

# AGENDA ITEM 7

## APPENDIX 5a

2013/0120/DET

REPRESENTATIONS  
RECEIVED TO  
ORIGINAL  
SUBMISSION

# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Margaret Ross

Address: 17 Crannich Park Carrbridge

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 The size of this development is not in proportion to the size of the village and will have serious effect on the village culture & atmosphere and community spirit (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 120 houses in total. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.

2 This increase in population size would lead to insufficient services in Carrbridge (e.g., schooling, shops, play areas for children).

3 It is also likely that a large number of the houses will be bought as second homes and holiday houses. This will turn Carrbridge into a more dormant village and again have negative effects on the village atmosphere.

4. Is it necessary to build affordable housing next to a private scheme? as most of the Houses are occupied by and older generation who may not cope with such a change to there surroundings would it not be more sensible to put that part of the development along Carr Road opposite what was a Council house scheme.

5 With regard to the Carr road development this could just turn into a building site for the next 5 to 10 years and I feel the road in not suitable for the amount of traffic that it will have to handle.

# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Peter WS Bruce

Address: Lag an Ath Carr Road Carrbridge

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning reference 13/01281/FUL erection of 96 houses in Carrbridge

I have no particular objection to houses being built although I do believe that the volume of this development will adversely affect the social balance in the village and impact on our environment.

My principal and serious objection is to the use of Carr Road as access.

Carr road is relatively narrow has no pavement and is therefore struggling with current volumes let alone a massive increase.

Most of the increase is likely to be between 8:00 and 9:00am when people are going to work and some children will be using it as a route to school. It is part of the safer Routes to School Plan. Some of these movements will be school run and therefore two way.

People with access to the top end of Carr Road use the back road as a route to Grantown therefore it is reasonable to assume that the residents of the development will do likewise. This is a single track road and cannot deal with any increase in volume.

The junction with the Main Street is not up to the present volume of traffic and would be difficult to improve in any effective way.

Their original submission was for an access from the main road at the south end of the village and there is no excuse for the community or the planners to make life simpler and more profitable for the developers at the expense of safety and environmental concerns.

Finally I have some concerns about the integrity of the environmental impact study.

# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr. James Hunter

Address: 12 Carr-bridge

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:As a resident of Carr Place/Road I feel compelled to object with regard to the scale of the proposed development relative to Carr-bridge as a whole and also the potential volume of traffic using Carr Road, both during the construction phase and upon completion. As a parent who regularly makes the walk to and from school, I find the comments in the supporting statement regarding natural traffic calming to be innaccurate and misleading.

2 Rowan Park  
Carrbridge  
Inverness-shire  
PH23 3BE

4<sup>th</sup> May 2013

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

Dear Sirs

Planning reference 13/01281/FUL erection of 96 houses in Carrbridge

Although I have no objection to some houses being built I do feel that the volume of this development will adversely affect the village.

It is also notable that there is no mixing of private and housing association type houses.

My main objection is that Carr Road is completely inadequate.

- It is quite narrow, has no pavement and struggles to cope with the current volume of traffic let alone a massive increase. Presently cars can only pass with care and when for instance the refuse lorry is in Carr Road it is almost impossible to pass. Also in winter the road is further reduced in width.
- The road has no pavement and is used by many pedestrians –young and old. It is currently dangerous as not all motorists travel at an acceptable speed.
- People with access to the top end of Carr Road use the back road as a route to Grantown therefore it is reasonable to assume that the residents of the development will do likewise. This is a single track road and cannot deal with any increase in volume.
- The junction with the Main Street is currently difficult to enter or exit and the additional traffic can only make this worse.
- We live in Rowan Park but Carr Road is our only way of entering or leaving Carrbridge.
- It is difficult to see how Carr road could be altered to cope with additional traffic and pedestrians and even if it could it is sad to see a traditional country lane lose its character.

Yours faithfully

Andrew Kirk

**From:**ADAM MCINNES  
**Sent:**6 May 2013 15:49:12 +0100  
**To:**Planning  
**Subject:**Objection to proposed development - Carrbridge

Adam McInnes  
10 Carr Place  
Carrbridge  
PH23 3AF

As a resident born and brought up in the village and now living in Carr Place I wish to submit my objections to the proposed development.

My son will, in a few years be attending the local school and, if Carr road is the only access to the new estate, the traffic will then be such that no child will be walking or cycling to school it will not be safe! For the first few years the increased traffic will be heavy vehicles involved in the building work and afterwards the vehicles of the 200 or 300 residents.

During my years in the village I have seen some growth in the size of the village but nothing of the size proposed. One of the most recent projects is being done on an 'as sold' basis and is proceeding very slowly. Is the demand really there or will a few houses be built to satisfy immediate needs and then the area becomes a long term building site?

The loss of such a large amount of woodland is also a concern, the woodland around Carrbridge has long been a major feature of the area and if permission is given to destroy such a large area in one go, this would set a precedence for future developments which may require the use of large amounts of our local woodlands.

The above are the reasons for my objection, I hope they can be taken into consideration.

Adam McInnes

**From:** [REDACTED]  
**To:**  
**Subject:** Objection to proposed housing - Carrbridge  
**Date:** 06 May 2013 16:09:02

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Joyce Campbell  
Lindisfarne  
Inverness Road  
Carrbridge  
PH23 3AU

Regarding the development of new houses opposite Carr Place I am quite concerned about the amount of traffic which will be using Carr Road which is in parts only wide enough for one Car. With the potential of 72 houses and probably 2 cars per house that is a lot of extra traffic using that road.

I regularly walk down there with my Grandson and can imagine the danger in having to dodge a lot of traffic.

I am also concerned about the children walking to school along that road and the children cycling it at any time.

It would seem that a relatively quiet lane where children can travel safely to and from the village will become more like a main road with all its dangers.

To increase the population of the village by approximately one-third with this development seems to me that it would be detrimental to the community spirit of the village.

I therefor object to the housing development on these grounds.

Joyce Campbell

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Objection to proposed development - Carrbridge  
**Date:** 06 May 2013 15:43:36  
**Importance:** High

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John Michael Campbell  
Lindisfarne  
Inverness Road  
Carrbridge  
PH23 3AU

I am writing regarding the proposed housing development in Carrbridge, particularly the 72 houses proposed on Carr Road.

My main concern is the use of Carr Road as the access to the estate. My Grandson and his parents live in Carr Place and I regularly walk down Carr Road to see him and take him for a walk. Some children walk and cycle to school or for pleasure up and down that road and it already seems to me to potentially not be the safest of roads, it is narrow, has no footpaths, and the junction with main street is difficult.

Other concerns are firstly the proposed piecemeal development which could leave the area an eyesore for a number of years, also the loss of the woodlands - one of the major attractions of Carrbridge are the various woodlands in the area and finally the general effect on the village of a potential increase in population of about one-third which will have a marked effect on village life

I wish to register my objection to the proposed development.

John Michael Campbell



**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Objection to proposed housing - Carrbridge  
**Date:** 06 May 2013 17:36:11

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Lisa McInnes  
10 Carr Place  
Carrbridge  
PH23 3AF

I am a resident of Carr Place and in previous applications the traffic would have come via Crannich Park but with the new proposal it seems all the traffic will travel down Carr Road, I have a young baby and walk down Carr Road at least twice a day to go to the shop or visit family.

At the moment the road is dangerous enough with a few corners that are very dangerous. I walk into the traffic with the pram and feel unsafe at times - especially in the winter.

I feel that the road needs a pathway all the way down before planning should be considered.

Does Carrbridge have the infrastructure for so many new houses, for example the school - does this have the capacity for so many additional children? will the childrens play park be extended? Will the village have more to offer with all the new residents.

We also regularly use the woods accessed past Carr Cottages and it would be such a shame to loose such a vast amount of this woodland.

I am therefor objecting the proposed housing at Carrbridge.

Lisa McInnes

7 May 2013

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

Re: 2013/0120/DET – ref no. 13/0281/FUL – Erection of houses at Carrbridge

I am writing to you to object to the above application to build 96 houses in two locations in Carrbridge.

1. The proposed development is far too large for this village of around 1000 people. Given average occupancy this would increase the population by almost 25% - an increase for which the village is not prepared – the school is full, the roads – particularly Carr Road - are not adequate and the main road often congested already.
2. Already in the National Park a larger than average number of homes are second homes and unoccupied for much of the year. This development is likely to increase the proportion of these homes in the village to the detriment of the village culture, community spirit and atmosphere.
3. Biodiversity will suffer if this goes ahead. The area is part of a network of habitat for the capercaillie, as well as habitat for red squirrels for which this area is known and loved.
4. Recreational use of the nearby woods would be disturbed by the long term building site which would result if the proposed phased building plan is permitted. Carrbridge already suffers from the eyesore of one such site (Dalbeg). The last thing this village, currently popular with tourists, needs is another such eyesore.
5. I wonder whether the existing foul water treatment works would cope with the additional demand. If it were to become overloaded serious damage would be done to the aquatic environment in the Dulnain and Spey rivers.

I ask the CNPA to start acting as a National Park that protects its environment rather than pandering to the wishes of developers who spoil that environment. This would be achieved if the application were refused.

Peter J Hooker

Keallidmor  
Dalmore Road  
Carrbridge  
Inverness-shire PH23 3BG

**From:**Margaret Carnegie  
**Sent:**7 May 2013 21:29:05 +0100  
**To:**Planning  
**Subject:**Planning 2013/0120/DET 13/01281/FUL

Regarding the above planning application, I would like to make the following comments:-

1. Carr Road is unsuitable for the amount of traffic that this size of development will create. The children will need a safer walking route to school otherwise all the residents of the new development will run their children to school in their cars
2. Having lived in a village in Peeblesshire which underwent a similarly proportioned increase in size about 10 years ago, this destroyed the social cohesion of the village. For example the new houses had their own jubilee party rather than join in the main village event.
3. The development off the B9153 is on a totally unsuitable site as it is very muddy.

Margaret Carnegie

Pentlands

Uquharts Brae

Carrbridge

PH23 3AZ



**From:**Gus Carnegie  
**Sent:**7 May 2013 21:34:18 +0100  
**To:**Planning  
**Subject:**Planning 2013/0120/DET 13/01281/FUL

Regarding the above planning application, I would like to make the following comments:-

1. Carr Road is unsuitable for the amount of traffic that this size of development will create. The children will need a safer walking route to school otherwise all the residents of the new development will run their children to school in their cars
2. Having lived in a village in Peeblesshire which underwent a similarly proportioned increase in size about 10 years ago, this destroyed the social cohesion of the village. For example, the new houses had their own jubilee party rather than join in the main village event.
3. I am concerned about the development off the B9153 as regards the exit on to the □B□ road. This is a dangerous bend. What traffic calming will be done on the B9153 and to where will the 30MPH signs be relocated .

Gus Carnegie

Pentlands

Uquharts Brae

Carrbridge

PH23 3AZ



Ref: Application No: 2013/0120/DET Ref No: 13/01281/FUL

I walk, cycle or scooter along Carr Road every day going to the park or the shop or school.

If there were houses built in the bull field there would be a lot of traffic.

It would make me feel unsafe because there are no pavements and cars go too fast already.

Signed  age 8  
Jamie Kant

Address: Rowan Park, Carr-Bridge

Cairngorms National  
Park Authority  
08 MAY 2013  
RECEIVED

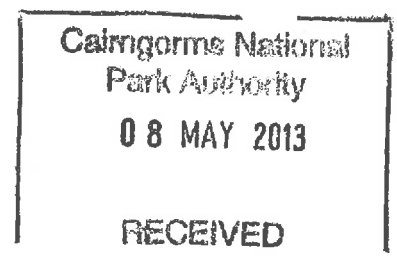
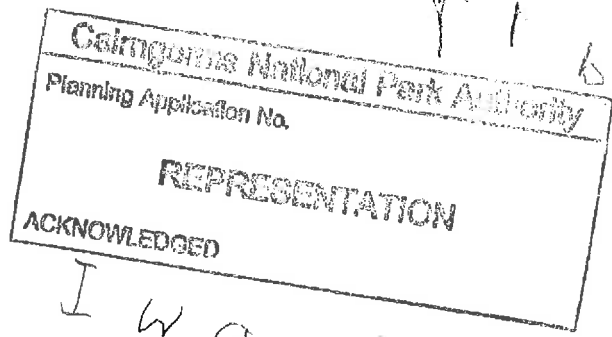
Cairngorms National Park Authority  
Planning Application No.  
REPRESENTATION  
ACKNOWLEDGED

Application No: 2013/0120/DET Ref No: 13/01281/FUL

My name

is Ruby

I go to school



I walk to school, a long way with my friends. I don't have a car.

If there was more cars on the road, it would be unsafe.

there are no pavements so I have to get out of the way when cars come.

from Ruby Kent [redacted] age 6

draig, rowan park, carr bridge

Neil Anderson  
2 Carr Cottages  
Carr Road  
Carrbridge  
PH23 3AE

Application Number : 2013/0120/DET  
Reference Number: 13/01281/FUL  
Proposed Development: Erection of 96 houses, associated roads and footways  
Location : Land bound by Crannich Park, Rowan Park and Carr Road, Carrbridge

3<sup>rd</sup> May 2013

Dear Sir or Madam,

I am writing to you regarding the planning application for 96 new houses in the village of Carrbridge. I hereby appeal against this development .I strongly object to the overwhelming number of houses that are planned to be built for the following reasons.

Carr Road itself is completely unsuitable for the amount of extra traffic that the houses would bring. There are no pavements on either side of the road. The increase of traffic would be extremely dangerous to pedestrians especially at peak times as the road is used by many children to walk to and from school.

The plans also include the felling of a sizeable amount of native Scots Pine Forest. This Forest is species rich habitat with rare biodiversity unique to the highlands. The felling of such a unique habitat would be highly irresponsible as there is so little of this habitat left.

Living so close to this wood (within 30metres) and as an ecologist myself I have seen many rare and protected species that depend on well established Scots Pine forests such as woods on the proposed site. Within the proposed building site its self there are Red Squirrel dreys , badger sets and the site is also a important feeding and nesting ground for many species such as the crossbill, crested tit and wood ant.

The impact from such a high number of people living and using the wood for recreation would be devastating for the biodiversity of the forest extending far beyond the perimeters of the development.

I also disagree with the plan to use a phased building method as this will result in the building work becoming a long and continuous process. This will have an even greater negative impact in the local biodiversity returning to some sort of normality.

Yours Sincerely

Neil Anderson

Rachel Williams  
2 Carr Cottages  
Carr Road  
Carrbridge  
PH23 3AE

Application Number : 2013/0120/DET  
Reference Number: 13/01281/FUL  
Proposed Development: Erection of 96 houses, associated roads and footways  
Location : Land bound by Crannich Park, Rowan Park and Carr Road, Carrbridge

3<sup>rd</sup> May 2013

Dear Sir or Madam,

It is with regard to the above planning application that I write to you with my objection.

The proposed area of development behind the 'Bull Field' on Carr Road will involve the destruction of a Pine forest which is home to many vulnerable, rare or indigenous flora and fauna. How can this be acceptable particularly in a National Park when so many of our native species are already on the brink of extinction due to human interference and habitat loss, surely we should be protecting the little that is left.

Living so close to this area I regularly see species such as Crossbills, Crested Tits and Red squirrels to name very few which would lose natural feeding and nesting grounds in this proposed area. I fail to believe that the ecological study found squirrel dreys coincidentally only around the perimeter line of the development site. I also know that there are many badger sets in the proposed area (at least 6 large sets).

I also feel that the number of houses proposed is grossly excessive for the size of our village and considering none of it is earmarked for affordable housing who exactly will it benefit? While new housing is always necessary for any community, 96 houses are not needed in Carrbridge, I would agree maybe 15-30 new houses over the next 5-10 years would be acceptable, not nearly 100.

As a direct neighbour of this proposal I also object to the 'Phased building' plan, if the finance is not already there to build then a much smaller plan should be proposed.

As far as I can see this is purely a money making scheme for the developers who have no concerns for the local community or environmental issues.

Yours Sincerely,

Rachel Williams



# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr and Mrs David BANKS

Address: 1 LAG NA COILLE STATION ROAD CARR-BRIDGE

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Comment: 1. There are available houses unsold in the village.
2. Carr Road is too narrow to support the size of vehicle during construction and extra usage after occupancy.
3. The housing opposite Landmark is part of the route used frequently by deer. I have had to brake on a number of occasions coming into or out of the village at dusk.
4. There is evidence in Aviemore that the numbers of second homes being bought means many empty properties.
5. The community cannot take such a large rise in numbers, especially in low cost housing. Where will they work?
6. The lack of a footpath in Carr Road and the increase in traffic will be dangerous for pedestrians, especially school children who have an award for the numbers of children walking or cycling to school.

Willow Cottage  
Inverness Road  
Carrbridge  
PH23 3AU

In response to the proposed housing development on Carr Road I object to it for the following reasons:

- The scale of the development will dramatically increase the potential population by over 50%. This will significantly change the character of the village which is well loved not only by the people who live here but also by many visitors from all parts of Scotland and beyond
- The visual impact of such a large development will make the village less attractive
- The added traffic will make the pace of life in the village less tranquil and more importantly will make the village less safe and afford less freedom for local (and visiting) children
- The likely increase in holiday homes will take the heart and sense of community out of relevant areas of the village. This will impact in a negative way on the well being of affected local residents who rely on the close knit community spirit present in this unique highland village

I believe that all housing developments should target local people who want to live and work in this area with a small balance of larger more expensive holiday type homes rather than the opposite which seems to be the case with the proposed development.

I do not approve of any aspect of this development.

