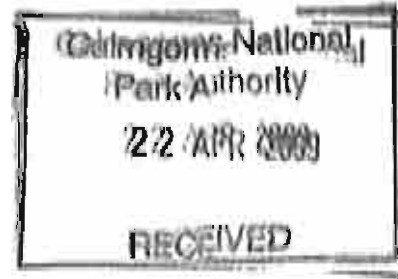


"Owl Wood"
Mossie Road,
Grantown-on-Spey,
Moray,
PH26 3IIW.

20th April 2009

Miss Mary Grier
Project Planning Officer,
Cairngorms National Park Authority,
Ground Floor,
Albert Memorial Hall,
Station Square,
Ballater,
Aberdeenshire,
AB35 5QB.



Dear Miss. Grier,

REVISED FLOOD PREVENTION PROPOSALS
MUIR HOMES REVISED PLANNING APPLICATION
FOR THE ERECTION OF 193 HOUSES IN GRANTOWN-on-SPEY

Having now studied the latest Flood Risk Assessment and Flood Defence Solution submitted by consultants White Young Green on behalf of Muir Homes, I believe that the following observations and comments are pertinent. I should add at this point that once again this letter will be copied to SEPA.

I have no doubt that the WYG assessment and proposals are carefully calculated on the basis of certain assumptions and standard formulae, which together will produce a theoretical solution to the flooding problem. However I believe there are a number of significant factors relating to this area, of which the consultants have no knowledge.

On 15th November 2002 the Health Centre foundations and car park, as well as the adjacent wood and rough grazing area were inundated with flood water over spilling from the near-by pond and the out flowing burn, as well as flowing down the A939 as a result of the in flowing burn on the up-stream side of the pond over topping its banks adjacent to a culvert under the main road. I referred to this incident in my letter of 5th September 2008 which included photographs of the affected area, but I have subsequently obtained more detailed information about the flooding which is relevant to WYG's Flood Defence Solution.

The flooding in 2002 was the result of prolonged heavy rainfall combined with a degree of obstruction in the various watercourses, caused by fallen branches and encroaching undergrowth which had developed as a result of general disuse in the case of

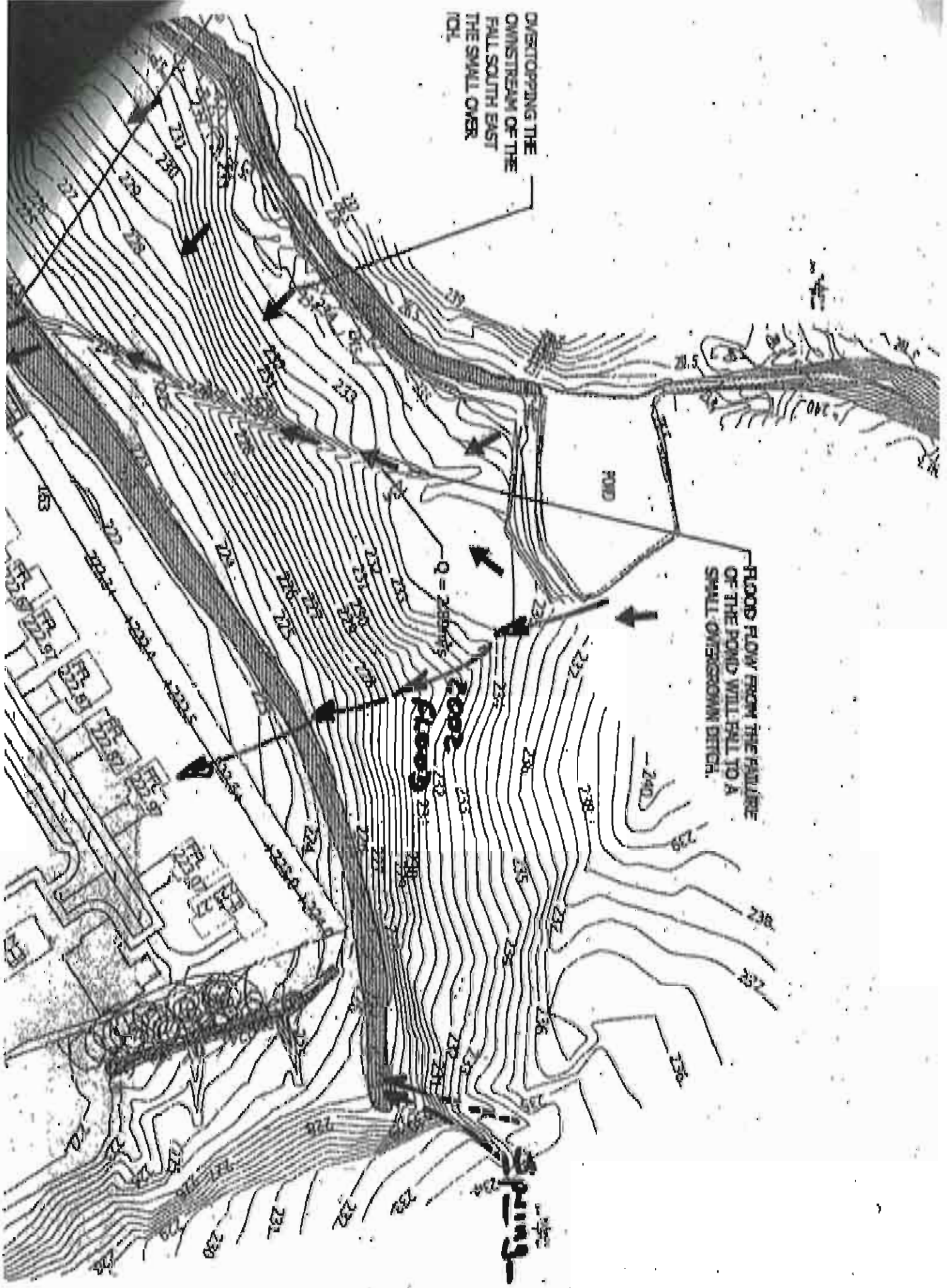
the dry ditch and in the other water courses, simply the result of the fact that for long periods there is only a modest flow of water in these channels, as is customary with hill burns and drains which frequently flood when required to accommodate the effects of a flash storm. The manner in which this particular flood occurred is of considerable significance for WYG's Flood Risk Assessment, because when the pond overtopped its banks, the flood water did not entirely follow the line predicted in the Assessment. The overflow occurred on the East and South sides of the pond with the flood water from the South overflow more or less following the route predicted in the Assessment, but the East overflow flowed down a shallow gully marked in red on the enclosed photocopy of the relevant area of the drawing. The flood water intersected what WYG refer to as the "secondary tributary" at chainage 223.000m where it again washed over the channel and on to flood the grazing land behind the Health Centre. The point at which this water entered the proposed housing site area is approximately 100metres east of the point at which the proposed flood defence channel is designed to begin, at chainage 123.000m. A probable reason for the overflow water from the pond washing over the "secondary tributary" rather than flowing down it, is that while this water course is dry for part of the year it is fed by two springs which produce a considerable amount of water after prolonged periods of rain or winter snow melt and during these periods there is a significant water flow in the channel.

I believe it would now be appropriate to consider the worst possible situation which could arise. WYG acknowledge in their report that it is highly probable in the event of 1 in 200 year storm that the pond would overtop the surrounding bund and it is in anticipation of this event along with the out flow burn also overtopping, that the flood defence channel is proposed. The 2002 flood however has demonstrated that it does not require 1 in 200 year storm to cause overtopping at these critical points and so it must be acknowledged that in such an exceptional event the over spilling would be very much more serious and if the critical storm were to occur between January and April and coincide with the melting of a previous heavy snow fall the result would be catastrophic. There is also a real possibility that in such circumstances the volume of water over spilling the bund containing the pond, would be such that it would cause erosion and possibly ultimate failure of the earth and rubble bank, releasing a sudden and devastating rush of water, the force and volume of which would completely overwhelm any flood defence channel. With the water at over topping level, the pond alone would contain something approaching 500,000 gallons and due to the relatively shallow depth and comparatively flat bottom of the pond, failure of the structural surround could result in most of this water flooding down the hillside and inundating the proposed housing area behind the Hospital and Health Centre.

In order to highlight the serious additional effect of the thawing of a significant depth of snow I have included photographs of this areas of land which still contained considerable amounts of water weeks after the snow from the heavy fall in February had melted. Photograph No 1 shows the retained melt water closest to the Hospital boundary fence, No 2 shows the area of water further away from the fence but with the first area showing in the background, No 3 shows the western end of this large area of melt water

OVERTOPPING THE
OWNSTREAM OF THE
FALL SOUTH EAST
THE SWAIL OVER
ICHL.

FLOOD FLOW FROM THE FAILURE
OF THE POND WILL FALL TO A
SMALL OVERGROWN DITCH.



and No 4 is of an area of land closer to the woodland and the "secondary tributary", showing a typical example of the effects of the shallow water table



Photograph No 1



Photograph No 2



Photograph No 3



Photograph No 4

Photograph No 5 is of a substantial area of woodland, adjacent to the Health Centre car park, which regularly floods during the winter period.



Photograph No 5

The retained water in all of these photographs derives from the snow which actually fell on this particular area of land and has not been supplemented by melt water from the adjacent higher ground. It is therefore not difficult to envisage the flood which would occur over this area in the event of a combined 1 in 200 year storm and a rapid snow thaw on the hilly ground bordering this site on two sides.

One of the reasons for this prolonged retention of surface water on the proposed house building site is that throughout much of this area the water table is very near the surface and it is the slow release of this water into the Mossie wetland area which enables the moss to act as such an effective natural flood control mechanism for the lower end of Grantown. However as soon as any form of construction work such as the proposed house building and associated drainage work is permitted in this area it will upset the natural balance and prevent the slow absorption and release of water into the moss. The drainage report produced for Muir Homes by G & D Engineering Services states that the principal means of providing SUDS (surface water drainage) for the development, will take the form of "At Source" measures such as porous paving and other forms of infiltration which will return the rainfall back into the ground at source and therefore result in a negligible increase in runoff. The fact is that while an infiltration drain of the type shown on the drawings, known as a French Drain, works well under normal conditions, the proportion of water infiltrating the sub soil decreases with the increase of water flowing in the pipe and so in the event of an exceptional storm the majority of the water flows along the porous pipe and out into the piped Surface Water Drainage System

and this, of course, is why it has been necessary to incorporate pipes of 300mm (12") and 375mm (15") diameter in the drainage system. As a result of the proposed system, the natural process which has worked well for many decades, possibly centuries, will be substituted by a series of large bore drainage pipes which will produce serious flooding on the Mossie, as well as further downstream. Significant flooding may well occur during normal extended periods of heavy rain or rapid snow melt, but in the event of a 1 in 200 year storm the results could be disastrous for the lower properties in the town, a number of which already experience occasional flooding problems.

The following three photographs of water lying in the central area of the Mossie wetland were taken during March of this year, several weeks after the heavy February snow fall had melted and at a time when there had been very little rain.



These photographs illustrate the fact that the moss already retains a very considerable volume of water and would not be capable of absorbing large quantities of additional water arising from a normal extended period of heavy rain, if this arrived as a result of surface water drainage discharging through seven pipes ranging in diameter from 225mm (9") to 375mm (15"), which is exactly what is proposed by Muir Homes' drainage engineers.



In the case of a 1 in 200 year occurrence the moss would be completely inundated and far from being attenuated or stored, the surface water would simply pour into the "Meadow Burn" which would already be swollen to capacity as a result of the Flood Defence Channel designed to protect Phases 2, 3 and 4 of the planned housing development. Since the proposed channel would require to be extended and enlarged to

MG
✓

"Owl Wood"
Mossie Road,
Grantown-on-Spey,
Moray,
PH26 3HW.

28th August 2009

Cairngorms National
Park Authority
02 SEP 2009
RECEIVED

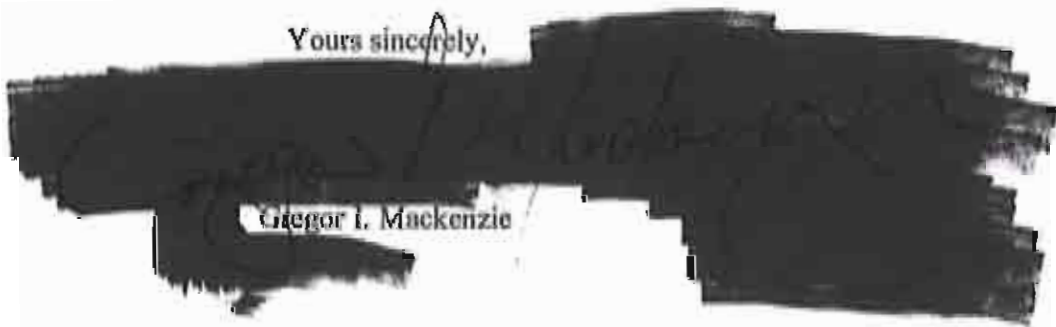
Miss Mary Grier
Project Planning Officer,
Cairngorms National Park Authority,
Ground Floor,
Albert Memorial Hall,
Station Square,
Ballater,
Aberdeenshire,
AB35 5QB.

Dear Miss. Grier,

**MUIR HOMES PLANNING APPLICATION
AND FLOOD RISK ASSESSMENT
GRANTOWN-ON-SPEY**

On reading through my file relating to the above planning application, I note that the date on my most recent letter to you is incorrect. The letter in question accompanied a copy of my letter to SEPA dated 23rd July 2009 and should of course be dated 24th July 2009 and not 2008. I apologise for this error and trust that it has not caused undue confusion.

