

# **PLANNING PAPER**

## **APPENDIX 3**

**06/320/CP**

REPRESENTATIONS RECEIVED  
ON ORIGINAL PROPOSAL

The Muir Homes proposal to build 235 houses on a site in Grantown on Spey

I wish to lodge a more detailed objection to this proposal. I sent an initial letter of objection some time ago, I apologise for forgetting the date.

The latest Cairngorms National Park Deposit Local Plan contains many safeguards to prevent unsuitable or inappropriate developments within the Park. It is likely - but unconfirmed - that the Muir Homes development will not be subject to the restrictions to be imposed by the latest plan but be considered under the terms of the - now outdated- 1997 development plan. This is unfortunate and could result in an unacceptable development that does not conform to the latest safeguards and standards. It is an anomaly convenient for the developer that will have long term effects on the nature, economy and ambiance of Grantown on Spey and prove embarrassing for the Cairngorm National Park Authority whose offices are in the town.

My primary objection is to the number (density) of housing. You will be aware that it is common practice for developers to apply for at least double the number of houses to be built on a site. This procedure is calculated to realise an acceptable profit margin yet allow negotiations to reflect advantageously on the developer. In this case even a 50% reduction in numbers would overload existing infrastructure. I estimate that, in its present form, the plan will increase the population of Grantown by some 25 to 30 percent. Even allowing for development over 5 years, this figure is unsupportable in terms of power supply, local services, water supply, medical facilities, sewerage, drainage, education and social services. A rough estimate of housing density used (with the exception of Aviemore) in previous developments in this area is 10 houses per acre. Using this rule of thumb the area designated as GS/H1 would contain 40 houses and GS/H2 13 houses, 197 fewer than planned.

My specific objections are as follows:

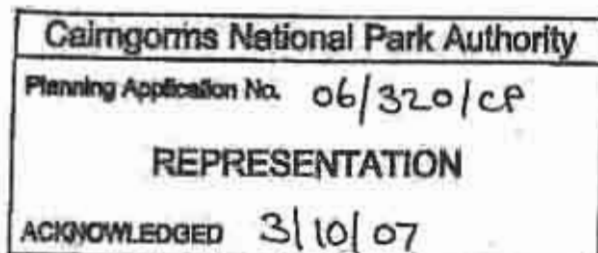
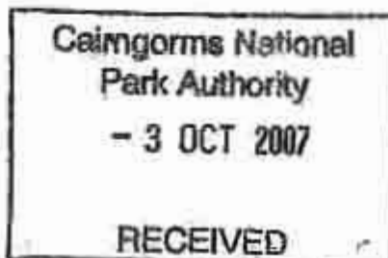
1. Grantown on Spey Caravan Site

Tourism is a major, if not *the* major, source of income in Badenoch and Strathspey. In recent years the caravan site has been much improved and is attracting many more tourists than hitherto. The proposed Muir Homes development will have a severely deleterious effect on the site. At present it is separated from the town by an area of rough grazing land which serves to enhance its attraction to tourists in that, although still a short walk to shops, restaurants and other facilities, it provides a quiet rural ambiance much appreciated by visitors.

Muir Homes development will destroy this ambiance. Effectively, it will give the impression of being in the middle of a housing scheme, which of course it nearly is.

Houses up to two stories high will be only a few yards away. Noise, light

1.



contamination and traffic will combine to destroy its attractiveness. Additionally, for a period of years, it will be part of a building site with the attendant dust, noise and mud generated by building and an endless stream of heavy lorry traffic delivering materials to the site.

No tourist would willingly stay more than one night in such an environment and the word will soon spread. I believe that the site will be abandoned by tourists and be used only as temporary accommodation for temporary workers. While I recognise that the site has been zoned for housing for some years, the size, density and inappropriateness of the Muir plan will serve to destroy this valuable asset which provides the town with considerable income throughout the year. Muir Homes should review its plans in order to minimise or, at best, remove the effect of its development on the caravan site.

## 2. Grant House Care Home, Ian Charles Hospital and Granttown Schools.

CNPA and the developers appear to have missed the fact that Grant House is to be replaced and enlarged by a new 30-bed care home and associated facilities. While Grant House should be secure as it stands on land dedicated to social work use, it will effectively increase the density of construction in that area and add to the demands on infrastructure much of which is already under pressure. The likely increase in numbers of older people will stretch the capacity of both the care home and the hospital but they cannot be viewed in isolation, the effect is cumulative. (the CNP Deposit Plan also misses this point.) Both CNPA and the developer should note that Highland Council is committed to delivering a considerable number of sheltered housing units. The area around Grant House will be the preferred, if not the only, site in Granttown for this essential project. Again, the projected increase in housing in smaller communities outwith Granttown (but dependent on Granttown-based facilities) will overwhelm current capacity in terms of geriatric services and both care in the home and home care. This is particularly so in the case of the Ian Charles Hospital which is very closely invested by the boundaries of the Muir Development. There will be an increase in demand for medical, dental and associated services and facilities but there appears to be no space remaining for expansion. Even provision of increased parking space appears to have been overlooked. The 1997 Local Plan states at paragraph 3.3.9 that land adjoining the hospital (and Grant House) is to be safeguarded from development for amenity purposes and to retain scope for expansion. Expansion is already underway with the construction of a dental facility, currently delayed by extended discussion on the whether the roof should be flat or pitched. Let us hope that the Muir Homes development is subject to such detailed examination.

The pressure exerted on educational facilities depends on age profile of the buyers but, at the time of writing, the primary school is operating at capacity and the grammar school relies on a number of portacabins to augment its permanent classrooms and facilities. Granttown Grammar School draws pupils from Carrbridge, Nethybridge, Boat of Garten, Cromdale and Dulnain Bridge, all programmed for expansion.

### 3. Density of Housing

Muir Homes are requesting 228 houses and 7 serviced plots. The Deposit Plan states that the combined capacity of identified areas is 250 houses. This density of housing is unacceptable given the useable area of the site. As you will know, it is common for developers to request many more units than are actually required. This procedure benefits the developer in two ways. Firstly, having decided on a number that will make an acceptable profit it gives them a negotiation and bargaining advantage and, secondly, it enhances their image when they appear to acquiesce to local resistance. I suspect developers may be employing such tactics in Grantown and elsewhere.

The proposed number of houses will increase the population of Grantown by some 25% to 30%, a figure which is quite unsupportable given current infrastructure. SWS is to carry out a 3.5 million upgrade of the Newtonmore effluent system. Grantown's system is operating at maximum capacity and is scheduled for upgrade but no date for completion is available. The Newtonmore system will take 18 months to come on line and will increase capacity to accept another 120 houses which is 100 fewer than planned expansion in Newtonmore. Grantown is to have 235.

I understand that a new, larger diameter effluent pipe may be required and this may involve trans-village connection.

Another aspect is quality and appropriateness of design. The 1997 Plan notes that developments in Aviemore are not appropriate to the locality or the ambience of a highland village. Nothing much seems to have improved in Aviemore. If anything, the architectural quality appears to have deteriorated further and -from what is indicated on the Muir plans for Grantown- it will be another failed attempt to imitate a form of the vernacular and a density of housing more appropriate in an urban setting. Even the 1997 plan contains a number of references to sensitivity and quality of design. The design of the proposed housing is not appropriate in a highland setting, particularly so in Grantown on Spey. The Deposit Plan states that Grantown's surrounding areas are of high landscape and environmental value and new developments should not compromise these special qualities. In terms of number and design the Muir plan compromises both.

It is not clear why such emphasis should be given to building so much open market housing. Priority must be given to providing affordable housing for local people to enable them to continue to live and work in their own area. This need has been identified as a top priority for many years and is now reaching a critical stage. The percentage of affordable housing must be increased, the percentage of open market housing reduced and very carefully monitored to ensure that current infrastructure is not overwhelmed and that the principles and aims of the Park are maintained. CNPA is about to be exposed to the extreme pressure of speculative development. I hope it can withstand it. The Deposit Plan indicates otherwise.



#### 4. Traffic.

One can assume that every house will have at least one car and a conservative total would be 300 cars. This number will have a significant impact on traffic in Seafield Avenue and require traffic lights at the junction with the Square which is already a significant choke point. During mornings, lunch times and mid afternoon a crossing patrol operates here to safeguard school children attending the primary and secondary schools. Traffic leaving Seafield Avenue is often delayed by vehicles parked in the High Street and very close to the junction. Although there are double yellow lines at this point they are commonly ignored or used by disabled people going to the bank or post office or lorries and vans making deliveries. Drivers leaving Seafield Avenue are unable to see northbound traffic until well into the road. Parking in the High Street is difficult and double parking is endemic.

The problem at the other proposed access road at Castle Road East is one of restricted visibility. Northbound traffic is not seen until very close. A crossing patrol would have to be maintained to safeguard children from the development going to primary and secondary schools.

Generally, parking is a problem. There is a large parking space behind the Town House but, during holiday periods, it is usually full of tour busses. There are two smaller parking areas within the town but they are normally full. The traffic census in the Muir Homes Plan does not reflect accurately the likely impact of another 235 cars. This figure is a conservative estimate. As the town will become a dormitory area for Inverness most households will keep two cars, one for the commuter and one for local use as public transport is underdeveloped and unattractive. A more realistic estimate would be 300 vehicles. Aviemore has severe parking problems already and there are no obvious solutions. This is a problem throughout Badenoch and Strathspey where most of the towns and villages are linear and unsuitable for provision of centralised large parking areas. Plans for other housing developments in nearby villages whose inhabitants routinely drive into Grantown for business and shopping will exacerbate the position to an unacceptable degree.

#### 5. Natural Environment.

I am no naturalist but when I moved into Seafield Court some 35 years ago there seemed to be a greater concentration of wild animals and birds than now. It was common to hear snipe "drumming" in the area selected for Muir homes. Snipe seemed to desert the area about 6 years ago but in the last two years I have heard them again in the same locality. Cuckoos and at least two types of owl are common. The cuckoos appear to frequent the woods behind the caravan site but the owls hunt all round Seafield Court, the caravan site and over the proposed building site. I have, on at least 3 occasions, had to brake hard to avoid a capercaillie crossing the Forres Road, the nearest being about 600 metres north of the 30 mph sign. The last sighting was about 2 years ago and about a mile north of the old railway bridge. I say this not to

conform to the rumour that such sightings sterilise any development within 10 miles but purely of the thrill of seeing one at all. Based on my one other sighting of a male, many years ago near Loch Morlich, I would say that these birds were either females or immature males.

There is a large "hole" in the centre of the proposed development (OS1 on the Deposit Plan) that is designated as "amenity area". Its size and shape leads me to suspect that it was found unsuitable as building land. It could be to protect the area for some admirable conservation reason but this is unlikely as it is almost surrounded by houses and would be unlikely to conserve all but plants or insects and these would be destroyed by human traffic. It could be required as a water "sink" to permit a gradual release of water into the natural drainage channels - a pond forms in the area during winter but - whatever the reason- it greatly reduces the area available for development and increases density in the remaining area.

#### 6. Restriction of View.

When Seafield Court was built some 35 years ago the planning restrictions of the day limited the height of houses to ground floors only. Second storeys and even higher pitched roofs (that could allow conversion to loft rooms) were also banned. These restrictions appear to apply no longer. Many of the proposed houses are much taller than before, particularly some houses to the south and east that will restrict views of the hills to the west and north, in some cases overlooking existing homes. This is particularly so in the south- east corner of the site where the ground is highest.

#### 7. The Deposit Plan.

The Deposit Plan does not address some of the major problems associated with its main aim which appears to be a huge increase in housing. Even the housing proposal is flawed as it does not allocate a satisfactory percentage to affordable homes. One could be excused for thinking that a prime responsibility of CNPA would be to prevent the Park from becoming a grossly overpopulated refugee camp for retirees, speculative buyers and second home owners. This is not a nimby-driven statement, my own reason for settling in the area was job-related, a reason now in short supply and likely to become more so if local people are not provided with a means to remain and work in the area. I believe CNPA did propose adopting measures to limit development but were, probably, hoist with their own petard as the big contractors would have been alerted to a once-in-lifetime opportunity to make substantial profits. By submitting plans as soon as it was rumoured that a national park would be established they pre-empted the inevitable restrictions that a Deposit plan would introduce .

Such a procedure is unacceptable as a basis for protecting the intrinsic values of a park and, if not restricted by arbitrary controls rigorously applied, will, in the long term, diminish if not destroy the environment that CNPA is required to perpetuate. A fundamental question not addressed in the Deposit Local Plan is who will pay for the massive cost of the infrastructure? CNPA is effectively introducing taxation without

representation. Highland and other councils' tax payers will be delighted to see their Council Tax soar courtesy of a quango with minimal Regional representation. This is a matter that must be referred to central government.

Yours sincerely,

A large black rectangular redaction covering the signature of D. Scobbie.