Yours faithfully  
Catherine MacBeath

Cairdeas, (Formerly Batguish)  
Main Street,  
Carrbridge,  
Inverness-shire.  
PH23 3AA

3<sup>rd</sup> May 2013

Re Housing Development Carr Road and Crannich Park ref 13/01281/FUL

Dear Sir/Madam

I am writing to you regarding our concern over the proposed development and in particular, the provisions, if any, that are planned for the junction of Carr Road at Main Street.

Already this junction is busy in the morning and evening and in constant use, not only by residents, but also by delivery vans and large farm vehicles requiring access to the very narrow Carr Road, which has no pavements for pedestrians.

With an additional 72 houses to be built the vehicular usage of Carr Road will be at least doubled which will inevitably lead to more congestion at the Main Road end and will put pedestrians using Carr Road at further risk of accidents. As these houses are to be private then the occupants will, out of necessity, have to commute to work and this will increase the use of the junction even more. Also the very nature of the road, with no pavement, will lead to residents of the development taking their children to school by car. Most currently walk from their homes to the local school and to pick up the school bus to the senior school at Grantown on Spey and I suspect that with increased usage the parents will feel that they will have to transport them instead.

Our property is situated at the junction and borders both Carr Road and the Main Street and will be adversely affected by any development planned for it if you intend to improve this junction in any way. There is a side entrance giving access to the rear of our premises that has a gate opening directly onto the roadway of Carr Road and is used constantly by our resident grandchildren and their friends. It is already of concern to us with the present volume of traffic but if that is doubled or more it would be dangerous.

I would like you to consider the above comments in your deliberations over the development proposed.

Yours faithfully

Patrick Blease



Strathfield  
8 Dalmore Road  
Carrbridge  
Inverness-shire  
PH23 3BG

8<sup>th</sup> May 2013

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

Dear Sirs

**Application No:** 2013/0120/DET  
**Reference No:** 13/01281/RUL  
**Proposed Development:** Erection of 96 Houses, associated roads & footways  
Carrbridge

My wife and I would like to express our opposition to the above proposed development. We consider that the area in question is totally unsuitable for such a large number of houses. Carr Road is a fairly narrow road used by children and adults walking to school and to the amenities in the village. There is no footpath and it appears that there is no space to install one, which means that the increase in traffic will add to the danger. In addition, the land by Crannich Park is opposite the Landmark Centre and if an entry to the development is considered to be built there, this would also be a major hazard as any new road would be built on a bend at the entrance to the village.

We would like to emphasise that we are not against development in the village, indeed my wife and I purchased our home on a small development 9 years ago. However, small developments do not have the same detrimental effect as the proposed large scale development, both to the character of the village and the indigenous flora and fauna.

Carrbridge is a thriving village with many tourists staying during the year. We do not wish it to become a village full of large second homes that are unaffordable to the local people. At present there is an empty hotel on the main street through the village which has been for sale for at least 2 years. This is an eyesore and shows no sign of being sold. Who will buy these expensive new homes, certainly not local people?

We hope the Cairngorm National Park Authority will either refuse permission for the development, or limit its extent.

Yours faithfully

Stuart & Kathleen Clinton

# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Roy Brown

Address: Bruach Station Road Carrbridge

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1. Knowing the sites well and having looked for wildlife on all the proposed areas, I believe the environmental impact study is very lacking and bore little in tone and substance to what I know of the sites. The meadows are almost dismissed yet they have perhaps even greater environmental value than the woodland. The 'Boys Brigade' field is rich in flowers and fungi as they have historically only been grazed in the winter and is not just another piece of agricultural land. The site next to the B9153 is also rich in wildlife and diversity of habitats with rare invertebrates and within 500m of a site where Scottish Wild Cats have been seen. The sites are also close to known capercaillie areas and there would be increased disturbance during construction over many years and after with an increased population next to the sites.

2. There has been no evidence given that there is housing need in the area for such a large development.

3. Both sites are accessed from roads (B9153 and Carr Road) that are part of the Sustrans National Cycle Route 7 and will significantly increase traffic during and after construction and therefore can be assumed will increase accidents with cyclists and pedestrians. The increased traffic would also discourage people from walking and cycling when the Governments strategy is to try an encourage these activities.

4. I fail to see how such a development would achieve any on the four aims entrusted to CNPA and Scottish National Parks.

**From:** Iain & Ann Mackintosh  
**Sent:** 9 May 2013 22:02:29 +0100  
**To:** Planning  
**Subject:** Carrbridge planning proposals

Ewan Mackintosh  
Woodside Cottage  
Carrbridge  
PH23 3AA

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
INVERNESS, IV3 5NX  
Email: [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk)  
Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I am writing about the houses which you are thinking about building in my village. I don't think you should build lots of houses on Carr Road as I won't be allowed to go and play with my friends who live there anymore as the lorries and traffic going to the building site will make it unsafe for me to go along the road and there is no pavement. We like playing on Carr Road as it is quiet and safe for us to cycle and skateboard on. If you put lots of houses then there will be too many cars for us to do that.

I also like playing in the woods and if you destroy the woods to build houses then there will be less animals for me to see and less trees for me to climb in.

It would be nice to have more children in the school, but there are already lots of holiday homes in Carrbridge and I don't want any more of them.

Please rethink the the plans for building so many houses in our village.

Yours sincerely  
Ewan Mackintosh, age 10

**From:** Iain & Ann Mackintosh  
**Sent:** 9 May 2013 22:03:39 +0100  
**To:** Planning  
**Subject:** Carrbridge planning proposals

Calum Mackintosh  
Woodside Cottage  
Carrbridge  
PH23 3AA

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
INVERNESS, IV3 5NX  
Email: [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk)  
Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I am writing about the houses which you are thinking about building in my village. I don't think you should build lots of houses on Carr Road as I won't be allowed to go and play with my friends who live there anymore as the lorries and traffic going to the building site will make it unsafe for me to go along the road and there is no pavement. We like playing on Carr Road as it is quiet and safe for us to cycle and skateboard on. If you put lots of houses then there will be too many cars for us to do that.

I also like playing in the woods and if you destroy the woods to build houses then there will be less animals for me to see and less trees for me to climb in.

It would be nice to have more children in the school, but there are already lots of holiday homes in Carrbridge and I don't want any more of them.

Please rethink the the plans for building so many houses in our village.

Yours sincerely  
Calum Mackintosh, age 9

**From:**scott henderson  
**Sent:**10 May 2013 11:14:53 +0100  
**To:**Planning  
**Subject:**carrbridge housing developement

Dear Sir/Madam,

I write reference the proposed housing development in Carrbridge, application number: 2013/0120/DET.with an appeal to reduce the size of developement.

I agree in principle to a need for new housing, but not 96 houses. A compromise of say 30 houses would alleviate traffic problems and the loss of too much forest. Carr road should not be used as access but a new road built from public carpark along edge of fields up to before Carr Place could be an alternative.

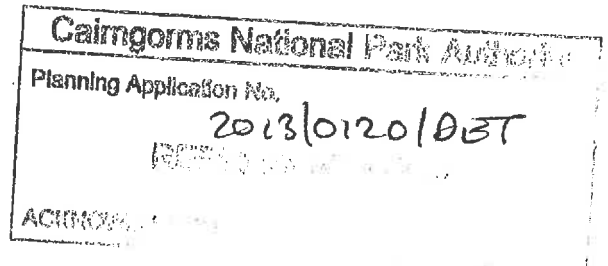
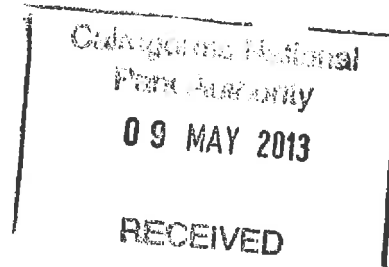
yours sincerely,

Scott Henderson  
Woodpark  
Rosehill  
Carrbridge  
PH23 3AA



Seafield Cottage  
Station Road  
Carrbridge  
Inverness-shire  
PH23 3AN

7th May, 2013



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

Dear sir/Madam,

Re: Application No: 2013/0120/DET  
Reference No: 13/01281/FUL  
Proposed Development: Erection of 96 houses in Carrbridge

I am writing to express my concern and objection on every level to the above proposed development in Carrbridge. There is nothing about this proposed development that is acceptable from any aspect, whether it be social or environmental. I list below particular concerns, not in order of importance as I feel all of them to be equally important.

- 1) A development of this size in a small highland village would have a serious and detrimental effect on the village culture , traditions and community feeling.
- 2) All the various Services would be stretched to cope with such a large development.
- 3) Carr Road is virtually a SINGLE TRACK ROAD with no proper pavements - it is beyond belief that a large housing development with this as its only access is even being considered. The amount of heavy traffic during building would be extremely hazardous to pedestrian and cars, and even after completion, due to the greatly increased usage by residents and associated delivery vans etc. to the new development, would continue to be a substantial danger. I do not think Speed Bumps or traffic lights would be an acceptable solution to this - especially the danger to school children.
- 4) The proposal to group the 'affordable' houses into one area, Crannoch Park, is against all conventional development plans and would result in an unacceptable 'Ghetto' attitude.
- 5) The effect on the surrounding environment is also totally unacceptable - encroaching on ancient woodland on both proposed sites. The influx of population would invade these woodlands (walkers, cyclers, children playing, dogs, cats, etc.) and would have a detrimental effect on protected and endangered species in the area : red squirrel, small headed wood ant, capercaillie, moths - Kentish Glory and Small Dark Yellow Underwing, etc. Ancient woodland such as this should be protected and extended wherever possible not the opposite and this environmental impact alone should be enough to stop this development from proceeding.

I can only hope that common sense and public opinion will prevail and the proposed development will not go ahead.

Yours sincerely,

  
Alice M. Buttress

Park Cottage  
Carrbridge  
PH23 3AT

<b>PLANNING &amp; DEVELOPMENT SERVICE</b>
<b>DATE RECEIVED:</b>
08 MAY 2013

Planning Dept  
The Highland Council  
Inverness

Dear Sir/Madam

Application 13/01281/FUL

I wish to object to this proposed development in Carrbridge. My objections are as follows:-

1. The use of Carr Road as the only access is totally unacceptable. It is bad enough with current traffic levels and one takes one's life in one's hands sometimes just walking along with a dog on the lead. The prospect of construction traffic on Carr Road for up to 5 years is not on. Once the houses are build and people are living there, the children en route to school, both secondary and primary will run an increased level of risk on Carr Road.
2. Who, other than the developers, see the need for over 70 new private houses in Carrbridge? There is not sufficient work in the immediate vicinity to satisfy that number of people, so inevitably the majority of houses will be bought by folk from outwith the area for use as second homes.
3. I don't like the idea of the segregation of the social housing all together at the south end of the village - surely we should be integrating people in local communities?
4. Why is there no pavement from the social housing to Crannick Park pavement? The developers should be told to construct a pavement before they are allowed to build houses.
5. I find it very strange that very little evidence was found of squirrels in Carr Woods, as my dog seems to be able to spot them nearly every time we walk through the woods!!

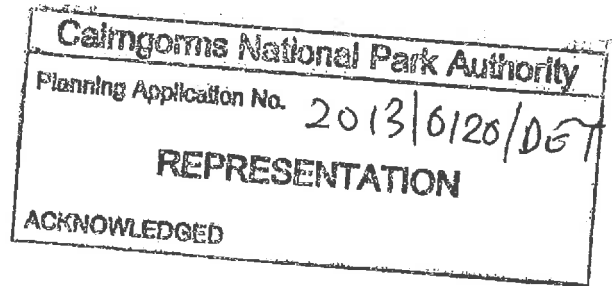
Please ensure that my views are made known to the appropriate people including the planning dept of CNPA.

Yours sincerely



V E Dyer (Mrs)  
4 May 2013

Planning  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square  
Ballater



Dear Sir or Madam,

Application No 2013/0120/DET


Reference No 13/01281/FUL

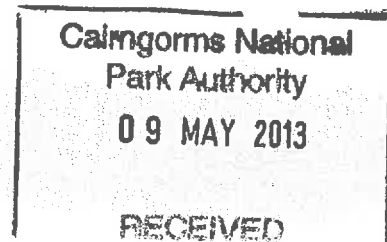
Proposed Development Location – Erection of 96 houses, associated roads & footpaths on land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge.

I wish to appeal against this development for the following reasons.

1 Carr Road is unsuitable for the increase in the volume of traffic from 72 additional households. In Winter particularly, Carr Road becomes less than a single track when there is snow. Pedestrians have nowhere to go to avoid traffic as the snow pushed up on both verges by ploughing can be several feet high.

Yours faithfully,

  
Mrs Mary E Kinnaird.  
The Steading, Carr Road, Carrbridge, PH23 3AE  
7<sup>th</sup> May 2013



2 Rowan Park  
Carrbridge  
Inverness-shire  
PH23 3BE

Cairngorms National Park Authority
Planning Application No. 2013/0120/05T
ACISIONS STERVIS

4<sup>th</sup> May 2013

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

Cairngorms National Park Authority
09 MAY 2013
RECEIVED

Dear Sirs

Planning reference 13/01281/FUL erection of 96 houses in Carrbridge

Although I have no objection to some houses being built I do feel that the volume of this development will adversely affect the village.

It is also notable that there is no mixing of private and housing association type houses.

My main objection is that Carr Road is completely inadequate.

- It is quite narrow, has no pavement and struggles to cope with the current volume of traffic let alone a massive increase. Presently cars can only pass with care and when for instance the refuse lorry is in Carr Road it is almost impossible to pass. Also in winter the road is further reduced in width.
- The road has no pavement and is used by many pedestrians –young and old. It is currently dangerous as not all motorists travel at an acceptable speed.
- People with access to the top end of Carr Road use the back road as a route to Grantown therefore it is reasonable to assume that the residents of the development will do likewise. This is a single track road and cannot deal with any increase in volume.
- The junction with the Main Street is currently difficult to enter or exit and the additional traffic can only make this worse.
- We live in Rowan Park but Carr Road is our only way of entering or leaving Carrbridge.
- It is difficult to see how Carr road could be altered to cope with additional traffic and pedestrians and even if it could it is sad to see a traditional country lane lose its character.

Yours faithfully

Andrew Kirk

PLANNING & DEVELOPMENT SERVICE
DATE RECEIVED:
08 MAY 2013

6 Rowan Park  
Carrbridge  
PH23 3BE

Thursday 2nd May 2013

ePlanning Centre,  
The Highland Council  
Glenurquhart Road  
INVERNESS  
IV3 5NX

**RE: Housing Development Carr Road and Crannich Park, Carrbridge**

Dear Sir/Madam,

We object to the above application on the following grounds:

1. Large-scale housing developments such as this are inappropriate in a National Park, especially if a significant number of people occupying these houses are commuting outwith the Park. If, instead, they are likely to become second homes that is also inappropriate.
2. The splitting of social housing from the rest is undesirable as it creates ghettos, both of rich and poor.
3. The loss of the recreation amenity of the Boy's Brigade use of the 'Bull Field' in Carr Road and of cycling and walking on a quiet road and associated paths.
3. The impact on local services - water and sewerage, schools etc. - of a large single development, rather than slow incremental growth spread throughout the community.
4. Carr Road is totally unsuitable as the only access for the larger part of the development; it doubles the number of households using it for access to the village and beyond and, given the type of houses involved, is likely to more than double the traffic. It is single track with no pavement and little scope for widening. We note that the plans make no provision in this regard. The original plans specifically excluded use of Carr Road for access for all but a small number of houses parallel to and behind Rowan Park. The exit onto Main Street is also not ideal, the more so if traffic volumes dramatically increase as is inevitable.
5. Increased traffic is also likely to be at its highest at 'rush hour', with commuters heading to Inverness and parents from the 'remote' new development on the 'school run' to the detriment of the children who currently walk, run or cycle to school. The increased perceived danger would probably result in other parents also resorting to the car. We are aware that the school encourages cycling.

Yours faithfully,



Mary & Richard Langridge

**Cairngorms National Park Authority**  
Planning Application No. 2013/0120/0BT  
**REPRESENTATION**  
ACKNOWLEDGED

Ryvoan  
Carrbridge  
PH23 3AA  
9 May 2013

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

**Cairngorms National  
Park Authority**  
**10 MAY 2013**  
**RECEIVED**

**PROPOSED CARRBRIDGE HOUSING DEVELOPMENT**

**CNPA REF 2013/0120/DET**

Dear Sirs,

We are writing to totally endorse the comments made by Carrbridge Community Council opposing the proposed housing development in the village.

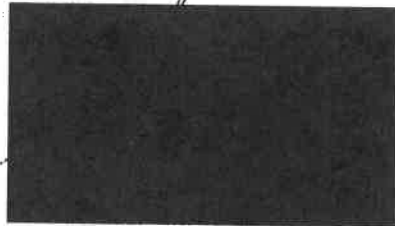
In addition we would also like to add our deep concern about the certain increase in traffic in Carr Road (an already dangerous road for pedestrians) from any additional housing there . 50 new houses = possibly 70 plus additional cars !

We have a very pleasant Highland village here, appreciated by many people including visitors and we feel strongly that it would be a great mistake to allow the building of so many houses in Carrbridge for which it seems there is no proven need and resultantly destroy the character of the village.

Yours Faithfully,

George Leggett

Anne Leggett



Cairngorms National  
Park Authority

09 MAY 2013

RECEIVED

The Log House  
Carr Road  
Carr Bridge  
PH23 3AE

Cairngorms National Park Authority

Planning Application No.

2013/0120/DET

RECEIVED

ACKNOWLEDGED

1/5/13

Dear Sir

Neighbour Notification – Number 13/01281/FUL

Application number 2013/0120/DET

With regard to the above planning application I would like to make a few comments.

