
CAIRNGORMS NATIONAL PARK AUTHORITY

Title: CONSULTATION REPORT ON OUTLINE PROPOSAL 03/00292/OUTBS FOR A SCHEME OF 117 HOUSES IN CARRBRIDGE.

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Purpose

This aim of this report is to offer consultation comments to Highland Council on this outline application. This is the third application for this site (See Fig. 1 below); the previous application (from the same applicant) was smaller in scale but raised a high level of local objection. It has not been withdrawn and stays valid while this application also proceeds.

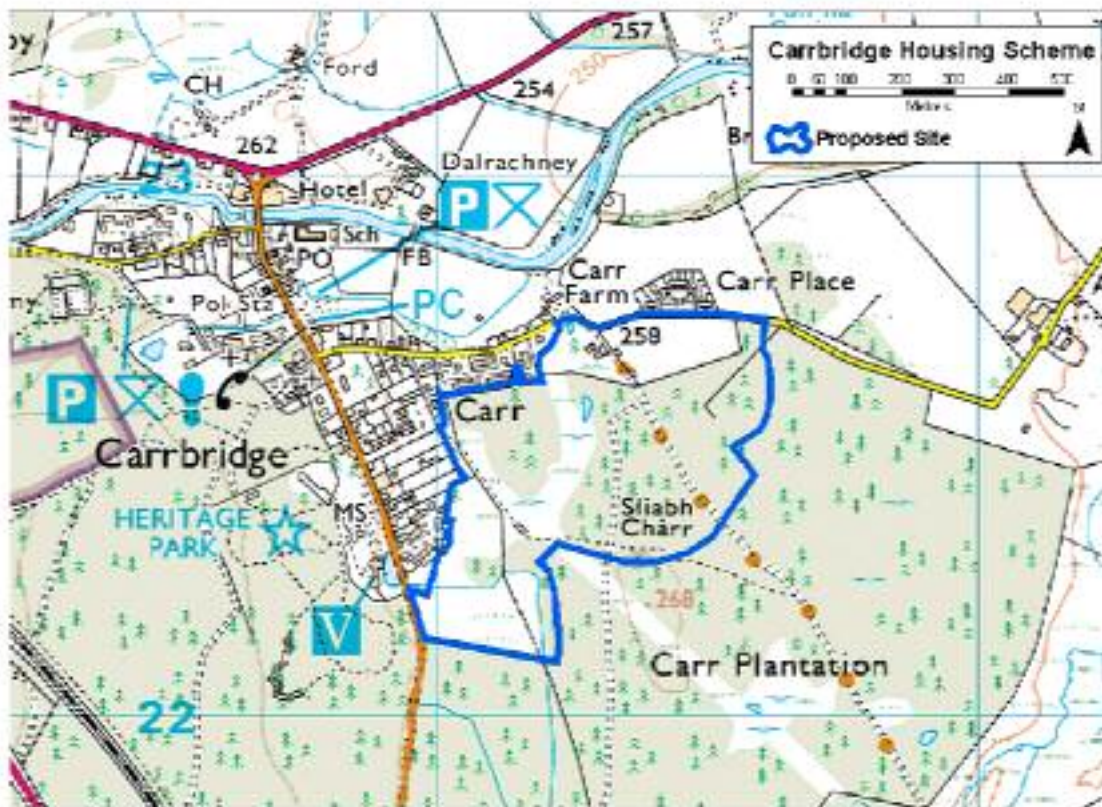


Fig. 1 – Site Location

Recommendations

- The Board supports the consultation comments to be passed onto Highland Council.

Executive Summary

This proposal is for a development of 117 houses in Carrbridge, a development which would increase the size of the village by approximately 30% with one housing scheme.

The initial question must be, does this proposal promote sustainable economic and social development of the community?; and then, does this proposal meet the collective aims of the CNP?

The answer to both questions is no. This proposal would develop a large suburban-type layout on the edge of a small village, which has retained its character through periods of growth and incremental expansion. There are serious questions as to whether there is enough provision for water supply and drainage treatment, and the village school is already close to capacity.

The scale and layout of this proposal will have an adverse impact on the character and structure of Carrbridge. The proposal is also contrary to the Badenoch & Strathspey Local Plan relative to land zoned for housing.

THE PROPOSED DEVELOPMENT

Issues

A comment in brackets refers to comments made at a public meeting in Carrbridge on 28th August 2003.

1. The scale of this development, which increases the size of Carrbridge by approximately 30%, and will be in conflict with the following Structure Plan [SP] and Local Plan [LP] policies:
 - *SP Policy G2: Design for Sustainability: are compatible with service provision.* It is highly debatable whether the water supply can cope with demand (public opinion says no, Scottish Water say yes...), is there capacity for sewerage & drainage? and the village primary school (apparently) is already near capacity.
 - *SP Policy G2: Design for Sustainability: demonstrate sensitive siting and high quality design in keeping with local character...and natural environment.* The suburban layout of this large scheme pays no regard to the structure and context of Carrbridge.
 - LP 5.1.1 & 5.1.2 and Carrbridge Proposals Map (See Fig. 2 below), zones up to 101 house sites in 13 blocks, loosely clustered to continue/consolidate the existing village structure. This proposal has one huge scheme of 83 houses which has little or no connection to Carrbridge, 5 house-sites are tacked-onto Rowan park, and the

‘affordable-housing’ section of 28 plots is cast beyond the village perimeter (into what was zoned as ‘amenity woodland’). There would also be concern at a future stage that the 89 houses for sale are not all of identical design, and that reference is made to the cultural heritage of the area.