D. Scobbie

22 Seafield Court  
Grantown on Spey  
PH26 3LE

02.10.07

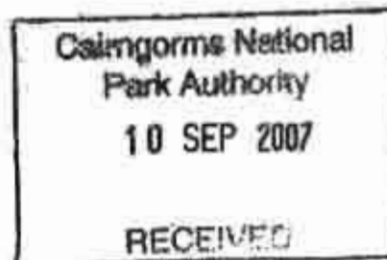
CC: Highland Council  
Area Planning and Building Control Office  
Kingussie

<b>Cairngorms National Park Authority</b>	
Planning Application No.	06/320/C8
<b>REPRESENTATION</b>	
ACKNOWLEDGED	10 09 07

Roseburn  
19 Seafield Court  
GRANTOWN-ON-SPEY  
Morayshire  
PH26 3LE

06 September 2007

Cairngorms National Park Authority  
Planning Office  
Albert Memorial Hall  
Station Square  
BALLATER  
AB35 5QB



Dear Sir

**Proposed Development by Muir Homes at Seafield Avenue/Castle Road East**

We understand that it is time for us to contact you again if we have ongoing concerns about the proposed Muir Homes development in Grantown-on-Spey. We initially wrote to you on this subject on 29 August 2006.

As you will see we live at No 19 Seafield Court and because of the layout of our house we would be one of the houses most affected by this development. We have been back to examine the plans once again which showed us the position and style of the different houses. However we found it quite difficult to interpret a lot of the written material.

As stated in our previous letter, we feel we are well qualified to express an opinion as we have lived in Grantown since 1973 and ran a Guest House business here for 25 of those years. On retirement we decided to stay in Grantown partly because we now feel very much part of the community but also because we feel very strongly that Grantown is an ideal size of town and has a unique and attractive character.

We have watched it gradually grow over the years as individual houses and small developments have taken place, all of which have been quite easily absorbed by the community and services. But a development of this size would inevitably change the whole character of the town as it would increase the population by such a large percentage. It would also put a severe strain on the existing services, some of which are already struggling.

Our main concern is obviously the impact such a large development would have on our daily lives, removing a valuable and attractive green belt onto which we look, and bringing with it the inevitable discomforts and difficulties of living in such close proximity to these houses. This green belt has a variety of wildlife at present and behind it is the Caravan Site which is a huge asset to our town, particularly financially. We know from talking to the residents of the site that they choose it because of its high standards and most attractive situation. It is very likely they would



choose to go elsewhere if they found themselves adjacent to a large housing development.

Of great personal concern to us is the problem of flooding which of course has been very much in the news of late in various parts of the country. This has highlighted the fact that houses have been built either on flood plains or on sites that are prone to flooding and clearly unsuitable for development. And presumably all these sites were properly surveyed and investigated to ensure their suitability, which leaves the general public somewhat cynical about any reassurances that may be given. A stream runs behind our house and can rise quite dramatically and rapidly when there is heavy rainfall. This has never as yet presented difficulties for us in the seven years we have lived here. However, the field on which Muir Homes propose to build is known to be very wet indeed, all year round, even in the driest of summers. Our stream most certainly could not cope with any more water draining into it without causing flooding to the adjacent houses – especially if our climate is to be even wetter as predicted.

We very much hope that now being part of the Cairngorms National Park will give us protection from this very large development on what is in such an unsuitable site. The consequences of this could well be irreparable damage to the existing houses and the destruction of the character of a fine town whose residents have always enjoyed such a good quality of life and services.

Yours faithfully



David and Katherine Elder



for birds  
for people  
for ever

Cairngorms National  
Park Authority  
13 OCT 2006  
RECEIVED



RSPB Scotland

North Regional Office  
Etive House  
Beechwood Park  
Inverness IV2 3BW  
Tel: 01463 715000  
Fax: 01463 715315  
www.rspb.org.uk/scotland

Planning and Development Control  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
Aberdeenshire  
AB35 5QB

12 October 2006

Dear Sir/Madam

**Planning Application Ref. No: 06/320/CP – Erection of 228 Dwellings, etc at land between Seafeld Avenue and Castle Road East, Grantown-on-Spey**

RSPB Scotland understands that you have used your powers to call in this application and will be determining it in due course. This area of land currently holds a small population of farmland waders such as lapwing, curlew and redshank, species that are all declining both nationally and locally. Whilst these numbers are insufficient for us to object to this application, it would still be of concern if they were lost. Accordingly, if you are minded to grant planning consent to this development, we would ask you to consider applying conditions such that the most important areas are safeguarded.

Yours sincerely



Stuart Benn  
Senior Conservation Officer, South Highland

Our ref:

Cairngorms National Park Authority  
Planning Application No. 06/320/CP  
REPRESENTATION  
ACKNOWLEDGED 13 10 06

Margaret A. Campbell,  
3F, High Street,  
Grantown-on-Spey,  
PH26 3HB,  
Moray.

27<sup>th</sup> October, 2006

Planning Department,  
Cairngorms National Park Authority,  
Albert Memorial Hall,  
Station Square,  
BALLATER,  
Aberdeenshire,  
AB35 5QB

Dear Sirs,

Proposed Development by Muir Homes  
22 Houses Grantown on Spey  
Planning Reference:- 06/320

I recently looked at the web site pages for the above planning application and realised that I was not on the list of letters of representation.

Please find enclosed a copy of the letter I sent on 13<sup>th</sup> September, 2006 and I would ask that you update your records.

Yours faithfully,



Miss Margaret A. Campbell

COPY

Margaret A. Campbell,  
3F, High Street,  
Grantown-on-Spey,  
PH26 3HB,  
Moray.

13<sup>th</sup> September, 2006

Planning Department,  
Cairngorms National Park Authority,  
Station Square,  
BALLATER,  
Aberdeenshire,  
AB35 5QB

Dear Sirs,


*Proposed Development by Muir Homes*  
*228 Houses Grantown on Spey*

Even typing the above heading to this letter fills me with dread.

The proposed development of this number of "central belt" houses within our beautiful town would be sacrilegious. The design of these properties and the scale and density of the development are entirely unsuited to this historic Highland town.

As the new National Park Authority, set up to safeguard this beautiful part of Scotland and to save us from "carbuncles in the countryside", the residents of Grantown on Spey will be depending on you to make the correct decision and refuse this application.

Yours faithfully,

  
Miss Margaret A. Campbell



Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 1 9 06

Rhuardeen  
Seafield Avenue  
Grantown-on-Spey  
15 August 2006

Highland Council  
Area Planning & Building Control Office  
60 High Street  
Kingussie  
PH21 1HY.

Badenoch & Strathpey Planning and Building Control Service
Received

Dear Mrs,

Roy MITCHELL DESIGN LTD (AGENT)  
MUIR HOMES.

I wish to raise an objection to the access to the proposed development site in Seafield Avenue, Grantown-on-Spey.

I understand that 50 metres north of Rhuardeen Court, would take the position of the access road to the new proposed development, directly opposite the rear access to my home Rhuardeen. I feel that, not only the increase in traffic and associated congestion, but the existing road is barely able to cope with the traffic from the caravan park and the existing private homes in Seafield Avenue, Seafield Court and Rhuardeen Court.

I trust that you will consider the residents of Seafield Avenue in your deliberations.

Yours Sincerely [Redacted]

2 Gordon Hall  
Seafield Avenue  
Grantown on Spey

14<sup>th</sup> August 2006

Area Planning and Building Control Office  
100 High Street  
Kingussie  
PH21 1HY

Ref Notice to Neighbours – Proposed Development  
Seafield Avenue / Castle Road East  
Grantown on Spey

Erection of 228 Dwellings and 7 Private Plots

Please note my objections to the planning application.

Grantown on Spey with its present infrastructure and services cannot support such an expansion which will involve an influx of the order of 470 adults and 200+ children. Current provision of Medical, Dental and Education services will not suffice. Retail provision would have to change and before long the local retailers would be subjected to the impact of a major supermarket. Consider the sorry state of Nairn High Street and the number of empty premises.

Access to the site implies a major increase in traffic on Seafield Avenue which also provides access to the caravan and camping site. Recent extensions and improvements to the site have already resulted in a significant (and welcome) increase in visitor numbers but the additional traffic gives cause for concern.

The notice gives no indication of the height, orientation or density of the dwellings and their proximity to existing properties.

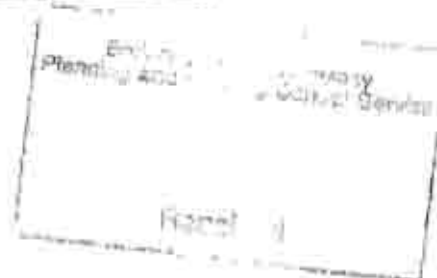
The Council should reject the application until plans are in place to support the consequences of such a major development.

Please acknowledge receipt of this objection.

Yours faithfully

  
Alex I Murray

Calngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 1 9 06



<b>Celmgorms National Park Authority</b>	
Planning Application No. 06/320/CO	
RECEIVED <b>REPRESENTATION</b>	
ACKNOWLEDGED 1 9 06	

Roy & Barbara Burgess  
 Silver House  
 67 Seafield Court  
 GRANTOWN ON SPEY  
 Morayshire  
 PH26 5LE

29<sup>th</sup> August, 2006

Dear Sir,

Proposed Development by Muir Homes in Grantown-on-Spey

Our objection to the proposed development is based on our view that it will be detrimental to the quality of life of the inhabitants of this part of Grantown. A significant proportion of the population are elderly and live here because it is a quiet and peaceful area in which activities such as walking, gardening and exercising dogs and horses are gentle and non-mechanical (in general). Building activity over a significant number of years will destroy that quality of life through the noise and stress that such activity will cause. No aspect of this proposed development pays any attention to what we believe is a very important consideration.

If, however, Phase 3 of the development were to be approved there is one particular issue which we would wish to raise. The boundary line of the development at the back of Seafield Court appears to follow the line of the houses' fences and begins half-way along our home (numbers 6 and 7, Seafield Court is now one house - Silver Howe). It thus appears to incorporate the much used path and certainly incorporates a large part of the pine wood and excludes that

of the wood which is mainly birch. I can  
not justify the inclusion of the pine wood  
within the development. What guarantees would  
there be for the preservation of this wood in  
the absence of tree or wood preservation orders?  
It is said in the development plan that the  
pine wood would act as a screen from the  
Phase 3 development. In actual fact it now  
provides a much lesser screen than it would  
have done before Scottish Hydro removed the  
outer line of trees, with their more luxuriant  
foliage, to protect a power line. This was  
done several years ago, but even last year  
Scottish Hydro returned and removed even  
more foliage; the debris is still to be seen.  
If the development proposal is approved it  
is to be hoped that this power line will  
become redundant as it would then become  
possible to provide additional planting to  
ensure that the wood could become an  
effective screen.

Yours faithfully

[Redacted signature]



Calngorms National Park Authority  
Planning Application No. 06/320/CP  
REPRESENTATION  
ACKNOWLEDGED 19 06.

The Dulaig,  
Seafield Avenue  
Grantown-on-Spey,  
Moray PH26 3JF.

18<sup>th</sup> August 2006.

Badenoch and Strathspey  
Planning and Building Control Service  
Received

Area Planning & Building Control Office,  
100 High Street,  
Kingussie,  
PH21 1HY.

Dear Sirs,

Having seen the proposed planning application by Muir Homes for residential development between Seafield Avenue and Castle Road East at Grantown-on-Spey, I am writing to register my opposition to the development.

I appreciate the need for new affordable housing and a growth plan for the town, but feel that the proposal from Muir Homes leaves a great deal to be desired in relation to the town's economy, infrastructure and its place within the National Park.

1. Muir Homes proposal does not gel with the 1991 Badenoch and Strathspey Local Plan sent to households by the Highland Council. There is a considerable increase in the density of the houses in the application
2. Is there an actual need locally for such a large development, or will these Houses result in many second homes, as is the case in Aviemore?
3. The resulting increase in population will present a threat to the town's infrastructure and facilities, the sewerage works just about cope with the present population. The schools are under pressure with numbers now. The Health Centre and the excellent services offered there would be stretched beyond their limit to cope.
4. The caravan and camp site would be effected by houses built right up to their boundary. This camp site is a considerable asset to the town and its economy. It is used because of the rural setting.
5. The first phase of 65 houses in Seafield Avenue, with their exit/entrance about 50 metres south of Rhuarden Court will present considerable congestion in the area. Contrary to the developer's statements Seafield Avenue is not a quiet road and certainly not built for much traffic. There is no way it can be compared to Castle Road East which is a much wider road, although a 30 mph speed limit exists in both places.

The junction out onto the High Street is already congested and the extra traffic would undoubtedly result in people using Grant Road and Mossie Road as "rat runs".

From all angles, it seems that this development will have a detrimental impact on so much that makes Grantown-on-Spey such a special place, and will result in a very disgruntled population.

The "Flood Report" is a very optimistic paper, but the "Mossie" is very wet and any run-off from the first phase of building has a real possibility of adding to the flood water we already experience in the lower end of Seafield Avenue. There are many ground nesting birds on the Mossie, and these would be permanently displaced.

I trust that the Council will appreciate my concerns and objection to the plans as submitted by Muir Homes.

Yours faithfully,

  
Elizabeth Brownell

Cairngorms National Park Authority  
Planning Application No. 06/320/CP  
**REPRESENTATION**  
ACKNOWLEDGED 1 9 06

1 Rhuarden Court  
Grantown-on-Spey  
Morayshire  
PH26 3DA

17<sup>th</sup> August 2006

Highland Council  
Badenoch and Strathspey  
Planning and Building Control Service  
  
Received

Area Planning and Building Control Office  
100 High Street  
Kingussie  
PH21 1HY

Dear Sirs

I write to make representation in opposition to the proposed planning application by Muir Homes for residential development between Seafield Avenue and Castle Road East, Grantown-on-Spey.

While appreciating the need for new housing and a sustainable growth plan for the town, my objections to the current proposal from Muir Homes are based on the detrimental impact on the community by the size and rate of the development in relation to the town's culture, economy and its setting within a National Park.