Firstly, Carr Road is not wide enough for the increase in traffic generated by 72 new houses. In the winter it can be extremely slippery and with snow can be reduced to single track at times. Also, in high summer when the village is full of visitors it can become much busier. The road has no pavement and many children use it to walk to and from school. The junction at the end of Carr Road and the main street is also unsuitable for large amounts of traffic and can even now become congested when a large lorry/vehicle etc is entering, leaving or preceding along Carr Road.

Secondly, 96 new houses would have a considerable impact on the village, changing its character especially if many of the houses were to become second homes/holiday homes and also, these new houses would put pressure on the local amenities.

Thirdly, the development would have an environmental impact, loss of the woods, wild life and the Boys Brigade/bulls field; also I have concerns with regard to access to the path which is used by many dog walkers, cyclists, runners, and walkers.

I would like to add that I am not against new houses in the village and a development of up to 30 houses between the two sites would be welcome. Especially low cost houses which are available to local people or those who wish to live and work in the area. A development of only 30 houses would not incur the impact and problems mentioned in the above.

Hopefully, these comments will be of some use when you consider the above planning application.

Yours faithfully



HAZEL MOODY

Diana O'Reilly  
The Broch  
Station Road  
Carrbridge PH23 3AN

Cairngorms National Park Authority
Planning Application no. 2013/0120/DET
ACKNOWLEDGED

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

07 May 2013

Cairngorms National Park Authority
09 MAY 2013
RECEIVED

Dear Sirs

**Application no. 2013/0120/DET**

**Ref no. 13/01281/FUL**

**location & proposed development Crannich Park, Rowan Park & Carr Road,  
Carrbridge – erection of 96 houses, assoc. roads & footways**

I am writing to appeal against this proposed development for the following reasons. Access via Carr Road is totally unsuitable and has already been considered so. There are no pavements and it would be dangerous for kids walking to and from school, to the playing field, shop etc. There would be a huge increase in traffic on a road which is already a busy route.

Many houses would end up as holiday homes, or other rented accommodation with the possibility of even more cars to each house.

The alternative proposed route to a development in Carr Road running through the woods would devastate this area which is used by so many villagers for dog walking, wild life watching (birds, deer, squirrels, & capercaillies), bike riding etc.

Social housing near Crannich Park would separate people from the rest of the village unless a variety of dwellings were planned together.

A big development like this is unsuitable for a small village like Carrbridge.

Recent housing in Dalmore and Dalbeg has been gradual and people have integrated well. Most of these houses have owners living in them, Carrbridge residents who contribute to village life. Also there have been no traffic issues with this area.

This could also be the case if development were restricted to the Crannich Park area i.e. building the 24 houses there plus a modest number of other houses.

The National Park was created to preserve the area, and large developments are ruining all the villages – just look at Aviemore.

In order to preserve the wildlife it is necessary to restrict housing development within the Park and to protect the villages so that visitors are attracted to the area. There are several endangered species in the woodland around the village – i.e. red squirrels, capercaillies, badgers and wood ants and the more that areas are built on, the more it moves people into new areas further driving away the wildlife.

Yours faithfully





Cairngorms National  
Park Authority  
10 MAY 2013  
RECEIVED

Birchbank  
Carr Road  
Carrbridge  
Inverness shire  
PH23 3AD

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

Cairngorms National Park Authority  
Planning Application No. 2013/0120/06T  
RECEIVED  
ACKNOWLEDGED

8<sup>th</sup> May 2013

Dear Sir

**Planning application number: 13/10281/FUL**

I don't want the housing development because:

- Carr Rd is one of the best places for kids and teenagers to hang out.
- Cars will stop them from having fun. Carr Rd won't be a calm place any more
- There will be a rush hour from about 7.30am til about 9.00am, and the problem with that is that school children will go to school at 9.00am, and teenagers go to the bus at 8.00am.
- There are lots of squirrel dreys and life in the woods and all of that will be taken away by the houses.

Yours faithfully



Alfie Roberts (age 9)

Cairngorms National Park Authority	
Planning Application No.	2013/01201/DET
<b>REPRESENTATION</b>	
ACKNOWLEDGED	

Birchbank  
Carr Road  
Carrbridge  
Inverness shire  
PH23 3AD

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

8<sup>th</sup> May 2013

Cairngorms National Park Authority
10 MAY 2013
RECEIVED

Dear Sir

**Planning application number: 13/10281/FUL**

I don't want the houses to be built because:

1. Carr Road is one of the smoothest and calmest roads in Carrbridge where lots of kids come to hang out and play on their scooters, skateboards, rip sticks and bikes. The number of cars will increase which will drive away the fun-ness in Carrbridge.
2. There will be vehicles going back and forth from 8 until 9 and the teenagers go to the bus stop at 8 and the primary school people are going down the road then as well.
3. Where the houses are going to be built there are lots of trees with lives in them such as tree and ground nesting birds and red squirrels.

Finally I like Carrbridge the way it is.

Yours faithfully



Jack Roberts (age 11)

Rachel Williams  
2 Carr Cottages  
Carr Road  
Carrbridge  
PH23 3AE

Cairngorms National Park Authority  
Planning Application No. 2013/0120/DET  
PROPOSED DEVELOPMENT  
ACKNOWLEDGED 10.05.13.

Cairngorms National  
Park Authority  
09 MAY 2013

Application Number : 2013/0120/DET  
Reference Number: 13/01281/FUL  
Proposed Development: Erection of 96 houses, associated roads and footways  
Location : Land bound by Crannich Park, Rowan Park and Carr Road, Carrbridge

RECEIVED

3<sup>rd</sup> May 2013

Dear Sir or Madam,

It is with regard to the above planning application that I write to you with my objection.

The proposed area of development behind the 'Bull Field' on Carr Road will involve the destruction of a Pine forest which is home to many vulnerable, rare or indigenous flora and fauna. How can this be acceptable particularly in a National Park when so many of our native species are already on the brink of extinction due to human interference and habitat loss, surely we should be protecting the little that is left.

Living so close to this area I regularly see species such as Crossbills, Crested Tits and Red squirrels to name very few which would lose natural feeding and nesting grounds in this proposed area. I fail to believe that the ecological study found squirrel dreys coincidentally only around the perimeter line of the development site. I also know that there are many badger sets in the proposed area (at least 6 large sets).

I also feel that the number of houses proposed is grossly excessive for the size of our village and considering only 22 are earmarked for affordable housing who exactly will it benefit?, 74 Holiday homes?, Is that really necessary or acceptable in a National Park? While new housing is always necessary for any community, 96 houses are not needed in Carrbridge, I would agree maybe 15-30 new houses over the next 5-10 years would be acceptable, not nearly 100.

As a direct neighbour of this proposal I also object to the 'Phased building' plan, if the finance is not already there to build then a much smaller plan should be proposed, and how is the local wildlife supposed to recover at all if this is the case?

As far as I can see this is purely a money making scheme for the developers who have no concerns for the local community or the environmental impact.

Yours Sincerely,



Rachel Williams

# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Master Kyle Powell

Address: Bogroy Croft Inverness Road Carrbridge

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:

I write to you regarding the above mentioned planning application. I hereby appeal against this development for the following reasons:

- o The quantity of houses proposed exceeds the village requirement.
- o The increase in population size would overwhelm the current services and amenities within the village
- o The proposed phased building would mean that neighbours and new residents could be living on a building site for up to 10 years
- o Carr Road was deemed unsuitable for vehicular access when planning was originally submitted 10 years ago. Why is it now deemed suitable for the increase in residential and construction traffic?
- o Carr Road has no pavement and is part of the safer routes to school route for a number of children within the village. There are a number of visibility issues regarding certain parts of the road as wellThe junction of Carr Road with the Main Street is awkward and unsuitable for a number of large vehicles currently, this number will obviously increase.
- o The junction of Station Road and Main Street, outside the Spar shop will also see an increase in traffic. This junction is already very busy and grid locked Daily
  
- o The local children are safe in the knowledge that if any problem arises while out and about the need only call on pretty much any door in the area and ask for help and within minutes the parents carers are informed. this is a unique community and the proposed extension to the village would only destroy this!!

Neil Anderson  
2 Carr Cottages  
Carr Road  
Carrbridge  
PH23 3AE

Cairngorms National  
Park Authority

09 MAY 2013

RECEIVED

Cairngorms National Park Authority

Planning Application No.

2013/0120/DET

RECEIVED

ACKNOWLEDGED

Application Number : 2013/0120/DET  
Reference Number: 13/01281/FUL  
Proposed Development: Erection of 96 houses, associated roads and footways  
Location : Land bound by Crannich Park, Rowan Park and Carr Road, Carrbridge

3<sup>rd</sup> May 2013

Dear Sir or Madam,

I am writing to you regarding the planning application for 96 new houses in the village of Carrbridge. I hereby appeal against this development. I strongly object to the overwhelming number of houses that are planned to be built for the following reasons.

Carr Road itself is completely unsuitable for the amount of extra traffic that the houses would bring. There are no pavements on either side of the road. The increase of traffic would be extremely dangerous to pedestrians especially at peak times as the road is used by many children to walk to and from school.

The plans also include the felling of a sizeable amount of native Scots Pine Forest. This Forest is species rich habitat with rare biodiversity unique to the highlands. The felling of such a unique habitat would be highly irresponsible as there is so little of this habitat left.

Living so close to this wood (within 30metres) and as an ecologist myself I have seen many rare and protected species that depend on well established Scots Pine forests such as woods on the proposed site. Within the proposed building site itself there are Red Squirrel dreys, badger sets and the site is also an important feeding and nesting ground for many species such as the crossbill, crested tit and wood ant.

The impact from such a high number of people living and using the wood for recreation would be devastating for the biodiversity of the forest extending far beyond the perimeters of the development.

I also disagree with the plan to use a phased building method as this will result in the building work becoming a long and continuous process. This will have an even greater negative impact in the local biodiversity returning to some sort of normality.

Yours Sincerely



Neil Anderson

**From:**Andrew Kirk  
**Sent:**12 May 2013 17:25:22 +0100  
**To:**Planning  
**Cc:**Don McKee  
**Subject:**Planning application ref: 13/01281/FUL  
**Importance:**Normal

Carrbridge Community Council would wish to be given the opportunity to address the Planning committee on **Planning application ref: 13/01281/FUL**

**Kind regards**

**Andrew Kirk**  
Chairman  
Carrbridge Community Council

2 Rowan Park  
Carrbridge  
Inverness shire  
PH23 3BE



**From:**L ANDERSON  
**Sent:**13 May 2013 11:27:38 +0100  
**To:**Planning  
**Subject:**Application no: 2013/0120/DET request to speak letter.

Tighcarr,  
4 Bogroy  
Carrbridge.  
PH23 3BX

Cairngorm National Park Authority,  
Albert Memorial Hall,  
Station Square,  
Ballater.  
AB35 5QB

Saturday 11th May 2013

Application no: 2013/0120/DET  
Reference no: 13/0128/FUL  
Proposed development: Erection of 96 houses, associated roads and footways.  
Location: Land Bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge.

Dear Mr Don McKee,  
Thank you for acknowledging my letter regarding the above planning application. I should like to address the Committee for the following reasons as per my letter of

Tuesday 7<sup>th</sup> May 2013.

- Size of Development
- Traffic impact affecting the whole village.
- Carr Road.
- Planned Development sites.
- Amenities.

Yours sincerely,  
Lorraine Anderson (Mrs)

Fionnghal  
NicPhadraig

---

From:Fionnghal NicPhadraig  
Sent:13 May 2013 14:52:19 +0100  
To:Planning  
Subject:Application no 2013-0120-DET Carr Bridge

T

Thank you, Mr McKee, for confirming my letter to you regarding the  
2013-0120-DET

**Carr Bridge housing development.**

I have given your response some thought, and yes, I'd like to take you up on your  
suggestion

that I address the Committee. Please let me know asap when it is due to be held so that I  
can allow for it in my diary.

**Topics for inclusion and enlargement:**

Size of Development  
Segregation  
Infrastructure  
Struan House Hotel and affordable accommodation  
House sales / rentals  
Environment & boundary demarcation  
Road safety & Congestion  
Ecological surveys

Fionnghal NicPhàdraig  
5 Urquhart's Brae  
Drochaid Chàrr  
Strath Spè  
PH23 3AZ  
[REDACTED]



Lag an Àth  
Carr Road  
Carr-Bridge  
Inverness-shire PH23 3AE  
UK

07 MAY 2013

3<sup>rd</sup> May 2013

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
INVERNESS IV3 5NX

Dear Sirs

Planning reference 13/01281/FUL erection of 96 houses in Carrbridge

I have no particular objection to houses being built although I do believe that the volume of this development will adversely affect the social balance in the village and impact on our environment.

My principal and serious objection is to the use of Carr Road as access.

- Carr Road is relatively narrow has no pavement and is therefore struggling with current volumes let alone a massive increase.
- Most of the increase is likely to be between 8:00 and 9:00am when people are going to work and some children will be using it as a route to school. It is part of the 'Safer Routes to School' Plan. Some of these movements will be school run and therefore two way.
- People with access to the top end of Carr Road use the back road as a route to Grantown therefore it is reasonable to assume that the residents of the development will do likewise. This is a single track road and cannot deal with any increase in volume.
- The junction with the Main Street is not fit to cope with the present volume of traffic and it would be difficult to improve in any effective way.
- The original submission was for an access from the main road at the south end of the village and there is no reason why the community or the planners should make life simpler and more profitable for the developers at the expense of safety and environmental concerns.

Finally I have some concerns about the integrity of the environmental impact study.

Yours

Gloria T Bruce

**From:**Roy Turnbull  
**Sent:**12 May 2013 15:00:54 +0100  
**To:**Planning  
**Subject:**2013/0120/DET | Erection of 96 houses, Carrbridge, personal representation: Roy Turnbull  
**Importance:**Normal

Dear Sir  
2013/0120/DET | Erection of 96 houses, Carrbridge.

I object to this planning application and support the many expressions of opposition to it, both from the Carrbridge and Vicinity Community Council, with concern about the village community, traffic on Carr Road and issues of biodiversity, and from individuals such as Tim Ransom who has in-depth knowledge of biodiversity, and particularly invertebrate, issues.

The community of Carrbridge has consistently opposed moves to build in these woodlands, generating the headline in The Scotsman newspaper '**Village fury as inquiry approves homes plan** (*JOHN ROSS Scotsman 12.2.05*)' when a previous application was granted on appeal. The CNPA either has appropriately to respond to these concerns or it must admit that it is its intention to ride roughshod over the wishes of communities in the national park, rather than listening to those wishes.

Yours sincerely, Roy Turnbull

Roy Turnbull  
Torniscar  
Nethy Bridge  
Inverness-shire  
Scotland  
PH25 3ED  
Tel: [REDACTED]  
email: [REDACTED]  
Web: [REDACTED]

Julian Jennings  
6 Carr Place  
Carr Bridge  
Inverness-shire  
PH23 3AF

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX  
email: [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk)

8/5/2013

Ref: Application Number: 2013/0120/DET  
Reference Number: 13/01281/FUL  
Proposed Development: Erection of 96 house, associated roads and footways  
Location: Land bounded by Crannich Par, Rowan Park and Carr Road, Carrbridge

Dear Sir's,

I am writing to you with regards to the proposed development, as stated above and would like it noted that I have serious concerns about the development being considered and would like to appeal against the granting of this, a few of my concerns are noted below:

- The proposed access for construction traffic to gain access to the proposed development along Carr Road, I feel is not appropriate. This is due in part for several reasons; the first being that the single lane nature of Carr Road is unsafe for the volume of construction traffic, the second reason is that Carr Road is used by Children and Pedestrians throughout the day and also the road is used after school hours for the children as a main access route to their friend's houses and also acting as a quite play area for them. Also as a parent myself, I feel that the construction traffic would prohibit the free travel safely of the children.
- Also with the lack of a footpath the risk to pedestrians is further increased.
- The length of time that this construction traffic will be using Carr Road as access, possibly over 10 years, is highly inconsiderate for all the residents along Carr Road to have to endure this.
- The added pollution and extra noise that this additional construction traffic will create is inappropriate as well.

- The overall size of the development is totally out of proportion to the village and will increase the size of the village by nearly quarter the size of the village, which is not appropriate either.
- The loss of the stated Woodland of Carr Wood itself is unacceptable as this provides a natural habitat for various types of wildlife, as shown in the previous wildlife surveys. This woodland also provides a highly appreciated source of recreation including exercise and also relaxation to the residents and also visitors from out-with the area.

As a resident of Carrbridge I would like my concerns noted and included in the minutes of any further meetings that may be undertaken and they need to be considered as part of objections.

Yours Sincerely,

Julian Jennings

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Application 2013/0120/DET Ref 13/0128/FUL  
**Date:** 13 May 2013 21:45:53

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Proposed Erection of 96 houses etc in Carrbridge

I must register my deep concern over the size of the above development. Like the majority of the villages inhabitants, we realize the requirements for more housing throughout the country and must accept a pro-rata increase. I question the fairness of this massive percentage increase in what has always been known and admired as a fairly typical Scottish village. I will regret the demise of such a place and the undoubted congestion in a already very busy main street.

Should the many objectors views be ignored, I beg the authorities to seriously consider the existing condition of Carr Road. At present it is not easily accessed with no provision for pedestrians, far less pedestrians, cyclists or extra vehicles. The size of this development must have warranted a solution in avoiding what will be a dangerous ( if not worse ) accident area. I am unaware of such plans

Mr. W GLENDINNING  
4 BOGROY  
CARRBRIDGE

Planning Center  
The Highland Council  
Belmont Road  
Glasgow

RECEIVED

William Mc Neilson  
16 Rowan Park  
Cambridge  
7. May 2013

As a resident of Rowan Park/Barr Road.