Yours sincerely,


Gregor I. Mackenzie

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 27/7/09.

"Owl Wood"
Mossie Road,
Grantown-on-Spey,
Moray,
PH26 3HW.

24th July 2008

Miss Mary Grier
Project Planning Officer,
Cairngorms National Park Authority,
Ground Floor,
Albert Memorial Hall,
Station Square,
Ballater,
Aberdeenshire,
AB35 5QB.

Cairngorms National Park Authority
27 JUL 2009
RECEIVED JM

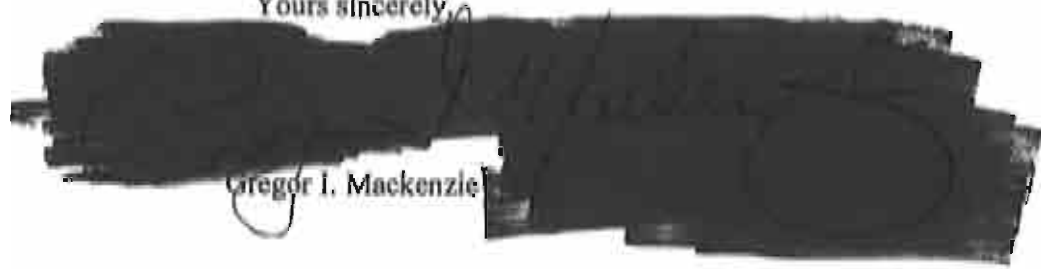
Dear Miss. Grier,

**MUIR HOMES PLANNING APPLICATION
AND FLOOD RISK ASSESSMENT
GRANTOWN-ON-SPEY**

I enclose for your information, a copy of a letter which I have sent to SEPA expressing my concern about the probable effect on Grantown-on-Spey of an actual 1 in 200 year flood, as opposed to a theoretical one.

I was prompted to write the letter, by the realisation that it will be exactly 180 years ago next month, that the Great Flood of 1829 devastated vast areas of Strathspey and much of the rest of North East Scotland. Since this was the greatest catastrophic flood ever recorded in the UK, it is essential that a full account should be taken of the possibilities for 2029.

Yours sincerely,



Gregor I. Mackenzie

"Owl Wood"
Mossie Road,
Grantown-on-Spey,
Moray,
PH26 3HW.

23rd July 2009

Mr. Fraser Black
Scottish Environment Protection Agency
Aberdeen Office,
142, Sinclair Road,
Torry,
Aberdeen,
AB11 9PR.

Dear Mr. Black,

MUIR HOMES PLANNING APPLICATION
AND FLOOD RISK ASSESSMENT
GRANTOWN-ON-SPEY

In the course of further considering the risk of flooding to certain existing properties in the vicinity of the proposed development site, as well as general flooding of the lower end of Grantown-on-Spey, I have again read the book by Sir Thomas Dick Lauder entitled "The Great Floods of August 1829 in The Province of Moray and Adjoining Districts".

I was prompted to refresh my memory concerning the flood, by the realisation that it occurred exactly 180 years ago next month and since all of the flood projection and flood defence calculations relating to the Muir proposals for Grantown-on-Spey are based on a theoretical 1 in 200 year recurring storm, it seemed to me that some factual details would be appropriate. Having been written by a scientist with a passion for natural history, the book contains a great deal of valuable information and is the only detailed record of the devastation caused by the 1829 Great Flood of the rivers Findhorn, Spey and Lossie in particular, although the catastrophic flood affected a much wider area.

A reconstruction of the flood of 1829, which was the most severe flood in modern UK history, was carried out a few years ago with very interesting results. The research was undertaken by Professor Alan Werritty of Dundee University, in conjunction with Professor Lindsey McEwen of the University of Gloucestershire and the calculations, which incorporated the use of Manning's equation, confirm the accuracy of Sir Thomas Dick Lauder's records. Although most of his recording during the flood was carried out on the River Findhorn, Sir Thomas's observations relating to the River Spey and one of its main tributaries the River Dulnain, reveal similar information regarding the state of

even the smaller tributaries of the main rivers. Many of these tributaries which are little more than small hill burns during normal weather conditions, had swollen to several times their normal size during the flood, indeed the author describes some as becoming almost as wide as the main river channel and flowing into the river with such force that the opposite bank became seriously eroded.

The SEPA hydrologists will of course be familiar with this catastrophic flood and its reconstruction, but I believe its significance for the Mossie and the town of Grantown-on-Spey cannot be over stressed, in view of the serious nature of the 2002 flood of the hospital area together with current research evidence, which indicates the probability that Scotland is moving towards a wetter and therefore more flood prone period. Assuming the indications are correct and the climate is moving into an increasingly wet phase, in conjunction with time moving rapidly towards the critical 200 years since the occurrence of the greatest catastrophic flood ever recorded in UK, it is essential for Grantown, that the Mossie should remain undisturbed and thereby retain its ability to minimise the effect of a serious flood arising from the Meadow Burn.

Sir Thomas Lauder's record of the great floods refers time and again to the effect of the storm on the tributaries of the main rivers and in this context the Meadow Burn, which flows through the Mossie into the Kylintra Burn, is of particular significance as a potential source of major flooding, especially if a 1 in 200 year storm coincides with a rapid winter snow thaw, as detailed in my letter dated 20th April 2009, a copy of which was sent to SEPA.

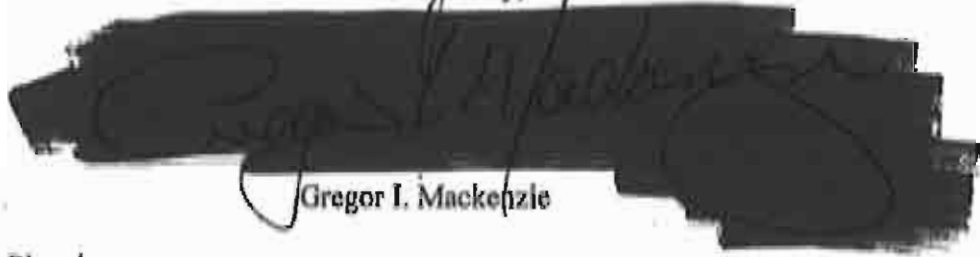
While any one of a number of different frequencies may be used for the period of recurrence of a significant flood, in flood assessment calculations, the frequency used in the calculations for the Muir Homes planning application is 1 in 200 years. Taking account of the fact that the catastrophic floods of August 1829 were the worst ever recorded in the UK and were also subject to the most detailed and accurate recording, as confirmed by Werritty and McEwen's reconstruction, considerable emphasis must be placed on the extent of these floods, when making any flood assessment for this area, as we approach the 200th anniversary of the disaster.

This type of calculation would normally rely on a starting point based on some form of established record and the projection of these figures over the chosen period (in this case 200 years) using standard formulae in conjunction with figures from the period immediately prior to the starting point. In this case however, it would seem that much more emphasis would require to be placed on the information derived from the events of 1829, because while it is obviously unusual to adopt a starting point of 180 years ago and only project the figures for 20 years from the present time, the adoption of a more current starting point could seriously distort the future figures and there is certainly no way of forecasting, with any accuracy, what will actually happen in the year 2029.

This all serves to emphasise the fact that the Mossie is simply not a suitable building site, because even in this month of July, after two weeks of fairly persistent heavy showers, the water is very close to the surface and any development, particularly

with a drainage system such as that currently proposed by Muir Homes, would upset the natural balance of the moss and in the event of a major storm as outlined above the results for Grantown would be catastrophic.

Yours sincerely,

A large black rectangular redaction covers the signature area. A handwritten signature in cursive is visible through the redaction, appearing to read "Gregor I. Mackenzie".

Gregor I. Mackenzie

cc. CNPA Planning

Calngorms National Park Authority

Planning Application No. 06/320/CP

REPRESENTATION

KNOWLEDGED 28 March 08

James, Amanda & Thomas Mitchell

18 Seafield Court,
Grantown on Spey,
Moray,
PH26 3LE.

Calngorms National
Park Authority

28 MAR 2008

RECEIVED

25th March 2008.

Dear Madam / Sir,

Revised Muir Homes Development Building Plans – Grantown on Spey.

We are compelled to write to you again in connection with the above matter.

This letter contains our objections and concerns about Muir Homes' revised proposals. It also contains a complaint and concerns about the CNPA Planning Dept with proposed resolutions.

Muir Homes submitted their initial plans for this proposed development for public scrutiny in August 2006. We wrote with our objections and concerns about this matter and we received an acknowledgement letter from Don McKee in September 2006. His reply included a 'CNPA Planning Information' booklet.

Our complaint is this: since receiving the acknowledgement letter from you, we have heard nothing – nothing that is until notice of the revised proposals was received on March 11th 2008, (and even this notice was from Muir Homes' agent.) The same applies to every person who submitted their objections in August 2006.

During this 18 month period of silence, several 'objectors', including ourselves, have telephoned the Planning Office in Ballater only to be told that, 'We have heard nothing since sending off a large file of concerns about this proposed development to Muir Homes' agent'. No further information was forthcoming from 'official sources'.

In the CNPA Planning Information booklet which Don McKee sent out, we note that the third paragraph states, '*.....responding responsibly to development pressures can create tensions which need to be handled sensitively and in an inclusive way.*'

To date, as far as the residents and businesses of Grantown are concerned, there has been nothing inclusive about the CNPA's dealings with this matter. These proposals appear to be wrapped in a cloak of secrecy with no public consultation whatsoever. The grave question which local people are asking is this; 'The CNPA are obviously liaising with Muir Homes, why aren't they speaking to us?' This causes suspicion and anger.

The livelihood of many individuals and the economy of the town as a whole depends on the outcome of this matter and these proposals are causing local residents and business people much stress and anxiety. I am afraid to say that your department has done nothing to stifle this.

It is little wonder then that rumours are abounding in Grantown about a 'whitewash' and a 'done deal'. We have also heard much more serious and public accusations about your Planning Department, none of which creates any confidence in residents of The Park. In fact, the truth is that there now seems to be bitterness and indifference towards you. (Please don't feel the need to shoot us – we are just the messengers!) It really would be best, for all concerned, if you would act upon this and avoid huge and very public criticism.

We understand that certain aspects of your duties, such as this case, are particularly difficult and in making decisions such as these, you are never going to keep everyone happy. However, it will make matters a great deal easier and painless if you consult those whom you serve. We are now in an age of openness, transparency and accountability.

Our proposed resolution is this:

Other than the CNPA's local plan, which these proposals will gazump in any event, there has been no direct consultation about this matter. The public in Grantown are aware of the main aims of The Park, but we are not aware of your specific areas of support or concern for this particular proposal. Without this knowledge, how can we properly address you about these issues? Many people are just 'stabbing in the dark' and repeating their objections as they are fearful of the worst possible outcome.

Surely, there can be nothing wrong with informing us that you are thinking along certain lines and asking us what we feel about it. After all, we live and work in Grantown.

There is obviously going to be development of the areas in question – there has to be – that is accepted as it is part of Highland Council's local plan. There is a need for housing and especially that which is affordable.

Have you considered asking a representative from Muir Homes to meet with you and a deputation of local residents/businesses to iron-out many of the foreseen problems? We really believe that it would be better if everyone was working together and not fighting apart. Please give this some thought.

Our own objections and concerns about this revised proposal are these:

Unless we specifically mention otherwise in this letter, all of our objections and concerns relate to the proposed development in the field located between the town's Caravan Park and Seafield Court / Mossie Road in Grantown on Spey. (Phase 1).

Muir Homes submitted their initial plans for their proposed development in August 2006. We are aware that on this occasion many objections were raised to the CNPA concerning the unsuitable height of the proposed buildings, (i.e. 1½ and 2 stories), and their density, (i.e. 65 homes).

We are aware that subsequently the CNPA produced a long report of concerns about this proposed development and that this was given to Muir Homes' agents.

Many people are now gravely concerned that, as a result of this CNPA report, Muir Homes have now come back with revised proposals which include an increased number of proposed 2 storey homes, (now numbering 36). It does rather seem that little notice was taken of the objections made to the initial proposals and you should be able to see why many people feel that a deal may already been struck.

The proposed density of the homes on this field is still far greater than in adjacent Seafield Court – this is not in keeping with the existing built environment.



The above photograph shows the proposed Phase 1 site with Caravan Park boundary against the bungalows of Seafield Court.

You will be aware that a large part of the cultural heritage of Grantown is based on tourism without which the town's fragile economy will fail.

You will also be aware that Grantown's greatest asset, in terms of tourism, is its Caravan Park. This attraction is home to over 52 000 visitors p/a, is worth at least £2.15m p/a to the local economy, employs eight people and supports at least 42 jobs in the wider community.