1. Does the proposed development satisfy an actual local housing shortage and need for affordable housing for local people or those wishing to have their primary residence in the town, or will it just result in a large number of second homes or an unmanageable influx of new residents?
2. The Muir Homes proposal is not in line with the 1991 Badenoch and Strathspey Local Plan issued by the Highland Regional Council for Grantown-on-Spey and represents significant increases in density, number and rate of development.
3. The Muir Homes proposal also runs contrary to the stated housing policy of the Cairngorms National Park Authority as recently published in the "ParkLife" Newsletter, Issue 8 which states that development of local communities should be sustainable, while also conserving and enhancing the natural and cultural heritage of the Park.
4. The increase in population resulting from the Muir Homes proposal presents a real threat to the town's resources, facilities and infrastructure in terms of policing, health, education, culture, sanitation, leisure, library (already under threat) youth community facilities (the YMCA is already destined for closure) and so on.
5. These issues would have a negative impact on the town's economy, in particular by blighting the semi-rural setting of the camp site, and by significant negative impact on the ambiance, culture and lifestyle of the town which is its main attraction to tourists.
6. The egress of phase 1 of the proposed development into Seafield Avenue is inappropriate. Contrary to the developer's documentation this avenue is not a quiet road and the junction with High Street is already very congested. The resulting significant increase in traffic would lead to other roads behind the High Street being used as "rat runs"

Overall, I believe that this proposed development will have a severe detrimental effect on the town which with a resulting negative impact on the life style of the local community and on its local economy.

I would appreciate your recognition of these concerns and acceptance of my objection to the current plans as submitted by Muir Homes.

Sincerely,  
faithfully

Mark Jammett

Baroness and Edinburgh  
Planning and Building Control Service  
  
Received

Cairngorms National Park Author  
Planning Application No. 06/320/CP  
**REPRESENTATION** ✓  
ACKNOWLEDGED 1 9 06

D. and E. Scobbie  
22 Seafield Court  
Grantown on Spey  
PH26 3LE  
21.08.06

Area Planning and Building Control Office  
100 High Street  
Kingussie  
PH21 1HY

Housing Development of 228 homes by Muir Homes in Grantown on Spey

Dear Sir/Madam,

I wish to inform you of our objections to the proposed development.

The proposal is fundamentally flawed. The infrastructure in Grantown on Spey will not support the scale of development envisaged. In particular, the drainage and sewerage systems are at full, if not over, capacity and could not deal with a fraction of this number of units. To service the proposal would require a very significant investment from the public purse which, as we are all aware, is in straightened circumstances.

To my knowledge, no detailed investigation has been made into the effect of development on the drainage of the surrounding areas. The area is bog and therefore susceptible to the long term effects of drying or flooding. Both conditions are difficult to forecast given the size and density of the proposal.

Naturally the developers have produced an unacceptable number of houses in the hope that their plan will be rejected and they will be permitted to build the the number they really plan for. Whatever the number, it places an unacceptable load on an already stretched infrastructure.

When Seafield Court was built there was a restriction on roof height which prevented a second storey or even a loft room being constructed. I presume that residents in the Court can now assume that this restriction has been removed and the site can be redeveloped.

This letter is an initial and formal objection. A more detailed and comprehensive objection follows.

Yours sincerely,



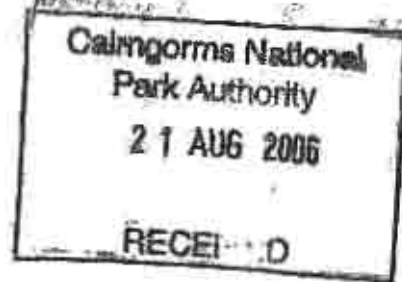
D & E Scobbie



STRATHKINNESS  
SEAFIELD AVENUE  
GRANTOWN ON SPEY  
MORAYSHIRE  
PH26 3JG

18<sup>th</sup> August, 2006

Cairngorms National Park  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB



Dear Sirs

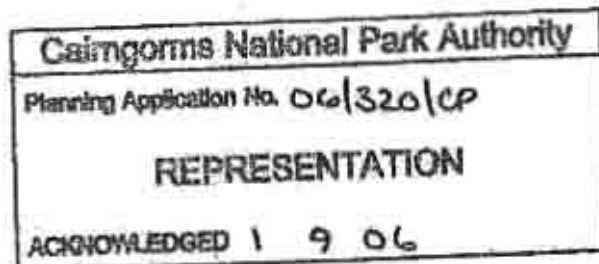
*Proposed Development of 228 Houses in Grantown on Spey*

As Residents of Grantown on Spey, born and bred here, we write to request that the above Application be called in by the Park Planning Authority as it is surely against the Aims of the Cairngorm National Park. This Application is quite obscene in its proposals for a lovely Highland village especially density and suburban design.

Yours faithfully

  
Alistair McLeod

  
Helen McLeod



Mr & Mrs R Mitchell  
16 Seafield Court  
Grantown on Spey  
PH26 3LE  
28<sup>th</sup> August 2006

Area Planning & Building Control Office  
100 High Street  
Kingussie  
PH21 1HY

Dear Sir / Madam,

Housing Development of 228 homes by Muir Homes in Grantown on Spey

We write to inform you of our objections concerning the above development

We are concerned that infra structure is not in place within the town to take such a large increase in population.

Muir Homes have not produced any survey outcomes regarding

- 1 Traffic increase –especially at the top end of Seafield Ave
- 2 School numbers
- 3 Medical services increase in numbers
- 4 Sewage from such an increase in houses
- 5 Rubbish collection
- 6 Policing

The field behind Seafield Ct is a natural basin –what survey has been carried out regarding flooding ?

The burn is used by salmon

Contravening the Parks policy on housing

The proposal to site two storey housing when all around are bungalows

Yours Faithfully

[REDACTED]

Cairngorms National Park Authority  
- 4 SEP 2006  
RECEIVED

Cairngorms National Park Authority  
Planning Application No. 06/320/cp  
REPRESENTATION  
ACKNOWLEDGED 04/09/06

Cairngorms National  
Park Authority

- 4 SEP 2006

RECEIVED

Pinehurst,  
Mossie Road,  
Grantown-on-Spey,  
PH26 3HW

27 August 2006

Area Planning & Building Control Office,  
Highland Council,  
100, High Street,  
KINGUSSIE  
Scotland  
PH21 1HY

Cairngorms National Park Authority

Planning Application No. 06/320/cP

REPRESENTATION

ACKNOWLEDGED 04/09/06

Dear Sir/Madam,

**Muir Homes Proposal - Grantown-on-Spey**

We have lived in Grantown since 1960 and in Mossie Road since 1968. Having viewed the plans to build 228 detached and semi-detached properties, we wish to protest strongly against this development.

Our main concern is the land loss and with it, the biodiversity of plants and animals in this area.

The birch wood and associated wetland, which Muir Homes plan to retain, will at best become a wildlife ghetto, with animals totally surrounded by a hostile built environment, and at worst a magnet for disaffected teenagers, particularly after dark.

We can make this latter comment from experience as small areas have been retained on our daughter's housing estate and, particularly in summer months, teenagers disrupt sleep until the early hours of the morning.

We also have grave concerns about the flora and fauna of the proposed development area. This has a wealth of plants, animals and insects - all of which will be lost if the development is allowed to proceed.

Directly behind Mossie Road, this month, there were no less than 18 different wild flowers -- see enclosed list for details. In addition, a red squirrel has appeared since Easter and near the burn, there were more gold-ringed dragonflies than we have seen in previous summers.

It was noticeable that the number of small birds -- sparrows, chaffinches, goldfinches and tits has increased this year, and other birds -- curlews, lapwings, snipe and skylarks - also nest in the rough grass in the proposed development area.

Plot G, in particular, is of significant interest as it has, in previous summers, had several types of orchid and insectivorous plants -- both sundews and butterworts. Also, for the first time in many years, it has several new areas of bog myrtle and a creeping willow type shrub.

We know how popular the Mossie has been as a leisure area - to build on it and remove an important wildlife habitat is folly in the town where the U.K's largest and newest National Park has its headquarters.

Yours faithfully,

Aileen and Joseph Hendry

DIVERSITY OF WILDLIFE ON PROPOSED MUIR HOMES DEVELOPMENT –  
DANTOWN-ON-SPEY

Flowering Plants - August 2006

1. Briar Rose
2. Bugle
3. Devil's Bit Scabious
4. Eyebright
5. Germander Speedwell – *not flowering at the time*
6. Harebell – *not flowering at the time*
7. Health Bedstraw
8. Ladies Bedstraw
9. Red Clover
10. Ribwort Plantain
11. Tansy
12. Tormentil
13. Vetch
14. Violet – *not flowering at the time*
15. Viper's Bugloss
16. White Clover
17. Yarrow
18. Yellow Rattle




Highland Council  
Area Planning  
100 High Street  
PH21 1HY  
Kingussie

Received

Muir Homes Application for Housing in Grantown

Dear Sirs,

I would like to add my voice to those in the town who are showing great concern for the proposed development by Muir Homes between Seafield Avenue and Castle Road East, Grantown-on-Spey.  
I refer to the letters published in the local Strathspey & Herald August 23<sup>rd</sup> and echo their points.  
The number of houses would totally detract from the area and I believe it would cause unemployment for local people. The schools and local infrastructure cannot sustain an extra 228 homes.

Yours faithfully,  


K. Mcleod  
Grantown-on-Spey

Cairngorme National  
Park Authority  
- 4 SEP 2006  
RECEIVED

No Address  
→ NOT Acknowledged

31 August 2006

**AWLaing**  
Joiners & Building Contractors  
(Established 1921)

Mr A McCracken  
The Highland Council  
Area Planning & Building Standards Manager  
100 High Street  
KINGUSSIE  
PH21 1HY

A. W. Laing Ltd  
110 High Street  
Granttown-on-Spey  
Moray PH26 3EL  
Tel: (01479) 872818  
Fax: (01479) 873052  
awlaing@btconnect.com  
www.awlaing.co.uk

Cairngorms National  
Park Authority  
- 1 SEP 2006

RECEIVED

Dear Sirs

06/00215/FULBS

ERECTION OF 228 DWELLINGS AT NORTHWEST OF SEAFIELD COURT,  
GRANTOWN-ON-SPEY

We write to object to the above proposed development.

Historically Granttown-on-Spey has developed slowly with new residential housing developments being constructed by local firms using local labour.

This combination has promoted a healthy sustainable community with several generations of local trades people surviving and servicing their community. Consequently new build residential unit growth has been controlled and limited.

The above development threatens the existence and inevitably the sustainability of local trades people, with this type of volume house building being totally incompatible with the slow, steady growth associated with Granttown-on-Spey.

I understand one of the strategic objections of the Cairngorm National Park Authority is to promote the sustainable economic and social development of communities and businesses in the park. A major housing development as above would be contrary to these aims.

Further, a development of this scale would monopolise our water, drainage and other infrastructure, to the detriment of any other small scale housing proposals being proposed.

For the above reasons I would urge the planning department to reject any proposals of volume house building by external labour.

Yours sincerely  
for A. W. LAING Ltd



CO. UNIP A. I

Cairngorms National Park Authority

Planning Application No. 06/320/cP

REPRESENTATION

ACKNOWLEDGED 1/9/06



Sue Jardine and Iain Fraser  
The Warren, Woodside Ave. Grantown on Spey. Scotland PH26 3JR

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/cP
<b>REPRESENTATION</b>
ACKNOWLEDGED 4/09/06

Cairngorms National Park Authority
- 4 SEP 2006
<b>RECEIVED</b>

28/8/06

Dear Sir,

We wish to object to the proposed development of houses between Seafield Ave. and Castle Rd East in Grantown on Spey.

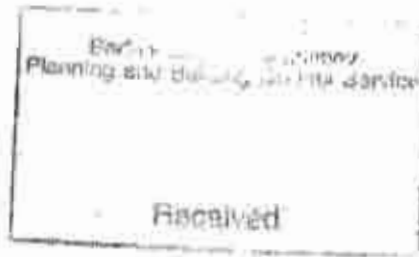
We object for the following reasons:

- 1 The area is an important breeding ground for birds such as lapwing, curlew, snipe, and oyster catcher.
- 2 There are large areas of Sphagnum moss.
- 3 There are gentians.
- 4 It is an area of natural birch regeneration. In the recent past (before the birch grew) it was so wet that it could be used as a skating pond in winter. If the trees were felled flooding would probably ensue.
- 5 A lot of people use the area for recreation, especially dog walking. If this was lost there would be more pressure on the Anagach woods.
- 6 The schools are already bursting at the seams and could not cope with a large influx of people.
- 7 We don't believe there is a place for such large scale development within the National Park.
- 8 It is not right for a huge firm (Muir homes) to control the housing development in the area for the next 20 yrs, to the detriment of local firms.
- 9 The area is very beautiful in it's own right and as such should be protected.

We hope that you will turn down the planning application.

Yours sincerely,

A large, irregular black redaction mark covers the signature area, obscuring the name and any handwritten notes.



Craig Revack,  
Woodside Avenue,  
Granttown-on-Spey,  
Moray,  
PH26 3JN.

23rd August 2006

Head of Planning  
Ground Floor,  
Albert Memorial Hall,  
Station Square,  
Ballater,  
Aberdeenshire,  
AB35 5QB.