I am deeply concerned about Barr road, it  
is totally unsuitable for further traffic,  
(SINGLE TRACK.)

yours faithfully



Mr & Mrs Barney Mackie  
3 Rowan Park  
Carrbridge  
PH23 3BE

7 May 2013

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
INVERNESS, IV3 5NX  
Email: [eplanning@highland.gov.uk](mailto:eplanning@highland.gov.uk)

RECEIVED 09 MAY 2013

Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

We are writing to object to the proposed development above. We have no objection to sustainable housing development in the village and would like to see local young people especially being able to access affordable housing in Carrbridge. When this proposal first came before the community several years ago, many of us were actively involved in presenting what we considered well thought-through and rational evidence as to why the development was potentially detrimental to the life and 'spirit' of our community.

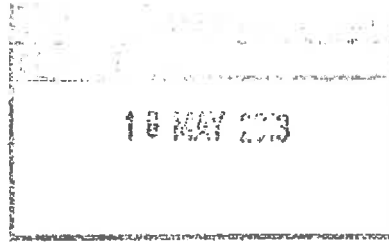
The same issues exist today with this application:

- Unsuitable access along Carr Road. We use this road every day and have to exercise great vigilance when driving due to the narrow width and children playing on the street.
- Our current services are not fit to cope with the sudden increase in population that a development on this scale represents.
- Our home looks out onto the woods where apparently no squirrels exist according to the environmental survey carried out by the developers. This is frankly ludicrous as we enjoy watching the squirrels coming to our nut feeders and see them traversing the canopy on a regular basis.
- The sustained construction traffic required using an inappropriate access road over a considerable period of time would be both dangerous and heavily intrusive.

Yours Sincerely,

Barney & Julie Mackie





Mr P & Mrs M Hay  
Lochanhully House  
Carr-Bridge  
Inverness-shire  
PH23 3NA

8-May-13

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
Inverness  
IV3 5NX

Dear Sir

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park & Carr Road, Carrbridge

After viewing the proposals for the above development we would wish to appeal against the application on the following basis.

**1. Overall scale of the development**

This proposal would have a profound impact on the nature of the village. The influx of this number of households would not only put a strain on local services but also affect the community cohesion.

**2. Plot size and plot ratio**

The present scale of properties in the village is not reflected in the application. In the main the village comprises of houses with large garden grounds. The proposed plots are much smaller and the houses take up a larger proportion of the sites.

**3. Building style**

The house designs for the proposal are more suited to an urban situation. They neither reflect the local character nor show an innovative approach.

**4. Traffic increase to Carr Road**

Carr Road is extremely narrow and could ill support the proposed increase in traffic. To alter the road would also affect the village character.

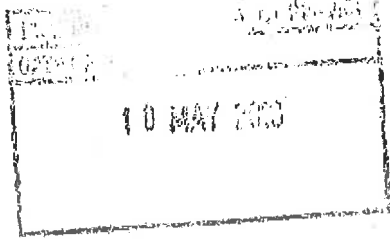
**5. Loss of amenity space**

The loss of open space and woodland will cause a diminution of the amenity for the current residents.

Yours Faithfully

Mr Philip & Mrs Mary Hay





DUNROAMIN  
STATION ROAD  
CARRBRIDGE  
INVERNESS-SHIRE  
PH23 3AL

8<sup>th</sup> May 2013

The Planning Centre  
The Highland Council  
Glenurquhart Road  
Inverness IV3 5NX

Cairngorms National Park Authority	
Planning Application No.	2013/0120/DET
REPRESENTATION	
ACKNOWLEDGED	17.05.13

Dear Sir/Madam

Application No. 2013/0120/DET

Reference No. 13/01281/FUL

Proposed development: Erection of 96 houses, associated roads and footways

Location: Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write regarding the above Planning Application and would be grateful if you would consider my views. The size of the proposed development is enormous and would have a huge detrimental impact on the village.

Not just Carr Road, but all the roads in and out of the village, would have to be completely upgraded because of the inevitable added volume of cars etc, pedestrians and construction vehicles. The size of the school for extra children must be carefully thought through, together with the lack of other village amenities which are bound to arise.

The whole of the Cairngorm National Park, including Carrbridge, has become renowned for its outstanding scenery and unique wildlife and to have a proposed development of this magnitude on this site would have a negative effect on why a great number of visitors come to visit our village.

Having lived here for over 30 years it is very sad to see village life being potentially destroyed and the long term impact the development would create for Carrbridge.

Yours faithfully

  
(Mrs) J Anne Bryden

NEIL TURNBULL  
AN BOTHAN  
CARR ROAD  
CARRBRIDGE  
PH23 3AD

RECEIVED 09 MAY 2013

Date; 06.05.13

To; ePlanning Centre,  
The Highland Council,  
Glenurquhart Road.  
Inverness,  
IV3 5NX

**Ref: 13/01281/FUL**

Dear Sir/Madam,

I am writing this letter to put forward my objections to the proposed developments in Carrbridge.

The proposed site in Carr Road would seem to be overly large and seriously out of proportion to the size of the village. I can see no need for this amount of new houses, the infrastructure of the village would not seem to be able to cope and I can only assume that the reasons are purely financial, as the developer alluded to at the last public meeting in the Carrbridge village hall.

Carr Road is not suited to the increased traffic the proposed development would bring. The foot traffic on Carr Road, schoolchildren, locals, tourists and cyclists would surely be put in jeopardy due to the considerable amount of cars that the development would undoubtedly bring.

We live in a national park that prides itself on the beauty, not only the surrounding countryside but of the villages that lie within it and Carrbridge is one of the best. Whilst I fully understand that a village will grow over time, increasing its size by almost one quarter over night would seem a tad rash. Where will the new owners of these houses work? Where will the new owners of these houses come from? The local area, I think not, as ever the houses will be priced out of the reach of hard working people and encourage an increasing holiday home culture which would destroy the character of the village.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

Neil Turnbull.

# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Andrew Kirk

Address: 2 Rowan Park CARRBRIDGE

## Comment Details

Commenter Type: Community Council

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: CARRBRIDGE & VICINITY COMMUNITY COUNCIL

2 Rowan Park

Carrbridge PH23 3BE

01479 841873

4th May 2013

ePlanning Centre  
The Highland Council  
Glenurquhart Road  
INVERNESS IV3 5NX

Dear Sirs

Planning reference 13/01281/FUL erection of 96 houses in Carrbridge

The Community Council arranged a drop-in meeting on the 2nd of May to elicit the views of the community. Over 90 people attended throughout the day and gave us their views on this application. Many others have approached members independently and we have distilled the comments in this letter.

1. There is some acceptance that the village needs more houses but most people object to the size of this development which is out of proportion to the size of the village. It would adversely affect

village culture, atmosphere, environment and community spirit (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). There are also strong feelings that the affordable houses should be spread throughout the development and not tucked away in a remote corner.

2. A major concern for most people is the use of Carr Road as access both in the construction phase and once the development is complete.

Carr road is relatively narrow cars can pass carefully; for a car and van/lorry one must stop has no pavement and is therefore struggling with current volumes let alone a massive increase. Even if safety measurements are put into place, this will result in a more city-like appearance (e.g. by putting in speed bumps, traffic lights) and again will spoil the small village character that is the appeal to living here.

Most of the increase is likely to be between 8:00 and 9:00am when people are going to work and some children will be using it as a walking route to school. It is part of the safer Routes to School Plan. Some of these movements will be school run and therefore two-way.

People with access to the top end of Carr Road use the back road as a route to Grantown therefore it is reasonable to assume that the residents of the development will do likewise. This is a single track road and cannot deal with such an increase in volume.

The junction with the Main Street is not coping with current volumes and would be difficult to improve in any meaningful way.

Their original submission was for a different access and there is no excuse for the community or the planners to make life simpler and more profitable for the developers at the expense of safety plus social and environmental concerns. The community will not accept its wishes being ignored in this matter and is prepared to take this particular issue to the Scottish Government should that be the case.

3. There are some publicly voiced concerns about the integrity of the environmental impact study. The Ecological Survey does not adequately assess how special both fields are.

These meadows are long established, largely unimproved, flower, rare fungi and insect rich meadows. For example they contain flowers like field gentian and frog orchid. Furthermore Narrow headed ant nests have been recorded on both fields as have other rare invertebrates. Adder has been recorded near the Crannich Park site.

The sites are known habitats for red squirrels, brown hare, badgers, roe deer and bats. They are potential wild cat habitat. Wild cat are known in the Carrbridge area.

A high proportion of CNP butterflies are known from the proposed sites as well as the rare Cousin German woodland moth. Crested tits, crossbills, newts and lizards have all been recorded. The woodland area also contains a wealth of rare woodland fungi.

The development would remove a buffer from existing residential development towards known capercaillie areas.

The Ecological Survey is commissioned by the developer, and appears to be written to support the application rather than provide a balanced and objective report.

4. Phased building has been proposed (build as houses are sold), which means that direct

neighbours as well as new residents, could be living near (and looking at) or on a building site for a prolonged amount of time. This is more of a condition of planning than an objection but has been raised as a concern.

Finally, although not a specific planning objection the access for comments on this application through the HC website was not operational and we fear that many people will have started on that route and given up due to the frustration of trying to use the site. This means that a number of complainants will not have had a voice and this has to be considered as a serious disenfranchisement for our community.

Yours sincerely

Andrew Kirk  
CHAIRMAN  
kirkscarrbridge@gmail.com



# Comments for Planning Application 2013/0120/DET

## Application Summary

Application Number: 2013/0120/DET

Address: Land Bounded By Crannich Park Rowan Park And Carr Road Carrbridge

Proposal: Erection of 96 houses, associated roads & footways

Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Denise Stott

Address: Quinag Dalmore Road Carrbridge

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to the above application for planning permission. The reasons for my objection are as follows:

1. The size and scale of the development is not in proportion to the existing village and will have a detrimental effect on the existing community due to the pressure on the limited facilities within the village and on the existing surrounding recreational woodland and open space.
2. If approved in the current form the village will lose all opportunity to comment or influence development. This is due to the fact that if the proposal is approved and work subsequently starts (even in a phased development), the planning consent given will remain in perpetuity. So even if there is a break in the actual construction it could be resumed at any point in the future regardless of how many years may have passed.
3. The development if approved will increase the traffic on Carr Road significantly. Carr Road has no footpath, is a narrow road at any rate and narrows further outside the village to single track. It is already a dangerous place to walk when the children are going to and from school and during the holidays when there are many children playing the tourist traffic increases. The number of vehicles using Carr Road single track to go to Grantown or that direction will also increase leading to conflict with the farms that need the road for their business.
4. The number of houses proposed will lead to more houses being bought for second or holiday purposes and this would alter the culture and atmosphere of the village.
5. Currently the housing site under development off the Grantown Road, which has been under development for a number of years now is still not completed. So there is not an obvious demand for housing of the scale proposed in Carrbridge.
6. The ecological survey does not take into account the impact of the proposed development on the remainder of the woodland and the species that inhabit it. The lack of evidence found in the survey for red squirrel and wood ant populations does not tally with the numbers observed when walking in the woods, therefore the conclusions are suspect.

I would not object to a much reduced application as I appreciate that land needs to be available for new developments and that no village can prosper without housing for local needs and/or new blood. No more than 25 houses at a single application stage (whether in principal or full) should be considered for a village the size of Carrbridge.



Paige Robertson  
12 Carr Place  
Carrbridge  
Inverness -shire  
PH233AF

2<sup>nd</sup> May 2013

To Whom It May Concern,

REF 2013/0120/DET

I am a resident of Carrbridge and would like to put in a response to the development of Carr Road and Crannich Park.

I am strongly against the development.

I have numerous concerns about it.

1. Carr Road is unsuitable for more traffic let alone industrial trucks and vehicles coming in and out of a building site. My child and others walk Carr Road to school, and there aren't any paths, the road is very narrow and having school children walking the road from 8am (in winter, in the dark) till 4.30pm (in winter in the dark) is going to pose more danger to our children. It is almost a single track road which you have to pull over to the side of the road when a 4by4 goes past, imagine 2 trucks passing each other with children and adults on the road. It is a recipe for disaster. There are quite a few blind spots on Carr Road where you are unable to walk 'towards' the traffic, as the cars coming towards you cannot see you, or you them. The amount of houses means a great deal more road traffic; can the village and Carr Road itself handle more than 100 cars every day if the development goes through? - Trucks and building vehicles travelling the road while the building is happening – another 100 or so cars once the development is finished.
2. The entrance from Main Street, Carrbridge onto Carr Road is very unsuitable for turning cars let alone trucks. That would put children and adults in more danger. Whether they are walking or driving. There is no way the intersection can be widened as that would mean taking away a path, which is the only the bit of path on Carr Road.
3. The knocking down of the trees (even though it is a plantation) will cause damage to the environment. There are squirrels behind the ' Bull paddock' I don't understand in the plans that the squirrels have seem to have stayed away from the woods behind the paddock, where they are proposing to build the houses, yet they are populating the woods surrounding the plans. Squirrels aside, there certainly is other wildlife in the woods. I should know, I walk there every day. I think the environmental study on the woods has not been done to a high enough standard.

4. 96 houses- Too many, which will have a big consequence of the village itself.
5. Even if half of the houses go to people with children, there is no way a small school such as Carrbridge Primary will be able to handle the intake. There certainly aren't enough jobs in the area to justify that many houses. Many of the houses will end up going as holiday homes. This may be of benefit to the housing developer as they get their money but it doesn't do a great deal for the village life itself.
6. Are other Carrbridge facilities able to handle the large amount of people and houses – sewerage, water, and shop?
7. 8 entrances from the development onto Carr Road. Way too many, did the first plans have only 2 entrances?
8. There will be an increase in use of the 'back road' to Grantown, while this is not a major problem it will only increase over time and the road will not be able to handle it. There is a lot of farming traffic on the road and it will become a danger.
9. If the development goes through – Are there going to any affordable houses? They have managed to put the ones on Main road (Crannich Park) far enough out of the village to be slightly isolated, and on top of each other, I gather they are for the people who cannot afford? Will any of the Carr Road ones be affordable? And by affordable - For people from the village that may want to buy the first and only home for an 'affordable price'

I hope you take all of Carrbridge resident's opinions into consideration. It will change the village's infrastructure beyond repair.

Thank you for your time.

Yours sincerely

Paige Robertson

Louise de Raad  
1 Carr Place  
Carrbridge, PH23 3AF

6 May 2013

Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this proposed development based on the reasons outlined below.

Carr Road is completely unsuitable for the traffic that would result from this proposed build, this would be true both during the building phase as well as upon completion. Carr Road is heavily used by pedestrians including school children and is also used by many children to play on. It lacks sidewalks and is very narrow in places, not least at the junction with Carrbridge's main road. If Carr Road were to be used as the main access road for the building traffic (as proposed) this would cause Carr Road to become extremely unsafe. In places, lorries and cars simply would not be able to pass each other and even two normal cars have trouble passing at the junction with the main road in its current state. Given that most building traffic has been estimated to occur between the hours of 8-9 in the morning, this would coincide with commuter traffic and the time that the school starts, making this even more of a serious issue.

It has been proposed that 72 houses are to be constructed along Carr Road, which would lead to a significant increase of traffic on Carr Road, regardless the conclusions of the traffic survey. The traffic survey was obviously written to support this planning application, as instead of focussing on the number of cars, it stated "(only) a doubling" of the number of cars would occur. However, the reason for this conclusion is that measurements were taken at the very start of Carr Road (at the junction with the main road), whereas if measurements had been made further up Carr Road (for example at Rowan Park) and a comparison would have been made to the current number of cars, the survey would have had to conclude that this proposed housing development would easily result in a five-fold of cars using Carr Road. There have been more complaints about the integrity of the traffic survey, but since this document has not been supplied as supporting documentation on your website, I am unable to make informed comments about this. I do believe that it has not taken into consideration that the "farm road" is used both as a back road as well as a through road and that it would be extremely likely new residents would also make use of the farm road. This is a single track road that is, like Carr Road, completely unsuitable for volumes of traffic of that extent.

Without a doubt, the proposed development would make Carr Road unsafe and despite this having been put forward as a major concern on every single occasion, it seems that the developers have made no provisions for this in their most recent

plans – most likely as this would cost them too much money. Since phased building has been proposed, it would also mean that large, heavy building traffic such as cement lorries would be driving up and down Carr Road, possibly for the next 10 years. Another consequence of phased building is that as a direct neighbour, I would be looking out onto a building site for an unknown period of time that might well extend to 10 years, with all disturbances that come with a building site. This would not only very much reduce my own pleasure of living here, but would also likely reduce the value of our house.

Even if safety measurements would be put into place by either the developers or the council, this would result in Carr Road obtaining a more “city-like” appearance (e.g. by putting in speed bumps, traffic lights). This would spoil the small village character that is the major appeal to living here.

It is not just the traffic survey that was clearly conducted to support this planning application. Being an ecologist myself, I was unimpressed by the conclusions of the ecological survey carried out by MBEC Environmental Consulting. The proposed area for the development includes a large area of woodland. I have personally observed both Capercaillie (*Tetrao urogallus*) and 3 badgers (*Meles meles*) in these woodlands within the last 6 months. Capercaillie droppings can be found throughout these woodlands and there is currently a Capercaillie lek site at the top of the hill (near Docharn farmhouse) with 4 cocks (confirmed by a RSPB staff member, a local gamekeeper and the forestry commission). Since Capercaillie have been rescheduled to Schedule 1 Part I of the Wildlife and Countryside Act 1981 it is an offence to disturb a lek site through anticipated recreational activities. Although this lek site is more than 1km away from the proposed development, I strongly believe that given the fact that the proposed housing development intends to bring 96 families (which might combine to 200-300 people) to Carrbridge who would use these woods for recreational purposes and the fact that Capercaillie are known to be very much negatively affected by recreational disturbance (Marshall 2005), the proposed development compromises both the integrity of the SPA network for Capercaillie as well as Natura 2000. Although the woodlands adjacent to the proposed development are not identified as a Special Protected Area, they form an essential corridor between Kinvechy Forest and Abernethy Forest and between Baddengorm Woods and other woodland lying further South and as such, these woodlands are therefore essential in the survival and recovery of Capercaillie, if not in the short-term, than certainly in the long-term (if the species is to recover and grow in population size they will need relatively undisturbed areas to go to).