We would just like to remind you that three of the four main aims of the CNPA upon which you will determine planning conditions are –

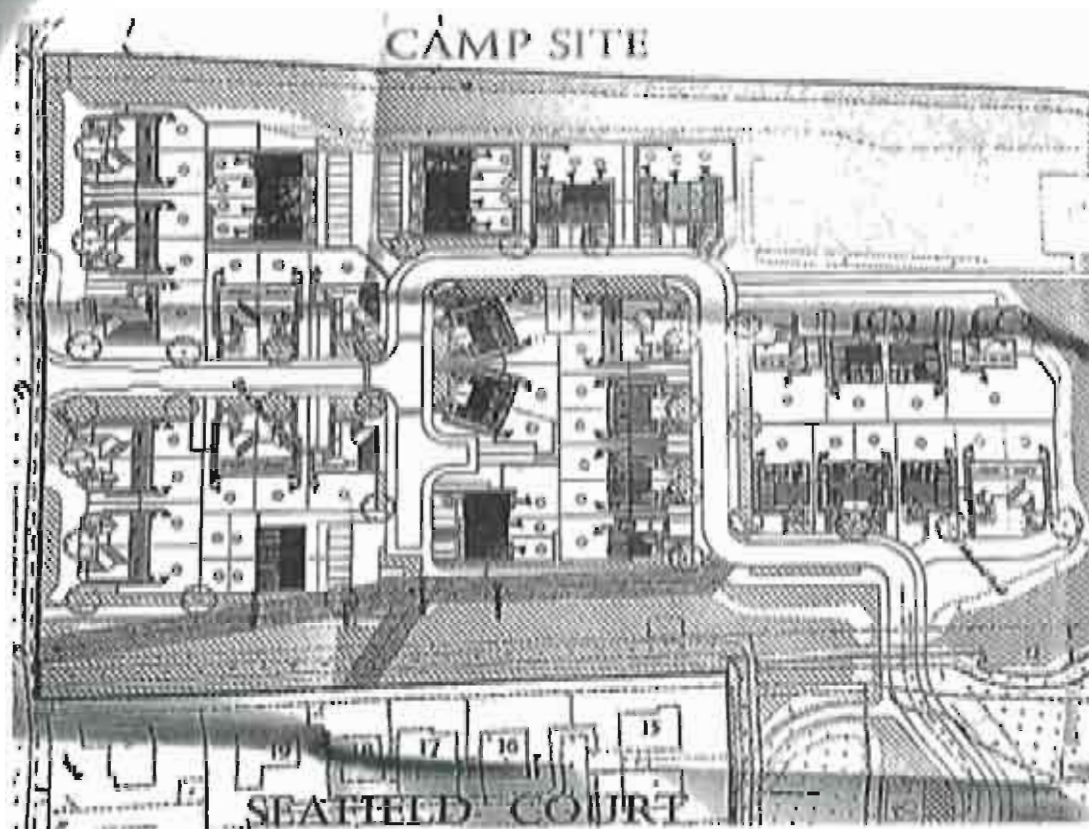
- To conserve & enhance the natural & cultural heritage of the area.
- To promote understanding & enjoyment, (including enjoyment in the form of recreation), of the special qualities of the area by the public.
- To promote sustainable economic & social development of the area's communities.

Grantown's Caravan Park is a special place – that is what brings tourists there. It has a special ambience and views. Holiday makers value this park because of its semi-rural location; they would not patronise the site if it was surrounded by high-rise dwellings. Invariably, they come to this park to get away from that sort of environment. It is officially the best Caravan Park in Scotland.

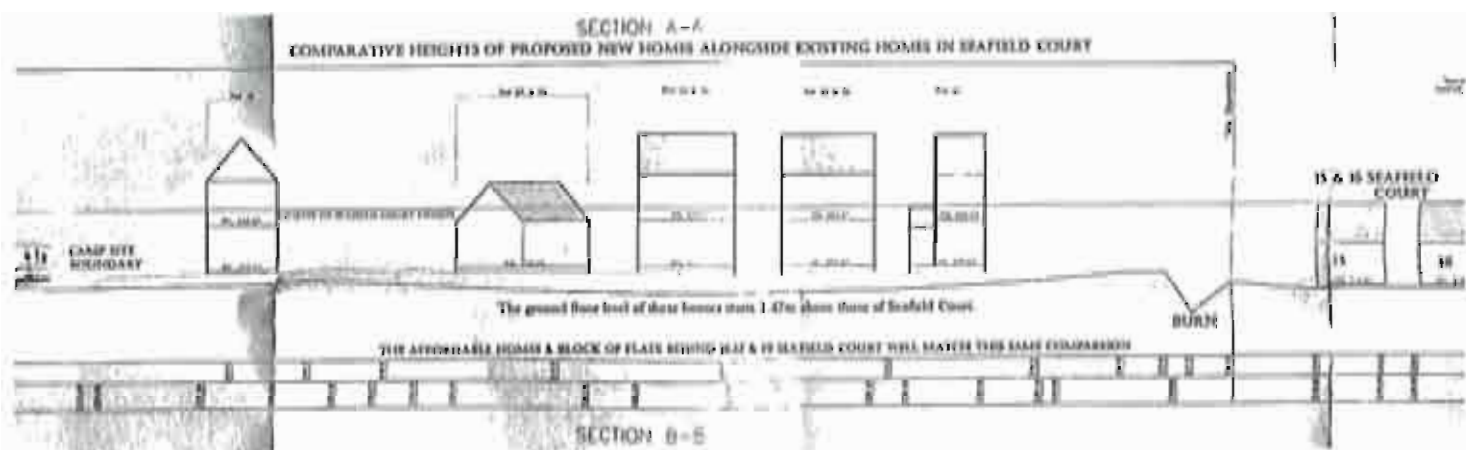
Another tourist attraction which Grantown is fortunate to have is the salmon and sea-trout fishings on the River Spey. We are aware that hundreds of visiting anglers stay on the Caravan Park whilst in Grantown.

If Muir Homes are to be allowed to build 2 storey homes in this field, this will have a devastating affect on the caravan park and tourism in Grantown will become a thing of the past. Visiting anglers, who by their very nature enjoy the country, will simply go elsewhere. The local Angling Club will fail and the economy of Grantown will further collapse.

We are aware that this area in question is zoned for housing. The sympathetic construction of single storey bungalows only, may just allow the Caravan Park to survive.



You will note the copy of Muir Homes' plans, (above), and their intended 2 storey homes which are shaded in red



Above, is a copy of Muir Homes' plans which displays the relative heights of their proposed buildings alongside the existing built environment.

You will note that the above plans -

- Are not in keeping with the existing built environment.
- Ruin the semi rural feel of the Caravan Park.
- Ruin the privacy of, will impact upon and will overlook existing bungalows in Seafield Court.

Notwithstanding the hideous heights of the proposed Muir Homes' buildings, you should also understand that their working ground level is proposed to be 1.5 metres above that of the ground level in neighbouring Seafield Court.



Above is the existing view from the town's Caravan Park boundary looking towards number 15 Seafield Court and the Cromdale Hills. You will understand why nothing taller than a bungalow should be built here.

We note that after consultation with the RSPB and Reidhaven Estate that Muir Homes plan to make a gesture of improving bird-habitat at Inverlaidnan near Carrbridge. **Nowhere in their plans is there any suggestion of improving or conserving tourist-habitat.** Their revised plans are for the financial good of themselves and not of the town.

We live on the north-west edge of Seafield Court backing on to this particular field. As per the plan on page 4 of this letter, you will note that Muir Homes plan to construct a 2 storey block of four flats *and* a 2 storey block of three homes adjacent to the boundary with Seafield Court. The four bungalows in Seafield Court which back onto this field, (including my own), all have conservatories or French doors facing this field. All of our homes would be overlooked by these buildings and we strongly object to this. This would impact on our homes and our privacy. In any event, the design of these proposed buildings is not in relation to their surroundings and they are not in keeping with the existing built environment. They are not visually compatible.

We note that Muir Homes plan to build 3 storey blocks of flats behind Grantown's Hospital; we believe that this is their proposed Phase 4. This would seem to be much more suitable area to accommodate the 2 storey homes as there are properties of this nature not far from this area at Castle Road East. They would not directly overlook any existing homes or spoil any tourist related businesses. In fact, this could almost be said to be in keeping with the existing built environment providing that the 3 storey flats do not set a precedent for Grantown.

The hydrology reports are plentiful and confusing. We note that mention is made of a 1 in 200 year flooding event and that this seems to be the worst conceivable flood on which safety margins are based. We cannot see any mention in these reports which takes account of the run-off from the surrounding hills. Further, we cannot see any mention of figures which take into account a sudden thaw of deep snow combined with heavy rainfall as happened in late January of this year when the River Spey peaked at over 7 feet above normal level. We are prepared to 'stand corrected' if these issues have been dealt with but we are still concerned about potential flooding risks.

None of the problem areas of the town's infrastructure have been addressed for this imminent population explosion, (i.e. schooling, health service provisions, etc). As the problems arise, will this just have to be dealt with by the services concerned or will Muir Homes make substantial contribution towards the good of the town?

We are concerned that when Muir Homes are finally allowed to build, that most of their labour and tradesmen will come from outwith The Park area. Has Muir Homes made any promise to make efforts and employ local people in this regard?

To sum up our objections and concerns; we are aware that there is a shortage of housing within this area of the National Park, and more especially affordable housing. These problems cannot be addressed by the sweep of a pen and a 'nod' to Muir Homes. Grantown has its own heritage; it is not a 'Cumbernauld' and should be treated as such. If these current proposals were to be approved, a planning mistake of this magnitude would have irreparable consequences for the town and The National Park.

We ask that you give this matter your utmost consideration.

Finally, we ask for the opportunity to personally address the Planning Committee about this matter.

Yours faithfully,



J. Mitchell.



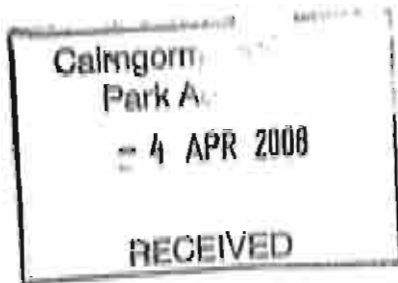
A. Mitchell.



T. Mitchell.

(3)

Jimmy Mitchell
18 Seafield Court,
Grantown on Spey,
Moray,
PH26 3LE.



1st April 2008

Planning Dept,
CNPA,
Ballater.

Calngorm National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 4 APRIL 08

Dear Madam / Sir,

Re: Muir Homes Proposed Development – Grantown on Spey.

Further to my last letter concerning the above matter, I write to add additional information to my objections.

It should be clear from my previous letters that I am totally opposed to any construction of buildings of more than one storey tall in the field between Grantown's Caravan Park and Seafield Court.

I have already mentioned that such buildings will shatter the privacy of the Seafield Court homes which adjoin this field.

Several years ago, I suffered a serious back injury which has left me less-abled. I am now registered as such and in order to try and make life a little easier for me, my wife and I had a sun-lounge built. This cost a substantial amount of money spans the entire rear of our home. I use this room to lie down and relax. I also carry out my physiotherapy exercises in this room.

As per Muir Homes' current plans, occupants of Plots numbered 51 to 54 and 61 to 68 will be able to look straight into my sun-lounge. Being a little embarrassed about my condition, I would no longer use this room because of this breach of privacy and, as a consequence of being overlooked, will loose this amenity. (*My sun-lounge / rest room below.*)



I will now take this opportunity of appending another photograph for your perusal. The below image clearly shows the proximity of number 15 Seafield Court to the Caravan Park. Muir Homes intend to raise the level of the Intervening field to virtually 1.5 metres above the ground level of this pictured home and other nearby houses in Seafield Court.

As a consequence of raising the level of this field, you should be able to understand that a two storey house would be almost as tall as a three storey. This is no place for anything other than one storey bungalows.



Yours Faithfully,

J. Mitchell

Mary Grier

From: Jimmy Mitchell [REDACTED]
Sent: 13 June 2008 12:15
To: Don McKee; Mary Grier
Subject: Muirs - The Meeting
Attachments: Highlighted Comparison of heights - larger.jpg

Dear Don / Mary,

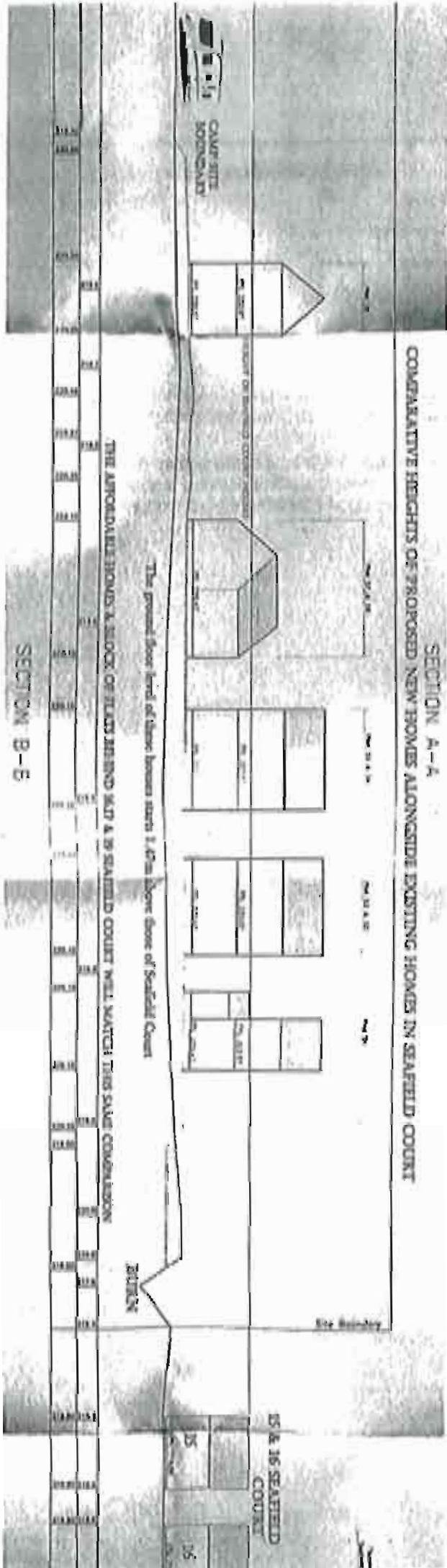
Thank you for making an appearance at yesterday evening's meeting - it was good to meet you. I hope that you were able to gauge the feeling of the public in Grantown. (I'm not asking you to comment)

I have been asked to send you a copy of an exhibit which was displayed at the meeting. As you will see, it is one of Muir's plans in cross-section with certain additions which highlight the difference in height between Muir's proposed houses and the Caravan Park / Seafield Court. I hope that you will find it of interest to you.