Fig. 2 - Carrbridge proposals map from Badenoch & Strathspey Local Plan (the dark & light brown zones (1.1e, 1.2a & 1.2b) were zoned for new and long-term housing respectively. Yellow is recreation/open space.)

- *SP Policy G3: Impact Assessments.* Presumably an environmental and socio-economic impact assessment will be required?
- *SP Policy G4: Community Benefit and Commitment.* Presumably there will be agreements sought with the developer to provide environmental, socio-economic and infrastructure contributions.
- *SP H4&5: Affordable Housing.* The fact that the affordable housing is cast not only outwith the main development, but well outwith the existing village boundary, is a cause for serious concern; affordable/ social housing should be integrated within the community, not cast out of it. The plot sizes for the affordable units are also extremely small, limiting the scope of housing that can be built (See Fig. 3 below).

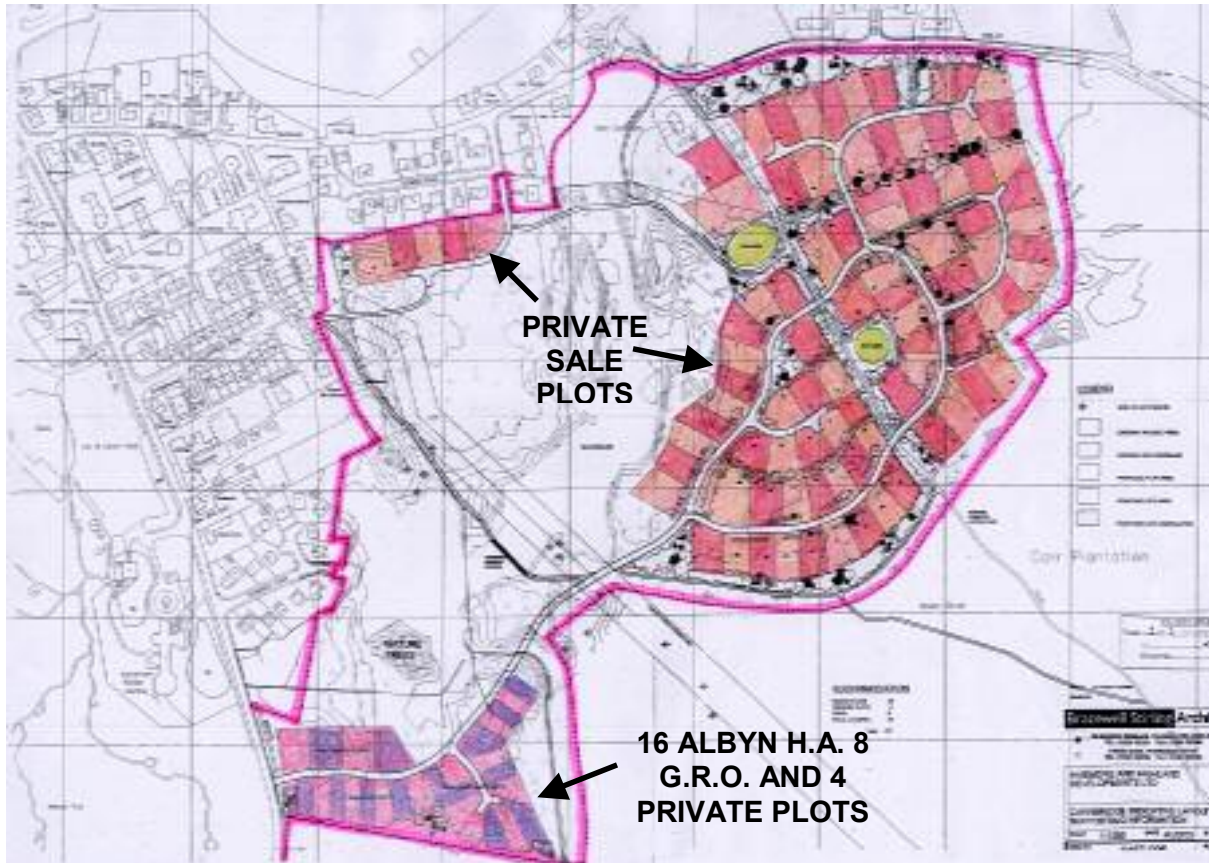


Fig. 3 - The proposed site layout (the 89 pink/red sites are for private sale, the 28 pink/blue sites are 16 Albyn H.A. 8 G.R.O. and 4 private plots.)