

Julie Millman

From: Barry Corney [REDACTED]  
Sent: 23 August 2010 15:57  
To: Planning  
Subject: CNPA Ref: 10/281/CP objection  
Attachments: Ardgeal Feu Plan Master.pdf

Calrngorms National Park Authority
23 AUG 2010
PW RECEIVED Jm

CNPA Ref: 10/281/CP

LA Application Number: 10/03400/FUL

Local Authority: Highland Council

Phase 2 Development: Ardgeal, Insh, Kingussie PH21 1NU.

Calrngorms National Park Authority
Planning Application No. 10/281/CP
<b>REPRESENTATION</b>
ACKNOWLEDGED 23.08.10.

Dear Sir/Madam,

We are writing this letter to state our formal objections to certain parts of the proposed Phase 2 development of the Ardgeal housing project, by David Somerville Architects on behalf of Highland Small Communities Housing Trust which has duly been called in by the CNPA.

We hold no formal objections of any kind to the house designs, locations, aspect, sizes or any element of the house build phase proposed, but we do have to state our clear objection at this stage to the clear felling of any of the trees in the proposed "wedge" amenity area between our original phase 1 plots and this new second phase.

The original plans were for 8 houses in total, of approximately equal plot sizes (this is now 10 houses in total with 6 phase 2 plots approximately 1/5 the size of phase 1 plots), and we were informed prior to purchase last year that a sizeable buffer zone of existing trees adding to privacy between the 2 phases of the development and a forested natural look would most definitely be retained.

The proposed felling of these trees in the "wedge" which is only 25m wide at one end and 15 at the other some 70m away will leave our eastern edge with 19 exposed trees in our garden, and 20 exposed trees in our neighbours garden to our South. Given the S/SW prevailing wind patterns of the UK and the highly exposed nature of our houses (255m above sea level and in a valley perfectly orientated to accelerate the prevailing wind) this can only lead to wind reduction of these numbers once the forest canopy has been sliced open, with associated damage to any vehicles or proposed outbuildings in the immediate vicinity. Ultimately all the trees will come down.

The original "Mifehouse" project (later renamed "Ardgeal") was initiated and "sold" as "Houses in the Forest". There will not be a forest within the developed area if this hideous clearance is allowed to happen. We do understand fully the CNPA stance on replanting with more natural and indigenous broad-leaved species, but this will take decades to realise from saplings, and many of us who have bought here given our demographic structure will probably never see these trees mature.


We would like to see a selective thinning of the trees within this proposed zone, and replanting with some trees that are already well established and of reasonable size. The notion of it being a suitable area for a park we object to fully also - many of us will ultimately have dogs and hens etc on this boundary, and there are far more suitable areas to the north and south of the development that are far bigger and would allow a better thought out park area to be established well away from all the houses. The proposed distances from the new houses (not the plot boundaries themselves) to the cleared section is also ridiculously small. Why this ill conceived token effort of a park is being planned in this location, given the available land the Trust has purchased from the outset of the project at the north and south ends which is still unused we cannot understand. With little or no vegetation in this "park" there will be no noise attenuation whatsoever through the development. In Phase 1 as it is it is like an echo chamber!

We have attached a copy of the original Feu Plan Master which we trust you will look at and compare to the highly modified new application which has been submitted by David Somerville Architects on behalf of HSCHT.

We thank you for your attention to this and look forward to your response.

