

AGENDA ITEM 5

APPENDIX 6

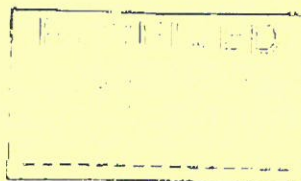
05/495/CP

CARRBRIDGE
COMMUNITY COUNCIL
LETTER
19 MAY 2007

Carr-Bridge & Vicinity Community Council

Chairman: Scott Bruce
Lag an Ath
Carr Road
Carr-Bridge
PH23 3AF
01479 841264
scottbruce@btinternet.com

Secretary: Kate Adamson
Battaropic
Station Road
Carr-bridge
PH23 3AL
01479 841281
adamsonk@btinternet.com



Mr David Green, Convener
Cairngorm National Park Authority
14 The Square
Grantown on Spey PH26 3HG

Your ref: 05/495/CP

19th May 2007

Dear David,

Proposed Development – Land bounded by Crannich Park, Rowan Park and Carr Road

Carr-Bridge Community Council were supportive of development in principle as the village requires affordable housing, but we want to ensure that any development is environmentally and socially sustainable.

At the site visit on Tuesday 8 May, we listened to the debate regarding the hydrological system and natural heritage of the bog woodland. As a result, we lack confidence in the relevant surveys conducted to date, a view that was apparently shared by many of those present, and feel there is no proof that the integrity of the environment is secure under current proposals.

The Reporter stated that (in the event of conflict) the Protection of the Natural Heritage was paramount. We understand that the flora and fauna survey information available is incomplete as is the hydrological information.

We (CCC) feel that it would not therefore be appropriate for CNPA board to make a decision on the development until the members are in possession of all the facts and can satisfy themselves that the impact of the development on the local environment will be acceptable.

From what we could gather, the hydrological information particularly in relation to the bog woodland gathered to date appears to be, at best, wholly inadequate and, at worst, inaccurate or flawed. It therefore prevents a proper understanding of the impact that the development will have on the ground water. The lack of an adequate study, as previously stipulated by the Reporter, also draws into question whether a SUDS based drainage scheme is actually appropriate at this site. It should be noted that if it is not then surface water would have to be taken to the local treatment works prior to discharge into a water course which may not be able to accept these significantly increased flows. Prior to a

decision it would be prudent to carry out a thorough hydrological study by a firm of acknowledged experts in this field rather than a generalist civil engineering consultant. Once this information has been gathered and the acceptability of both the proposed SUDS drainage system and the impact of the development on the local environment have been confirmed, the development could be allowed to proceed. Given the complexity of the groundwater issues at the site CCC would ask that the developer submits their proposals for a proper hydrological survey, which perhaps should be validated by an appropriately qualified independent third party before the work proceeds.

Carr-bridge Community Council remains convinced that the best interests of the community will not be served by construction of all the affordable houses in the first phase.

The provision of affordable housing should be phased throughout the development both in timing and position. At the site meeting the developers stated that they could consider phasing of this type with agreement between themselves, the Council and CNPA therefore such agreement will require to form part of the planning conditions.

We were disappointed at the number of Park Board members attending when the development is of such significance to a village of our size. Fewer than half the members were present to hear the conflicting technical information and see the site. We feel that those who were not present might find it difficult to make a reasoned judgement on this application unless full information is made available to them.

Yours Sincerely,

Scott Bruce
Chairman