Kind regards,

Jimmy Mitchell
18 Seafield Court,
Grantown,
[REDACTED]

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

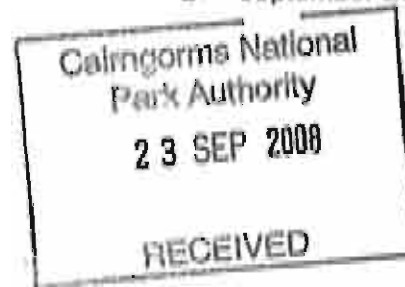


Jimmy Mitchell
18 Seafield Court,
Grantown on Spey,
Moray,
PH26 3LE.

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 23 SEP 2008

21st September 2008

Mr. D. McKee / Miss. M. Grier,
Planning Dept,
CNPA,
Ballater,
AB35 5QB.



Dear Mr. McKee / Miss. Grier,

Muir Homes Planning Proposal / Kylintra Burn, Grantown on Spey.

I refer to the plans by Muir Homes to build nearly 200 homes on wetland known as 'The Mossie' in Grantown on Spey. In particular, I refer to Kylintra Burn and Meadow Burn, (*spelt Meadow in historical maps*), which drain this proposed construction site / housing estate.

The source of the Kylintra Burn is located on Dreggie Hill, immediately north-west of Grantown's Caravan Park. After a series of impassable water-falls, the burn flows under Dulicht Bridge. It flows near to the Caravan Park and adjacent to the area of land proposed as Phase One by Muir Homes. It dissects Rhuarden Court before being joined by Meadow Burn on its way to join the River Spey.

The source of Meadow Burn is just north of Grantown and it is fed by the drainage of The Mossie which it runs through. **Meadow burn crosses and drains the land of the whole of the Muir Homes proposed site.** It runs to the north-west of Seafield Court, is bridged by Seafield Avenue and joins the Kylintra Burn near to the south-western end of Rhuarden Court.

The enlarged Kylintra Burn eventually joins the River Spey south of Grantown.

It is worth pointing out that one of Muir Homes' reports describes Meadow Burn as '*an existing drain that runs through the development site*'. This *existing drain* is home to brown trout and, as conceded in Muir's own Environmental Impact Assessment, is a foraging route for Otter. It is a tributary of the River Spey.

Of course, the River Spey, and all of its tributaries, have been designated a Special Area of Conservation (SAC), under European Law because of significant populations of endangered species, in particular, Atlantic salmon, otter and freshwater pearl mussel.

I have seen adult salmon in the Kylintra Burn and I know that adult salmon have been seen in the burn as far upstream as the Caravan Park. Sea trout are also reputed to use the burn to spawn in. Additionally, I have found dead sea-trout kelts in this watercourse, near to its confluence with the River Spey.

During the summer months, parr sized fish can be seen throughout the burn and it is quite apparent that the burn is an important tributary both for Atlantic salmon and sea/brown trout. As both species act as a host for freshwater pearl mussels, the burn has direct relevance to the conservation of this Spey SAC feature too.

The photograph, below, is of an unknown species of Lamprey spawning in the Kylintra Burn adjacent to the Caravan Park in May 2008. You can clearly see that the substrate of this burn is ideal for other spawning fish too.



Muir homes propose that all surface water from Phase One of its intended development should run directly into Meadow Burn. The water would be unhindered and completely untreated, except for an occasional silt trap.

Muir Homes further proposes that all surface water from the remainder of this intended development drains directly into 'The Mossie'. Muir Homes states that this will provide a level of surface water treatment.

Untreated, enriched and polluted run-off water will do nothing for the ecology of 'The Mossie'. Similarly, this same contaminated water will only add to the demise of at least three of the four specially protected species for which the Spey and its tributaries have been designated an SAC. Additionally, sea-trout, a species presently in serious decline, will also be adversely affected.

The nature and scale of this proposed development will alter both the quantity and quality of water entering these watercourses. As recognised by SEPA, the hydrology of the both burns would change. Increased water-flow would alter the substrate of the burns and damage spawning beds.

Neither Muir's own Consultant Ecologist nor SNH appear to have considered the impact that these proposals will have on the ecology of these watercourses or their aquatic species. I believe the Kyntra Burn to be a significant spawning burn for salmon and sea-trout and am gravely concerned that this matter has been overlooked.

Of course, damage to fish stocks would potentially lead to the decline of otter, and damage to salmon / sea trout stocks would lead to the decline of freshwater pearl mussels within the Spey. Three SAC species would be adversely affected by these proposals which would be contrary to European Legislation.

I submit this information to you and ask that SNH re-appraise their original impact assessment. Unfortunately, the quality and scope of Muir Homes' previous ecology work was so poor that a thorough survey of both burns needs to be carried out as a matter of urgency, followed by a suitably robust independent assessment of the impacts of this potentially damaging development.

Yours Sincerely,

A large, dark, irregular redacted area covering the signature of Jimmy Mitchell.

Jimmy Mitchell

cc. Anne Elliot, SNH, Aviemore (21/8/08)

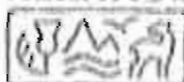
**DUALCHAS
NADAIR
na h-ALBA**



Achadh an t-Sabhall
An Aghaidh Mhòr
Siorrachd Inbhir Nis
PH22 1GD

Fòn: 01479 810477
Facs: 01479 811383
Làrach-Linn: www.snh.org.uk

**SCOTTISH
NATURAL
HERITAGE**



Achantoul
Aviemore
Inverness-shire
PH22 1GD

Telephone: 01479 810477
Fax: 01479 811383
Website: www.snh.org.uk

Jimmy Mitchell
18 Seafield Court
Grantown on Spey
Morayshire
PH26 3LE

Our Ref: GNS/DC/HI/BS/SN

Date: 25 September 08

Dear Mr Mitchell

MUIR HOMES PLANNING PROPOSAL / KYLINTRA BURN, GRANTOWN ON SPEY

Thank you for your letter of 21 September 2008 requesting comments from Scottish Natural Heritage (SNH) on the natural heritage interests for the area known as 'The Mossie' in Grantown on Spey which is drained by the Kylvntra and Meadow Burns.

SNH notes the comments in your detailed letter and agrees with your assessment of the natural heritage interests of both the Kylvntra and Meadow Burns.

SNH response however, follows the roles set out in SNH and the Cairngorm National Park Authorities' (CNPA) agreement. This means that SNH only advise on matters concerning European Protected Sites, Sites of Special Scientific Interest, National Nature Reserves and European Protected Species. The CNPA Natural Heritage and Land Management Group will advise on landscape, wider biodiversity interests, access and on interests linked to the National Park designation.

The River Spey and some of the major tributaries are designated a Special Area of Conservation (SAC) for Atlantic Salmon, sea lamprey, fresh water pearl mussels and otter. Water of good quality is essential for the completion of the life cycles of all of these four species.

The Kylvntra Burn which enters the River Spey downstream of the Grantown on Spey sewage works is not however a designated tributary of the River Spey and is therefore not part of the River Spey SAC.

Wider biodiversity interests which are outwith designated sites such as those identified and described in your letter are dealt with under the terms of the casework agreement by the Natural Heritage and Land Management Group within the CNPA. Concerns regarding water quality should be discussed with the relevant Environmental Protection Officer at SEPA in Elgin.



SNH has no further comments to make on the Muir Homes proposal at 'The Mossie'
Grantown on Spey.

Yours sincerely

SUE SCOGGINS
Area Officer
Strathspey & Nairn

Ecopy. [REDACTED]

Mary Grier

From: Jimmy Mitchell
Sent: 01 July 2009 13:53
To: Mary Grier
Subject: Muir Homes
Attachments: SNH letter 1st July 09.doc

Cairngorms National Park Authority
Planning Application No. 06/320/CF
REPRESENTATION
ACKNOWLEDGED 2/7/09

Good afternoon Mary,

Further to our recent e-mails, I have written another letter to SNH concerning the biodiversity issues of the Kyntra and Meadow Burns in Grantown. I have sent this, in the post, today to their Operations Manager at Achantoul, Aviemore. I have also sent a copy of this, in the post, to Clare Pritchett at SEPA in Aberdeen for her info.

As I have run out of stamps, I hope that you will accept a copy of this letter via this e-mail. Please find a copy attached.

Kind regards,

Jimmy Mitchell.

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

Jimmy Mitchell
18 Seafield Court,
Grantown on Spey,
Moray,
PH26 3LE.

1st July 2009

Operations Manager,
Scottish Natural Heritage,
Achantoul,
Aviemore,
PH22 1QD.

Dear Madam / Sir,

Advice for the planning authority - Housing Seafield Avenue, Grantown on Spey

I refer to the on-going application by Muir Homes to build houses on The Mossie in Grantown on Spey. Over the last year or so, several members of the local community have raised concerns about the quality of advice given to the planning authority. For example -

- *Numerous letters from me including those to SNH and CNPA on 21/9/08 & 30/9/08 with concerns about the Kylintra & Meadow Burns. (Spelt Meadow).*
- *Numerous letters from Gregor Mackenzie including one to SEPA on 20/4/09 - SEPA have asked the applicants to deal with a number of valid flooding issues raised by Mr Mackenzie.*
- *Numerous letters and publications from Dr. G. Jones from the BSCG detailing biodiversity issues and discoveries.*

In summary, the environmental information provided by the applicant has been poor, inadequate and not suited to the local features of the site. For example, non-comprehensive rushed surveys for various species, an inadequate flood risk assessment and survey reports for pine *martins* (which do not exist; martins are birds not mammals). Interestingly, the applicant's own consultant found evidence of foraging Otter during their one-day survey.

However, one area above all others has given local residents cause for concern. Specifically no environmental impact assessment or appropriate assessment on the impact of the development on the features of the River Spey Special Area of Conservation appears to have taken place.

The reason for this concern is that SEPA still objects to this development for a range of reasons including the uncertainty of its impact on water quality and quantity in their planning consultation response (19/11/08). I am not a hydrologist, but when successive reports and letters highlight the likely/possible significant changes in water quality and water quantity entering the Meadow Burn and Kylintra Burn (which flows straight into the River Spey), I feel the impact and magnitude of these potential changes need proper consideration, especially as the applicant describes the Meadow Burn as 'an existing drain'. Based on the published ecological information, the applicant has not carried out any detailed fish survey work, so such an assessment cannot have taken place.

In my previous correspondence, I highlighted the importance of the Kyllintra Burn for salmon, sea/brown trout, (as hosts for freshwater pearl mussels) and lampreys. SNH agreed and accepted this assessment of the nature conservation importance of the Kyllintra Burn (Sue Scoggins, 25/09/08 SNH letter). These fish come from and return to the River Spey, so are definitely components of the River Spey SAC. However, contra to SNH normal advice on Natura matters, Sue Scoggins of SNH argues that because the Kyllintra Burn itself is not one of the SAC designated tributaries, the features of the SAC in the Kyllintra burn form "wider biodiversity interests" and are therefore concerns of the CNPA and SEPA (for water quality).

In all recent similar casework which I am aware of, potential impacts on Natura features off designated sites still have to be considered. For example, wind-farm ecological impact assessments have to consider impacts on adjacent SPA bird features. I am not qualified to assess if the proposed housing at Seafield Avenue will or will not impact on sea/brown trout, lampreys or salmon (and indirectly freshwater pearl mussels). However, I still have 2 questions and do not understand why they have not been addressed in a transparent matter to help inform the planning process -

1. Why are the fish using the Kyllintra Burn, which are patently from the Spey SAC, not considered features of the Spey SAC and therefore why has an appropriate assessment into the potential impacts not been conducted under the Habitats Directive/Regulations?
2. I am concerned that SNH, by declaring the Spey SAC fish in the Kyllintra Burn as "wider biodiversity issues", has *passed the buck* to the CNPA and SEPA, and in so doing, has compromised their position as competent authorities. Do SNH provide a different sort of Natura advice when considering birds from SPAs flying into non-SPA wind-farm planning areas and fish from an SAC entering non SAC tributaries?

It appears to me that the potential impact of the proposed Housing at Seafield Avenue on the features of the River Spey SAC has not yet been properly considered and that any planning determination made without such consideration taking place would be open to legal challenge with the European Commission.

Yours Faithfully,

Jimmy Mitchell

CNPA



D. SCOBIE
12 SERFIELD COURT
GRANTOWN ON SPEY
PH21 3LE
02.10.07

Highland Council
Badenoch and Strathspey
Planning and Building Control Service
- 3 OCT 2007
Received

Dear Sir,

I enclose a copy of my objection to Muir Homes intended development at Grantown for your information.