<b>Gairngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

Dear Sir/Madam,

Proposed Housing Development

I am writing to express my concern about the housing development proposed by Muir Homes for the Mossie area of Granttown-on-Spey.

I have three areas of concern which are as follows.

- 1) Any tree felling or excavation in the moss and birch wood area could damage the function which that area currently serves, namely absorbing excess water in times of sudden heavy rain, which reduces the danger of flooding in the lower parts of the town.
- 2) The building of two storey houses in front of the caravan site will obscure much of the view of the hills and mountains which is enjoyed from the site at present. This will make the caravan site much less attractive and could have a very serious effect on tourism in Granttown. As a business owner I am only too well aware of how heavily the town depends on tourism for its survival.
- 3) In common with many other residents of Granttown, I do not believe that the town needs 235 new houses and indeed could not cope with that number which would represent a population increase of at least 20%. If the intention is to build these houses over a number of years, then why should a national builder be allowed to tie up the future housing development in the town and deprive local builders of this work. We are after all supposed to be supporting and encouraging local industry.

Yours faithfully,

  
B.A. MacRae

cc. Planning Department H.R.C. - Kingussie

RECEIVED  
05 SEP 2006

"Redmires"  
Mossie Road  
Grantown on Spey  
Moray  
PH26 3HW

5th Sept '06

Mr D. McKea.  
Head of Planning  
Cairngorm National Park Authority  
14 The Square  
Grantown on Spey

Cairngorms National Park Authority  
Planning Application No. 06/320/CP  
REPRESENTATION  
ACKNOWLEDGED 6 SEPT 06

Dear Mr McKea,


Development to the "Mossie", Grantown on Spey

Please find enclosed copies of objections I have raised with the Area Planning Officer in Kingussie. As the plans are being called in by the Park Authority we thought they be of interest to you as the principal officer involved.

Yours etc.

Cairngorms National  
Park Authority  
- 6 SEP 2006  
RECEIVED

Lyonel and Sheila Evans.





copy

"Redmires"  
Mossie Road  
Grantown on Spey  
Moray  
PH26 3HW

5th Sept '06

Area Planning & Building Stds. Manager  
Badenoch And Strathspey  
Highland Council  
100 High Street  
Kingussie  
INVERNESS PH21 1HY

Re Development of "Mossie" at Grantown on Spey

Dear Sir/Madam,

Further my objections to the above development of the Mossie contained in my communication with you on the 28th August may I request the following item enclosed herewith be added to the PRINCIPAL clauses 1 and 2.

They by coincidence were published in yesterday's Guardian newspaper and seem so relevant to the points raised that they should be included in the objections.

Yours etc.,

Lyonel and Sheila Evans.

copy

Redmires  
Mossie Road  
Grantown on Spey  
PH26 3HW  
Tel 01479 872783

28<sup>th</sup> August '06

Area Planning & Building Stds. Manager  
Badenoch & Strathspey:  
Highland Council  
100 High Street  
Kingussie  
Inverness-shire PH21 1HY

#### re Development of "Mossie" at Grantown on Spey

The difficulties of making comments is trying to separate NIMBY (not in my back yard) syndrome from the principal of outright opposition to the concept of any development of the area known as "The Mossie" or to the details of the plans as produced by the developer, Muir Homes. For this purpose I have divided the two aspects from each other and will try as far as possible to offer this document in two parts.

#### PRINCIPAL

1. The nature of the land is unsuitable for housing due to its low levels and little means of giving good drainage. It is a fact of life that this ground was the siting of supplying peat to the towns folk of the past. It is comparatively flat with little natural drainage and subject to severe flooding in the winter and even in the summer rains (as happened even this year) virtually impossible to walk on. Drainage does take place of course but by seepage and the one burn that does pass through the designated area is soon overloaded.
2. Additional drainage which is shown in the plans would very soon affect the lower end of the town around the "silver bridge" which gets flooded from time to time with rain and drainage from all round the west and south side of the town. Additional drainage from direct drainage would only add to the problems of the silver bridge area.
3. The town has developed over the course of time with the average units of housing given as approximately 20 units (or so I am informed) per year and the various facilities such as commercial developments, schools and employment have largely been catered for. An influx of units plus the normal housing supply from local builders would overload the amenities available.
4. According to information given would the disposal of sewerage facilities be able to cope or would it be a case of the developer taking the profits and leaving the local authorities to pick up the bill if the price was to provide addition sewerage plant?
5. The same criteria apply for the supply of water.
6. The present population for Grantown is, I am led to believe, approximately 2200 (depending on what is taken as the town boundaries) and with the average household taken as 2.3 the population could increase by no less than 540 from this project alone. What can the town offer to all these folk; or is it intended that they will be largely second home owners with no local roots?  
e.g a. social opportunities

- b. medical services
- c. educational facilities

7. With the exception of the High Street roads are narrow particularly Seafield Avenue which is one of the principle routes providing ingress / egress to a major portion of the development. The dangers to all concerned at junction to The Square in the early morning has to be seen to be believed with very large trucks unloading their produce for the local Co-op. Mossie Road itself is already being used for a by-pass to The Square.
8. By its very nature Grantown is now a tourist town depending for most part on its attractive layout and history and is now the central town for the Cairngorm National Park; development on the proposed scale would ruin this important aspect. It is not and never should be considered as a dormitory town to Inverness.

### PLANS SUBMITTED BY MUIR HOMES

For the average person the plans are not easy to read and understand as they are so detailed and comprehensive but at the same time existing homes and landmarks are not shown. While the Area Planning Office are extremely helpful space limits the showing of the plans (unless you are young and capable of kneeling on the floor).

HOWEVER as the plans have been submitted I offer these points for consideration

1. The plans show no road connection between the two points of entry to the development which in my opinion is to its merit, however not enough thought has been given to the provision of walkways and footpaths.
2. Using the principals of the Radburn Town Planning (separation of pedestrians and traffic) greater use of connecting footpaths should be made, an example being the location of a footpath connecting housing to the existing path that runs alongside the Inverallan Church of Scotland Church. This avoids the very narrow private track which cars and trucks have to use for deliveries with no turning circle included at its end.
3. Without doubt the inclusion of low cost housing is the merit of the plan but the location is not the best of planning from the point of view of existing houses in Seafield Court. They should be located away from existing houses, backing onto the wood due to be left as a nature reserve (bog land).
4. Why so much emphasis on 1.1/2 storey homes when the nature of development for Grantown is single storey bungalows. Housing density is one issue but this should not be at the expense of good development.

That more or less concludes my objections to the proposed development of The Mossie as planned by the Muir Housing, I hope they will be given close consideration by the Area Committee, they have the responsibility to look after present and future citizens of Grantown on Spey, not the interests of a private company.

Lyonel and Sheila E Evans.

# the guardian

## Increased flood risk linked to warming

Martin Walwright

Rainfall reaching almost monsoon levels has become increasingly common in Britain over the past 40 years, according to climate scientists who have sifted data since the 1960s.

Flood risk has also risen sharply close to rivers in areas which were previously considered high enough to avoid damage.

The number of deluges, prolonged rain periods and flash floods has risen particularly sharply in the north of England and Scotland, with spectacular events including the creation of a lake larger in surface area than Windermere when the Ouse broke its banks near York in 2000.

"The changes we have plotted are consistent with the trend we would expect from global warming," said Hayley Fowler, a senior research associate at Newcastle University's school of civil engineering and geosciences. She will warn of a link with other signs of climate change when the results are presented at the British Association's festival of science in Norwich this week.

"If the trend continues, which is likely, this suggests we will have an increase in flooding over the coming years which has major implications for flood risk management," Dr Fowler said. The study estimates that 5 million people could be at risk of flooding and face increased insurance premiums or problems getting cover.

The research team examined periods of steady rain ranging from one to 10 days, finding a fourfold increase in five- or 10-day rainfall in Scotland compared with the 30 years before 1960. In the north of England, the rate of extreme storms doubled.

They classified four distinct periods of "extreme rainfall events", where rain fell steadily over either one, two, five or 10 days.

The probability of an extreme five- or 10-day rainfall event increased by four times in Scotland and by two times in northern England in the 1990s compared with the previous 30 years.

Dr Fowler said that shorter but heavier downfalls appeared to be the emerging pattern in the south-east, particularly in the autumn.



Monday, 4th Sept '06



19/9/06

Received through post  
Anonymously  
- no covering letter

# SNH answers criticism on wildcat centres

I am writing regarding the article 'Lack of support for Wildcat Centre to shut' in 'The Strathpey and Badenoch Herald'. It is unfortunate that Scottish Natural Heritage (SNH) was not given the opportunity to comment in the article, given that there were several references made to the organisation.

SNH was pleased to play a part in the establishment of this initiative in Newtownmore, and we remain supportive of the work the centre has been doing.

Public funding to date has come from a multi-agency partnership involving SNH, Moray, Badenoch and Strathpey Enterprise (MBSE, later HIE Inverness and East Highland) and the Highland Council. Additional support came from the European Union's Community Economic Development programme, and latterly the Cairngorms National Park Authority (CNPA).

For its part, SNH initially funded the project for a year. This was subsequently extended to two years with a specific condition that the trust consider how it might be more sustainable in the longer term and share this with its funders. Unfortunately, this was not done.

Over the last few weeks there have been exchanges between the trust and the CNPA, on behalf of the relevant public bodies. In this we have collectively confirmed our view that the provision of information about the wildcat trail, and walking in general, is useful.

However, public-sector funding could not continue indefinitely without a plan for the centre to become more

Sir - Often there is quite a bit of NIMBYism in the opposition to any planning application, and the proposed development by Mull Homes next to Seafield Court in Grantown is no exception, yet I suppose that we can all sympathise with the people who live there. Nobody wants to live next to a building site, and certainly not for the 10 years it is envisaged to take to complete the scheme.

If Grantown Community Council, our

regional councillor and the people of the town allow this application to go forward without as much opposition that can be mustered as possible, then we shall be failing our children. One of the few assets that Grantown has got left is the caravan park, and to bury it beneath a housing scheme is simply not acceptable.

There is another site available that was laid out in the development plans for Grantown almost 40 years ago

from Beachan Court eastwards. The hammerhead at the end of the road in Beachan Court was deliberately left to allow further expansion to Seafield Road. This is a more acceptable development site that can be drained far more easily, and in comparison to the current plans, which have minimal impact, only affecting the view of a few homes. - YOURS ETC.

ARTHUR STEVENSON  
15 Cairngorm Avenue, Grantown.

## Housing scheme 'not acceptable'

seems, has now designed to concede the possibility of a national holiday to commemorate Scotland's national saint. This wouldn't have anything to do with an election in eight months, perchance? And will that be on November 30 or 31?

If that wasn't bad enough, the BBC's Glen Campbell (sounds Scots, has a Scots name) contributed a piece to camera telling the by now thrilled and excited Bruce chose the Saltire as our national flag. Really?

Those of us who had the benefit of a rounded education, including Scots history - that is, before Labour introduced 'deferred success' and other

Northumbrians, and in doing so certainly secured the existence of today's Scotland.

As historian and genealogist for the Brodie Clan, who claim descent in a direct line from that Pictish King, it might be fairly stated for the benefit of the BBC and their reporter, Glen Campbell, that this event was a cool 600 years plus before Bruce's advent. Shoorly shum mistake!

- Yours etc,  
IAIN BRODIE OF 'FALSYDE',  
Co-ordinator,  
Scottish Enterprise Party,  
Highland Office,  
Cullalurn,  
Kinchurdy Road,  
Boat of Garten  
PH24 3BP.

It would also be interesting to have some explanation as to how the public agencies are justifying providing such largesse in financial support for a privately-led commercial venture controlled by a self-appointed board of directors.

Name and address supplied.

Sir - Do you have memories of Christmas celebrations in the village of Aviemore during the 1950s and 1960s?

If so, I would like to know more. I am a researcher based at University of Glasgow and would appreciate any help that can be offered. I can be contacted at: Hayden Lorimer@ges.gla.ac.uk. - Yours etc.

HAYDEN LORIMER,  
Lecturer in Human Geography, Department of Geographical and Earth Sciences, University of Glasgow, Glasgow G12 8QQ.

## Letters to the Editor

sustainable, especially when there are several other outlets for information in and around the village.

We were prepared to provide financial and professional support for the trust to develop a business plan and consider how all providers of information in Newtownmore could become better integrated.

Unfortunately the trust declined our offer of support, and decided to close the centre. We, however, remain enthusiastic to work with the community and interested groups to look at ways of providing high-quality information about the area to visitors and residents. - Yours etc.

GEORGE HOGG,  
East Highland Area Manager,  
Scottish Natural Heritage,  
Fodderty Way,  
Dingwall Business Park IV15 9XB.

April by e clo

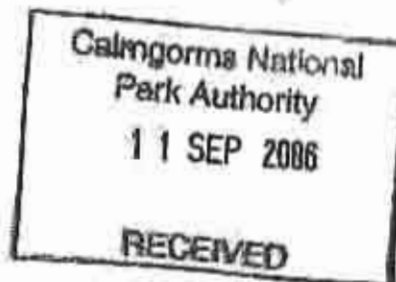
Sir - I am by the an last week garding clo cat Centre. been a valu walkers w area and t of Newton The Cair al Park Aut about pron generally t able to off charitable been doing past years. When we cat Centre the month, another na this beauti desperately but closing service the will do litt visitors to We have a library an nesses this Isn't it al lands and the na and the na their heads Maybe v constructiv local faciliti cat Centre v function ar valuable to age tourist villages, w which in tu local emplo The auth look at the future pro climate for the communitie really care?