The conducted ecological survey has looked only at the footprint of the proposed development. Let the CNPA please take the responsibility of taking into account the recreational disturbance that the proposed development would cause and the significant negative effects this would have on the biodiversity in adjacent areas. Please also take into consideration the immense cumulative effects of development in the National Park that are currently taking place.

Finally, I would like to comment on the scale of the proposed development and the balance between affordable housing and the luxury housing within it. With 96 houses, the size of the proposed development is completely out of proportion to the size of the village. I do not exactly know what the current population size of the village is at the moment (I believe it falls somewhere between 700 and 1000 people)

but with an average household of 2.5-3.0 people, the proposed development would increase the population anywhere from 25% - 42%. This inevitably would have a major effect on the village culture, village atmosphere and community spirit, which are the best things of living in Carrbridge. Having spoken to owners of holiday homes and to new build houses, it is very clear that even they specifically purchased houses in Carrbridge because of the village atmosphere, which, with the proposed development, would be seriously affected. This increase in population size would also lead to insufficient services in Carrbridge. I can appreciate that the feeling is that this development would bring businesses and other developments to Carrbridge (that when the people would be there, the rest would follow), but the point is that that is not what the community, including myself, wants. I live here, and many with me, *because* this is a small village, *because* it has quiet roads children can play on, *because* it has only one lovely village shop and a local pub. The proposed development would undoubtedly contribute to spoiling this special village atmosphere that is so scarce nowadays and in time Carrbridge would end up like Aviemore (our worst nightmare).

If there is a need for housing in Carrbridge, the need is for affordable housing for young *local* individual people and families, who are first-time-buyers, who do not have access to extraordinary deposits. AW Laing Ltd is currently developing a site East of Dalrachney Lodge called Dalmore development and their luxury houses have not sold yet (whereas I believe there was a waiting list for the affordable houses in this development). This begs the question whether Carrbridge needs 72 luxury houses, or any at all for that matter. It is likely that most of the luxury houses would be bought as second homes, pre-retirement homes or holiday houses. This would not only turn Carrbridge into a dormant village such as Nethybridge, but also people buying these houses as holiday homes would not pay any council tax and would not contribute to the community. These luxury houses might also attract people currently living in Inverness, which would lead to increased commuter traffic and emissions, contributing to global warming. Do residents of Carrbridge, local people in the valley, really need luxury houses on this scale? I wonder whether the CNPA honestly believes this development would be for the good of *those* people, or does it actually know that this development is only to make the developers money?

Given the major concerns of the oversize scale of the development, the concerns regarding Carr Road as access for building traffic and being unable to cope with the increase of traffic upon completion of the development, and the major impact the development would have on biodiversity, I believe that this development should be limited to the area opposite Landmark Visitors Centre and the main focus should be on affordable housing. This development would then be much more in line with the size of previous developments in Carrbridge, which have been between 10-20 houses at a time and would therewith be much more acceptable. Moreover, the building site would have direct access from the main road and would therewith not result in an increase in building traffic through Carrbridge. Also, it is not in view of existing neighbouring houses and is therefore less likely to disturb existing Carrbridge residents. There also would not be any direct footpaths leading into Carr Plantation from this development, which would hopefully minimize the use of Carr Plantation for daily use and people could be stimulated to use Ellan Woods instead, as to decrease disturbance to protected wildlife.

On a more "personal" note, I would like to add that I have noticed that the reputation of the Cairngorms National Park Authority is going down rapidly. Having been door to door, speaking to Carrbridge residents about this development, I can tell that the community feels that the CNPA is failing to find a correct balance between the needs of nature versus that of development and that its focus is mostly on stimulating development and tourism – at a scale that is actually spoiling the environment. The general feeling is that the CNPA does not actually listen to local residents and that the CNPA will give permission to developments such as these, "no matter what we do". The fact that large natural areas, including those where this proposed development is to take place, have been designated as development zones in the 2012-2017 National Park Plan, is not helping this view. Carrbridge residents have however, not given, as stated in Supporting Statement 1 of 3, "mostly positive feedback" (page 6), but instead have raised major concerns and appeals over the proposed development from the very start. The community council, voicing well over a hundred individuals, has appealed strongly against this development and in addition, the CNPA will undoubtedly receive many additional individual letters of appeal, such as this one.

The CNPA should make a stand for both the local community as well as for the wildlife that inhabitant the National Park and show that they are not the development authority people believe they are turning into. Very large natural areas have been designated as development zones in the 2012-2017 Plan and the CNPA should realise that if it is to maintain natural beauty and biodiversity in the NP, there have to be limits to development.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Louise de Raad.

Louise de Raad

Craig Rotheny

4 Carr Place

Carrbridge

PH23 3AF

8<sup>th</sup> May 2013

Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square – Ballater

Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))

Dear Sir / Madam,

Application number: 2013/0120/DET

Reference number: 13/01281/FUL

Proposed development: Erection of 96 houses, associated roads & footways

Location: Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I am writing to you in regards to the above planning application and wish to appeal against this development.

There are a variety of reasons for my appeal but my first concern being a resident of Carr Place is access via Carr Road. As a parent who walks my children back and fore to school and nursery along Carr Road the thought of heavier traffic is of great concern to me and the safety of my children as there are currently no pavements along this road which can be difficult to manage both walking and cycling to keep both of my children safe and aware of traffic. To imagine the traffic on this road increasing without making sufficient improvements to allow people to walk safely is totally unacceptable.

Apart from my family and other parents walking their children to school there are a large number of dog walkers and cycle path users who must use Carr Road to access the forest paths who are also being put at risk by the increase of traffic flow. At times driving along Carr Road can be difficult to

allow space for walkers and other passing cars. There are a number of difficult corners which allows little vision for drivers to see ahead especially at the dip where people cross the road to access the forest paths.

At present when walking along Carr Road i find myself crossing at various places to allow me to be better seen by other road users, my 6 & 4 year old daughters would not have the knowledge base to understand why we do this and are at constant risk that they may cross the road without looking, yes crossing the road is a concern for any parent but it is heightened when there is no pavements to act as a warning barrier for a child to remember to look first!

Road access is also a concern at the development site next to Crannich Park due to the main road and the tight corner where the proposed entrance into the new site aims to be. There have been various accidents along this road due to people taking this corner too fast which adds concern for those entering and exiting this junction.

I also have concerns regarding the amount of houses proposed. The village has had in the past shortages of water during peak holiday times when there just hasn't been sufficient provisions to supply the demand.

Along the line of the amount of houses, we are in need of some housing in the village so that people working and using the school could gain some permanent residence however not to the scale that as been proposed. I have concerns as to who will buy these properties holiday makers who will not support the local community or those wishing to stay in these homes, where will they work? Is there enough space within the school to allow for such an increase of possible families?

I also have concerns regarding the phased development. As the housing market has not been growing and there are a number of properties currently for sale within the valley. I am aware from the meeting held in the village hall that 5 houses will be built but that services will be made for further houses.

This unused development site may lie as an eye sore for a number of years and in turn unnecessarily taking away forestry, protected species like the red squirrels and just generally upsetting the biodiversity which is of great concern when we live in a National Park conservation area. I would like to see that little disruption and damage is caused to areas that may not be touched for a considerable years.

Your Sincerely

Craig Rothney



Kerrie Dickson

4 Carr Place

Carrbridge

PH23 3AF

6<sup>th</sup> May 2013

Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square – Ballater

Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))

Dear Sir / Madam,

Application number: 2013/0120/DET

Reference number: 13/01281/FUL

Proposed development: Erection of 96 houses, associated roads & footways

Location: Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I am writing to you in regards to the above planning application and wish to appeal against this development.

There are a variety of reasons for my appeal but my first concern being a resident of Carr Place is access via Carr Road. As a parent who walks my children back and fore to school and nursery along Carr Road the thought of heavier traffic is of great concern to me and the safety of my children as there are currently no pavements along this road which can be difficult to manage both walking and cycling to keep both of my children safe and aware of traffic. To imagine the traffic on this road increasing without making sufficient improvements to allow people to walk safely is totally unacceptable.

Apart from my family and other parents walking their children to school there are a large number of dog walkers and cycle path users who must use Carr Road to access the forest paths who are also being put at risk by the increase of traffic flow. At times driving along Carr Road can be difficult to

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I also have concerns regarding the amount of houses proposed. The village has had in the past shortages of water during peak holiday times when there just hasn't been sufficient provisions to supply the demand.

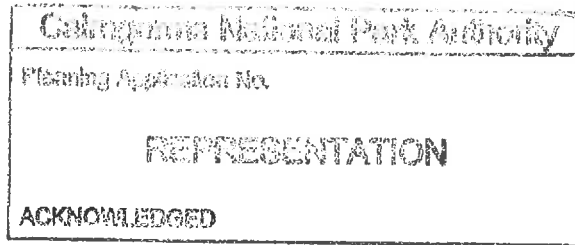
Along the line of the amount of houses, we are in need of some housing in the village so that people working and using the school could gain some permanent residence however not to the scale that as been proposed. I have concerns as to who will buy these properties holiday makers who will not support the local community or those wishing to stay in these homes, where will they work? Is there enough space within the school to allow for such an increase of possible families?

I also have concerns regarding the phased development. As the housing market has not been growing and there are a number of properties currently for sale within the valley. I am aware from the meeting held in the village hall that 5 houses will be built but that services will be made for further houses.

This unused development site may lie as an eye sore for a number of years and in turn unnecessarily taking away forestry, protected species like the red squirrels and just generally upsetting the biodiversity which is of great concern when we live in a National Park conservation area. I would like to see that little disruption and damage is caused to areas that may not be touched for a considerable years.

Your Sincerely

Kerrie Dickson



Draig  
Rowan Park  
Carrbridge  
PH23 3BE

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

5.5.13

Dear Sir or Madam,



**Application Number: 2013/0120/DET**

**Reference Number: 13/01281/FUL**

**Proposed development: Erection of 96 houses, associated roads and footways**

**Location: Land bounded by Crannich Park, Rowan Park, and Carr Road, Carrbridge**

I am writing in relation to the above planning application. I am against this development for several reasons, the most important being the access along Carr Road. I walk my two young children along Carr Road to school every day as do many families and, in its current state with the current amount of traffic, it is not a safe route to school as there are no pavements. We have had many incidents where myself and my children have had to dive onto the verge to get out of the way of vehicles speeding along the road. This is especially dangerous in the winter as very often the verge is piled high with snow, and you have no way of getting away from vehicles, speeding or otherwise. I am extremely concerned about the construction traffic using this road and ultimately the cars and vans belonging to the 72 new houses as this will greatly increase the traffic movements and as a result make this road even more unsafe and a potential accident waiting to happen. From Rowan Park to the junction on the main road there are two blind bends one just after the junction into Rowan Park in the direction of the main road and one outside Birchbank just after the Scottish Water layby. Cars are unable to see around these bends and on several occasions I have nearly been wiped out, luckily I had no children with me at the time, otherwise the consequences could have been disastrous.

I note that Carr Road appears in the application, however there is no mention of traffic calming measures or otherwise being considered in this application.

My second reason for being against this application is the scale of the development. It is not in proportion with the size of the village, and I am concerned how it would affect amenities such as the school, where they are not far off being fully subscribed.

I also object to the affordable housing, next to Crannich Park, being in such a disjointed and remote location from the rest of the village. From looking at the plans there appears to be no pavement along the edge of the main road to access it, instead there is a path through Crannich Park and then through a field before getting to the affordable housing. How safe will this be for school kids walking home from school in the winter, as they will be crossing a field in the dark on their own. I know with the current affordable housing in Carrbridge lots of the children attend the local primary school and from Primary 4 (age 7) they are allowed to walk to and from school

on their own. A similar path was proposed years ago for children to get from Rowan Park/ Carr Road to the school across the field, and it was rejected on the grounds that it would be unsafe for children to use.

Finally the ecological survey does cause me great concern as all of our wildlife seems to be conveniently located around the edge of the development site. We have a huge amount of red squirrels in these woods, and as we border the woods on three sides we see red squirrels almost daily. There is also a high concentration of narrow headed ants, as well as pine marten and badgers. In addition to the wildlife we have an area of rare bog woodland which runs through the woods, and I know from previous applications, there were great concerns about the effect of tree felling and water run off, on the water levels of the bog. Removing the large area of woodland proposed and building houses is highly likely to increase the water run off into the bog.

Thankyou for taking the time to read my letter, and taking into consideration my concerns with this proposed development.

Yours Faithfully

A large black rectangular redaction box covering the signature area of the letter.

Rona Kant

6/5/13.

13 Rowan Park  
Cambridge  
PH23 3BE

Cambridge National Park Authority  
 Planning Application No. **12/REPRESENTATION**

(GRACE SERMANI)

Dear ~~Dear Madam~~ Madam

ACKNOWLEDGED  
 I am writing to you in respect of planning application number 2013/120/DET. Reference number 13/01281/Fol. The application is for the erection of 96 houses, associated roads and footways.

Park Authority  
 08 MAY 2013  
 RECEIVED

I am appealing against this application on a number of grounds.

① My main concern is related to the amount of traffic (both building and residents traffic) which will be created if this application is agreed. The road (Carr Road) is in my view completely unsuitable for the increase in traffic that this would involve - The road is narrow with no pavements for pedestrians and visibility at parts of the road is in places very poor. At present the drivers that use this road (not too many) tend to drive very carefully but the potential increase in car numbers and lorries carrying heavy loads for building could pose a significant hazard to pedestrians.

I am actually very concerned that this road (Carr Rd) has been considered as suitable for this size of development. It certainly does not make sense to me.

I presume that the developer might suggest traffic calming measures but again I feel this would be contrary to the character of the village.

(2) The building of 96 houses is likely to have a significant impact on the village. This is a close knit community and the development feels completely disproportionate and is very likely to alter the sense of community that exists. There are also issues with the infrastructure - roads/school.

(3) The phased building plan will mean considerable disruption to residents of the village and as my house backs on to Carr Rd I am very concerned at the prospect of years of heavy building lorries driving down Carr Rd.


- ④ I am also concerned that the proposed sites have been separated in terms of social housing and private houses. I believe this is not a positive move in terms of community integration, and social cohesion.
- ⑤ I am disappointed at the loss of the Scott field and the woodland at the back which is a wonderful resource for the Scouts and various groups over the summer. The woods are an amazing resource used daily by a great many residents and visitors for a wide range of activities.
- ⑥ The natural environment is an incredible resource that supports a range of wildlife. Cutting any woodland impacts on wildlife and the corridor for wildlife.

I understand that houses have to be built but I cannot understand why developments of this size are ever considered in a village the size of Cambridge.

Residents here don't object to small sensitive and considered developments. This application does not meet any of these criteria.

This is not Avonmore - an ugly and badly planned concrete space that sprawls uncontrollably at the heart of the National Park. If the Planning Authorities don't wake up they will kill the goose that lays the golden egg.

Yours sincerely

  
GRACE SERMANNI



**Corra Linn, 15 Dalmore Road, CARRBRIDGE. PH23 3BG**

Planning  
CNPA  
Albert Memorial Hall  
Station Square  
Ballater  
AB35 5QB

Dear Sir or Madam,

**Application number:** 2013/0120/DET

**Reference number:** 13/01281/FUL

**Proposed development:** Erection of 96 houses, associated roads & footways

**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I would hereby like to appeal against this development based on the following reasons:-

The size of this development is not in proportion to the size of the village and will have serious effect on the village culture & atmosphere and community spirit (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.

This increase in population size would lead to insufficient services in Carrbridge (e.g., schooling, shops, and play areas for children).

It is also likely that a large number of the houses will be bought as second homes and holiday houses. This will turn Carrbridge into a more dormant village and again have negative effects on the village atmosphere.

**Carr Road** is unsuitable for the amount of traffic that will result from this development. With the proposed build of 74 houses on Carr Road, this will significantly increase traffic along Carr Road. Carr Road is heavily used by pedestrians (people walking their dogs to and from the forest and children walking to and from school) and is used by many to play on. It is also the road that leads takes Route 7 cyclists on the off road route to Aviemore. It lacks pavements and is very narrow in places. The visibility coming out on the main road is not great either. The proposed development will make Carr Road unsafe and change its character. Even if safety measurements are put into place, this will result in a more “city-like” appearance (e.g. by putting in speed bumps, traffic lights) and again will spoil the small village character that is the appeal to living here.

A phased building has been proposed (build as houses are sold), which means that direct neighbours as well as new residents, will be living near (and looking at) or on a building site for a prolonged amount of time. The developer presentation admits that at current sales levels it could take 10 years to complete. This pattern is repeated throughout the Park. The Park will be known as a “building site” rather than the beautiful area it currently is.

The proposed area for the development comprises the “bull field” (agricultural grassland), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, protected species such as the red squirrel and wood ants and would have an overall negative effect on the biodiversity. Even more concerning however, are the effects of the proposed development on the surrounding woodlands, as the proposed development would lead to a significant recreational disturbance with people walking (with and without dogs) and cycling in the surrounding woods. (National Cycle Route 7). Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie, an iconic woodland bird species in decline. This development would therewith directly compromise the integrity of the Special Protected Area network for Capercaillie that is part of the Natura 2000. The UK receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of

habitat for the Capercaillie, especially if this species is to recover and increase in population size.