Yours sincerely



D. SCOBIE



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

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 Garton, 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 ambiance 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,



D. Scobbie

22 Seafield Court
Grantown on Spey
PH26 3LE

02.10.07

CC: Highland Council
Area Planning and Building Control Office
Kingussie

Mary Grier

From: Pip Mackle on behalf of Planning
Sent: 07 April 2008 09:24
To: Mary Grier
Subject: FW: Muir

From: ELAINE SCOBIE [REDACTED]
Sent: 04 April 2008 20:00
To: Planning
Subject: Muir

FOR MARY GRIER

Mary, you won't believe this - as I pressed send on my last E to you I got an E revising the figures. Please change the 52K to just "thousands" ie: delete the 52K.

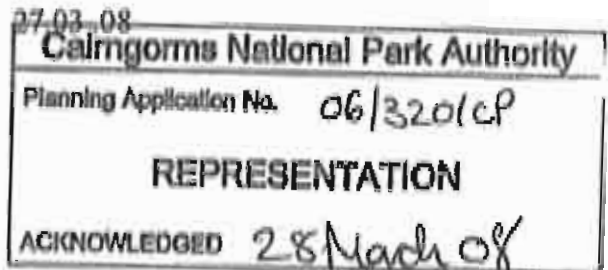
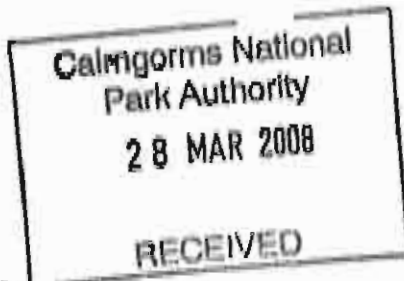
Abject apologies, I wont send you another communication, honest

Regards,

Don Scobbie

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

Mr. and Mrs D. Scobbie
22 Serfield Court
Grantown on Spey
PH26 3LE



Dear Madame,

Muir Homes Development - Grantown on Spey

We have always accepted that the area known locally as "The Mossie" would be built on as the town evolved. We have no objections to a housing development in this area. There is an urgent need for affordable housing within the Badenoch and Strathspey and it is inevitable that the population will increase. We are, however, appalled at the proposed Muir Home plan and have already written to Cairngorm National Park Authority (CNPA) expressing our concerns about the nature of the development and CNPA's part in it. We anticipated gradual and sympathetic development within the Park area but it appears that Muir Homes has the single aim of building the maximum number of houses in the minimum possible area. There does not appear to be any independent examination of existing infrastructure, the supply of utilities, and the deleterious effect on one of the town's most successful commercial enterprises and major tourist attraction (Grantown Caravan Park) or the likely impact of a 25% increase in population within a short period.

As Muir Homes has been advertising the houses for some time one can only assume the development will start, as scheduled, in June. It seems that further objections and consultation are now meaningless and that CNPA is merely concluding a consultation ritual. After all, would CNPA really have us believe that eight weeks before construction starts the CNPA Board would dare to tell Muir Homes to delay the build up of materials, workers, transport and equipment required for the Grantown job?

This scepticism does not diminish our intention to clarify our reservations. These are as follows:

1. Density of Housing

Muir Homes has reduced the number of units from 235 to 193 but the density of units remains at an unacceptable level. I am advised that density of persons accommodated has increased. There are now over 650 bedrooms giving a potential for over 1000 people. A rule of thumb for estimating density in this area - ignoring the Aviemore disaster - is 10 houses per acre. This would mean 40 units in the area designated GS/H1 on the Deposit Plan and 13 in GS/H2.

A further reduction of some 90 units would probably bring density to an acceptable level

and, if staged over three or four years, might allow the construction of the support infrastructure required to absorb additional demand. Muir Homes have increased capacity by introducing two and three storeys, that aspect is addressed below. I am not alone in condemning the number of dwellings. Indeed one of CNPA's employees has described the development as "a hell of a lot of houses crammed into a tight space, someone is rubbing their hands in glee at the possibility of making a lot of money from rabbit hutches". I could not have put it more succinctly..

2. Education

Grantown Secondary School is now within two or three pupils of the maximum number allowed. Doubtless the problem will be overcome by the addition of a few more portakabins - and a couple of teachers of course. I understand however that school roles have not increased significantly following completion of new housing developments further south in the Strath. This indicates the likely age range of buyers which in turn indicates that we can anticipate the same reasons for house purchase, hopefully mitigated on this occasion by a limited percentage of affordable housing.

3. Drainage and Effluent.

Note: We have studied plans for Phase 1 only.

Scottish Water (SW) intends to increase capacity at Grantown water treatment works sufficient to absorb another 200 - 250 houses. Increased capacity should be available by early 2009 to coincide with Muir Homes coming on line. This is admirable because the unit has been operating over capacity for some time. SW should be congratulated on forward planning. We must hope that, unlike the Newtonmore upgrade, capacity proves sufficient to cater for current and future demand. The Grantown upgrade will of course set a limit to further house building in the town. Building in hand plus Muir Homes plus elimination of the current under-capacity should see a pause in construction until SW starts another upgrade.

Drainage has always been a concern among residents in the Seafield Court / Mossie Road areas. In the original 235 unit plan it was stated that 44 domestic units would drain by gravity, 191 units would have to be pumped. A survey carried out in June 07 by Mouchel Parkman on behalf of Scottish Water raises some interesting points.

The number of units in Phase 1(a) is stated as 44 and in 1(b) as 21 giving a total of 65. A company called Mouchel Parkman carried out a Development Impact Assessment, they used 65 units in Phase 1, it is now 75. They note in their conclusions that the assessment was a desk top study only, using a Type 1 (Skeletal) model and ignoring construction constraints such as ground conditions, levels, service clashes, available space and "land". They emphasize that the level data used in the Type 1 modelling represented 5.5% of the total model, the remaining data being inferred or taken from geographical data supplied by Scottish Water. Finally, they recommend that, should the project move to fruition, another survey would be advisable, this time using the best tool now available - a Type 3 Detailed Design Model.

To overcome a perceived problem they recommended the installation of 96 metres of 750 millimetre diameter pipe to act as a temporary reservoir when the system is overloaded. In the absence of documentation on a second study and the appearance of a 96 meter pipe

in the new plans it is presumed that the initial, limited, study forms the basis on which official approval for a drainage connection was issued.

The detailed drainage plan shows a repositioned foul water pumping station with drainage eventually joining the present Seafield Avenue sewer (225mm) that drains the caravan site. Unfortunately this sewer crosses Seafield Avenue at the entrance to Seafield Court, an area notorious for flooding.

We are not hydrogeologists but something seems not quite right with the drainage plans

4. Carbon Footprint.

Can CNPA or Muir Homes provide any information on the likely percentage increase in Grantown's carbon footprint provided by the proposed addition of 193 houses, cars, consumption of utilities and provision of additional infrastructure? Has CNPA carried out any tests or studies to establish a "benchmark" from which to determine the impact of the Muir Homes development, or for that matter any other development within the Park? It would be interesting to learn if any study has been made to determine how CNPA, or Muir homes, will approach carbon off-set or neutrality.

5. Precedents

The latest plan includes a large number of two storey houses and a three storey building. This sets a planning precedent in this area of Grantown on Spey and is unacceptable both visually and aesthetically. The highest point in the Phase 1 development is in the southeast bordering on and overlooking Seafield Court. Two two-storey semi-detached blocks of flats are planned in this area but the high ground on which some of them will be built effectively converts them to three storeys. This too is unacceptable in a rural setting. There appears to be a concentration of two-storey units bordering the Caravan and Camping area. This is unfortunate in that it diminishes the attraction of the park. Who would willingly choose to holiday next to a housing scheme either during the years of construction or when closely invested and overlooked by two-storey buildings with the attendant noise and restricted view.

6. Traffic Matters

Even assuming that each household has only one car, the development adds 193 cars to Grantown's already well developed parking problem. Should Grantown become a dormitory suburb for Inverness a more realistic total would probably be 250.

The crossroads at the southern end of the Square is a natural choke point and whatever is intended for traffic control at that junction will be hampered by routine deliveries made to the Cooperative store, by service delivery vehicles and by the main crossing for pupils going to and from the primary school. The Seafield Avenue/ High Street junction is a tight 90 degree corner and is the main route taken by car/caravan combinations and mobile homes going to and from the caravan park. It will be difficult, if not impossible, to negotiate when eastbound traffic from Seafield Avenue is waiting to enter the main street. It may well be that a one way system will have to be introduced.

At the northern end of the town is a long-sweeping bend on the A939. Visibility is limited in both directions. Care has to be taken when leaving Grant House, the Ian Charles

Hospital and medical/dental unit. Traffic also joins the main road from the east (B9102) and from Grantown Secondary School; again care must be taken when entering the main road. The main entrance/exit road for Phases 2 and 3 (118 vehicles min) will be positioned on the western side of this short stretch of road. To cater for any children going to and from the secondary school a crossing will be required.

Effectively, poor traffic planning will create a high risk area at the northern end of the town and a choke point in the centre. The north/south route through the town is used by many heavy goods vehicles, tour busses and medium/light commercial vehicles. A roundabout would ameliorate the situation but slow traffic clearance.

Plans for further housing developments in nearby villages, such as Cromdale, Dulnain Bridge, Nethybridge and Boat of Garten, whose inhabitants routinely drive into Grantown for business and shopping will also increase congestion.

7. Public Service Sustainability.

On 7th March Highland Council issued a report on delivering new care homes, a major and hard won priority in Highland Region. This report concentrated on site consultations and included a section on Grant House. At sub-paragraph 3.6.1 it refers to the potential for joint working with Muir Homes to develop some (sheltered) housing for the elderly adjacent to the site of both the existing and new, extended Grant House Care Home. Such a development would benefit significantly from being co-located to the services provided by the new Grant House and close proximity to the Ian Charles Hospital, Medical and Dental centre. The Muir Homes development is so dense that it removes any possibility of provision of sheltered housing, the future expansion of Grant House and of the Ian Charles Hospital. It does, however, provide an increase of some 25% in potential users of these essential public services.

This is a planning policy somewhat akin to that used for the provision of lifeboats on the Titanic.

Yet again, we wish to lodge an objection to the Muir Homes development as presented in its latest form. We consider it to be:

- of too high a density. It appears to be an exercise in extracting the highest return from placing as many units as possible in an area in which they will be inappropriate. The Muir Homes development remains unacceptable unless numbers are reduced by a half and the percentage of affordable housing increased.
- overstretching current infrastructure, to the town's long term disadvantage.
- unlikely to fulfil the stated aims of GNPA.
- detrimental to an existing major commercial enterprise.
- obstructing future expansion of a care home, co-located sheltered housing and expansion of a medical and dental centre.
- an unacceptable increase in traffic in an identified congestion area and at a road junction with an inbuilt high risk potential.
- most unfortunate that Grantown will be the site of what is probably the last major development built under the outdated 1997 Badenoch and Strathspey local plan and.

before the modern and much more demanding standards in CNPA's Local Deposit Plan come into force. It is ironic that the first major development in the "home" of CNPA will be built without benefit from the document setting out its own aims, standards and aspirations.

Yours sincerely,



D. Scobbie



E.E. Scobbie

Mary Grier
CNPA
Albert Memorial Hall
Station Square
Ballater
Aberdeenshire
AB35 5QB

Copies to:

Mr. Fergus Ewing MSP

Mr. Danny Alexander MP

Mr. I. Jardine Chief Executive, Scottish Natural Heritage.

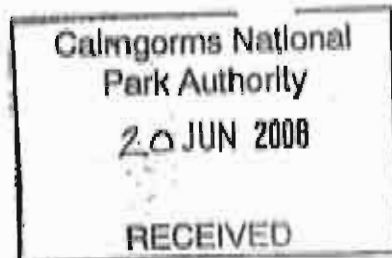
Councillor Sandy Park, Convenor, Highland Council.

Councillor John Finnie, Highland Council

Councillor J. Douglas, Highland Council.

D. McKee
Head of Planning and Development Control
CNPA

D. Scobbie
22 Seafield Court
Grantown on Spey
PH 26 3LE



18.06.08

Dear Mr. McKee,

Thank you for sending me a standard acknowledgement to my letter of 16 June.

My question does not refer specifically to the proposed Muir Homes development; it applies to any potential developer. It so happens that Muir Homes is the current applicant. The safeguarding of Grant House and Ian Charles Hospital (Paragraph 339 of the 1997 Plan) has been in existence for some eleven years. It should, or must, have been considered when the developer's plans first arrived and it was obvious that little or no land was allocated for future expansion.

I wish to ask again; what safeguards are in place to protect these two institutions from encroachment and permit future expansion?

Would you please note that the amended Deposit Local Plan dated June 2008 for Grantown on Spey shows the site of the new Grant House Care Home reserved as "Environment".

Yours sincerely,



D. Scobbie

CC: Fergus Ewing MSP
Danny Alexander MP
D. Green CNPA.
S. Park, Convenor, Highland Council

Calngoma National Park Authority	
Planning Application No.	06/320/CP
REPRESENTATION	
ACKNOWLEDGED	16/6/08

D. Scobbie
22 Scafield Court
Grantown on Spey
PH26 3LE
13.06.08

Calngoma National Park Authority
16 JUN 2008
RECEIVED

Dear Mary Grier,

It was very nice to meet you at last night's public meeting in Grantown. It is always pleasant to be able to meet a person hitherto only a voice or a signature.

I am sure you noted the references to paragraph 339 of the 1997 Highland Council Plan which appears to protect Grant House and the Ian Charles Hospital from unwanted development and to safeguard the adjoining land for the future expansion of both these institutions.

