Munro Park / old school / Contin Woods	3,5,1,6
Affordable Homes	10	6 th	As part of old school buildings replacement	1
Better Foot Paths	9	7 th	Can also use new cycle paths, plus more signage	13-15, 20
Bus Shelter/Stop	6	8 th	Best experience if bus shelters enclosed & seats -cosy	9
EV Charging	6	8 th	Part of old school buildings replacement	1
Car Park Charges	5	10 th	Strong views no parking charges at Contin Woods	6
More Car Parking	5	10 th	Five wanted more parking in Contin, 3 of which referenced locations (Moy Rock, Loch Achilty, Triangle/Memorial)	21-23
Munro Park	4	12 th	More uses – play park, more seats, multi-court, basketball/tennis court, generally	5
Allotment	4	12 th	Community growing of food - no particular place	
Rent Biz Space	4	12 th	As part of old school buildings replacement	1
Contin Mains	3	15 th	Needs a tidy up, turn into Co-op / Tesco	7
SSE/THC Land	3	15 th	Trees removed to let light into 11-19 Tor View, child(ren) like it wild though	4
Gymnasium	3	15 th	As part of old school buildings replacement	1
Public Toilets	3	15 th	As part of old school buildings replacement	1
Better Bus Times	3	15 th	Too long a journey & not when needed - early & late	
Litter / Bins	3	15 th	Too much litter on roadsides / more bins	
Flooding	3	15 th	Very bad flooding in Coul Lane and then onto A835	10
Poor Mobile Signal	3	15 th	New mast as part of old school buildings replacement	1
Contin Island	2	23 rd	Much loved as it is – more seats, wildlife hide	8
War Mem/Triangle	2	23 rd	More parking, picnic tables (seating)	12
Tor View Garages	1	25 th	Needs a tidy up	11
Museum	1	25 th	As part of old school buildings replacement	1
Post Office	1	25 th	As part of old school buildings replacement	1
Repair Potholes	1	25 th	Indeed	
40mph Jamestown	1	25 th	Should be 30/20; already raised with Council	
Community Forum	1	25 th	This what CCC is for – residents can attend	
Replant Dead Trees	1	25 th	This is currently in hand by CCC	
Squirrel Badge	1	25 th	For sale with Contin on it to promote village	

Table 3 Collated Survey Findings by Ranking

5 Assets, Opportunities, Needs, and Challenges

It is clear the community likes a lot about the area we all live in and doesn't want significant changes that may damage the existing rural way of life. In particular, many commented on the natural beauty and recreational pleasure to be had walking and/or cycling in and around the Blackwater River, Rogie Falls, Contin Island, Contin Woods and local lochs, such as Loch Na Crann, An Dubh-lochan, Loch Achilty and Loch Kinellan. Also, the retail facilities in Contin village are generally very much appreciated – General Store, Filling Station, Garage & Chippy. These are the assets we value.

The biggest area for improvement was overwhelmingly felt to be the renovation/replacement of the Old School Buildings. Furthermore, it was felt this is a real opportunity to turn an eyesore into a great community asset. The challenges here will be determining what's feasible, getting sufficient funding and getting planning permission. This LPP should help with these challenges. There were many ideas of what any replacement may be able to facilitate:

- Bar/Café;
- Play Park;
- Cycling Hub/Shop;
- Affordable Homes;
- EV Charging;
- Rentable Business Spaces;
- Gymnasium;
- Public Toilets;
- Mobile Phone Mast;
- Museum;
- Post Office.

The biggest opportunity to improve the feeling of safety within Contin Village is to deal with the through traffic speed and ability for those living on the north side of the A835 to easily and safely access the many facilities on the south side. Speeding is still rife even though there is now a 20mph speed limit. There is overwhelming support for some form of traffic calming and, definitely, a formal pedestrian crossing. The challenge here will be getting the right solution agreed at right location, in collaboration with the authorities. This LPP should help with this challenge.

There is an opportunity to build on the fact that Contin is the centre for the “Strathpuffer”, world-renowned 24-hour cycle race. Firstly, it was felt that Contin would be a good place to establish a Cycling Hub/Shop in either the replacement for the Old School Buildings or Contin Woods (complementing existing mountain bike trails). Secondly, there were many suggestions to create more and better cycle paths. This would help locals and visitors more easily and safely avoid main roads and get about the area - linking Garve, Tarvie, Contin, Marybank, Jamestown, Strathpeffer and Dingwall by extending the Peffery Way with similar quality cycle routes. Similarly, a number of people wanted to resurrect old foot paths, which for various (mainly unknown) reasons have ceased to exist, and create some new ones, all with better signage. The challenges for the Cycling Hub/Shop are determining the best location. The challenges for the cycle routes and foot paths will be determining what's feasible given the constraints (e.g. associated with crossing the railway line); determining land ownership and getting sufficient funding to create and maintain. This LPP should help with these challenges.