STRATHKINNESS  
SEAFIELD AVENUE  
GRANTOWN ON SPEY  
MORAYSHIRE  
PH26 3JG

7<sup>TH</sup> September 2006

Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater  
Aberdeenshire AB35 5QB



Dear Sirs,

*06/320/CP – Planning Application – Proposed Development of 228 Houses  
Grantown on Spey*

Thank you for your letter of 1<sup>st</sup> September in response to our letter of 21<sup>st</sup> August.

We are delighted the CNP has called in this application and would like to reiterate our objection to this application. Having studied the drawings we feel the whole application should be refused outright especially the first phase of 65 houses from Seafield Avenue. The density proposed here is beyond belief and will ruin what is a beautiful part of this Highland Town interspaced as it is with open space. This field should remain as open space and we have every faith in the CNP agreeing with our aspirations.

Yours faithfully

  
Alistair McLeod

  
Helen McLeod

Ron Mathieson  
Whitchill  
3, Seafield Court  
Grantown on Spey  
PH26 3LE

Calngorms National  
Park Authority

11 SEP 2006

RECEIVED

Bedfordshire, Cambridgeshire  
Planning and Building Control Service

Received

## Highland Council

September 1, 2006

100, High Street  
Kingussie

I am formally voicing my strong objection to the planned housing development by Muir Homes in Grantown on Spey. Having lived here for some 30 years enjoying the benefits a small rural community has to offer, the building of such a large development would change the character of Grantown completely.

Sincerely,

Ron Mathieson

Calngorms National Park Authority

Planning Application No. 06/320/cp

REPRESENTATION

ACKNOWLEDGED 11/09/06.

Cairngorms National  
Park Authority  
19 SEP 2006  
RECEIVED

Revoan,  
Seafield Avenue,  
Grantown on Spey.  
Moray Scotland.  
PH26 3JF.

[REDACTED]  
7<sup>th</sup>. September, 2006

The Planning Officer,  
Area Planning and Building Control Office,  
100 High Street,  
Kingussie,  
PH21 1HY

City Council  
Bedanoch and Strathspey  
Planning and Building Control Service  
11 SEP 2006  
Received

Dear Sir,

Muir Homes – erection of residential development  
Grantown on Spey.

With reference to the Planning Application for the above development I wish to make the following observations:

- a. **Water Pressure:** living as we do in close proximity to the Caravan site at Seafield Avenue we notice that at times when the caravan site has a high occupancy our water pressure at Revoan is reduced considerably. We hope that the erection of so many houses near this site will not result in low or reduced water pressure.
- b. **Road junction:** It is noted that the exit into Seafield Avenue is to be located 50 yards north of the access to Rhuarden House. I suggest a cross road at Rhuarden Court would be a safer option, thus saving a further junction.
- c. **Flooding:** This occurs when rain water collects at the side of Seafield Avenue south of Revoan. Gullies were dug to direct water flowing down the side of the road into the adjoining stream but with limited success. A gully provided to release the trapped water into the field (wasteground) behind would be the work of a few minutes using a JCB but your department pays no attention to this request and as far as we know no one from your department calls to inspect this nuisance when it is wet weather.

Trusting the above matters may receive your consideration and attention.  
Thank you.

Yours faithfully  
[REDACTED]  
George R Smith.

Cairngorms National Park Authority  
Planning Application No. 06/320/CP  
REPRESENTATION  
ACKNOWLEDGED 19 Sept 06

Sept. 1<sup>st</sup> 06.

RECEIVED

05 SEP 2006

Bracken Brae,  
5. Mossie Road,  
Grantown on Spey.

To the Cairngorms National Park  
Authorities:

PH96 3HW.

Cairngorms National  
Park Authority

12 SEP 2006

Dear Sirs.

Please do not ~~approve~~ <sup>RECEIVED</sup> Grantown this  
huge housing scheme proposed by Muir Homes.  
Such an onslaught of houses and cars and  
people on our roads and also probably dogs  
is too overwhelming to contemplate. We don't  
have enough shops or parking space to cope.  
The Health Centre is run off its feet and where  
would all the extra sewage go!

Taking Conservation into consideration,  
it's sacrilege to destroy the nesting ground of  
the lapwings and oyster catchers that have  
been coming here for many, many years -  
also the Curlew. All these birds are on the  
decline and we should be very proud to have  
them nesting here so close to the town. Also  
the red squirrel and Crossbills come to the pine

Trees in my garden and to the pines all along the 'Mossie.' This boggy ground also supports wild gentians, orchids and a host of wild flowers. Surely we should be doing our utmost to conserve all this. The thought of losing these fields along the back of Mossie road is heartbreaking. The deer come down through here for shelter in the winter and in the snow. Surely we don't want to lose all this and the woods at the back of here.

Please don't let it be destroyed.

Yours sincerely

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/cp
<b>REPRESENTATION</b>
ACKNOWLEDGED 12/9/06



**Andrew Tait**

**From:** Pip Mackie on behalf of Planning  
**Sent:** 23 August 2006 12:53  
**To:** Andrew Tait  
**Subject:** FW: Proposed development by Muir Homes of 228 houses in Grantown on Spey

Calingorms National Park Authority

Planning Application No. 06/320/CP

REPRESENTATION

ACKNOWLEDGED 1 9 06

**From:** Linda Coe [REDACTED]  
**Sent:** 23 August 2006 11:52  
**To:** Planning  
**Subject:** Proposed development by Muir Homes of 228 houses in Grantown on Spey

Dear Sirs

I am writing to express concern at the proposed development by Muir Homes in Grantown on Spey, and to seek your assurance that you will in fact call this in, as I believe it does raise significant issues for the Park. The nature and scale of the development will have an adverse impact on both Grantown and the surrounding area.

Whilst I understand your aims in the draft Local Plan to increase the number of affordable housing units in the Park area I can see no justification for a build of 228 new homes (of which 57 are designated as affordable housing). I am not convinced that your estimates of future housing needs are realistic. The Park area has a population of some 16,000 and this development would increase the population by approximately 750 to 1,000 over a period of 10 years. Moreover this influx could increase the population of Grantown by some 35%.

I am not sure what a large influx of people would be doing in the area. I accept that some may indeed commute to Inverness but otherwise there is no indication of any increased employment opportunities in the area. The Town's basic infrastructure of schooling, essential shops, water and sewerage will not cope with such a significant increase in population. The design of the houses seems entirely unsuited to the area, and the scale of the development combined with the density of the houses is out of all proportion to the design of the Town. I accept that the area to be built on is designated as H1 housing but I suggest that as and when a need for an increase in housing units is justified, that a smaller and more sympathetic development is considered. It is proposed that this development is phased over possibly 10 years which will mean that we will be living in a building site for the foreseeable future. There has to be a significant risk that Muir Homes discovers that the development is not economically viable before completion and cuts its losses, leaving a stranded development on the edge of Town. The significant increase in traffic, both during and after the build, will mean that the road infrastructure will be overloaded and general safety in the Town compromised.

In the past 30 years I understand that there has probably only been an increase of about 280 housing units in Grantown. It is also clear from a quick review of the Town that there are still semi derelict properties which could be restored to develop affordable housing before any major developments are approved, simply to achieve targets.

This proposed development has no economic or social justification and brings no benefits to the Town, such that the obvious disadvantages would be outweighed.

I would be grateful if you will take these views into consideration for the Planning Meeting on 25 August.

Yours faithfully

23/08/2006

Linda Coe

**Linda Coe**  
**3A High Street**  
**Grantown on Spey**

This is a personal email and as such does not reflect the views of Maclay Murray & Spens

---

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Maclay Murray & Spens LLP is a full-service commercial law firm. We use the word partner to refer to a member of Maclay Murray & Spens LLP. For further information click here: <http://www.mms.co.uk>

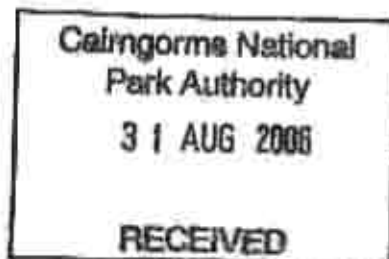
If your email program does not support active links, please cut and paste the link into the "address" or "location" field of your browser and press "Enter" or "Go". Our e-mail system is subject to random monitoring and recording by us. Cairngorms National Park Authority The information contained in this e-mail is confidential and intended for the exclusive use of the individual(s) or organisation specified above. Any unauthorised dissemination or copying of this e-mail, or mis-use or wrongful disclosure of information contained in it, is strictly prohibited and may be illegal. Please notify the sender by return e-mail should you have received this e-mail in error. Virus Warning: Although this email and any attachments are believed to be free from viruses, it is the responsibility of the recipient to ensure that they are virus free. No responsibility is accepted by the Cairngorms National Park Authority for any loss or damage arising in any way from their receipt or opening Spam. This e-mail has been scanned for Spam. However if you feel that this is Spam please forward this to [mailmanager@cairngorms.co.uk](mailto:mailmanager@cairngorms.co.uk)

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/cp
<b>REPRESENTATION</b>
ACKNOWLEDGED 31/08/06

Roseburn  
19 Seafield Court  
GRANTOWN-ON-SPEY  
Morayshire  
PH26 3LE

29 August 2006

Cairngorms National Park Authority  
Planning Office  
Albert Memorial Hall  
Station Square  
BALLATER  
AB35 5QB



Dear Sir

**Proposed Development by Muir Homes at Seafield Avenue/Castle Road East**

We wish to voice some of our concerns to you regarding the above proposed development.

After a careful study of the plan it seems to us that our house will be one of those to be most seriously disadvantaged by this development because of its unique situation. We back directly on to the field and have a wide open vista of the field with all the enjoyment of wildlife and different seasons, and behind which is the wooded hill with its lovely ever-changing colours and the great expanse of sky.

Although we were aware of the 10-year-plan and the possibility of development when we bought our house, we had always hoped that this particular part of the Mossie would be retained as a green belt for the benefit of wildlife and the enjoyment of the local population and visitors to Grantown. If there had to be development we envisaged that this particular part might be avoided because of unsuitability. We had certainly never imagined anything so enormous, unsightly, unsuitable and detrimental to the environment and the community and which bears no resemblance to the original plan. The original plan was sympathetic to and compatible with the area as it stands at present with well-spaced houses, presumably bungalows like ourselves, interspersed with plantings of grass and shrubs.

It would appear that there will be a row of three bungalows directly opposite us which will be end on to us. These houses will be close to us, whereas the new houses behind 18 Seafield Court are positioned some way farther back with a screen of trees between them and the existing houses.

We could not ascertain from the plan at what level the new houses would be built. The land in the field behind us rises considerably and unless the ground is brought to the level of the bungalows in Seafield Court, we are very concerned that the new bungalows, far less the villas behind them, would be sited too high and would adversely affect our outlook and especially our privacy.

The stream that runs behind our house rises considerably during periods of prolonged heavy rain, but never sufficiently to be a threat. The field is very boggy in places and if the water



that usually sits there is added to the stream it could rise to dangerous levels and cause problems for us.

It seems obvious to us that this is far too large a development for this area and for a small town like Grantown to absorb. Even without the full quota of houses proposed, the population of Grantown would be increased by a large percentage which would be very detrimental to the community. Grantown has been expanding since we came here to run a Guest House over 30 years ago but this has happened gradually and so the town, services and population have been able to adapt and integrate successfully at every level.

At present the plan is for 65 houses in Phase 1 behind us with access from Seafield Avenue. There has already been a rise in the volume of traffic on this road since the new development at Rhuarden Court and the expansion of the Caravan Site. There is also the question of the crossroads at Grant Road and the already dangerous junction with the High Street.

Presumably a proportion of the new owners would be retired and the remainder would be employed. It is obvious that there would not be enough employment locally for everyone which would mean drivers would be commuting adding to the ever-rising pollution levels.

We thought the enclosed cutting might be of interest as it raises concerns about the quality of the houses in this proposed development.

Yours faithfully

David and Katherine Elder



Enc



# Homeowner fined as complaints lead to property rage outburst

GORDON CURRIE

A FRUSTRATED homeowner lost his temper and brawled with staff when a building company failed to fix 400 defects in his new luxury villa.

Alan McIntee finally flew into a rage after claiming he had visited the Muir Homes sales office to complain on more than 100 occasions.

He tried to speak to management on the office phone, but when it was taken away from him he lashed out at the company's staff.

McIntee, 36, was arrested and charged with wielding a length of scaffolding at the company's office just yards from his own front door.

Yesterday at Perth Sheriff Court, he admitted showing John McNicoll on the body and then struggling with the police officer who was called to the scene.

The case comes a day after *The Scotsman* reported another case of property rage when a disgruntled homeowner waged a hate campaign against a couple who made a huge profit on the house they bought from him.

Fiscal depute Hannah Kennedy said McIntee had gone into the office and clashed with staff over his £240,000 home on 30 May this year.

She told the court there was a



Alan McIntee: Admitted lashing out at sales staff

struggle over a phone and police were called to the scene because McIntee was being aggressive towards staff.

Solicitor John McLaughlin, defending, said matters came to a head when the company promised to send a tiler to sort problems at 10 Nethy Place, Abernethy.

"A tiler was agreed upon who was suitable for him and to the company, so he took the day off work to wait in for him.

"He was then told that the tiler he expected was not coming after all, and another tiler that he had no knowledge of was going to turn up."