I consider this development to have a negative impact on the village, it's character and the safety of its residents. The ecological impact is not acceptable either.

The number of houses is not based on needs but on speculation.

On this basis the development should be rejected.

However, if the Application is to proceed it should be limited to a quarter of the size proposed.

I trust these objections will be taken into account in your deliberations.

Yours faithfully

Raymond Bainbridge



**From:**  
**To:**  
**Cc:**  
**Subject:**  
**Date:**

Objection to housing Development in Carrbridge - Ref No. 13/01281/FUL  
08 May 2013 13:18:35

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Carrbridge Artists Studio  
Main Street  
Carrbridge  
Inverness-shire  
PH23 3AS

7th May, 2013

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

Dear sir/Madam,

Re: Application No: 2013/0120/DET  
Reference No: 13/01281/FUL  
Proposed Development: Erection of 96 houses in Carrbridge

I am writing to express my concern and object on every level to the above proposed development in Carrbridge. There is nothing about this proposed development that is acceptable from any aspect, whether it be social or environmental. I list below particular concerns, not in order of importance as I feel all of them to be equally important.

The village does not need another 70 something private houses, the majority no doubt will end up as second homes for the wealthy. Additional social housing is desirable but it seems an awful lot has been crammed into as small a space as possible with only limited provision of parking spaces. This development is just another example of developer greed and speculation trying to destroy small highland villages such as ours.

In a National Park the priority should be to preserve the culture, wildlife and environment of such an important area, otherwise what is the point of it all.

1) A development of this size in a small highland village would have a serious and detrimental effect on the village culture, traditions and community feeling.

- 2) All the various Services would be stretched to cope with such a large development.
- 3) The social housing development close to Crannoch Park has no pavement along the 'B' road into the village, the developer is trying to cut costs by trying to detour everybody to the Crannoch Park pavement.
- 4) Carr Road is virtually a SINGLE TRACK ROAD with no proper pavements - it is beyond belief that a large housing development with this as its only access is even being considered. The amount of heavy traffic during building would be extremely hazardous to pedestrian and cars, and even after completion, due to the greatly increased usage by residents and associated delivery vans etc. to the new development, would continue to be a substantial danger. I do not think Speed Bumps or traffic lights would be an acceptable solution to this - especially the danger to school children.
- 5) The proposal to group the 'affordable' houses into one area, Crannoch Park, is against all conventional development plans and would result in an unacceptable 'Ghetto' attitude.
- 6) The effect on the surrounding environment is also not acceptable - encroaching on ancient woodland on both proposed sites. The influx of population would encroach into these woodlands (walkers, children playing, dogs, cats, etc.)and the detrimental effect on protected species in both areas should alone be enough to stop this development from proceeding.

Yours sincerely,

Jeffrey Buttress

Owner of Carrbridge Artist Studio and village resident.

Residential address:  
Seafield Cottage  
Station Road  
Carrbridge  
PH23 3AN

**PLEASE CONSIDER THE ENVIRONMENT, DON'T PRINT THIS EMAIL UNLESS YOU REALLY NEED TO.**

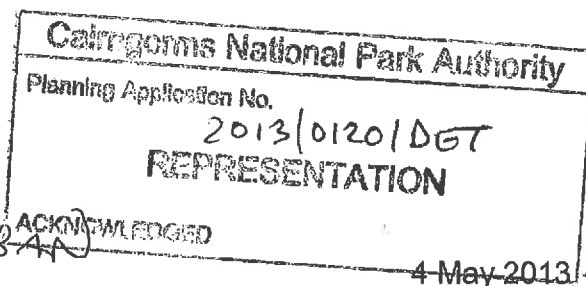
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Your full name and address

LINDA ANDERSON

TORNASHILLEN

STATION ROAD, CARRBRIDGE PH23



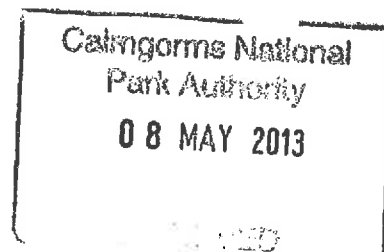
Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square - Ballater

Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))



Dear Sir or Madam,

**Application number:** 2013/0120/DET

**Reference number:** 13/01281/FUL

**Proposed development:** Erection of 96 houses, associated roads & footways

**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this development based on the following reasons:

- Carr Road** is totally unsuitable for the amount of traffic that would result from this build. With the proposed build of 74 houses on Carr Road, this would significantly increase traffic along Carr Road. Carr Road is a road that is heavily used by pedestrians (people walking their dogs to and from the forest and children walking to and from school) and is used by many children to play on. It is a road with a village character; where cars drive very slow to allow all these activities to continue and where cars stop and have a chat to your neighbours. It lacks sidewalks and is very narrow in places and the visibility coming out on the main road is low. The proposed development would significantly increase the usage of Carr Road and make it (even more) unsafe. If safety measurements were to be put into place (which were not addressed in the development application, even though this point has been raised again and again), this is likely to make the road safer, but it would be detrimental to the roads small village character that is one of the main reasons to living here and it would result in a more "city-like" feel (e.g. by putting in speed bumps, traffic lights).
- The **size** of this development is not in proportion to the size of the village and will have serious effect on the **village culture & atmosphere and community spirit** (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total, which Carrbridge does not need. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.
- This increase in population size would lead to insufficient services and amenities in Carrbridge (e.g., schooling, shops, play areas for children).
- It is also likely that a large number of the houses will be bought as second homes and holiday houses (especially the more upmarket houses). This will turn Carrbridge into a more **dormant village** and again have negative effects on the village atmosphere.
- A **phased building** has been proposed (build as houses are sold), which means that direct neighbours as well as potential new residents, would be living near or on a building site for

a prolonged amount of time (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales), with all the disturbances that come with a building site.

- The proposed area for the development comprises the "bull field" (where will the **boy scouts** go if this is destroyed?), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, **protected species** such as the red squirrel and wood ants and would have an overall negative effect on the **biodiversity**. The bull field is exceptionally rich in flowers, grassland, fungi, & invertebrates and is truly exceptional and protected species such as badgers, wood ants, red squirrel and even capercaillie have all been observed in the woodland areas of the proposed building location. Moreover, it is extremely short-sighted to look only at this proposed development and at the current distribution of these endangered species, without considering that cumulative development is taking a very high toll on overall habitat availability for these species and also that if these species are to recover in the future, we need to have the habitat for them to move into.
- The **flawed ecological survey** does not take into account the effects of the proposed development on the surrounding woodlands. The proposed development would lead to a significant **recreational disturbance** with people walking (with and without dogs) and cycling in the surrounding woods. Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie (*Tetrao urogallus*), an iconic woodland bird species in decline. This development would therewith **compromise the integrity of the SPA (Special Protected Area) network for Capercaillie that is part of the Natura 2000**. The government receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have all been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of habitat for the Capercaillie, especially if this species is to recover and increase in population size and therewith in range. It is again immensely short-sighted to look only at the precise location of the build, without considering that the proposed build would have a much wider (geographically speaking) negative impact on biodiversity than the ecology survey suggests, due to significantly increased recreational disturbance of surrounding woodlands and nearby SPAs.
- Other reason(s) not listed above:

THE AREA OUTSIDE THE SPAR SHOP CANNOT  
COPE WITH SIGNIFICANTLY MORE VEHICLES  
MOVEMENTS WITHOUT THE RISK OF ACCIDENTS  
INCREASING.

Yours Sincerely,

Signature & Name





**From:**Katrina Jennings01

**Sent:**9 May 2013 11:16:45 +0100

**To:**Planning

**Subject:**Erection of 96 houses in Carrbridge. Application 2013/0120/DET

Application Number 2013/0120/DET

Reference Number 13/01281/FUL

Proposed Development: Erection of 96houses, associated roads and pathways

Location: Land bound by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this development for the following reasons:

- The quantity of houses proposed exceeds the village requirement.
- The increase in population size would overwhelm the current services and amenities within the village
- The proposed phased building would mean that neighbours and new residents could be living on a building site for up to 10 years
- Carr Road was deemed unsuitable for vehicular access when planning was originally submitted 10 years ago. Why is it now deemed suitable for the increase in residential and construction traffic?
- Carr Road has no pavement and is part of the □safer routes to school□ route for a number of children within the village. There are a number of visibility issues regarding certain parts of the road as well. As a childminder who has lived in Carr Place and subsequently Carr Road for 12 years, at times I have to travel to the school and back four separate times during the day, not just once or twice. When living in Carr Place I would often use the car, despite the short distance, as it was safer than walking the children up and down Carr Road.

- The junction of Carr Road with the Main Street is awkward and unsuitable for a number of large vehicles currently, this number will obviously increase.
- The junction of Station Road and Main Street, outside the Spar shop will also see an increase in traffic. This junction is already very busy and grid locked daily as timber lorries and other large vehicles enter and exit Station Road. This is in addition to delivery lorries parking frequently, prohibiting access.
- The proposal to site the affordable housing in a "scheme" almost separate from the rest of the village and not integrate it with the other proposed houses, shows a certain amount of discrimination.
- The environmental study is deeply flawed. As someone who has walked through these woods almost daily for the last 13 years, the complete biodiversity and quantity of rare species of animal, insect and flora has not been fully recorded. Therefore the environmental impact would be far more damaging than so far estimated. The Nature Conservation (Scotland) Act 2004 does not permit a scheme which allows for "dreys" to be intentionally or recklessly damaged or disturbed for the purposes of development.
- Carr Road to Dulnain Bridge, is a narrow single track road used frequently by residents on route to Grantown, myself included. This road is also used by a number of slow moving farm vehicles. The increase in traffic would be completely unsuitable.
- When a proposal was submitted 10 years ago for a similar development, the awareness was raised about the suitability of the current waste and water facilities. Have these facilities been upgraded in the last 10 years, to cope sufficiently with the increase in demand? I would hope that any upgrades required to accommodate this development are at least partly financed by the developers, not the current Council Tax payers.

Yours sincerely

Mrs Katrina Jennings

**From:**Finlay Jennings  
**Sent:**9 May 2013 11:18:48 +0100  
**To:**Planning  
**Subject:**Application Number 2013/0120/DET Carrbridge

Application Number 2013/0120/DET

Reference Number 13/01281/FUL

Proposed Development: Erection of 96houses, associated roads and pathways

Location: Land bound by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this development for the following reasons:

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Yours sincerely

Master Finlay Jennings

Your full name and address

Mr Mrs R. McArthur  
Rosevean House Dalnasherry - Beag  
Cambridge - PH23 3AX

Cairngorms National Park Authority	
Planning Application No.	2013/0120/DET
REPRESENTATION	
ACKNOWLEDGED	4 May 2013

Planning  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square - Ballater  
Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))

Cairngorms National Park Authority
08 MAY 2013
RECEIVED

Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this development based on the following reasons:

- Carr Road** is totally unsuitable for the amount of traffic that would result from this build. With the proposed build of 74 houses on Carr Road, this would significantly increase traffic along Carr Road. Carr Road is a road that is heavily used by pedestrians (people walking their dogs to and from the forest and children walking to and from school) and is used by many children to play on. It is a road with a village character; where cars drive very slow to allow all these activities to continue and where cars stop and have a chat to your neighbours. It lacks sidewalks and is very narrow in places and the visibility coming out on the main road is low. The proposed development would significantly increase the usage of Carr Road and make it (even more) unsafe. If safety measurements were to be put into place (which were not addressed in the development application, even though this point has been raised again and again), this is likely to make the road safer, but it would be detrimental to the roads small village character that is one of the main reasons to living here and it would result in a more "city-like" feel (e.g. by putting in speed bumps, traffic lights).
- The **size** of this development is not in proportion to the size of the village and will have serious effect on the **village culture & atmosphere and community spirit** (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total, which Carrbridge does not need. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.
- This increase in population size would lead to insufficient services and amenities in Carrbridge (e.g., schooling, shops, play areas for children).
- It is also likely that a large number of the houses will be bought as second homes and holiday houses (especially the more upmarket houses). This will turn Carrbridge into a more **dormant village** and again have negative effects on the village atmosphere.
- A **phased building** has been proposed (build as houses are sold), which means that direct neighbours as well as potential new residents, would be living near or on a building site for

a prolonged amount of time (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales), with all the disturbances that come with a building site.

- The proposed area for the development comprises the "bull field" (where will the **boy scouts** go if this is destroyed?), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, **protected species** such as the red squirrel and wood ants and would have an overall negative effect on the **biodiversity**. The bull field is exceptionally rich in flowers, grassland, fungi, & invertebrates and is truly exceptional and protected species such as badgers, wood ants, red squirrel and even capercaillie have all been observed in the woodland areas of the proposed building location. Moreover, it is extremely short-sighted to look only at this proposed development and at the current distribution of these endangered species, without considering that cumulative development is taking a very high toll on overall habitat availability for these species and also that if these species are to recover in the future, we need to have the habitat for them to move into.
  
- The **flawed ecological survey** does not take into account the effects of the proposed development on the surrounding woodlands. The proposed development would lead to a significant **recreational disturbance** with people walking (with and without dogs) and cycling in the surrounding woods. Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie (*Tetrao urogallus*), an iconic woodland bird species in decline. This development would therewith **compromise the integrity of the SPA (Special Protected Area) network for Capercaillie that is part of the Natura 2000**. The government receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have all been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of habitat for the Capercaillie, especially if this species is to recover and increase in population size and therewith in range. It is again immensely short-sighted to look only at the precise location of the build, without considering that the proposed build would have a much wider (geographically speaking) negative impact on biodiversity than the ecology survey suggests, due to significantly increased recreational disturbance of surrounding woodlands and nearby SPAs.
  
- Other reason(s) not listed above:  
?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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Yours Sincerely,

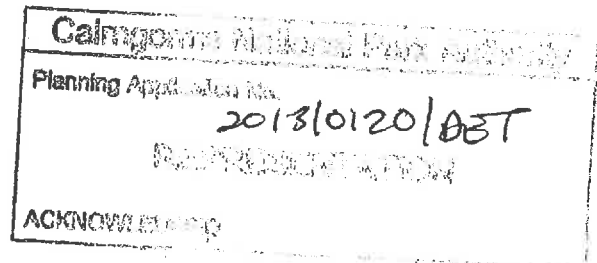
Signature & Name



Your full name and address

DOREEN ELLEN WHITE  
THE SPINNEY  
OLD INVERNESS ROAD

CARR BRIDGE PH 23 3 AU



4 May 2013

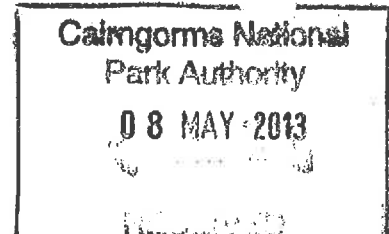
Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square - Ballater

Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))



Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

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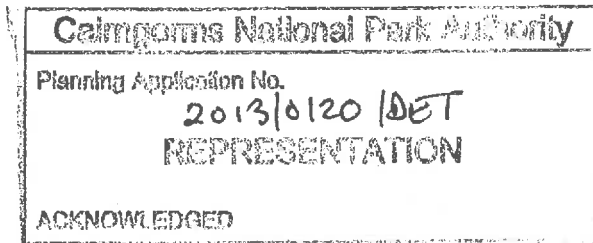
I APPEAL AGAINST THIS DEVELOPMENT BECAUSE IT IS UNSUITABLE IN EVERY WAY AND WOULD TOTALLY DESTROY THE ~~VILL~~ VILLAGE WHICH WE ALL ENJOY SO MUCH. THE CONCEPT IS FLAWED.

Yours Sincerely,

Signature & Name: \_\_\_\_\_

D.E. WHITE





1 Mannfield Place  
Carrbridge  
PH23 3BB  
04/05/13

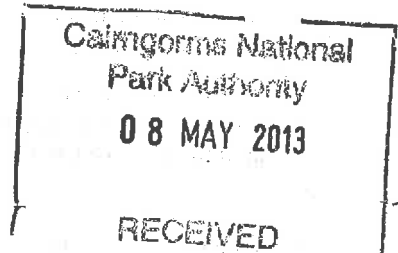
Cairngorms National Park Authority (Planning)

Albert Memorial Hall

Station Square

Ballater

AB35 5QB



Dear Sir/Madam

**Application no:** 2013/0120/DET

**Reference no:** 13/01281/FUL

**Proposed development:** Erection of 96 houses, associated roads and footways

**Location:** Land bounded by Crannich Park, Rowan Park & Carr Road, Carrbridge

With reference to the above planning application, I wish to register my opposition to the proposed development for the following reasons:

I believe the size of this development is out of proportion to the size of Carrbridge and will adversely change the culture and atmosphere of the village which is highly valued by all who live here. Recent small housing developments have been successfully integrated, however this proposal for 96 houses is much bigger and in my view far too big.

What is required is more 'affordable' housing for local young people, or indeed any age group wishing to enter the housing market for the first time in order that they can stay in their home village or return after higher education. The same sort of housing is also required for people not necessarily from the village but starting careers in the surrounding area. Carrbridge also needs more modestly-sized and accessible housing for older residents. Therefore I am not against further small building projects to meet these needs, but find this proposal heavily weighted towards the sort of medium/large housing which will not meet these needs and which, if other nearby developments are anything to go by, is likely to attract even more second home buyers to the area than currently exist.

To site the 'affordable' housing in this proposal all together at Crannich Park and to site the bigger properties separately at Carr Road is an aspect of the proposal which if correct, I find incomprehensible and distasteful. Furthermore the more upmarket type of housing to be sited along Carr Road would sit right opposite a prime example of traditional 'affordable' housing in the village which is Carr Place. Far better for community cohesion to mix and match in both locations, if in fact both locations are required, but only as part of a much smaller development.