Existing users (and even more potential users) of the hidden, waterlogged and out-dated existing Play Park need a replacement. It doesn't make any sense to think that children should travel to either Strathpeffer or Garve to access such a facility. The challenges here will be determining the best location and getting sufficient funding to create and maintain. This LPP should help with this challenge. Suggestions for a location were:

- In situ;
- Munro Park;
- Old School Building replacement;
- Contin Woods.

Given Contin is on the NC500 and its desire to improve available facilities, five people felt more car parking is needed in Contin itself. Three people offered ideas for locations as Loch Achilty (not enough at this location), War Memorial/Triangle (some but reserved for residents) and Moy Rock (climbers park dangerously on the edge of A835). The challenge here will be getting the right solutions agreed in collaboration with the authorities. This LPP should help with this challenge.

Many people seemed mystified by Munro Park as ownership and purpose was not understood. It has a football pitch and clubhouse, but a few people thought it has potential to be the home of more recreational facilities, such as:

- Play Park;
- more seating;
- multi-court;
- basketball/tennis court.

The challenge here will be understanding who owns this and what may be supported, if anything.

A few people thought the idea of growing community vegetables would be a facility they would be interested in supporting - an allotment. There were no suggestions of where that could be, though. The challenge here will be determining a suitable location and then ensuring there is sufficient commitment to make this a viable proposition.

People would like to be able to linger in certain parts of Contin through the provision of more seating, in particular:

- Contin Island;
- Munro Park;
- War Memorial/Triangle.

There were a number of issues raised to make the area look & feel better:

- Replacing dead trees;
- removing tall trees from the SSE/THC land that cut light from the gardens in Tor View;
- sprucing up the Tor View Garages;
- sprucing up Contin Mains;
- solving the flooding problems of Coul Road;
- clearing roadside litter and providing more litter bins.

In summary, all the improvements identified above should result in improved:

- Community cohesion and safety;
- individual physical and mental health;
- economic opportunities through increased passing trade; and
- facilities to help keep up with the world at large.

6 Climate change

A preliminary assessment has identified no threats from climate change that are easily addressed by land use changes. Contin is a river-side location and a small number of properties, including the island, are at risk from fluvial flooding. SEPA's approach is to manage the consequences to mitigate the impact, rather than to attempt engineering solutions. We assume that the normal planning process will refuse applications for further development on flood-prone land.

Contin Community Council is working with other agencies to try to reduce fossil fuel usage for domestic heating. This may hit capacity constraints with the village's electricity transformer.

As discussed elsewhere, Contin and especially Tarvie residents are heavily dependent on private cars to access essential services. Current public transport solutions are unsatisfactory and changes are being sought.

There are several applications in progress for wind farms in the vicinity of Contin, including one with battery storage within the Contin CC area. There is also electricity transmission infrastructure proposed. There is no unanimous view within the community on any of these proposals: there are some who consider that there will be unacceptable adverse impact, either directly to themselves or more widely; there are some who have a direct financial interest in schemes proceeding; and there are some who are ambivalent as long as there is a reliable supply of affordable electricity. However, we perceive that there is a groundswell of concern about possible creeping industrialisation of our rural area. While not being minded to oppose any particular development, the CC will seek to ensure that the application of the conditions in NPF 4 Policy 11 is rigorous – that there is a demonstrable need for the particular details of the proposal, and that there is a nett benefit to the community from the proposal. Particularly desirable benefits are improved transport links, and energy efficiency improvements to existing housing.

Within living memory, there have been two water mills operating using the distributary of the Black Water flowing past Contin. Although all of the associated infrastructure has now been lost, the potential for a community-owned run-of-river hydro-electric scheme exists.

The Black Water is also a potential source of heat for a district heat pump.

7 Proposals

Given the LPP is focused on “the development or use of land”, those items discussed in section “5 Assets, Opportunities, Needs, and Challenges” that may require such development or use are proposed below. Other items may still be pursued by the community but should have no planning implications.