Outside court, McIntee - who runs his own building company - said he bought the four bedroom villa last year.

"I think I have been into the office around 100 times with various complaints.

"There are about 50 houses in total and lots of other people on the site are not happy with the builders either," he said.

"There have been countless problems with it. There were gaps between the walls and ceilings and some of the walls are squint.

"The foundation stones are still showing on the double garage and I believe it should be knocked down and rebuilt properly.

"We have had a leaky shower which has caused water damage. In some rooms we have had no carpets or flooring for six months because it is still dripping."

McIntee, who admitted breaching the peace at the company's on-site office, was fined £350 by Sheriff Ian Dunbar.

Inverkeithing-based Muir Homes is one of Scotland's largest housebuilders with an annual turnover of £93 million.

Building tycoon John Muir, 69, set the firm up in 1973 and it now has 340 employees. Latest figures showed a pre-tax profit of £8.4 million.

A spokesman for the construction company declined to answer questions about McIntee's claims.

THE SCOTSMAN

AUGUST 2006



Councillor BMS Dunlop  
Ben A'an  
Lynemacgregor  
Grantown on Spey.  
PH26 3PR

'Borthaugh'  
Woodside Avenue.  
Grantown on Spey  
PH26 3JN

21<sup>st</sup> August 2006



Dear Councillor Dunlop

I am writing to you as my Local Council Member to express my concern over the new full planning application which has been submitted, for the erection of 228 houses in Grantown on Spey.

The reason for my anxiety is that potentially these homes will add an increase of 1,000 to the population of Grantown on Spey which is an increase of one third. I realise that the building will be phased over 10 years but I am horrified at the prospect of Grantown becoming a development disaster similar to that of Aviemore. Having looked at the plans, I am also concerned about the style of design and wonder if it is appropriate for this area of the Cairngorms National Park.

I feel that this development is simply one of profit and certainly not one of need. Grantown does not have the services nor facilities (and most certainly not the roads nor car parks) to accommodate such a massive increase in its population.

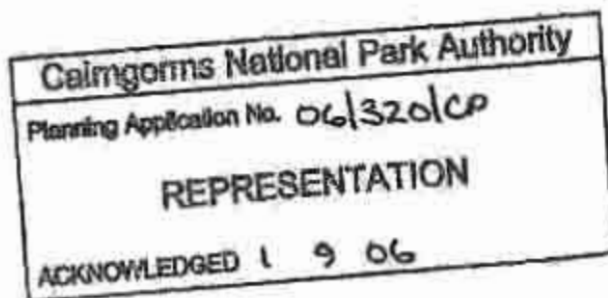
I fully support the need for change and progress, and I am aware that in the Highlands there has been a lowering of the population rate. However, surely a gradual development, and one evolving from need, rather than greed, would be the most desirable form of progress for Grantown.

Thank you for your time to read this letter. I would be very grateful if you would consider my views and make them known at Committee.

Yours sincerely,

  
Wendy Grosvenor.

cc. Cairngorms National Park Authority



Pineview  
Mossie Road  
Granttown on Spey  
PH26 3HW

August 26<sup>th</sup> 2006

Area Planning and Building Control Office  
100 High Street  
Kingussie  
PH21 1HY

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

Dear Sirs

**Planning Application – Muir Homes – Granttown-on-Spey**

We wish to object to the planning application by Muir Homes for 228 houses on the Seafield Avenue/Castle Road East site in Granttown on Spey. We feel that this is over-development which will seriously threaten the charm and character of Granttown on Spey and is incongruous to the natural open aspect of The Mossie.

**> NEGATIVE IMPACT ON THE CARAVAN PARK**

The Caravan Park in Granttown on Spey is well known for its beautiful views of the Cairngorms and Cromdales, which will be spoiled by a development of this size so close by. The noise from a building site will affect visitors to the Caravan Park over a protracted period and seriously damage business. It is our feeling that loss of business from the Caravan Park will mean loss of business in the town's shops, restaurants and pubs. Caravanners and campers usually choose to stay at the park because of its beauty and peace and being next to a housing estate will spoil that aspect of it forever.

**> INCREASED PRESSURE ON PRIMARY SCHOOL**

Granttown is unprepared for an increase in population, which a development of this size will bring. Who are the people who will live here? Will they be young families whose children need to go to school? We understand that the primary school is nearly full at the moment. How will this problem be addressed?

**> INCREASED TRAFFIC/POLLUTION/ NOISE**

Where will these people work? Probably not in Granttown as there are few jobs and many of the ones that are available are seasonal. Presumably they will have to travel to work by car, increasing the traffic in Granttown all year round instead of just in the summer when most of our tourists arrive.

**> INCREASED PRESSURE ON HEALTH CENTRE AND HOSPITAL**

If there are elderly people buying the houses, is there a plan to develop the health centre and the hospital to cope with the increased workload an elderly population may bring?

**LACK OF AFFORDABLE HOUSING**

We are seriously concerned that many of the properties would be bought as second homes because they would not be affordable to local people, but to people from outwith the area.

**IRREVERSIBLE IMPACT ON FLORA AND FAUNA**

How can we be assured that the plants and wildlife that will be destroyed or displaced if building commences are going to be able to recover? There are many birds such as woodcock, snipe, oyster catcher, plover and curlew all using The Mossie for breeding and raising their young – where will they go? Has anyone made sure that any endangered species of plants, birds or animals will not be adversely affected? Has anyone done a study to see if they will be displaced? If there has been a study of this sort where is the evidence? (In particular rare dragonflies have been seen in the area, has that been noted anywhere?) The Cairngorms National Park relies on birds and wildlife to attract many of its visitors. Should development such as this be allowed to destroy even a small part of it?

We would be pleased to receive your comments on the points raised in this letter and we wish to be kept informed of further developments with the planning application

Yours faithfully



W.D. Baird



Pamela J. Baird

APPLICATION NO. 06-215  
 FAX NO. [REDACTED]

Ardtornish  
 32 Seafield Avenue  
 Grantown On Spey  
 PH26 3JQ  
 [REDACTED]

Cairngorms National Park Authority

Planning Application No. 06/320/CP

REPRESENTATION

ACKNOWLEDGED 1 9 06

23/08/06

Housing Development of 228 homes by Muir Homes in Grantown on Spey

Dear Sir/ Madam,

I am writing to inform you of my objections concerning the above development. My objections relate to the proposed development on the land to the rear of Seafield Court and Grantown Caravan Park.

The land proposed for this development is adjacent to my property and is elevated to such a degree that I would have no privacy left whatsoever. According to the plans Muir Homes intend to build a one and a half storey house with dormer windows looking directly onto my house, therefore I would have no privacy left in my house or my garden. If however, the plans go ahead, I feel the proposed land should be levelled in proportion with the surrounding area.

Two hundred and twenty eight homes will obviously vastly increase the population of Grantown, which in turn will make the road in front of my house extremely busy, it will increase the already over-sized classes in the primary school and will overload the Health Centre. There is also the question of the town's services ability to deal with extra sewage and water. Have all these problems been addressed?

According to the plan, one and a half and two storey houses are proposed adjacent to the caravan site. I, for one, wouldn't pitch my caravan on a caravan site overlooking a housing estate!! Grantown is dependant on tourism for its economy and this site attracts countless visitors each year. The proposal of this site is surely detrimental to the town as we would risk losing visitors.

Finally, there is no requirement for a development of this scale. However, if it goes ahead, let me reiterate that I would have no objection to the development of bungalows, similar to the existing homes on Seafield Avenue, if the proposed land was levelled accordingly.

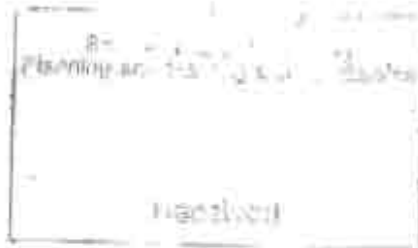
My daughter's horse is also in the field behind my house and we would be saddened to lose this facility. I also enjoy the beautiful views of Dreggie.

Yours Faithfully



Carol Davis





Moracha  
Scafield Ave,  
Grantown on Spey,  
PH26 3JG  
22/08/2006.

Area Planning & Building Control Office,  
100 High Street,  
Kingussie  
PH21 1HY.

Dear Sir / Madam

I am writing to make you aware of my objections to the proposed development of 228 homes on the Mossie, Grantown on Spey.

I base my objections on the following:-

- 1) The Mossie is a nesting ground for a variety of birds. Some of which are considered to be endangered.
- 2) The number and style of housing proposed. The two and one half storey houses are out of character with the surrounding area.
- 3) The proximity to the caravan park, as a caravaner, I know that a park surrounded and overlooked by housing is unpopular. I do not believe the park would retain its appeal and the resulting decline will impact on the traders in the town.
- 4) The site would be drained into the existing drainage system which is barely adequate at present. Surface water is already a problem on Scafield Avenue due to development at the caravan site, the road is frequently flooded to a depth of 1 foot during heavy rain and thaws, water runs off the caravan site onto the road. This would be exacerbated if the development went ahead as the sponge effect of the Mossie would be lost. If more water is allowed to flow into the Dreggie burn, the properties in Rhuirdin Court and Woodburn would be at risk of flooding.
- 5) The Mossie has long been a recreation area where people and dogs walk, and where horses are grazed and exercised, this would be lost to the community.
- 6) On a personal note there would be an increase in traffic passing my house.
- 7) The schools and health service are overstretched at present, new facilities would have to be provided for the influx of people.

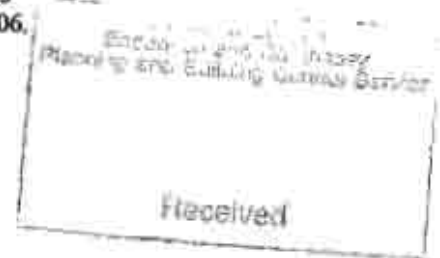
In conclusion, some of the proposals for the site are at variance with the National Park General Policy and it is to be hoped that the National Park Authority will robustly oppose this development. Grantown should not be allowed to become the mishmash that is Aviemore.

Yours sincerely,

  
Isobel M. Shepherd

<b>Calngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

Moracha  
Seafield Ave,  
Grantown on Spey,  
PH26 3JG  
22/08/2006.



Area Planning & Building Control Office,  
100 High Street,  
Kingussie  
PH21 1HY.

Dear Sir / Madam

I am writing to make you aware of my objections to the proposed development of 228 homes on the Mossie, Grantown on Spey.

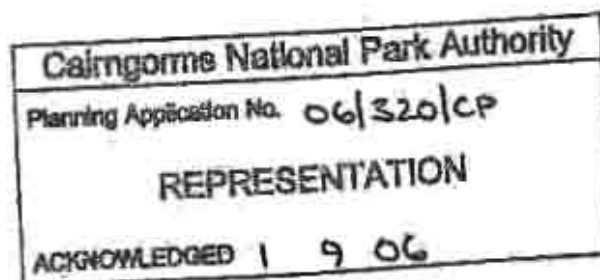
I base my objections on the following:-

- 1) The Mossie is a nesting ground for a variety of birds. Some of which are considered to be endangered.
- 2) The number and style of housing proposed. The two and one and half storey houses are out of character with the surrounding area.
- 3) The proximity to the caravan park, as a caravaner, I know that a park surrounded and overlooked by housing is unpopular. I do not believe the park would retain its appeal and the resulting decline will impact on the traders in the town.
- 4) The site would be drained into the existing drainage system which is barely adequate at present. Surface water is already a problem on Seafield Avenue due to development at the caravan site, the road is frequently flooded to a depth of 1 foot during heavy rain and thaws, water runs off the caravan site onto the road. This would be exacerbated if the development went ahead as the sponge effect of the Mossie would be lost. If more water is allowed to flow into the Dreggie burn, the properties in Rhuardin Court and Woodburn would be at risk of flooding.
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- 6) On a personal note there would be an increase in traffic passing my house.
- 7) The schools and health service are overstretched at present, new facilities would have to be provided for the influx of people.

In conclusion, some of the proposals for the site are at variance with the National Park General Policy and it is to be hoped that the National Park Authority will robustly oppose this development. Grantown should not be allowed to become the mishmash that is Aviemore.

Yours sincerely,

David Shepherd.



24<sup>c</sup> Stratagey Drive  
Grantown - On - Spey

Bedford  
Planning and Building

Montgomeryshire  
PA26 3EY

Received

Dear Sir,

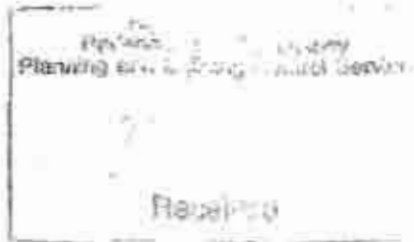
I am writing  
to your good self To object  
to the proposed houses to  
be built in the fields next  
to Ian Charles Hospital.

Grantown can not cope  
with the amount of people  
we have in town as it is.