No matter what the final interpretation of "adjoining" is, the pertinent phrase is "and to retain scope for expansion of facilities should the need arise". Clearly the proposed Muir Homes development plan encroaches on the hospital and care home areas and leaves no scope for expansion. Admittedly, in the case of the care home, discussions on final design and functions are ongoing but it would be at least prudent -if not essential -to guard against unwarranted and irreversible intrusions by a developer until plans are completed. Even then, will the "scope for expansion" clause stand? I note that it does not appear in the revised CNPA Deposit Local Plan.

As the leading Muir Homes representative stated last night, he had not read the 1997 plan so he would not have been aware of the safeguards protecting the hospital and care home. While that says much for Muir Homes, it is clear that CNPA knows of paragraph 339. If so, what safeguards are being established to protect both institutions and has any action been taken to advise the developer of a pending reduction in the number of houses currently investing both areas?

I'm sure that you obtained a clear indication of the opinion of Grantown's residents last night. I hope the Muir Homes representatives did likewise.

Yours sincerely,



Attachment: Extract of Paragraph 339; 1997 Highland Council Plan.
Copies: Mr. Fergus Ewing MSP; Mr. Danny Alexander MP; Mr. D. Green CNPA;
Councillor Sandy Park, Convenor, Highland Council

Cairngorms National
Park Authority
- 7 APR 2008
RECEIVED

3f High Street,
Grantown on Spey,
Moray,
PH26 3HB

4th April, 2008

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

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 7 APRIL 08

Dear Sirs,

**Planning Application – Muir Homes
Land Between Seafield Avenue and Castle Road East
Grantown on Spey
Ref.No. 06/320CP**

I have recently viewed the amended proposals for the above and am appalled.

Muir Homes obviously know very little about a planned Highland Town if they think that the house designs and the density levels they are proposing are in any way suitable.

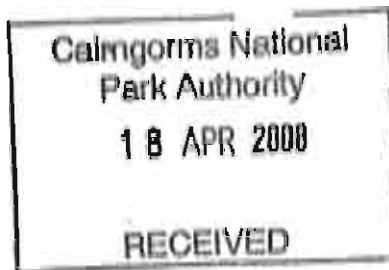
In particular the 73 properties envisaged between Seafield Court and the Caravan Park will still swamp that area. The Caravan Park, a winner of many prestigious awards and a very successful tourist attraction for the town, will lose all of its unique amenity.

Muir Homes will be bringing nothing to our beautiful town except a ghetto. Surely it is not the remit of the Park to encourage this.

Yours faithfully,



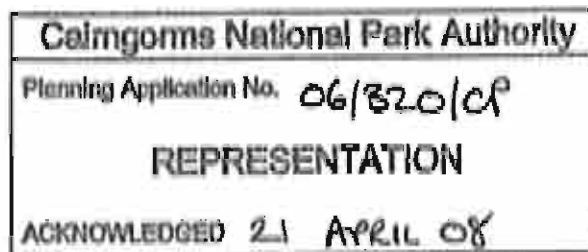
Miss. Margaret A. Campbell



3f High Street,
Grantown on Spey,
Moray,
PH26 3HB

17th April, 2008

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



Dear Sirs,

**Planning Application – Muir Homes
Land Between Seafield Avenue and Castle Road East
Grantown on Spey
Ref.No. 06/320CP**

The recent alterations to our historic High Street in Grantown on Spey has prompted me to write again regarding the above

At the corner of Seafield Avenue, The Square and High Street a set of pedestrian crossing lights has been installed and the pavement widened in a large curve on both sides. This junction will undoubtedly become a bottleneck.

The following traffic patterns all take place at this junction:-

1. Traffic from the north, south and east driving into Seafield Avenue and then turning immediately right to access the front of the Co-op Supermarket
2. Traffic entering and exiting the Bank of Scotland Car Park, the entrance to which is only 10 metres from the junction on the left.
3. Beyond the Bank of Scotland Car Park by only about 2 metres is the entrance to Mortimers Fishing Tackle Shop Car Park – traffic entering and exiting.
4. Approximately 25 metres further on again on the left is the roadway leading into the back of the Post Office, Beale and Pyper's Car Parking and Delivery Area and residential parking for the owners of the flats at 3 High Street and the Cottages at Birchview Terrace. Considerable traffic entering and exiting.
5. The side entrance of the Co-op is situated on Seafield Avenue on the right hand side approximately 30 metres from the junction. Delivery lorries of considerable size locate there on a daily basis thus obstructing one lane necessitating traffic on one side or other waiting till the road is clear.

This nightmare of traffic movement will simply be made unbearable by the addition of Muir Homes' plans to build 73 new homes at the end of Seafield Avenue. Surely there should be no further additional traffic and the field at the end of Seafield Avenue not developed but instead development and access only from Castle Road East.

Yours faithfully,

A black rectangular redaction box covering the signature of Miss Margaret A. Campbell.

Miss Margaret A. Campbell

Cc Mr. F. J. McIntosh – TEC Services – Badenoch & Strathspey

MORTIMER'S



Rod and Gun • Expert Tuition • Sport and Countrywear

Cairngorms National
Park Authority

23 APR 2008

RECEIVED

21st April 2008

Planning Dept,
CNPA,

Dear Sir,

Re: Proposed Muir Homes Development – Grantown on Spey.

Together with my wife, I run two shops in Grantown's High Street; those being Mortimer's, and Imray's. My wife jointly runs a third called Classics. We also own other retail premises in Grantown's High Street which we let. My wife and I are gravely concerned about the above proposal for a number of reasons.

The rear entrance to our 'Mortimer's' shop is accessed via Seafield Avenue, opposite the trade entrance to the Co-op store. All of my staff use this vehicular entrance and already find negotiating the traffic at this location particularly difficult. We are concerned that the planned housing will increase vehicular traffic in Seafield Avenue and add to the problems which we regularly experience where Seafield Avenue passes the Co-op and joins the High Street. A number of other businesses, including The Post Office, have their only access off Seafield Avenue.

We are gravely concerned at the proposed height and density of this development in the field between the Caravan Park and Seafield Avenue. We understand that two-storey homes are proposed for this area and are fearful of the affect that this will have on visitors to the Caravan Park. As with most of Grantown's retail businesses, our own businesses are tourist dependant. A decline in tourist numbers would spell disaster for our fragile businesses and also for Grantown. We employ a number of local people and a decline in business would mean the end of these jobs. We know that a number of other retail businesses in Grantown share our feelings but do not have sufficient confidence in your public engagement to be bothered to tell you.

The infrastructure of Grantown is not ready for this large-scale development. That, which Muir Homes plan, is not natural organic growth; it is a commercial money-spinning venture which will do nothing to benefit the town. I have lived in Grantown for over sixty years and can tell you that there is no need for such a development: after all, who is going to live there?

If such development must go ahead, the Caravan Park and Grantown's economy will only survive if this is sympathetic to the existing built environment and to Grantown's fragile and indispensable tourist industry. Please treat Grantown with the respect which it deserves.

Yours Faithfully,

[Redacted signature]

Grant Mortimer.

Cairngorms National Park Authority

Planning Application No. 06/320/09

REPRESENTATION

ACKNOWLEDGED 23/4/08

3 High Street, Grantown on Spey, PH26 3HB [Redacted]

RECEIVED
20 MAR 2008

17 Seafield Court
GRANTOWN ON SPEY
PH26 3LE

15th March 2008

Cairngorm National Park Authority
14, The Square
GRANTOWN ON SPEY

Cairngorms National
Park Authority
25 MAR 2008

RECEIVED

Dear Sir

Re: Planning application for 193 dwellings in Granttown on Spey made by Mulr 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 Granttown 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 site plan included with the Notice for Service on Neighbours there is absolutely no detail included at all.
- 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. Following an extremely wet winter there have been a number of occasions when Seafield Avenue has been badly affected by lying water, most recently on the weekend of 8th March when the Local Authority were required to attend to the drains at the junction of Seafield Court and Seafield Avenue on a Saturday.
- 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. At a recent Parent Council meeting the Head Teacher intimated that the Local Authority are considering capping S1 & 2 classes at the present time – any new pupils may well be required to travel to the nearest secondary school that can accommodate them, at the very minimum a daily round trip of 44 miles.
- Seafield Avenue would struggle with the increased traffic that the 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

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 25 March 08

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 193 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.

I was somewhat concerned to note that Muir Homes have already started to advertise the development, and also to hear that the Director of Education is of the opinion that the development will be going ahead – this smacks of a 'done deal'.

Given the points I have raised above I would like to have assurances from Cairngorm National Park and/or 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 be collapsing from the sheer increase in numbers.

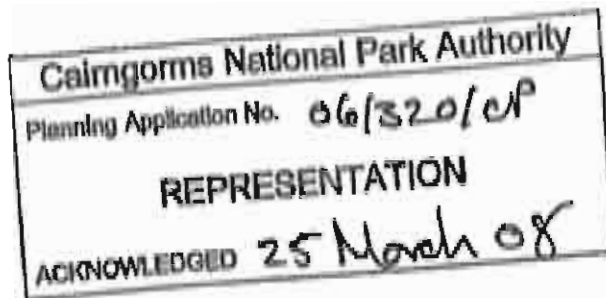
This proposal will increase the population of Grantown by approx 25% and will impact upon our education, health, social work, police, roads and waste collection services.

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



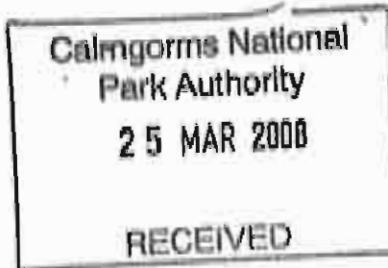
Susan Maclaren



Roseburn
19 Seafield Court
Grantown-on-Spey
Moray PH26 3LE

19 March 2008

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



Dear Sir

Proposed Development by Mulr Homes at Seafield Avenue/Castle Road East

We have been to study the revised plans for the above development and are very concerned at some of our findings

- The impact of such a large development on the community of Grantown and its services
- The size and location of two storey dwellings

As we said in our letter of 29 August 2006 we have lived in Grantown for 35 years, have run a Guest House for 25 of those years and brought up two children here. We have watched the town expand at a reasonable rate and seen how it can absorb moderately sized developments without altering the unique character and ambience of the town.

You will be aware there is considerable concern locally about the effect this large development would have on the Caravan Site which is Grantown's greatest tourist asset and has an excellent reputation and brings valuable revenue to the local economy.

Seafield Avenue is already a busy thoroughfare with visitors from the Caravan Site and there can be problems at the crossroads with Grant Road, and congestion and confusion at the Co-op/Bank of Scotland corner. With over 80 houses having their exit onto Seafield Avenue these problems will increase considerably; the adjacent roads will also have to contend with more traffic as people seek to avoid the congestion. There is also a busy Post Office/furniture store exit onto Seafield Avenue, and large lorries delivering to the Co-op adding to the problem. The local residents understand the difficulties already existing in this area, and it is hard to believe that the Roads Department are quite satisfied with the situation.

We understand there is to be an upgrading of the sewerage system locally but just recently we have heard that the Water Board is struggling to cope with demand as it is at present and they are looking at controversial ways of increasing supplies.

There will be such a big increase in population that services that are already stretched will be unable to cope, eg the medical services including A & E, physiotherapy, emergency services, schools, shops. This seems far too big a venture for such a small town.

We remain very concerned about the burn that runs immediately behind our house. During heavy rainfall it rises considerably but copes with the amount of water; however with the field no longer there to absorb so much of the excess water we feel that the burn could rise to unacceptable levels.

With regard to our second main concern, we are horrified to see that a completely different type of dwelling is now planned for directly opposite our house. We face directly onto the field where this development will be. When we bought the house in 2000 we knew the area was zoned for houses but we felt confident that any new buildings would compliment existing houses, all of which are bungalows and would be in keeping with its surroundings. The original Muir Homes plan showed a row of three bungalows opposite us. Our main concern at the time was how much higher than us these bungalows would be sited as that part of the field is at present higher than us. Now we find the plan is to put a block of two-storey flats there instead of the bungalows. It is difficult to understand the reasoning behind this change as we were not objecting to the bungalows themselves, just questioning at what level they would be built. The flats would not be at all in keeping with existing houses and would look very out of place.

Another inexplicable change that has been made to the original plan is that there will now be bungalows along Seafield Avenue where originally there were villas. This would seem the obvious place to site villas where they will offend no-one and be in keeping with the older villas on the other side of the street. Surely the correct setting for those bungalows would be opposite the existing bungalows, with the villas opposite the existing villas as on the original plan.

That part of the development near the Inn Charles Hospital and Castle Road East where there are to be three storey flats would be the ideal situation for the two-storey flats and villas as there are already a row of two-storey houses on the other side of Castle Road East. In fact this seems the correct place for the whole development to be as it would have minimal impact on the rest of the town and the land is so more suitable being much less boggy and access is safer and easier. Instead Muir Homes have apparently cut the number of houses in that area but maintained a high density of houses of unsuitable design nearest to existing houses and in the wettest part where access is also unsuitable.

We are very disappointed this venture did not go to one of our three local builders thus helping local employment and boosting the local economy. We draw your attention to The Cairngorms National Park Authority's factsheet of March 2007 under Functions: "Planning and Development Control" and respectfully request that this function be used to give very careful consideration to something the scale and design of which could cause irreparable damage to a delightful town and the quality of life of its residents.

Yours faithfully

David and Katherine Elder

A large, irregular black redaction mark covers the signature area, obscuring the names and any handwritten notes that might have been present.