7.1 Renovation/replacement of the Old School Buildings

See map reference number 1. This will result in a minor change of use for the land which is currently owned by the Contin Community Trust. It has one rentable property in a part of the old Victorian building which itself is surrounded by derelict add-ons to the Victorian part. The rental part has recently become empty and needs to be renovated along with all the Victorian parts and the rest need to be demolished before new assets created. It is an eyesore but could become a valuable set of assets. It is felt that the following assets could be created:

- Affordable homes;
- one or two retail units able to support the need for a Bar/Café;
- EV Charging points;
- public toilets;
- mobile phone mast.

To determine what options are feasible requires a Feasibility Study by a suitably qualified professional. Making this happen requires a significant amount of funding. Help from The Highland Council on how to achieve this would be welcome.

The potential benefits of doing this, include:

- Creation for housing (including affordable), local employment, community, and tourism facilities;
- improvements in the town/neighbourhood centre;
- improvements in community cohesion through the creation of a social meeting place in the form of a Bar/Café.

7.2 Traffic calming & pedestrian crossing

See map reference number 2. This will result in a change to the road layout of the A835 within Contin to provide the ability for those living on the north side of the A835 (most of the population) to easily and safely access the many facilities on the south side. The community will need to work with The Highland Council to get the right solution agreed at the right location.

The potential benefits of doing this, include:

- Improvements in the town/neighbourhood centre;
- improvements in community safety and well-being.

7.3 Cycling/Walking Infrastructure

A Cycling Hub/Shop could be created in a retail unit in the replacement for the Old School Buildings but that will need to exist which, as yet, it doesn't. It could be created in Contin Woods (complementing existing mountain bike trails), but this would need full support from Forestry & Land Scotland and then funding would be required. So, there are currently too many unknowns to propose this.

However, more and better signed cycle routes and foot paths are more easily proposed. These will require a minor change of land use. See map references numbers, as follows:

- Foot Paths:
 - 13 Craigdarroch to Rogie Falls (new);
 - 14 Craigdarroch to Loch Achilty (reinstate);
 - 15 Access over Loch Achonachie Dam (reinstate);
 - 20 Tor Achilty Summit (new).
- Cycle Routes:
 - 16 Garve to Tarvie (using forest tracks where possible);
 - 17 Tarvie to Contin (using forest tracks where possible);
 - 18 Contin to Jamestown, Strathpeffer & Dingwall (improving Contin to Jamestown and connecting to Peffery Way);
 - 19 Contin to Marybank.

The community will need to work with The Highland Council, Forestry & Land Scotland, SSE and learn from Strathpeffer community's experience with the creation of the Peffery Way to determine if this is feasible and how it might be funded.

The potential benefits of doing this, include:

- Infrastructure locations and network links for active travel;
- safety of local and tourist cyclist by avoiding the busy and dangerous A835.

7.4 Play Park

See map reference numbers 3, 5, 6. The existing Play Park needs a replacement. The community should learn from the Strathpeffer community who have a new Play Park and work with The Highland Council and Forestry & Land Scotland to determine the best location and getting sufficient funding to create and maintain. Suggested locations that make sense were:

- In situ;
- Munro Park;
- Contin Woods.

The potential benefits of doing this, include:

- Retaining, improving, and expanding and/or rationalising open space and green/blue infrastructure, and play facilities;
- Improving the well-being and development of local children.

7.5 More Car Parking

Contin as well as local recreational sites require more/better car parking facilities to support local activities and tourism. Those named with map reference numbers were:

- 21 War Memorial/Triangle (more required as some there but reserved for residents);
- 22 Loch Achilty (not enough at this location);
- 23 Moy Rock (climbers park dangerously on the edge of A835).

The community will need to work with The Highland Council and Forestry & Land Scotland to determine if what is feasible and how it might be funded.

The potential benefits of doing this, include:

- Infrastructure locations for active travel;
- sites for supporting tourism facilities.

7.6 Allotment

If there is significant commitment to growing community vegetables - an allotment – then those committed would first-of-all need to identify land suitable and available for such an endeavour.

The community will need to work with The Highland Council and the landowner to determine what is feasible and then how it might be funded, if necessary.

The potential benefits of doing this, include:

- Improvements in community cohesion through the creation and distribution of food;
- improving the well-being and development of the community.