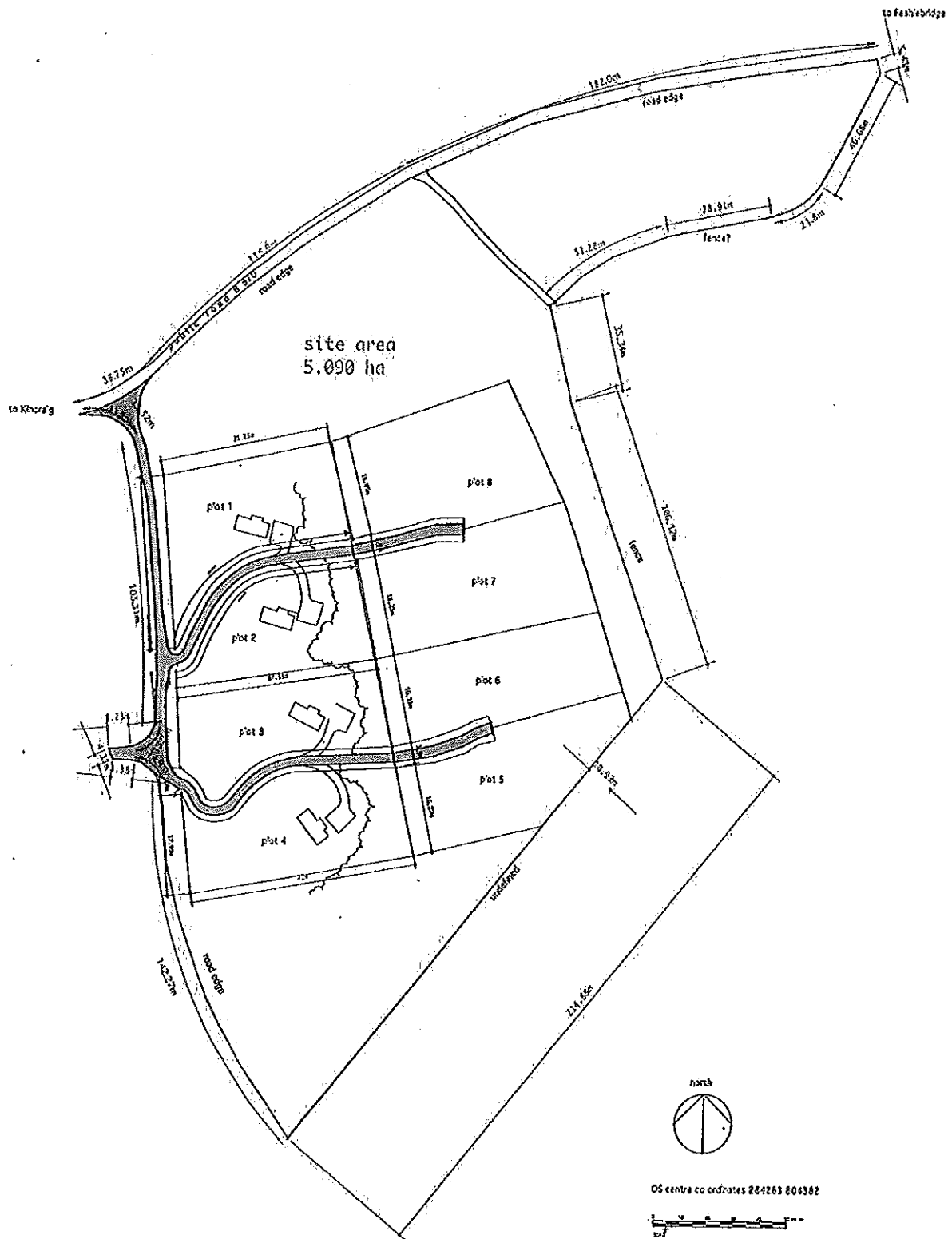
Yours Sincerely

Barry Corney M.A(Hons), M.Sc. & Laura Scott  
2 Ardgeal  
Insh  
Kingussle  
PH21 1NU

  
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Project: KILCRAIG MILKHOUSE

Drawing Title: site plan

Drawing No: 01

Scale: 1:1000

Date: February 12 2003

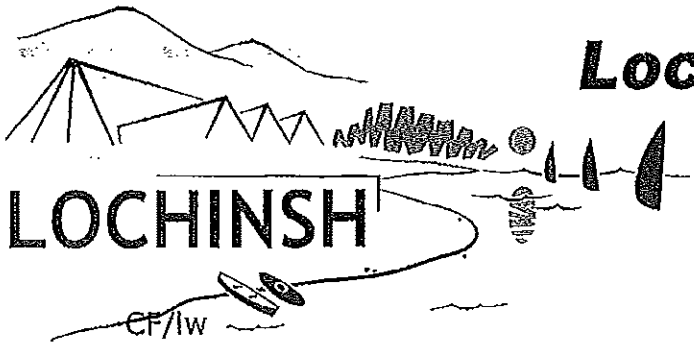
David Somerville Architect  
B Arch, ARIA, RIBA

Bathregan Abbeys, Inverness IV3 6LB

Telephone 01463 451442

Fax 0870 0225 557

email ds@dsomerville.co.uk



# Loch Insh Watersports

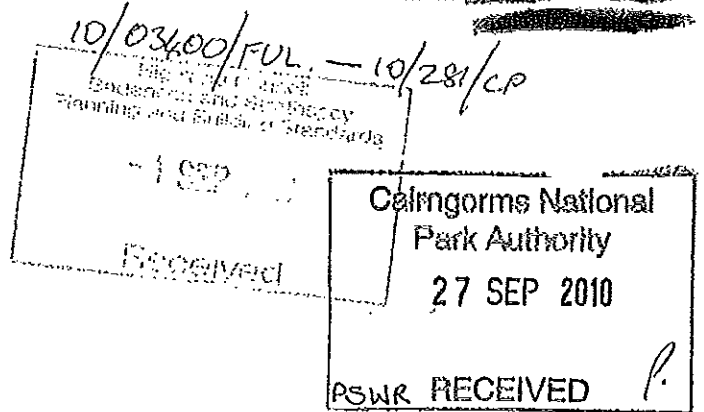
The Boathouse Restaurant  
with Insh Hall Ski Lodge  
& Ski School

Insh Hall, Kincaig, Inverness-shire, PH21 1NU

E-mail: [REDACTED]

26 August 2010

The Highland Council  
Planning Department  
Ruthven Road  
Kingussie  
PH21 1EJ



Dear Sirs

Reference Planning Application at Ardgeal for 2 Semi-detached houses and 2 single properties

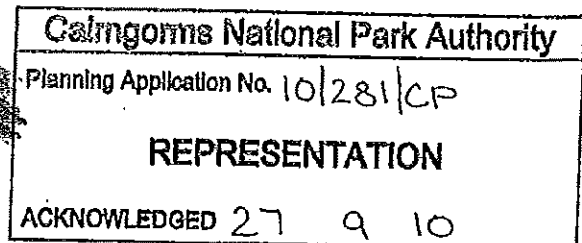
You should be aware that these properties are often taken up by young families and the present houses have no safe access once on to the B970 particularly when having to walk to Kincaig shop. It is not uncommon to pass families with prams walking on what is an increasingly busy road with several blind corners, before they get as far as the Watersports Centre, where there is a footpath.

Knowing that the National Park have cleared the Speyside Way track which would lead past these properties across the road, over the fields to the shinty field and the footpath known as the Badenoch Way.

I would request that it is considered with this planning application to bring that section of the Speyside Way forward as soon as possible, ideally before the completion of these properties.

Yours sincerely

[REDACTED]  
Clive Freshwater



Voted "Best on the Water" facility in Scotland  
"Best Small Business in the Highlands 2000" and "Parcelforce Worldwide Best Small Business in Scotland"