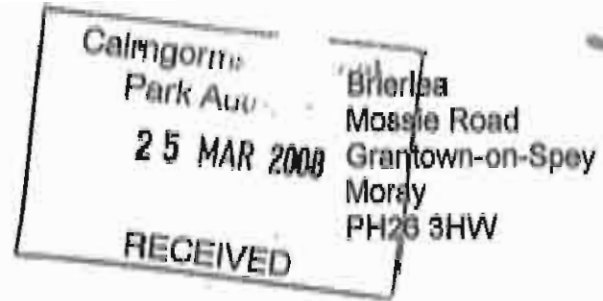
Cairngorms National Park Authority

Planning Application No. 06/320/CP

REPRESENTATION

ACKNOWLEDGED 25 March 08

Cairngorm National Park Authority Office
The Square
Grantown-on-Spey



19 March 2008

Dear Sir / Madam,

PLANNING APPLICATION BY MUIR HOMES FOR 193 RESIDENTIAL DWELLINGS IN GRANTOWN ON SPEY

Reference:

A. Letter of Notification of Intent dated 07 March 2008.

1. Reference A gave notification of Muir Homes' planning application for the construction of 193 houses in the Seafield Avenue and Castle Road East areas of Grantown-on-Spey. The notification further specified that any objections from concerned parties should be lodged with the appropriate planning authority within 14 days of receipt of the Reference.

2. Before stating my concerns and objections, I would wish to stress that I am, in principle, not against the construction of new housing per se and appreciate that nationally there is an ever increasing demand for new and affordable residential accommodation. That said, however, such demands should not be used as an excuse to justify excessive and inappropriate building projects to the detriment of existing communities, supporting services and wildlife. As a concerned resident, I would wish to object to the present proposals on the following grounds:

- **Quantity.** I strongly believe that the number of dwellings proposed is excessive and not justifiable for the direct needs of the town or any foreseeable influx of residents. This number of additional dwellings would have a significant and negative impact on the character of the town and therefore the very essence of why people would wish to live here in the first place.
- **Density.** As with the proposed quantity of dwellings, the density of the proposed project is completely at odds with the character and density of construction within the existing town.
- **Supporting Services/Infrastructure.** I am greatly concerned that the infrastructure of the town, specifically roads and sewerage, will be inadequate to support the increase in demand associated with the proposed project. Likewise, I am uneasy over the ability of the town's already stretched health and dental services to manage the additional residents. Furthermore, an issue of extreme concern will be the ability of the local Secondary School (Grantown Grammar) to cope with the related increase in pupils associated with the proposed project. The school is currently approaching its maximum intake, being only 2 pupils short of the First Year quota for the 08/09 term. The consequent necessity to bus pupils to and from Kingussie or Inverness on a daily basis hardly seems practicable.

- Community. Being within the Cairngorm National Park, Grantown is heavily dependant on tourism and it is the very character of the town and its ambience that attracts the tourist in the first place. There is a grave danger that the proposed project will disrupt that ambience and therefore will impact unfavourably on the tourist trade.
- Wildlife. The Mossie, a significant part of the proposed construction area, is home to a wide variety of bird, insect and animal life. All of these habitats will be put under extreme pressure if not destroyed entirely. Of particular concern would be the impact on the local Snipe population, which has only just re-established itself in the Mossie. These birds are rare and susceptible to change at the best of times and will undoubtedly suffer if the project goes ahead.

3. Given my observations stated above, I conclude that Muir Homes' plan, in its current guise, is short sighted, ill conceived and completely inappropriate for a country community such as Grantown-on-Spey.

Yours faithfully,

A large black rectangular redaction box covers the signature area.

A K S Liggat

Cairngorms National
Park Auth.

27 MAR 2008

RECEIVED

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

25th March, 2008

CNPA,
Albert Memorial Hall,
Station Square,
Ballater.
AB35 5QB

Cairngorms National Park Authority	
Planning Application No.	06/320/cf
REPRESENTATION	
ACKNOWLEDGED	27 March 08

Dear Sir/Madam,

PLANNING APPLICATION AT LAND BETWEEN SEAFIELD
AVENUE AND CASTLE ROAD EAST, GRANTOWN ON SPEY

I refer to my previous letter dated 23rd August, 2006 and wish to express my anger yet again about the proposal to build 193 new homes in the above area, by Muir Homes. I read the letter printed in The Strathspey and Badenoch Herald, dated 19th March which updated me into the recent application.

As I mentioned in 2006, I strongly disagree with the large amount of new homes being built as Grantown cannot cope with that large number, all the services are overflowing as it is. I can understand there is a shortage of homes for young people in the town, but please do not ruin the area (including blocking the view from the Caravan Park) by building so many houses.

- 2 -

I love Grantown on Spey, I was born here in 1959, I love living in it the way it is. PLEASE DO NOT ALLOW IT TO BE SPOILED.

Yours faithfully,

A large black rectangular redaction box covering the signature of Sally N. Greenlees.

Sally N. Greenlees (Mrs)

George C Rafferty MBE, DL
Veterinary Surgeon

15 Seafeld Court
Grantown on Spey
Morayshire PH26 3LE

Cairngorms National
Park Authority

27 MAR 2008

RECEIVED

26th March 2008

C.N.P.A
Albert Memorial Hall
Station Square
Ballater
AB35 5BQ

Cairngorms National Park Authority

Planning Application No. 06/320/CP

REPRESENTATION

ACKNOWLEDGED 27 March 08

Dear Planners,

We write regarding the proposed development of 75 homes on the Mossie at Seafeld Avenue between the caravan site and Seafeld Court.

The Mossie acts as a flood plain and stores excess water when there is a lot of rain or a sudden thaw after heavy snow fall. About 40 years ago parts of Woodburn Place and Kylintra Crescent were flooded when the burn over flowed after a sudden thaw. If areas of the Mossie are tarmacked over the surfaces, water will be fed directly into the Mossie burn with a danger of flooding.

The Mossie is a nesting site for Oyster Catchers and Peewits and important nesting areas must be preserved.

The areas covered with rushes should not be built on, but left as they are to protect the birds and prevent flooding.

The Mossie is not suitable for two storey houses. In the present plan we would have a two storey house directly opposite us at 15 Seafeld Court with our windows and garden being overlooked, causing a loss of privacy and amenity. If two storey houses are deemed essential we would suggest that bungalows 56 & 57 in the plan be relocated to site 51 and the other houses moved up accordingly.

Yours faithfully,

George & Jane Rafferty.

Mary Grier

From: Pip Mackie on behalf of Planning
Sent: 28 March 2008 14:18
To: Mary Grier
Subject: FW: Planning permission objection

I've acknowledged this rep.

Cheers
P

From: [REDACTED]
Sent: 27 March 2008 10:04
To: Planning
Subject: Planning permission objection

Case No 06/320/CP

Dear sir or madam,

As a regular visitor to Grantown On Spey caravan park, I would be very disappointed if the planning permission was granted for the housing scheme to be built in close proximity to the park as it would certainly spoil the ambience and spectacular views, which are the park's main features, should this construction go ahead I would doubt very much if I would be returning to the park in the future.

I would trust your department look after those who use this site and preserve local tourism. I object to this planning permission being granted.

Yours sincerely
D.Anderson

MR Douglas Anderson
45 Burnside Place
Carron, Falkirk
FK2 8ER

Syngenta Limited, Registered in England No 2710846
Registered Office : Syngenta Limited, European Regional Centre, Priestley Road, Surroy Research Park, Guildford, Surrey, GU2 7YH,
United Kingdom

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

28/03/2008



B.H. & S.A. Backholer
Arran Mhor
Rhuarden Court
Grantown-on-Spey
PH26 3DA

26 March 2008

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

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 28 March 08

Dear Sirs,

Reference No.: 06/320/CP:

Development on land between Seafield Avenue & Castle Road East, Grantown-on-Spey

We are writing to express our concerns regarding the planned building of dwellings on the land adjacent to Seafield Avenue. Whilst we do not in any way object to the actual need for more housing in the area, we are concerned that the amount of building that will take place on this land may affect the drainage into both the Kylintra Burn and the burn that currently runs beside this plot and leads into the Kylintra Burn.

Our property lies at the bottom of Rhuarden Court, immediately next to the Kylintra Burn and the pond that lies within the grounds of Moray Park. It has become quite noticeable that during recent heavy falls of rain, the height that the water rises to in the burn is much higher than in previous years. At one point earlier this year, the water was lapping at the top of the foot bridge that joins the recreation ground behind our house to Coppice Court as the flow was so high.

We are now concerned that if the natural soak-away of the land where the building is to be carried out disappears under houses and road, more rainfall will be diverted into the burn that runs alongside the development plot and also into Kylintra Burn and that we may risk being flooded.

We would be very grateful if you could ensure that the development plans before being approved take account of the loss of natural soak-away and that more rainfall is not diverted into the burn that runs immediately next to our property; i.e. that there are sufficient drainage facilities included within the plan to ensure that the amount of water within the Kylintra Burn does not burst its banks at times of heavy rainfall.

Many thanks for your consideration of our concern.

Yours faithfully

B.H. Backholer

S.A. Backholer

Calngorms National Park Authority

Sheila Grant

C.N.P.A.
ALBERT MEMORIAL HALL
STATION SQUARE.
BALLATER.

Planning Application No. 06/320/CP

REPRESENTATION

Beanach
Woodside Avenue
Grantown-on-Spey
PH26 3JN
Scotland

ACKNOWLEDGED 29 March 08

Dear Sirs,

I am writing to express my great fear of the revised plans by Muir Homes to build 193 houses in Grantown. Surely it is obvious that Grantown cannot cope with this number of new houses. A few could be built by local Builders between Grant House and the Hospital Bungalows but no more - no building at all anywhere near the caravan site. It is a great asset to the Town.

26/3/08.

Aviemore/ -

WITH THANKS

Aviemore, Torris + New Colgin are examples of houses crammed together - almost on top of each other!!

Please do not let this happen to Grantown.

I also wonder why Muir Homes want to build here - has some agreement been made between C.N.P.A and that Company?

I do hope that all letters of complaint are read and considered before any decision is made.

Yours faithfully,

Calngorms National
Park Authority

28 MAR 2008

Grantown-on-Spey Caravan Park

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

March 20, 2008

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

Cairngorms National
Park Authority
25 MAR 2008

Cairngorms National Park Authority

Planning Application No. 06/3201CP

REPRESENTATION

ACKNOWLEDGED 25 March 08

Dear Ms Grier

Re: Planning application for 193 dwellings in Grantown-on-Spey made by Muir Homes

Regarding the above application we wish to object to it and make the following points:-

Density of the Proposed Development

The density of the dwellings should be similar to that of Seafield Court or risk devastating overload of existing infrastructure and services. Increasing the population of Grantown by 20% to 25% in one stroke will most likely cause major disruptions or risks related to:

- Road impacts, including the exacerbation of traffic flow and congestion problems
- Substantially higher risks to the safety of pedestrians (especially school children and the elderly) and vehicles resulting from the great increases at peak times in road traffic in already congested areas such as the Co-op corner at the beginning of Seafield Avenue and the High Street. This intersection is already a risky bottleneck due to the one lane traffic on Seafield Avenue created when the Co-op lorry is parked and unloading
- Capability of Seafield Avenue to handle rain and water runoff (flooding) – see discussion below under "Drainage"
- School and other community services that will probably require significant expansion in a very short time

Infrastructure – Drainage


Field drains have for generations always drained into the field where the Muir development is proposed and these naturally flow into the swamp area there. What provision is being made to ensure minimal disruption to this naturally occurring flow? What will be the impact on those field drains to the local ecology? What assurances are there to those who would be impacted that this will not become a huge problem or financial burden?

Two Storey Homes

Two storey homes are a major concern. Currently all houses in the Seafield Court area are single storey bungalows. The Caravan Park has always enjoyed a rural feel and view that has helped us attract repeat visitors.

Grantown-on-Spey Caravan Park

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



Specific objections to two storey homes include:

- Resulting loss of rural feel
- Resulting loss of ambience important to tourism
- Resulting major negative impact on visitors (tourists) to the Caravan Park. Many of our regular visitors will feel that this rural feel and ambience have been lost if two storey homes are built in the adjacent field
- The Plan showing the comparative heights of the new development to adjacent homes highlights the incongruence of the proposed two story homes which not only appear to lack aesthetic merit, but worse, spoil the look and feel of existing Seafield Avenue structures and architecture


Noise and Related Density Impacts on Caravan Park Visitors

Our Holiday makers come to Grantown partly for peace and quiet as well as the walks, wildlife and other rural attractions. Many Caravan Park visitors choose to stay at Grantown due to the very high quality experience which they enjoy when here. The present owners of the Caravan Park have made very considerable continuing investments in the Park and these efforts have been recognized by receiving in January 2008 the "Scottish Park of the Year Award 2007" from Scottish Caravanner magazine. The setting of the Caravan Park with its peaceful rural feel has been a very big draw and benefits the town in many ways. This attraction (rural feel and ambience plus peace and quiet) could be lost by the density and nature of the proposed housing development.

In summary we feel that the proposed development will negatively impact not only ourselves but also the residents of Grantown. The provision of homes on the site in question should at least be of a similar nature and density as the Seafield Court homes. Providing the infrastructure improvements needed are adequately addressed in advance of construction, we would regard a smaller number of single storey bungalow homes as acceptable. However, two storey homes would impact the present attraction of the Caravan Park as a place to visit and enjoy to such an extent that we could well be forced to become a residential caravan park with consequent loss of sustainable tourism and tourist expenditures to the Grantown economy.