The proposed 74 houses along Carr Road would significantly increase the amount of traffic on this road, which is in constant use by families walking children to and from school, for access to the woods for recreational walking or dog exercising by both locals and visitors and by local children who play on the road. It is the best example of a characterful village street we have in Carrbridge and something attractive and valuable will inevitably be lost if this development goes ahead at its proposed size with the consequent increase in traffic. The street currently has no pavement and no

special safety features are currently required, but should this development proceed at the proposed size, then significant safety features will have to be built on Carr Road, which will destroy the particular character of this street.

I am no ecologist, but I understand from those who are that there are significant concerns around the habitat destruction that will be inevitable if this large proposal goes ahead. I would urge that this is looked at not just as the land within the boundaries of this proposal, though it is important in that regard for the species affected, but as yet another loss to the Highlands as a whole which cumulatively is contributing to the steady decline in the network of available habitats to ensure safe preservation of the many species of plant and animal we claim to value so highly in our unique Highland environment.

Lastly I know there are concerns that there is insufficient infrastructure in the village to cope with a development of the size proposed. I trust and assume the authority has looked into this and obtained the necessary data.

I do hope that these points will be given due consideration.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

Charlotte Macarthur

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

Cairngorms National Park Authority  
Planning Application No. 2013/0120/DET  
REPRESENTATION  
ACKNOWLEDGED

Mr. D C Graham  
7 Crannich Park  
Carrbridge  
Inverness-shire  
PH23 3BD

Cairngorms National  
Park Authority  
08 MAY 2013

Application Number 2013/0120/DET  
Reference Number 13/0128/FUL  
Proposed Development Erection of 96 houses, associated roads & footways  
Location Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

Ref : Comments relating to the Carrbridge Community Council public drop-in meeting held on Thursday 2<sup>nd</sup> May 2013.

3<sup>rd</sup> may 2013

Dear Sir,

As a resident of Crannich Park I would like to raise the following concerns regarding some aspects of the above proposed development

- I don't see the need for 24 new low cost houses in Carrbridge. Where are the new residents coming from, Carrbridge or further afield ?, this could bring the problem of antisocial behaviour to Carrbridge from outlying areas. Also I would question the need for 72 new private houses particularly in the present economic climate, they could take a long time to find buyers for and therefore extend the duration of the building process with all the usual disruption and mess associated with the development dragging on for years.
- Why do the low cost houses have to be where they are proposed to build them, these would be the first thing anyone would see when entering the village, surely it would be better for the village if they were to be integrated with the private houses, it would look better and provide a more balanced social mix.
- Carrbridge is a traditional Scottish Village; **let's keep it that way** and not turn it into just another dormitory village to Aviemore and Inverness, there is very little work in Carrbridge so anyone seeking work will most likely have to travel, involving more traffic and pollution, surely in a National Park this should be discouraged wherever possible.
- The new footpath from the low cost housing which would enter Crannich Park would result in a lack of privacy for the existing residents in Crannich Park. It would be better if the footpath continued along the main road from where the existing footpath now terminates at the entrance to Crannich park to the entrance of the new development, the new residents may decide to take this route in any case as it would be shorter, and this would be dangerous if a proper roadside footpath wasn't provided, also the street lighting and the speed restriction sign would need to be extended to a point beyond the entrance to the new development.
- **Services** The development in general would put pressure on local services, school, shops, pub etc.

- **Traffic** There would be a considerable increase in traffic not just from the new residents, but also from visitors, deliveries etc.
- **Habitat & Environmental** Carrbridge is a small village surrounded by natural forest and bogland, which contains associated flora and fauna, and an abundance of wildlife and insects, deer, red squirrels and woodpeckers to name but a few. The proposed development if it should proceed would destroy some of this habitat and at the very least would disturb the wildlife due to noise and disturbance whilst the building is in progress, also the increase in the numbers of residents accessing the forest would also impact on said wildlife.
- **Nuisance** There will be the usual problems associated with building which will affect existing residents of Carrbridge: Noise, Mud, Dust, builder's vehicles and plant etc.

Yours sincerely

Mr. D C Graham



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

Cairngorms National Park Authority		Mrs. P Graham Crannich Park Carrbridge Inverness-shire PH23 3BD
Planning Application No.	2013/0120/BET	
REPRESENTATION		
ACKNOWLEDGED		
Application Number	2013/0120/BET	
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Proposed Development	Erection of 96 houses, associated roads & footways	
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Cairngorms National  
Park Authority  
08 MAY 2013

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Yours sincerely

Mrs. P Graham



Cairngorms National Park Authority  
Planning Application No.  
2013/0120/DET  
REPRESENTATION  
ACKNOWLEDGED

Walter N Patrick  
5 Urquhart's brae  
Carr-bridge  
PH23 3AZ  
7.5.13

Planning Dept.  
Cairngorm National Park Authority  
Albert Memorial Hall  
Station Square -Ballater  
Aberdeenshire, AB35 5BQ

Cairngorms National  
Park Authority  
08 MAY 2013  
RECEIVED

**Carr Bridge Appl. no.2013/0120/DET Ref. No. 13/1281/FUL**

For the erection of 96 houses, associated roads and footpaths bounded by Crannich Pk, Rowan Park, and Carr Road in Carr Bridge

This is a protest at the proposed very large housing development in Carr Bridge.

Reasons for my protest are:

**1. UNSUITABILITY OF CARR ROAD TO COPE WITH THE ADDITIONAL VEHICULAR TRAFFIC.**

Carr Road has no pedestrian pavement therefore pedestrians will have to dangerously negotiate their way until they reach the safety of the Main Street pavement. It will be an accident waiting to happen. Schoolchildren going to and returning from school will be in danger. Adults returning from bars and restaurants in the dark will be at risk.

If your answer is ' But we can't do anything about it, the road is too narrow to allow for a pavement' then maybe you should just recognise that the scheme you envisage as being too large.

**2. THE SIZE OF THE DEVELOPMENT.**

96 houses are not needed to satisfy present day needs in Carr Bridge. A few houses per year, when demand requires it, would be enough to satisfy local and incomer needs. The old Struan House Hotel could be converted from its current eyesore status into a good number of small flats for rent or buy. 96 houses will result in increased vehicular traffic outside the Spar shop where the Station road and the main street meet creating a junction / parking bottleneck.

Carr-bridge is a Highland village, attractive to visitors because of its peacefulness and lack of bustle - who wants to get caught up in a traffic jam? Carr-bridge is in the Cairngorm National Park whose ruling body has, as its main responsibility, the preservation of the natural environment whilst forwarding economic developments. The consequences of the 96 houses will detract from the environment and detract also from economic progress [the tourist trade] by making Carr-bridge less attractive to visitors.

**3. HOUSES FOR NEED, NOT FOR GREED**

Since there is a shortage of employment in Strathspey & Badenoch, the 74 house private housing development is likely to attract to high proportion of second home owners: that is, absentee

owners. It should not be the aim of the CNPA to satisfy the greed of individuals for whom one house is insufficient. We should be building to satisfy need, not greed.

#### 4. SOCIAL SEGREGATION

The segregation of the affordable houses from the privately owned housing is in marked contrast to Carr-bridge's Reid Court where we have privately owned, shared ownership and rented accommodation in the one housing complex - a strategy which has proved to be a successful combination. It was a forward looking decision and a policy we should look to emulating.

#### 5. HOUSING PROJECT IS NOT IN ACCORDANCE WITH THE AIMS OF THE CNPA

The disproportionate affect of the 96 houses will alter the balance of the village and adversely affect its environment. This will become evident through motor traffic increase both private cars and commercial & industrial vehicles supplying the two building sites.

Wildlife will be disturbed in the surrounding woodland. A proper environmental assessment should be conducted by the CNPA to determine the possible effect on the existing wildlife and not, as is currently the case, left to the developers.

Yours faithfully

A large black rectangular redaction box covering the signature of Walter N Patrick.

Walter N Patrick



Cairngorms National Park Authority  
Planning Application No. 2013/0120/D&T  
**REPRESENTATION**  
ACKNOWLEDGED NO: 2013/0120/D&T

Mrs J. Hastings  
Lynagarrie  
Carr Road  
Carrbridge  
PH23 3AD

Cairngorms National  
Park Authority

01/05/13

08 MAY 2013

RECEIVED

The Planners

Ref 13/01281/FUL

I am writing to ensure that you are aware of my feelings towards the proposed development that is being planned for Carrbridge. I disagree with this proposal wholeheartedly and I am absolutely adamant that no Planning Authority should have the powers to say yes if it will put my son and our family in further danger than it is in already.

We live on Carr road, Carrbridge and I feel I have to explain a little about this road. I am convinced nobody understands this road unless you are a resident living on Carr road. We have lived on Carr road for the last 6 years where we have been constantly aware of the dangers this road proposes to our family and in particular our young son. This road is regularly used by large trucks, agricultural equipment and obviously all the residents living on Carr road all the way from the village to the junction where the road joins the A938 near Dulnain Bridge. For a single lane road, this is very busy and the closer to the village you get, the busier it gets.

Personally we have had 3 near misses involving vehicles and our family right outside our house. There is absolutely nowhere for a vehicle to take avoiding action from any pedestrian who is on the road. There is no pavement to separate vehicles from people. We rely on a lot of understanding from the users of this road and so far we have been lucky only to have had near misses and no actual accidents.

In winter there is only ever one narrow lane through the snow. There is no clearance for the snow plough to move more snow than the one small route and during winter months there is regularly jams while vehicles are manoeuvring, jumping from cleared driveway to the next driveway to try and navigate Carr road. Please understand that this is not the odd occasional time, we do experience snow fairly regularly in Carrbridge.

Carr Road is not suitable for any increase in traffic. It is impossible to predict the increase in traffic on Carr Road but 72 families would add around 140 vehicles at least which would probably more than double the traffic use that is currently using Carr Road.

The proposed development of 72 houses on Carr Road is completely out of scale for the community. It is uncalled for and not required.

This proposed development will destroy the village and what the village is striving to achieve. The school obviously wouldn't be able to cope with a high influx of families moving into the village. The large number of low-cost affordable housing is not required as there are not any extra jobs in the area. Nor does it guarantee that 'locals' would be given priority.

The biodiversity of the local woodland would be encroached upon and destroyed. The so-called ecological survey was definitely flawed in favour of the developers. Those who use

the woods regularly can accurately attest to the large and varied species found within not withstanding the Capercaille.

Please do not allow this development to destroy our community.

Regards,

J. Hastings

5-5-2013

11 Carr Place

application reference  
no: 13/01281/FUL

Calngorms National Park Authority	
Planning Application No.	2013/0120/DET.
REPRESENTATION	
APPROVED	

Carbridge  
Inverness-shire  
PH23 3AF

Dear Sir Madam

I am writing with objection to the proposed planning of 96 houses in Carbridge. My objections are related to the following -

Calngorms National Park Authority	
08 MAY 2013	

1) Traffic safety on Carr Road - the width of this road, coupled with no pavements is a major concern. There are often children playing on this road, cycling or skateboarding - also people walk their dogs and walk with prams / pushchairs. With the proposed development there will be an unacceptable increase of traffic using this already overused road! The junction of Carr Road into the main road of Carbridge also gives cause for concern due to the reduced visibility of the junction.

This is a dip / blind spot corner on Carr Road which has a real potential for accidents to happen - it is well known locally for black ice in the winter months.

2) I note in the plans that the red squirrels are not considered an issue as they are 'common to the area'. Along with the fact there will undoubtedly be disruption to the wood ants, badger presence and Clara - although the plans state otherwise (but how can there not be any disruption with the building noise, land disruption, tree felling, utilization / connection of services) clearly shows the lack of consideration to both the environment and our small village community with this proposed building. Is making money really so much more important??

I walk and cycle within the wooded areas and am concerned over incurred changes to the public paths, public right of way and right of access.

3) living opposite a proposed road means I am likely to get headlights shining into my bungalow - lounge and bedrooms.

4) I am extremely unhappy at the prospect of having to live opposite a building site for probably a 10 year period!!!!

5) Car Place is a very quiet residential area and there will undoubtedly be an increase in noise levels from the houses, cars and construction traffic. This will remove the peace and quiet of this area.

6) hooking on to so many houses will overwhelm the area. Potentially increasing the population of the village by an extra 50% (and all in 2 small areas) surely brands this development out of scale.

Carbridge is a small quiet village and really does not need to be spoilt by a large development (albeit our environment) which has the potential to go on for a ('gruelling') 10 year period!!!

Yours sincerely

MRS. L. RAWOALL.

Your full name and address

Martin Sheeran  
11, Ellanwood Road  
Carr Bridge PH23 3AQ

<b>Cairngorms National Park Authority</b>
Planning Application No. 2013/0120/DET
<b>REPRESENTATION</b>
ACKNOWLEDGED

4 May 2013

Planning

Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square - Ballater  
Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))

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<b>08 MAY 2013</b>
<b>RECEIVED</b>

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**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this development based on the following reasons:

- ① **Carr Road** is totally unsuitable for the amount of traffic that would result from this build. With the proposed build of 74 houses on Carr Road, this would significantly increase traffic along Carr Road. Carr Road is a road that is heavily used by pedestrians (people walking their dogs to and from the forest and children walking to and from school) and is used by many children to play on. It is a road with a village character; where cars drive very slow to allow all these activities to continue and where cars stop and have a chat to your neighbours. It lacks sidewalks and is very narrow in places and the visibility coming out on the main road is low. The proposed development would significantly increase the usage of Carr Road and make it (even more) unsafe. If safety measurements were to be put into place (which were not addressed in the development application, even though this point has been raised again and again), this is likely to make the road safer, but it would be detrimental to the roads small village character that is one of the main reasons to living here and it would result in a more "city-like" feel (e.g. by putting in speed bumps, traffic lights).
- ② The **size** of this development is not in proportion to the size of the village and will have serious effect on the **village culture & atmosphere and community spirit** (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total, which Carrbridge does not need. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.
- ③ This increase in population size would lead to insufficient services and amenities in Carrbridge (e.g., schooling, shops, play areas for children).
- ④ It is also likely that a large number of the houses will be bought as second homes and holiday houses (especially the more upmarket houses). This will turn Carrbridge into a more **dormant village** and again have negative effects on the village atmosphere.
- ⑤ A **phased building** has been proposed (build as houses are sold), which means that direct neighbours as well as potential new residents, would be living near or on a building site for

a prolonged amount of time (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales), with all the disturbances that come with a building site.

① The proposed area for the development comprises the "bull field" (where will the **boy scouts** go if this is destroyed?), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, **protected species** such as the red squirrel and wood ants and would have an overall negative effect on the **biodiversity**. The bull field is exceptionally rich in flowers, grassland, fungi, & invertebrates and is truly exceptional and protected species such as badgers, wood ants, red squirrel and even capercaillie have all been observed in the woodland areas of the proposed building location. Moreover, it is extremely short-sighted to look only at this proposed development and at the current distribution of these endangered species, without considering that cumulative development is taking a very high toll on overall habitat availability for these species and also that if these species are to recover in the future, we need to have the habitat for them to move into.

② The **flawed ecological survey** does not take into account the effects of the proposed development on the surrounding woodlands. The proposed development would lead to a significant **recreational disturbance** with people walking (with and without dogs) and cycling in the surrounding woods. Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie (*Tetrao urogallus*), an iconic woodland bird species in decline. This development would therewith **compromise the integrity of the SPA (Special Protected Area) network for Capercaillie that is part of the Natura 2000**. The government receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have all been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of habitat for the Capercaillie, especially if this species is to recover and increase in population size and therewith in range. It is again immensely short-sighted to look only at the precise location of the build, without considering that the proposed build would have a much wider (geographically speaking) negative impact on biodiversity than the ecology survey suggests, due to significantly increased recreational disturbance of surrounding woodlands and nearby SPAs.

③ Other reason(s) not listed above:

I am one of the few true natives of Banbridge  
I would hate to see this special place  
spoiled by the building proposals. It would  
no longer be the village as I have known it all  
my life.

Yours Sincerely,

Signature & Name:



Your full name and address

VERA MATHESON  
11 REED COURT  
CARRBRIDGE PH23 3 BA

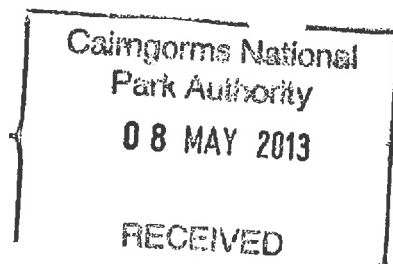
<b>Cairngorms National Park Authority</b>
Planning Application No. 2013/0120/DET REPRESENTATION
ACKNOWLEDGED

4 May 2013

Planning  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square - Ballater  
Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))

Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge



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a prolonged amount of time (this could be 2 years, 5 years or even 10 years or more, all depending on the speed of the sales), with all the disturbances that come with a building site.

The proposed area for the development comprises the "bull field" (where will the **boy scouts** go if this is destroyed?), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, **protected species** such as the red squirrel and wood ants and would have an overall negative effect on the **biodiversity**. The bull field is exceptionally rich in flowers, grassland, fungi, & invertebrates and is truly exceptional and protected species such as badgers, wood ants, red squirrel and even capercaillie have all been observed in the woodland areas of the proposed building location. Moreover, it is extremely short-sighted to look only at this proposed development and at the current distribution of these endangered species, without considering that cumulative development is taking a very high toll on overall habitat availability for these species and also that if these species are to recover in the future, we need to have the habitat for them to move into.

