

Planning Officer
CNPA
Granttown on Spey

Dear Sir

CNPA MIR Consultation

Carrbridge & Vicinity Community Council have reservations about aspects of this consultation document, but hope that, as the process continues, evidence emerges of the CNPA planners actually listening to the concerns of local residents and of their their representative bodies.

The major concern, as expressed by all residents questioned, is the continued insistence on a totally oversized and unnecessary development on site H1. The construction and siting of 72 houses, irrespective of size or ownership, is totally opposed by villagers, who know and love the village and who are only too aware of the dangers and inadequacies of Carr Road as a conduit to the development. The width limitations of Carr Road mean that no pavement is possible and vehicles, bicycles and pedestrians are required to share the roadway. It makes a mockery of the "Safer Routes to Schools" aspect currently, never mind once construction traffic and subsequently additional residents vehicles are added to the situation. The introduction of appropriate traffic calming measures are a prerequisite, although these could prove problematic, due to the variety and size of some current users (tractors & agricultural machinery, tankers etc) nevermind future construction traffic/machinery.

When questions have been asked of planners as to how many houses are required to be built in the next 5/10 year periods, we are concerned that no-one appears to be able to provide a validated figure, nor indeed a figure per settlement. Planners do not appear to understand that Carrbridge and Aviemore may be only 6 miles apart, but their requirements and aspirations are significantly different. Unless a survey is carried out by the appropriate authority as to the detailed requirements for future housing, the whole exercise is at best hit/miss and at worst meaningless. We would suggest THC and CNPA get together for a change and conduct an up to date investigation into the current/future housing needs in the area. Until this is carried out, proposals/suggestions from communities will be little more than best guesses, based on limited local knowledge.

The continued commitment and indeed, insistence by the Scottish Government, to the building of 72 residences on H1 site is a slap in the face to the residents of Carrbridge, who have consistently pointed out how they value the "village" aspect of the settlement and who do not want a mini Cambus Mor imposed on them. Although, as pointed out previously, we do not know the exact requirement, we agree that housing is needed to further the continued wellbeing of the village and to facilitate a controlled expansion and we would contend that if 72 is far too many, then 12 might be too few. We therefore would suggest that a figure of 24 houses on H1 would meet our perceived requirements, with at least 6 (25%) being fair cost "starter homes".

We continue to be frustrated by the failure of statutory bodies to take any effective action in respect of developing the Struan House Hotel site. This eyesore deteriorates progressively, with no apparent moves by anyone to resolve the situation. Were this site to be developed by some housing

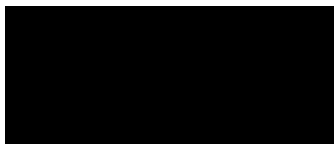
organisation, then the subsequent available housing stock could well cover Carrbridge's requirements (if ever accurately quantified) into subsequent 5 year plans.

The designation of THC066 could lead to speculation by developers, even although not recommended by planners, and is not something which has been recommended by villagers, nor even been discussed, and as such will require much more investigation of the thoughts of all villagers, not just those directly affected.

On page 17 of the MIR you refer to the Scottish Planning Policy and we would like to see support for the "Easy to move around and beyond" aspect of this by the strong advocacy for an NMU link, parallel to the old A9, to allow access from Carrbridge to Kinveachy and on to Aviemore. This request is strongly supported by a current local questionnaire on the subject and it is pleasing to note the support which planners give this by its inclusion in both issues and proposed settlement objectives on page 79.

Our main concern is with H1 and we understand that you may well receive numerous individual letters of concern in respect of these and would hope that the views of the villagers of Carrbridge are given due consideration before publication of your definitive proposals.

Yours faithfully



G Dyer

Vice Chair

Carrbridge & Vicinity Community Council

27 February 2018