Sewage Schools and the  
Hospital only just cope  
as it is. And if you build

these houses I hop you  
build some shops. As you  
no doubt know, The COOP  
can't supply the town as it  
is

Yours faithfully



17 Seafield Court  
GRANTOWN ON SPEY  
PH26 3LE

20<sup>th</sup> August 2006

Area Planning and Building Control Office  
100 High Street  
KINGUSSIE  
PH21 1HY

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

Dear Sir

**Re: Planning application for 228 dwellings in Grantown on Spey made by Muir Homes**

Regarding the above application I wish to object to it and make the following observations –

- The draft Local Plan as published by Cairngorms National Park on their website states in respect of Grantown on Spey 'The surrounding areas are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area'. (para 3, p 79)
- With regard to the specific site the plan goes on to say 'A community facility and amenity space C3 will be provided as part of this development.' (para 6, p79) – I do not see any plans detailing this in the present application.
- On page 80 under 'Other Issues', Recommendation R1 states 'The water supply and waste-water-treatment works should have their capacities increased to facilitate future developments.' Again there is no mention of rectifying this in the current plans.
- The current Primary School is at capacity, the building could not withstand any significant increase in pupil numbers.
- The Grammar School already has a number of classrooms and the Library housed in portacabins, again given recent housing developments in Carrbridge and Nethybridge the school is struggling to cope with current pupil numbers.
- Seafield Avenue would struggle with the increased traffic that the 65 homes planned of the rear of Seafield Court would bring, the 'Co-op' corner is already a dangerous junction, much work would be required to ensure pedestrian safety in this area, particularly as this is the main crossing area for children travelling to the primary school.

- I doubt that the existing health services could cope with an increase in the area of 235 households? Given recent housing developments in neighbouring villages many of whom will be using Grantown Health Centre, this is an issue that needs to be considered.
- The issue of drainage and associated pressure placed upon drains as a result of a loss of natural 'run off' areas will need to be seriously considered, recent very heavy downpours have highlighted how the current drainage system struggles on occasion.

Given the points I have raised above I would like to have assurances from Highland Council that the necessary increase in our local infrastructure will be made at the same time as the development is progressing and not in hindsight after local services are found to collapsing from the shear increase in numbers.

This proposal will increase the population of Grantown by approx 25% and will impact upon our education, health, social work, police, roads and waste collections services.

There is no doubt there is a need for affordable housing in the local area, however I question the need for a development of this scale and also how affordable a lot of the proposed properties will be to local people.

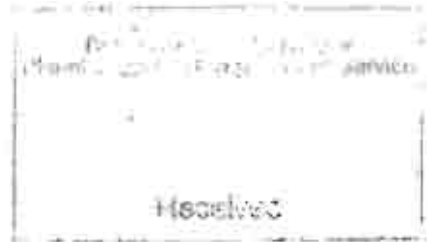
Yours faithfully



Susan Maclaren



**Jimmy & Amanda Mitchell**  
**18 Seafield Court,**  
**Grantown on Spey,**  
**PH26 3LE.**



Area Planning & Building Control Office,  
100 High Street,  
Kingussie,  
PH21 1HY.

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

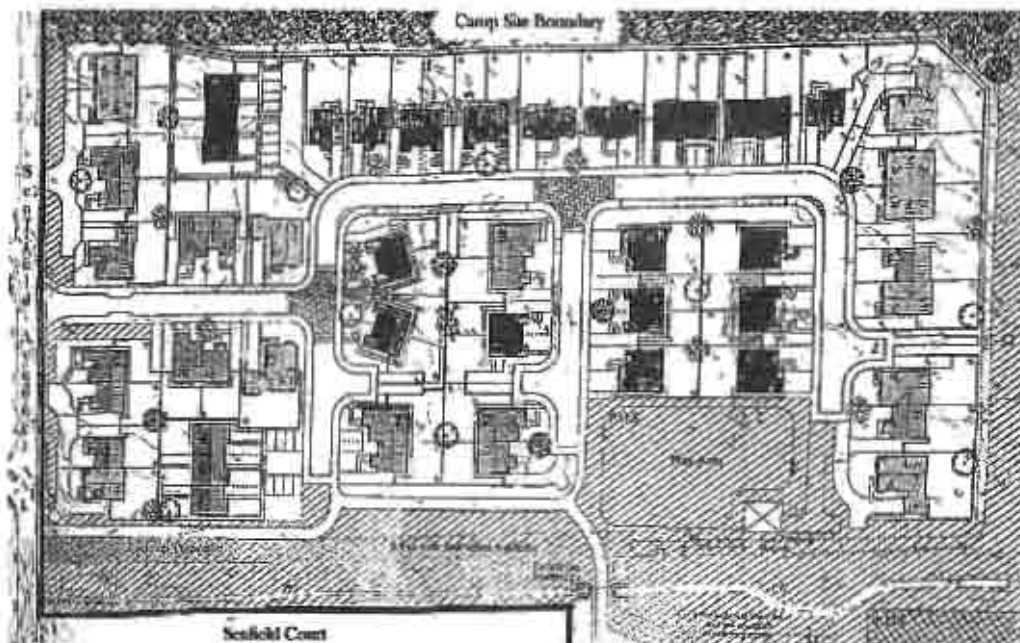
Dear Sir /Madam,

Housing Development of 228 homes by Muir Homes in Grantown on Spey.

We write to inform you of our objections concerning the above development.

Our following objections relate to Phase One of this proposed development on land between the rear of Seafield Court and the town's Camp Site.

Phase One Plan.



**Key:** Bungalow    One Storey    Two Storey

Can we make clear from the outset that we do not object, in principle, to the building of *some* low lying bungalows in this 'zoned' area which would be in keeping with, and fit-in with, the existing built environment.

Phase One of this proposed development includes 65 homes. Muir homes propose that 33 of these are two storeys, 11 are one and a half storeys and the remaining 21 are single storey bungalows.

More specifically it is proposed that 19 of these two storey homes border the camp site and that three of the one and a half storey homes border Seafield Avenue.

In any event, 65 homes within the given area would be too many. The housing would be far too dense. The Phase One area is similar in size to the adjacent Seafield Court where there are 28 homes.

The site proposed for 'Phase One' has undulations rising in excess of three metres. It appears from the plans submitted by Muir Homes that these undulations would remain, making a one storey bungalow as tall as a two storey home.



*View from Seafield Avenue towards Seafield Court showing height of undulations.*

In living memory, only bungalows have ever been built in this corner north-east of Seafield Avenue and north-west of Mossie Road.

Grantown is dependant on tourism for its economy. The town's Camp Site is its biggest asset and strongest lure. It has won many accolades and enjoys a unique setting; it is in the country, yet close to the town. Its special location is one which its clientele appreciate and enjoy. Among its unique qualities are views of both The Cairngorms and Cromdale Hills. The Camp Site attracts tens of thousands of visitors to Grantown every year and would not do so if it were not so special. To damage the exceptional qualities of the Camp Site would spell disaster for the economy of the town.



*Grantown's Camp Site has a unique setting as viewed from the proposed area of Phase One.*

The proposal to site houses taller than the existing low lying bungalows in Seafield Court on the presently undulating ground between Seafield Court and The Camp Site is a case of incredible stupidity.

Would you choose to holiday on a Camp Site in *The Cairngorms National Park* beside a one and a half and two storey housing estate? To look at this matter from another angle, why would you want to holiday on a camp site in *The Cairngorms National Park* when you have no views, are looking at the rear of two storey houses and are overlooked by the occupants of the same houses? You simply would not. Camping and caravanning is about being in the country.

The creation of a one and a half and two storey housing estate at this location would,

- Impact on the natural and cultural heritage of the Park.
- Impact on the community and contribute to its long-term economic demise.
- Be in complete contrast with the existing built environment and landscape in terms of layout, scale, density, form and character.

The whole idea of these speculative proposals is a bold attempt to contravene National Park General Policy. *(As per the three items described immediately above.)*



*View from Camp Site with Seafield Court behind the undulations and Cromdale Hills to rear.*



*Holiday homes arranged in an arc around the proposed building site.*

Not only would the view from and ambience of the camp site be destroyed, the same also applies to the residents of Seafield Court, (including ourselves), who currently benefit from uninterrupted views of Dreggie Hill and enjoy a large degree of privacy. This would be shattered by the construction of one and a half and two storey houses at this locale. This would also be the case if bungalows were constructed on top of the existing 3 metre undulations. Our quality of life would be ruined.

Let us reiterate that even if low level bungalows were allowed to be built, the proposed site should be levelled in proportion with the immediately surrounding area.

Muir homes have submitted a wealth of paperwork with their proposal, none of which seems to contain the proposed location of their own workers' camp site / storage site. We would strongly object to this being located within view of the town's camp site or Seafield Court for the same reasons as mentioned above.

Interestingly, there is no large-scale accurate plan detailing the position of existing homes against the proposed position of new ones.

Our following objections relate to the whole proposed construction project including Phases One to Four.

There is an Ecological Impact Assessment report contained within the plans. The presence of breeding Snipe, Lapwing and Oyster Catcher is acknowledged. Waders are a declining and nationally threatened species, (especially Lapwing). Strathspey is the most important place in mainland Britain for these farmland waders. What is to happen to these birds and where are they to breed now?

The presence of Otter is accepted beside the proposed site's water courses. Otters are a European Protected Species and there are legal obligations to protect them. They are a feature of The Spey Tributaries Special Area of Conservation, (another European designation), meaning that they are the most rigorously protected sites in Europe and there are obligations to protect these too.

Whilst this same Assessment deals with Newts and the likes, it does not make any mention of Salmon. The gravel beds of the upper Dreggie Burn, (beside the town's camp site), are used by spawning Salmon. The water courses from the proposed area join the Dreggie burn near Rhuarden Court. *Any proper examination* of this location would have revealed the existence of salmon parr. The Ecological Impact Assessment is incomplete; therefore any conclusions must be flawed.

Atlantic Salmon are also a feature of the Spey Special Area of Conservation and they and *their habitats* are fully protected. A rigorous appraisal and appropriate assessment on the impact, by any Muir Homes development, must be sought.

The European designations make it abundantly clear that any development must not impact on the populations, range of species and habitats.



There are nationally rare plants and fungi within the planned area. What is to happen to these?

We do not agree that there is a need for more than 230 homes in Grantown during the next eight to ten years. Muir Homes is proposing to increase the population of Grantown by about one third. Where are the occupants to come from and where are they going to work? Will these properties become second homes or will they be occupied by commuters who will shop and spend, where they work, in Inverness?

Even if occupants were found for these homes, how would the infrastructure of the town cope? The town's Primary School is full. The town's Grammar School has already overflowed into 'porta-cabins'. The Health Centre in Grantown is at full capacity. The town's only Youth Centre at the YMCA is due to close. Will Muir Homes fund these projects which are necessary *before* there is any further increase in Grantown's population?

There are questions also concerning the provision of fresh water and the ability of the town's services to deal with extra sewage. There will be additional traffic too.

If these speculative plans were given the go-ahead, the town's Camp Site would inevitably close through lack of business. Would this land then become suitable for a Tesco's Store and car park?

This proposed development is to take place on what is known locally as 'The Mossie'. Historically, it has always been understood that this area of bog acts as a sponge during times of heavy precipitation, thereby preventing large-scale flooding.

During 'cloud-burst' situations, Seafield Avenue and Rhuarden Court tend to flood. Property in Rhuarden Court has been flooded in recent years.

We have genuine fears that a large scale construction project such as this would cause water to run-off from 'The Mossie' more quickly than it currently does. This would cause flooding to the nearby area and homes and would also put the area near to Woodburn Crescent, Woodburn Place and the lower end of Grant Road, (towards the south of the town), at risk.

When considering this planning application, please ask yourself the following question. Is it more important that a developer from Fife earns several million pounds, (much of which would be taken back to Fife by their own tradesmen), or is it more important that a Highland village in a National Park retains its charm and appeal together with its natural and cultural heritage?

The town of Grantown on Spey has a special ambience; tourism is at its heart as it should be in The National Park. To increase Grantown's population by one third will ruin its character and core industry turning it into a satellite commuter town for Inverness. There is no requirement for an inappropriate development of this size in Grantown on Spey.

Please make your decisions carefully.

Yours Faithfully,

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# Grantown-on-Spey Caravan Park

Seafield Avenue, Grantown-on-Spey, Highland PH26 3JQ

[REDACTED]

August 22, 2006

Don McKee  
Planning & Development Control  
CNPA  
Albert Memorial Hall  
Station Square  
BALLATER



Dear Mr McKee,

Proposed development of 228 new homes at Seafield Avenue / Castle Road East.

We are writing to you with regard to the above proposed development. As an immediate neighbor we ask you to take a look at our observations and consider them when making your recommendations. Also enclose a plan showing the 1<sup>1/2</sup> and 2 storey homes in the immediate area of the Caravan park. The homes shown in red are 2 storey; yellow are 1 ½ storey and green are bungalows.

The enclosed three pages will also be sent to:

Basil Dunlop  
Grantown Community Council  
Area Planning & Building Control Office, 100 High Street, Kingussie, PH21 1HY

We are not adverse to "change". We just want to ensure that any "change" is carefully thought out and fashioned in such a way as to minimize any negative impact which will be felt by all who call Grantown home – whether full time or visiting Grantown for a short stay.

Don't let's lose that magical quality that makes Grantown-on-Spey so special.

Yours sincerely

[REDACTED]

John Fleming and Sandra McKelvie  
Partners

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 1 9 06

# Grantown-on-Spey Caravan Park

Seafield Avenue, Grantown-on-Spey, Highland PH26 3JQ

1

August 22, 2006

Proposed development of 228 new homes at Seafield Avenue / Castle Road East, Grantown-on-Spey by Muir Homes

## Immediate impact to the Caravan Park

A development of some 65 homes will have immediate impact on the Caravan Park. Copy of plan enclosed shows a bank of 2-storey homes along our common boundary.


