

Dores and Essich Community Council Explanatory Note re. Dores Parking Proposal

Issues around car parking in Dores are well known and have been a regular topic of discussion in Community Council meetings for a number of years. Limitations on available parking spaces along the B852 Foyers road in the village centre have resulted in conflicts between resident and visitor parking, road safety issues and 'near misses' are frequent.

The Community Council has therefore resolved to try to find a solution to the issues for the benefit of residents and visitors alike. Various locations have been considered: there are parking areas at Aldourie Estate and Aldourie School but these are distant from the village centre; the informal parking area at the Church suffers from constricted access and the road surface is not durable (especially in wet weather); parking at the village hall is also remote, with difficult access. It is likely that the new cemetery extension will provide around 12 new spaces but it is not known whether the use of these will be limited periodically for funeral services.

Taking all of the above factors into account, the CC has resolved to explore the option of providing a car park on land at the south end of the field adjacent the Dores Inn and the B862. This site has previously been zoned in the Inner Moray Firth Local Plan for community use and, as currently proposed, would utilise an existing access and section of 'old road' as part of a new parking layout (with the possible inclusion of short stay camper van and coach parking) in a location that is accessible to Loch Ness and the beach.

The sensitivity of views over and across this site towards the loch is acknowledged and, as far as is possible, the topography of the site will be used to keep the majority of the parking area below the B862 road level, as well as the retention of the raised bank, and above ground vegetation.

The assistance of Highland Council has been enlisted to illustrate these proposals and to coordinate with the anticipated future 'village improvement scheme' of traffic calming measures and with the new access to the cemetery and future housing project at the Glebe.

There are numerous matters still to be resolved: the site is owned by Aldourie Estate and forms part of an agricultural tenancy and so terms for acquisition would need to be agreed; the number and mix of parking spaces are provisional at this stage and subject to more detailed design; funding would need to be found for the project; arrangements for the proper management and maintenance of the facility will need to be devised. The proposals are therefore 'work in progress' and the Community Council is keen to engage and consult with the community as to how they should develop. **If you have any comments or representations to make please address them to the Community Council through the Secretary at secdorescc@gmail.com prior to the next Community Council meeting on 15th May 2023, at which this matter will be discussed, all welcome to attend.**

John Martin, Chair, DECC

Colin McPherson, Vice-Chair, DECC

22nd April, 2023