The National Park Authority is already aware of the favorable economic impact that the Caravan Park, as the top tourism attraction, has on the town and local area. We sincerely hope that very careful consideration is given to our objections. These are not selfish, narrow objections, but reflect our long experience with and deep knowledge of our valued visitors and the tourism market.

Yours faithfully



Sandra McKelvie and John Fleming
Partners



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.

13th March 2008.

Dear Sir,

Cairngorms National
Park Authority
25 MAR 2008
RECEIVED

RECEIVED
20 MAR 2008

Cairngorms National Park Authority
Planning Application No. 06/820/CP
REPRESENTATION
ACKNOWLEDGED 25 March 08

Planning Application by Muir Homes for 193 Residential Dwellings in Grantown on Spey.

The Kirk Session of Inverallan Church, which was served notice as a 'Neighbour' in the above does not feel that the altered plans change its original concerns and would again 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 notes that there will still be 49 'affordable homes' in the proposals. Although concerns were expressed about what 'affordable' meant and how it could 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 still too many. Even in three phases, 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.
- **Caravan Site:** There was also concern at the possible effect on the rural appeal of the Caravan Site that is an important source of tourism revenue for the town.
- **Character:** There was concern that Grantown could simply become a 'dormitory town' for Inverness or another Highland community with a large proportion of 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.

- **Traffic:** 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 have been serious accidents on this section of road, including a fatality. There would 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:** Were all the houses to be occupied then there is a very real possibility that local Services, such as the 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.

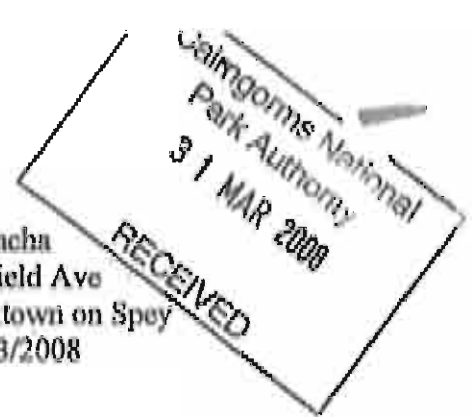
These are the objections of the Inverallan Kirk Session and, from discussions with members of the Congregation, the concerns of many of them as well. Can I again stress that the Session recognises that people need somewhere to stay and the need for some housing, especially affordable, but feels that the present proposal is still simply too great a number and density. It also feels that there needs to be a measured, planned programme rather than simply a reduction of the plans by a few houses. Such a reduction and three phases may appear to be better but, unless there were to be a much greater reduction, and much longer phasing, it would leave all the problems unresolved.

Yours faithfully,

A large black rectangular redaction box covering the signature of M. Smith.

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

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



Moracha
Seafield Ave
Grantown on Spey
27/03/2008

Cairngorm National Park Association
Dear Sirs,

Muir Homes Development, Grantown on Spey.

I have viewed the revised plans submitted by Muir Homes for their proposed development on the Mossie, Grantown on Spey. Although they have reduced the number of houses in their development, they have increased the number of 2 storey buildings which are completely out of character with the surrounding houses. The development is typical of large spec builders in that they are crowding as many houses into the area as they possibly can. Are we to have another Aviemore or Kincaig?

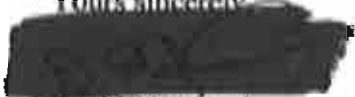
I wish to have noted my objections to the plans on the following grounds.


- 1) The number of houses and the inclusion of 2 storey blocks.
- 2) The loss of amenity to the town, the Mossie has for long been a recreational area for members of the community for walking, horse riding and grazing and also for bird watching.
- 3) The Mossie is a nesting area for Lapwing, Oystercatcher and Curlew and should be protected. Does the RSPB have any input into these decisions?
- 4) There is a serious risk of flooding if the sponge effect of the Mossie is disturbed.
- 5) The High School and Health Service are running at almost full capacity and are unlikely to be provided with funds to accommodate the influx of new pupils and patients
- 6) The caravan park, a major source of income for the town, will become less attractive to visitors

I hope your planning committee will take my objections into consideration, if not to turn down the application then to at least have the plans modified to reduce the impact this development will have on the town. I realise that there is a need for the provision of affordable housing but there is no reason why this can not be done sensitively. I would also hope that Muir Homes are made aware of the need to ensure that their site can be properly drained without affecting other areas of the town.

I trust that the CPNA will have the interests of the town and its people foremost in their minds when coming to their decisions. I was under the impression that the main purpose of creating a National Park was to protect the environment and limit the damage done by development.

Yours sincerely


David Shepherd


Isobel Shepherd

Calngorms National
Park Authority
31 MAR 2008
RECEIVED

"Bisley"
Woodside Avenue
Grantown on Spey
Morayshire
PH26 3JR

28.3.08

Calngorms National Park Authority
Planning Application No. 06/32dcp
REPRESENTATION
ACKNOWLEDGED 31 March 08

Dear Sirs,

I am writing to object to the revised plans for 2 storey houses to be built on the land next to Grantown Caravan park. I do agree that new houses are needed - but not at the expense of a beautiful caravan site - whose owners work tirelessly to make it what it is - it does not need these houses built there.

Thankyou

[Redacted signature]

[Redacted address]

[Redacted address]
Susan & Duncan Riley

Wendy Mitchell

From: Amy Bruce [REDACTED]
Sent: 28 March 2008 22:22
To: Planning
Subject: 06

case No. 06/320/CP

I have been informed that there are to be houses built beside the Granton On Spey caravan park

I wish to have my objections be known with regards to the proposed build as I have stayed in Granton for two years as a visitor at the caravan site and was also considering moving there into a static van

If this goes ahead I would be reconsidering my options

Mr & Mrs J Bruce
3 Wallace Crescent
Peterhead
Aberdeenshire
AB42 1GG
[REDACTED]

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

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 31 March 08

Wendy Mitchell

From: [REDACTED]
Sent: 30 March 2008 09:33
To: Planning
Subject: Case 06/320/CP

From
Alan Beedle
Hedgehog Cottage
North East Mason Farm
Seaton Burn
Newcastle upon Tyne
NE136DN

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 31 March 08

Case 06/320/CP

I wish to object against the application to build further houses adjacent to the campsite at Grantown on Spey. I, and my fishing companions are regular visitors to the area and if this goes ahead, we are unlikely to return to Grantown on Spey.

Regards

Alan Beedle

AOL's new homepage has launched. Take a tour now.

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

Larch Cottage
Old Spey Bridge
Grantown on Spey
Moray PH26 3NQ

Cairngorms National
Park Authority
- 3 APR 2008

RECEIVED

31 April 2008

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

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 3 APRIL 08

Dear Sirs,

Re: Muir Homes Development, Grantown on Spey


We are joining the many other voices in expressing *horror* at the huge number of houses being planned for Grantown on Spey on the Mossie. There is certainly a need for more housing in the area, including affordable accommodation, but such a large scheme which could create a 25% increase in the population is quite frightening. We have no doubt many folks have already shown their displeasure at the thought of further traffic on Seafield Avenue and the very narrow stretches of Grant Road. We know of several elderly ladies who are already afraid to use the crossing at the Co-op corner where one was actually knocked down.

We would presume the facts have been checked by the builders but it appears from the outside that social services and schools are already working to capacity.

The plans reveal that two storey buildings are to be alongside bungalows and the caravan site, in some cases robbing established facilities of their views and light.

This appears to be an easy option for builders from outside the area who are apparently willing to deface a rural locality and spoil the charm of a scenic and popular caravan site. It would be interesting to know who the beneficiaries of this new scheme will be - certainly the builders; but judging from other towns, Grantown will not profit from more commuters and holiday homes.

Yours faithfully,


Bruce & Wilma Morgan

- Seafield Avenue would struggle with the increased traffic that the homes planned at the rear of Seafield Court would bring. The 'D'-of' 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 heading to the primary school.
- I doubt that the existing health services could cope with an increase in the area of 153 households? Given recent housing developments in neighbouring villages many of which will be using Gwenton 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.
- Both libraries have recently been studied with a view to 'topping' them as flood prevention measures. The Mossie fields serve a similar purpose. What measures will be taken to ensure that there is no flooding caused by the loss of this 'sponge'.

I was somewhat concerned to note that Blair Homes have already started to advertise the development, and also to hear that the Director of Education is of the opinion that the development will be going ahead - this smacks of a 'done deal'.

Given the points I have raised above I would like to have assurances from Cairngorms National Park and/or 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 if other local services are found to be collapsing from the sheer increase in numbers.

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

The CNPA are supposed to support the people already living and working in the park. How can it allow a firm from outside the area to take work which should go to local firms?

Yours faithfully


SUE JARDINE

IAN FRASER

Cairngorms National Park Authority
Planning Application No. 06/2201CP
REPRESENTATION
ACKNOWLEDGED - 21 March 08

The Warden
Woodside Ave
Gwenton on Spey
2638308

Cairngorms
Park A.
31 MAR 2008
RECEIVED

Cairngorms National Park Authority
14, The Square
GRANTOWN ON SPEY

Dear Sir

Re: Planning application for 153 dwellings in Gwenton on Spey made by Blair Homes

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

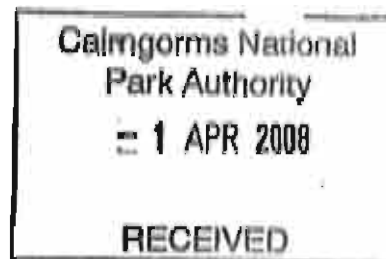
- The draft Local Plan as published by Cairngorms National Park on their website states in respect of Gwenton on Spey 'This surrounding area are of high landscape and environmental value, and any new developments should not compromise the scenic beauty or special qualities of the area.' (para 3, p 79)
- With regard to the site plan included with the Notice for Service on Neighbours there is absolutely no detail included at all.
- 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. Following an extremely wet winter there have been a number of occasions when Seafield Avenue has been badly affected by lying water, most recently on the weekend of 8th March when the Local Authority were required to attend to the drains at the junction of Seafield Court and Seafield Avenue on a Saturday.
- The current Primary School is at capacity, the building could not withstand any significant increase in pupil numbers.
- I teach at Gwenton Grammar School. We already have a number of classrooms and the Library housed in portacabins. Given recent housing developments in Cambridge and Methybridge the school is struggling to cope with current pupil numbers. At a recent staff meeting the Head Teacher informed that the Local Authority are considering capping S1 & 2 classes at the present time - any new pupils may well be required to travel to the nearest secondary school that can accommodate them, at the very minimum a daily round trip of 44 miles over the Dera Moor.

BY HAND



Newlands
14 Seafield Court
Grantown on Spey
Moray
PH26 3LE

Planning Department
Cairngorm National Park Authority
The Square
Grantown on Spey
Moray



31st March 2008

Dear Sirs

**MUIR HOMES – PROPOSED DEVELOPMENT SEAFIELD AVENUE
GRANTOWN ON SPEY**

This letter should be regarded as a formal objection to the application by Muir Homes for the development of housing between Seafield Court and the Campsite. Our reasons for objecting are as detailed hereunder.

It must be stated at the outset however that we have no objection whatsoever to a sensible and sensitive development of low-level housing, in a style and density commensurate with the existing housing. In other words everything that Muir Homes is not doing!

Our specific objections are as follows:

1. It is completely unacceptable to have two-storey "terraced" dwellings overlooking the existing plots 15 to 19 Seafield Court. These proposed new properties will simply tower over the existing bungalows and lead to a loss of privacy and amenity.
2. Muir Homes appear to be cramming in as many properties as possible, and the layout takes absolutely no account of existing house styles and density.
3. Has anyone considered the increase in the volume of traffic consequent upon the proposed number of dwellings? Seafield Avenue already gets busy particularly in the summer months with cars and caravans using the campsite. A significant number of additional vehicles using the road could give rise to safety issues, particularly for the high number of pedestrians who use Seafield Avenue.
4. Hopefully the overall site plan does not allow through traffic between the proposed Seafield Avenue entrance and Mossie Road entrance. To do so would inevitably create a "rat-run".
5. For a tightly packed development such as is being proposed, has anyone considered the impact on shopping, schools and medical services?
6. Has anyone considered the fact that some of the proposed development is, I understand, to be on an existing flood plain?

Hopefully Cairngorm National Park Authority will subject the proposal to at least the same degree of critical review as they have done to date for individuals who have tried to build a single house, or extend. Some of these individuals have had their plans turned down for various (in their opinion petty) reasons. It would beggar belief if Muir Homes was given permission from CNPA on the basis of the existing proposal. If permission was granted, CNPA will have to account to the existing residents for their decision, and be able to completely justify their decision-making process.

Yours sincerely



L S Burnett



Dr J C D Burnett

Wendy Mitchell

From: Derek Anderson
Sent: 01 April 2008 10:30
To: Planning
Subject: Planning Objection : Case No. 06/320/CP

Hi Planning Dept.,

It has recently been brought to my attention that there is currently a planning application for 57 houses to be built immediately in front of the Granton's camp site. As a frequent visitor to this area I would like to log an objection. I feel that this would have a serious negative impact on the areas tranquil location, as well as being an eyesore. Also with the noise and mess that inevitably accompanies any building site I feel that I would have to look elsewhere as this would not be a suitable location for any future holidays.

Thanks
Derek

Derek Anderson
The Neuk
43 High Street
Kinross
KY13 8AA.

Cairngorms National Park Authority
Planning Application No. 06/320/CP
REPRESENTATION
ACKNOWLEDGED 1 APRIL 08

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