**OUR NUMBER ONE OBJECTION IS THE PLAN FOR 1<sup>1/2</sup> AND 2 STOREY HOMES IMMEDIATELY OVERLOOKING THE CARAVAN PARK.**

- Two storey homes built on the boundary with and adjacent to the Caravan Park will be out of keeping with the present vernacular. Visitors will no longer enjoy the rural atmosphere that they value so highly. They will feel overlooked and hemmed in by homes overlooking their every move. We are aware that there is an amenity strip between the two properties however this does not address the 2 story issue.
- The water supply to the Caravan Park struggles to keep pace with our needs. Will Scottish Water be putting in a brand new supply for this development and will there be extra capacity for the Caravan Park to use for its ongoing expansion?
- The density of the development needs to be addressed. Homes in Seafield Court enjoy large gardens and homes in the new development should not be tightly packed in urban-style. The "open aspect" enjoyed by so many is one of Grantown's special qualities.
- A development of this nature will incur massive machinery movements presumably over a long period of time and the noise factor will certainly ensure that Caravan Park visitors respond by moving away from the area. Can we have specific guidelines as to when machinery can be working so that our guests don't feel they are staying on a building site? Noise hugely impacts the enjoyment of camping and caravanning.
- Traffic on Seafield Avenue will increase and we need to know what the proposals are for ensuring a free and safe flow of traffic to and from this area. Traffic lights will become essential at the bottom of Seafield Avenue to allow traffic to safely access onto the High Street.

# Grantown-on-Spey Caravan Park

2

Seafield Avenue, Grantown-on-Spey, Highland PH26 3JQ



Proposed development of 228 new homes at Seafield Avenue / Castle Road East, Grantown-on-Spey by Muir Homes

## Impact upon the town as a whole

- School - Locals with children in school know already that the school is full to capacity.
- The Health Centre/Hospital is also struggling to cope with the natural increase in the population without considering this 228 home development.

What plans does the Planning Department have in this area?

It has to be said that it is a great shame that local builders were not given the opportunity to build this development.

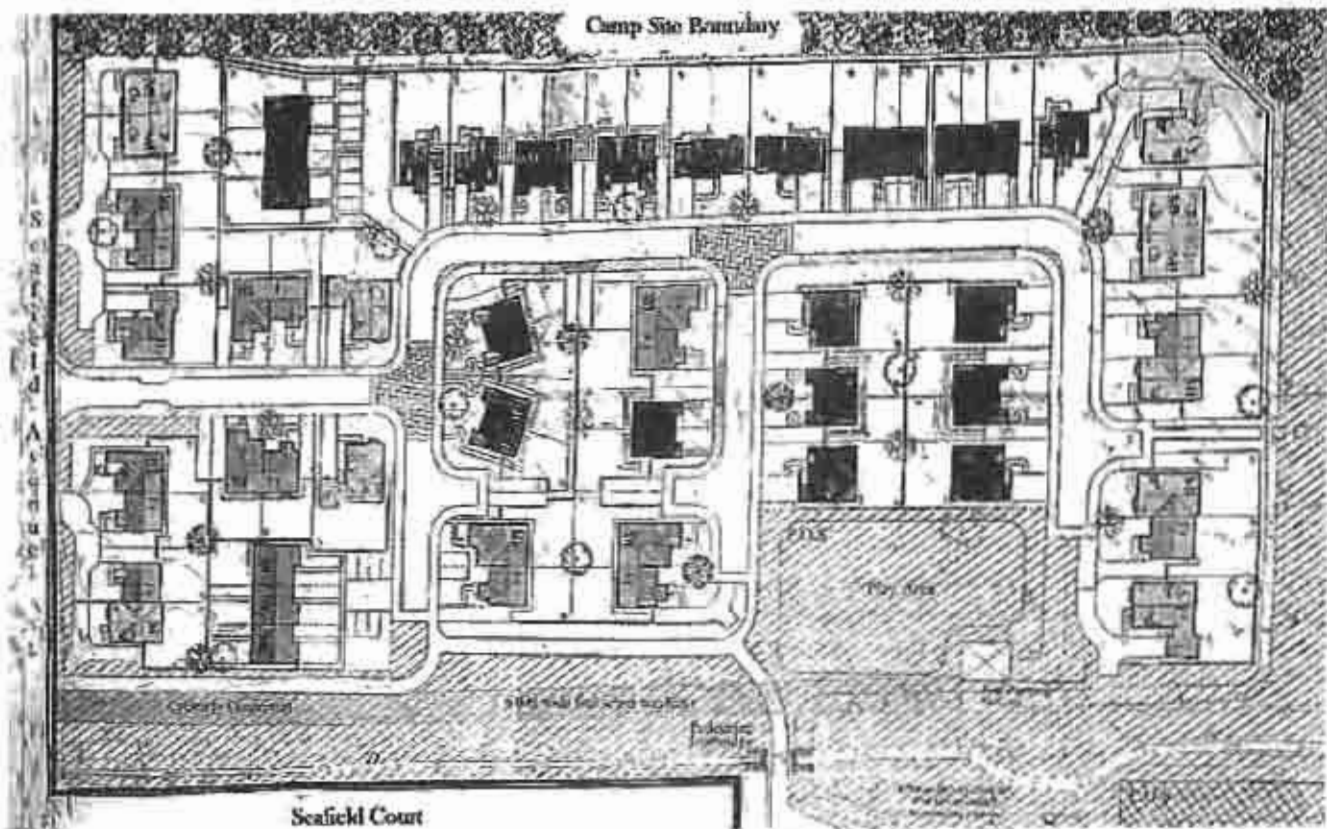
## Why pay attention to our views?

Grantown-on-Spey Caravan Park attracts large numbers of visitors who enjoy not only the exemplary high standards provided but also the unique rural atmosphere that is Grantown-on-Spey along with its friendly locals and attractive shops and surroundings. Visitors enjoy the peace and quiet and the opportunity to re-charge their batteries in a Scottish Tourist Board 5 star (excellent) graded Park. The location of the Caravan Park adjacent to, but set back from, the Town is key to the enjoyment of all concerned.

We hold the David Bellamy environmental award and the myriad species of plant and bird life are a joy to behold. Visitors love watching nature unfold at close proximity and they love the peace and quiet and wonderful views that our "open aspect" setting affords. These important observations should be considered when planning a large housing development in such close proximity and within the Cairngorm National Park.

To gain a feel for our visitor's satisfaction with their stay, please call at Reception and ask to see the Visitor's Comment book. We take a certain pride in owning and running the town's Caravan Park and our many staff members look forward to years of pleasure working to service an ever increasing number of visitors to the town.



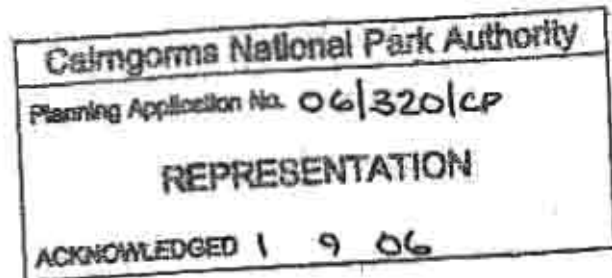


Seafield Avenue\_small\_close\_up\_colour2[1]

George C Rafferty MBE, DL  
Veterinary Surgeon

Seaforth  
Seafeld Avenue  
Grantown on Spey  
Moray PH26 3JF

The Area Planning & Building Control Office  
Highland Council  
100 High Street  
Kingussie  
PA21 1HY



21<sup>st</sup> August 2006

Dear Planners,

I write to express my concern about the proposed Housing Development by Muir Homes in the Mossie, Grantown on Spey.

The Mossie is a natural flood plain which protects the southern parts of the town when there is excessive rain water and melt water. Some forty years ago there was a sudden thaw after a period of frost and snow. The Kyntra Burn burst its banks <sup>AND</sup> parts of Kyntra Crescent and Woodburn Place was flooded. But for the fact that the Mossie absorbed a great deal of water – much of it over a foot deep, the damage would have been severe. If the Mossie is to be covered with concrete and tarmac there will be nowhere for the excess water to go but down to the lowest parts of the town.

For the last few months the weather has been abnormally dry and the Mossie can be walked across without getting ones feet wet. Since the beginning of the year anyone doing a survey would have got the wrong impression of the nature of the ground.

If this development goes ahead as planned, I can see severe flooding problems in the future.

Yours faithfully,

  
George C Rafferty.

**Coolreaghs  
Rhuarden Court  
Grantown on Spey  
PH26 3DA**

Mr. J. J. J.	Ms. J. J. J.
Mr. J. J. J.	Ms. J. J. J.

[REDACTED]

23rd August, 2006

Area Planning and Building Standards Manager,  
Badenoch & Strathspey,  
Highland Council,  
100 High Street,  
KINGUSSIE. PH21 1HY

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

Dear Sir/Madam,

**OBJECTION TO PROPOSED DEVELOPMENT  
228 DWELLINGS BY MUIR HOMES IN GRANTOWN ON SPEY  
REFERENCE NUMBER 06/00215/FULBS**

As a local resident in Grantown on Spey, born and bred, I would like to record my extreme anger at the proposal of building 228 dwellings in the town. I find it unbelievable that such a plan has been considered.

I would have no objection to the 7 serviced house plots, as I can appreciate land is very scarce in the town, near the hospital area, but to consider 228 additional dwellings is total nonsense.

There are many reasons why I feel so strongly about this, but here are just a few:

1. Health care - our wonderful local Health centre cannot cope with the number of patients as it is.
2. Being the mother of two children at Grantown Primary School I know how difficult it is at present with the class sizes and lack of teachers and space.
3. Our sewage works cannot cope, going by the smell that sometimes lingers over the town.


4. The effect it would have on our excellent caravan park, which is a joy to walk round. Its immaculate grounds and views are first class. The beautiful setting it is in would be ruined.

5. I also feel that any building work that has to be carried out in the town should be by local firms.

Grantown on Spey is a lovely town – please do not let it be ruined by this development.

Please can you acknowledge this letter.

Yours faithfully,



Sally N. Greenlees (Mrs)



# Inverallan Parish Church Grantown on Spey

*linked with Dulnain Bridge*



Revd. Morris Smith  
The Manse,  
Golf Course Road,  
Grantown on Spey.  
PH26 3HY.



Area Planning & Building Control Office,  
100 High Street,  
Kingussie,  
PH21 1HY.

28<sup>th</sup> August 2006.

<b>Cairngorms National Park Authority</b>
Planning Application No. 06/320/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 1 9 06

Dear Sir,

**Planning Application by Muir Homes for 228 dwellings + 7 plots in Grantown on Spey.**

The Kirk Session of Inverallan Church, which was served notice as a 'Neighbour' in the above application met and discussed the proposed application. The Session would like to make the following comments.

First of all the Session recognises the need for housing throughout Scotland and the desire of many people to live in such a beautiful area of the Highlands and in a town like Grantown-on-Spey. The Session also welcomes the proposed 57 Housing Association houses and the affordable housing although concerns were expressed about what 'affordable' meant and how it would be ensured that local people were allocated this housing. The Session also recognised that there could be benefits to the community in terms of trade and employment from some new housing.

However, the Session would want to object to the present proposals on the following grounds:

- **Number of Dwellings:** That the number of dwellings proposed are too many. The number of houses proposed would destroy the very character of a small Highland town that makes Grantown a place where people want to live.
- **Tourism:** The town depends on its small rural town ambience to attract tourists and were this character to be lost then there is a grave danger that tourism could suffer. This is of especial concern in a town within the Cairngorm National Park where people come to escape from urban areas.
- There was also concern at the possible effect on the Caravan Site that is an important source of tourism revenue for the town.
- There was concern that Grantown could simply become a 'dormitory town' for Inverness or a town with many holiday homes. Both of which would change the character of the town.
- **Infrastructure:** There was also concern that the infrastructure such as roads and sewage were inadequate for such a large number of extra dwellings.
- The entrance on Castle Road East is on a particularly hazardous bit of road, after a bend near a Residential Home for the Elderly.



There could be a considerable increase of traffic at the junction of Seafield Avenue, The Square and the High Street, which is already a dangerous junction.

- **Services:** There is a very real possibility that local services, such as schools and the Health Centre could not cope with such a large increase in population. This could lead to degradation of already hard-pressed services.
- **Flooding:** There were concerns about the possibility of flooding since the Mossie absorbs a great deal of the water from the surrounding hills. There has already been flooding in the houses at Rhuarden Court.
- **Wildlife:** The survey report of wildlife in the area does not give a true reflection of the wide variety of birds, insects and animals supported on the Mossie throughout the year. There are nesting and migratory birds, animals, insects and reptiles whose habitat will be put under extreme pressure if it is not destroyed altogether.
- Again this is of concern in a town that depends on people who come to the town to see the wild life and such a large development could have a serious, long-term effect on tourism.

These are the objections of the Inverallan Kirk Session and, from discussions with members of the Congregation, the concerns of many of them as well. Can I again stress that the Session recognises that people need somewhere to stay and the need for some housing, especially affordable, but feels that the present proposal is simply too many. It also feels that there needs to be a measured, planned programme rather than simply a reduction of the plans by a few houses. That would appear to be better by reducing numbers but unless there was a significant reduction would leave all the problems unresolved. I trust this is helpful but if there are any questions please do not hesitate to contact me.

Yours faithfully,



M. Smith,  
Parish Minister,  
For Inverallan Kirk Session.