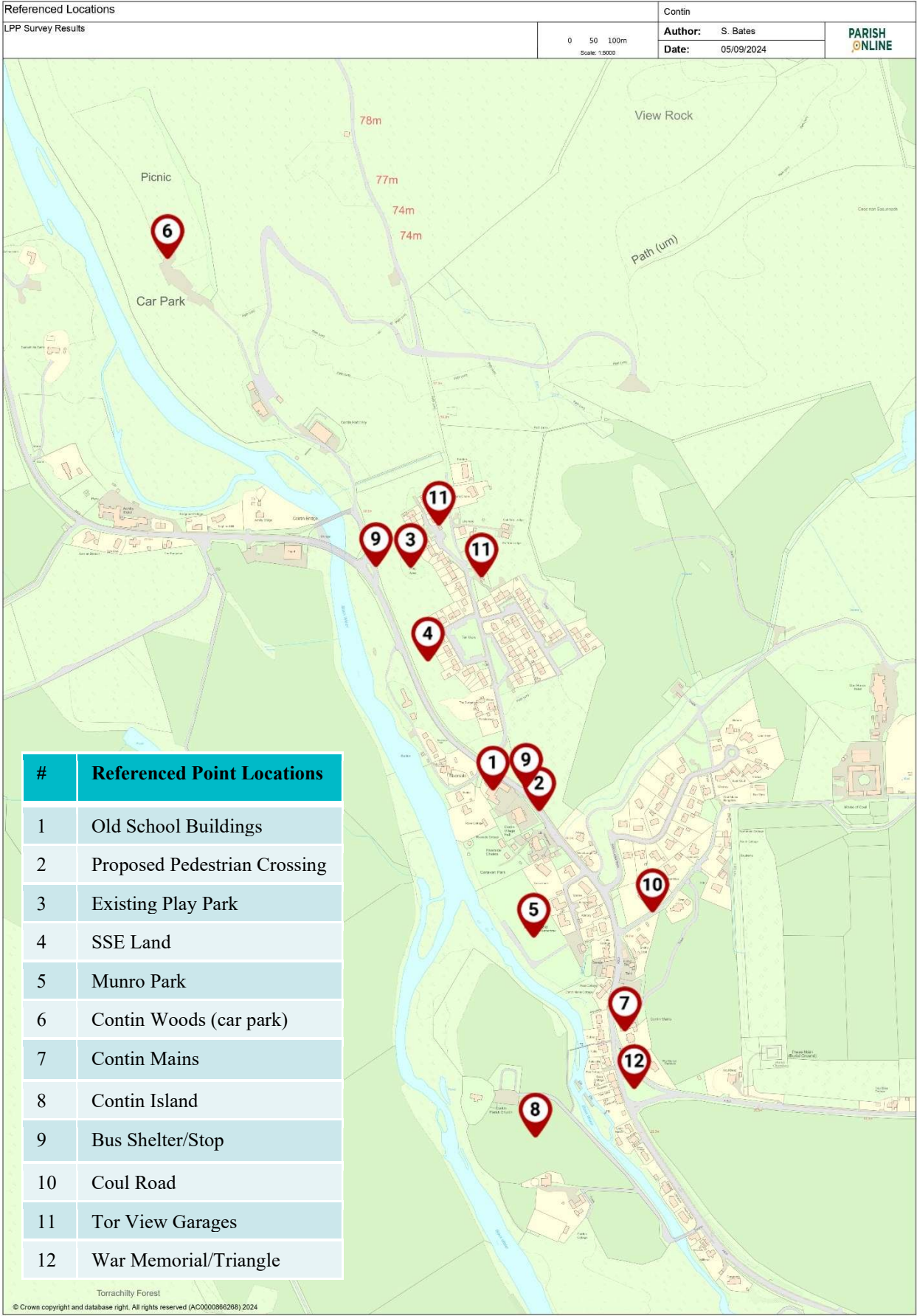


Figure 3 Reference Point Locations

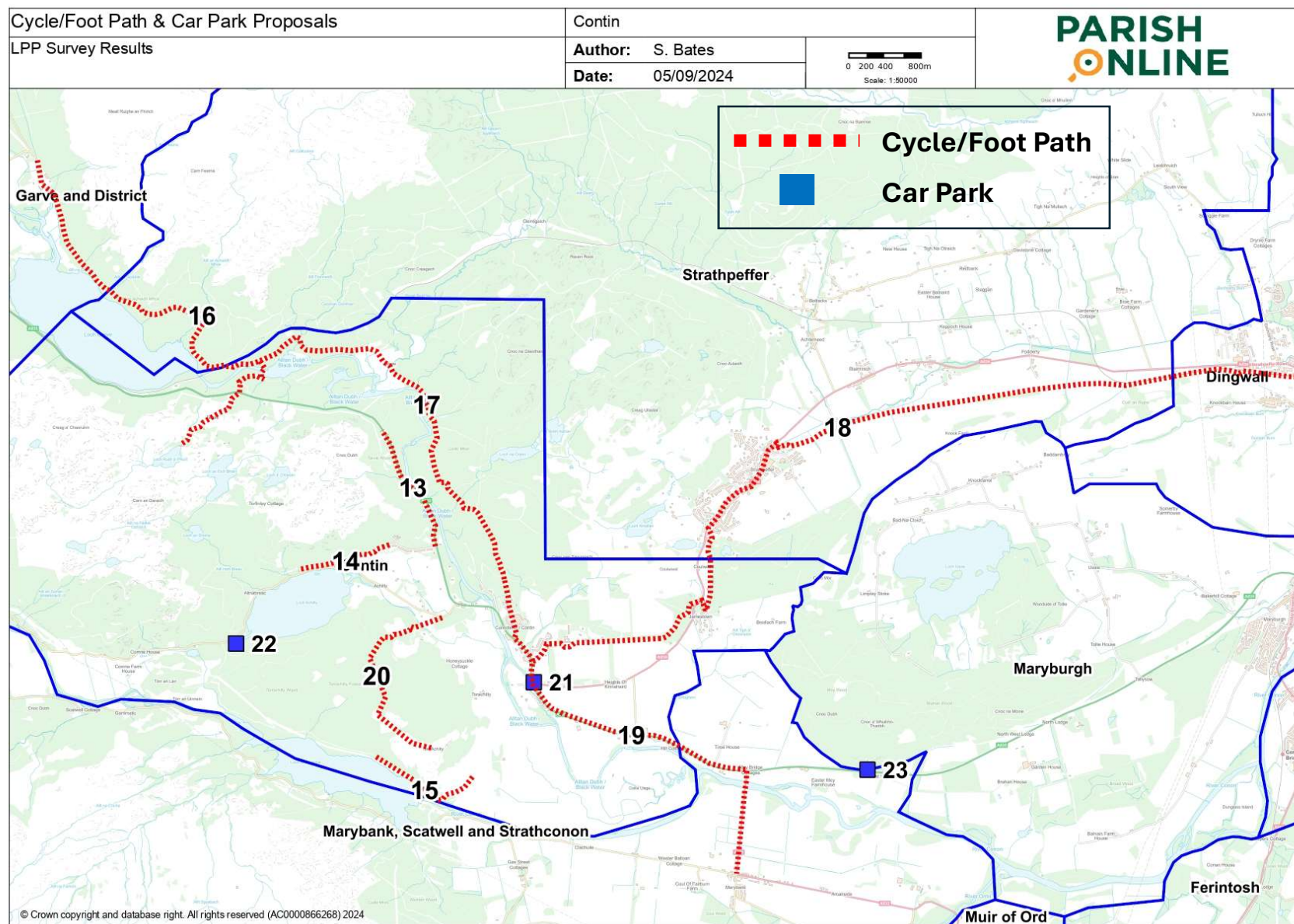


Figure 4 Cycle/Foot Path & Car Park Proposals

Appendix A – Community Survey Questionnaire

For those people who have an affinity with Contin, Jamestown & Tarvie. Your input is invaluable in shaping the future of our community. We welcome views from all age groups so please share these below.

1. You: How would you describe your connection to the community (tick all that apply)?

Resident ☐

Business Owner ☐

Student ☐

Worker ☐

2. Spaces: Streets, squares & buildings; nature & parks; places to play.

What do you like? What do you dislike? What do you need to change? For example: maybe you have a view on the future use of SSE Hydro land in Tor View; or maybe you have a view on what should happen to the old school buildings in Contin.

3. Resources: Retail outlets; jobs & places to work; housing; meeting with people.

What do you like? What do you dislike? What do you need to change? For example: maybe you think there should be more affordable housing in our local area; or maybe you have an idea for a local pub.

4. Movement: Walking, wheeling & cycling; buses & trains; traffic & parking.

What do you like? What do you dislike? What do you need to change? For example: maybe you think there should be a cycle route running from Garve, via Tarvie, to Contin and then onto Strathpeffer via Jamestown; or maybe you have a view on where EV charging points should be sited; or maybe you'd like to see cosier bus shelters.

5. Belonging: Having a say & listened to; feeling proud & part of a place; feeling safe; fixed, clean & looking nice.

What do you like? What do you dislike? What do you need to change? For example: maybe you think there should be traffic lights in Contin to make it safer to cross the road; or maybe you think somewhere looks untidy and you have ideas to make it better.

Appendix B - evidence of compliance with Regulation 4