The **flawed ecological survey** does not take into account the effects of the proposed development on the surrounding woodlands. The proposed development would lead to a significant **recreational disturbance** with people walking (with and without dogs) and cycling in the surrounding woods. Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie (*Tetrao urogallus*), an iconic woodland bird species in decline. This development would therewith **compromise the integrity of the SPA (Special Protected Area) network for Capercaillie that is part of the Natura 2000**. The government receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have all been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of habitat for the Capercaillie, especially if this species is to recover and increase in population size and therewith in range. It is again immensely short-sighted to look only at the precise location of the build, without considering that the proposed build would have a much wider (geographically speaking) negative impact on biodiversity than the ecology survey suggests, due to significantly increased recreational disturbance of surrounding woodlands and nearby SPAs.

Other reason(s) not listed above:

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Yours Sincerely,

Signature & Name:



VERA MATHESON



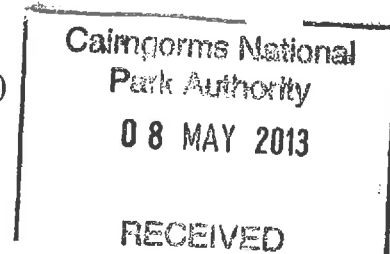
Your full name and address

MRS SARAH HIBBARD  
TORWOOD, ROWAN PARK,  
CARRBRIDGE, PH23 3BE

Cairngorms National Park Authority	
Planning Application No.	2013/0120/DET
REPRESENTATION	
ACKNOWLEDGED	

4 May 2013

Planning  
Cairngorms National Park Authority  
Albert Memorial Hall  
Station Square - Ballater  
Aberdeenshire, AB35 5QB (Email: [planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk))



Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this development based on the following reasons:

- Carr Road** is totally unsuitable for the amount of traffic that would result from this build. With the proposed build of 74 houses on Carr Road, this would significantly increase traffic along Carr Road. Carr Road is a road that is heavily used by pedestrians (people walking their dogs to and from the forest and children walking to and from school) and is used by many children to play on. It is a road with a village character; where cars drive very slow to allow all these activities to continue and where cars stop and have a chat to your neighbours. It lacks sidewalks and is very narrow in places and the visibility coming out on the main road is low. The proposed development would significantly increase the usage of Carr Road and make it (even more) unsafe. If safety measurements were to be put into place (which were not addressed in the development application, even though this point has been raised again and again), this is likely to make the road safer, but it would be detrimental to the roads small village character that is one of the main reasons to living here and it would result in a more "city-like" feel (e.g. by putting in speed bumps, traffic lights).
- The **size** of this development is not in proportion to the size of the village and will have serious effect on the **village culture & atmosphere and community spirit** (which were voted as the best things of living in Carrbridge [Carrbridge Survey]). Previous developments in Carrbridge have been around 20 houses at a time, whereas this development proposes to build 96 houses in total, which Carrbridge does not need. With a current population size of around 1000, this development would likely increase the Carrbridge population by a fourth (based on an average household of 2.4 people), which would alter the culture of the village.
- This increase in population size would lead to insufficient services and amenities in Carrbridge (e.g., schooling, shops, play areas for children).
- It is also likely that a large number of the houses will be bought as second homes and holiday houses (especially the more upmarket houses). This will turn Carrbridge into a more **dormant village** and again have negative effects on the village atmosphere.
- A **phased building** has been proposed (build as houses are sold), which means that direct neighbours as well as potential new residents, would be living near or on a building site for

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The proposed area for the development comprises the "bull field" (where will the **boy scouts** go if this is destroyed?), land opposite Landmark Visitors Centre and an area of ancient woodland (Scots pine), which would lead to habitat destruction for iconic, **protected species** such as the red squirrel and wood ants and would have an overall negative effect on the **biodiversity**. The bull field is exceptionally rich in flowers, grassland, fungi, & invertebrates and is truly exceptional and protected species such as badgers, wood ants, red squirrel and even capercaillie have all been observed in the woodland areas of the proposed building location. Moreover, it is extremely short-sighted to look only at this proposed development and at the current distribution of these endangered species, without considering that cumulative development is taking a very high toll on overall habitat availability for these species and also that if these species are to recover in the future, we need to have the habitat for them to move into.

The **flawed ecological survey** does not take into account the effects of the proposed development on the surrounding woodlands. The proposed development would lead to a significant **recreational disturbance** with people walking (with and without dogs) and cycling in the surrounding woods. Such recreational activity has been shown to have a large negative impact on protected species, such as the Capercaillie (*Tetrao urogallus*), an iconic woodland bird species in decline. This development would therewith **compromise the integrity of the SPA (Special Protected Area) network for Capercaillie that is part of the Natura 2000**. The government receives a considerable amount of funding to protect and increase the number of sites for capercaillie and the number of SPAs should be increased wherever possible, not encroached upon. Capercaillie have all been observed in the woodland area of the proposed building location and although the location is not identified as a SPA, the location and its surrounding woods are essential to form a network of habitat for the Capercaillie, especially if this species is to recover and increase in population size and therewith in range. It is again immensely short-sighted to look only at the precise location of the build, without considering that the proposed build would have a much wider (geographically speaking) negative impact on biodiversity than the ecology survey suggests, due to significantly increased recreational disturbance of surrounding woodlands and nearby SPAs.

Other reason(s) not listed above:

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Yours Sincerely,

Signature & Name:



SARAH HIBBARD.

Louise de Raad  
1 Carr Place  
Carrbridge, PH23 3AF

Cairngorms National  
Park Authority  
08 MAY 2013  
RECEIVED

Cairngorms National Park Authority  
Planning Application No. 2013/0120/DET 6 May 2013  
REPRESENTATION  
ACKNOWLEDGED

Dear Sir or Madam,

**Application number:** 2013/0120/DET  
**Reference number:** 13/01281/FUL  
**Proposed development:** Erection of 96 houses, associated roads & footways  
**Location:** Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge

I write to you regarding the above mentioned planning application. I hereby appeal against this proposed development based on the reasons outlined below.

Carr Road is completely unsuitable for the traffic that would result from this proposed build, and this would be true both during the building phase as well as upon completion. Carr Road is heavily used by pedestrians including school children and is also used by many children to play on. It lacks sidewalks and is very narrow in places, not least at the junction with Carrbridge's main road. If Carr Road were to be used as the main access road for the building traffic (as proposed) this would cause Carr Road to become extremely unsafe. In places, lorries and cars simply would not be able to pass each other and even two normal cars have trouble passing at the junction with the main road in its current state. Given that most building traffic has been estimated to occur between the hours of 8-9 in the morning, this would coincide with commuter traffic and the time that the school starts, making this even more of a serious issue.

It has been proposed that 72 houses are to be constructed along Carr Road, which would lead to a significant increase of traffic on Carr Road, regardless the conclusions of the traffic survey. The traffic survey was obviously written to support this planning application, as instead of focussing on the increase in number of cars, it stated "(only) a doubling" of the number of cars would occur – making it seem less as an impact. However, the reason for this conclusion is that measurements were taken at the very start of Carr Road (at the junction with the main road), whereas if measurements had been made further up Carr Road (for example at Rowan Park) and a comparison would have been made to the current number of cars, the survey would have had to conclude that this proposed housing development would easily result in a five-fold of number cars using Carr Road. There have been more complaints about the integrity of the traffic survey, but since this document has not been supplied as supporting documentation on your website (!), I am unable to make further informed comments about this. I do believe that it has not taken into consideration that the "farm road" (Carr Road in the direction of Dulnain Bridge) is used both as a back road as well as a through road and that it would be extremely likely any new residents would also make extensive use of the farm road. This is a single track road that is, like Carr Road, completely unsuitable for volumes of traffic of that extent.

Without a doubt, the proposed development would make Carr Road unsafe and despite this having been put forward as a major concern on every single occasion, it seems that the developers have made no provisions for this in their most recent plans – most likely as this would cost them too much money. Since phased building has been proposed, it would also mean that large, heavy building traffic such as cement lorries would be driving up and down Carr Road, possibly for the next 10 years. Another consequence of phased building is that as a direct neighbour, I would be looking out onto a building site for an unknown period of time that might well extend to 10 years, with all disturbances that come with a building site. This would not only very much reduce my own pleasure of living here, but would also likely reduce the value of our house.

Even if safety measurements would be put into place by either the developers or the council, this would result in Carr Road obtaining a more "city-like" appearance (e.g. by putting in speed bumps, traffic lights). This would spoil the small village character that is the major appeal to living here.

It is not just the traffic survey that was clearly conducted to support this planning application. Being an ecologist myself, I was unimpressed by the conclusions of the ecological survey carried out by MBEC Environmental Consulting. The proposed area for the development includes a large area of woodland. I have personally observed both Capercaillie (*Tetrao urogallus*) and 3 badgers (*Meles meles*) in these woodlands within the last 6 months. Capercaillie droppings can be found throughout these woodlands and there is currently a Capercaillie lek site at the top of the hill (towards Docharn farmhouse) with 4 cocks (confirmed by a RSPB staff member, a local gamekeeper and the forestry commission). Since Capercaillie have been rescheduled to Schedule 1 Part I of the Wildlife and Countryside Act 1981 it is an offence to disturb a lek site through anticipated recreational activities. Although this lek site is more than 1km away from the proposed development, I strongly believe that given the fact that the proposed housing development intends to bring 96 families (which might combine to 200-300 people) to Carrbridge who would use these woods for recreational purposes and the fact that Capercaillie are known to be very much negatively affected by recreational disturbance (Marshall 2005), the proposed development compromises both the integrity of the SPA network for Capercaillie as well as Natura 2000. Although the woodlands adjacent to the proposed development are not identified as a Special Protected Area, they form an essential corridor between Kinvechy Forest and Abernethy Forest and between Baddengorm Woods and other woodland lying further South and as such, these woodlands are therefore essential in the survival and recovery of Capercaillie, if not in the short-term, than certainly in the long-term (if the species is to recover and grow in population size they will need relatively undisturbed areas to go to).

The conducted ecological survey has looked only at the footprint of the proposed development. Let the CNPA please take the responsibility of taking into account the recreational disturbance that the proposed development would cause and the significant negative effects this would have on the biodiversity in adjacent areas. Please also take into consideration the immense cumulative effects of development in the National Park that are currently taking place.

Finally, I would like to comment on the scale of the proposed development and the balance between affordable housing and the luxury housing within it. With 96

houses, the size of the proposed development is completely out of proportion to the size of the village. I do not exactly know what the current population size of the village is at the moment (I believe it falls somewhere between 700 and 1000 people) but with an average household of 2.5-3.0 people, the proposed development would increase the population anywhere from 25% - 42%! I am confident these percentages are much higher than the regional population growth rate (taking into account births only, not immigration!) and I highly doubt jobs become available at these rates, leading to the conclusion that the community does not need this many houses. Inevitably such a sudden population increase would have a major effect on the village culture, village atmosphere and community spirit, which are the best things of living in Carrbridge. Having spoken to owners of holiday homes and to new build houses, it is very clear that even they specifically purchased houses in Carrbridge because of the village atmosphere, which, with the proposed development, would be seriously affected. This increase in population size would also lead to insufficient services in Carrbridge. I can appreciate that the feeling is that this development would bring businesses and other developments to Carrbridge (that when the people would be there, the rest would follow), but the point is that that is not what the community, including myself, wants. I live here, and many with me, *because* this is a small village, *because* it has quiet roads children can play on and *because* it has only one lovely village shop and a local pub. The proposed development would undoubtedly contribute to spoiling this special village atmosphere that is so scarce nowadays and in time Carrbridge would end up like Aviemore (which I can assure you is our worst nightmare).

If there is a need for housing in Carrbridge, the need is for affordable housing for young *local* individuals and families, who are first-time-buyers, who do not have access to extraordinary deposits. AW Laing Ltd is currently developing a site East of Dalrachney Lodge called Dalmore development and their luxury houses have not sold yet (whereas I believe there was a waiting list for the affordable houses in this development). This begs the question whether Carrbridge needs 72 luxury houses, or any at all for that matter. It is likely that most of the luxury houses would be bought as second homes, pre-retirement homes or holiday houses. This would not only turn Carrbridge into a dormant village such as the likes of Nethybridge, but also people buying these houses as holiday homes would not contribute to the community whatsoever and I believe they pay no or only little council tax. These luxury houses might also attract people currently living in Inverness, which would lead to increased commuter traffic and emissions, contributing to global warming. Do residents of Carrbridge, local people in the valley, really need luxury houses on this scale? I wonder whether the CNPA honestly believes this development would be for the good of *those* people, or does it actually know full well that this development is only to make the developers money?

Given the major concerns of the oversize scale of the development, the concerns regarding Carr Road as access for building traffic and being unable to cope with the increase of traffic upon completion of the development, and the major impact the development would have on biodiversity, I believe that this development should be limited to the area opposite Landmark Visitors Centre with a main focus on affordable housing, regardless of this undoubtedly being of less financial interest to the developers. Nevertheless, this development would then be much more in line with the size of previous developments in Carrbridge, which have been between 10-20 houses at a time, would be of benefit directly to local people and would therewith

be much more acceptable. Moreover, the building site would have direct access from the main road and would therewith not result in an increase in building traffic through Carrbridge. Also, it is not in view of existing neighbouring houses and is therefore again less likely to disturb existing Carrbridge residents. There also would not be any direct footpaths leading into Carr Plantation from this development, which would hopefully minimize the use of Carr Plantation for daily use and people could be stimulated to use Eilan Woods instead, as to decrease disturbance to protected wildlife.

On a more "personal" note, I would like to add that I have noticed that the reputation of the Cairngorms National Park Authority is going down rapidly. Having been door to door, speaking to Carrbridge residents about this development, I can tell that the community feels that the CNPA is failing to find a correct balance between the needs of nature versus that of development and that its focus is mostly on stimulating development and tourism – at a scale that is actually spoiling the environment. The general feeling is that the CNPA does not actually listen to local residents and that the CNPA will give permission to developments such as these, "no matter what we do". The fact that large natural areas, including those where this proposed development is to take place, have been designated as development zones in the 2012-2017 National Park Plan, is not helping this view. Carrbridge residents have however, not given, as stated in Supporting Statement 1 of 3, "mostly positive feedback" (page 6), but instead have raised major concerns and appeals over the proposed development from the very start. The community council, voicing well over a hundred individuals, has appealed strongly against this development and in addition, the CNPA will undoubtedly receive many additional individual letters of appeal, such as this one.

The CNPA should make a stand for both the local community as well as for the wildlife that inhabitant the National Park and show that they are not the development authority people believe they are turning into. Very large natural areas have been designated as development zones in the 2012-2017 Plan and the CNPA should realise that if it is to maintain natural beauty and biodiversity in the NP, there have to be limits to development.

Yours Sincerely,

A solid black rectangular box used to redact the signature of Louise de Raad.

Louise de Raad

Planning

Cairngorms National Park Authority

Albert Memorial Hall

Station Square

Ballater

Aberdeenshire AB35 5QB

Cairngorms National  
Park Authority

08 MAY 2013

RECEIVED

Keallidmor

Dalmore Road

Carrbridge

PH23 3BG

6 May 2013

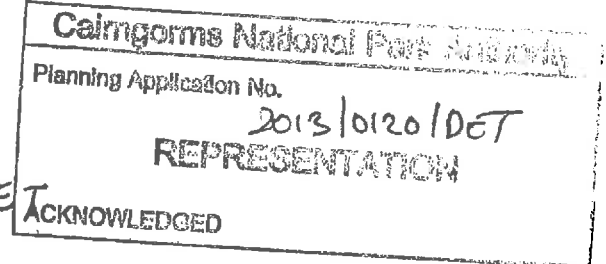
Dear Sir or Madam,

Application No: 2013/0120/DET

Reference No: 13/01281/FUL

Proposed development: Erection of 96 houses, associated roads and footways

Location: Land bounded by Crannich Park, Rowan Park and Carr Road, Carrbridge



It is with great dismay that I have learned of the disproportionate size of the proposed housing development in Carrbridge. This would increase the current population of the village by 25%. Previous developments have been much, much smaller and so have been easily assimilated into the village. This proposed increase would have a serious effect on the community. Carrbridge could well become a mini Aviemore, where a high proportion of new houses are used as holiday homes.

The Cairngorms National Park Authority must be the only National Park in the whole of Britain which has allowed large, unsightly, overcrowded housing developments. Please restore my faith in the Cairngorms

National Park Authority, and that of all Carrbridge residents, by refusing the current planning application.

Yours faithfully,



MRS. JILLIAN HOOKER



Galngorms National Park Authority  
Planning Application No. 2013/0120/DGT  
REPRESENTATION  
ACKNOWLEDGED

Mr D. Randall  
11 Carr place  
Carrbridge  
PH23 3AF

Dear Sir or Madam,

Galngorms National  
Park Authority  
08 MAY 2013  
RECEIVED

App No 2013/0120/DGT

Ref No 13/01281/FUL

Erection of 96 houses, Carr rd, Cromach & Rowen park  
Carrbridge.

How can 96 houses in the village of Carrbridge be in keeping with the area ???  
This is so disproportionate, our village does NOT need all these houses, there is not the local services to cope with such an increase.  
I live right opposite one of the proposed outlet roads, and I live in a bungalow, so headlights will be shining in my bedroom & lounge, with most houses having 2 cars, this could be very busy.

Carr rd is a small road, and will not cope with such an increase in traffic without accidents

happening, especially at the 'S' bend just by Carr Cottages, this has a very nasty dip, and is known locally as a very dangerous blind corner, that in winter gets black ice on a regular basis.

And what of the Scouts that use the "Bull field", these are things we should be protecting in our village, along with woodland walks and wildlife.

Carrbridge does NOT need to increase its population by a 4th maybe even by as much as half again?? Even worse would be a load of holiday homes, which are helping to "kill" off parts of Scotland's communities. PLEASE RE-THINK THIS, this makes very little sense in the current financial climate, and the idea that they will "build a few" "sell a few", means this could go on for years, leaving us living in a building site for maybe 10 years,

Yours Sincerely

D. RANDALL